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GRADING, EROSION
AND
STORMWATER QUALITY CONTROL PLAN
FOR
FOREST LAKES FILING NO. 2B

Prepared for:
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS CO 80919

Prepared by:
CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS CO 80903
(719) 785-0790

Job no. 1175.02

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GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN FOR FOREST LAKES FILING NO. 2B

COLORADO DISCHARGE PERMIT SYSTEM STATEMENT (CDPS)/ EROSION AND STORMWATER QUALITY CONTROL PLAN (ESQCP)

Site Inspector

The following Erosion and Stormwater Quality Control Plan (ESQCP) is a detailed account of the requirements of the City of Colorado Springs and El Paso County Drainage Criteria Manual, Volume 2 – Stormwater Quality Policies, Procedures and Best Management Practices. The main objective of this plan is to help mitigate the increased soil erosion and subsequent deposition of sediment off-site and other potential stormwater quality impacts during the period of construction from start of earth disturbance until final landscaping and other potential permanent stormwater quality measures are effectively in place.

This document must be kept at the construction site at all times and be made available to the public and any representative of the Colorado Department of Health - Water Quality Control Division, if requested.

This report is also proposed to meet all requirements of the Colorado Discharge Permit System for Construction Activity. If any discrepancies between this report and Volume 2 exist, the City/County Manual will prevail.

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GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN FOR FOREST LAKES FILING NO. 2B

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GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN FOR FOREST LAKES FILING NO. 2B

SITE DESCRIPTION

The proposed Filing 2B development consists of 87 single family detached home lots and supporting residential and collector roadways. One detention/storm water quality facility will be installed south of Blue Heron Drive per current El Paso County criteria. Adequate temporary BMPs shall be implemented immediately with any unknown erosion cause. The local regulatory agency shall be notified for approval of the BMPs and methods. No wetlands, springs, landscape irrigation return flows or construction dewatering is anticipated on this site. There are existing wetland areas outside of the proposed grading limits.

- **RECEIVING WATERS**

Name of Receiving Water(s)	Beaver Creek
Size/Type/Location of Outfall(s)	Proposed storm facilities
Discuss discharge connection to Municipal system (include system name, location, and ultimate receiving water(s):	Beaver Creek outfalls into Monument Creek west of I-25.

- **PROPOSED CONSTRUCTION ACTIVITY**

Proposed construction activities within this project include grading of 31.094 acres in Filing No. 2B and grading and utility installation for the construction of the 87 residential lots in Forest Lakes Filing No. 2B. Home building construction for the project site will take place after the overlot grading, utility, and roadway infrastructure are completed or appropriate assurances posted.

- **PROPOSED SEQUENCE OF ACTIVITY/CONSTRUCTION TIMING**

Sequence of activities will be based upon site contractor timing and scheduling. Upon site contractor selection, contractor to include sequence of activities schedule in the section provided in the Appendix of this report. A standard sequence of events typically includes the following:

1) Install perimeter, interior & exterior BMPs
2) Clear and grub site
3) Overlot Grading
4) Excavation & installation of utilities
5) Paving, curb & gutter, sidewalk, landscaping. Homebuilding construction.
6) Homebuilding construction.

The anticipated start and completion time period for site grading operations is to start in Fall 2016 with site final site stabilization in early 2017. This time schedule could vary depending on individual home sales, construction schedules and weather.

- **EROSION AND SEDIMENT CONTROL**

  Erosion control measures shall be implemented in a manner that will protect properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities. In order to prevent a net increase of sediment load, Best Management Practices will be implemented during the construction life of this project. A silt fence will be built around the perimeter of the disturbed areas. All roads will be inspected to ensure that sediment from on-site construction activity is not being discharged with the stormwater. Roadways shall be swept as needed for controlling tracking of mud onto public roadways. Vehicle tracking control pads will aid in minimizing soil tracking onto roadways. All disturbed areas, not sodded, will be reseeded with a native seed mix and watered until a mature stand is established. All areas disturbed will be protected with silt fence, diversion swales and temporary sediment traps until such time as the site has been re-vegetated. Vegetation and vegetated buffers shall be preserved as much as possible. Wherever feasible, vegetated buffers shall be maintained free from vehicle/equipment parking, storage, stockpiles, or other impacts.

- **DEVELOPMENT AREA/AREAS AND VOLUME STATEMENT**

Total Site Area	31.094 Acres (Fil 2B)
Initial Site area to be disturbed	24.564 Acres (Fil 2B) for roadway const/utility
Percent disturbance	79 %

The total volume of earthwork cut/fill operations is more than 500 CY.

- **SOILS INFORMATION**

  The majority of the on-site soils are of Hydrologic Group "B". The soils types are determined by the "Soil Survey of El Paso County Area," prepared by the National Cooperative Soil Survey.

Existing site runoff coefficient =	= .25	
Developed site runoff coefficient	= .25	landscaped/ seeded areas
	= .90	street/paved areas/homes

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- **EXISTING SITE CONDITIONS**

  The majority of the proposed site in its existing (natural) condition drains in a south-easterly direction from the foothills towards Monument Creek.

  This site is 100% vegetated with native grasses and has existing slopes ranging from approximately 1 to 50 percent.

  There are no areas designated as wetlands within the development limits for this report.

SITE MAP

Included in the appendix of this report is the approved overlot grading plan for the subject properties which will serve as the SWMP site map. This document contains site specific grading and erosion control BMP measures as required and approved by the El Paso County Development Services Division. Limits of disturbance, areas of cuts/fills, proposed stockpile areas, areas used for storage of materials, equipment, soil, or waste, batch plants, minimum and maximum cut/fill slopes, existing limits of significant vegetation, locations of springs, streams, and/or wetlands, and existing facilities (including but not limited to: detention/drainage facilities, structures, retaining walls, gas main, water main, wastewater main, electric and telecom vaults, fences, sidewalks, trails, curbs and streets) will be represented on this plan. The site map will depict locations of specific interim and ultimate stormwater management BMPs throughout the lifetime of the project. Erosion control cost assurances must be posted to City Engineering in the amount listed on the Title Page of the overlot grading plan prior to approval of the overlot grading plan. The site map/overlot grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule. All construction BMP details will be included in the appendix of this report. Detail sheets include installation and maintenance requirements. Also reference "Drainage Criteria Manual, Volume 2 Stormwater Quality Policies, Procedure, and Best Management Practices" for additional information and guidance regarding construction BMPs.

STORMWATER MANAGEMENT

- **SWMP ADMINISTRATOR**

  The SWMP Administrator can be an individual(s), position, or title – this entity is responsible for developing, implementing, maintaining, and revising the SWMP. The Administrator is the contact for all SWMP related issues and is the entity responsible for its accuracy, completeness, and implementation.

Therefore, the SWMP Administrator should be a person with authority to adequately manage and direct day to day stormwater quality management activities on the subject site. Reference the Appendix of this report for the SWMP permit application which names the individual/entity applying for the permit and naming the Administrator of the SWMP.

- **POTENTIAL POLLUTANT SOURCES**

  Potential pollutant sources which shall be evaluated for potential to contribute pollutants to stormwater discharge from the subject site may include the following:

  - Disturbed and stored soils
  - Vehicle tracking of sediments
  - Management of contaminated soils
  - Loading and unloading operations
  - Outdoor storage activities (building materials, fertilizers, chemicals, etc.)
  - Vehicle and equipment maintenance and fueling
  - Significant dust or particulate generating processes
  - Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.
  - On-site waste management practices (waste piles, liquid wastes, dumpsters)
  - Concrete truck/equipment washing, including the concrete truck chute associated fixtures and equipment
  - Dedicated asphalt and concrete batch plans
  - Non-industrial waste sources such as worker trash and portable toilets
  - Other areas or procedures where potential spills can occur.

  The location and description of these areas are shown on the attached SWMP Site Map.

- **BMPS FOR POLLUTANT PREVENTION**

  The following are common practices to mitigate potential pollutants:

  - Wind erosion shall be controlled by sprinkling site roadways and/or temporary stabilizing stockpiles. Each dump truck hauling material from the site will be required to be covered with a tarpaulin.
  - Sanitary facilities shall be placed at a minimum of 10' from any curb line and 50' from any inlet. If not feasible for the project, use of a secondary containment shall be implemented.

- Equipment fueling and Maintenance Services – a designated fueling area will be established to contain any spill resulting from fueling, maintenance, or repair of equipment. Contractors will be responsible for containment, cleanup, and disposal of any leak or spill and any costs associated with the cleanup and disposal.
- Chemical products shall be protected from precipitation, free from ground contact, and stored properly to prevent damage from equipment or vehicles.
- Material stockpiles (soils, soil amendments, debris/trash piles) – All construction trash and debris will be deposited in the dumpster.
- Sediment and Migration of Sediment – Sweeping operations will take place as needed to keep roadways maintained. The perimeter of the site will be evaluated for any potential impact resulting from trucking operations or sediment migration from the site. BMP devices will be placed to protect storm system inlets should any roadway tracking or sediment migration occur.
- Snow removal and/or stockpiling will be considered prior to placement at the site. Snow stockpiles must be kept away from any stormwater conveyance system (i.e., inlets, ponds, outfall locations, roadway surfaces, etc.)

- **BMP SELECTION**

Selection of the appropriate BMP will limit the source of the pollutant. Guidance for the selection process can be found by referencing the City of Colorado Springs and El Paso County "Drainage Criteria Manual Volume 2".

During grading and construction activity for the subject site, silt fence will be installed along the perimeter of the site as well as at the limits of grading within the project. Check dams will be installed along all permanent and temporary diversion swales to minimize erosion in areas of concentrated stormwater. Temporary diversion swales will be installed to a minimum of 1% slope to divert stormwater to several proposed sediment basins intended to collect stormwater and filter the sediment before conveyance into the proposed storm systems. Inlet protection will be installed at all proposed and adjacent inlets to ensure no downstream pollutants will enter storm sewer facilities. Vehicle tracking control pads will be installed at all access points to the property. Regular maintenance and inspection of these facilities will be necessary throughout grading operations and until vegetation is reestablished to ensure proper function of the sediment basin temporary outlet structures.

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- **MATERIAL HANDLING & SPILL PREVENTION**

  Where materials can impact stormwater runoff, existing and planned practices that reduce the potential for pollution must be included in a spill prevention plan, to be provided by the contractor. Spill prevention plans shall include

  - Notification procedures to be used in the event of an accident
  - Instruction for clean-up procedures, and identification of a spill kit location
  - Provisions for absorbents to be made available for use in fuel areas, and for containers to be available for used absorbents
  - Procedures for properly washing out concrete truck chutes and other equipment in a manner and location so that the materials and wash water cannot discharge from the site and never into a storm sewer system or stream.

- **CONCRETE/ASPHALT BATCH PLANTS**

  Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices used to control stormwater pollution from dedicated asphalt or concrete batch plants.

- **WASTE MANAGEMENT AND DISPOSAL INCLUDING CONCRETE WASHOUT**

  Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices implemented at the site to control stormwater pollution from all construction site wastes (liquid and solid) including concrete washout activities.

- **DOCUMENTING SELECTED BMPS**

  As discussed in the SITE MAP section of this report, documentation of the selected BMPs will be included on the site map / overlot grading plan included in this report. The site map/overlot grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule.

- **NON-STORMWATER DISCHARGES**

  Except for emergency firefighting activities, landscape irrigation return flow, uncontaminated springs, construction dewatering and concrete washout water, the SWMP permit covers only discharges composed entirely of stormwater.

- **STORMWATER DEWATERING**

  The discharge of pumped water, ONLY from excavations, ponds, depressions, etc., to surface waters or to a municipal separate storm-sewer system is allowed by the Stormwater Construction Permit as long as the dewatering activity and associated BMPs are identified in the SWMP (including location of activity), and the BMPs are implemented in accordance with the SWMP. Where applicable, all stormwater and groundwater dewatering practices implemented to control stormwater pollution for dewatering must be amended in the SWMP and Site Map by the contractor.

- **REVISING BMPs AND THE SWMP**

  The implemented BMPs will need to be modified and maintained regularly to adapt to changing site conditions and to ensure that all potential stormwater pollutants are properly managed. The BMPs and pollutant sources much be reviewed on an ongoing basis by the Administrator as assigned by the Permit. With any construction project, special attention must be paid to construction phasing and therefore revisions to the SWMP to include any additional or modification to the BMPs and SWMP report. The SWMP must be modified or amended to accurately reflect the field conditions. Examples include - but are not limited to – removal of BMPs, identification of new potential pollutant procedures, and changes to information provided in the site map/overlot grading plan. SWMP revisions must be made prior to changes in site conditions. The SWMP should be viewed as a "living document" throughout the lifetime of the project.

FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

Permanent stabilization of the site includes seeding and mulching the site. Seeding and mulching consists of loosening soil, applying topsoil (if permanent seeding) and drill seeding disturbed areas with grasses and crimping in straw mulch to provide immediate protection from raindrop and wind erosion. As the grass cover becomes established, provide long term stabilization of exposed soils.

Once the construction activity ceases permanently, the area will be stabilized with permanent seed and mulch. All areas that will not be impacted by construction of buildings will be seeded and landscaped as feasible. After seeding, each area will be mulched with straw. The straw mulch is to be tacked into place by a disc with blades set

nearly straight. Topsoil stockpiles will be stabilized with temporary seed and mulch. Areas of the site that are to be paved will be temporarily stabilized until asphalt is applied.

The temporary perimeter controls (silt fence or equivalent) will not be removed until all construction activities at the site are complete and soils have been stabilized. Upon completion of construction activities, the site shall be inspected to ensure all equipment, waste materials, and debris have been removed. All other BMPs or other control practices and measure that are to remain after completion of construction will be inspected to ensure they are properly functioning. Final stabilization is reached when all soil disturbing activities at the site have been completed and uniform vegetative cover has been established with a density of at least 70% of pre-disturbance levels. For purposes of the SWMP, establishment of a vegetative cover capable of providing erosion control equivalent to the pre-existing conditions at the site can be considered final stabilized.

INSPECTION AND MAINTENANCE PROCEDURES

All drainage facilities will be monitored using the enclosed "Monitoring and Maintenance Inspection Record" checklist (Appendix II).

- **SWMP OWNER/ADMINISTRATOR INSPECTION PROCEDURES & SCHEDULES**

  The Owner/Administrator shall adhere to the following inspection procedures during the development of the site:

  1. Make thorough inspection of the stormwater management system at least every 14 days.
  2. Make thorough inspection of the stormwater management system within 24 hrs of each precipitation event that creates runoff.
  3. If any system deficiencies are noted, corrective actions must begin immediately. Documentation of inspection must be available if requested.
  4. Records of the site inspections or facility replacement modifications must be kept at the site within this report.
  5. 30 day inspections must take place on this site where construction activity is complete, but vegetative cover is still being established.

In this report's appendix, a site inspection form has been included for use by the Inspector. Upon completion of this form, the document is to be kept in the provided folder also in the rear of this report.

- **BMP MAINTENANCE / REPLACEMENT & FAILED BMPs**

  The Stormwater Construction Permit requires that all erosion and sediment control practices and other protective measures identified in the SWMP be maintained in effective and operation condition. A preventative maintenance program should be in place to prevent BMP breakdowns and failures by proactively maintaining or replacing BMPs and equipment. The inspections process should also include procedures to ensure that BMPs are replaced or new BMPs added to adequately manage the pollutant sources at the site. This procedure is part of the ongoing process of revising the BMPs and SWMP as previously discussed, and any changes shall be recorded in the SWMP.

- **RECORD KEEPING AND DOCUMENTING INSPECTIONS**

  The following items must be documented as part of the site inspections:

  - Inspection date
  - Name(s) and title(s) of personnel making inspection
  - Location(s) of discharges of sediment or other pollutants from site
  - Location(s) of BMPs that need to be maintained
  - Location(s) of BMPs that fail to operate as designed or proved inadequate in a particular location
  - Location(s) where additional BMPs are needed that were not in place at time of inspection
  - Deviations from the minimum inspection schedule
  - Descriptions of corrective action for items above including dates and measures taken to prevent future violations
  - Signed statement of compliance added to the report after correction action has been taken

PREPARED BY:

Classic Consulting Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

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VICINITY MAP

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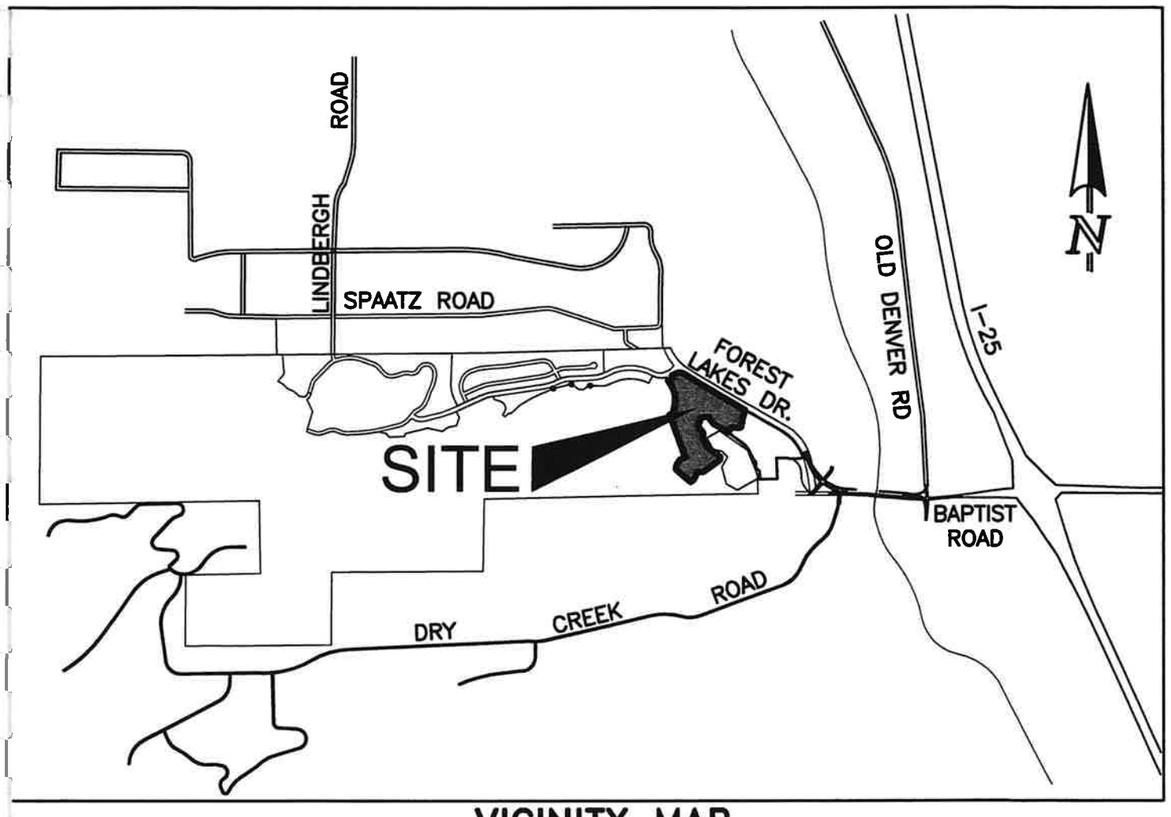

VICINITY MAP

NOT TO SCALE

COPY OF PERMIT APPLICATION

General permit application for stormwater discharges associated with construction activity.

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Received 22 Apr 2016

STATE OF COLORADO

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
Dedicated to protecting and improving the health and environment of the people of Colorado

Water Quality Control Division
4300 Cherry Creek Drive South
WQCD-WQPS-B2
Denver, CO 80246-1530
(303) 692– 3500 **www.coloradowaterpermits.com**

Received
APR 22 2016
Water Quality Control

For Agency Use Only
Permit Number Assigned
COR03-_____
Date Received _____/_____/_____

COLORADO DISCHARGE PERMIT SYSTEM (CDPS)

STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES APPLICATION

PHOTO COPIES, FAXED COPIES, PDF COPIES OR EMAILS WILL NOT BE ACCEPTED.

Please print or type. Original signatures are required.
All items must be completed accurately and in their entirety for the application to be deemed complete. Incomplete applications will not be processed until all information is received which will ultimately delay the issuance of a permit. If more space is required to answer any question, please attach additional sheets to the application form. Applications must be submitted by mail or hand delivered to:

Colorado Department of Public Health and Environment
Water Quality Control Division
4300 Cherry Creek Drive South
WQCD-WQPS-B2
Denver, CO 80246-1530

Any additional information that you would like the Division to consider in developing the permit should be provided with the application. Examples include effluent data and/or modeling and planned pollutant removal strategies.

HOW TO COMPLETE THIS APPLICATION

1. Online via web browser. You must use Internet Explorer (version 8 and above). All other browsers disable the electronic submission features.
OR
2. Download and save this form to your computer. Then open Adobe Reader (or Acrobat), select File, then Open and navigate to where the form is saved. This is the best option if using a Mac computer (Do not use the Mac Preview program).

PERMIT INFORMATION

Reason for Application: ☑ NEW CERT ☐ RENEW CERT EXISTING CERT# _____

Applicant is: ☑ Property Owner ☐ Contractor/Operator

A. CONTACT INFORMATION—NOT ALL CONTACTS MAY APPLY *indicates required

*** PERMITTEE (if more than one please add additional pages)**

*** ORGANIZATION FORMAL NAME:** Forest Lakes Residential DEV LLC.

1) * PERMITTEE CONTACT the person **authorized to sign and certify** the permit application.
This person receives all permit correspondences and is the person **responsible** for ensuring compliance with the permit.

Responsible Person (Title): Project Manager/ Vice President
Currently Held By (Person): FirstName: Jim LastName: Boulton
Telephone: (719) 592-9333 Email Address: jboulton@classichomes.com
Organization: Forest Lakes Residential DEV LLC.
Mailing Address: 6385 Corporate Dr. ste. 200
City: Colorado Springs State: CO Zip Code: 80919

This form must be signed by the Permittee (listed in item 1) to be considered complete.
Per Regulation 61 In all cases, it shall be signed as follows:
In the case of corporations, by a responsible corporate officer. For the purposes of this section, the responsible corporate officer is responsible for the overall operation of the facility from which the discharge described in the application originates.
In the case of a partnership, by a general partner.
In the case of a sole proprietorship, by the proprietor.
In the case of a municipal, state, or other public facility, by either a principal executive officer or ranking elected official.

2) **DMR COGNIZANT OFFICIAL (i.e. authorized agent)** the person or position authorized to **sign and certify reports required by the Division** including Discharge Monitoring Reports *DMR's, Annual Reports, Compliance Schedule submittals, and other information requested by the Division. The Division will transmit pre-printed reports (ie. DMR's) to this person. If more than one, please add additional pages.

☐ Same as 1) Permittee

Responsible Person (Title): _____

Currently Held By (Person): FirstName: _____ LastName: _____

Telephone: _____ Email Address: _____

Organization: _____

Mailing Address: _____

City: _____ State: CO Zip Code: _____

Per Regulation 61 : All reports required by permits, and other information requested by the Division shall be signed by the permittee or by a duly authorized representative of that person. A person is a duly authorized representative only if:

i. The authorization is made in writing by the permittee.
ii. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity such as the position of plant manager, operator of a well or a well field, superintendent, position of equivalent responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a **named individual** or any individual occupying a **named position);** and
iii. The written authorization is submitted to the Division.

3) ***SITE CONTACT** local contact for questions relating to the facility & discharge authorized by this permit

☐ Same as 1) Permittee

Responsible Person (Title): Stormwater Manager

Currently Held By (Person): FirstName: Austin LastName: Lenz

Telephone: (719) 426-8409 Email Address: alenz@classichomes.com

Organization: Classic Homes

Mailing Address: 6385 Corporate Dr. ste. 200

City: Colorado Springs State: CO Zip Code: 80919

4) ***BILLING CONTACT** if different than the permittee.

☐ Same as 1) Permittee

Responsible Person (Title): Stormwater Manager

Currently Held By (Person): FirstName: Austin LastName: Lenz

Telephone: (719) 426-8409 Email Address: alenz@classichomes.com

Organization: Classic Homes

Mailing Address: 6385 Corporate Dr. ste. 200

City: Colorado Springs State: CO Zip Code: 80919

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5) **OTHER CONTACT TYPES (check below) Add pages if necessary:**

Responsible Person (Title): _____

Currently Held By (Person): _____ LastName: _____

Telephone: _____ Email Address: _____

Organization: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

- ☐ Pretreatment Coordinator
- ☐ Property Owner
- ☐ Compliance Contact
- ☐ Environmental Contact
- ☐ Inspection Facility Contact
- ☐ Stormwater MS4 Responsible Person
- ☐ Biosolids Responsible Party
- ☐ Consultant
- ☐ Stormwater Authorized Representative
- ☐ Other: _____

B) PERMITTED PROJECT/FACILITY INFORMATION

Project/Facility Name: Forest Lakes Fil 2

Street Address or Cross Streets: Northwest of Forest Lakes Dr. and W Baptist Rd.

(e.g., "S. of Park St. between 5th Ave. and 10th Ave.", or "W. side of C.R. 21, 3.25 miles N. of Hwy 10"; A street name without an address, intersection, mile marker, or other identifying information describing the location of the project is not adequate. For **linear projects**, the route of the project should be described as best as possible with the location more accurately indicated by a map.)

City: Monument Zip Code: 80132 County: El Paso

Facility Latitude/Longitude - (approximate center of site to nearest 15 seconds using one of the following formats)

☑ Decimal Degrees

OR 001A Latitude 39 . 059 (Degrees (to 3 decimal places)) 001A Longitude 104 . 869 (Degrees (to 3 decimal places)) (e.g., 39.703°, 104.933°)

☐ Degrees, Minutes, Seconds

001A Latitude ____ ° ____ ' ____ " (Degrees Minutes Seconds) 001A Longitude ____ ° ____ ' ____ " (Degrees Minutes Seconds) e.g., 39°46'11"N, 104°53'11"W

For the approximate center point of the property, to the nearest 15 seconds. The latitude and longitude must be provided as either degrees, minutes, and seconds, or in decimal degrees with three decimal places. This information may be obtained from a variety of sources, including:

- **Surveyors or engineers** for the project should have, or be able to calculate, this information.
- EPA maintains a **web-based siting tool** as part of their Toxic Release Inventory program that uses interactive maps and aerial photography to help users get latitude and longitude. The siting tool can be accessed at **www.epa.gov/tri/report/siting_tool/index.htm**
- **U.S. Geological Survey topographical map(s)**, available at area map stores.
- Using a **Global Positioning System (GPS) unit** to obtain a direct reading.

***Note**: the latitude/longitude required above is not the directional degrees, minutes, and seconds provided on a site legal description to define property boundaries.*

C) MAP (Attachment) If no map is submitted, the permit will not be issued Facility Information

Map: Attach a map that indicates the site location and that CLEARLY shows the boundaries of the area that will be disturbed. Maps must be **no larger** than 11x17 inches.

D) LEGAL DESCRIPTION

Legal description: If subdivided, provide the legal description below, or indicate that it is not applicable (**do not** supply Township/Range/Section or metes and bounds description of site)

Subdivision(s): Forest Lakes Filing 2 Lot(s): N/A Block(s) N/A

OR ☐ Not applicable (site has not been subdivided)

E) AREA OF CONSTRUCTION SITE

Total area of project site (Acres) 42.61 Area of project site to undergo disturbance (Acres) 42.61

Note: aside from clearing, grading and excavation activities, disturbed areas also include areas receiving overburden (e.g., stockpiles), demolition areas, and areas with heavy equipment/vehicle traffic and storage that disturb existing vegetative cover

Total disturbed area of Larger Common Plan of Development or Sale. If applicable: N/A

(i.e., total, including all phases, filings, lots, and infrastructure not covered by this application)

Provide both the total area of the construction site, and the area that will undergo disturbance, in acres. **Note:** aside from clearing, grading and excavation activities, disturbed areas also include areas receiving overburden (e.g., stockpiles), demolition areas, and areas with heavy equipment/vehicle traffic and storage that disturb existing vegetative cover (see construction activity description under the APPLICABILITY section on page 1). If the project is part of a **larger common plan of development or sale** (see the definition under the APPLICABILITY section on page 1), the disturbed area of the total plan must also be included.

F) NATURE OF CONSTRUCTION ACTIVITY

Check the appropriate box(s) or provide a brief description that indicates the general nature of the construction activities. (The full description of activities must be included in the Stormwater Management Plan.)

- [x] Single Family Residential Development
- [ ] Multi-Family Residential Development
- [ ] Commercial Development
- [ ] Oil and Gas Production and/or Exploration (including pad sites and associated infrastructure)
- [ ] Highway/Road Development (not including roadways associated with commercial or residential development)
- [ ] Other—Description: _____

G) ANTICIPATED CONSTRUCTION SCHEDULE

Construction Start Date: May 2016 Final Stabilization Date: May 2018

- *Construction Start Date* - This is the day you expect to begin ground disturbing activities, including grubbing, stockpiling, excavating, demolition, and grading activities.
- *Final Stabilization Date* - in terms of permit coverage, this is when the site is finally stabilized. This means that all ground surface disturbing activities at the site have been completed, and all disturbed areas have been either built on, paved, or a uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels. **Permit coverage must be maintained until the site is finally stabilized. Even if you are only doing one part of the project, the estimated final stabilization date must be for the overall project.** If permit coverage is still required once your part is completed, the permit certification may be transferred or reassigned to a new responsible entity(s).

H) RECEIVING WATERS (If discharge is to a ditch or storm sewer, include the name of the ultimate receiving waters)

Immediate Receiving Water(s): Beaver Creek

Ultimate Receiving Water(s): Monument Creek

Identify the receiving water of the stormwater from your site. Receiving waters are any waters of the State of Colorado. This includes all water courses, even if they are usually dry. If stormwater from the construction site enters a ditch or storm sewer system, identify that system and indicate the ultimate receiving water for the ditch or storm sewer. **Note:** a stormwater discharge permit does not allow a discharge into a ditch or storm sewer system without the approval of the owner/ operator of that system.

Received 22 Apr 2016

I) SIGNATURE PAGE

1. **You may print and sign this document and mail the hard copy to the State along with required documents.**

OR

2. **Electronic Submission Signature**

You may choose to submit your application electronically, along with required attachments. To do so, click the SUBMIT button below which will direct you, via e-mail , to sign the document electronically using the DocuSign Electronic Signature process. Once complete, you will receive, again via e-mail, an electronically stamped Adobe pdf of this application. Print the signature page from the electronically stamped pdf, sign it and mail it to the WQCD Permits Section to complete the application process (address is on page 1 of the application).

- **The Division encourages use of the electronic submission of the application and electronic signature. This method meets signature requirements as required by the State of Colorado.**
- **The ink signed copy of the electronically stamped pdf signature page is also required. This requirement meets Federal EPA Requirements.**

Processing of the application will begin with the receipt of the valid electronic signature.

☑ **STORMWATER MANAGEMENT PLAN CERTIFICATION**

"I certify under penalty of law that a complete Stormwater Management Plan, as described in Appendix B of this application, has been prepared for my activity. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the Stormwater Management Plan is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for falsely certifying the completion of said SWMP, including the possibility of fine and imprisonment for knowing violations."

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I understand that submittal of this application is for coverage under the State of Colorado General Permit for Stormwater Discharges Associated with Construction Activity **for the entirety of the construction site/project described and applied for, until such time as the application is amended or the certification is transferred, inactivated, or expired**." [Reg 61.4(1)(h)]

For Docusign Electronic Signature _____ Ink Signature _____ Date: 4-14-16

Signature of Legally Responsible Person or Authorized Agent (submission must include original signature)

Jim Boulton	Project Manager/ Vice President
Name (printed)	Title

This form must be signed by the Permittee to be considered complete. **Per Regulation 61** In all cases, it shall be signed as follows:

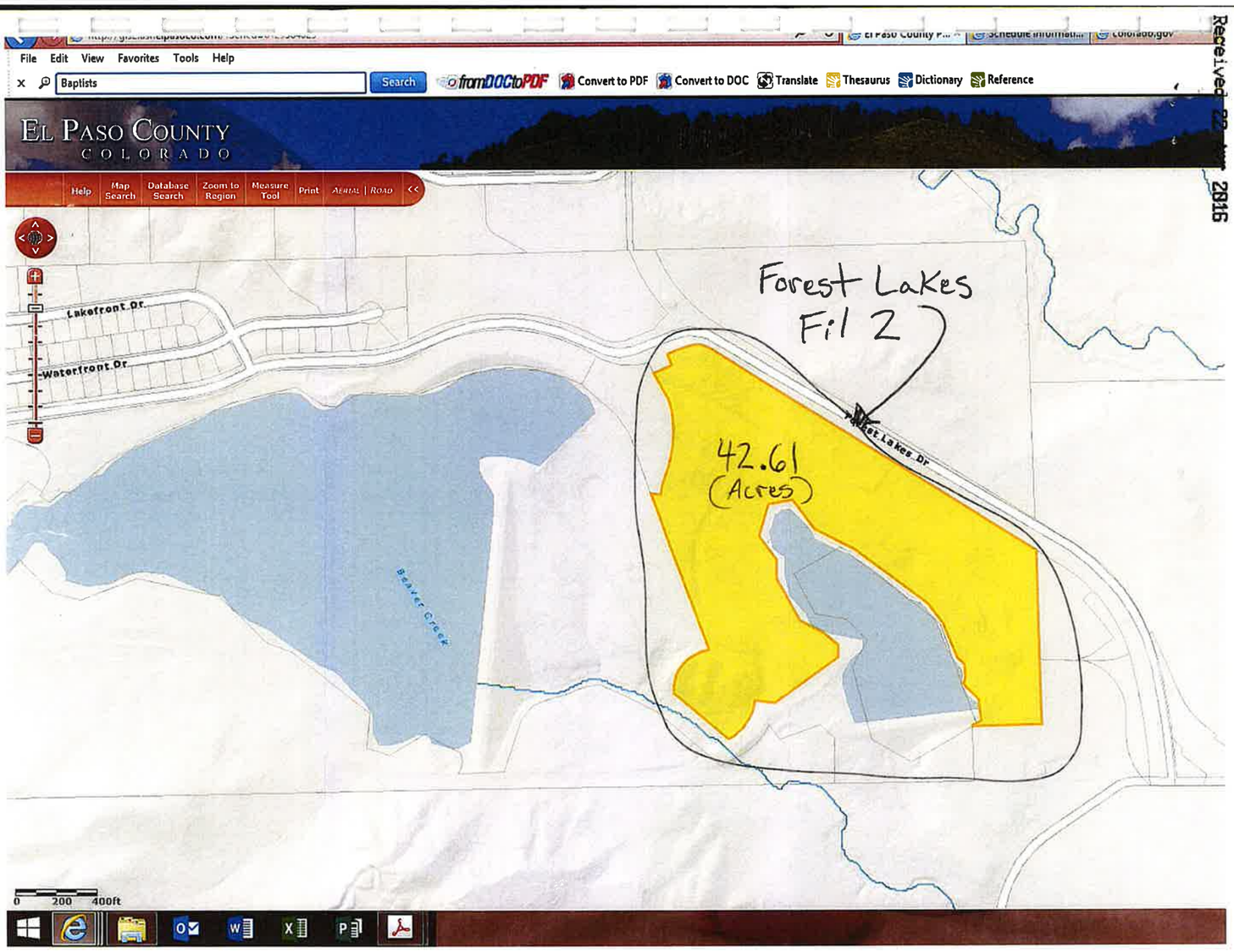
a) In the case of corporations, by a responsible corporate officer. For the purposes of this section, the responsible corporate officer is responsible for the over all operation of the facility from which the discharge described in the application originates.
b) In the case of a partnership, by a general partner.
c) In the case of a sole proprietorship, by the proprietor.
d) In the case of a municipal, state, or other public facility, by either a principal executive officer or ranking elected official

3rd Party Preparer: If this form was prepared by an authorized agent on behalf of the Permittee, please complete the fields below.

Austin Lenz	alenz@classichomes.com
Preparer Name (printed)	Email Address

DO NOT INCLUDE A COPY OF THE STORMWATER MANAGEMENT PLAN
DO NOT INCLUDE PAYMENT—AN INVOICE WILL BE SENT AFTER THE CERTIFICATION IS ISSUED.

Attach Map
Attach File
Attach File
Attach File
Attach File



Received 2016

CONTRACTOR SEQUENCE OF ACTIVITIES

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COLORADO DISCHARGE PERMIT

SYSTEM (CDPS) CHECKLIST
Operation & Maintenance Inspection Record

The following inspection records are to be used at each bi-monthly stormwater management system inspection and after any precipitation or snowmelt event that causes surface runoff. As a result of these inspections, the SWMP may need to be revised. The inspection records and revised SWMP shall be made available to the division upon request. If the construction activity lasts more than 12 months, a copy of the inspection records and revised SWMP shall be sent to the division by May 1 of each year covering April 1 to March 31.

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Action: _____ Project Type: _____ Zip Code: _____

Project Name: _____ Subdivision: _____

Address/Location: _____ Assigned Inspector: _____

Action Date: _____ Date Next Routine: _____ Date Next Follow-up: _____

Owner: _____ Owner Phone: _____ Stage of Construction: _____

Rep. Name: _____ Rep. Phone: _____ Inspected By: _____

	Items	Is Used	Maint. Required	Remarks / Actions Necessary
1	**Check Dam** ➢ Has accumulated sediment and debris been removed per maintenance requirements?	No	No	
2	**Erosion Control Blanket** ➢ Is the erosion control blanket fabric damaged, loose, or in need of repair?	No	No	
3	**Inlet Protection** ➢ Is the inlet protection damaged, ineffective or in need of repairs? ➢ Does sediment remain in inlets?	No	No No	
4	**Mulching** ➢ Uneven mulch distribution on disturbed areas? ➢ Is the mulch application rate inadequate? ➢ Any evidence of mulch being blown or washed away? ➢ Do areas require additional mulching?	No	No No No No	
5	**Sediment / Basin Trap** ➢ Is the sediment basin improperly constructed or inoperable? ➢ Is there sediment and/or debris in the basin?	No	No No	
6	**Silt Fence** ➢ Is the silt fence damaged, collapsed, un-trenched or ineffective? ➢ Is the excess sediment against the barrier? ➢ Is the silt fence improperly located?	No	No No No	
7	**Slope Drain** ➢ Is water bypassing or undercutting the inlet or pipe? ➢ Is there any evidence of erosion?	No	No No	
8	**Straw Bale Barrier** ➢ Are the straw bales damaged, ineffective or un-trenched? ➢ Is there excess sediment against the barrier? ➢ Are the bales installed and positioned incorrectly?	No	No No No	
9	**Surface Roughening** ➢ Is the surface roughening inconsistent on slopes? ➢ Is there any evidence of surface roughening erosion?	No	No No	
10	**Seeding** ➢ Are the seedbeds unprotected? ➢ Has any erosion occurred in the seeded area? ➢ Any evidence of vehicle tracking on seeded area?	No	No No No	
11	**Temporary Swales** ➢ Has any sediment or debris been deposited within the swales? ➢ Have the slopes of the swale eroded or has damage occurred to the lining? ➢ Are the swales improperly located?	No	No No No	
12	**Vehicle Tracking** ➢ Is gravel surface clogged with mud or sediment? ➢ Is the gravel surface sinking into the ground? ➢ Has sediment been tracked onto any roads? ➢ Is inlet protection missing around curb inlets near construction entrance?	No	No No No No	
13	**Diversion Structure** ➢ Has the structure been damaged or show signs of erosion? ➢ Is the structure properly located?	No	No No	

14	**Outlet Protection** ➢ Is erosion taking place?	No	 No	
15	**Rough-Cut Street Control** ➢ Have structures been properly located and installed? ➢ Is there excess sediment against the structures?	No	 No No	
16	**Concrete Washout** ➢ Has material been removed per maintenance requirements? ➢ Does structure have adequate signage? ➢ Is there adequate tracking-pad material for access, if necessary? ➢ Is there adequate protection around the structure?	No	 No No No No	
17	**Erosion Logs** ➢ Are the erosion logs damaged, collapsed, or ineffective? ➢ Is there excess sediment against the barrier? ➢ Are the erosion logs improperly located?	No	 No No No	
18	**GEC Management** ➢ Is the GEC notebook located on site? ➢ Are changes to the GEC documents noted and approved? ➢ Are the inspection reports retained on-site? ➢ Are corrective actions from the last inspection completed?	No	 No No No No	
19	**Materials and Pollution** ➢ Are stockpiles being managed properly? ➢ Are materials being managed properly? ➢ Is solid waste and trash being managed properly? ➢ Is street sweeping being managed properly? ➢ Are the sanitary facilities being managed properly? ➢ Are the vehicles and equipment being managed properly? ➢ Are there other materials or pollution issues being properly maintained?	No	 No No No No No No No	

Project Status:_____ Const. Start Date:_____ Size of Disturbance (acres):_____

Additional Comments:

COMPLETED OPERATION AND MAINTENANCE INSPECTION RECORDS

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STANDARD BMP DETAILS

W/ INSTALLATION AND MAINTENANCE REQUIREMENTS

(SEE EL PASO COUNTY DCM VOLUME 2 – STORMWATER QUALITY POLICIES, PROCEDURES AND BEST MANAGEMENT PRACTICES)

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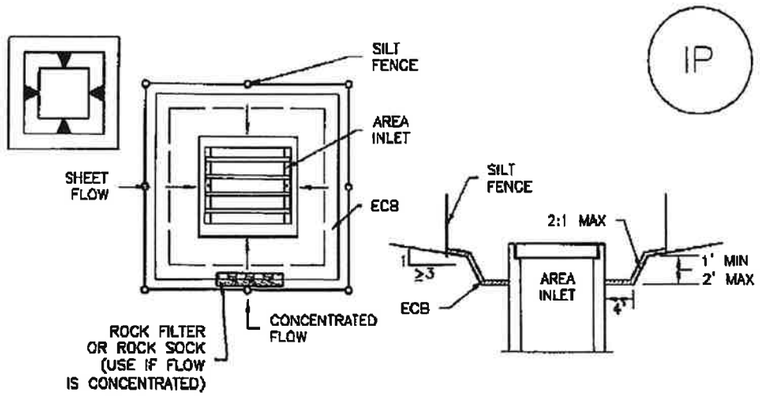


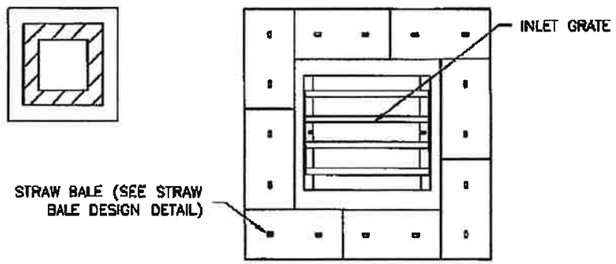
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWAROS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

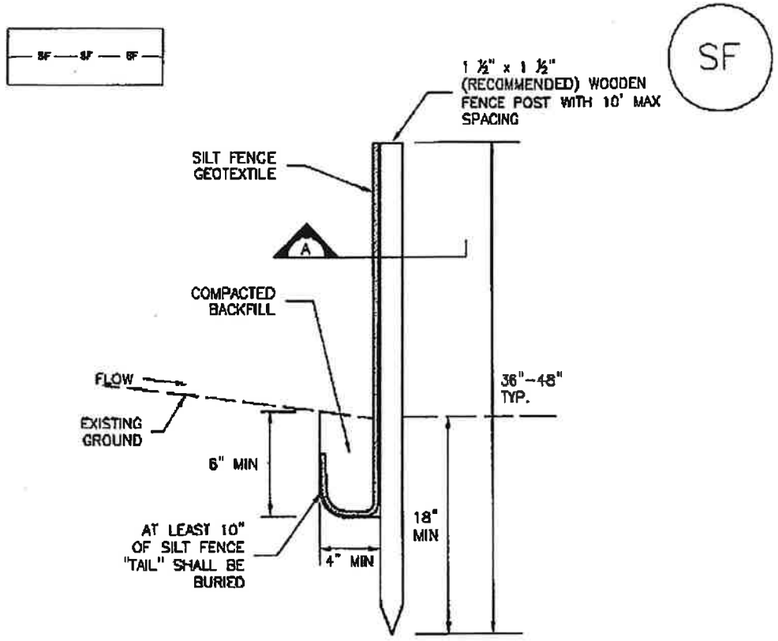


IP–6. STRAW BALE FOR SUMP INLET PROTECTION

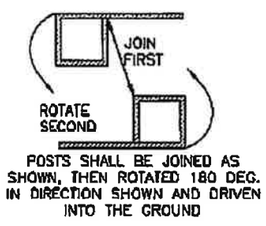
STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

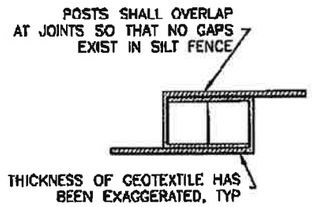
1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



SILT FENCE

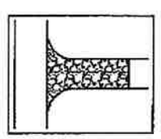


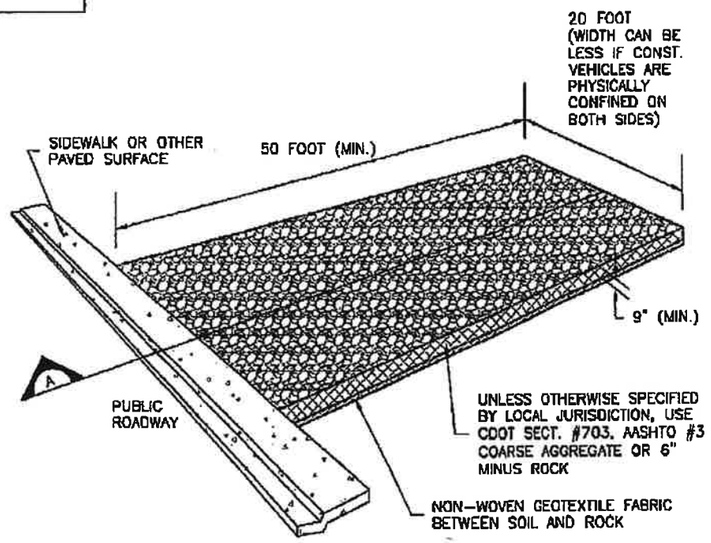


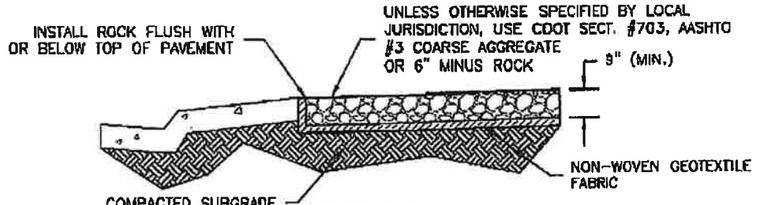
SECTION A

SF–1. SILT FENCE

Vehicle Tracking Control (VTC) SM-4



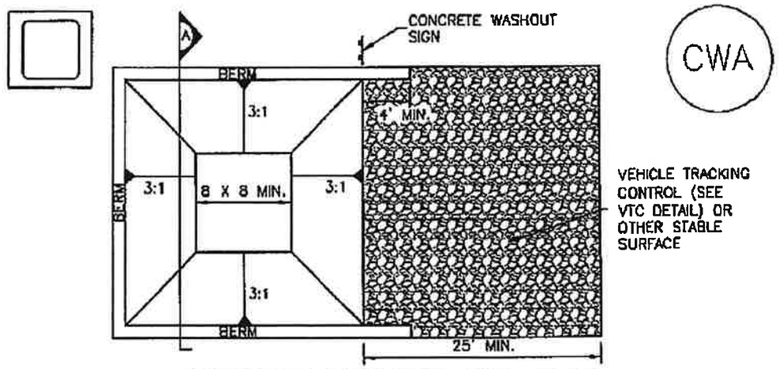




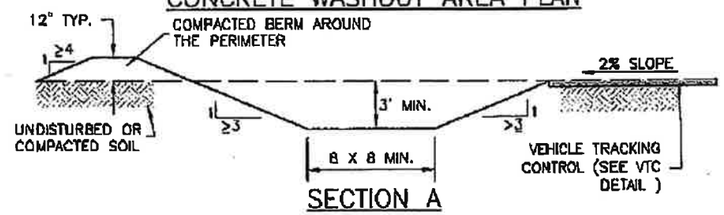
SECTION A

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   --CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SITE MAP/ GRADING, EROSION CONTROL PLAN

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FOREST LAKES FILING NO. 2B

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

DECEMBER 2015

(SECTIONS 27 AND 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST)

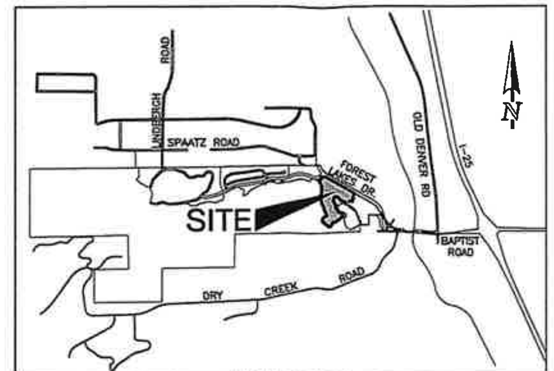
GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION WITHIN EL PASO COUNTY PUBLIC RIGHT-WAYS SHALL BE IN ACCORDANCE WITH MOST CURRENT STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. BEFORE COMMENCING ANY EXCAVATION, CALL 811 FOR EXISTING UTILITY LOCATIONS.
4. 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.
5. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
6. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
7. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE INDICATED.
8. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.
9. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES.
10. ALL CULVERT AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.
11. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
14. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
15. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
16. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE.
17. MAXIMUM DEFLECTION OF 8" & 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25° OR 22.5° BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEW AND SAN. SEW. MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
19. SANITARY SEWER PIPE AND FITTINGS: PVC 4"-8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTION, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SAN. SEW. MAIN)

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, 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.
4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
5. 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 DSD INSPECTIONS STAFF.
6. 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 FINAL 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. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE 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.
7. 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.
8. 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).
9. 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.
10. 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.
11. 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.
12. 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.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. 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.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. 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.
19. 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.
20. 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.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. 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.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS GROUP, TITLED "HILLTOP SUBDIVISION SOILS AND GEOLOGIC REPORT", DATED MARCH 5, 2014, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. 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, CO 80246-1530
   ATTN: PERMITS UNIT



VICINITY MAP
NOT TO SCALE

SHEET INDEX

BASIS OF BEARINGS:

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF THE SECTION 27 AND THE SOUTH HALF OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE NORTHEAST RIGHT-OF-WAY LINE OF FOREST LAKES DRIVE SHOWN IN FOREST LAKES FILING NO. 1, MONUMENTED WITH A #4 REBAR AND YELLOW PLASTIC CAP, LS 4842 AND ASSUMED TO BEAR S59°33'25"E.

BENCHMARKS:

A. THE SOUTHWESTERLY CORNER OF LOT 15 AS PLATTED IN FOREST LAKES FILING NO. 1 BEING MONUMENTED BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586"
ELEVATION = 7039.42

B. THE NORTHEASTERLY CORNER OF LOT 2 AS PLATTED IN FOREST LAKES FILING NO. 1 BEING MONUMENTED BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586"
ELEVATION = 6966.24

AGENCIES:

DEVELOPER:	FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919 MR. JOE LOIDOLT (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE R. CAMPBELL, P.E. (719) 785-0790
COUNTY ENGINEERING:	DEVELOPMENT SERVICES DEPARTMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MRS. BRANDY WILLIAMS, (719) 520-6813
WATER & SANITATION DISTRICT:	FOREST LAKES METROPOLITAN DISTRICT 2 N. CASCADE AVENUE, SUITE 1280 COLORADO SPRINGS, CO 80903 MS. ANN NICHOLS, (719) 633-9500
FIRE DISTRICT:	TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT 15455 GLENEAGLE DRIVE, SUITE 230 COLORADO SPRINGS, CO 80921 (719) 484-0911
GAS COMPANY:	BLACK HILLS ENERGY 18965 BASE CAMP ROAD, A-7 MONUMENT, CO 80132 (888) 890-5554
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC 11140 E. WOODMEN ROAD FALCON, COLORADO 80831 (719) 495-2861
TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)-922-1987 A.T.&T. (LOCATORS) (719) 635-3674

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PUBLIC SERVICE DEPARTMENT (PSD) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. 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.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER STATEMENT:

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

JOE LOIDOLT DATE
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919

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

FOREST LAKES METROPOLITAN DISTRICT:

THESE CONSTRUCTION DOCUMENTS HAVE BEEN REVIEWED AND APPROVED FOR WATER MAIN CONSTRUCTION.

FOR AND ON BEHALF OF THE FOREST LAKES METRO. DISTRICT DATE

DSD PROJ. # SF-15-028

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

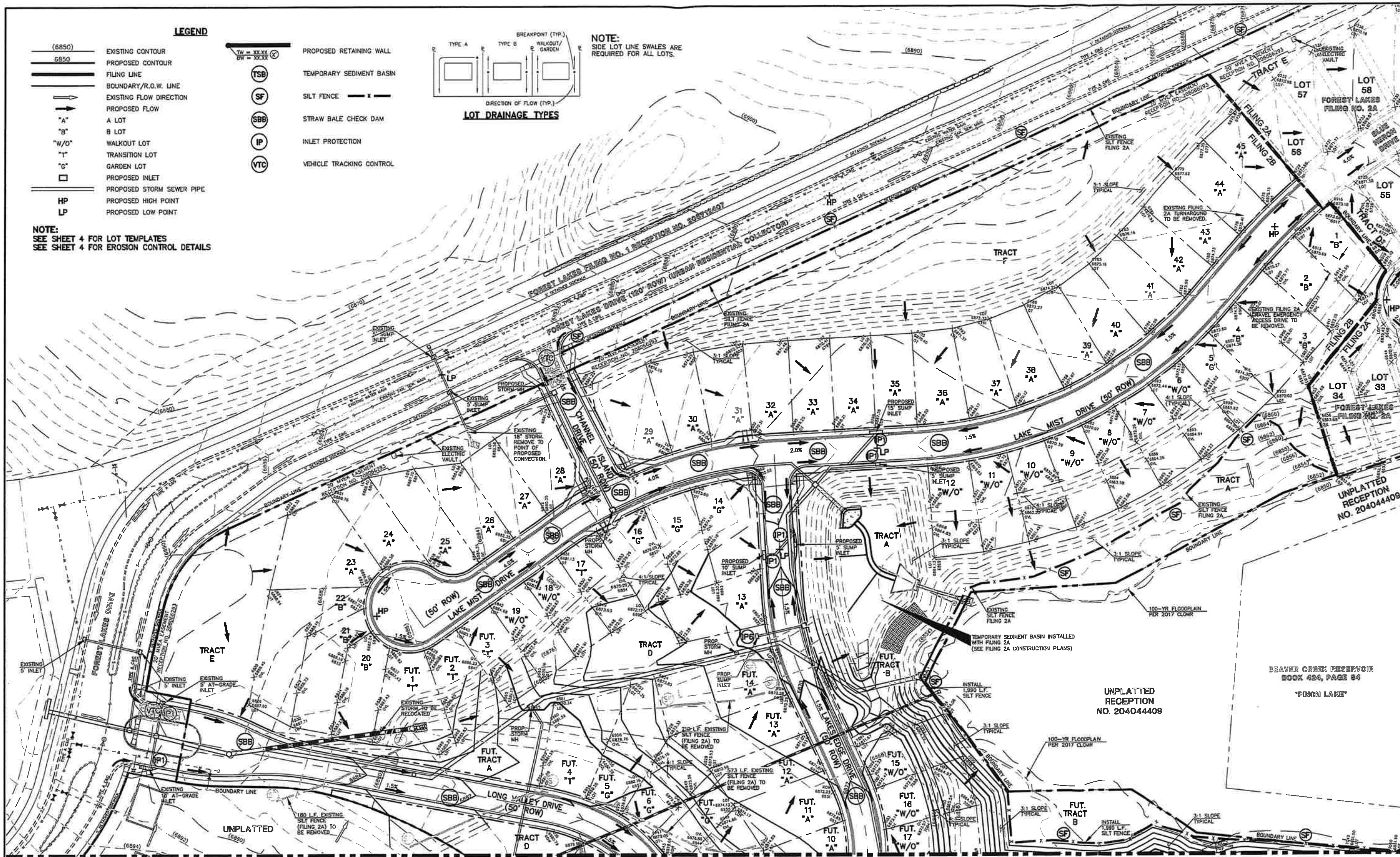
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING ENGINEERS & SURVEYORS
6385 Corporate Drive, Suite 101, Colorado Springs, Colorado 80919
(719)785-0790
(719)785-0799(Fax)

FOREST LAKES FILING NO. 2B
CONSTRUCTION PLANS
TITLE SHEET

DESIGNED BY	KRC	SCALE		DATE	12/21/15
DRAWN BY	JRH	(H) 1"= NA		SHEET 1	OF 11
CHECKED BY	KRC	(V) 1"= NA		JOB NO.	1175.02

N:\117502\DRAWINGS\CONSTRUCTION\FILING NO. 2B\117502-CVR-01.dwg, 8/28/2017 4:36:59 PM, 1:1



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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

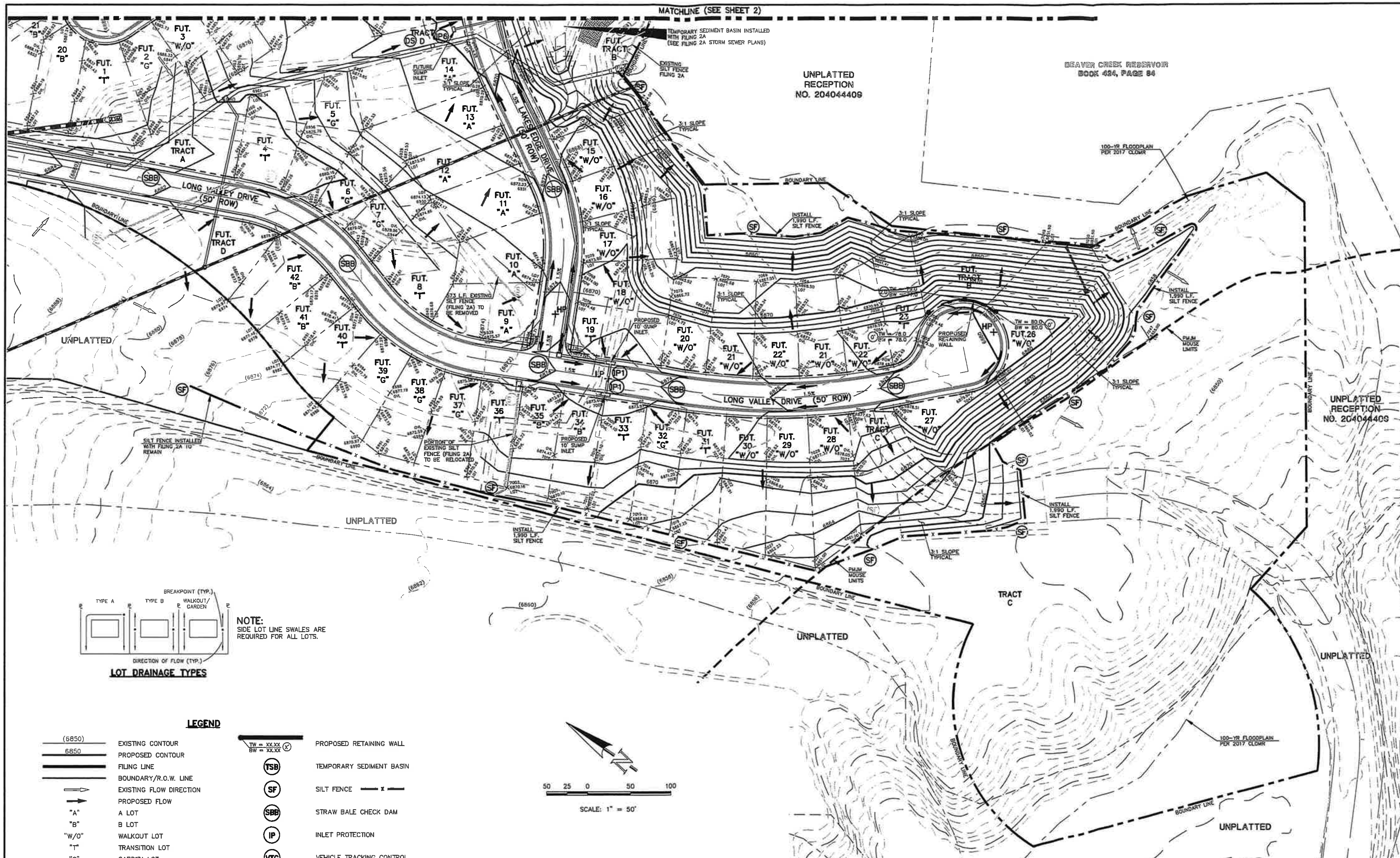
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

FOREST LAKES FILING NO. 2B
OVERLOT GRADING PLAN
INCLUDING EROSION CONTROL

DESIGNED BY	MAL	SCALE	DATE 12/21/15
DRAWN BY	KC	(H) 1"= 50'	SHEET 2 OF 11
CHECKED BY	KRC	(V) 1"= 5'	JOB NO. 1175.02

N:\117502\DRAWINGS\CONSTRUCTION\FILING NO. 2B\GRADING\117502-OG-FIL2B-02.dwg, 8/27/2017 11:57:57 PM, 1:1


MATCHLINE (SEE SHEET 2)
TEMPORARY SEDIMENT BASIN INSTALLED WITH FILING 2A (SEE FILING 2A STORM SEWER PLANS)
UNPLATTED RECEPTION NO. 204044409
BEAVER CREEK RESERVOIR BOOK 424, PAGE 84
100-YR FLOODPLAIN PER 2017 CLOMR
EXISTING SILT FENCE FILING 2A
3:1 SLOPE TYPICAL
BOUNDARY LINE
INSTALL 1,990 L.F. SILT FENCE
PMJM MOUSE LIMITS
LAKES EDGE DRIVE (50' ROW)
LONG VALLEY DRIVE (50' ROW)
FUT. TRACT A
FUT. TRACT B
FUT. TRACT C
FUT. TRACT D
TRACT D
TRACT C
FUTURE SUMP INLET
573 L.F. EXISTING SILT FENCE (FILING 2A) TO BE REMOVED
PROPOSED 10' SUMP INLET
PROPOSED RETAINING WALL
TW = 80.0
BW = 80.0
PORTION OF EXISTING SILT FENCE (FILING 2A) TO BE RELOCATED
SILT FENCE INSTALLED WITH FILING 2A TO REMAIN
UNPLATTED
FUT. 1 "T"
FUT. 2 "G"
FUT. 3 "W/O"
FUT. 4 "T"
FUT. 5 "G"
FUT. 6 "G"
FUT. 7 "G"
FUT. 8 "T"
FUT. 9 "A"
FUT. 10 "A"
FUT. 11 "A"
FUT. 12 "A"
FUT. 13 "A"
FUT. 14 "A"
FUT. 15 "W/O"
FUT. 16 "W/O"
FUT. 17 "W/O"
FUT. 18 "W/O"
FUT. 19 "T"
FUT. 20 "W/O"
FUT. 21 "W/O"
FUT. 22 "W/O"
FUT. 23 "T"
FUT. 26 "W/O"
FUT. 27 "W/O"
FUT. 28 "W/O"
FUT. 29 "W/O"
FUT. 30 "W/O"
FUT. 31 "T"
FUT. 32 "G"
FUT. 33 "T"
FUT. 34 "B"
FUT. 35 "B"
FUT. 36 "T"
FUT. 37 "G"
FUT. 38 "G"
FUT. 39 "G"
FUT. 40 "T"
FUT. 41 "B"
FUT. 42 "B"
20 "B"
21 "B"
HP
LP
SBB
SF
IP1
LOT DRAINAGE TYPES
TYPE A
TYPE B
WALKOUT/ GARDEN
BREAKPOINT (TYP.)
DIRECTION OF FLOW (TYP.)
NOTE: SIDE LOT LINE SWALES ARE REQUIRED FOR ALL LOTS.
50 25 0 50 100
SCALE: 1" = 50'

LEGEND

(6850)	EXISTING CONTOUR
6850	PROPOSED CONTOUR
	FILING LINE
	BOUNDARY/R.O.W. LINE
	EXISTING FLOW DIRECTION
	PROPOSED FLOW
"A"	A LOT
"B"	B LOT
"W/O"	WALKOUT LOT
"T"	TRANSITION LOT
"G"	GARDEN LOT
	PROPOSED INLET
	PROPOSED STORM SEWER PIPE
HP	PROPOSED HIGH POINT
LP	PROPOSED LOW POINT
TW = XX.XX / BW = XX.XX (X')	PROPOSED RETAINING WALL
TSB	TEMPORARY SEDIMENT BASIN
SF	SILT FENCE —x—
SBB	STRAW BALE CHECK DAM
IP	INLET PROTECTION
VTC	VEHICLE TRACKING CONTROL

NOTE:
SEE SHEET 4 FOR LOT TEMPLATES
SEE SHEET 4 FOR EROSION CONTROL DETAILS

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NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

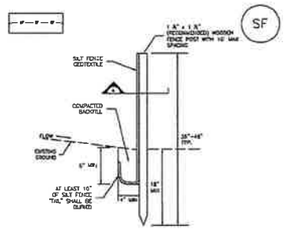
CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

FOREST LAKES FILING NO. 2B
OVERLOT GRADING PLAN
INCLUDING EROSION CONTROL

DESIGNED BY	MAL	SCALE	DATE 12/21/15
DRAWN BY	KC	(H) 1"= 50'	SHEET 3 OF 11
CHECKED BY	KRC	(V) 1"= 5'	JOB NO. 1175.02

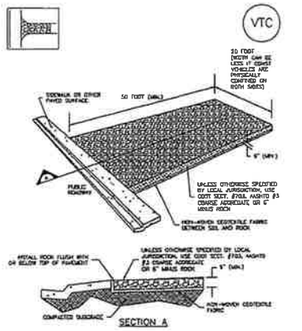
N:\117502\DRAWINGS\CONSTRUCTION\FILING NO. 2B\GRADING\117502-OG-FIL2B-03.dwg, 8/28/2017 12:08:50 AM, 1:1

Silt Fence (SF) SC-1



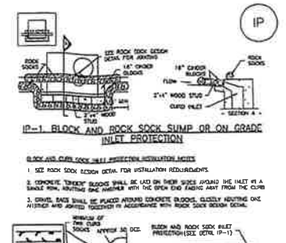
SF-1. SILT FENCE

Vehicle Tracking Control (VTC) SM-4

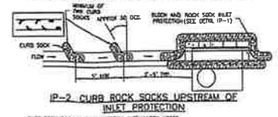


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SC-6 Inlet Protection (IP)

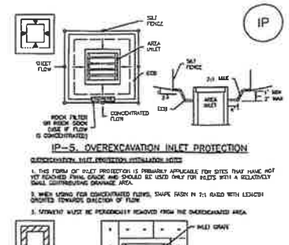


IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

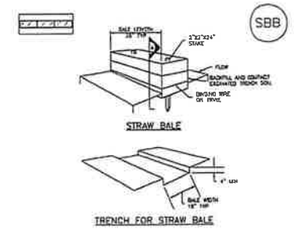
SC-6 Inlet Protection (IP)



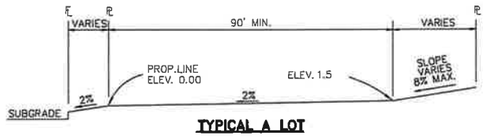
IP-5. OVEREXCAVATION INLET PROTECTION

IP-6. STRAW BALE FOR SUMP INLET PROTECTION

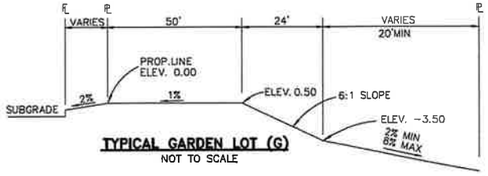
SC-3 Straw Bale Barrier (SBB)



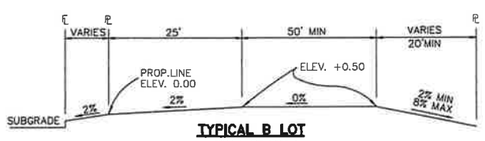
SBB-1. STRAW BALE



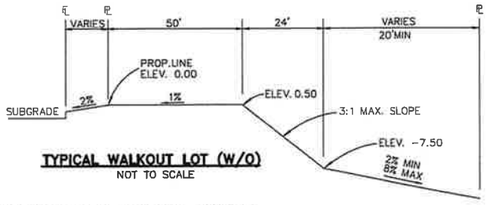
TYPICAL A LOT
NOT TO SCALE



TYPICAL GARDEN LOT (G)
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE



TYPICAL WALKOUT LOT (W/O)
NOT TO SCALE

NOTE:
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

Concrete Washout Area (CWA) MM-1

CWA-1. CONCRETE WASHOUT AREA

MM-1 Concrete Washout Area (CWA)

EROSION CONTROL CRITERIA:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

1.) THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.

2.) DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME RESEED ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.

3.) SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.

4.) MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.

5.) THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.

6.) DISTURBED SOIL SHALL BE VEGETATED WITHIN 60 DAYS AFTER SUBSTANTIAL FINAL GRADING IS COMPLETE. PROVIDE TEMPORARY VEGETATION TO DISTURBED AREAS THAT WILL HAVE A PERIOD OF EXPOSURE OF 6 MONTHS OR LONGER PRIOR TO FINAL STABILIZATION.

7.) ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING, EROSION CONTROL AND RECLAMATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGE THAT OCCURS, KEEPING ALL VEGETATION HEALTHY AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS PRACTICABLE.

8.) ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.

9.) THE CONTRACTOR SHALL PROVIDE VEHICLE TRACKING CONTROL FACILITIES FOR EACH ENTRANCE/EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THIS FACILITY BY ALL VEHICLES LEAVING THE SITE.

10.) EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.

11.) CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.

12.) ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.

13.) THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.

14.) MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

1. INSTALL INITIAL BMP'S
2. INSPECTION OF INTIAL BMP'S BY COUNTY STAFF
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF

BEGIN CONSTRUCTION	ACTIVITY	COMPLETION	EROSION CONTROL
UPON APPROVAL	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	ALL SHOWN ON GRADING PLAN

SEEDING GUIDELINES

1. SEEDBED PREPARATION
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THAN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.

2. FERTILIZER
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING. AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.

3. SEEDING
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 33% (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS.
SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD.
THE TIME OF SEEDING IS FROM OCTOBER 15TH – MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.

4. MULCHING
SEEDED AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.

5. SUPPLEMENTAL WATER
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

NOTES:

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 THE 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

NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0539F AND EFFECTIVE DATE, MARCH 17, 1997.

THE AVERAGE SOIL CONDITION REFLECTS _____ AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE U.S. SOIL CONSERVATION SERVICE.

EXISTING VEGETATION CONSISTS OF TALL NATIVE GRASSES AND WEEDS WITH SPORADIC CACTI AND YUCCAS THROUGH-OUT THE SITE.

EMERGENCY OVERFLOW SWALES FOR INLETS IN THE INTERIM UNTIL CURB AND ASPHALT IS INSTALLED WILL BE THE LOTS, FINAL WILL BE TO OVERTOP THE HIGH POINT IN ROADWAY TO THE NEXT AVAILABLE INLET OR TO PROPOSED POND.

STOCKPILE LOCATIONS FOR HOMEBUILDING TO BE ON EACH INDIVIDUAL LOT THAT IS BEING BUILT UPON.

LIMITS OF DISTURBANCE FOR THIS PLAN INCLUDE UTILITY INSTALLATION AND ROADWAY CONSTRUCTION WITHIN THE R.O.W., AND OVERLOT GRADING FOR DEVELOPMENT THEN INDIVIDUAL LOTS FOR HOMEBUILDING ONCE CONSTRUCTION OF THE HOME BEGINS.

GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

LOCATION OF STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

ALL AREAS ARE TO BE RESEEDED OUTSIDE OF THE FILING NO. 2B AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC SM
CONSULTING
ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

FOREST LAKES FILING NO. 2B
OVERLOT GRADING PLAN
INCLUDING EROSION CONTROL
DETAIL SHEET

CLASSIC CONSULTING ENGINEERS & SURVEYORS

DESIGNED BY	MAL	SCALE		DATE	12/21/15
DRAWN BY	KC	(H) 1"=	NA	SHEET	4 OF 11
CHECKED BY	KRC	(V) 1"=	NA	JOB NO.	1175.02