

LEGAL DESCRIPTION:

TWO (2) PARCELS OF LAND BEING A PORTION OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°06'20"E ON THE NORTH OF LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°00'00"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30; THENCE N89°03'20"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 920.27 FEET; THENCE N00°00'18"E A DISTANCE OF 128.29 FEET; THENCE S55°57'42"E A DISTANCE OF 423.40 FEET; THENCE S13°57'08"E A DISTANCE OF 628.43 FEET TO A POINT ON THE EAST LINE OF AN EASEMENT PLATTED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WYOMING FILED NO. 1, RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

1. S52°41'25"W A DISTANCE OF 1,517.83 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 169°05'30" TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°53'45", A RADIUS OF 1,640.00 FEET, A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;
5. S72°38'09"W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°45'53", A RADIUS OF 3,460.00 FEET A DISTANCE OF 46.18 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 28 OF SAID FLYING HORSE NORTH FILING NO. 1;

THENCE N00°13'46"W ON THE EAST LINE OF SAID LOT 28, A DISTANCE OF 497.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE N89°03'58"E ON SAID NORTH LINE A DISTANCE OF 491.20 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,475,776 SQUARE FEET OR 56.836 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 80, FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238, SAID POINT BEING ON THE WESTERLY LINE OF LOT 79, FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00'00"E ON THE WEST LINE OF SAID LOT 79, A DISTANCE OF 477.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

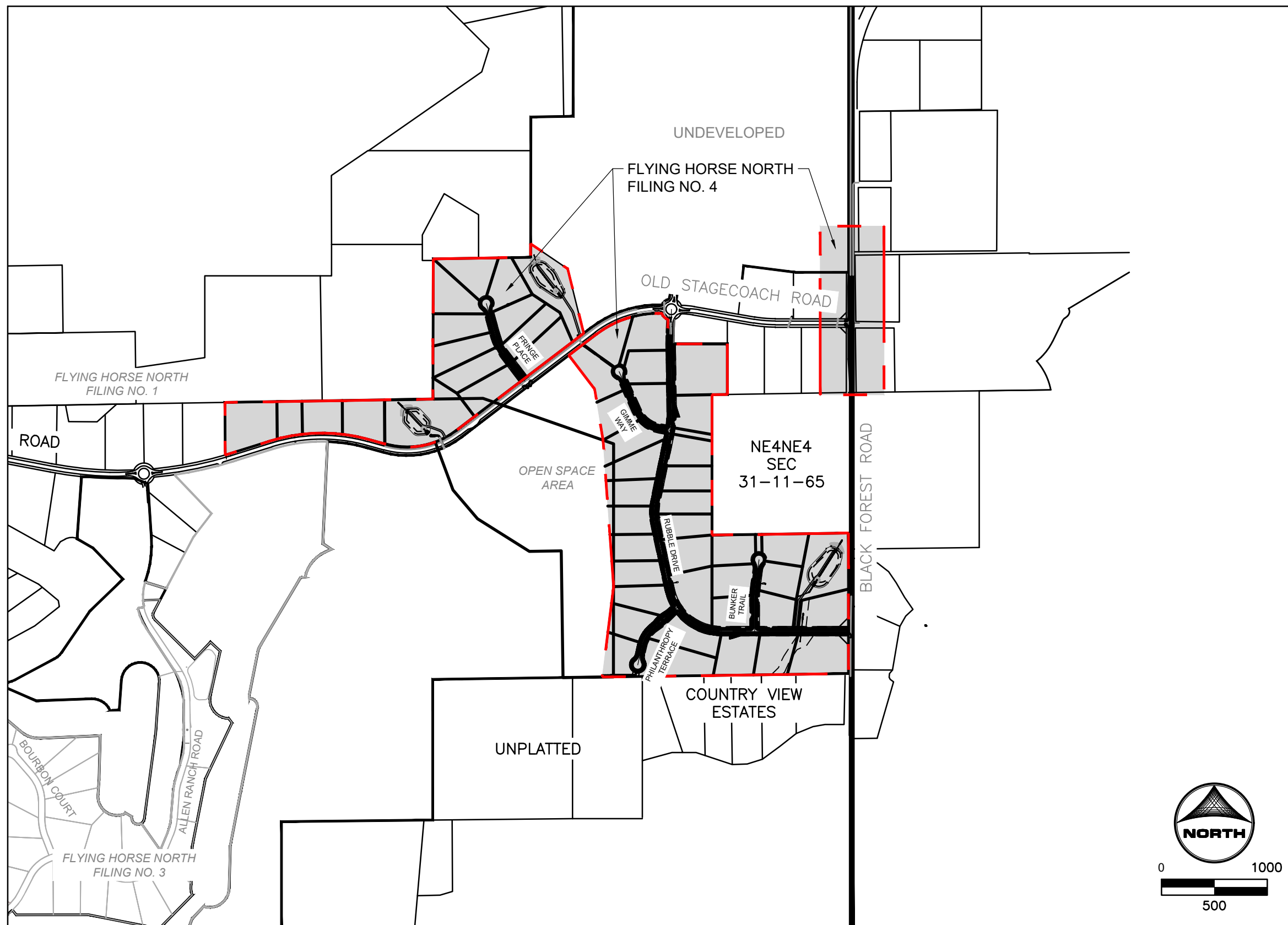
THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°08'21"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,289.57 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S00°00'54"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID BLACK FOREST ROAD BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,328.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'55"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,327.40 FEET; THENCE N07°08'46"E A DISTANCE OF 860.74 FEET; THENCE N04°05'31"W A DISTANCE OF 1,388.17 FEET; THENCE N09°22'22"W A DISTANCE OF 488.58 FEET; THENCE N37°18'35"W A DISTANCE OF 402.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING EIGHT (8) COURSES:

1. N52°41'25"E A DISTANCE OF 330.02 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET A DISTANCE OF 649.77 FEET TO A POINT OF TANGENT;
3. S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N67°53'33"E, A HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
5. S89°25'32"E A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET A DISTANCE OF 78.69 FEET TO A POINT ON CURVE;
7. S89°25'32"E A DISTANCE OF 60.00 FEET;
8. N89°59'56"E A DISTANCE OF 505.80 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,181,149 SQUARE FEET OR 119.943 ACRES, MORE OR LESS.

PARCEL 1 AND PARCEL 2 CONTAIN A TOTAL CALCULATED AREA OF 7,656.925 SQUARE FEET OR 175.779 ACRES.

FLYING HORSE NORTH FILING NO. 4
GRADING AND EROSION CONTROL PLANS
 A TRACT OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH,
 RANGE 65 WEST OF THE 6TH P.M., AND A PORTION OF SECTION 31, TOWNSHIP 11
 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO




VICINITY MAP

NOT TO SCALE

SHEET INDEX

- 1 - COVER
2 - LEGEND & NOTES
3 - 6 - INITIAL & INTERIM GEO
7 - 10 - FINAL GEC
11 - 12 - DETAILS
13 - CHANNEL SECTIONS

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
COVER

SHEET
CV

1



PCD FILE NO.: SF2423

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 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 OF 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 GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND THE 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 OPERATION 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 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 FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OF 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 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 OF 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 LOOSENED 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 BLANKET 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 THIS 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 PROPERLY 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 THE 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 AN EAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABEL.
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 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 ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS RULES OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
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 THE SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. DATED SEPTEMBER 11, 2024 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST (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:

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
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FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

LEGEND & NOTES

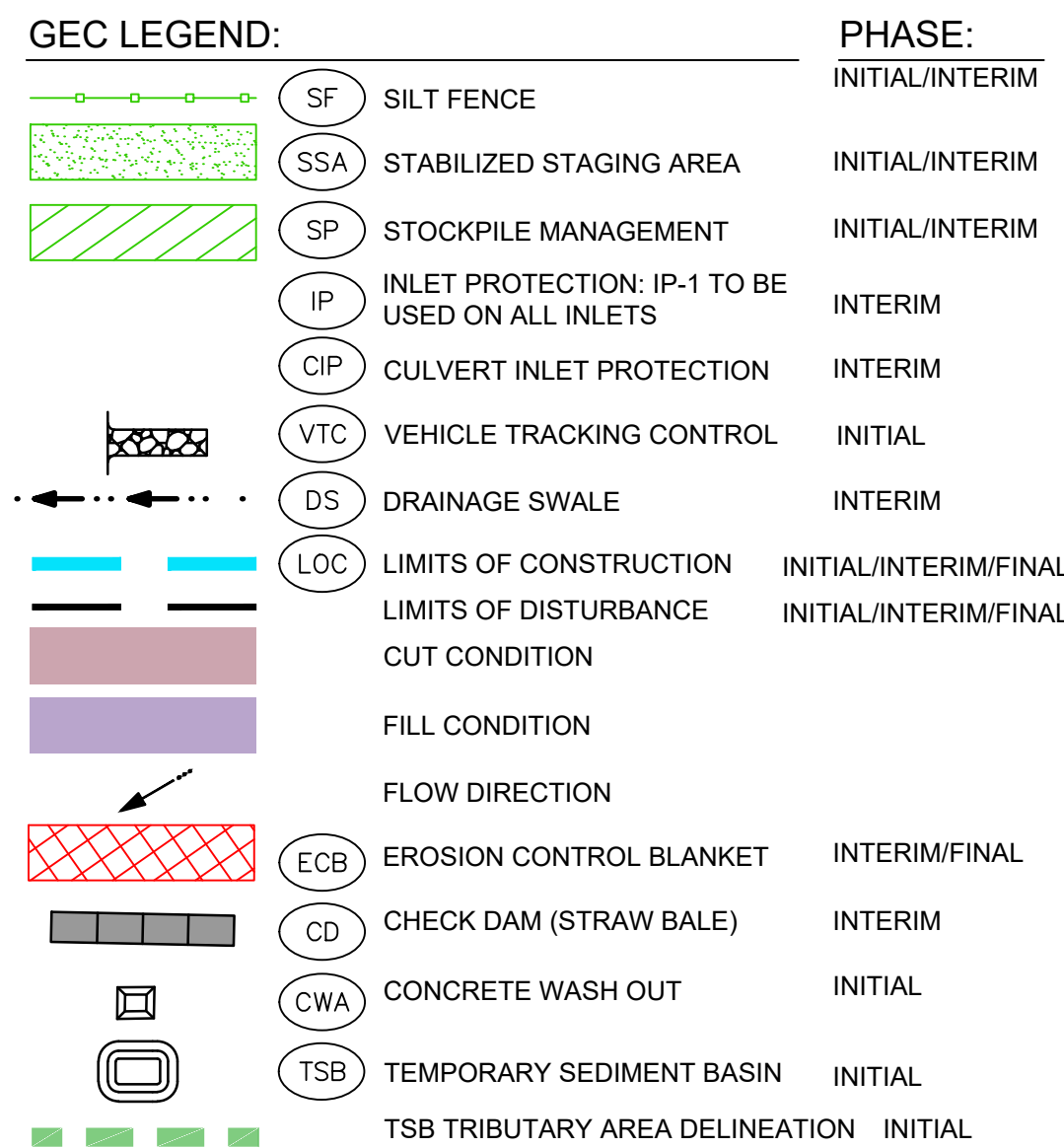
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Δ	DEFLECTION ANGLE	FOC	FIBER OPTICS CABLE
Ø, DIA	DIAMETER	FT	FOOT OR FEET
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GB	GRADE BREAK
ABC	ASPHALT BASE COURSE	GAL	GALLON
ABD	ABANDONED	HDPE	HIGH DENSITY POLYETHYLENE
AC	ACRE	HC RAMP	HANDICAP RAMP
ADA	THE AMERICANS WITH DISABILITIES ACT	HW	HEADWALL
ASPH	ASPHALT	INV	INVERT
ASS'Y	ASSEMBLY	KM	KILOMETER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	L	LENGTH
BFE	BASE FLOOD ELEVATION	LF	LINEAR FEET
BLDG	BUILDING	M	METER
BLVD	BOULEVARD	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BNDY	BOUNDARY	MAINT	MAINTENANCE
BOP	BOTTOM OF POND	MAX	MAXIMUM
BW	BOTTOM OF WALL	MH	MANHOLE
C&G	CURB AND GUTTER	MP	MIDPOINT
CA	COARSE AGGREGATE	N	NORTH/NORTHING
CATV	CABLE TELEVISION	NO	NUMBER
CB	CHORD BEARING/CATCH BASIN	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	OH	OVERHEAD
CIP	CAST IRON PIPE	PB	PUBLIC
CL	CENTER LINE	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVATURE
COMP	COMPOSITE	PCR	POINT OF CURB RETURN
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONST	CONSTRUCT OR CONSTRUCTION	PIE	PUBLIC IMPROVEMENT ESMT
CSP	CORRUGATED STEEL PIPE	PT	POINT OF TANGENCY
CSU	COLORADO SPRINGS UTILITIES	PRC	PROPOSED
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CTR	CENTER	PRV	PRESSURE REDUCING VALVE
CU	COPPER	PVT	PRIVATE
CY	CUBIC YARD	PJAE	PUBLIC UTILITY AND ACCESS ESMT
DBL	DOUBLE	PJADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG	DEGREE	PVC	POLYVINYL CHLORIDE
DET	DETAIL	R	RADIUS
DEPT	DEPARTMENT	REC	RECEPTION
DIM	DIMENSION	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	DUCTILE IRON PIPE	S	SOUTH
DOT	DEPARTMENT OF TRANSPORTATION	SHT	SHEET
DWG	DRAWING	SQ	SQUARE
E	EAST/EASTING	SW	SPILLWAY
EL	ELEVATION	TBC	TOP BACK OF CURB
ELEC	ELECTRIC	TC	TRICKLE CHANNEL
EOG	EDGE OF GUTTER	TOP	TOP OF POND
EOP	EDGE OF PAVEMENT	TW	TOP OF WALL
ESMT	EASEMENT	TYP	TYPICAL
EW	ENDWALL	UG	UNDERGROUND
EX	EXISTING	VERT	VERTICAL
FD	FRENCH DRAIN	W	WEST
FDC	FIRE DEPARTMENT CONNECTION	WW	WASTEWATER
FES	FLANGE ELEVATION	WWF	WELDED WIRE FABRIC
FF	FLARED END SECTION	WI	WITH
FG	FINISHED FLOOR	W/O	WITHOUT
FH	FINISHED GRADE	YD	YARD
FHWA	FIRE HYDRANT		
FL	FEDERAL HIGHWAY ADMINISTRATION		
	FLOW LINE		

	EXISTING	PROPOSED		EXISTING	PROPOSED
MATCH LINE			WATER		
FILING LINE			FIRE HYDRANT		
SECTION LINE			FIRE DEPT. CONNECTION		
PROPERTY LINE			GATE VALVE		
EASEMENT LINE			MANHOLE		
RIGHT OF WAY			METER		
CENTERLINE			TEE		
CHAIN LINK FENCE			REDUCER		
WOODEN FENCE					
ROD IRON FENCE			DRY UTILITIES		
GUARDRAIL			ELECTRIC METER		
CABLE TV			ELECTRIC PEDESTAL		
U.G. ELECTRIC			ELECTRICAL CABINET		
OVERHEAD ELECTRIC			ELECTRIC VAULT		
FIBER OPTIC			FIBER OPTIC PULL BOX		
GAS MAIN			FIBER OPTIC MANHOLE		
SANITARY SEWER			FIBER OPTIC PEDESTAL		
STORM DRAIN			FIBER OPTIC SIGN		
TELEPHONE			FIBER OPTIC VAULT		
WATER MAIN			GAS METER		
SWALE			GAS SIGN		
TRAIL			GAS VAULT		
CURB & GUTTER			TELEPHONE CABINET		
DRAINAGE BASIN			TELEPHONE MANHOLE		
INDEX CONTOUR			TELEPHONE SIGNAL/MAST		
INTER. CONTOUR			TELEPHONE SIGN		
100-YR FLOODPLAIN			TELEPHONE PEDESTAL		
FLOODWAY			TRANSFORMER		
			LIGHT POLE		
			FIBER OPTIC VAULT		
EDGE OF WETLANDS					
DRAINAGE			MISCELLANEOUS		
			SIGN		
DRAINAGE BASIN			BOLLARD		
			ACCESSIBLE PARKING		
BASIN TAG					
DESIGN POINT					





1. SEE SHEETS 11-12 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL, LATEST REVISIONS.
3. AREAS WITH LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF THE LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ADJACENT ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM. AREAS NOT TO BE DISTURBED ARE AREAS WITHIN ROLLMAX TRM (TMAX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POOL CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.)
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SHOWN IN STORM CONSTRUCTION DRAWINGS.

BASE SURFACE: EXISTING-FULL VOLUME: COMPARISON SURFACE: FILING-4-FG

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 82678.57 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 76194.18 CUBIC YARDS
NET VOLUME(UNADJUSTED): 6484.39(FILL) CUBIC YARDS

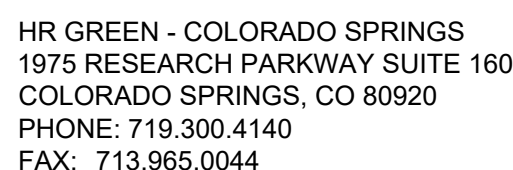
LOC - LIMITS OF CONSTRUCTION (ENTIRE
FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAY
UTILITIES, GRADING) = 33.71 AC



PCD FILE NO.: SF2422

NO.	DATE	BY	REVISION DESCRIPTION



GRADING & EROSION CONTROL PLAN
INITIAL & INTERIM GEC

3



SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FEET)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

LOC - LIMITS OF CONSTRUCTION (ENTIRE FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAY UTILITIES, GRADING) = 33.71 AC

VOLUME:

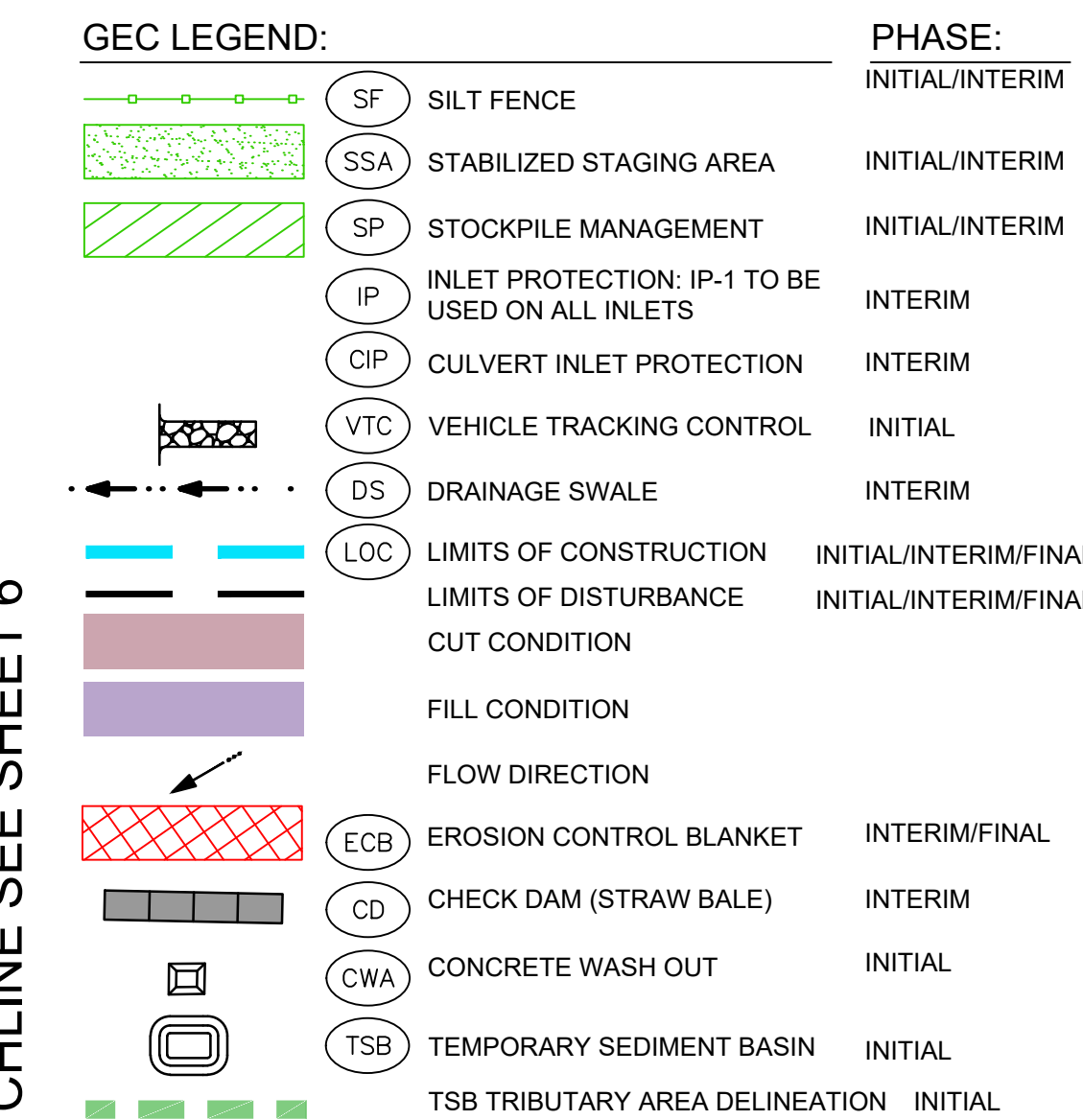
CUT FACTOR:	1.00
FILL FACTOR:	1.00
CUT VOLUME(UNADJUSTED):	82678.57 CUBIC YARDS
FILL VOLUME(UNADJUSTED):	76194.18 CUBIC YARDS
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LOC - LIMITS OF CONSTRUCTION (ENTIRE FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAY UTILITIES, GRADING) = 33.71 AC

SHEET
GEC

•



GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 11-12 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL, LATEST REVISIONS.
3. ALL EROSION CONTROL MEASURES WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THE PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECTS CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO AMENDED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON POND.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHER THAN NATIVE GRASSES AND WEEDS.
10. THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMX P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE ROUNDUPS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

VOLUME:

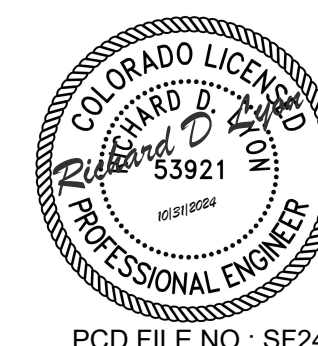
CUT FACTOR:	1.00
FILL FACTOR:	1.00
CUT VOLUME(UNADJUSTED):	82678.57 CUBIC YARDS
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NET VOLUME(UNADJUSTED):	6484.39(FILL) CUBIC YARDS

LOC - LIMITS OF CONSTRUCTION (ENTIRE FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAY UTILITIES, GRADING) = 33.71 AC

SHEET
GEC

•



PCD FILE NO.: SF2422

UNDEVELOPED
AREA

UNPLATTED PROPERTY
SCH. NO. 5100000080
ZONING: RR-5
~40 AC.

SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FEET)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

TEMPORARY SEDIMENT BASIN A
TO BE GRADED TO FINISHED POND ELEVATIONS
PER CONSTRUCTION DRAWINGS.

TOTAL TRIBUTARY AREA: 72.1 AC
DISTURBED AREA: 16.6 AC
UNDISTURBED AREA: 55.5 AC
SEDIMENT VOL: 1.67 AC-FT
BASIN VOL: 2.68 AC-FT
BTM. OF POND: 7533.00
CREST EL.: 7537.00
TOP OF POND EL.: 7538.00
SPILLWAY PER FINISHED POND
EMERGENCY SPILLWAY (70'W BY 30'L)

SED BASIN A
RISER PIPE INV.
EL AT BEND: 7528.37
RISER PIPE INFO:
2 COLUMNS OF ORIFICES

10 ORIFICES TOTAL: 2-1/4" IN DIA. EA.
ROW 1 ORIFICE EL. 7534.76
ROW 2 ORIFICE EL. 7535.09
ROW 3 ORIFICE EL. 7535.42
ROW 4 ORIFICE EL. 7535.75
ROW 5 ORIFICE EL. 7536.08

TEMPORARY SEDIMENT BASIN
RISER PIPE, 130 LF @ 7.2%
DAYLIGHT AT INV. EL. 7524.00

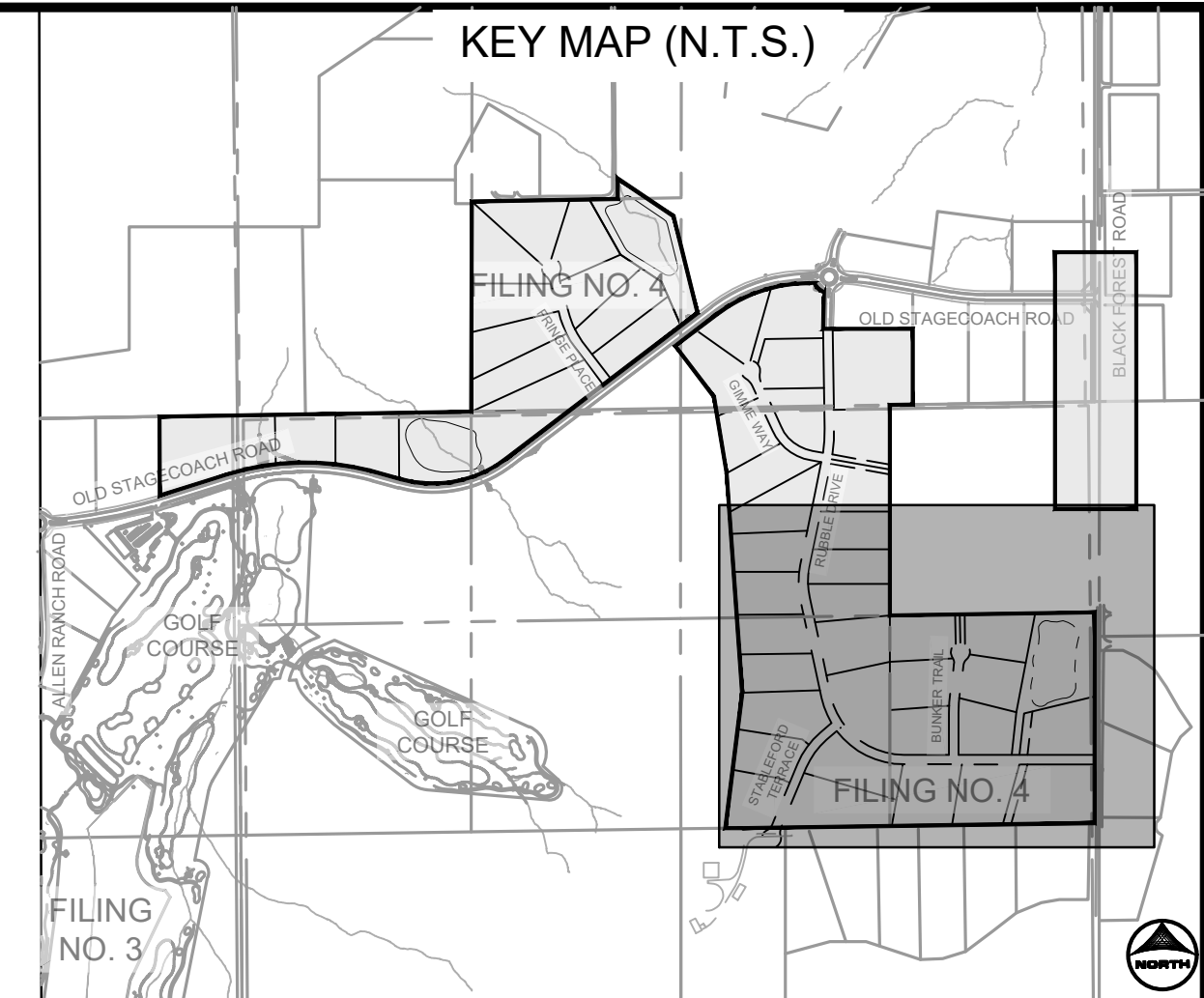
ROADWAY AND POND CONSTRUCTION LIMITS
OF DISTURBANCE: 23.61 AC (INITIAL/INTERIM)

ROADWAY AND POND CONSTRUCTION LIMITS
OF DISTURBANCE: 23.61 AC (INITIAL/INTERIM)

BLACK DAM SPACING PER
TABLE 1.1 ON THIS SHEET

Donner / Rail

KEY MAP (N.T.S.)



GEC LEGEND:

PHASE: _____

	SF	SILT FENCE	INITIAL/INTERIM
	SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
	SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
	IP	INLET PROTECTION: IP-1 TO BE USED ON ALL INLETS	INTERIM
	CIP	CULVERT INLET PROTECTION	INTERIM
	VTC	VEHICLE TRACKING CONTROL	INITIAL
	DS	DRAINAGE SWALE	INTERIM
	LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
		LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
		CUT CONDITION	
		FILL CONDITION	
		FLOW DIRECTION	
	ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
	CD	CHECK DAM (STRAW BALE)	INTERIM
	CWA	CONCRETE WASH OUT	INITIAL
	TSB	TEMPORARY SEDIMENT BASIN	INITIAL
		TSB TRIBUTARY AREA DELINEATION	INITIAL

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 11-12 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREAS WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF AN FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERRITORY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERRITORY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMAX P300) ARE Labeled OUT ON THE PLANS AND ARE AREAS NEAR POND CONSTRUCTION RUNDOUNDS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

BASE SURFACE: EXISTING-FULL VOLUME: COMPARISON SURFACE: FILING-4-FG

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 82678.57 CUBIC YARDS
FILL VOLUME(ADJUSTED): 87623.31 CUBIC YARDS
NET VOLUME(ADJUSTED): 4944.74(FILL) CUBIC YARDS

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 82678.57 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 76194.18 CUBIC YARDS
NET VOLUME(UNADJUSTED): 6484.39(FILL) CUBIC YARDS

LOC - LIMITS OF CONSTRUCTION (ENTIRE
FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAYS,
UTILITIES, GRADING) = 33.71 AC



CD FILE NO.: SF2422

DRAWN BY: AMC JOB DATE: 10/31/2024 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 211030.240 0 1"
CAD DATE: 10/31/2024 IF NOT ONE INCH,
CAD FILE: J:\2021\211030\CAD\Draws\C\Filing No. 4\GEC\GEC-Initial-Interim ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



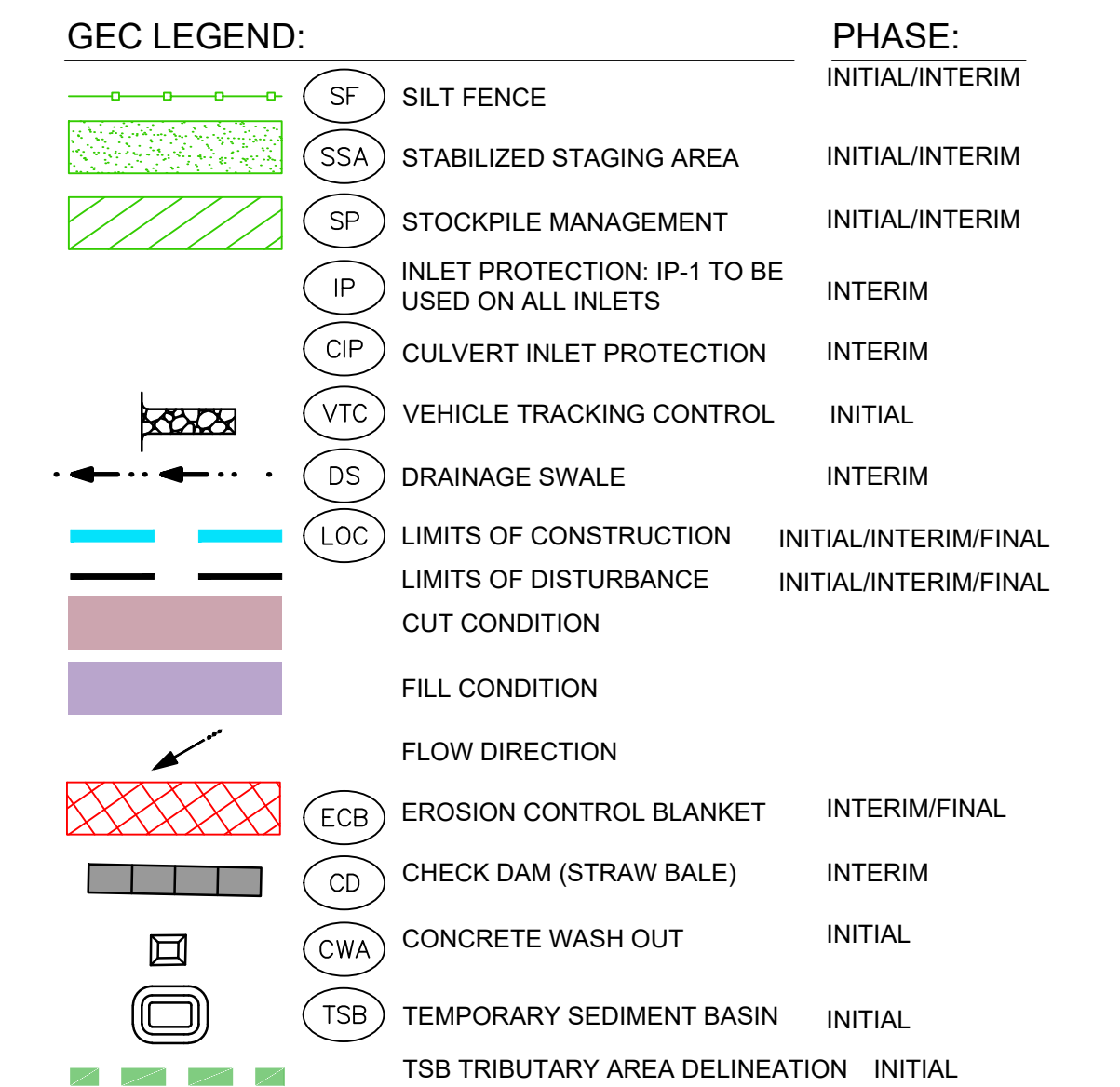
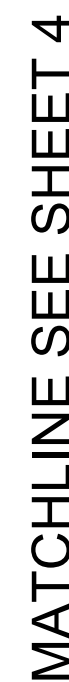
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
INITIAL & INTERIM GEC

SHEET
GEC

5



1. SEE SHEETS 11-12 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTI-CRACKING ASHES AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHER THAN THIS.
10. THE NATURAL, TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL, TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TYPICALLY P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

VOLUME:

BASE SURFACE: EXISTING-FULL COMPARISON SURFACE: FILING-4-FG

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 82678.57 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 76194.18 CUBIC YARDS
NET VOLUME(UNADJUSTED): 6484.39(FILL) CUBIC YARDS

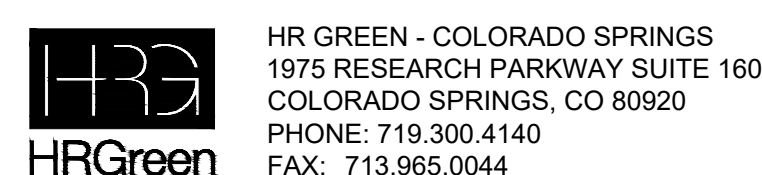
LOD - LIMITS OF DISTURBANCE (ROADWAYS,
UTILITIES, GRADING) = 33.71 AC

LOD - LIMITS OF DISTURBANCE (ROADWAYS,
UTILITIES, GRADING) = 33.71 AC



PCD FILE NO.: SF24

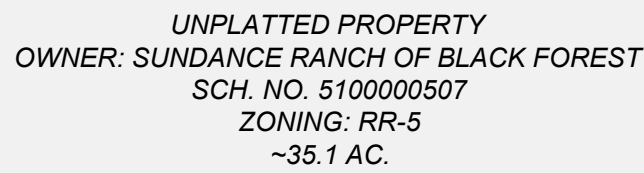
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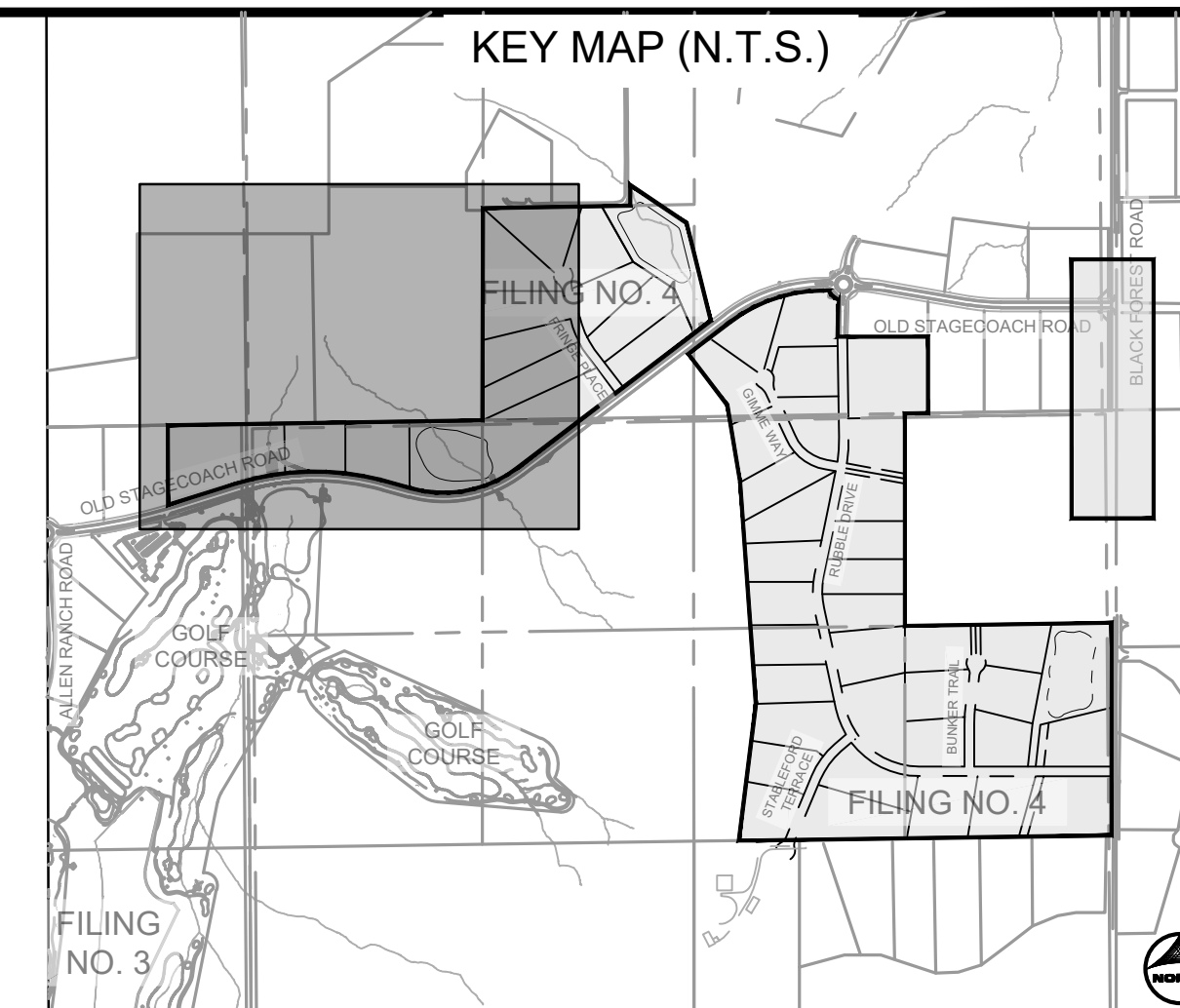
GRADING & EROSION CONTROL PLAN
INITIAL & INTERIM GEC







SHEET
GEC

6



UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 5100000508
ZONING: RR-5
~35.1 AC.



GEC LEGEND:		PHASE:
	(TRM) TURF REINFORCED MAT	FINAL
	(SM) SEEDING & MULCHING	FINAL
	(DS) DRAINAGE SWALE	
	(LOD) LIMITS OF CONSTRUCTION/ DISTURBANCE	
	FLOW DIRECTION	
	(ECB) EROSION CONTROL BLANKET	INTERIM/FINAL

2. SEE SHEETS 11-12Z FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
3. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL, LATEST REVISIONS.
4. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
- 4.1. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE SHALL BE NO ADJACENT ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALE THROUGHT LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMXX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT HAVE TRM INSTALLED AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMXX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POOL CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

VOLUME:

BASE SURFACE: EXISTING-FULL VOLUME: COMPARISON SURFACE: FILING-4-FG

CUT FACTOR: 1.00
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NET VOLUME(UNADJUSTED): 6484.39(FILL) CUBIC YARDS

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FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAYS,
UTILITIES, GRADING) = 33.71 AC



PCD FILE NO.: SF2422

DRAWN BY: AMC JOB DATE: 10/31/2024 BAR IS ONE INCH ON
0 OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 211030.240 IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY
CAD DATE: 10/31/2024
CAD FILE: J:\2021\211030\CAD\dwgs\C\Filing_No_4\GEC\GEC-Final

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

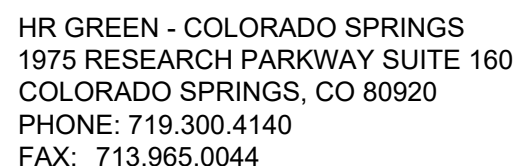
GRADING & EROSION CONTROL PLAN
FINAL GEC

SHEET
GEC

7



NO.	DATE	BY	REVISION DESCRIPTION



GRADING & EROSION CONTROL PLAN
FINAL GEC

8



GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 11-12 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL, LATEST REVISIONS.
3. ADEQUATE LIMITS OF DISTURBANCE MUST BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPLOY OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. UNPAVED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT, IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OF SPECIAL INTEREST.
10. THE NATURAL TERTIARY SWALE THROUGHT LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (ROLLMAX P300) SHALL BE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE ROUNDOFFS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

VOLUME:

BASE SURFACE: EXISTING-FULL VOLUME: COMPARISON SURFACE: FILING-4-FC

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 82678.57 CUBIC YARDS
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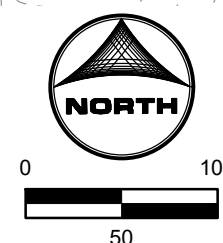
CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 82678.57 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 76194.18 CUBIC YARDS
NET VOLUME(UNADJUSTED): 6484.39(FILL) CUBIC YARDS

LOC - LIMITS OF CONSTRUCTION (ENTIRE
FILING PERIMETER CONTROL) = 185.80 AC







LOD - LIMITS OF DISTURBANCE (ROADWAYS,
UTILITIES, GRADING) = 33.71 AC

UNDEVELOPED
AREA

UNPLATTED PROPERTY
SCH. NO. 5100000080
ZONING: RR-5



PHASE:

- | | | | |
|-------------------------------------------------------------------------------------|-------|----------------------------------------|---------------|
|  | (TRM) | TURF REINFORCED MAT | FINAL |
|  | (SM) | SEEDING & MULCHING | FINAL |
|  | (DS) | DRAINAGE SWALE | |
|  | (LOD) | LIMITS OF CONSTRUCTION/
DISTURBANCE | |
|  | | FLOW DIRECTION | |
|  | (ECB) | EROSION CONTROL BLANKET | INTERIM/FINAL |

1. SEE SHEETS 11-12 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL, LATEST REVISIONS.
3. AREAS WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TERTIARY TRM TO BE DISTURBED. IF REQUIRING RCLMAX TRM (TMAX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

VOLUME:

BASE SURFACE: EXISTING-FULL VOLUME: COMPARISON SURFACE: FILING-4-FG

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 82678.57 CUBIC YARDS
FILL VOLUME(ADJUSTED): 87623.31 CUBIC YARDS
NET VOLUME(ADJUSTED): 4944.74(FILL) CUBIC YARDS

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 82678.57 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 76194.18 CUBIC YARDS
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LOC - LIMITS OF CONSTRUCTION (ENTIRE
FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAYS,
UTILITIES, GRADING) = 33.71 AC



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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

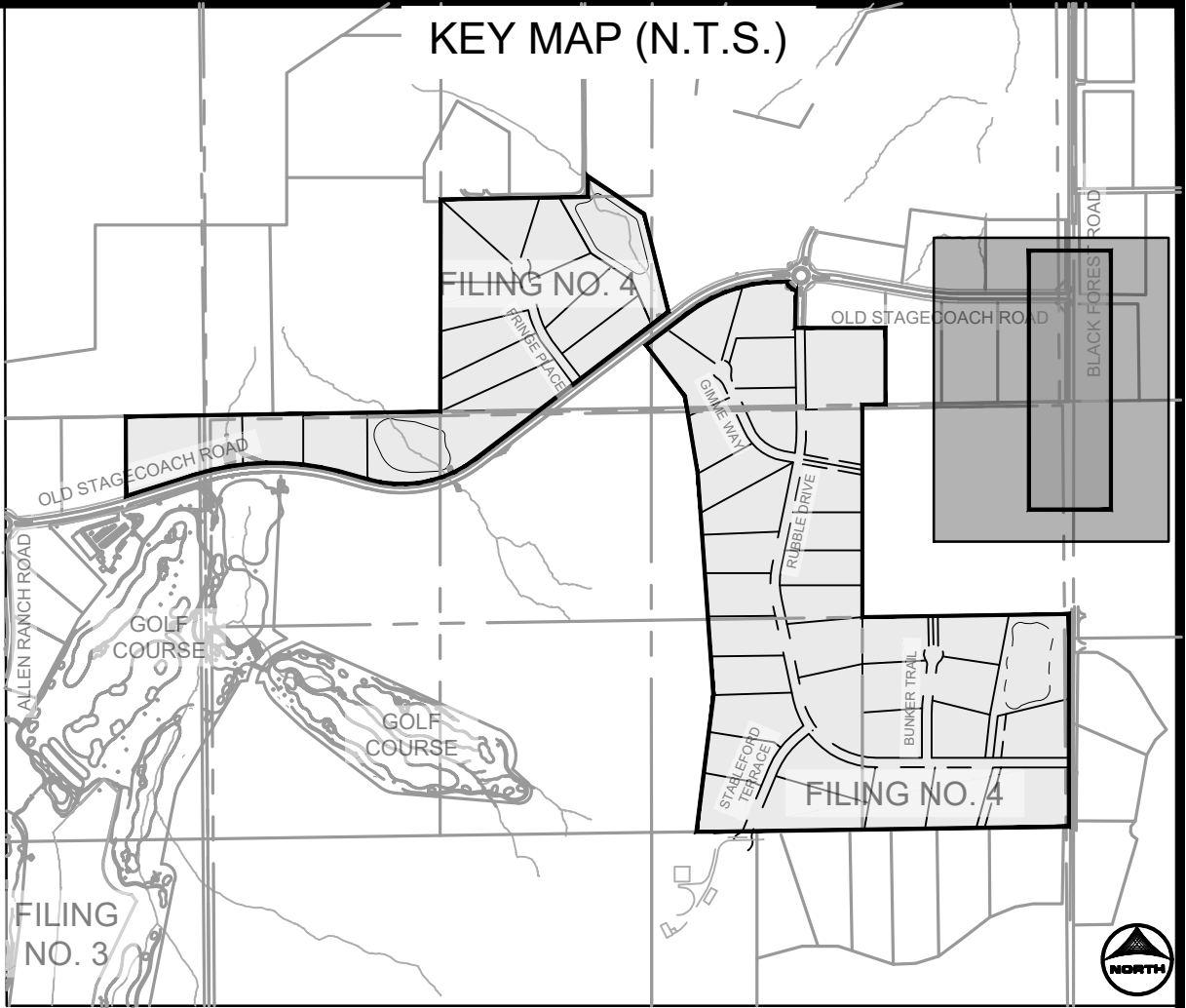
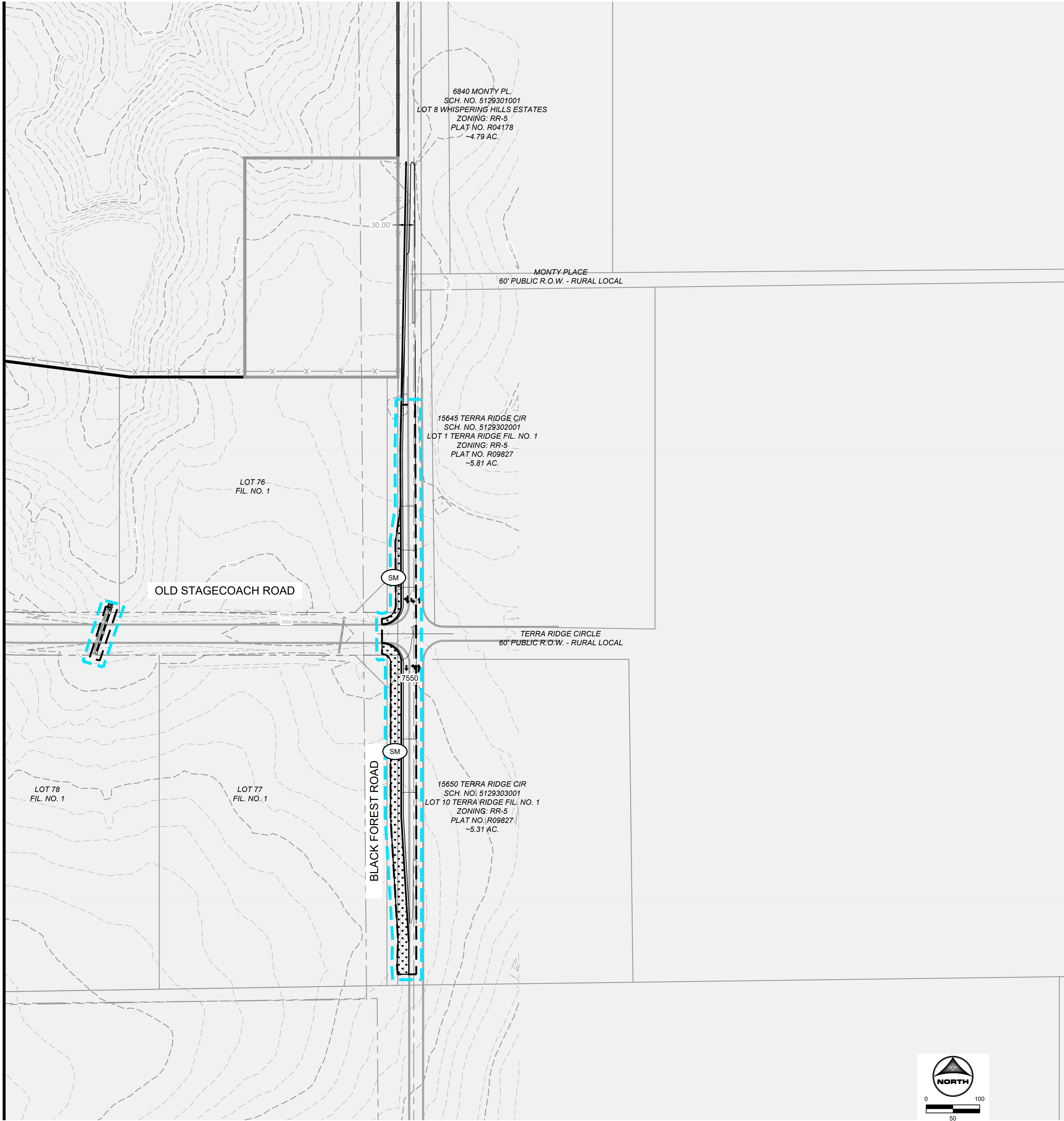
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO




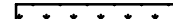


GRADING & EROSION CONTROL PLAN
FINAL GEC

SHEET
GEC

9

MATCHLINE SEE SHEET 8



GEC LEGEND:		PHASE:
	(TRM) TURF REINFORCED MAT	FINAL
	(SM) SEEDING & MULCHING	FINAL
	(DS) DRAINAGE SWALE	
	(LOD) LIMITS OF CONSTRUCTION/ DISTURBANCE	
	FLOW DIRECTION	
	(ECB) EROSION CONTROL BLANKET	INTERIM/FINAL

GRADING & EROSION CONTROL PLAN NOTES:

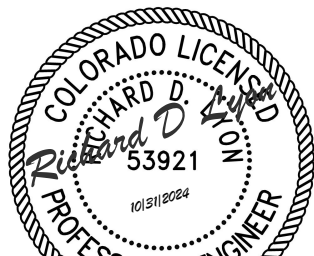
- SEE SHEETS 11-12 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
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- ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

VOLUME:
BASE SURFACE: EXISTING-FULL COMPARISON SURFACE: FILING-4-FG
CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 82678.57 CUBIC YARDS
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LOC - LIMITS OF CONSTRUCTION (ENTIRE FILING PERIMETER CONTROL) = 185.80 AC

LOD - LIMITS OF DISTURBANCE (ROADWAYS, UTILITIES, GRADING) = 33.71 AC



PCD FILE NO.: SF2422

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NO.	DATE	BY	REVISION DESCRIPTION



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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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PRI #2, LLC.
EL PASO COUNTY, CO

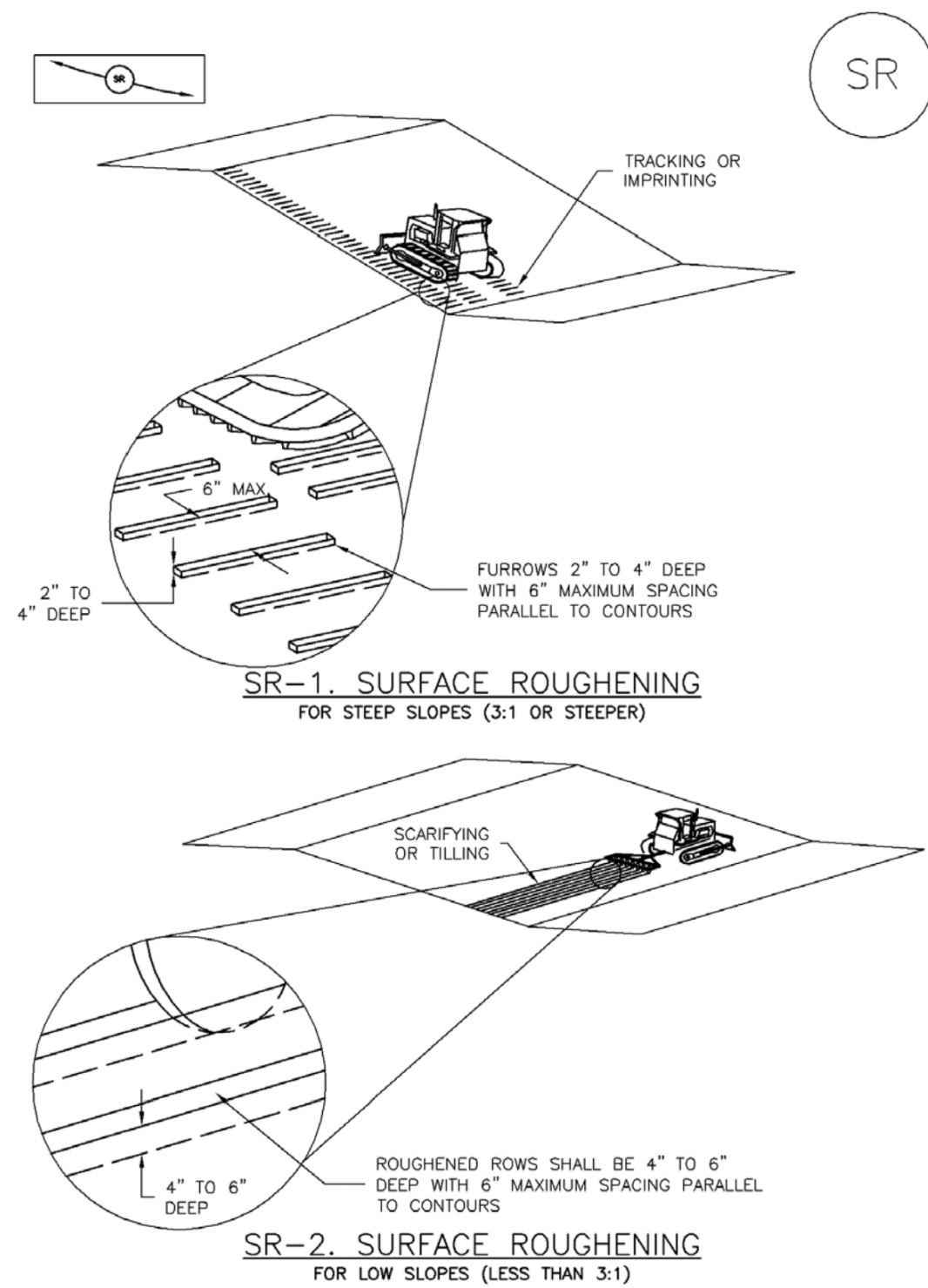
GRADING & EROSION CONTROL PLAN
FINAL GEC

SHEET
GEC

10

Surface Roughening (SR)

EC-1



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SR-3

Mulching (MU)

EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeding. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

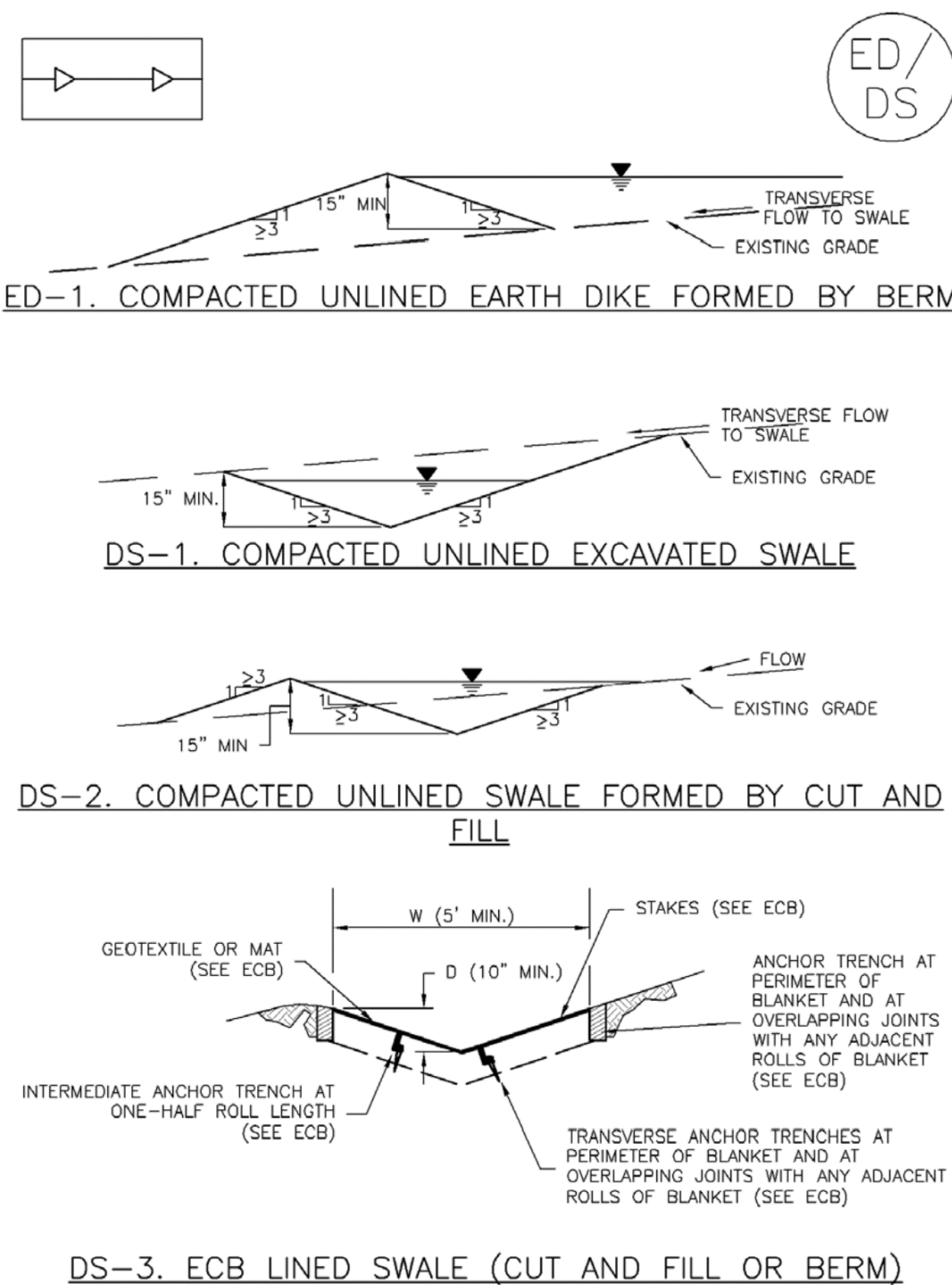
June 2012 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 MU-1



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

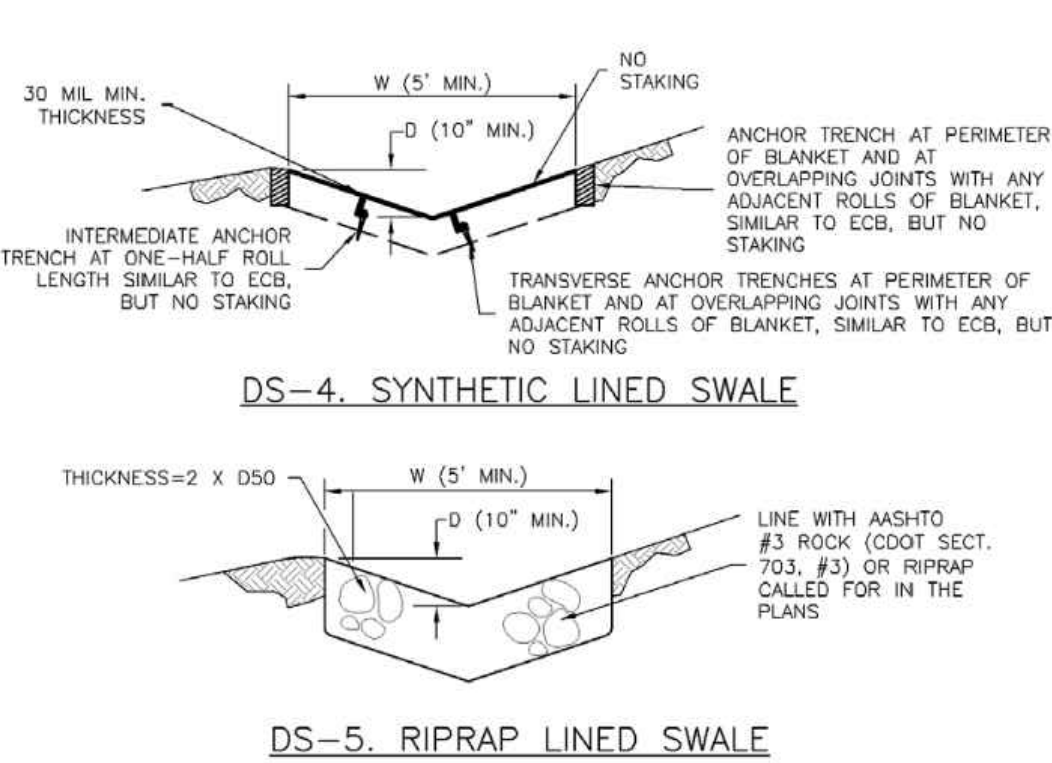
Earth Dikes and Drainage Swales (ED/DS)

EC-10



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

EC-10 Earth Dikes and Drainage Swales (ED/DS)



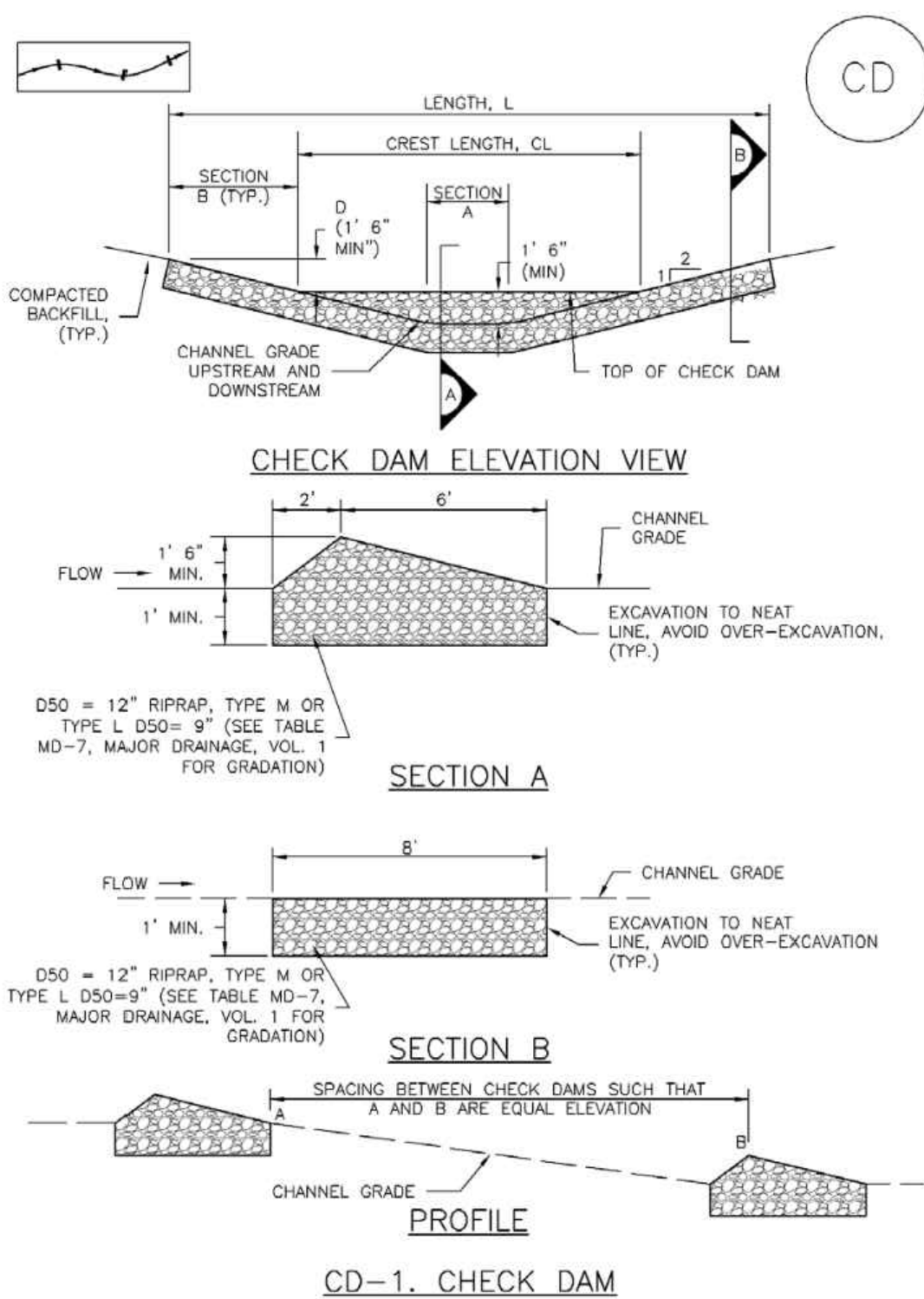
EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
 - LENGTH OF EACH SWALE.
 - DEPTH, D, AND WIDTH, W DIMENSIONS.
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
 - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

ED/DS-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Check Dams (CD)

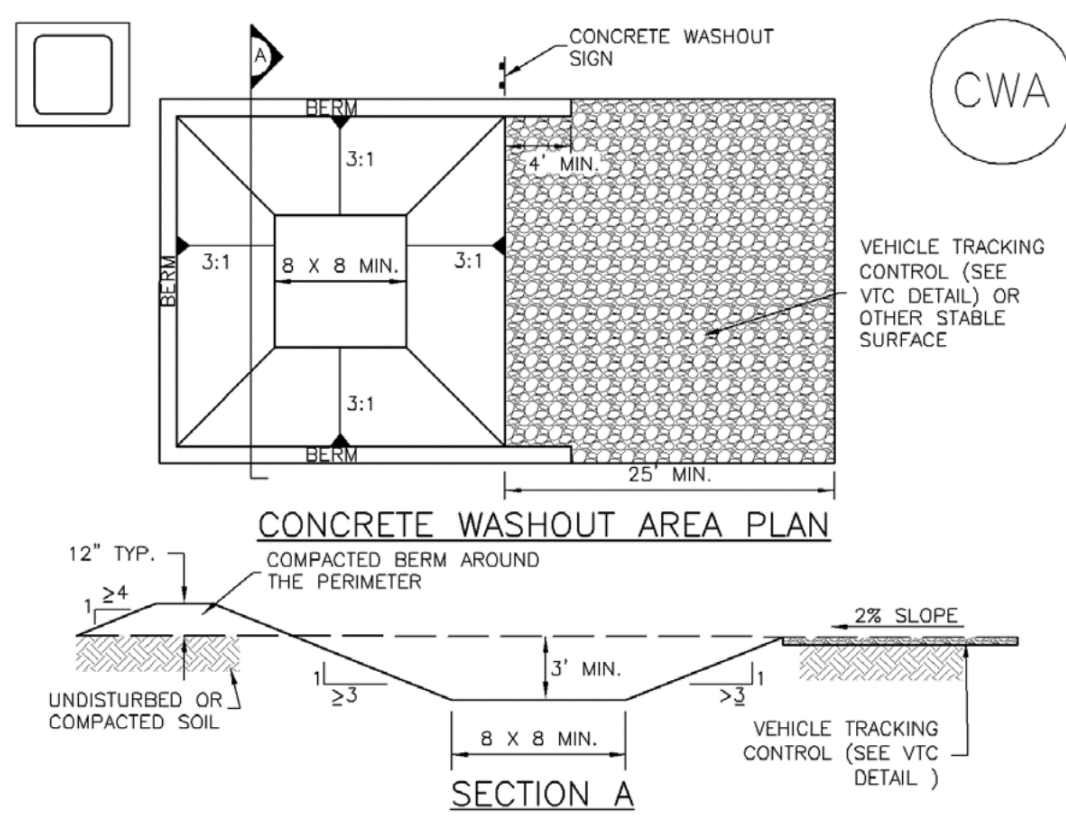
EC-12



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Urban Storm Drainage Criteria Manual Volume 3 CD-3

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

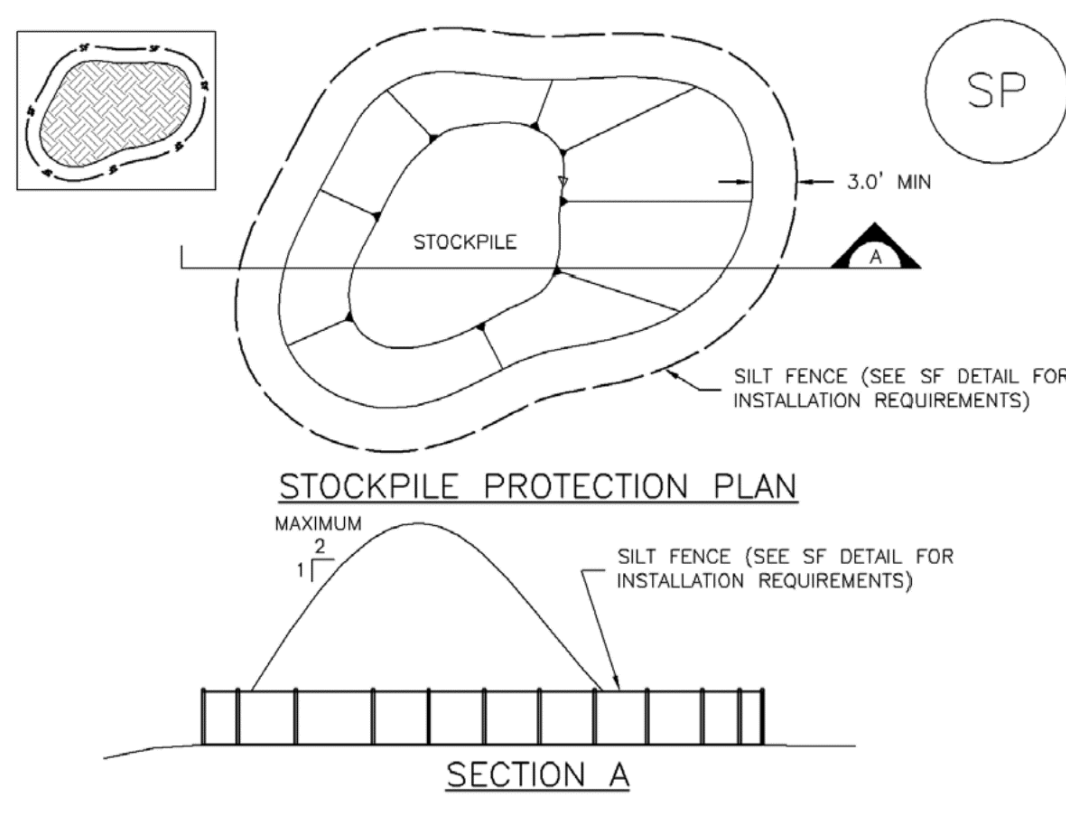
CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
- 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 (1.6 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- 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.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- 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.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Stockpile Management (SP)

MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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Urban Storm Drainage Criteria Manual Volume 3 SP-3

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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
DETAILS

SHEET
DT
11



PCD FILE NO.: SF2422

Good Housekeeping Practices (GH)

MM-3

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes. Stormwater Management Plans (SWMPs) should clearly specify BMPs including these good housekeeping practices:

- Provide for waste management.
- Establish proper building material staging areas.
- Designate paint and concrete washout areas.
- Establish proper equipment/vehicle fueling and maintenance practices.
- Control equipment/vehicle washing and allowable non-stormwater discharges.
- Develop a spill prevention and response plan.

Acknowledgement: This Fact Sheet is based directly on EPA guidance provided in *Developing Your Stormwater Pollution Prevent Plan* (EPA 2007).

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- Provide for Waste Management.** Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site. Practices such as trash disposal, recycling, proper material handling, and cleanup measures can reduce the potential for stormwater runoff to pick up construction site wastes and discharge them to surface waters. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials. Practices should include storage, handling, inventory, and cleanup procedures, in case of spills. Specific practices that should be considered include:

Solid or Construction Waste

- Designate trash and bulk waste-collection areas on-site.



Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices. Photos courtesy of CDOT and City of Aurora.

Good Housekeeping	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 GH-1

MM-3

Good Housekeeping Practices (GH)

- Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
- Segregate and provide proper disposal options for hazardous material wastes.
- Clean up litter and debris from the construction site daily.
- Locate waste-collection areas away from streets, gutters, watercourses, and storm drains. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
- Empty waste containers before they are full and overflowing.

Sanitary and Septic Waste

- Provide convenient, well-maintained, and properly located toilet facilities on-site.
- Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
- Maintain clean restroom facilities and empty portable toilets regularly.
- Where possible, provide secondary containment pans under portable toilets.
- Provide tie-downs or stake-downs for portable toilets.
- Educate employees, subcontractors, and suppliers on locations of facilities.
- Treat or dispose of sanitary and septic waste in accordance with state or local regulations. Do not discharge or bury wastewater at the construction site.
- Inspect facilities for leaks. If found, repair or replace immediately.
- Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

Hazardous Materials and Wastes

- Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
- Designate hazardous waste-collection areas on-site.
- Place all hazardous and toxic material wastes in secondary containment.

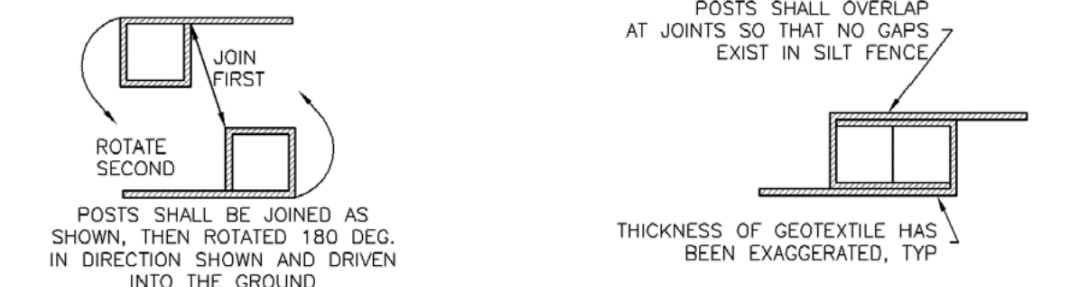
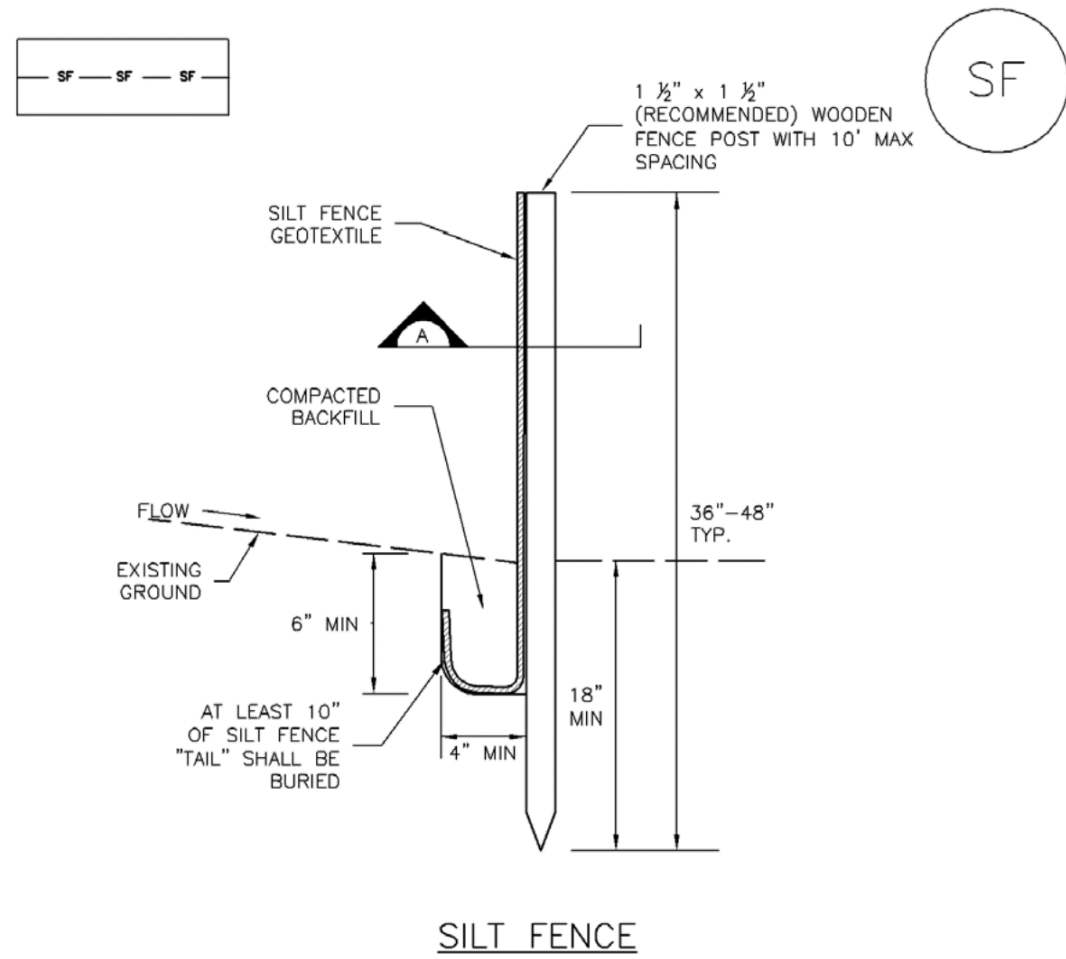


Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WVE.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 MM-3

Silt Fence (SF)

SC-1



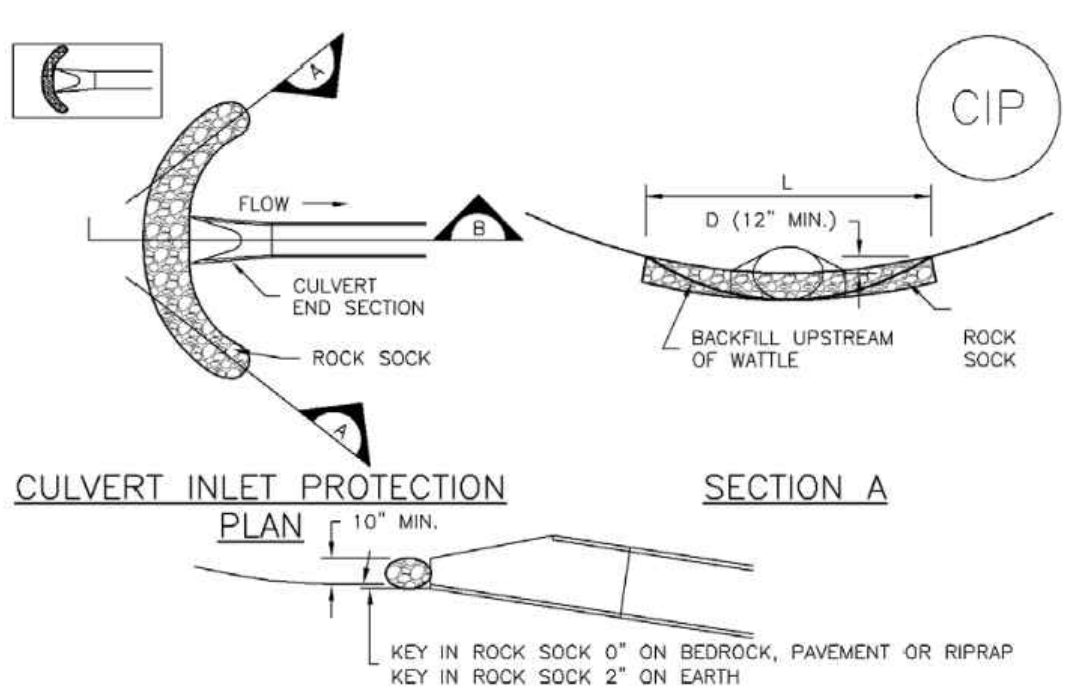
SECTION A

SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SF-3

Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF CULVERT INLET PROTECTION.
- SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

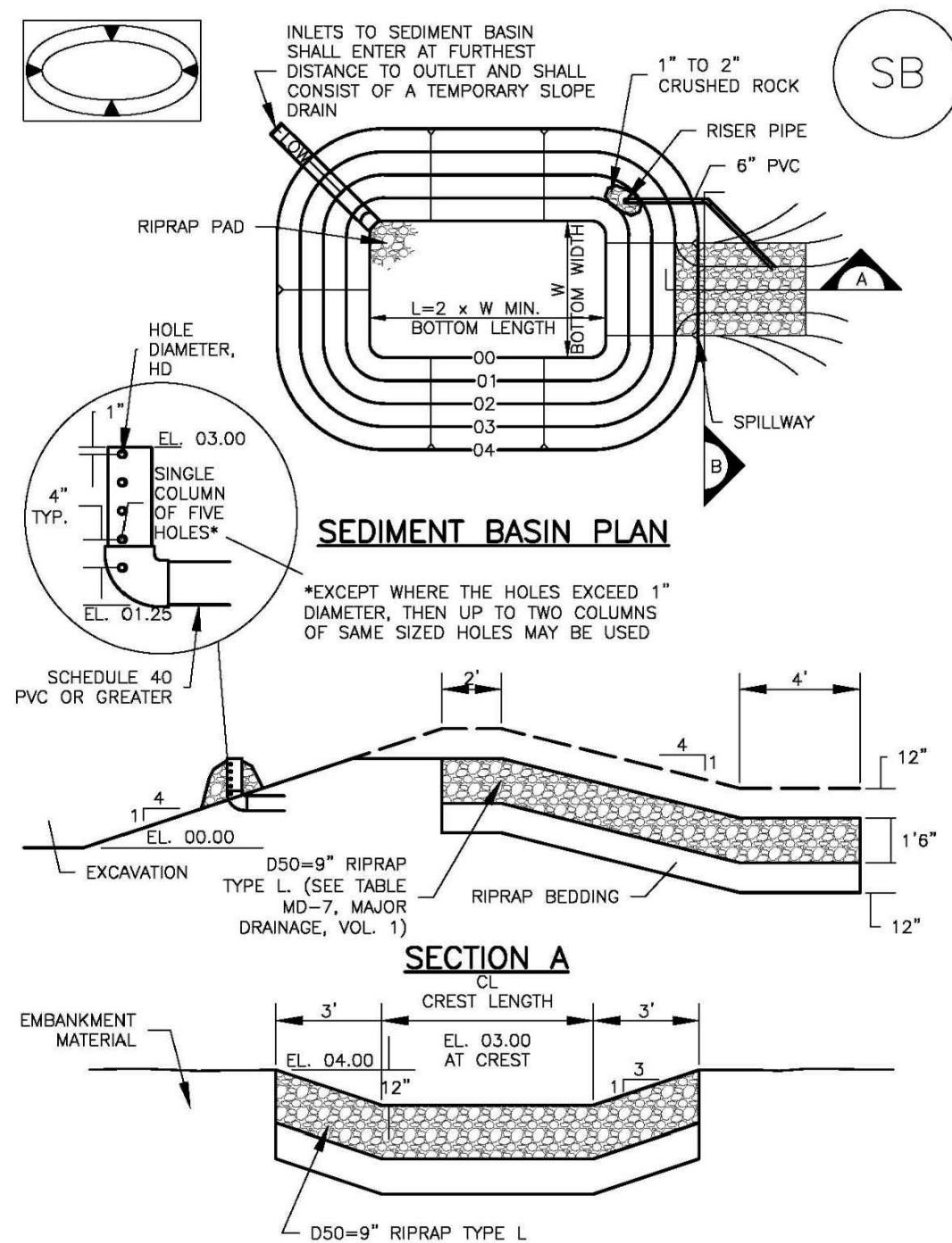
(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.

August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 IP-7

Sediment Basin (SB)

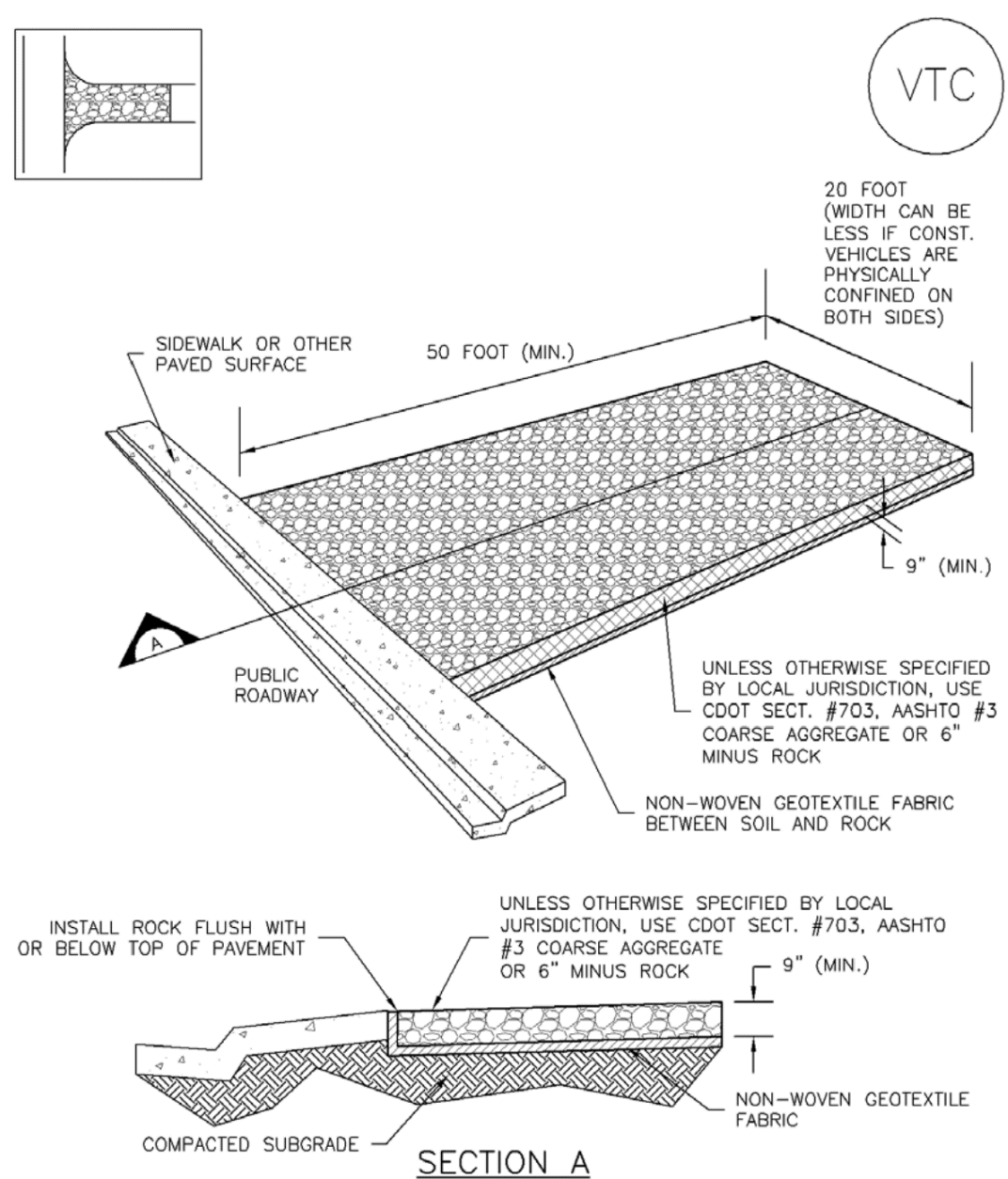
SC-7



August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SB-5

Vehicle Tracking Control (VTC)

SM-4

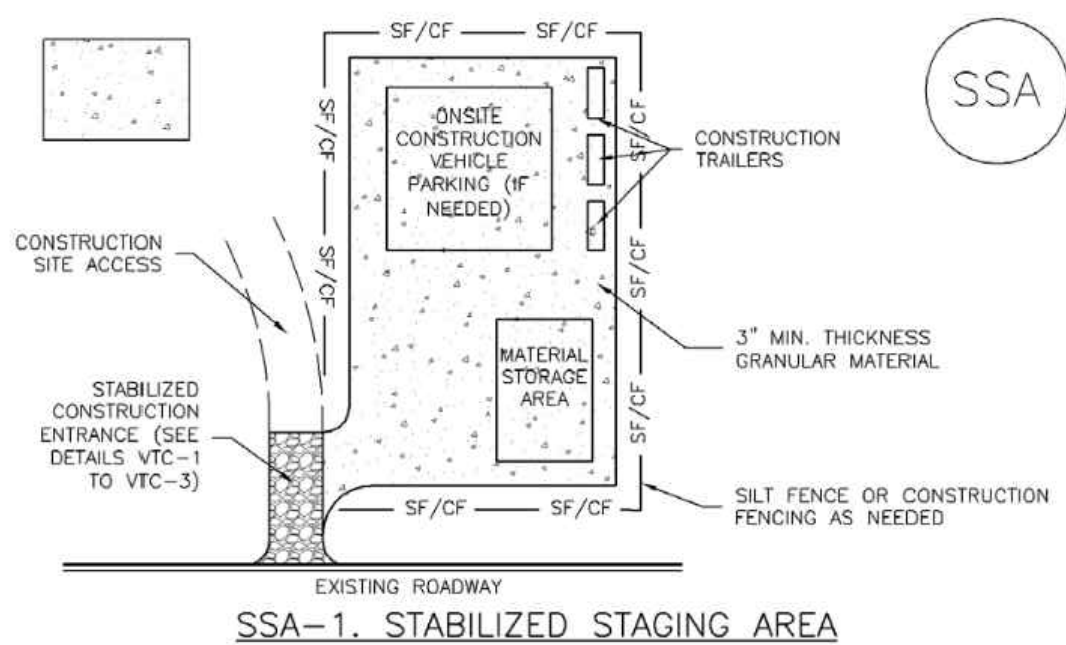


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 VTC-3

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SSA-3

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APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 10/31/2024
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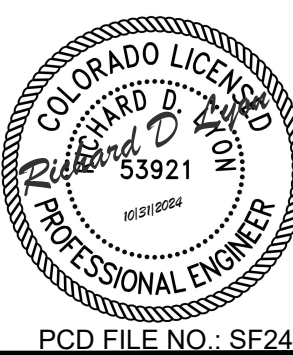
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1975 RESEARCH PARKWAY SUITE 160
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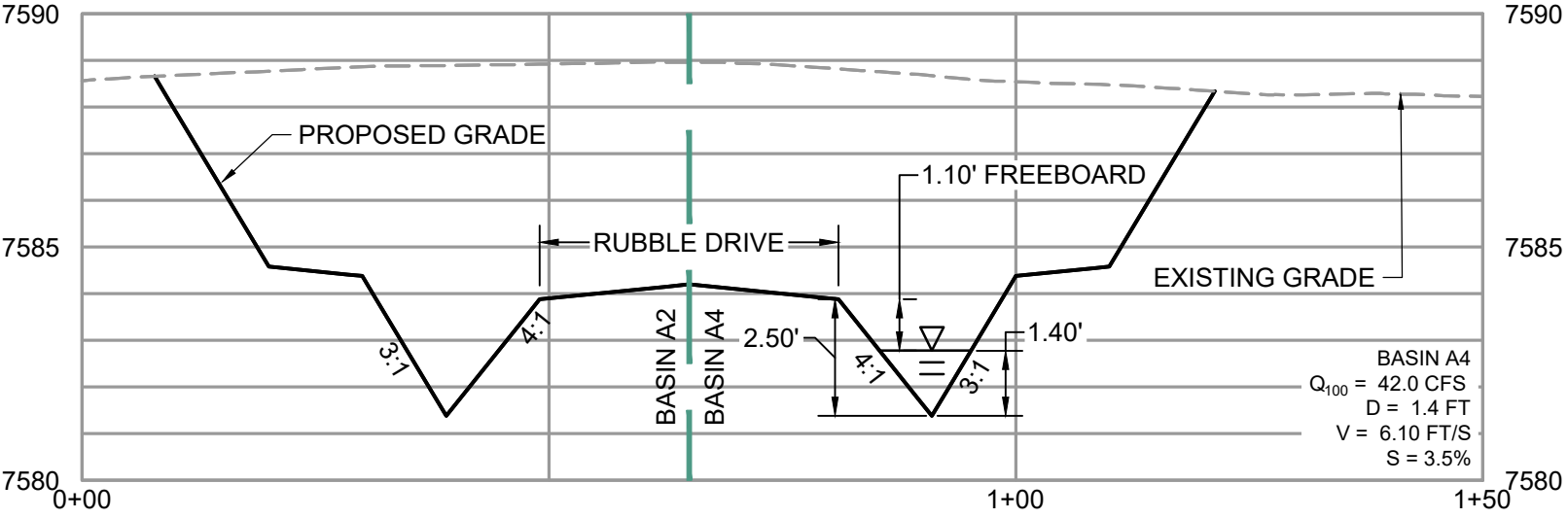
GRADING & EROSION CONTROL PLAN
DETAILS

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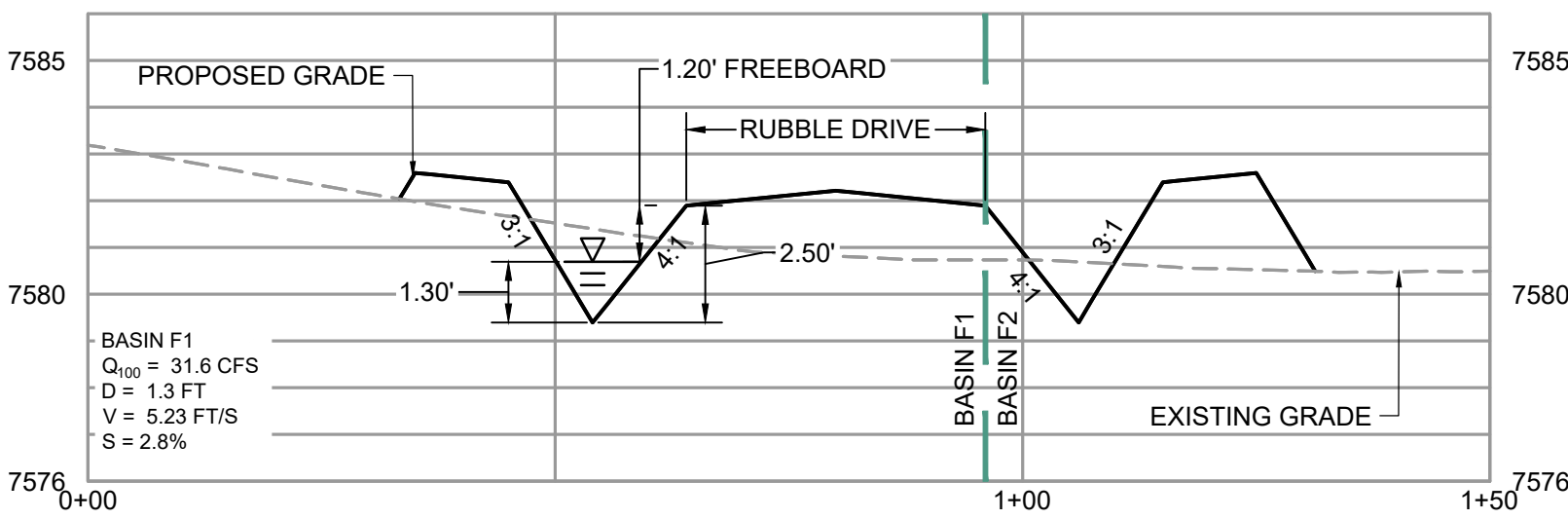
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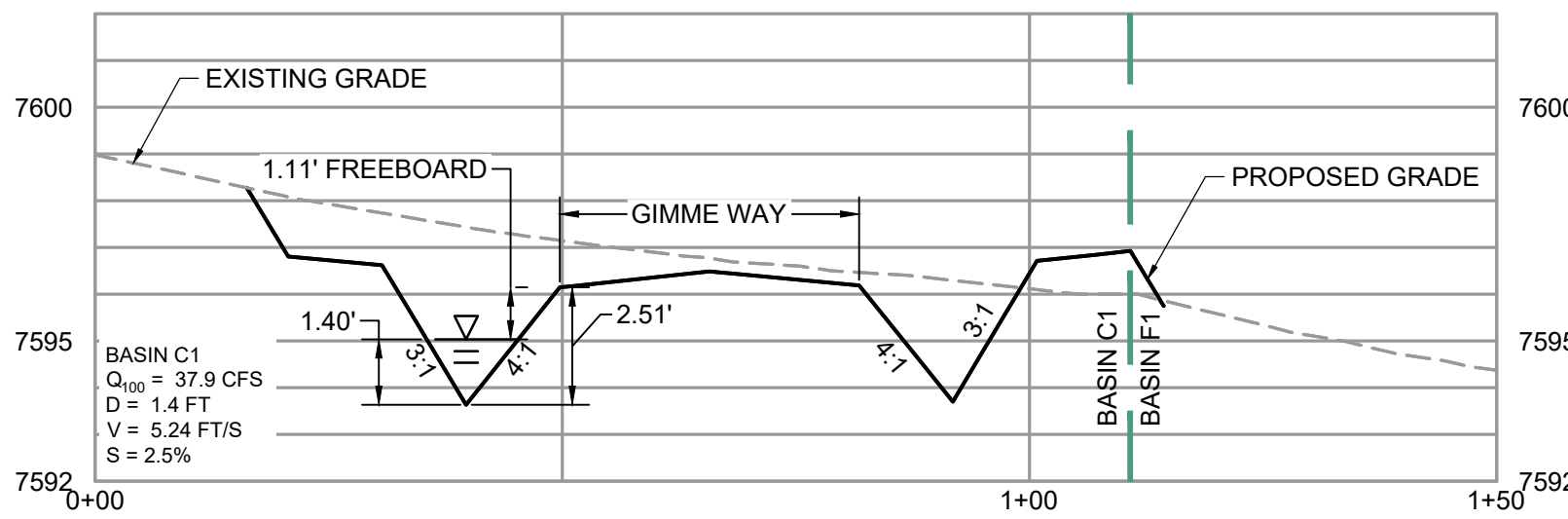
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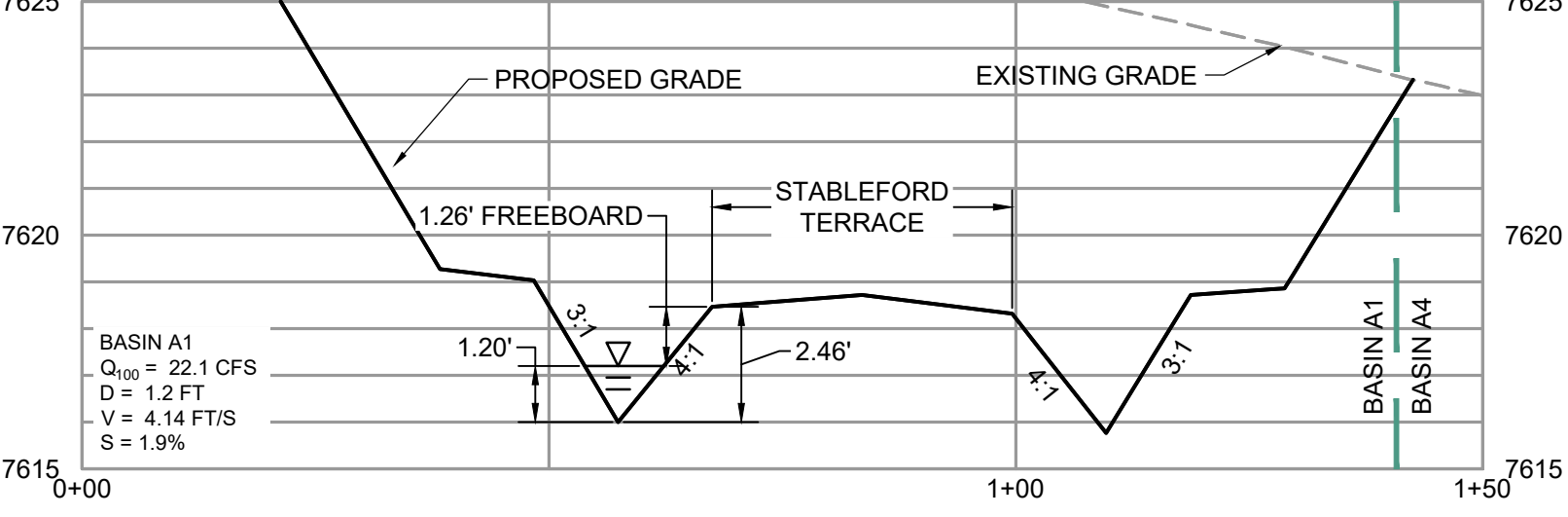
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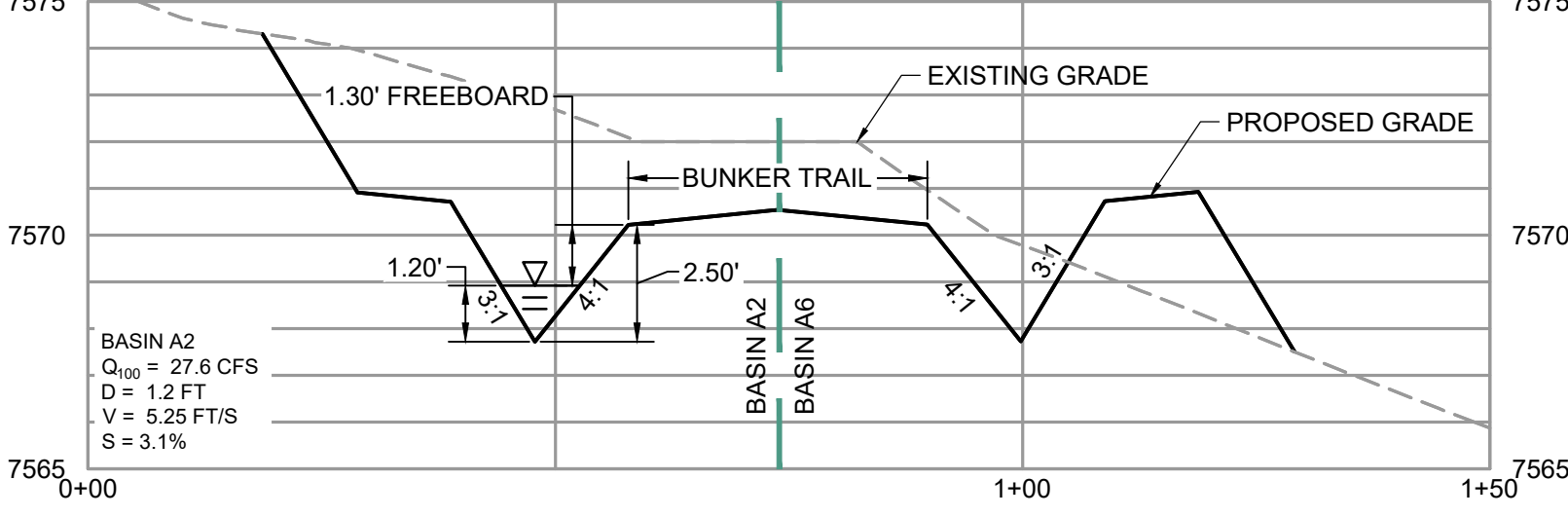
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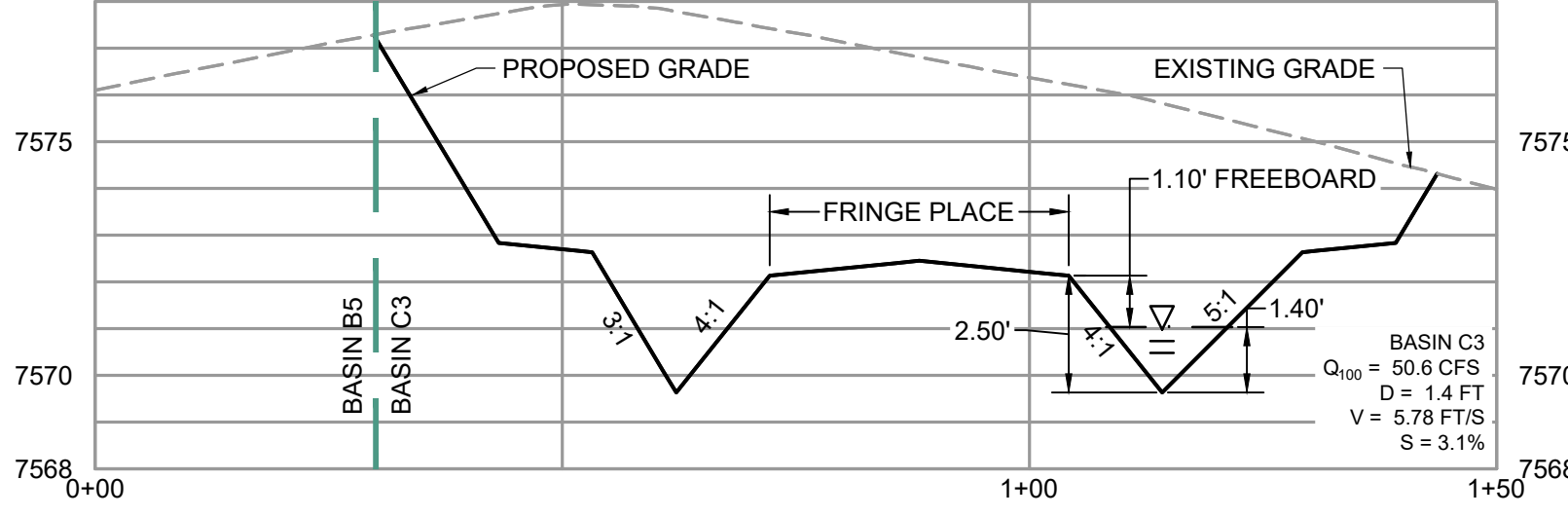
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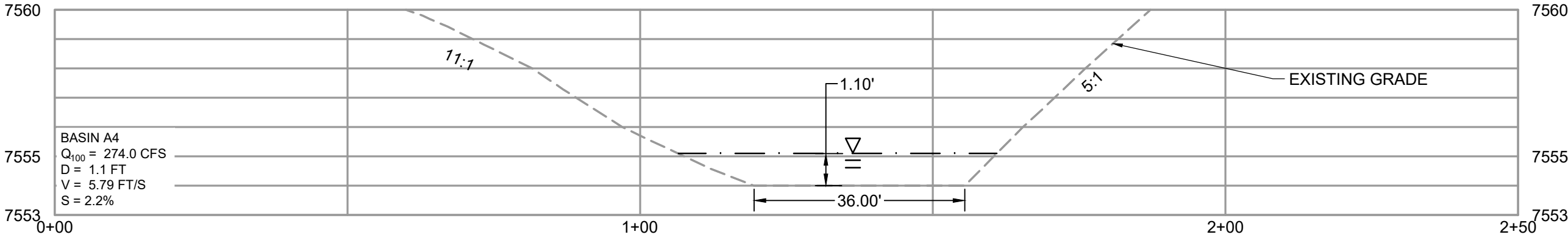
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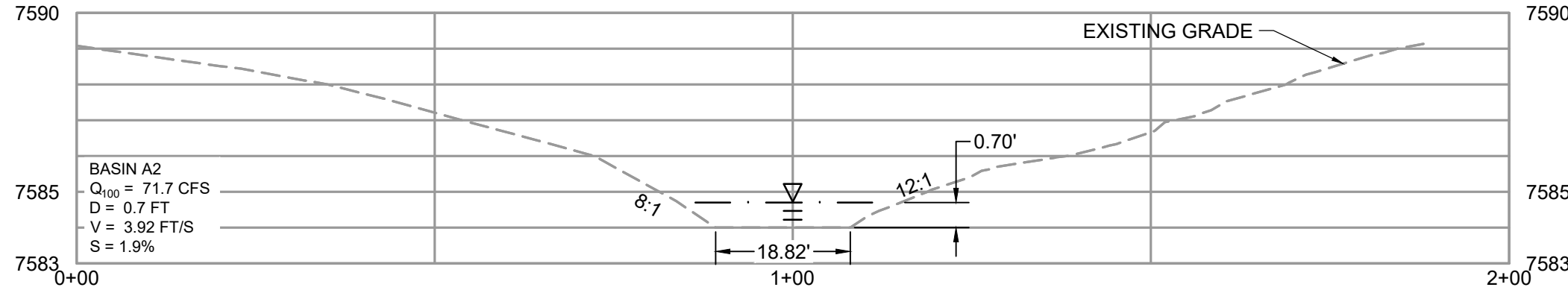
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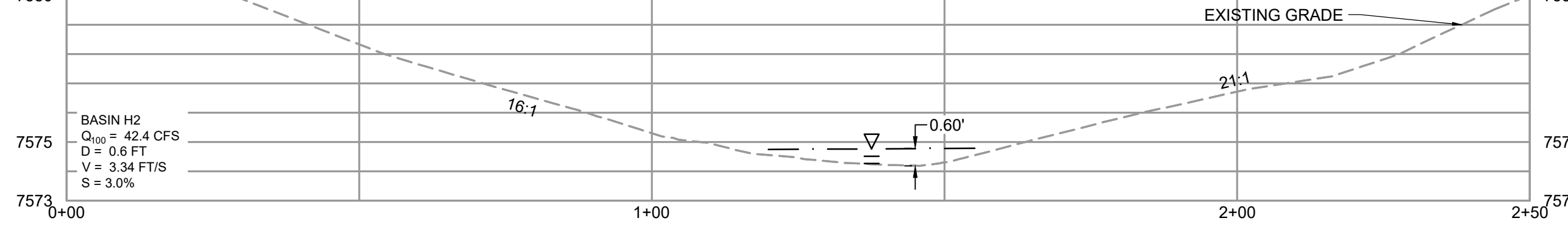
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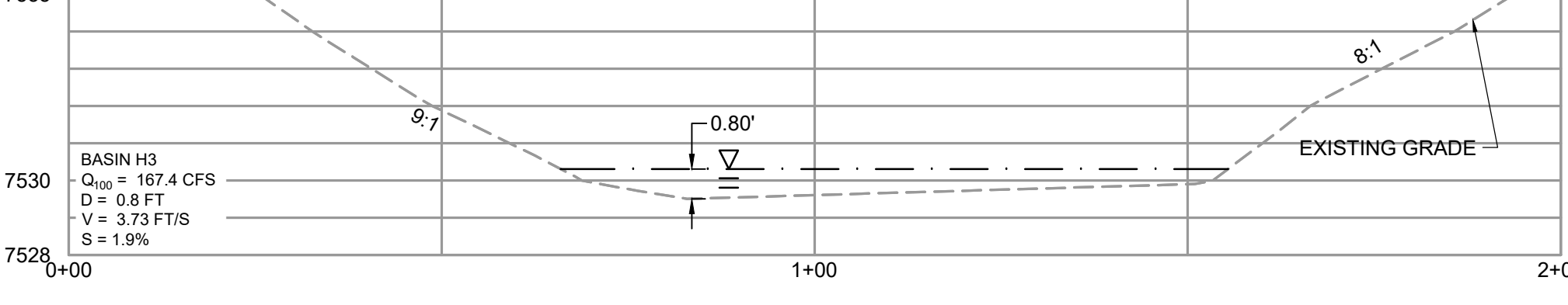
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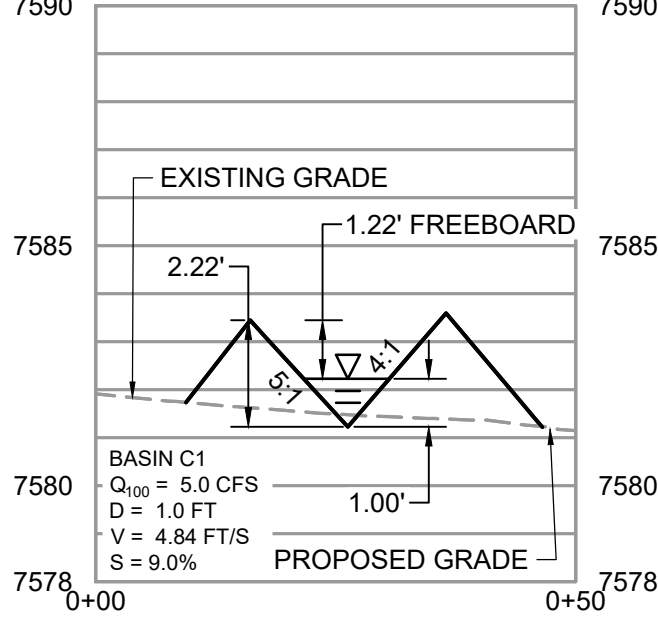
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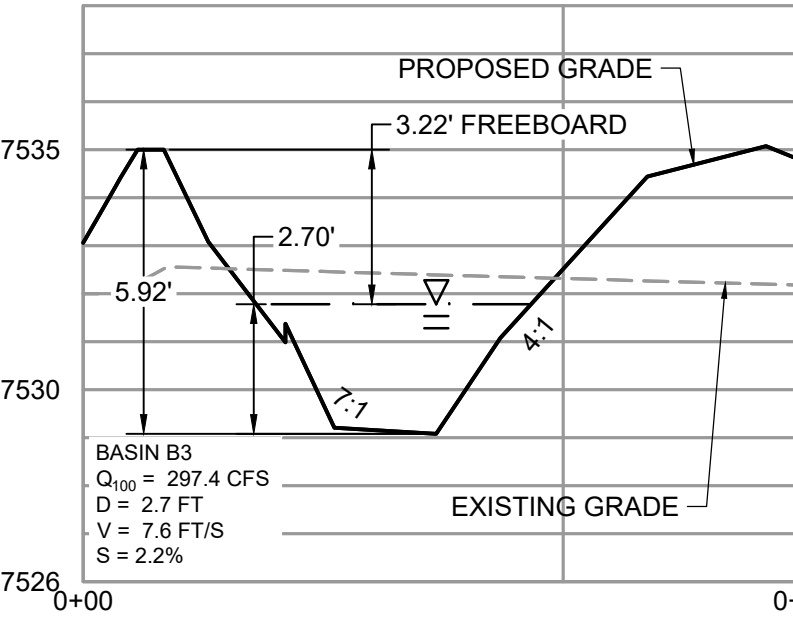
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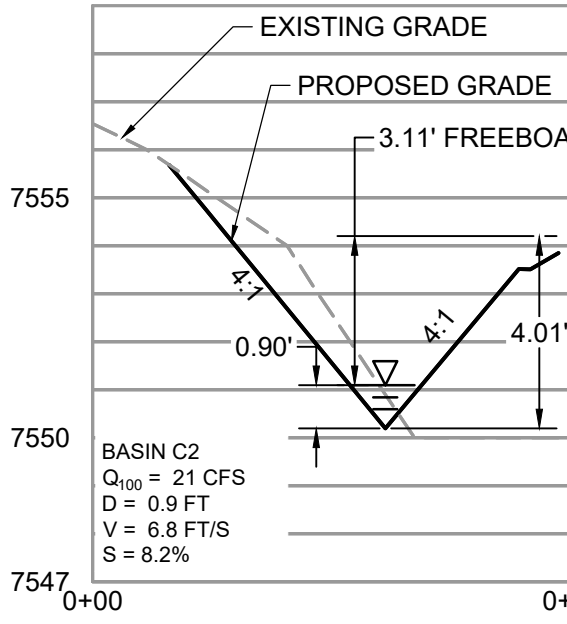
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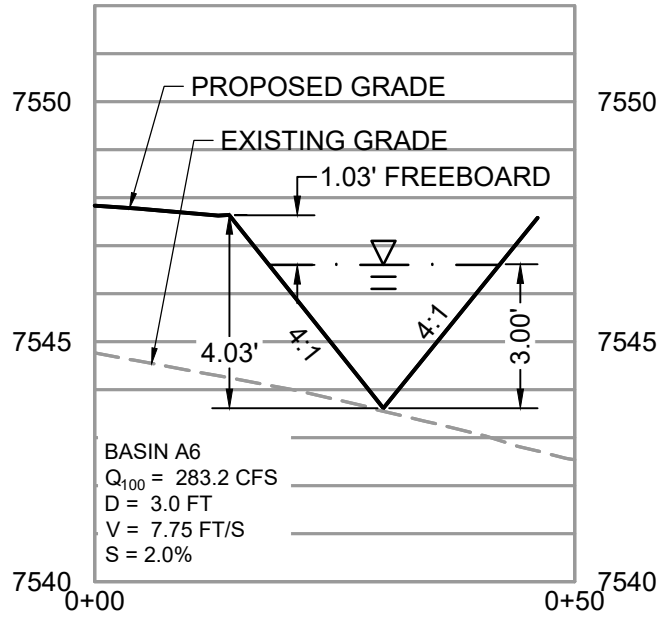
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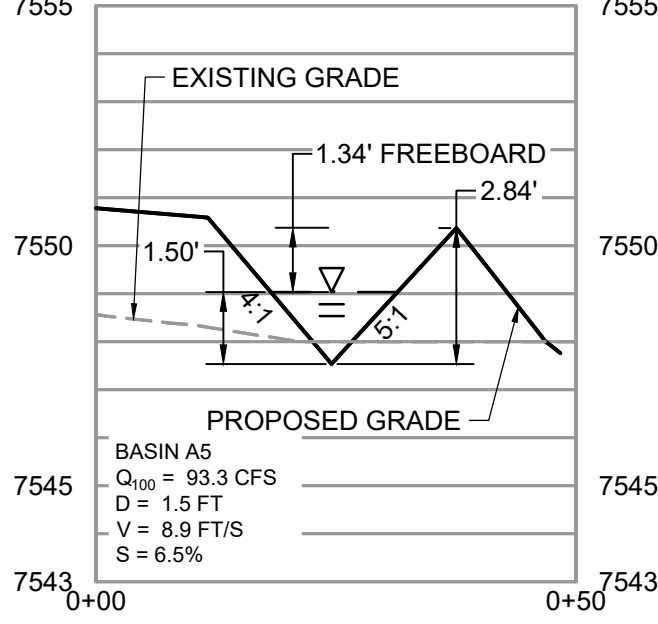
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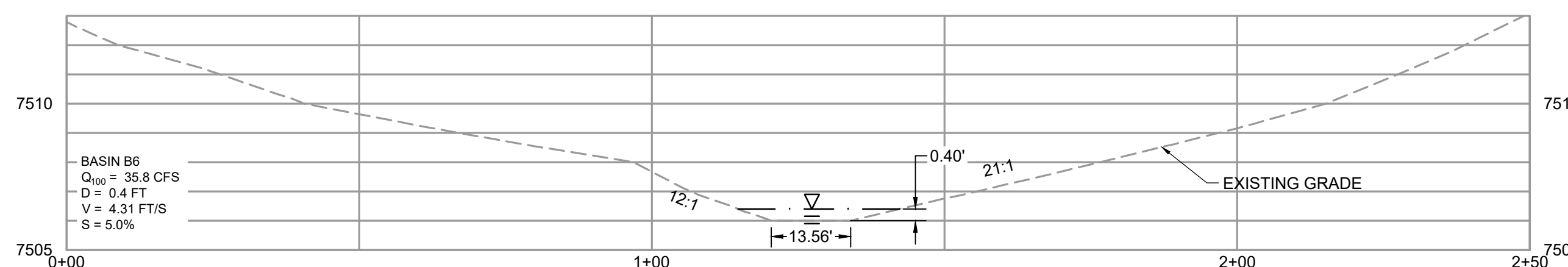
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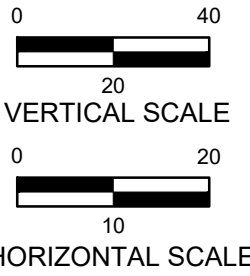
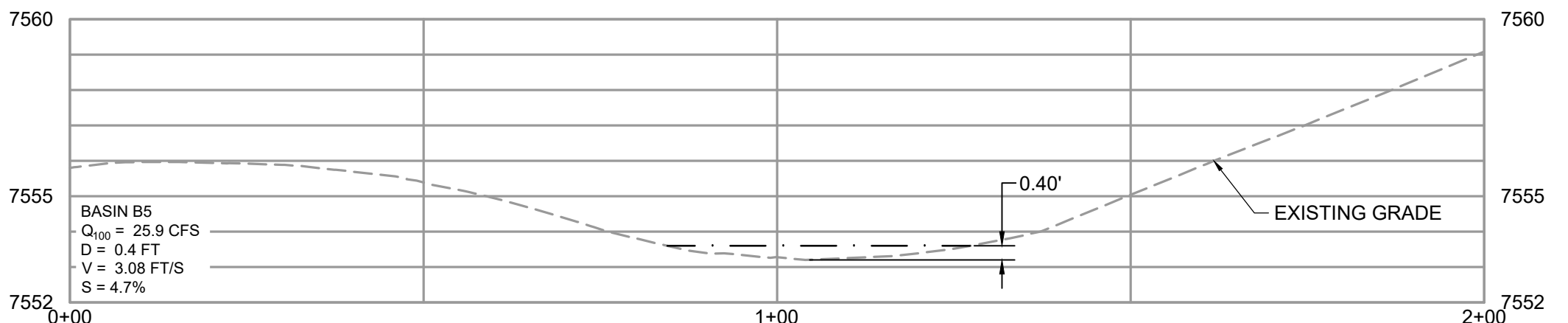
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SECTION J-J



SECTION K-K



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GRADING & EROSION CONTROL PLAN
DEVELOPED CONDITIONS DRAINAGE MAP

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