

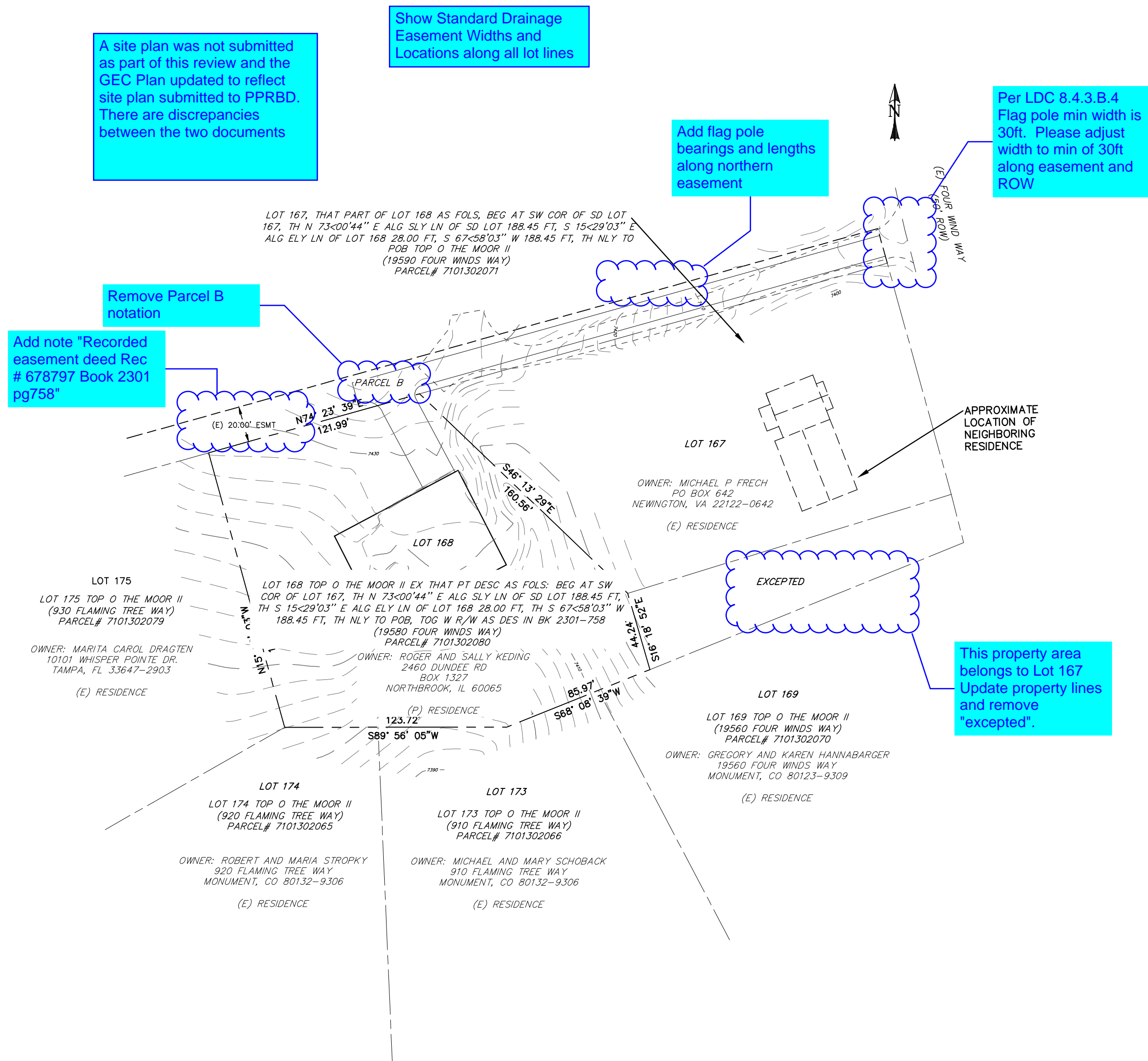
STANDARD CONSTRUCTION NOTES:

- 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 LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION.
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 FLOORPLAN 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.
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.

GRADING NOTES:

- 1. 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.
2. 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.
3. 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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. 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 DEC. A PRE-CONSTRUCTION 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.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. 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.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. 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.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
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. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. 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.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (D&I, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.) IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

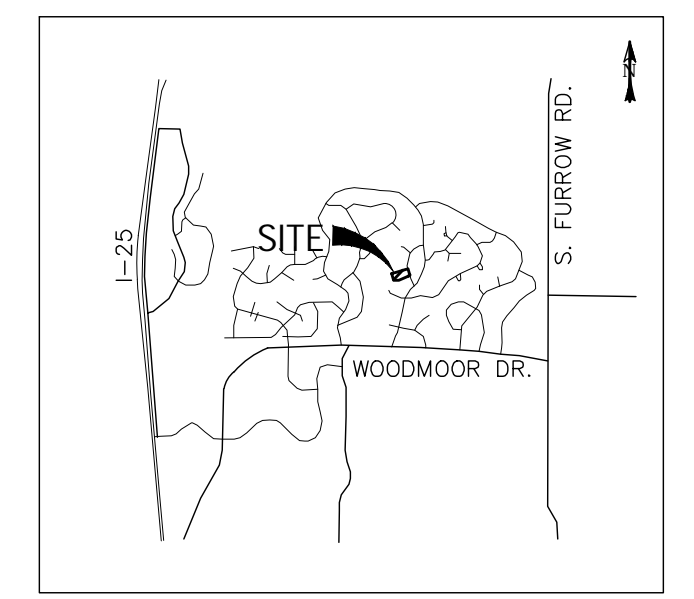
19584 FOUR WINDS WAY
GRADING & EROSION CONTROL PLAN
EL PASO COUNTY, COLORADO



Show Standard Drainage Easement Widths and Locations along all lot lines
A site plan was not submitted as part of this review and the GEC Plan updated to reflect site plan submitted to PPRBD. There are discrepancies between the two documents
Add flag pole bearings and lengths along northern easement
Per LDC 8.4.3.B.4 Flag pole min width is 30ft. Please adjust width to min of 30ft along easement and ROW
Remove Parcel B notation
Add note "Recorded easement deed Rec # 678797 Book 2301 pg758"

This property area belongs to Lot 167. Update property lines and remove "excepted".

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT



CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEERS STATEMENT:
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENCE, OMISSIONS, OR ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.
ENGINEER: [Signature] 40510 04/29/22 DATE

VICINITY MAP SCALE: N.T.S.

OWNER STATEMENT:
I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.
[Signature] 4/29/22 DATE

EL PASO COUNTY APPROVAL:
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 DIRECTOR'S DISCRETION.

COUNTY ENGINEER/ECM ADMINISTRATOR DATE

LEGEND table with columns for symbol, description, and notes. Includes symbols for existing/propose boundaries, easements, contours, and various control measures like silt fence, tracking control, washout areas, etc.

BMP LEGEND table listing Best Management Practices (BMPs) such as Silt Fence, Vehicle Tracking Control, Concrete Washout Area, Sediment Control Log, Rock Sock, Stabilized Staging Area, Stockpile Protection, Portable Toilet Maintenance, Drainage Swale, and Temporary Sediment Basin, each with a corresponding symbol.

BASIS OF BEARINGS
THE WESTERN BOUNDARY OF LOT 168 HAVING AN ASSUMED BEARING OF N15°29'03"W.

SHEET INDEX:
TITLE SHEET 1 OF 3
GRADING & EROSION CONTROL PLAN 2 OF 3
DETAIL SHEET 3 OF 3

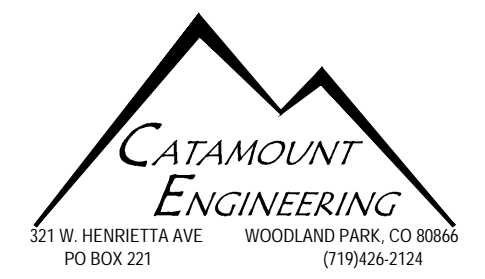
Update to correct PCD File # CDR-22-005

PUD SP-22-***

Revision table with columns for REV., DESCRIPTION, and DATE.



PREPARED FOR:
MAYNARD BUILDING
1364 OLD CEDAR COVE MONUMENT, CO 80132



19584 FOUR WINDS WAY
MONUMENT, CO 80132
GRADING & EROSION CONTROL PLAN

Design and drawing information table with columns for DESIGNED BY, DRAWN BY, SCALE, DATE, JOB NUMBER, SHEET, and 1 OF 3.

BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:

- *INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS...
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS...
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET...

EXISTING VEGETATION NOTE:
EXISTING LOT VEGETATION CONSISTS OF NATIVE GRASSES AND A FEW SHRUBS.

BMP INSTALLATION STAGING NOTES:

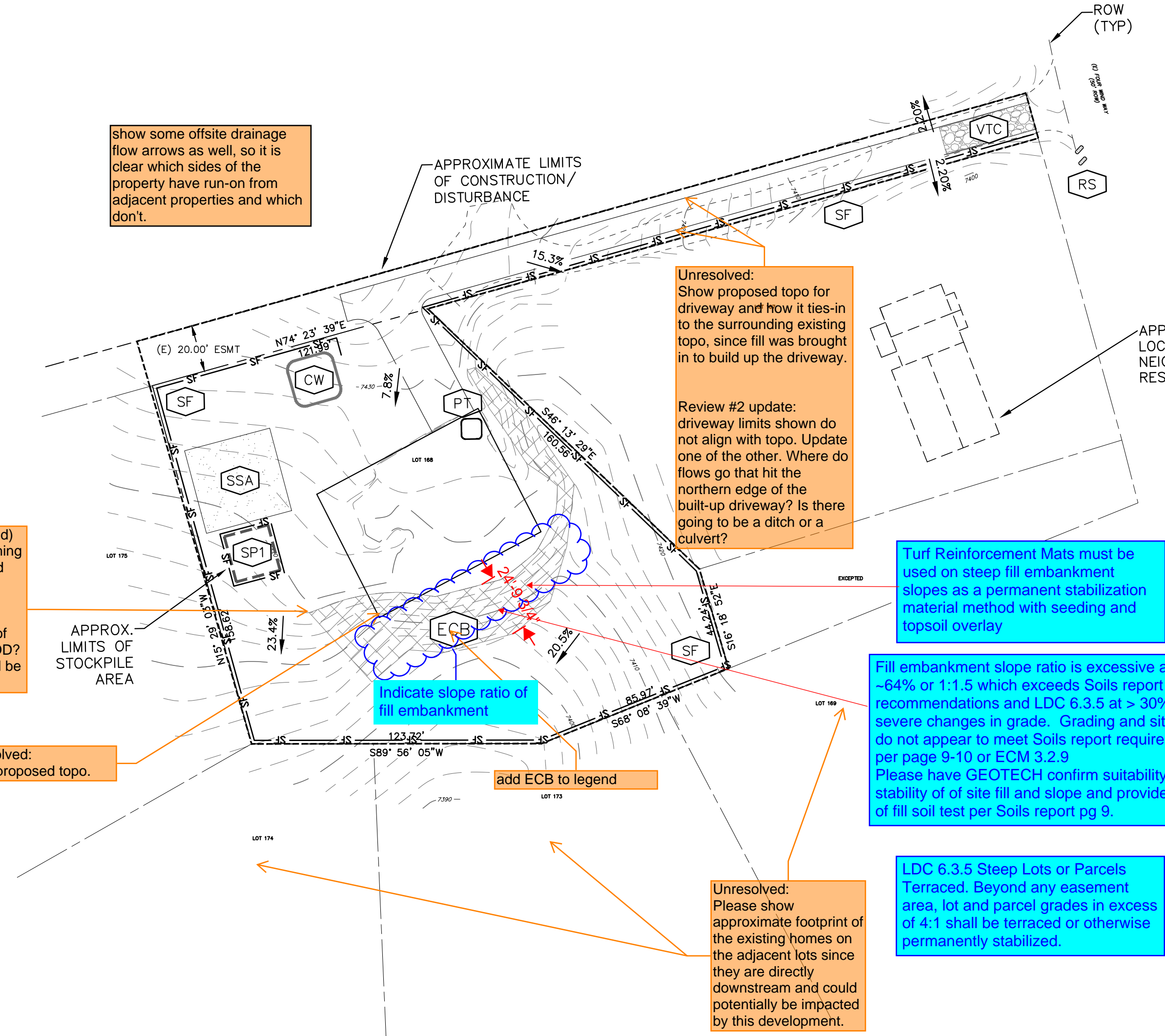
- STAGE 1 - PRE-DISTURBANCE
INSTALL INITIAL STORMWATER QUALITY (SWQ) BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES...
STAGE 2 - OVERLOT GRADING
COMMENCE THE BULK OF OVERLOT GRADING OPERATIONS AND INSTALL TEMPORARY BMP'S AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN...
STAGE 3 - INFRASTRUCTURE & BUILDING CONSTRUCTION
CONSTRUCT SITE IMPROVEMENTS AS SHOWN ON THE APPLICABLE CONSTRUCTION DOCUMENTS...
STAGE 4 - PERMANENT STABILIZATION
PERMANENT SWQ BMP'S SUCH AS RIP-RAP, CURB & GUTTER, PAVEMENT, LANDSCAPING, AND RESEEDING SHALL BE CONSTRUCTED AT THIS TIME AS OUTLINED ON THE GRADING AND EROSION CONTROL PLAN...

LEGEND
EXISTING (E)
PROPOSED (P)
CURB AND GUTTER C&G
PROPERTY BOUNDARY
RIGHT-OF-WAY
LOT LINE
(E) CONTOUR, INDEX 6400
(E) CONTOUR
(P) CONTOUR, INDEX 6400
(P) CONTOUR
(E) STORM SEWER
(P) STORM SEWER
LIMITS OF CONSTRUCTION/LIMITS OF DISTURBANCE
DIRECTION OF FLOW
OVERLAND FLOW ARROW
(E) DRAINAGE SWALE

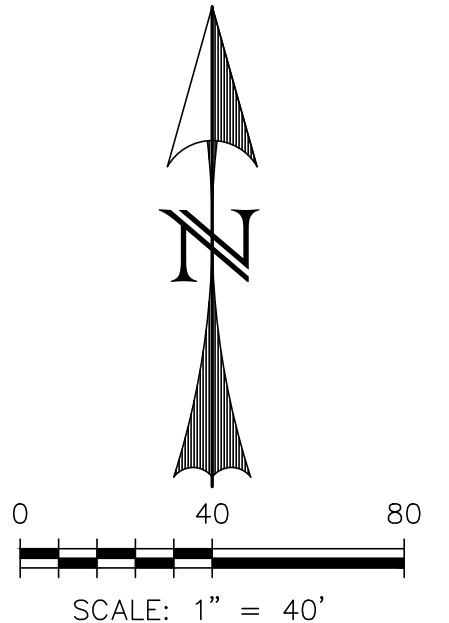
EROSION PROTECTION & REVEGETATION REQUIREMENTS
PRACTICE NO. & NAME: 342 - CRITICAL AREA TREATMENT
SEEDING GUIDELINES: THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRILABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS...
SEEDING OPERATION: DRILL, INTERSEED, BROADCAST, DRILL SPACING 6-12", TYPE GRASS 5/AGITATOR, DATE SEED, PLANTING DEPTH 1/4-1/2"
WEED CONTROL: N/A
MULCHING: LONG - STEM NATIVE HAY, AMOUNT: 4,000 POUNDS/ACRE
SEED SPECIES TABLE: GOSHEN (6.5), VAUGHN (9.0), LDVINGTON (3.0), BLACKWELL (4.5), PASTURA (7.0)

NOTE:
THE LOCATION OF SOIL STOCKPILE(S) AND STAGING AREA SHALL BE DETERMINED BY THE CONTRACTOR...
Unresolved comment from Review #1: Item "p" - delineate and/or rotate areas of cut/fill.
Review #2 update: the linetype is shown in the Legend but not on the plans. No relevant note or callout is seen on plans either.

BMP LEGEND
SILT FENCE (SF) STAGE 1
VEHICLE TRACKING CONTROL (VTC) STAGE 1
CONCRETE WASHOUT AREA (CWA) STAGE 3
SEDIMENT CONTROL LOG (SCL) STAGE 3
ROCK SOCK (RS) STAGE 1 & 3
STABILIZED STAGING AREA (SSA) STAGE 1
STOCKPILE PROTECTION (SPT) STAGE 1
PORTABLE TOILET MAINTENANCE (PT) STAGE 1
DRAINAGE SWALE (DSW) STAGE 2
TEMPORARY SEDIMENT BASIN (TSB) STAGE 1
WATTLE (WT) STAGE 3
CUT/FILL LINE



Annotations and notes on the site plan:
- 'show some offsite drainage flow arrows as well, so it is clear which sides of the property have run-on from adjacent properties and which don't.'
- 'Approximate Limits of Construction / Disturbance'
- 'Unresolved: Show proposed topo for driveway and how it ties-in to the surrounding existing topo, since fill was brought in to build up the driveway.'
- 'Review #2 update: driveway limits shown do not align with topo. Update one of the other. Where do flows go that hit the northern edge of the built-up driveway? Is there going to be a ditch or a culvert?'
- 'Turf Reinforcement Mats must be used on steep fill embankment slopes as a permanent stabilization material method with seeding and topsoil overlay'
- 'Fill embankment slope ratio is excessive at ~64% or 1:1.5 which exceeds Soils report recommendations and LDC 6.3.5 at > 30% with severe changes in grade. Grading and site fill do not appear to meet Soils report requirements per page 9-10 or ECM 3.2.9. Please have GEOTECH confirm suitability and stability of site fill and slope and provide copy of fill soil test per Soils report pg 9.'
- 'LDC 6.3.5 Steep Lots or Parcels Terraced. Beyond any easement area, lot and parcel grades in excess of 4:1 shall be terraced or otherwise permanently stabilized.'
- 'Unresolved: Please show approximate footprint of the existing homes on the adjacent lots since they are directly downstream and could potentially be impacted by this development.'
- 'Unresolved: Show proposed topo.'
- 'What about the rest of the areas with the LOD? Indicate how they will be stabilized.'
- 'show ECB (as needed) and/or seeding/mulching along entire disturbed hillside and roadway slopes as well.'
- 'APPROX. LIMITS OF STOCKPILE AREA'
- 'add ECB to legend'



Revision table with columns: REV., DESCRIPTION, DATE.



Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MAYNARD BUILDING
1364 OLD CEDAR COVE
MONUMENT, CO 80132

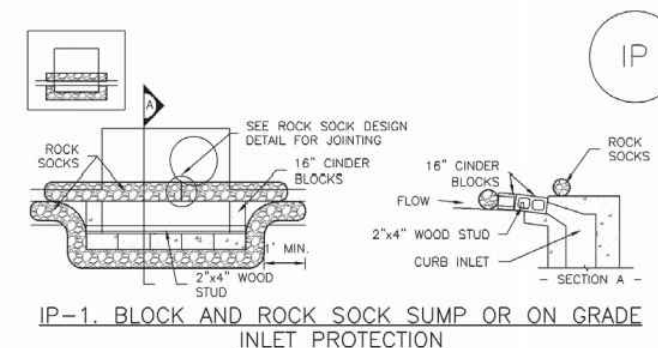
PREPARED UNDER MICHIGAN LICENSE NO. 40510
FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MUJARES, CDR. 4/29/22



19584 FOUR WINDS WAY
MONUMENT, CO 80132
GRADING & EROSION CONTROL
PLAN

DESIGNED BY: DLM
DRAWN BY: SLP
SCALE: N/A
JOB NUMBER: 21-337
SHEET: 2 OF 3

SC-6 Inlet Protection (IP)



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

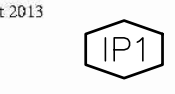
INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHOKER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, HAVING THE SIDES WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

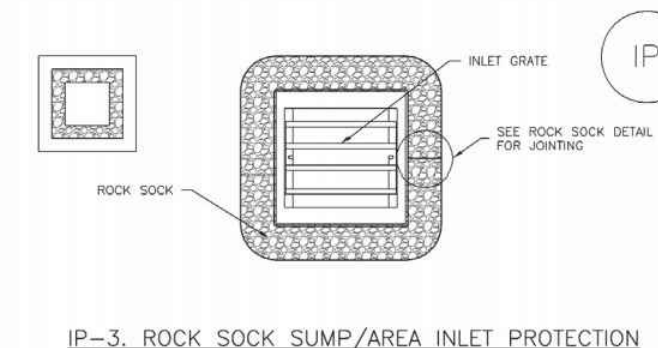
ROCK SOCK SURFACE SUMP INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHOKER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, HAVING THE SIDES WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHOKER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, HAVING THE SIDES WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

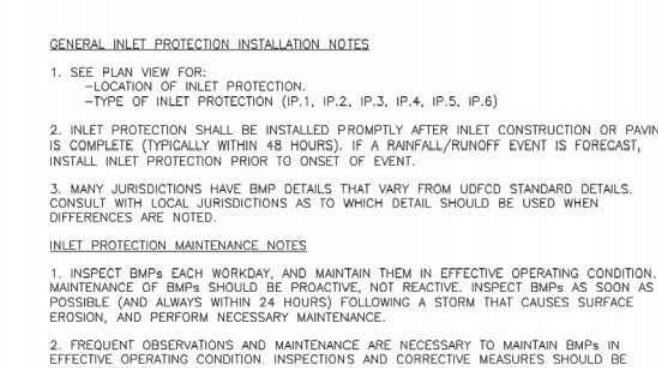
ROCK SOCK SURFACE SUMP INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHOKER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, HAVING THE SIDES WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



IP-4. SILT FENCE FOR SUMP INLET PROTECTION



SILT FENCE INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF SILT FENCE.
- CONSTRUCTION MAT SHALL BE INSTALLED UPSTREAM AFTER INLET CONSTRUCTION IS COMPLETED (TYPICALLY WITHIN 48 HOURS) OF A STABILIZED STAGING AREA.
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

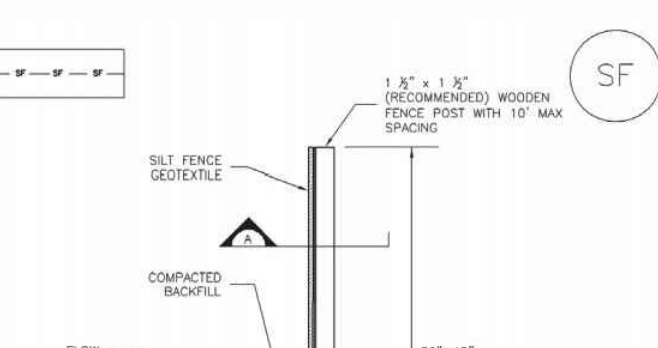
ROCK SOCK SURFACE SUMP INLET PROTECTION INSTALLATION NOTES

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CHOKER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, HAVING THE SIDES WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

Urban Drainage and Flood Control District
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Silt Fence (SF)

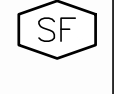


SILT FENCE

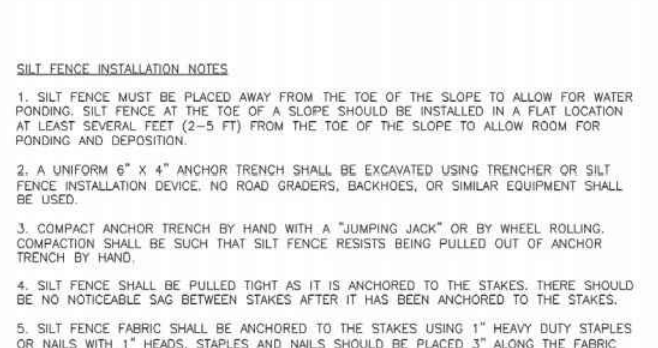
POSTS SHALL OVERLAP AT JOINTS AND NOT BE USED AS BRACE FOR SILT FENCE.

THICKNESS OF GEOTEXTILE AND WIRE SHALL BE AS SHOWN.

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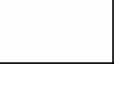
SILT FENCE (SF)



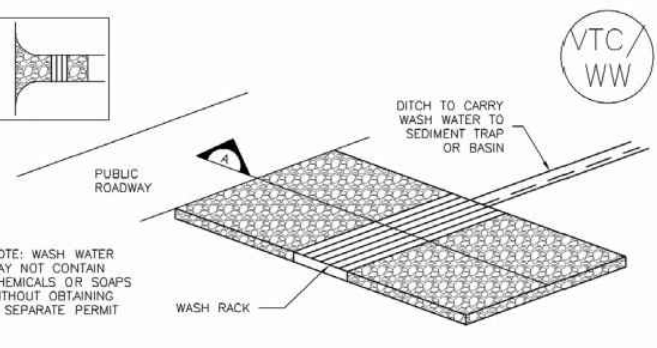
SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PENETRATION. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST 10 FEET (3.0 M) FROM THE TOE OF THE SLOPE TO ALLOW FOR SOIL PONDING AND DISPERSION.
- IF A PERMANENT OR TEMPORARY TRENCH IS REQUIRED, THE SILT FENCE SHOULD BE PLACED PERPENDICULAR TO THE TRENCH TO MAINTAIN THE FUNCTIONALITY OF THE SILT FENCE.
- IF THE END OF A BANK OF SILT FENCE ALONG A CHANNEL, THE SILT FENCE SHOULD BE PLACED PERPENDICULAR TO THE CHANNEL TO MAINTAIN THE FUNCTIONALITY OF THE SILT FENCE.
- IF THE END OF A BANK OF SILT FENCE ALONG A CHANNEL, THE SILT FENCE SHOULD BE PLACED PERPENDICULAR TO THE CHANNEL TO MAINTAIN THE FUNCTIONALITY OF THE SILT FENCE.

Urban Drainage and Flood Control District
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Vehicle Tracking Control (VTC)



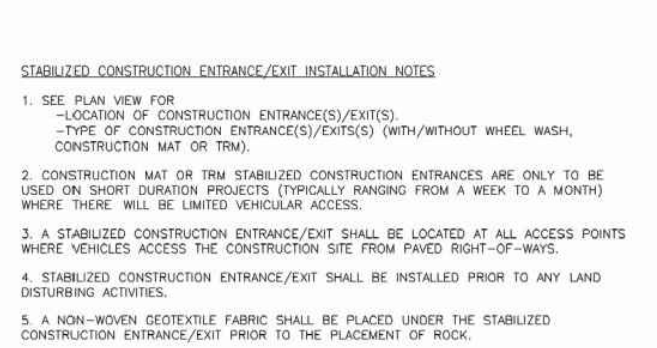
VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

NOTE: WASH WATER MUST BE COLLECTED AND TREATED WITHOUT DELAYING A SEPARATE FENCE.

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Urban Storm Drainage Criteria Manual Volume 3



Vehicle Tracking Control (VTC)



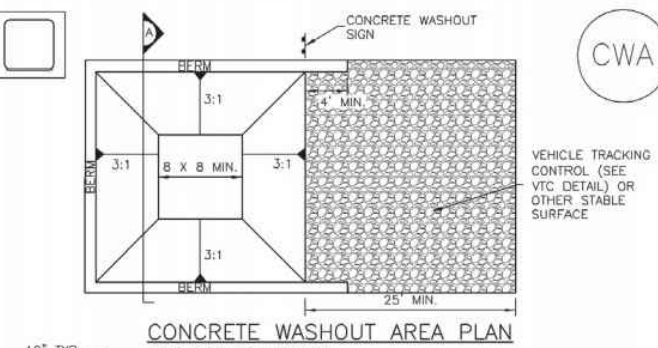
STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF CONSTRUCTION ENTRANCE/EXIT.
- CONSTRUCTION MAT SHALL BE INSTALLED UPSTREAM AFTER INLET CONSTRUCTION IS COMPLETED (TYPICALLY WITHIN 48 HOURS) OF A STABILIZED STAGING AREA.
- CONSTRUCTION MAT SHALL BE INSTALLED UPSTREAM AFTER INLET CONSTRUCTION IS COMPLETED (TYPICALLY WITHIN 48 HOURS) OF A STABILIZED STAGING AREA.

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



Concrete Washout Area (CWA)



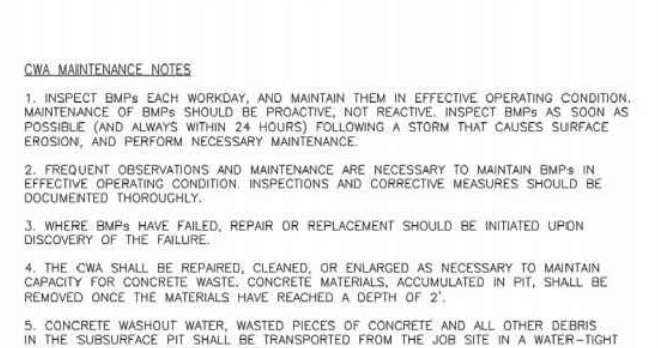
CWA-1. CONCRETE WASHOUT AREA

CONCRETE WASHOUT AREA PLAN

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Urban Storm Drainage Criteria Manual Volume 3



Concrete Washout Area (CWA)



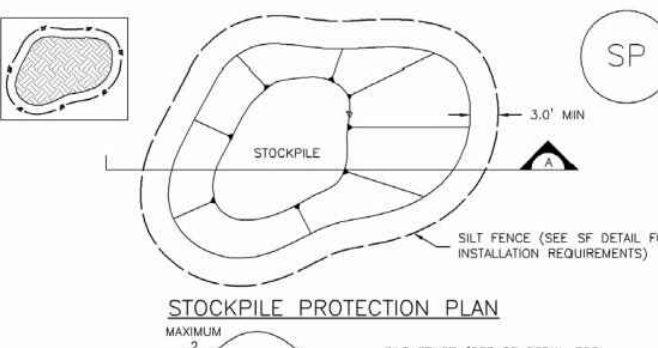
CWA MAINTENANCE NOTES

- CONCRETE WASHOUT AREA SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BAYS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BAYS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- IF A PERMANENT OR TEMPORARY TRENCH IS REQUIRED, THE CWA SHOULD BE PLACED PERPENDICULAR TO THE TRENCH TO MAINTAIN THE FUNCTIONALITY OF THE CWA.
- IF THE END OF A BANK OF CWA ALONG A CHANNEL, THE CWA SHOULD BE PLACED PERPENDICULAR TO THE CHANNEL TO MAINTAIN THE FUNCTIONALITY OF THE CWA.

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Stockpile Management (SP)



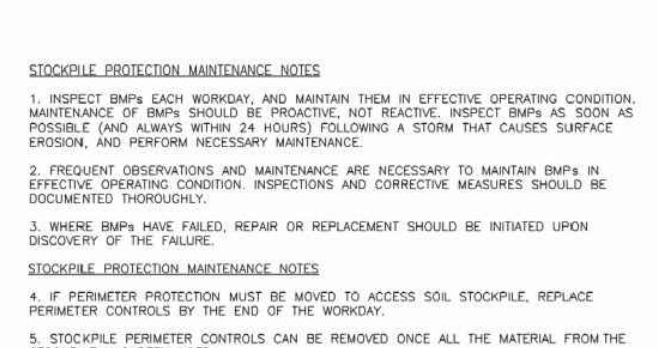
SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION PLAN

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Urban Storm Drainage Criteria Manual Volume 3



Stockpile Management (SM)



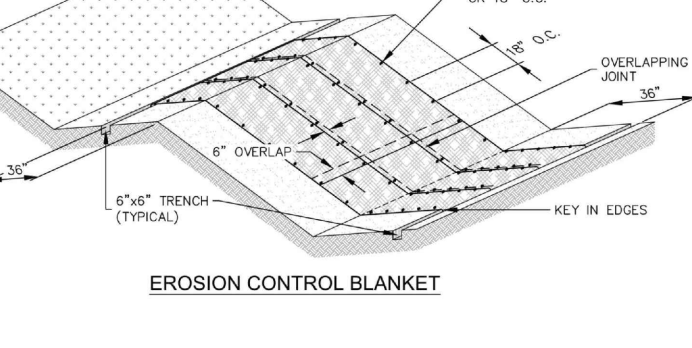
STOCKPILE PROTECTION MAINTENANCE NOTES

- STOCKPILE PROTECTION SHALL BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BAYS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BAYS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- IF A PERMANENT OR TEMPORARY TRENCH IS REQUIRED, THE STOCKPILE PROTECTION SHOULD BE PLACED PERPENDICULAR TO THE TRENCH TO MAINTAIN THE FUNCTIONALITY OF THE STOCKPILE PROTECTION.
- IF THE END OF A BANK OF STOCKPILE PROTECTION ALONG A CHANNEL, THE STOCKPILE PROTECTION SHOULD BE PLACED PERPENDICULAR TO THE CHANNEL TO MAINTAIN THE FUNCTIONALITY OF THE STOCKPILE PROTECTION.

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Erosion Control Blanket



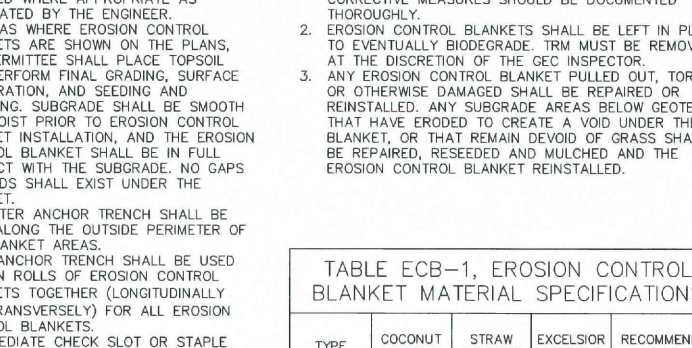
EROSION CONTROL BLANKET

STAPLE CHECK TO BE USED ON SLOPE EVERY 15 FEET

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Erosion Control Blanket (ECB)



INSTALLATION NOTES

- USE NATURAL AND BIODEGRADABLE MATERIALS FOR EROSION CONTROL. THE PRODUCTS MUST BE USED WHERE APPROPRIATE AS DETERMINED.
- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. THEY MUST BE REMOVED AT THE DISCRETION OF THE SFC INSPECTOR. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE EXPOSED TO GRADES SHALL BE REPAIRED, RESEDED AND MULCHED. THE EROSION CONTROL BLANKET REINSTALLED.

MAINTENANCE NOTES

- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. THEY MUST BE REMOVED AT THE DISCRETION OF THE SFC INSPECTOR. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE EXPOSED TO GRADES SHALL BE REPAIRED, RESEDED AND MULCHED. THE EROSION CONTROL BLANKET REINSTALLED.

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REV.	DESCRIPTION	DATE



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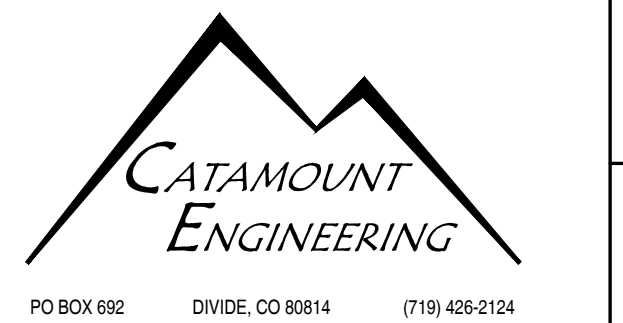
DAVID L. MIJAREC, P.E. #40510

DATE: 04/29/22

PREPARED UNDER DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING

DAVID L. MIJAREC, P.E. #40510

DATE: 04/29/22



19584 FOUR WINDS WAY
MONUMENT, CO 80132

GRADING & EROSION CONTROL
DETAIL SHEET

SCALE: N/A	DATE: 02/17/22
JOB NUMBER: 21-337	SHEET: 3 OF 3

DRAWN BY: SLP