

ELLICOTT TOWN CENTER

Filing No. 1

Grading & Erosion Control Plans

El Paso County, Colorado

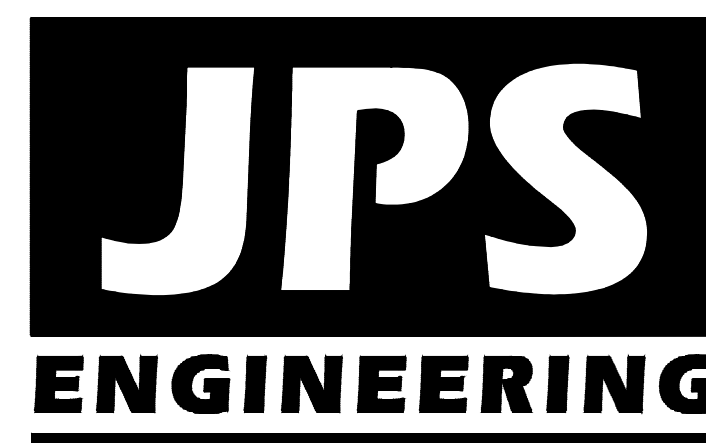
PREPARED FOR:

Colorado Springs Mayberry, LLC

32823 Temecula Parkway

Temecula, CA 92592

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

JANUARY, 2019

AGENCIES/CONTACTS

DEVELOPER:	COLORADO SPRINGS MAYBERRY, LLC 32823 TEMECULA PARKWAY TEMECULA, CA 92592 MR. RANDY GOODSON (858) 692-6262	WATER/WASTEWATER:	ELLICOTT UTILITIES COMPANY, LLC MR. RANDY GOODSON (858) 692-6262
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3176
SURVEYOR:	RAMPART SURVEYS P.O. BOX 5101 WOODLAND PARK, CO 80866 MR. KEVIN LLOYD, PLS (719) 687-0920	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
COUNTY ENGINEERING:	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 MR. JEFF RICE, P.E. (719) 520-7877	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407		

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



SHEET INDEX

G1	TITLE SHEET/VICINITY MAP/LOCATION MAP
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN & GENERAL NOTES
C1.01	MASTER GRADING PLAN
C1.02	FILING 1 GRADING & EROSION CONTROL PLAN
C1.03	EAST SITE GRADING & EROSION CONTROL PLAN
C1.04	EROSION CONTROL NOTES & DETAILS
C1.05	DETENTION POND C1 PLAN & DETAILS
C1.06	DETENTION POND C2.8 PLAN & DETAILS
C2.1	LOT GRADING NOTES & DETAILS
CH1	CHANNEL C1 PLAN & PROFILE
CH2	CHANNEL C4 PLAN & PROFILE

ENGINEER:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED PLANS AND SPECIFICATIONS MEET THE PURPOSE FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

JOHN P. SCHWAB, P.E. 29891 DATE

DEVELOPER:

I THE DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE CONSTRUCTION PLANS.

DEVELOPER DATE

WATER & WASTEWATER:

ELLICOTT UTILITIES COMPANY, LLC DATE

COUNTY:

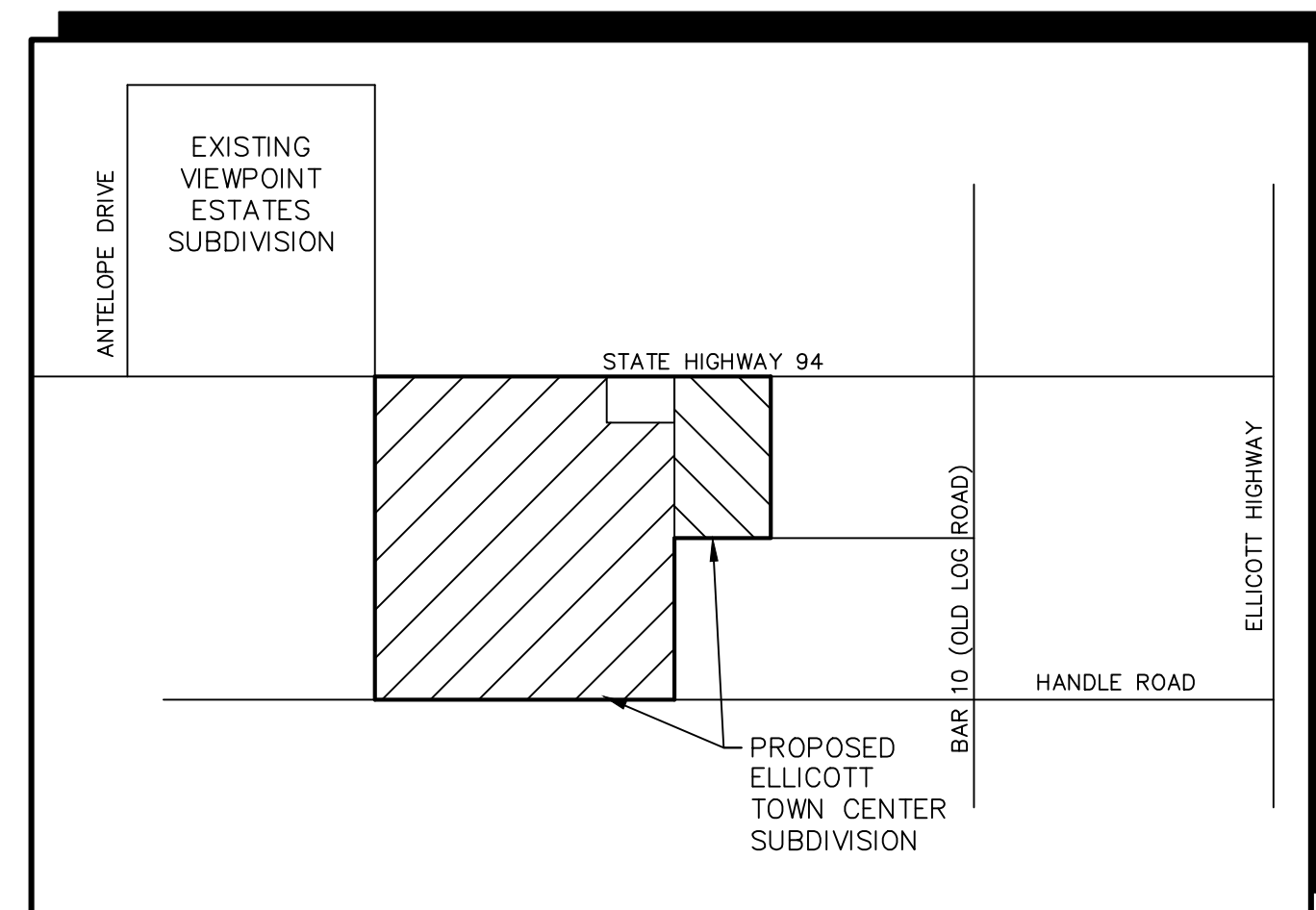
COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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.

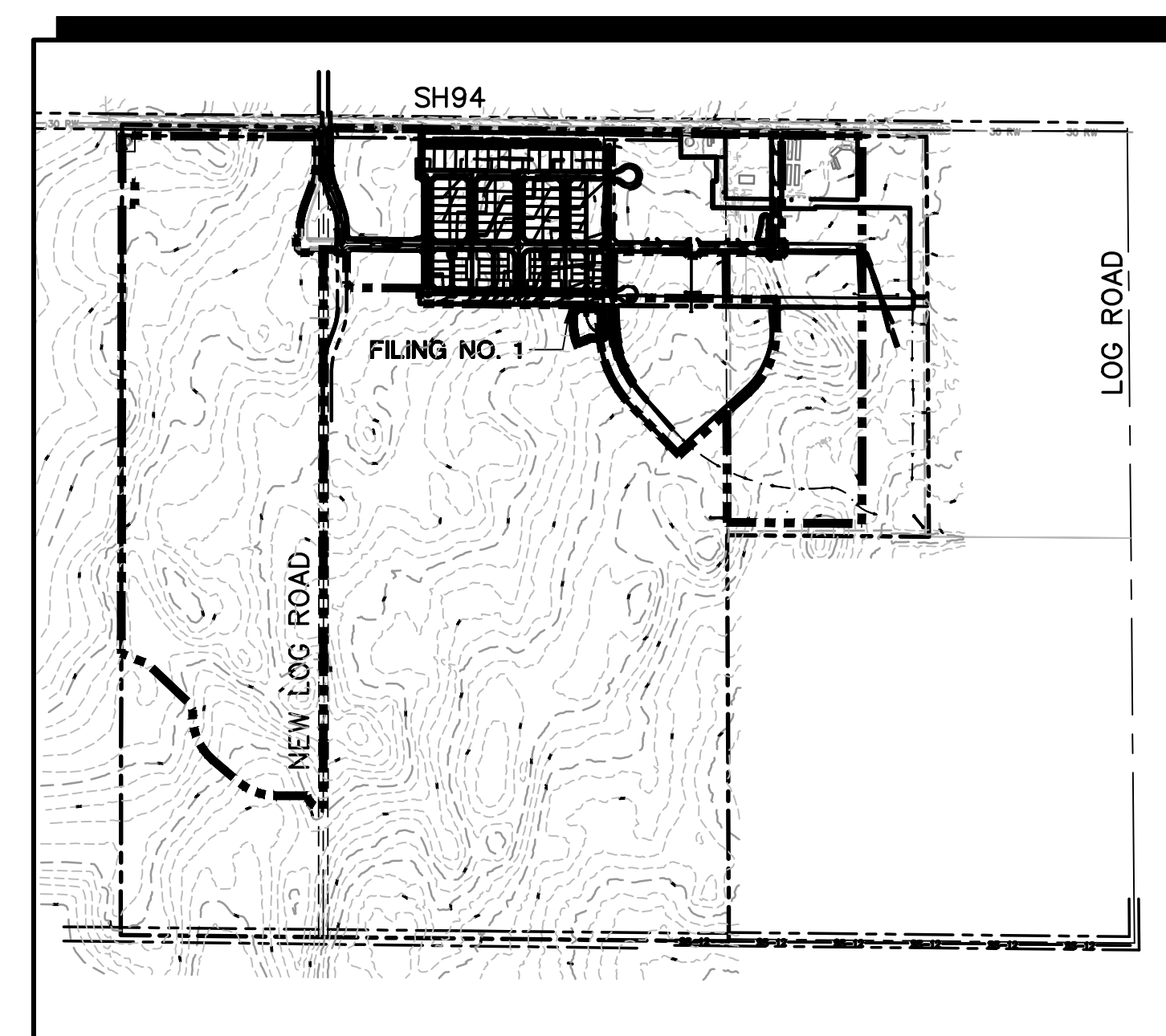
EL PASO COUNTY ENGINEER/DIRECTOR DATE

JPS PN# 090001
SF-18-025

SHEET **G1**



VICINITY MAP
NOT TO SCALE



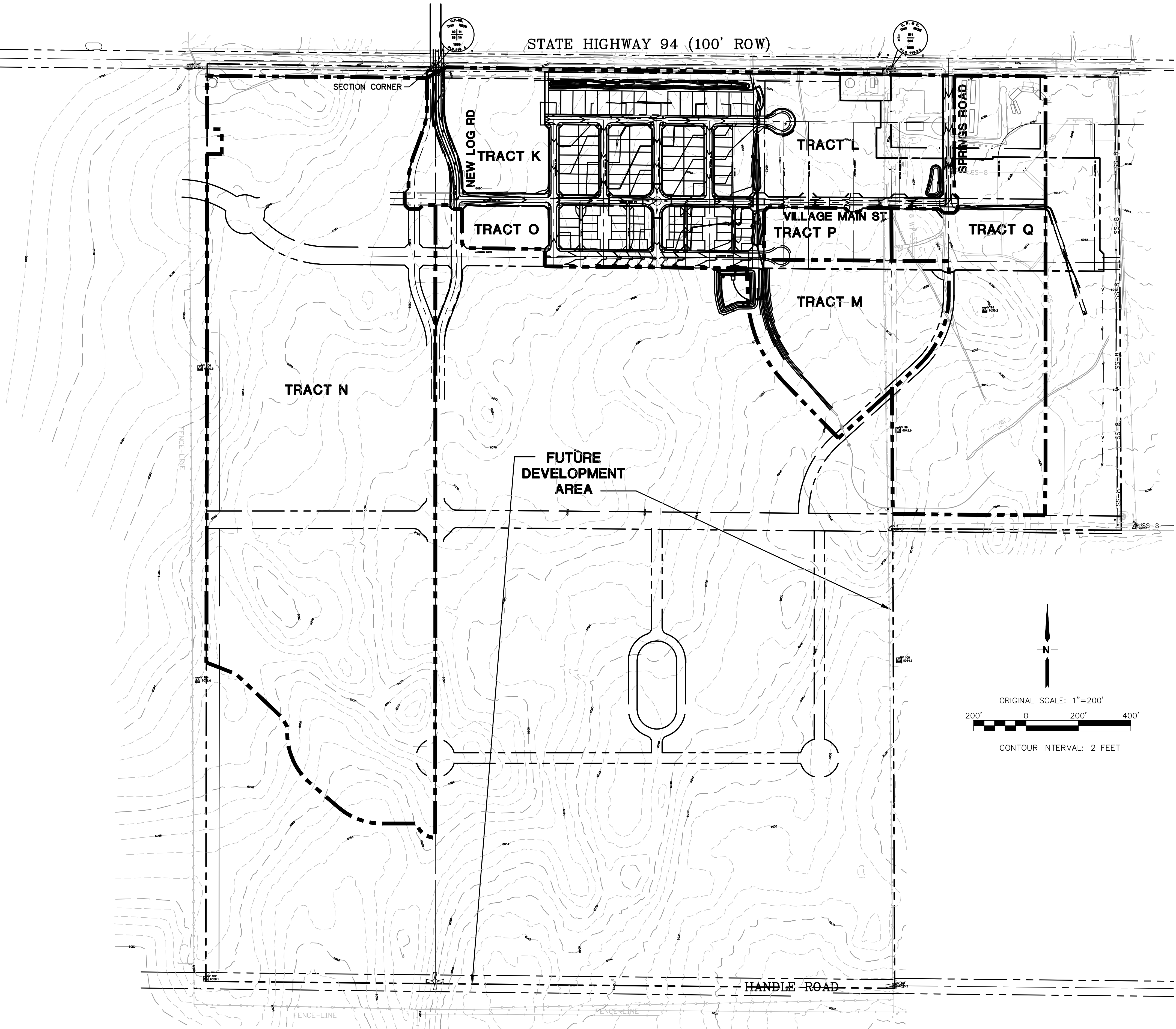
SITE MAP
NOT TO SCALE

BENCHMARK:
A # 5 REBAR LOCATED AT THE NORTH 1/4 CORNER OF SECTION 14. AIR PHOTO PANEL NEAR NORTH 1/4 CORNER, SECTION 14 NO. 5 REBAR EL=6058.55.

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 14, T.14S., R.63W. ASSUMED AS S 89-44-49 E FROM REBAR & 3-1/2" ALUM. CAP NW CORNER SEC 14, T14S, R63W TO REBAR & 2" ALUM. CAP IN RANGE BOX, N 1/4 CORNER SEC. 14.

Z:\090001\Ellicott\TC.dwg\Civil\GEC\C1.DWG Jun 18, 2019 - 2:46pm

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH
LINE OF SECTION 14, T.14S., R.63W. ASSUMED AS S
89-44-49 E FROM REBAR & 3-1/2" ALUM. CAP NW
CORNER SEC 14, T14S, R63W TO REBAR & 2" ALUM. CAP
IN RANGE BOX, N 1/4 CORNER SEC. 14.



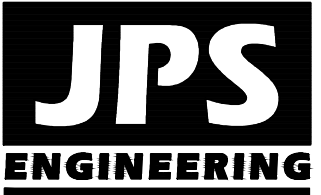
ELLICOTT TOWN CENTER - FILING NO. 1

OVERALL SITE PLAN

HORZ. SCALE: 1"=200'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/08/05	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET:

C1



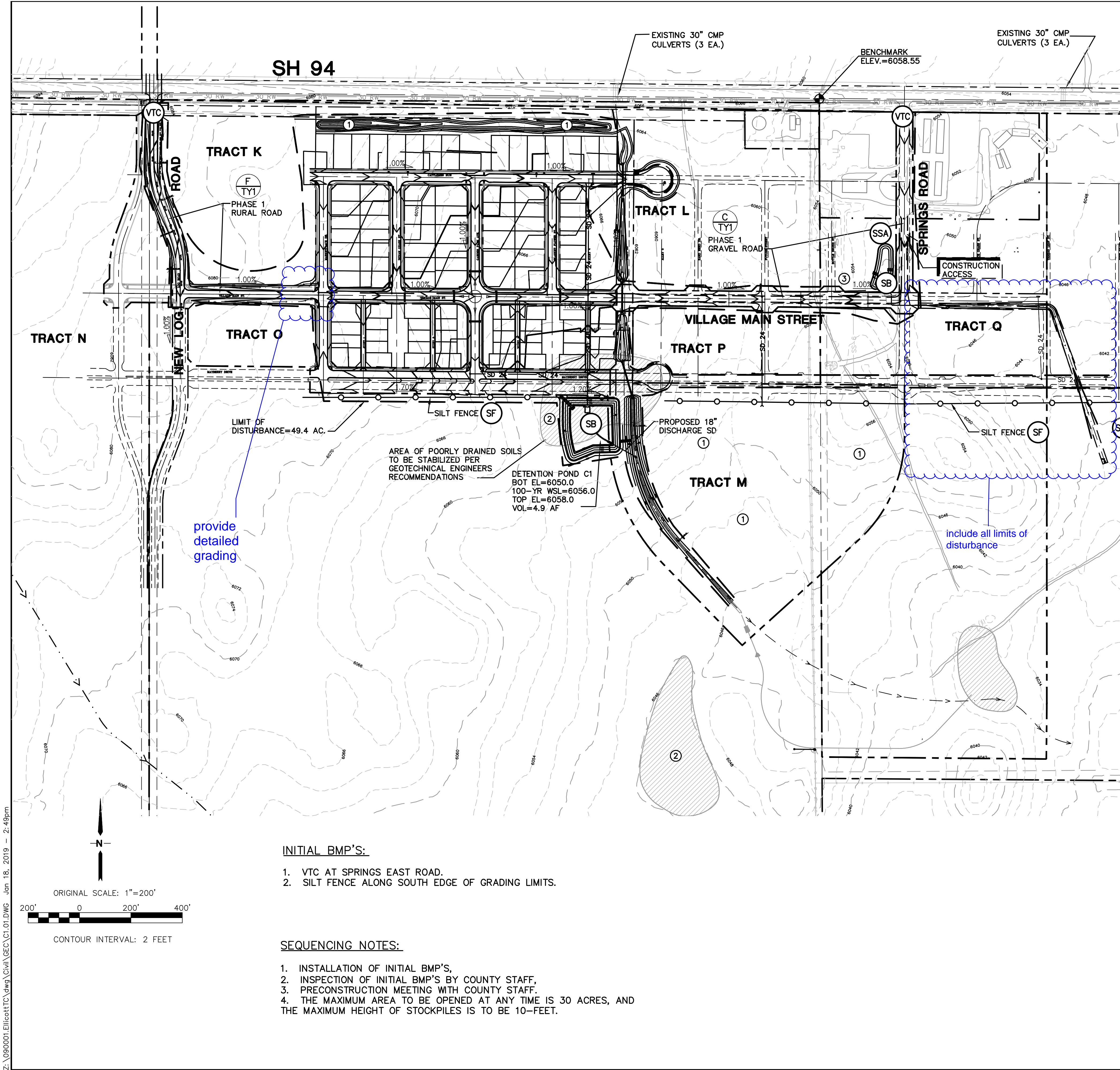
19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 24 HOURS A DAY, 7 DAYS A WEEK
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	2018 SUBMITTAL	JPS	8/22/18
4	EPC COMMENTS	JPS	12/10/18
5	EPC COMMENTS	JPS	1/15/19

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ESTIMATED EARTHWORK QUANTITY:

	EXCAVATION (TOTAL CUT)	EMBANKMENT FILL ^A	NET
FILING No. 1	40,547	44,703 CY	4,156 CY (FILL)

^A(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

KEYED NOTES:

- CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- POTENTIALLY UNSTABLE SOIL AREAS TO BE STABILIZED PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS
- CONTRACTOR EQUIPMENT / OFFICE AREA

LEGEND:

- FILING LIMITS
- PROPOSED FLOW DIRECTION ARROW
- SILT FENCE
- STRAW BALES
- RIPRAP
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- FLOWLINE
- RIPRAP (RR)
- INLET PROTECTION (GRAVEL FILTER) (IP)
- SILT FENCE (SF)
- VEHICLE TRACKING PAD (6" LAYER OF 1-1/2" ROCK) (VTC)
- TEMPORARY SEED AND MULCH ON DISTURBED SLOPES (TM)
- STRAW BALE BARRIER (STB)
- SEDIMENT BASIN (SB)
- STABILIZED STAGING AREA (SSA)

VICINITY MAP
NTS

ESTIMATED EARTHWORK QUANTITY:

	EXCAVATION (TOTAL CUT)	EMBANKMENT FILL ^A	NET
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- FILING LIMITS
- PROPOSED FLOW DIRECTION ARROW
- SILT FENCE
- STRAW BALES
- RIPRAP
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- FLOWLINE
- RIPRAP (RR)
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- SEDIMENT BASIN (SB)
- STABILIZED STAGING AREA (SSA)

ELLICOTT TOWN CENTER - FILING NO. 1

PHASE 1

MASTER GRADING PLAN

JPS ENGINEERING

19 E. Willamette Ave.
Colorado Springs, CO 80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

CALL OR VISIT US IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	EPC COMMENTS	JPS	9/13/07
4	2018 SUBMITTAL	JPS	8/22/18
5	EPC COMMENTS	JPS	1/15/19

HORZ. SCALE: 1"=200'

VERT. SCALE: N/A

SURVEYED: UP&E

CREATED: 12/03/00

PROJECT NO: 090001

SHEET:

DRAWN: RMD

DESIGNED: JPS

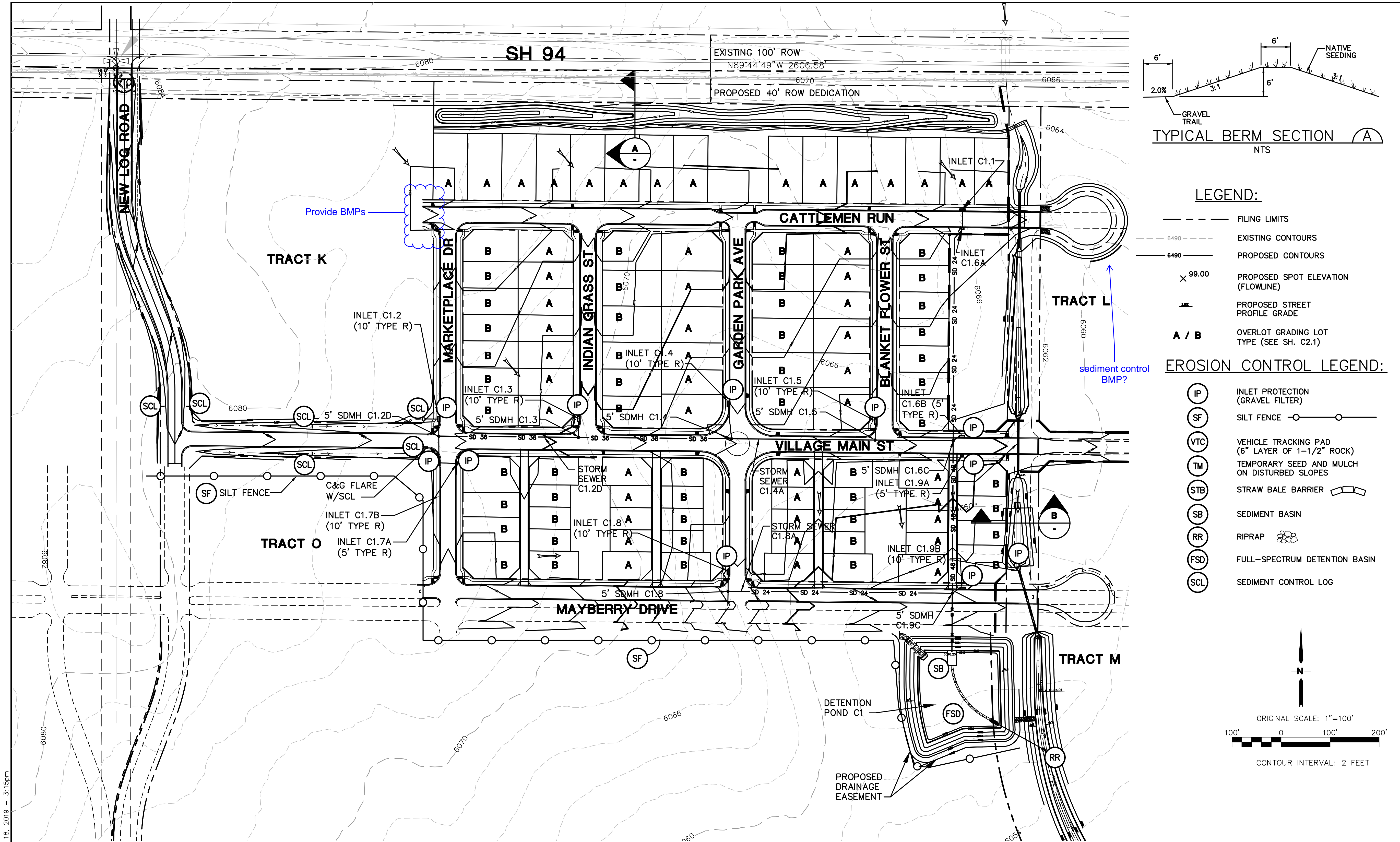
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LAST MODIFIED: 1/15/19

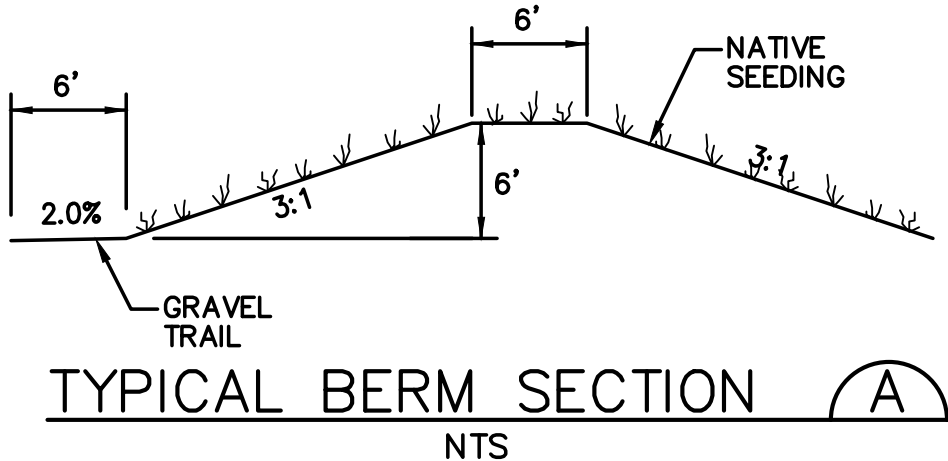
MODIFIED BY: BJJ

C1.01

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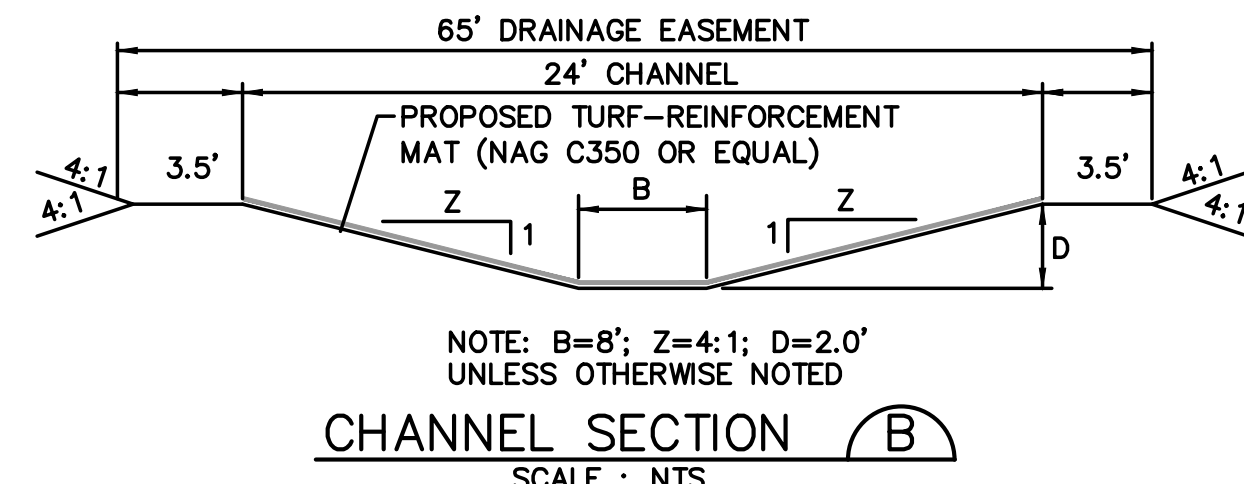
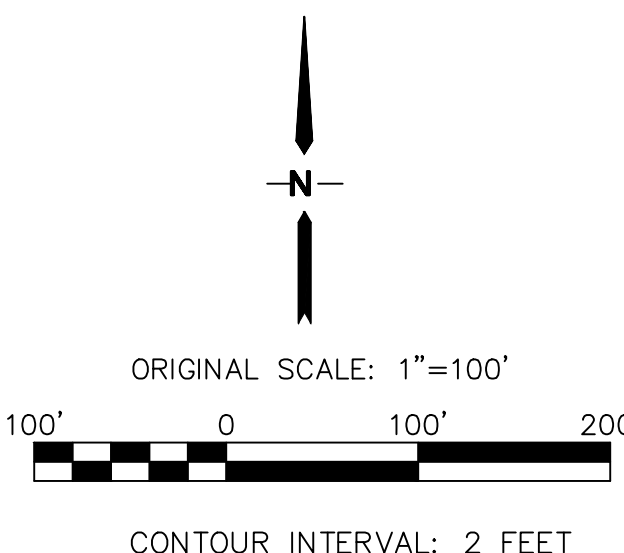


Show limits of construction/disturbance.
Show and label TSBs.
See checklist.



- LEGEND:
- FILING LIMITS
 - 6490 --- EXISTING CONTOURS
 - 6490 --- PROPOSED CONTOURS
 - X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
 - PROPOSED STREET PROFILE GRADE
 - A / B OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

- EROSION CONTROL LEGEND:
- IP INLET PROTECTION (GRAVEL FILTER)
 - SF SILT FENCE
 - VTC VEHICLE TRACKING PAD (6" LAYER OF 1-1/2" ROCK)
 - TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
 - STB STRAW BALE BARRIER
 - SB SEDIMENT BASIN
 - RR RIPRAP
 - FSD FULL-SPECTRUM DETENTION BASIN
 - SCL SEDIMENT CONTROL LOG



ELLICOTT TOWN CENTER - FILING NO. 1

FILING 1 GRADING & EROSION CONTROL PLAN

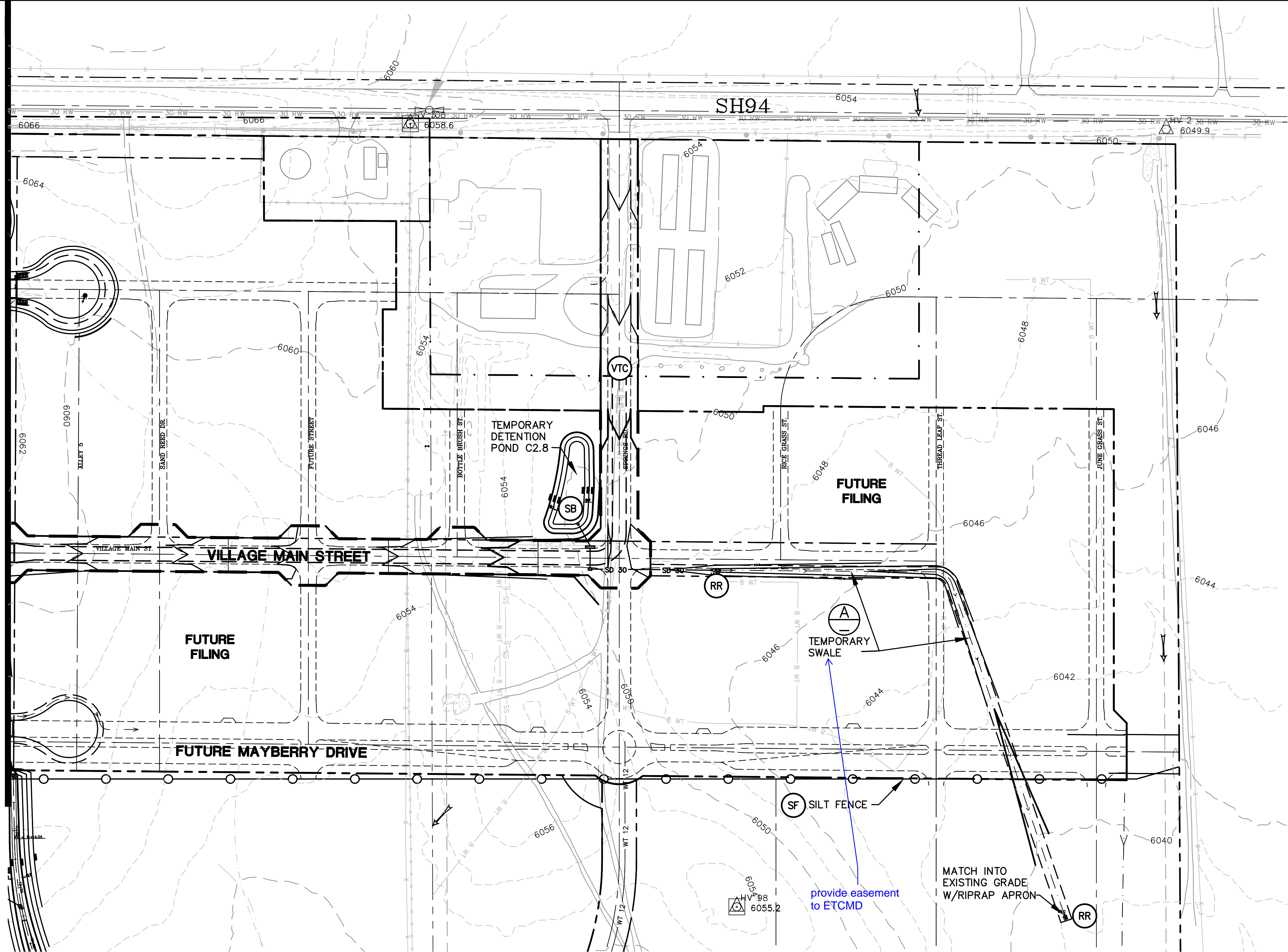
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: C1.02	

JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
800-922-1987
BEFORE YOU GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18
5	EPC COMMENTS	JPS	1/15/19

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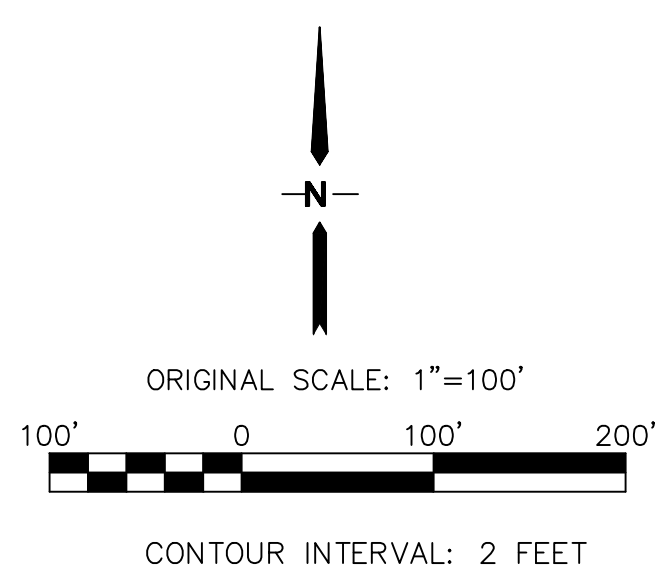
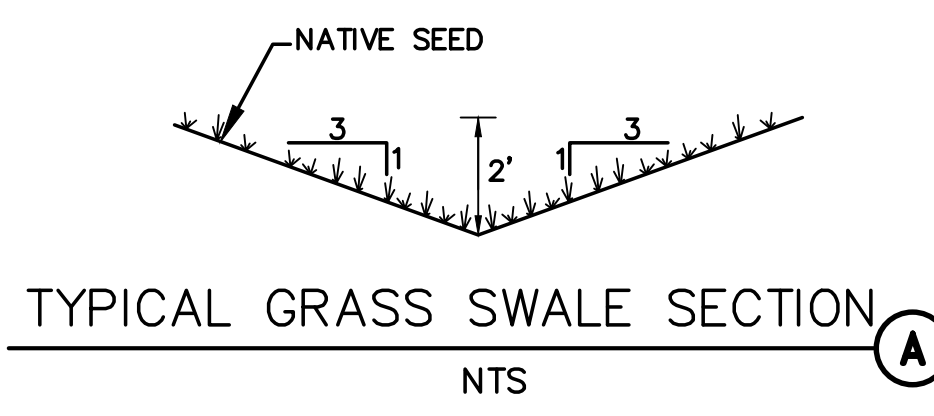
LEGEND:

- FILING LIMITS
- 6490 EXISTING CONTOURS
- 6490 PROPOSED CONTOURS
- X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- LM PROPOSED STREET PROFILE GRADE

EROSION CONTROL LEGEND:

- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING PAD (6" LAYER OF 1-1/2" ROCK)
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER
- SB SEDIMENT BASIN
- RR RIPRAP

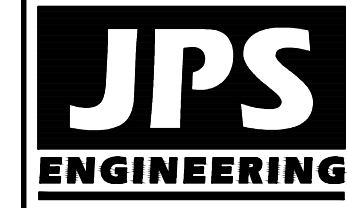
Provide project limits and limits of construction



ELLICOTT TOWN CENTER - FILING NO. 1

EAST SITE GRADING & EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: C1.03	



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766



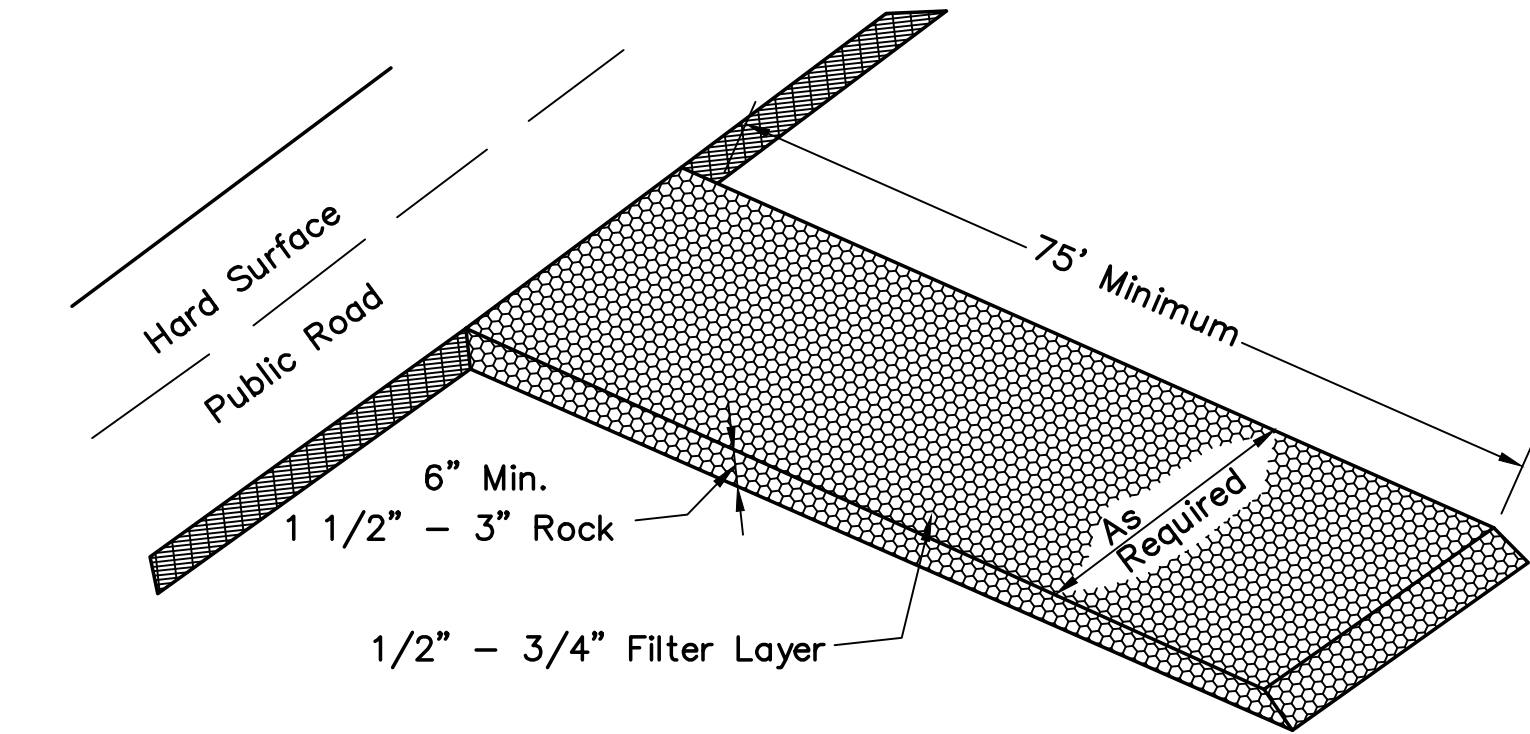
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-48 HRS IN ADVANCE
BEFORE YOUR GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18
5	EPC COMMENTS	JPS	1/15/19

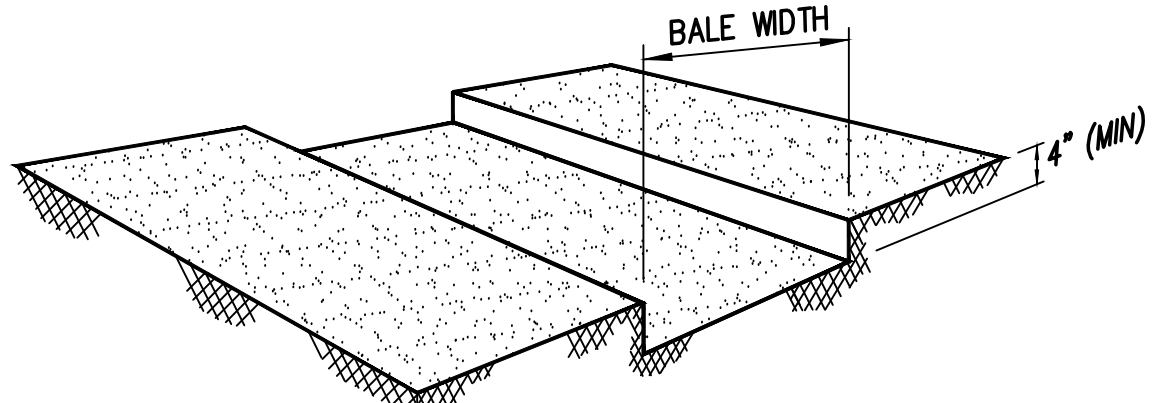
NPDES NOTES

(REFER TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 2)

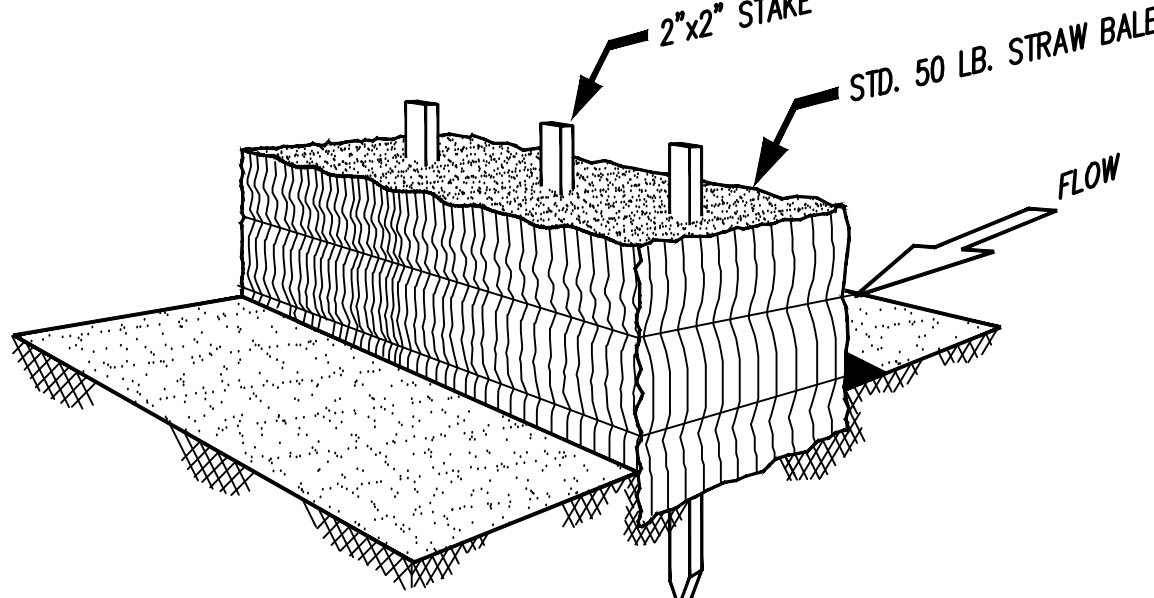
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
4. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED. STORMWATER QUALITY BMP MANUAL 3-4.
5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
7. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY EL PASO COUNTY, IF REQUIRED.
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ALL EARTH DISTURBANCE SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY EL PASO COUNTY, IF REQUIRED.
16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE EL PASO COUNTY TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
18. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THE 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.



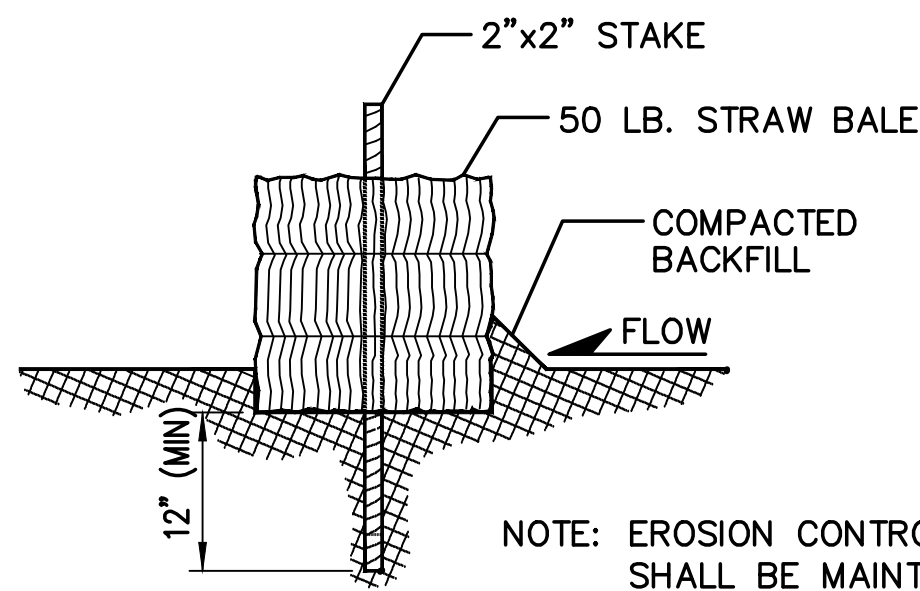
(VTC) TEMPORARY VEHICLE TRACKING CONTROL PAD (A)



TRENCH EXCAVATION -NTS-



STRAW BALE INSTALLATION -NTS-



SECTION -NTS-

(STB) STRAW BALE EROSION BARRIER (B) NOT TO SCALE

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

EROSION CONTROL NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE. THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD-PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, COLORADO 80246-1530
ATTN.: PERMITS UNIT

ESTIMATED TIME SCHEDULE:

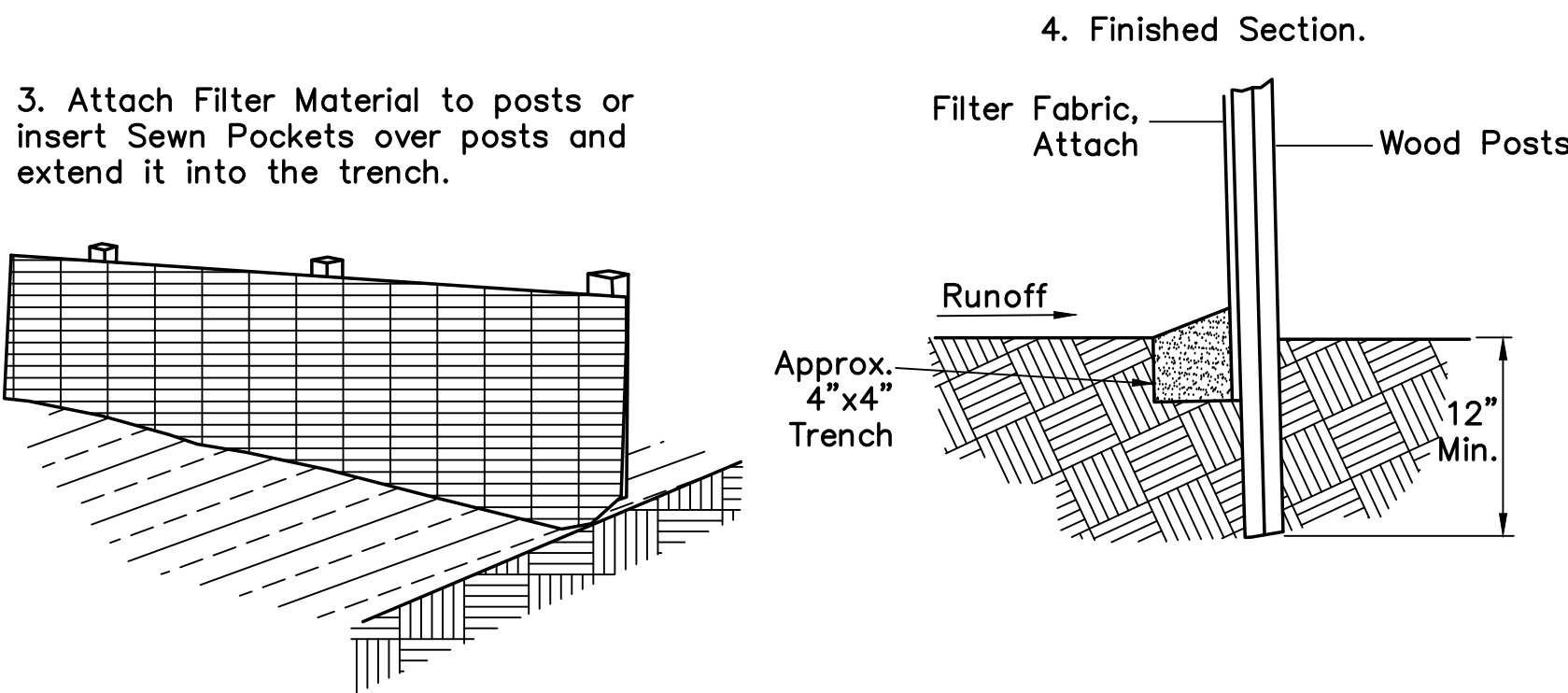
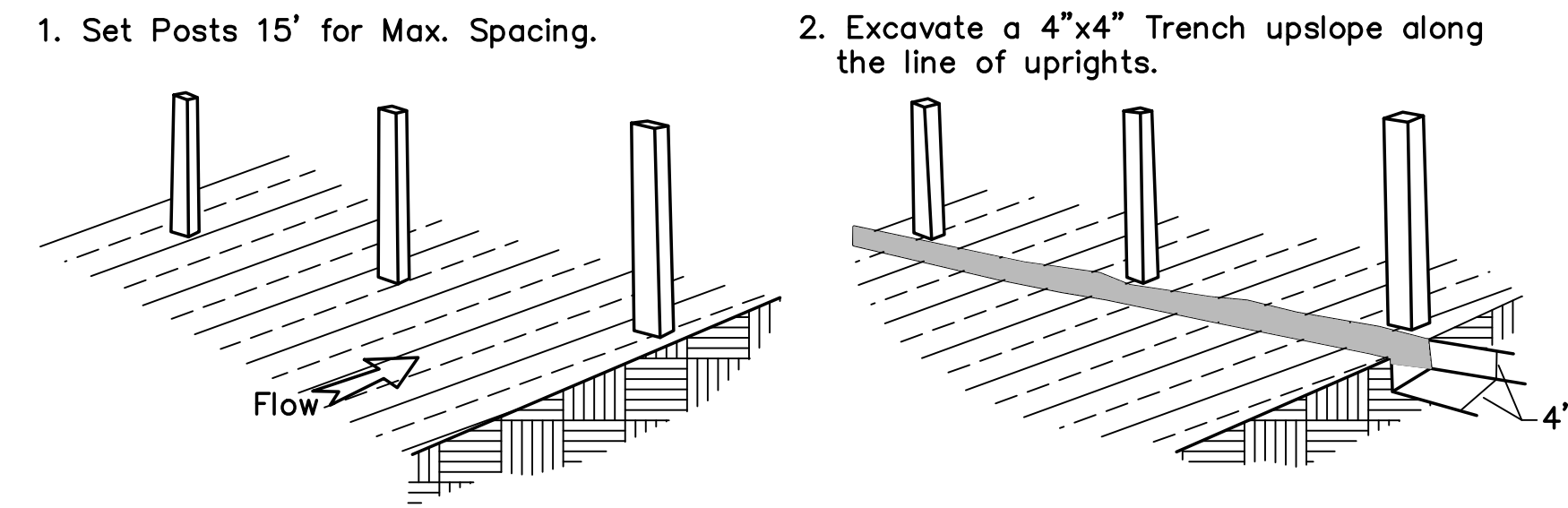
INSTALL BMP'S	MARCH, 2019
GRADING START	MARCH, 2019
GRADING COMPLETION	AUGUST, 2019
SEEDING & MULCHING	AUGUST, 2019
STABILIZATION	AUGUST, 2020

SEDIMENT CONTROL MAINTENANCE PROGRAM:

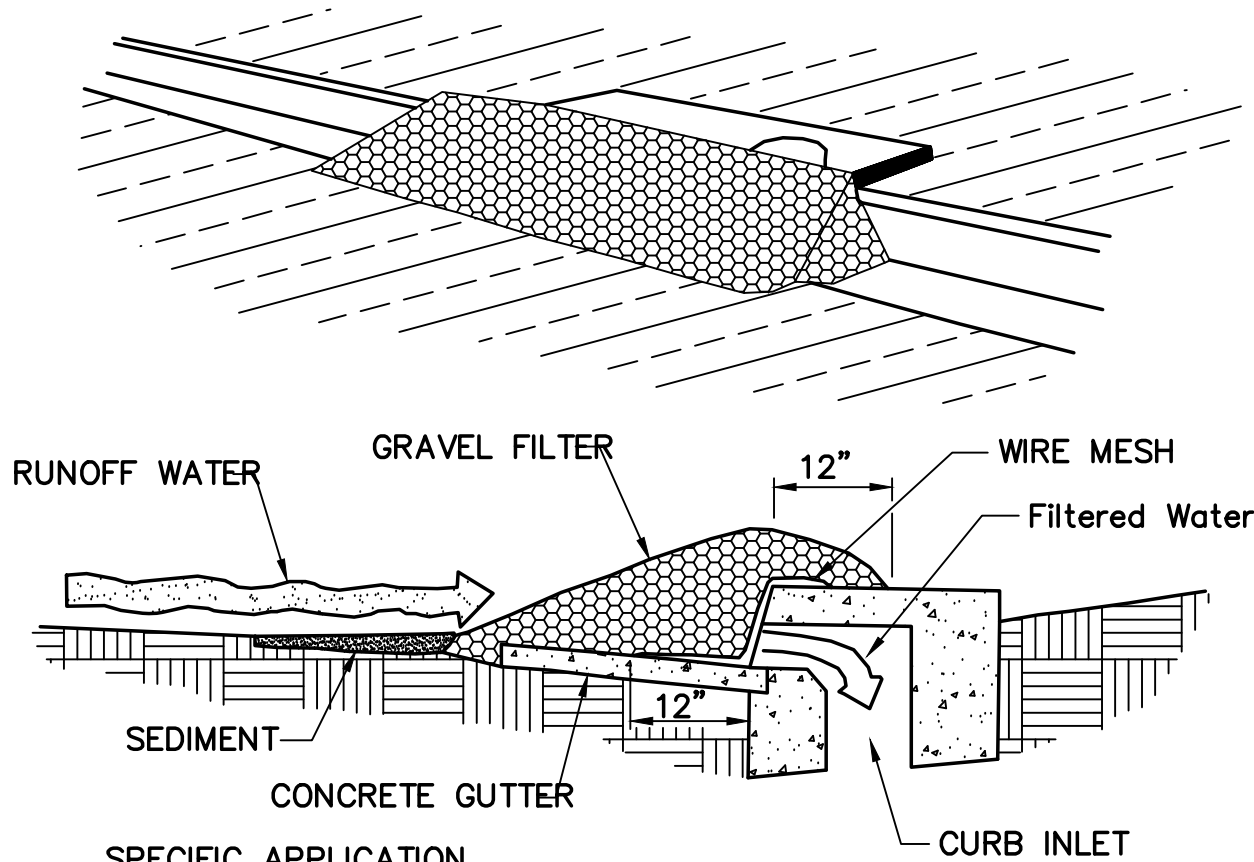
FREQUENCY	
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.



(SF) SILT FENCE (C) NOT TO SCALE



SPECIFIC APPLICATION

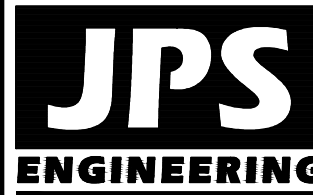
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

NOTE: ALTERNATE DESIGN COULD UTILIZE GRAVEL FILLED BAGS.

(IP) GRAVEL AND WIRE MESH CURB INLET PROTECTION (D) NOT TO SCALE

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EROSION CONTROL NOTES & DETAILS



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FAX: 719-471-0766
www.jpsengr.com

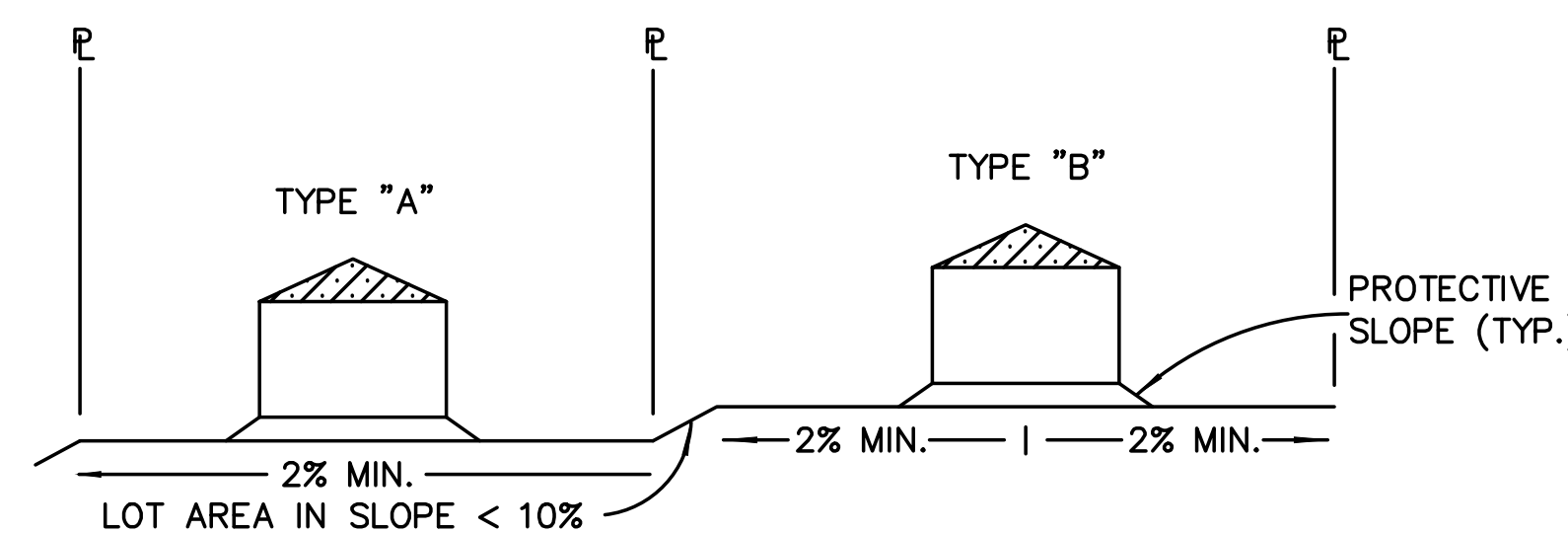
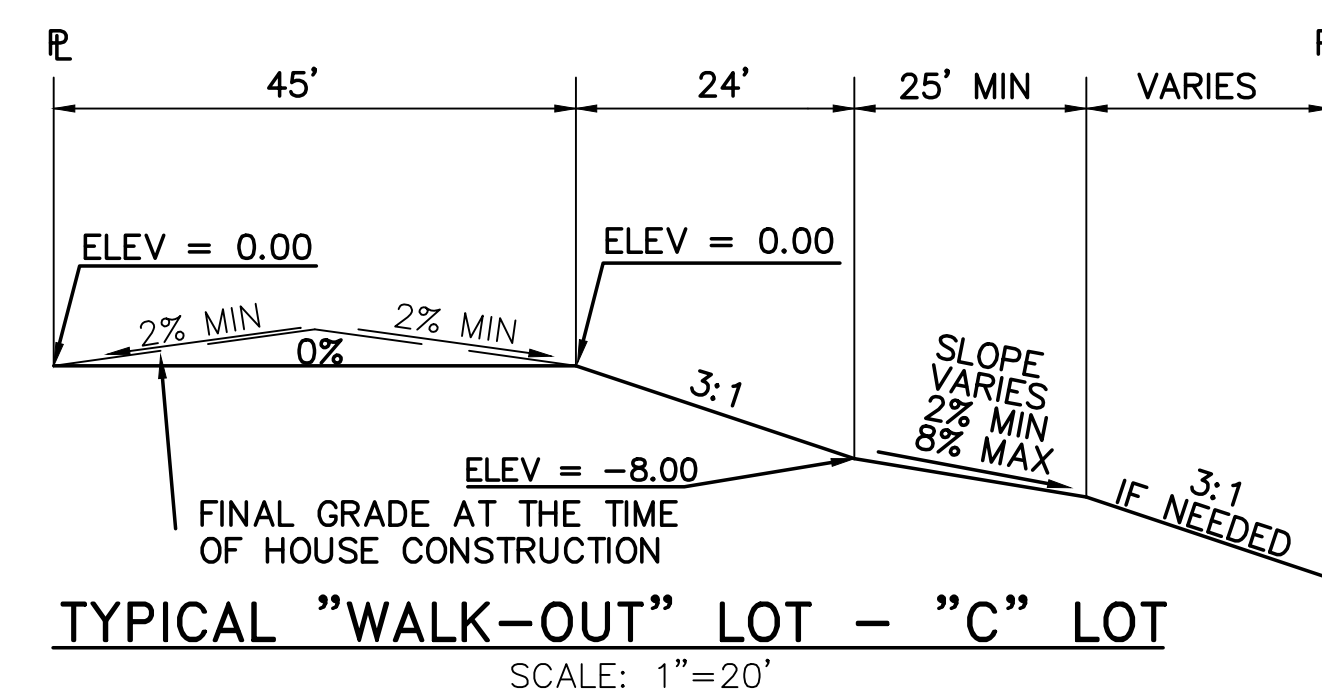
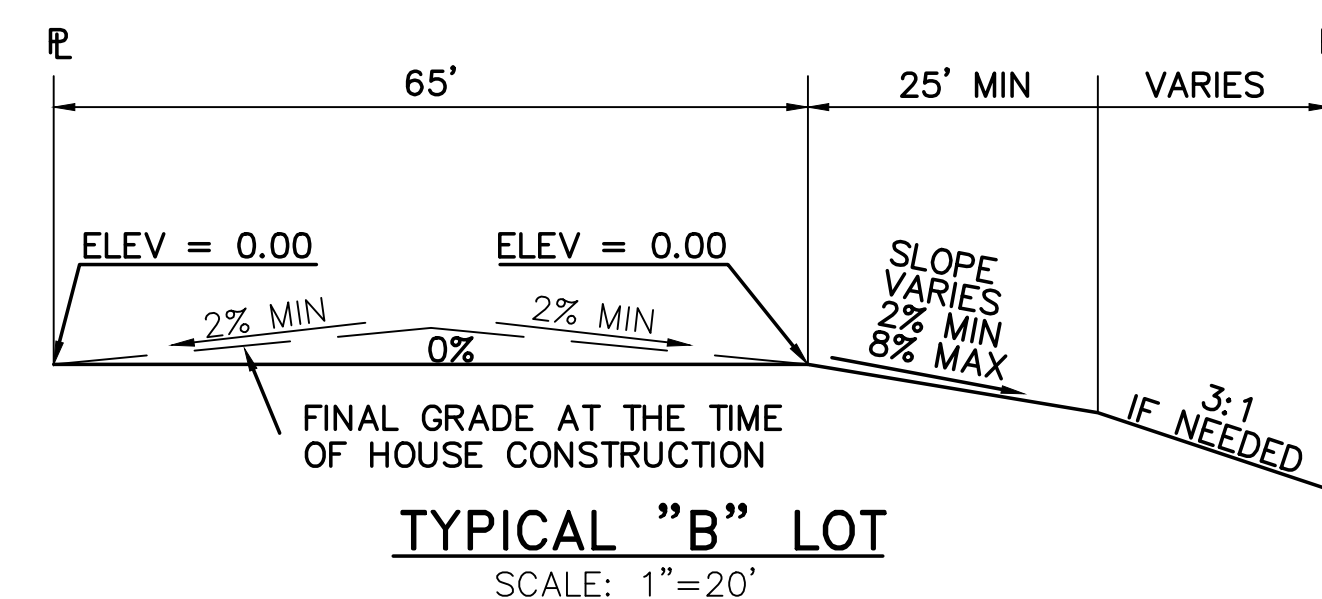
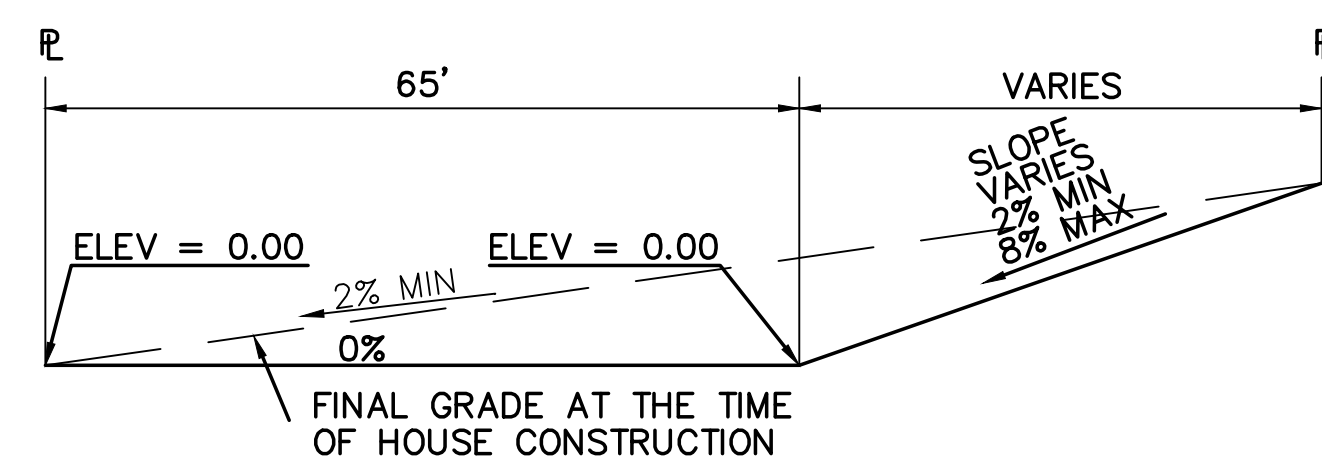


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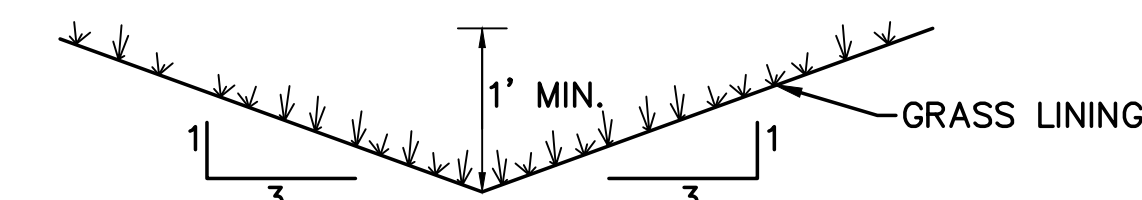
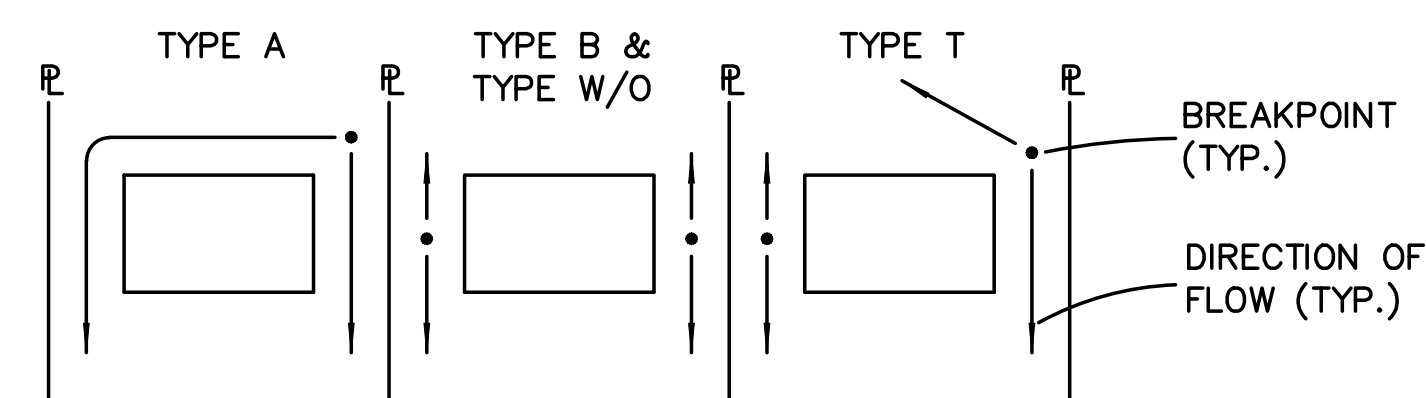
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	7/25/06
3	EPC COMMENTS	JPS	1/15/07
4	2018 SUBMITTAL	JPS	8/22/18
5	EPC COMMENTS	JPS	1/15/19

HORZ. SCALE:	NTS	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:		CHECKED:	JPS
CREATED:	3/24/06	LAST MODIFIED:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

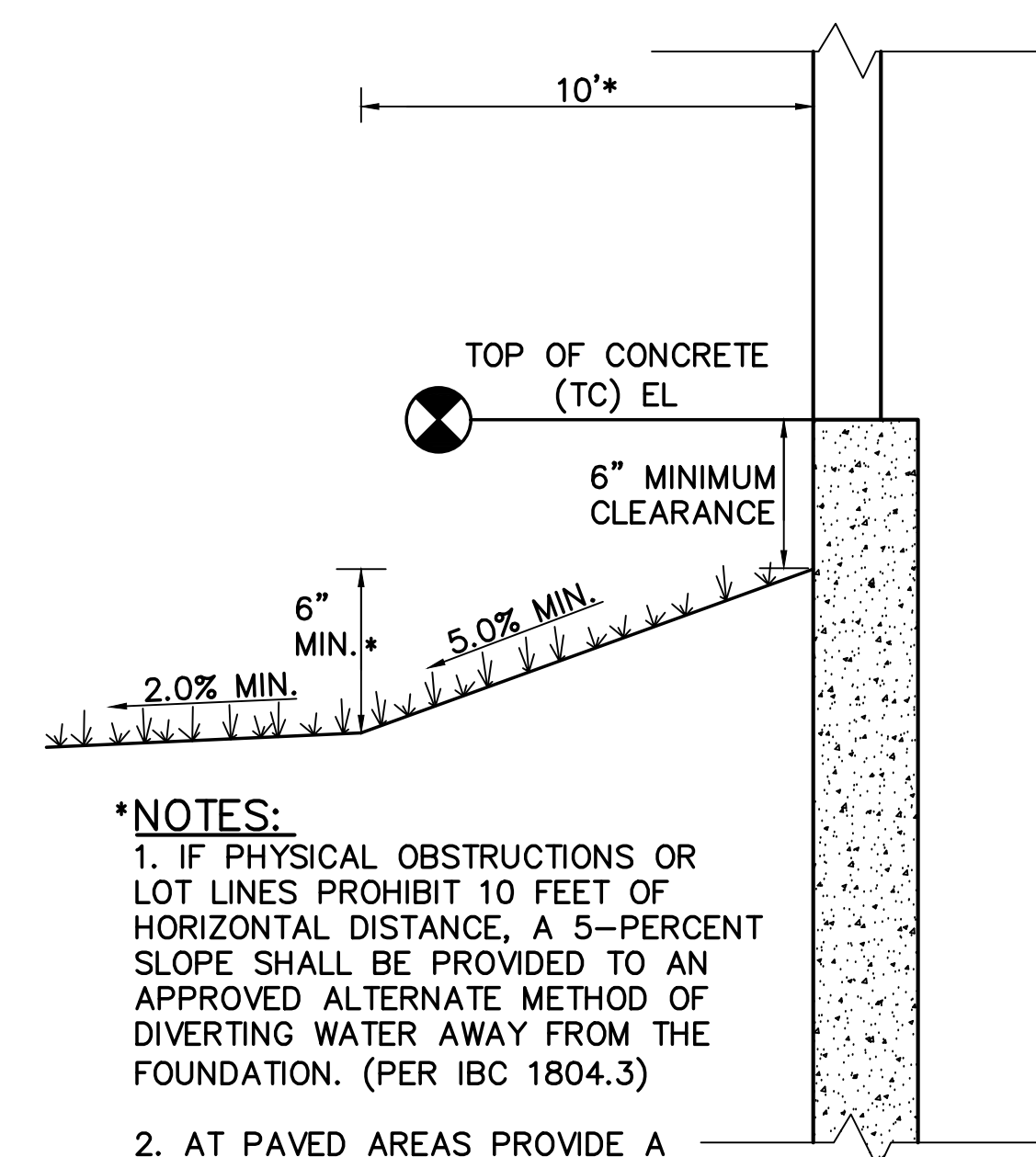
SHEET: C1.04



NOTE:
FINAL GRADING TO COMPLY WITH H.U.D.
STANDARDS CONTAINED IN SECTION 310 AND
602 OF THE MINIMUM PROPERTY STANDARDS
(MPS) 4900.1, HANDBOOK 4140.3 CHG
(DATA SHEET 79g), IF APPLICABLE, AND
ALL LEGAL STANDARDS.



NOTE: BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.



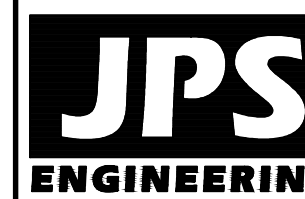
***NOTES:**
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)

NOTES:

1. LOT GRADING & DRAINAGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT BUILDERS & OWNERS.

2. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWNGRADIENT LOTS.

3. FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



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No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	4/19/06
B	EPC COMMENTS	JPS	1/15/19

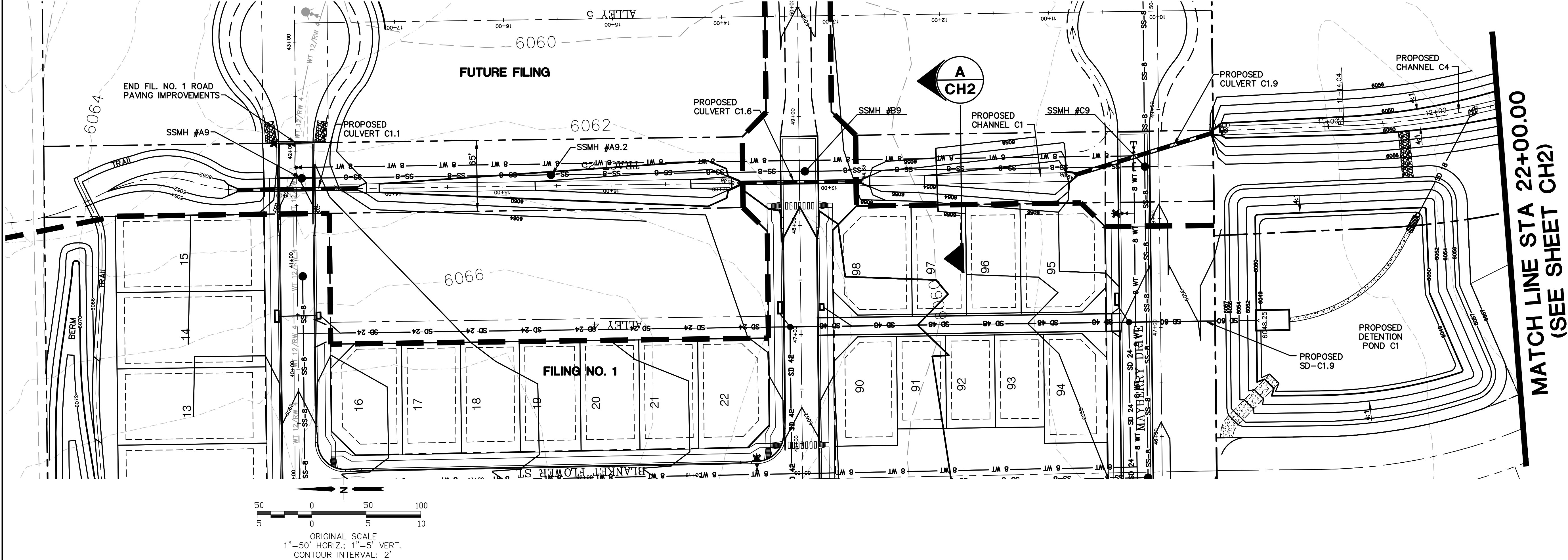
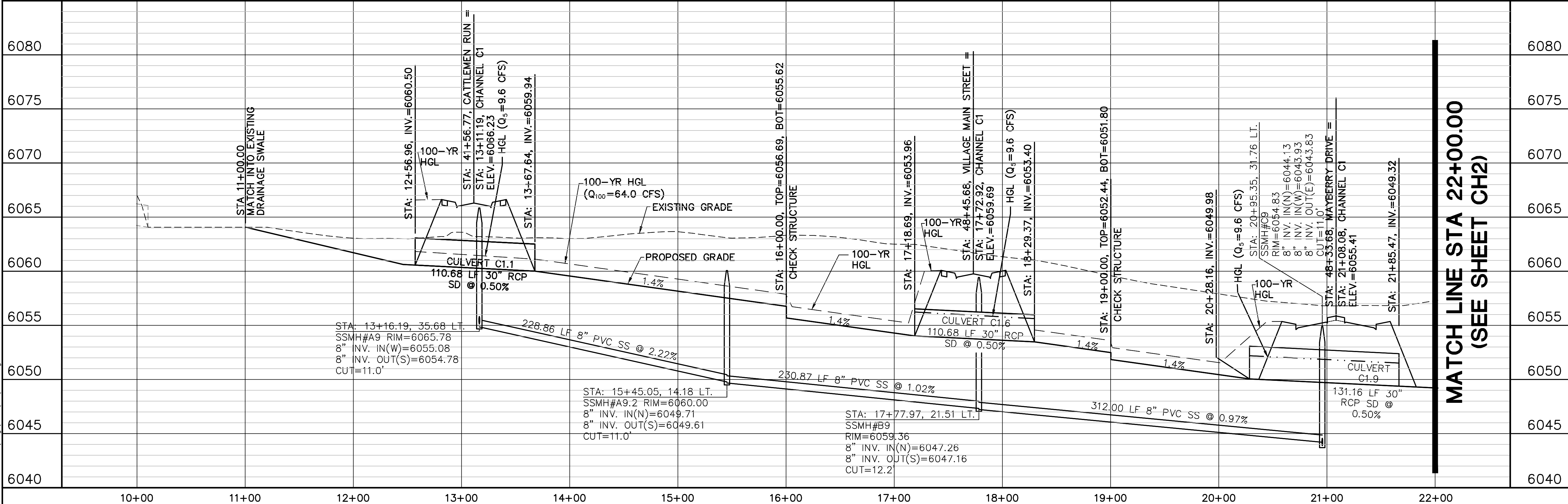
ELLCOTT TOWN CENTER - FILING NO. 1

LOT GRADING NOTES & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	B
VERT. SCALE:	N/A	DESIGNED:	JF
SURVEYED:	UP&E	CHECKED:	JF
CREATED:	1/14/19	LAST MODIFIED:	1/15/19
PROJECT NO:	090001	MODIFIED BY:	B

C2.1

Z:_090001\Ellicott\CH1.dwg Civil\CH1.dwg Jan 18, 2019 -- 11:58am



HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/28/06	LAST MODIFIED: 1/15/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: CH1

ELLICOTT TOWN CENTER - FILING NO. 1

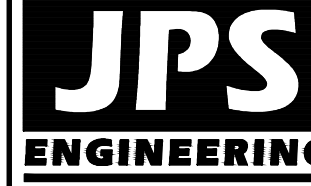
CHANNEL C1 PLAN & PROFILE (STA: 10+00 TO STA: 22+00.00)

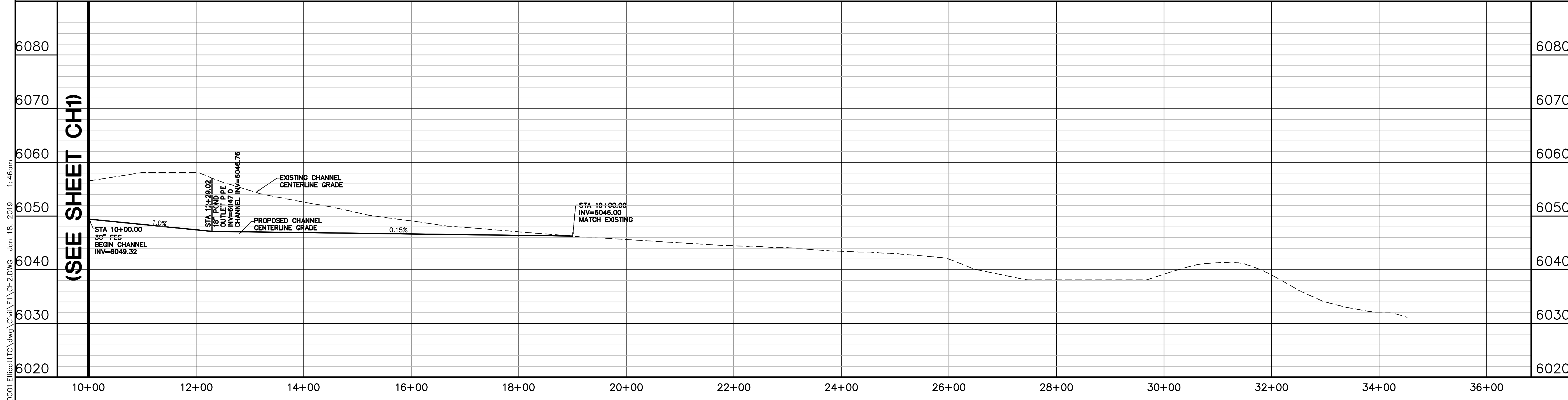
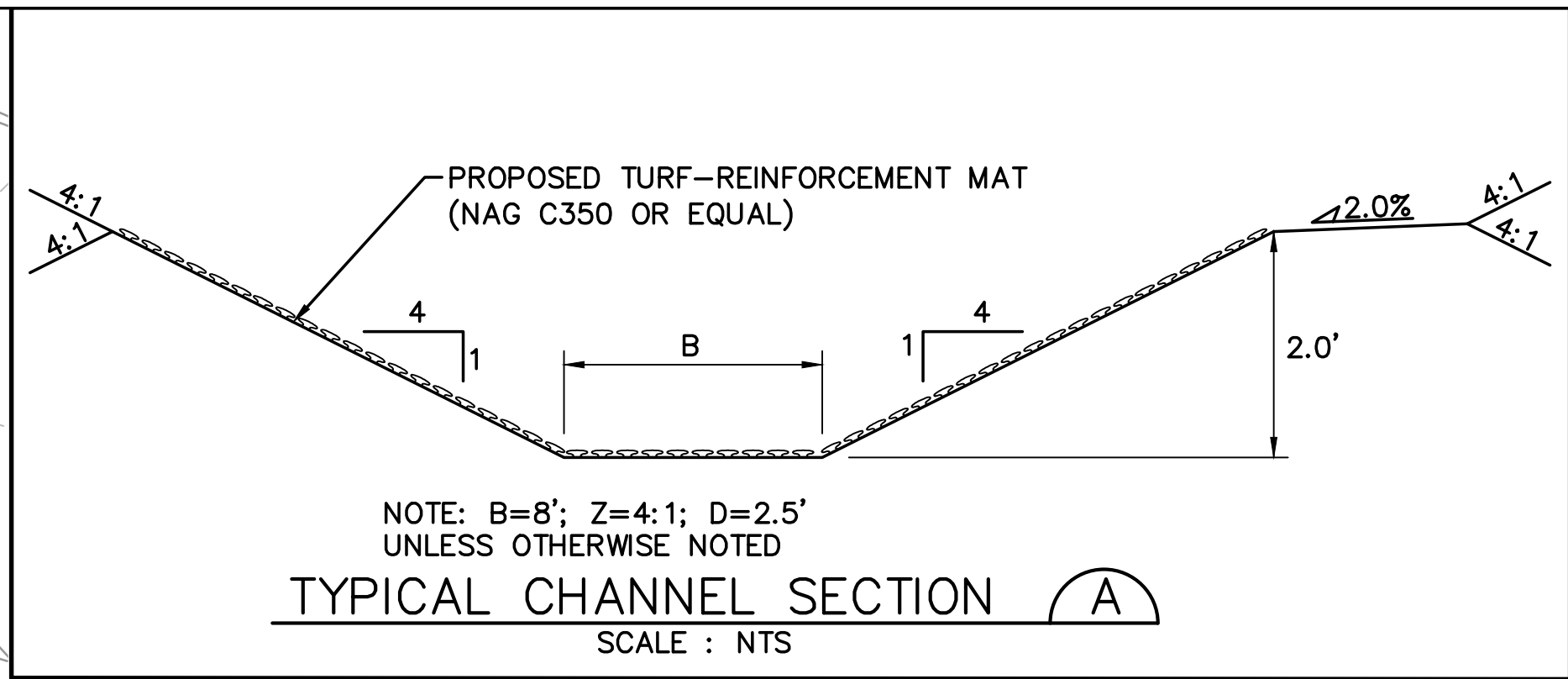
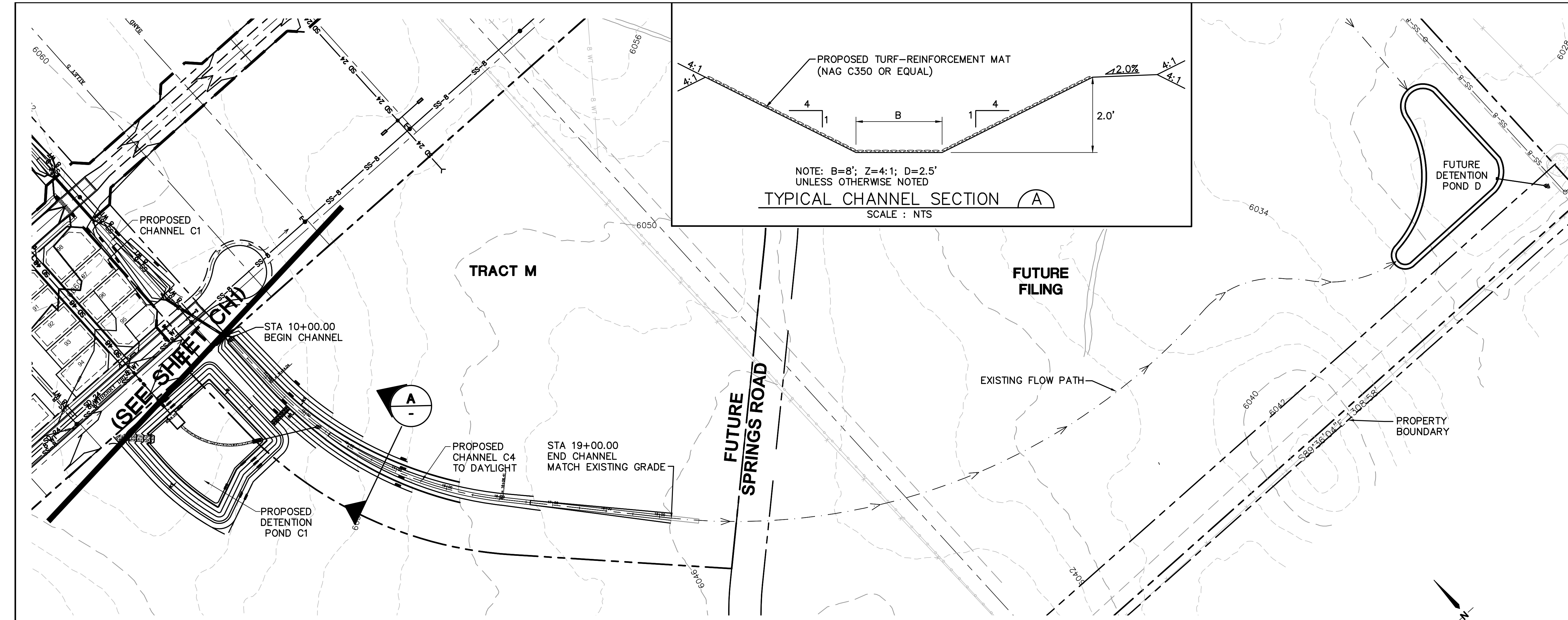
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	2018 SUBMITTAL	JPS	8/22/18
3	EPC COMMENTS	JPS	1/15/19

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No.	REVISION	BY	DATE
1	2018 SUBMITTAL	JPS	8/22/18
2	EPC COMMENTS	JPS	1/15/19

ELLICOTT TOWN CENTER - FILING NO. 1

CHANNEL C4
PLAN & PROFILE

HORZ. SCALE: 1"=100'

VERT. SCALE: 1"=10'

SURVEYED: UP&E

CREATED: 3/8/06

PROJECT NO: 090001

SHEET: CH2

DRAWN: RMD

DESIGNED: JPS

CHECKED: JPS

LAST MODIFIED: 1/15/19

MODIFIED BY: BJJ