

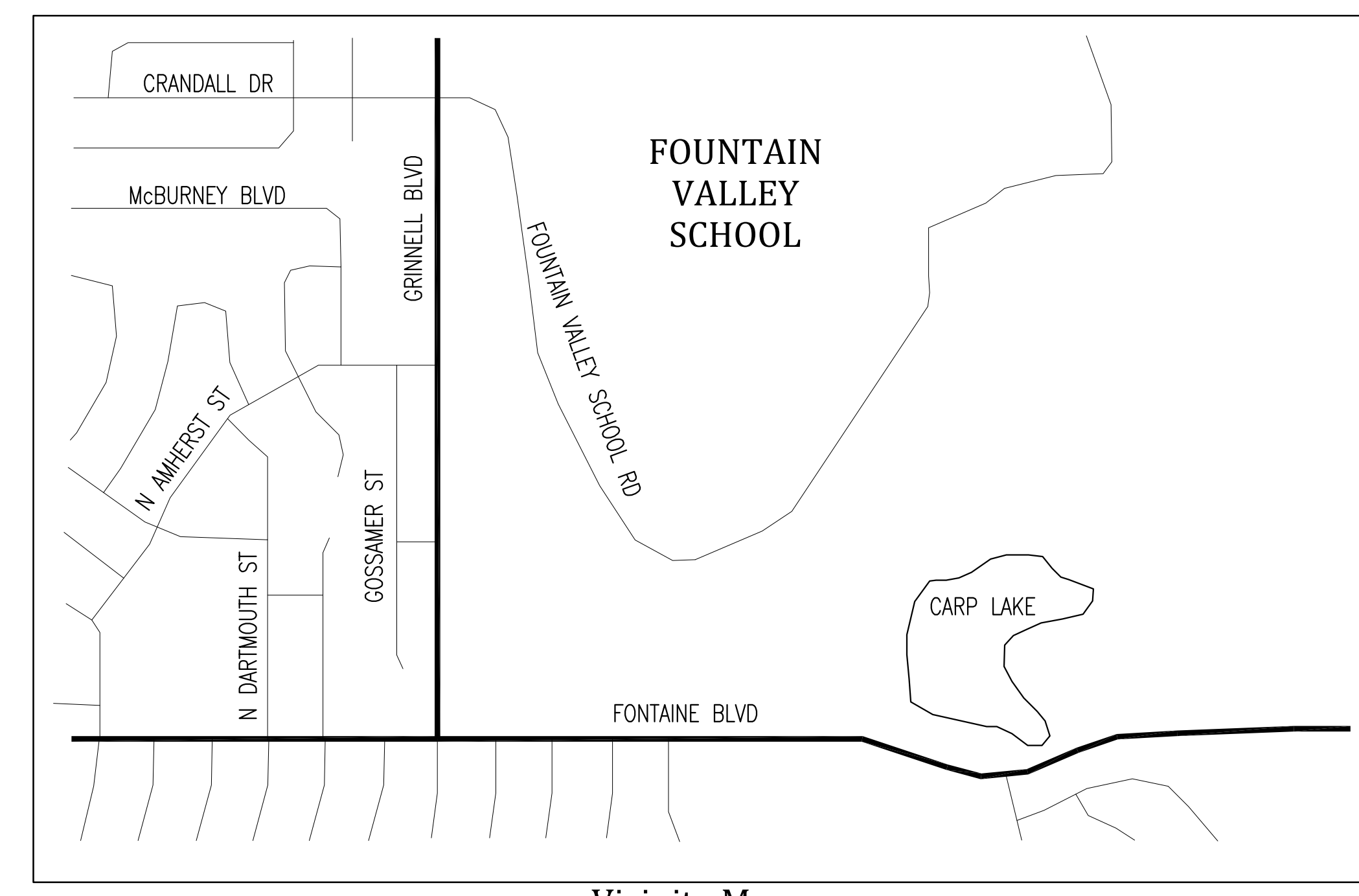
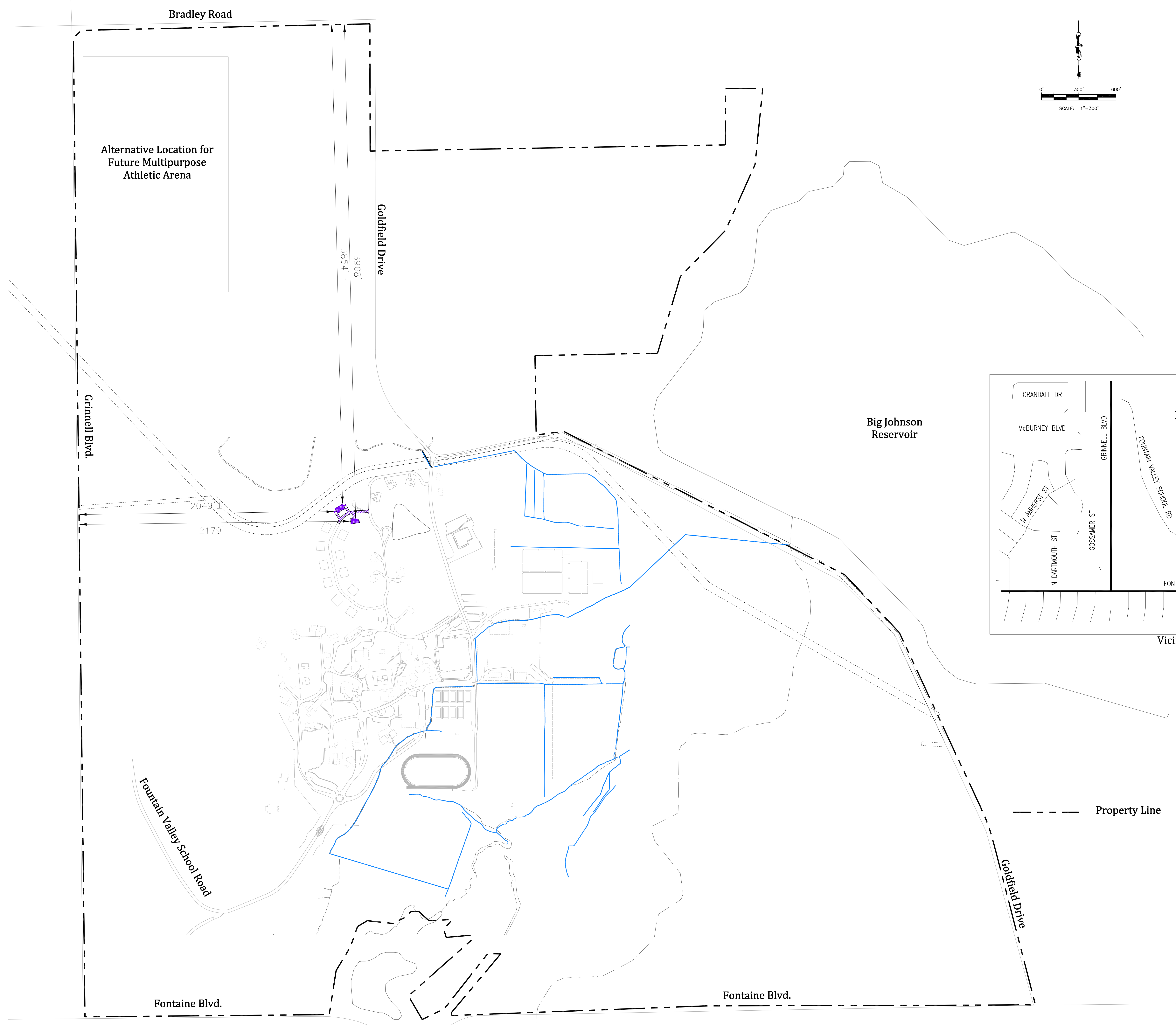
SYMBOLS LEGEND

- Proposed Building Construction
- Proposed Roadway Construction
- Private Irrigation Ditches

SCALE: 1"=300'

- NOTES:**
- Location and size of future building and expansions are shown in concept only. The final location, size, and footprints will be shown on the individual construction drawings that will be submitted for approval to the Pikes Peak Regional Building Department.
 - If development is planned within a designated floodplain at Fountain Valley School, a Floodplain Development Permit may be required through the Pikes Peak Regional Floodplain Management Office prior to any construction or modification within that floodplain.
 - The two existing faculty houses south of the Athletic Facility are to be relocated to a location to be determined. If the houses are unable to be relocated, two units or a duplex will be constructed to replace the existing faculty houses.

Add this as a note:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.



Property Information

Project Location
Fountain Valley School
6155 Fountain Valley School Road
Colorado Springs, Colorado

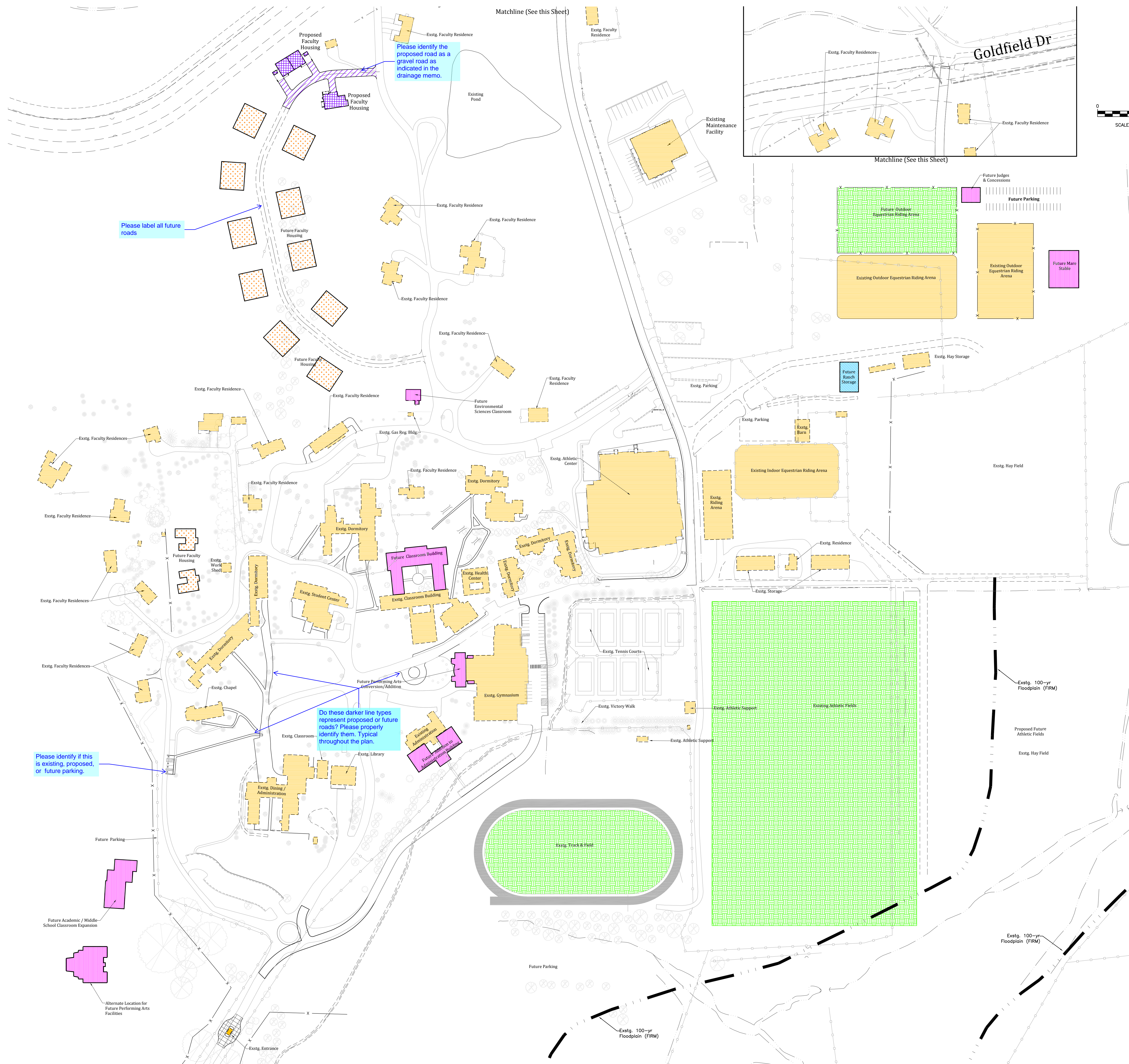
Legal Description:
The Southwest Quarter of Section 7 Except that portion described in Book 5052 at Page 256 of the El Paso County Records, Township 15 South, Range 65 West of the 6th P.M.; that portion of the Southeast Quarter of Section 7 and that portion of the Southwest Quarter of Section 8, Township and Range aforesaid, described as follows:
Commencing at the South Quarter Corner of said Section 7; Thence easterly on the south line of Section 7, 30 feet to the point of beginning; Thence northerly on a line 30.00 feet easterly of the North-South Centerline of said Section, 1658.72 feet; Thence easterly 2825.0 feet; Thence northerly 447.28 feet; Thence easterly 300.00 feet; Thence southerly to intersect the northwesterly line of Big Johnson Reservoir; Thence southwesterly on the westerly line of said reservoir to intersect the south line of the Southeast Quarter of said Section 7; Thence westerly on said south line to the point of beginning; Section 18, Township and Range aforesaid, except tracts to Fountain Mutual Irrigation Company, also except the tract conveyed as described in Book 5052 at Page 256, of the El Paso County records; that portion of Section 17, Township and Range aforesaid lying southwesterly of Bradley Road, said tract contains approximately 937 acres.

Zone: A-5
Tax Schedule No.: 55000-00-164

Engineering Documents
Reviewed By:
Daniel Torres
daniel.torres@elpaso.com
EPC Planning & Community
Development Department

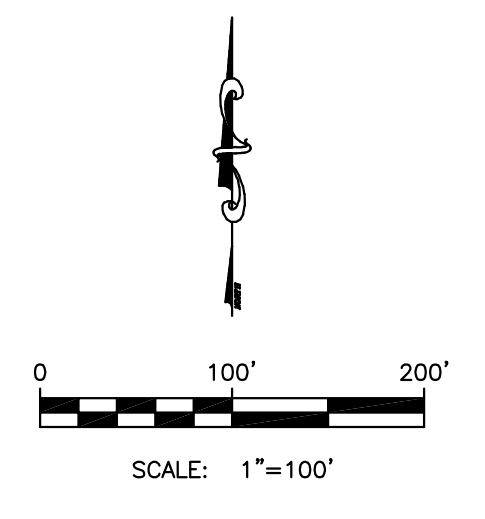
Add PCD File No. PPR1917

Overall Site with Proposed Facilities



SYMBOLS LEGEND

	Existing Buildings
	Existing Buildings to be Removed
	Future Academic & Athletic Structures
	Future Infrastructure Facilities Support
	Future Faculty Residence
	Athletic Fields
	Proposed Building Construction
	Proposed Roadway Construction



- NOTES:**
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 - If development is planned within a designated floodplain at Fountain Valley School, a Floodplain Development Permit may be required through the Pikes Peak Regional Floodplain Management Office prior to any construction or modification within that floodplain.
 - The two existing faculty houses south of the Athletic Facility are to be relocated to a location to be determined. If the houses are unable to be relocated, two units or a duplex will be constructed to replace the existing faculty houses.

Fountain Valley School
Master Plan / Special Use Program

Functions	Existing	SF	Future	SF
Students				
High School				
Boarding Students	169		190	
Day Students	71		90	
Total High School Students	240		280	
Middle School Day Students	0		90	
Total Students	240		370	
Staff				
High School Faculty	34		38	
Administrators	8		8	
Facilities & Ranch Staff	17		18	
Administrative Staff	16		17	
Other Support Staff	13		14	
Food Services	15		17	
Faculty & Staff for Middle School	0		9	
Faculty & Staff for Preschool	0		2	
Total Faculty & Staff	103		123	
Faculty & Staff with on site housing	40		52	
Percent living on campus	39%		42%	
Classrooms + Academic Related Bldgs				
Number of classrooms	40		55	
Number of classroom buildings	5	33,047	7	46,247
Library	1	6,153	1	6,153
Student Center	1	9,762	1	9,762
Equestrian Riding Arenas	1	45,650	1	45,650
Riding Arena Support Bldgs/Mare Stable	3	11,520	4	15,520
Covered Arena	1	10,800	1	10,800
Ranch Storage	3	3,654	4	7,654
Concession Building / Judge's Stand			1	1,000
Athletic / Gym Facilities	1	59,670		
Multipurpose Athletic Arena	0		1	22,400
Chapel	1	3,572	1	3,572
Performing Arts	0		1	20,000
Middle School	0		1	7,600
Total Classrooms + Academic Bldgs		183,828		196,358
Housing				
Number + SF of Student Dorms	9	87,440	10	100,640
Apartments w/in dorms	13	w/in dorms	16	
Number of Beds	185		235	
Faculty + staff housing number of units	22	N/A	12	N/A
Administrative and Support Bldgs				
Administrative and Support Bldgs	1	5,960	2	12,000
Admissions + Dining	1	23,736	1	23,736
Gate House	1	180	1	180
Health Center	1	4,445	1	4,445
Facilities Maintenance Shop	1	13,859		
General & Facilities Storage	3	3,950	5	11,950
Parking	77		As Required	
Total Administrative and Support Bldgs		52,130		52,311
Total Square Feet		323,298		349,309
Outdoor Athletic				
Track & Field	1	N/A		N/A
Multipurpose Fields	2	N/A		N/A
Outdoor Equestrian Riding Arenas	2	N/A		N/A
Associated and Accessory Buildings	2			TBD based upon program need

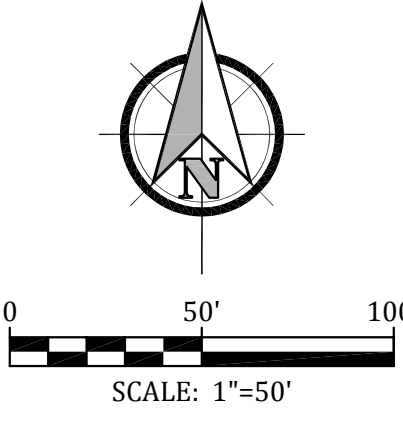
Fountain Valley School of Colorado
 Minor Site Development Plan
 6155 Fountain Valley School Road
 Colorado Springs, Colorado 80911

REVISIONS

Cover Sheet

JOB NO.: 000000
 DATE: 04-01-2019
 DRAWN: CAD
 NRK
 CHECKED: AWMc

Campus Site Plan



OWNER'S STATEMENT
The Owner will comply with the requirements of the Grading and Erosion Control Plan.

ENGINEER'S STATEMENT
This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.

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 and Engineering Criteria Manual as amended.

Jennifer Irvine, P.E.
County Engineer/ECM Administrator

EROSION CONTROL INSPECTION AND MAINTENANCE
A thorough inspection of the Erosion Control Plan / Stormwater Management System shall be performed every 14 days or well as after any rain or snowmelt event that causes surface erosion:
• When Straw Bale Barriers have silted up to half their height, the silt shall be removed, final grade reestablished and slopes reseeded if necessary. Any straw bales that have shifted or decayed shall be repaired or replaced.
• Any accumulated trash or debris shall be removed from outlets. An inspection and maintenance log shall be kept.

EROSION CONTROL SITE SPECIFIC NOTES
1. Shaded areas delineate permanent erosion blanket, Curlex Heavy Duty Erosion Control Blanket by American Excelsior or equal shall be used.
2. All disturbed and revegetated areas shall be mulched.
3. Surface roughening should be incorporated on constructed slopes.

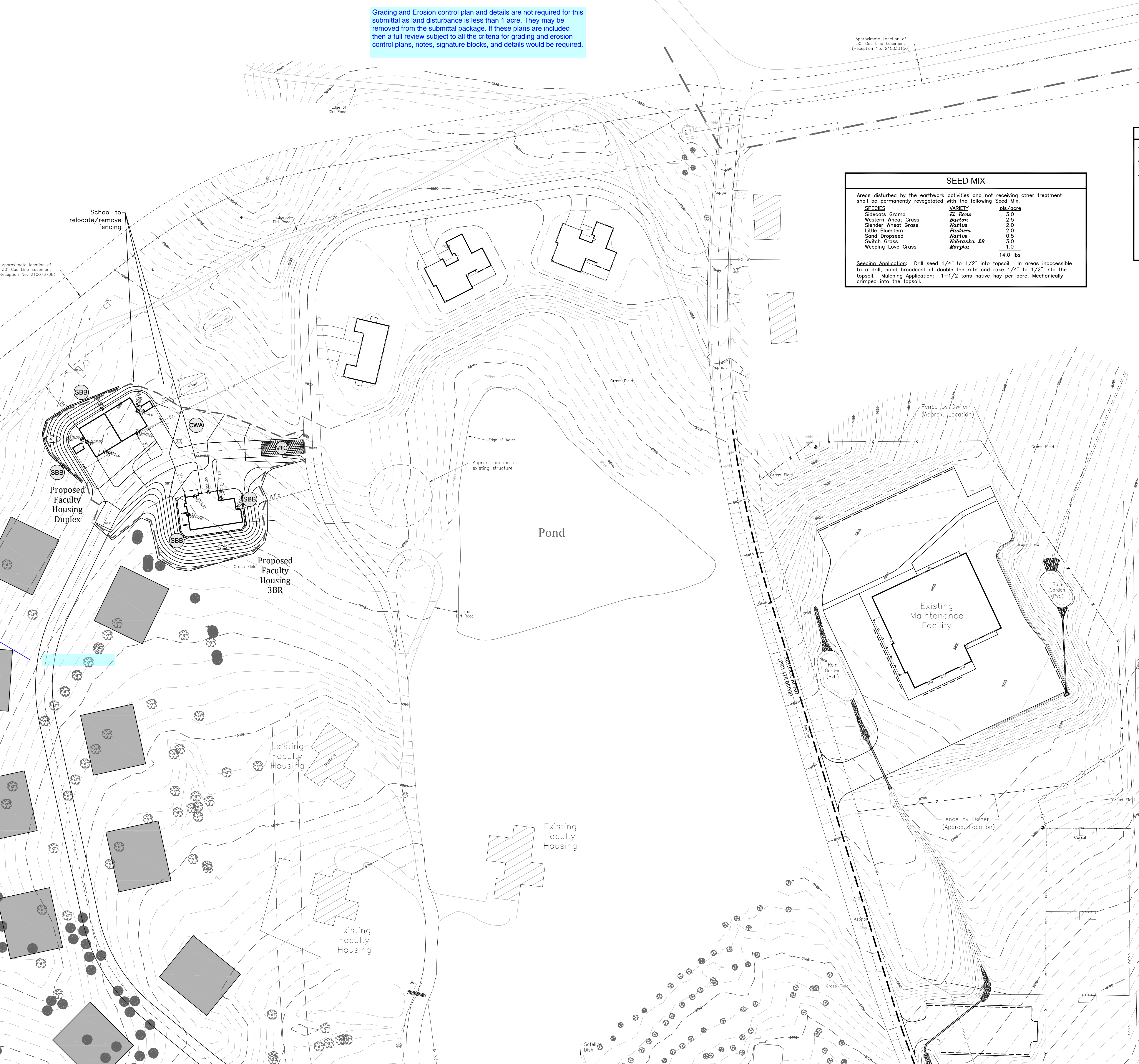
Grading and Erosion control plan and details are not required for this submittal as land disturbance is less than 1 acre. They may be removed from the submittal package. If these plans are included then a full review subject to all the criteria for grading and erosion control plans, notes, signature blocks, and details would be required.

STANDARD EPC GRADING AND EROSION CONTROL NOTES

- Construction may not commence until a Construction Permit is obtained from Planning and Community Development and a Preconstruction Conference is held with Planning and Community Development Inspections.
- 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 to regulations and standards must be requested, and approved in writing.
- A separate Stormwater Management Plan (SWMP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. During construction the SWMP is the responsibility of the designated Stormwater Manager. The SWMP shall be located on site at all times and shall be kept up to date with work progress and changes in the field.
- Once the ESQCP has been issued, the contractor may install the initial stage erosion and sediment control BMPs as indicated on the GEC. A preconstruction meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County PCD inspections staff.
- Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 21 calendar days after final grading, or earth disturbance, has been completed. Disturbed areas and stockpiles, which are not at final grade but will remain dormant for longer than 30 days, shall also be mulched within 21 days after interim grading. And area that is going to remain an interim for more than 60 days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented and established.
- Temporary soil erosion control facilities shall be removed and earth disturbance areas graded and stabilized with permanent soil erosion control measures pursuant to standards and specification prescribed in the DCM Volume II and the Engineering Criteria Manual (ECM) appendix I.
- All persons engaged in earth disturbance shall implement and maintain acceptable soil erosion and sediment control measures including BMPs in conformance with the erosion control technical standards of the Drainage Criteria Manual (DCM) Volume II and in accordance with the Stormwater Management Plan (SWMP).
- All temporary erosion control facilities including BMPs and all permanent facilities intended to control erosion of any earth disturbance operations shall be installed as defined in the approved plans, the SWMP and the DCM Volume II and maintained throughout the duration of the earth disturbance operation.
- Any earth disturbance shall be conducted in such a manner so as to effectively reduce 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.
- Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be designed to limit the discharge to a non-erosive velocity.
- Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
- Erosion control blanketing is to be used on slopes steeper than 3:1.
- Building, construction, excavation, or other waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. BMPs may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
- Vehicle tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
- 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 materials or unused building materials shall be buried, dumped, or discharged at the site.
- The owner, site developer, contractor, and/or their authorized agents shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, and sand that may accumulate in the storm sewer or other drainage conveyance 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 chemicals are to be used by the contractor, which have the potential to be released in stormwater unless permitted by the use of a specific chemical is granted in writing by the ECM Administrator. In granting the use of such chemicals, special conditions and monitoring may be required.
- Bulk storage structures for petroleum products and other chemicals shall have adequate protection so as to contain all spills and prevent any spilled material from entering State Waters, including any surface or subsurface storm drainage system or facilities.
- No person shall cause the impediment of stormwater flow in the flow line of the curb and gutter or in the ditchline.
- Individuals shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the Clean Water Act" (33 USC 1344), in addition to the requirements included in the DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the Contractor prior to the construction (NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and laws, rules, or regulations of other Federal, State, or County Agencies, the more restrictive laws, rules, or regulations shall apply.
- All construction traffic must enter/exit the site at approved construction access points.
- Prior to actual construction the permittee shall verify the location of existing utilities.
- A water source shall be available on site during earthwork operations and utilized as required to minimize dust from earthwork equipment and wind.
- The soils report for this site entitled *Subsurface Soil Investigation The Glen at Widenfeld, Filing #6, Widenfeld, Colorado* has been prepared by Soil Testing and Engineering, Inc. and shall be considered a part of these plans.
- At least ten days prior to the anticipated start of construction, for projects that will disturb 1 acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this grading and erosion control plan may be a part. 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, Colorado 80246-1530
Attn: Permits Unit

PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES

- All earthwork required of this construction shall be completed in accordance with all applicable sections of the Project Specifications and Soil Investigation Report (Geotechnical Report).
- Rubbish including timber, concrete rubble, trees, brush, and asphalt shall not be backfilled adjacent to any of the structures or be in the placement of any unclassified fill. The Contractor shall be responsible for the removal and hauling of such materials to a suitable spoil area. Costs associated with the removal of such materials shall be paid for as documented in the Project Specifications.
- Excess excavation shall become the property of the Contractor and shall be disposed of at the Contractor's expense. The cost of haulage and spoiling of excess excavated materials shall be paid for as documented in the Project Specifications.
- Water shall be used as a dust palliative as required and shall be included in the cost for earthwork items). No separate payment will be made for dust control associated with the site construction.
- The road grades shall be cleared of vegetation and the topsoil stockpiled for later use.
- All grading shall be in conformance with the Geotechnical Report for the area.
- Placement of fill for roadway embankments shall be completed in conformance with the Geotechnical Report.
- Grading contours shown on this plan are to final grade.
- Compaction under filled areas, including roadway and detention basin embankments, shall be 95 percent of the maximum Standard Proctor Density (ASTM D998) at two (2) percent of optimum moisture content.
- No rubble or debris shall be placed in the backfill under any of the proposed buildings, streets, curb & gutter, sidewalk and drainage structures or within five (5) feet of a building footprint. Properly graded rubble may be used in some locations as specified and verified by the Geotechnical Engineer.
- Contractor is responsible for reviewing the site prior to bidding to verify site conditions.
- Contractor is responsible for providing erosion control measures as approved by the El Paso County PCD Engineering Division and as may be required by the El Paso County Inspector.
- All slopes equal to or greater than 3:1 shall require anchored soil retention blanket (SRB), Geocorr 700 or equal.
- The Developer is responsible for maintaining erosion control measures until a mature stage of vegetation is established.
- All soils used for fill must be approved by a representative of the Geotechnical Engineer.
- All natural ground to receive fill must be properly scarified, watered and compacted prior to placing fill.
- The Contractor is solely responsible for the design, maintenance and operation of any required dewatering system. The Contractor shall perform such independent investigation as he deems necessary to satisfy himself as to the subsurface groundwater conditions and unstable soil conditions to be encountered throughout the construction. Contractor shall coordinate the dewatering system with El Paso County when associated with public facilities.
- No fill shall be placed, spread or rolled while it is frozen, thawing or during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until a representative of the Geotechnical Engineer indicates that the density and content and density of the previously placed fill are as specified. Fill surfaces may be scarified and recompacted after rainfall if necessary, to obtain proper moisture density relation.
- Additional erosion control structures and/or grading may be required at the time of construction.
- Sediment removal for erosion control facilities shall be performed continuously for proper function.
- Base mapping was provided by Clark Land Surveying. The date of the survey was April 2017.
- Proposed Construction Schedule:
Begin Construction: Spring 2019
End Construction: Autumn 2019
Total Site Area = 989.36 Acres
Existing 100-year runoff coefficient = 0.40, Proposed 100-year runoff coefficient = 0.41
Existing Hydrologic Soil Groups: Predominately Group B with some Group C outside of construction area.
- Portions of the site is currently developed and covered with native grasses and irrigated fields on moderate to steep slopes (1%-18%).
- Site is located in the Windmill Gulch Drainage Basin.



SEED MIX
Areas disturbed by the earthwork activities and not receiving other treatment shall be permanently revegetated with the following Seed Mix.

SPECIES	VARIETY	lbs/acre
Sideoats Grama	El Reno	3.0
Western Wheat Grass	Burton	2.5
Slender Wheat Grass	Watise	2.0
Little Bluestem	Plattana	2.0
Sand Degrass	Watise	0.5
Switch Grass	Webstraka 28	3.0
Weeping Love Grass	Morpheus	1.0
		14.0 lbs

Seeding Application: Drill seed 1/4" to 1/2" into topsoil. In areas inaccessible to a drill, hand broadcast at double the rate and rake 1/4" to 1/2" into the topsoil. Mulching Application: 1-1 1/2 tons native hay per acre, Mechanically crimped into the topsoil.

LEGEND

- Private Irrigation Ditch
- Limits of Grading
- Silt Fence / Sediment Log
- Vehicle Tracking Control
- Straw Bale Barrier
- Erosion Control Blanket
- Concrete Washout Area
- See Detail Sheet

NOTE: Contractor shall install vehicle tracking control where needed and as required to provide adequate erosion control. Hydroseeding shall be performed on all disturbed areas.

Fountain Valley School of Colorado
Minor Site Development Plan
6155 Fountain Valley School Road
Colorado Springs, Colorado 80911

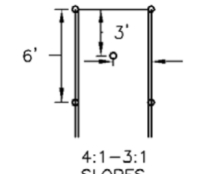
REVISIONS

Grading & Erosion Control Plan

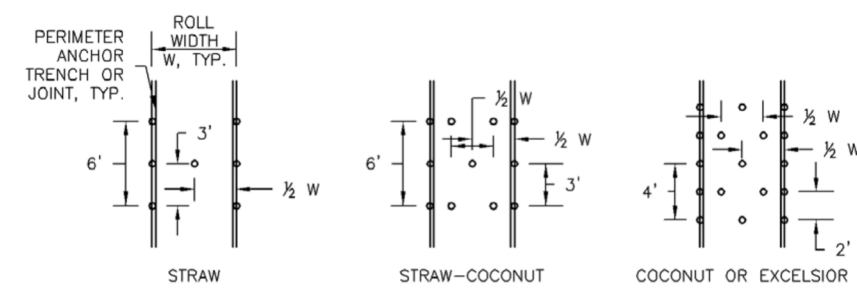
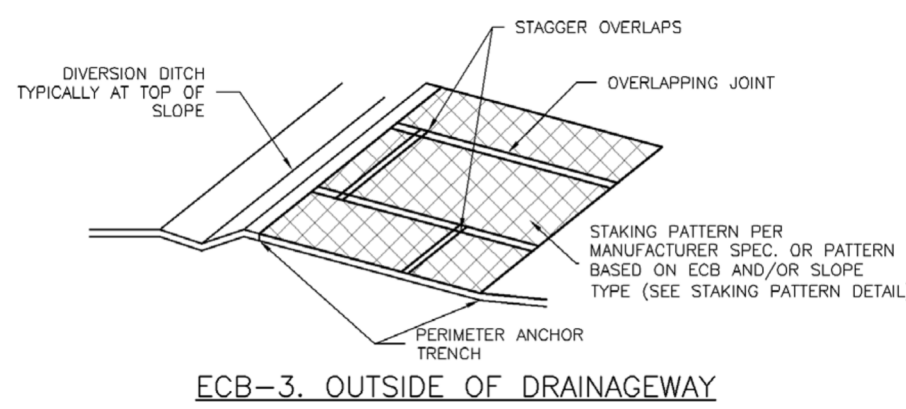
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DATE: 04-01-2019
DRAWN: CAD
NRK
CHECKED: AWWC

3 of 4 Sheets
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19006 Minor Site DP-3.dwg/Apr 01, 2019

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS			
TYPE	COCONUT CONTENT	STRAW EXCELLSIOR CONTENT	RECOMMENDED NETTING
STRAW	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	50% MIN	70% MAX	-
COCONUT	100%	-	DOUBLE/NATURAL
EXCELLSIOR	-	100%	DOUBLE/NATURAL



STAKING PATTERNS BY SLOPE



STAKING PATTERNS BY ECR TYPE

EROSION CONTROL BLANKET

NTS



EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF ECB
 - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELLSIOR)
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECY, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMETER SHALL PLACE TOPSOIL AND PREPARE FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING SURFACE SHALL BE SMOOTH AND NEAT PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELLSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.

EROSION CONTROL BLANKET MAINTENANCE NOTES

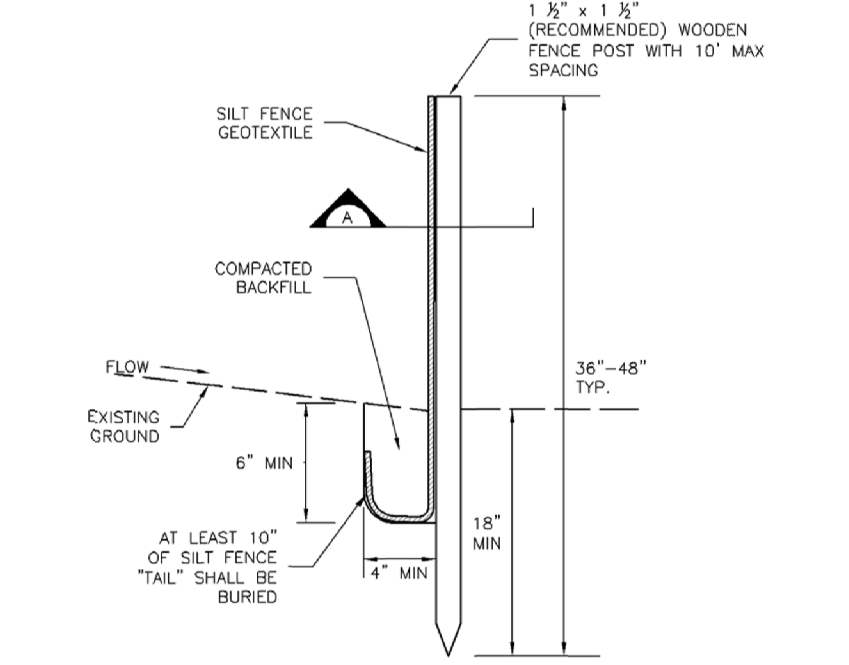
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
- ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE EXPOSED TO EROSION UNDER THE BLANKET, OR THAT REMAIN EXPOSED OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

SILT FENCE INSTALLATION NOTES

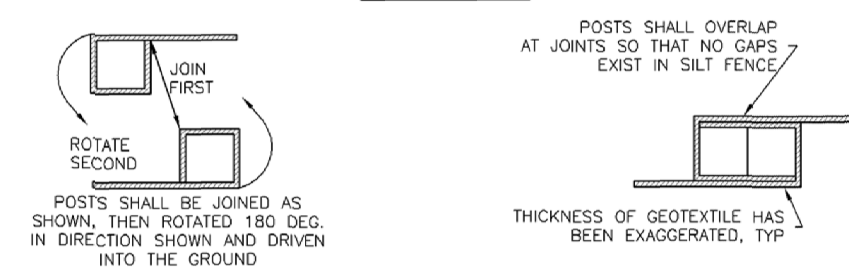
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO RAMP SPANDERS, BRANCHES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICABLE GAP BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE REINSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIPMENT PERMETER SEGMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



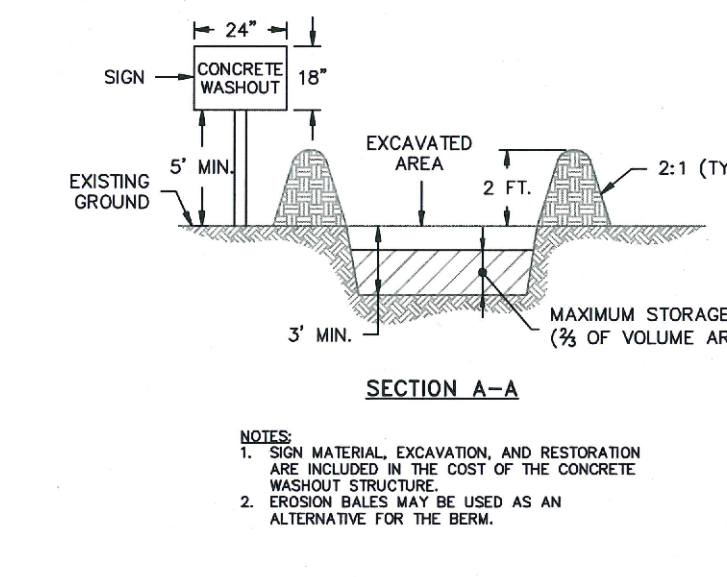
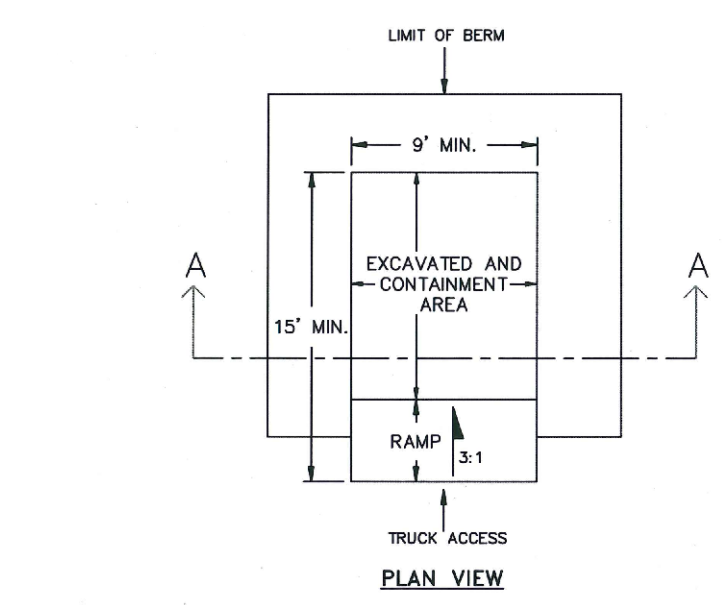
SILT FENCE



SECTION A

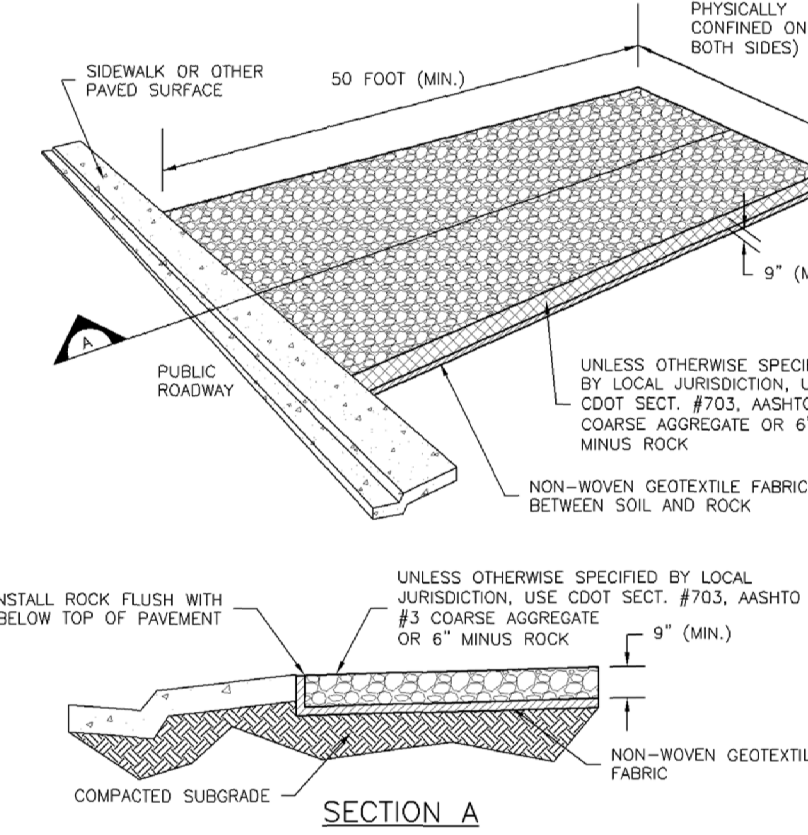
SILT FENCE DETAIL

NTS -SF- SF-



CONCRETE WASHOUT AREA

EPC STD SD_3-84 NTS



VEHICLE TRACKING CONTROL

NTS



STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S)
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM)
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS, TYPICALLY RANGING FROM A WEEK TO A MONTH, WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT #753, ASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

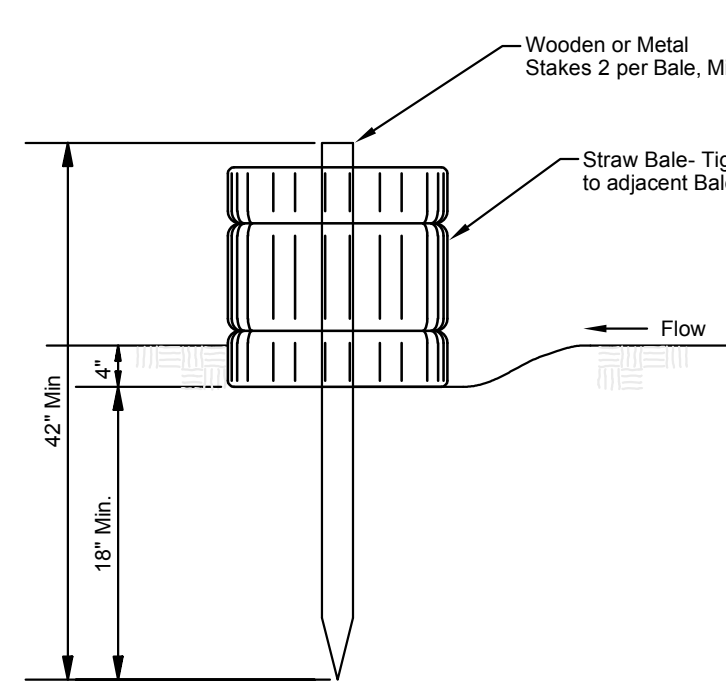
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REPAILED OR REGRADE AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT SLOPE.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

MAINTENANCE REQUIREMENTS

- Contractor shall inspect Straw Bale Barriers immediately after each rainfall, at least daily during prolonged rainfall, and weekly during periods of no rainfall.
- Damaged or ineffective Barriers shall promptly be repaired, replacing Bales if necessary, and entrenched Bales must be repaired with compacted backfill material.
- Sediment shall be removed from behind Straw Bale Barriers when it accumulates to approximately 1/2 the height of the Barrier.
- Straw Bale Barriers shall be removed when adequate vegetative cover is attained as approved by the County.

INSTALLATION REQUIREMENTS

- Straw Bale Barriers shall be installed prior to any land disturbing activities.
- Bales shall consist of approximately five (5) cubic feet of certified weed free hay or straw and weigh not less than 35 pounds.
- Bales are to be placed in a single row with the end of the Bales tightly abutting one another.
- Each Bale is to be securely anchored with at least two stakes and the first stake is to be driven toward the previously laid Bale to force the Bales together.
- Stakes are to be a minimum of 42 inches long. Metal stakes shall be standard "T" OR "U" Type with minimum weight of 1.33 pounds per linear foot. Wood stakes shall have a minimum diameter or cross-section dimension of 2 inches.
- Bales are to be bound with either wire or string and oriented such that the bindings are around the sides and not along the tops and bottoms of the Bale.
- Gaps between Bales are to be chinked (filled by wedging) with straw or the same material of the Bale.
- End Bales are to extend upslope so the trapped runoff cannot flow around the ends of the Barrier.



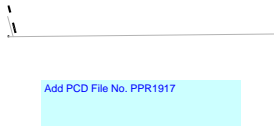
STRAW BALE BARRIER

NTS



Markup Summary

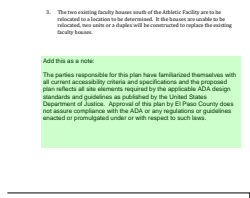
Add PCD File No. PPR1917 (1)



Subject: Text Box
Page Label: MSDP-1
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 2:52:31 PM
Color: ■

Add PCD File No. PPR1917

Add this as a note: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

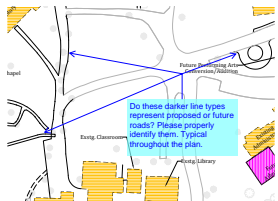


Subject: Text Box
Page Label: MSDP-1
Lock: Unlocked
Author: dsdkendall
Date: 5/2/2019 9:41:42 AM
Color: ■

Add this as a note:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

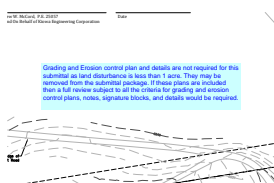
Do these darker line types represent proposed or future roads? Please properly identify them. Typical throughout the plan. (1)



Subject: Callout
Page Label: MSDP-2
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 3:03:51 PM
Color: ■

Do these darker line types represent proposed or future roads? Please properly identify them. Typical throughout the plan.

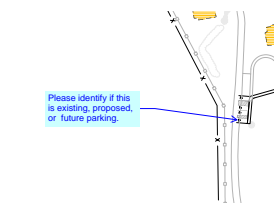
Grading and Erosion control plan and details are not required for this submittal as land disturbance is less than 1 acre. They may be removed from the submittal package. If these plans are included then a full review subject to all the criteria for grading and erosion control plans, notes, signature blocks, and details would be required.



Subject: Text Box
Page Label: MSDP-3
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 3:52:18 PM
Color: ■

Grading and Erosion control plan and details are not required for this submittal as land disturbance is less than 1 acre. They may be removed from the submittal package. If these plans are included then a full review subject to all the criteria for grading and erosion control plans, notes, signature blocks, and details would be required.

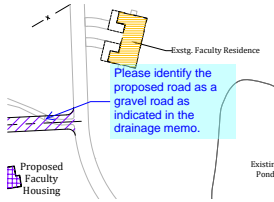
Please identify if this is existing, proposed, or future parking. (1)



Subject: Callout
Page Label: MSDP-2
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 3:00:36 PM
Color: ■

Please identify if this is existing, proposed, or future parking.

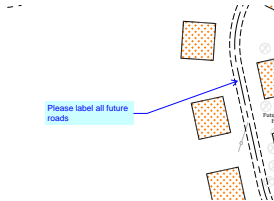
Please identify the proposed road as a gravel road as indicated in the drainage memo. (1)



Subject: Callout
Page Label: MSDP-2
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 2:52:58 PM
Color: ■

Please identify the proposed road as a gravel road as indicated in the drainage memo.

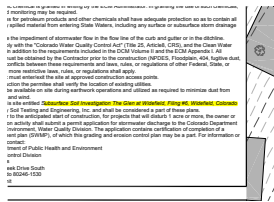
Please label all future roads (1)



Subject: Callout
Page Label: MSDP-2
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 3:02:27 PM
Color: ■

Please label all future roads

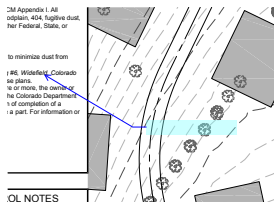
ubsurface Soil Investigation The Glen at Widefield, Filing #6, Widefield, Colorado (1)



Subject: Highlight
Page Label: MSDP-3
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Author: Daniel Torres
Date: 4/30/2019 3:28:48 PM
Color: ■

ubsurface Soil Investigation The Glen at Widefield, Filing #6, Widefield, Colorado

(2)



Subject: Callout
Page Label: MSDP-3
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 4:35:01 PM
Color: ■

Subject: EPC ENG Approval
Page Label: MSDP-1
Lock: Unlocked
Author: Daniel Torres
Date: 4/30/2019 5:05:29 PM
Color: ■

Engineering Documents
Reviewed By:
Daniel Torres
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EPC Planning & Community
Development Department