

VICINITY MAP  
SCALE 1"=1/2 MILE

NOTE: THIS IS AN OVERLOT GRADING AND EROSION CONTROL PLAN ONLY. THIS PLAN DOES NOT REFLECT DETAILED/FINE GRADING ELEMENTS THAT WILL BE PART OF FINAL CONSTRUCTION DOCUMENTS FOR SITE DEVELOPMENT AND PAVING OPERATIONS ARE PROVIDED FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



KEYMAP  
SCALE NTS

# JENISHAY FARMS Pre-Development Grading & Erosion Control Plan El Paso County, Colorado

Prepared For:  
**Phillip S. & Jennifer  
Miles**

**15630 Fox Creek Lane  
Colorado Springs, CO 80908**

Prepared By:  
**Lodestar Engineering, LLC  
P.O. Box 88461  
Colorado Springs, CO 80908  
January, 2021**

Legal Description:  
Lots 5 and 6 in Terra Ridge Filing No. 1, County of El Paso, State of Colorado and a portion of the Southwest Quarter of Section 29, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence S89°46'29"E along the South line of Whispering Hills Estates as recorded in Plat Book Z-2 at Page 2 of said county records, 1407.75 feet to the Southeast corner thereof; thence N00°58'34"E, 1327.96 feet to the Northeast corner thereof; thence S89°47'26"E, 1245.16 feet to the Northeast corner of said Southwest Quarter, said Northeast corner also being on the West line of Wildwood Village Unit 3 as recorded in Plat Book H-3 at Page 57 of said county records; thence S00°59'16"W along the East line of said Southwest Quarter and the West Line of said Wildwood Village Unit 3 and Wildwood Village Unit 4 as recorded in Plat Book M-3 at Page 46 of said county records, 1366.91 feet; thence N89°46'29"W, 945.48 feet; thence N00°58'34"E, 8.50 feet; thence N89°46'29"W, 1708.14 feet to a point on the west line of said Southwest Quarter; thence N00°58'34"E, 30.00 feet to the point of beginning, County of El Paso, State of Colorado., said described tract contains 52.63 Acres +/-

### AGENCIES/CONTACTS

DEVELOPER:	SHAY MILES 15630 FOX CREEK LANE COLORADO SPRINGS, CO 80908 (719) 352-8886	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3716
SURVEYOR:	JOHN KEILERS & ASSOCIATES, LLC 9920 OTERO AVENUE COLORADO SPRINGS, CO 80920 (719) 649-9243	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908MR. DAVE WALDNER (719) 495-2283
CIVIL ENGINEER:	LODESTAR ENGINEERING, LLC P.O. BOX 88461 COLORADO SPRINGS, CO 80908 (719) 352-8886	TELEPHONE COMPANY:	N/A
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. GILBERT LAFORCE, P.E. (719) 520-7945	FIRE DEPARTMENT:	BLACK FOREST FIRE PROTECTION DISTRICT (719) 650-2276

PROJECT DRAWING LIST	
SHEET NUMBER	SHEET DESCRIPTION
EROSION CONTROL PLANS	
C1	COVER SHEET
C2	NOTES & DETAIL SHEET
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL DETAILS
C5	EROSION CONTROL DETAILS

### DESIGN ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION IN 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 EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

PHILLIP SHAY MILES, P.E. #40462 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.

SHAY MILES DATE  
15630 FOX CREEK LANE  
COLORADO SPRINGS, CO 80908

### 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 FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE  
COUNTY ENGINEER / ECM  
ADMINISTRATOR

NOTE: 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 TO BE ACCEPTABLE.

BASIS OF BEARINGS:  
AS MONUMENTED AND SHOWN, AND WAS ASSUMED S00°12'10"E.

BENCHMARK:  
THE MONUMENT AT THE NORTHWEST PROPERTY CORNER, HAVING AN ELEVATION OF 7441.73'. DATUM IS NAVD '88

Unresolved comment from Review #1 and #2:  
Add text:  
PCD File #: SP209

Unresolved.  
Add "PCD File No. SP209"



ISSUED	REVISIONS

JENISHAY FARMS  
15630 FOX CREEK LANE  
COLORADO SPRINGS, COLORADO

EL PASO COUNTY PRE-DEVELOPMENT  
REPLAT TERRA RIDGE LOTS 5 & 6 W/ 7 LOTS IN  
JENISHAY FARMS  
GRADING & EROSION CONTROL  
COVER SHEET

C1  
SHEET NO.

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

REVISED JULY 2019

- 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 OFFSITE 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. ANY DEVIATIONS TO 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. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND 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 MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED 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 IS 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 PLAN 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 DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- ANY EARTH DISTURBANCE 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 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 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 LOOSENED 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 RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT 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.
- DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT MAY NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- 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. BMP'S 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 OFFSITE 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 MATERIAL WASTES 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 SYSTEM 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 PERMISSION FOR 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 OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL HAVE ADEQUATE SECONDARY CONTAINMENT PROTECTION 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 DITCH FLOW LINE.
- 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 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 PERMITEE 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 HAS BEEN PREPARED BY GEOQUEST 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 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

**TIMING**  
 ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:  
 SUMMER 2020

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:  
 FALL 2020

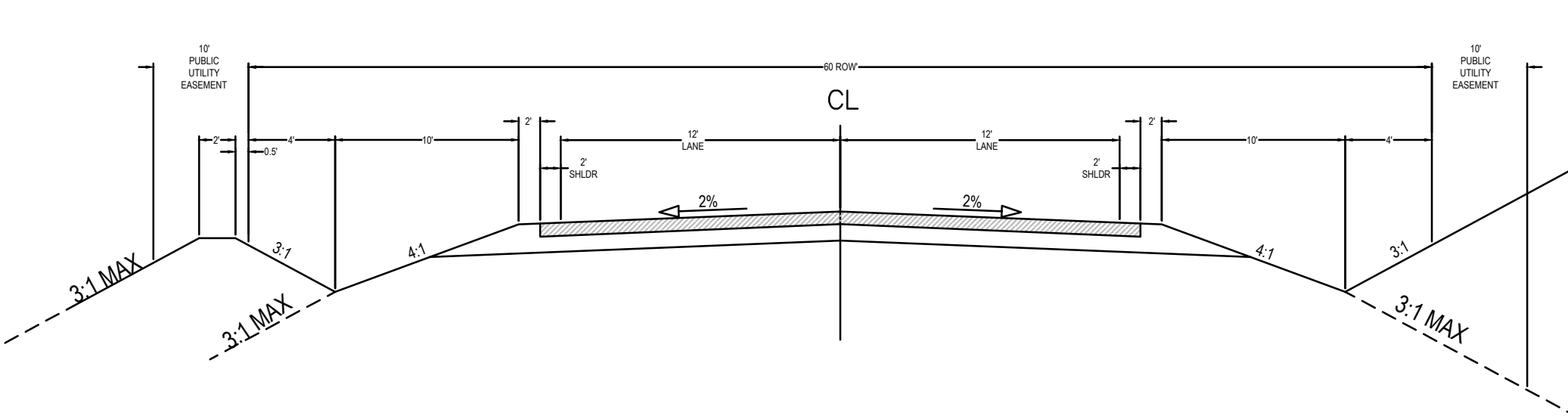
**AREAS**  
 TOTAL AREA: 52.6 ACRES  
 DISTURBED AREA: 4.0 ACRES

**RECEIVING WATERS**  
 NAME OF RECEIVING WATERS  
 EAST CHERRY CREEK

NOTE:  
 ALL EROSION CONTROL DESIGNS AND INSTALLATIONS SHALL CONFORM TO EL PASO COUNTY STANDARDS AND POLICIES UNLESS OTHERWISE APPROVED IN WRITING

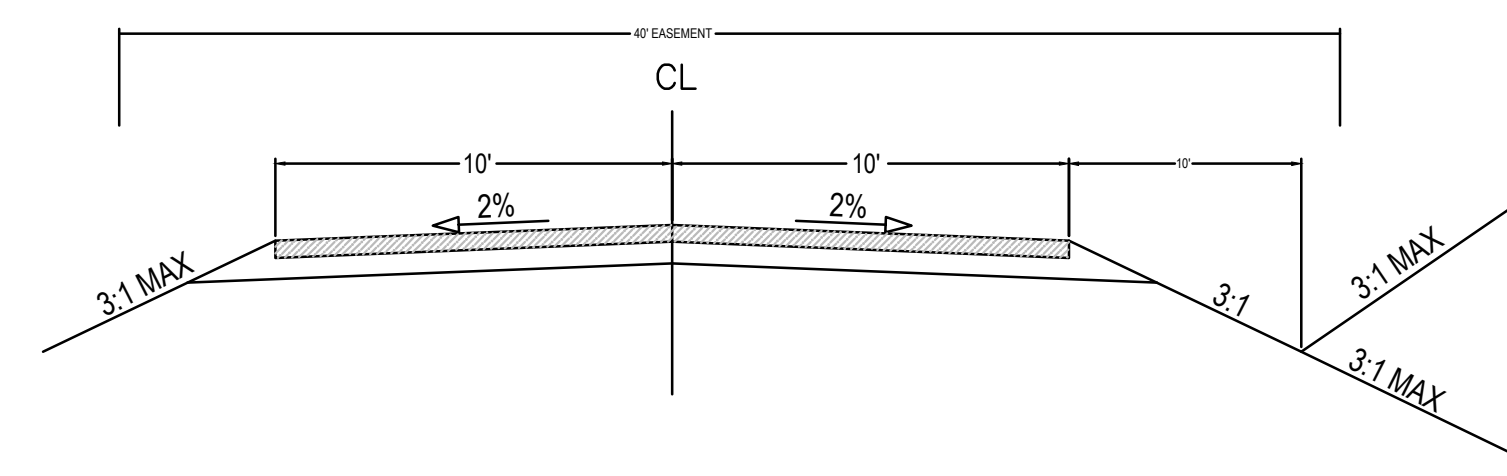
Unresolved Comment from Review #2: revise to future date. Per comment on SWMP, achieving final stabilization by Fall 2021 is unlikely given the climate here. Consider a longer timeline.

Unresolved Comment from Review #2: Please review/revise all of the notes highlighted in orange as they do not exactly match the items shown in the GEC Checklist.



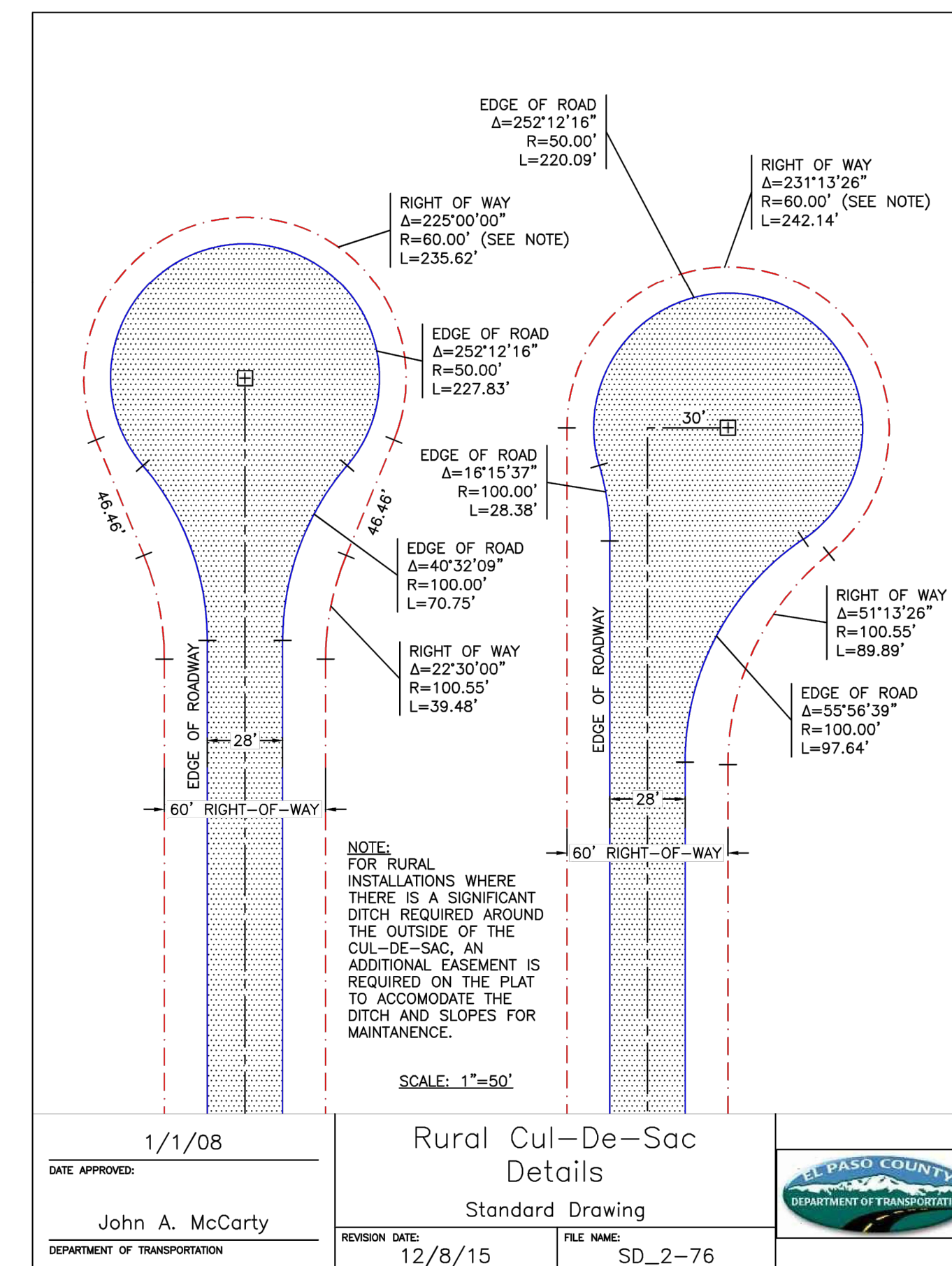
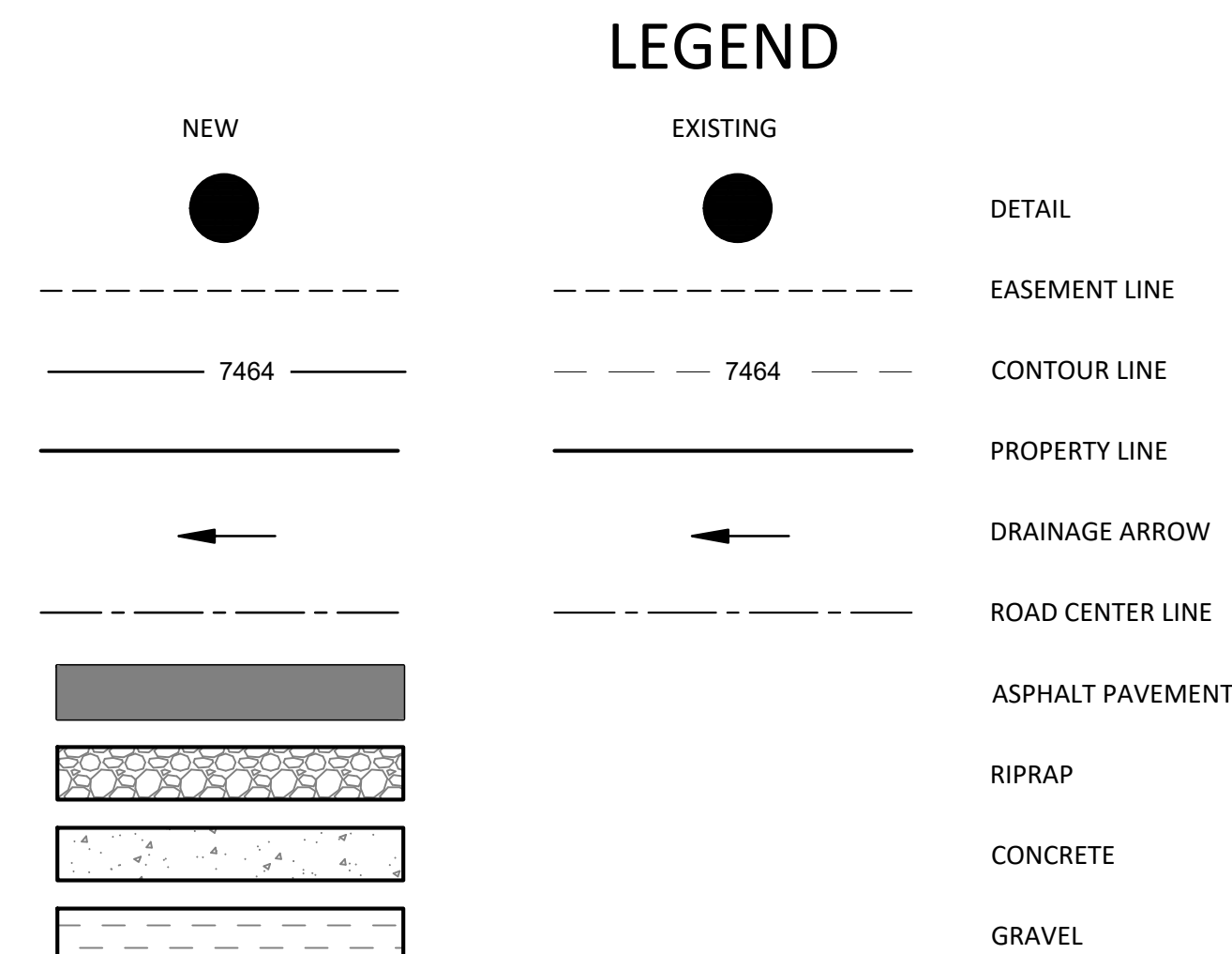
NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLAN. ASPHALT AND AGGREGATE BASE COARSE SHALL NOT BE CONSTRUCTED WITH THE PREDEVELOPMENT GRADING.

RURAL LOCAL - PAVED  
 TYPICAL SECTION  
 SCALE N.T.S.



NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLAN. ASPHALT AND AGGREGATE BASE COARSE SHALL NOT BE CONSTRUCTED WITH THE PREDEVELOPMENT GRADING.

PRIVATE DRIVEWAY - PAVED  
 TYPICAL SECTION  
 SCALE: N.T.S.



1/1/08  
 Rural Cul-De-Sac  
 Details  
 Standard Drawing  
 John A. McCarty  
 DEPARTMENT OF TRANSPORTATION  
 REVISION DATE: 12/8/15  
 FILE NAME: SD\_2-76



ISSUED	REVISIONS

JENISHAY FARMS  
 15630 FOX CREEK LANE  
 COLORADO SPRINGS, COLORADO

EL PASO COUNTY PRE-DEVELOPMENT  
 REPLAT TERRA RIDGE LOTS 5 & 6 W/ 7 LOTS IN  
 JENISHAY FARMS  
 GRADING & EROSION CONTROL  
 NOTES

C2  
 SHEET NO.



**GENERAL DRAINAGE NOTES:**

1. ALL GRADING OPERATIONS SHALL REMAIN OUTSIDE OF DESIGNATED MOUSE HABITAT AND WETLANDS. DESIGNATED MOUSE HABITAT AND WETLANDS ARE TO REMAIN UNDISTURBED.
2. ONLY SUBGRADE UNDERCUT GRADING IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLAN SET. ASPHALT AND BASE COURSE SHALL NOT BE CONSTRUCTED WITH THIS PREDEVELOPMENT PLAN.

**ESTIMATED EARTHWORK QUANTITY:**

TOTAL CUT: 7,689 CY  
 TOTAL FILL: 6,871 CY  
 NET (CUT): 818 CY

NOTE: THE ESTIMATED QUANTITIES DO NOT ACCOUNT FOR SOIL LOSS DUE TO COMPACTION OR SHRINKAGE.

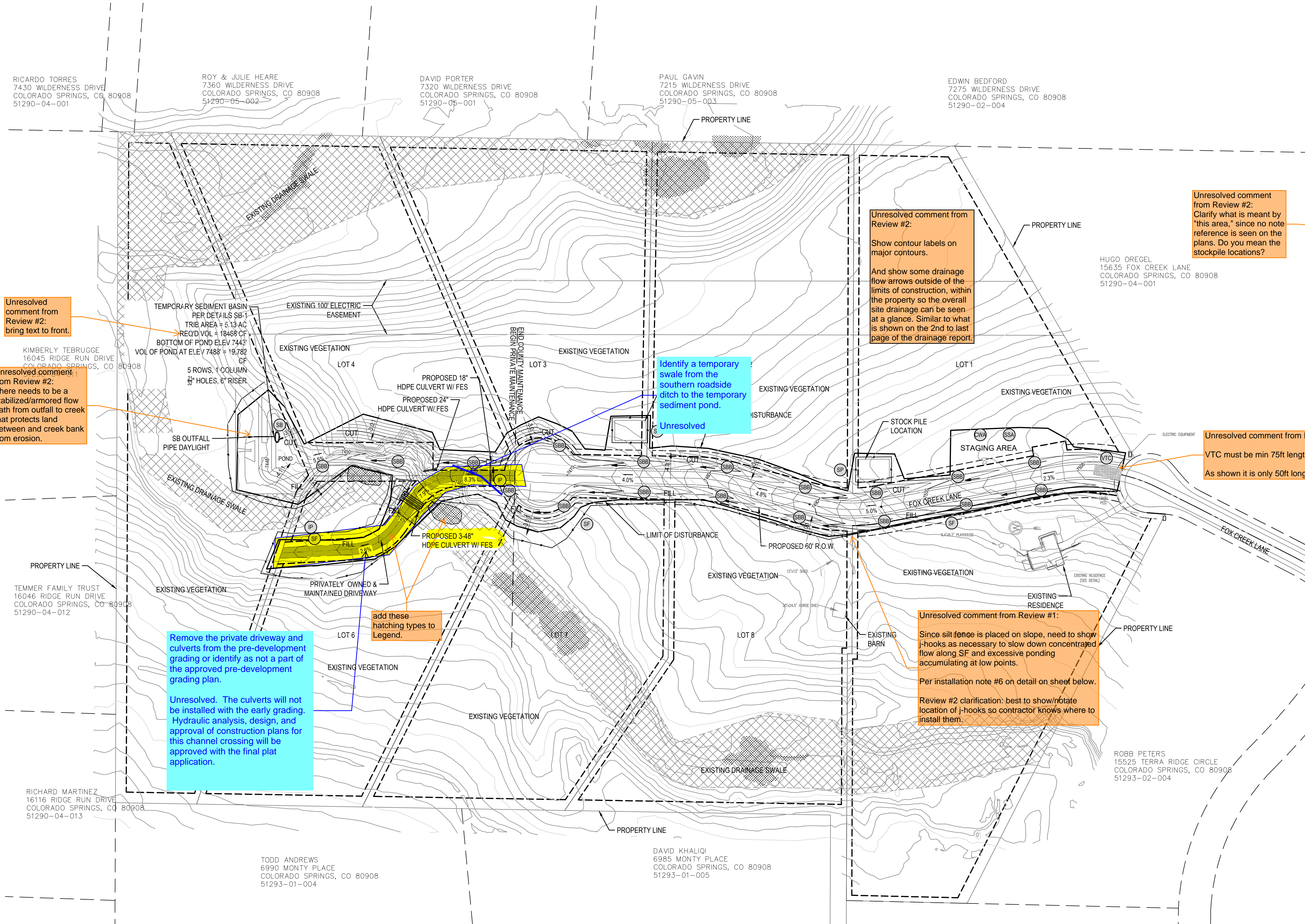
**KEY NOTES:**

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.

**BMP PHASING:**

**INITIAL BMP'S:**

- INSTALL VTC, SILT FENCE, TEMP SEDIMENT BASIN, STAGING
- FINAL BMP'S:
- STRAW BALE BARRIERS, CONCRETE WASHOUT, SEEDING & MULCHING



Unresolved comment from Review #2: bring text to front.

Unresolved comment from Review #2: There needs to be a stabilized/armored flow path from outfall to creek that protects land between and creek bank from erosion.

Remove the private driveway and culverts from the pre-development grading or identify as not a part of the approved pre-development grading plan.  
 Unresolved. The culverts will not be installed with the early grading. Hydraulic analysis, design, and approval of construction plans for this channel crossing will be approved with the final plat application.

add these hatching types to Legend.

Unresolved comment from Review #1 and #2:  
 - Show location waste container, and/or office trailers, or notate locations are TBD by contractor.  
 - Notate condition and type of existing vegetation.

Unresolved comment from Review #2:  
 Show contour labels on major contours.  
 And show some drainage flow arrows outside of the limits of construction, within the property so the overall site drainage can be seen at a glance. Similar to what is shown on the 2nd to last page of the drainage report.

Identify a temporary swale from the southern roadside ditch to the temporary sediment pond.  
 Unresolved

Unresolved comment from Review #2:  
 Clarify what is meant by "this area," since no note reference is seen on the plans. Do you mean the stockpile locations?

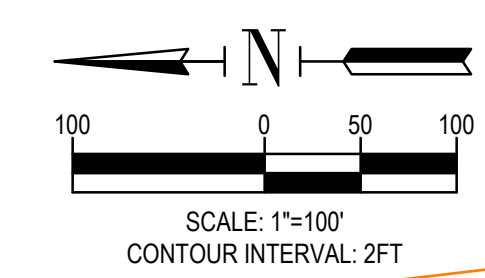
Unresolved comment from Review #1 and #2:  
 VTC must be min 75ft length per EPC detail. As shown it is only 50ft long.

Unresolved comment from Review #1:  
 Since silt fence is placed on slope, need to show j-hooks as necessary to slow down concentrated flow along SF and excessive ponding accumulating at low points.  
 Per installation note #6 on detail on sheet below.  
 Review #2 clarification: best to show/notate location of j-hooks so contractor knows where to install them.

show more flow arrows throughout site (ie: within lots so overall drainage is more clear)

**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE SWALE CENTER LINE
	ROAD CENTER LINE
	LIMITS OF CONSTRUCTION
	PROPERTY BOUNDARY
	FLOW DIRECTION
	PROPOSED CULVERT
	INLET PROTECTION
	VEHICLE TRACKING PAD
	CONCRETE WASHOUT AREA
	STRAW BALE BARRIER
	STOCKPILE PROTECTION
	SEDIMENT BASIN
	SILT FENCE
	LIMITS OF CONSTRUCTION
	NO BUILD ZONE



Unresolved comment from Review #1 and #2:  
 If the same as the limits of disturbance, change to "construction boundary/limits of disturbance" or add "limits of disturbance" to the legend and figure

BMP Detail pages are no longer attached at the end of the GEC Plan. Please re-attach them and see all my comments on those (sheets C4 and C5) from Review #2 and make those revisions/additions.

ISSUED	REVISIONS

**JENISHAY FARMS**  
 15630 FOX CREEK LANE  
 COLORADO SPRINGS, COLORADO

EL PASO COUNTY PRE-DEVELOPMENT  
 REPLAT TERRA RIDGE LOTS 5 & 6 W/ 7 LOTS IN  
 JENISHAY FARMS  
**SITE GRADING & EROSION  
 CONTROL PLAN**

**C3**  
 SHEET NO.