

**STORMWATER MANAGEMENT PLAN (SWMP)  
for  
ELLICOTT TOWN CENTER – FILING NO. 1**

**Prepared for:**

**Colorado Springs Mayberry, LLC**  
32823 Temecula Parkway  
Temecula, CA 92592

September 12, 2019

**Engineering Review**

*03/04/2020 11:44:57 AM*

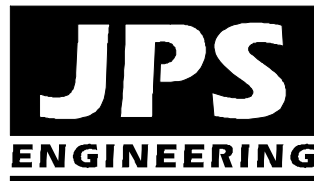
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**EPC Planning & Community  
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**Prepared by:**



**19 East Willamette Avenue  
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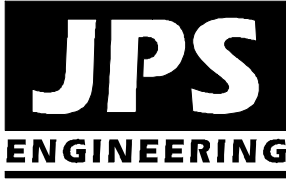
**JPS Project No. 030502  
EPC Project No. SF-18-025**

**ELLICOTT TOWN CENTER  
STORMWATER MANAGEMENT PLAN (SWMP)  
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FIGURES

Figure A1      Vicinity Map  
                    Grading & Erosion Control (GEC) Plans



## **ELLCOTT TOWN CENTER - FILING NO. 1 STORMWATER MANAGEMENT PLAN (SWMP)**

September, 2019

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### **I. QUALIFIED STORMWATER MANAGER**

#### **A. Qualified Stormwater Manager**

**Contractor:** Colorado Springs Mayberry, LLC  
3823 Temecula Parkway  
Temecula, CA 92592  
Attn: Rick Scott (951) 252-8133  
rick@cormanleigh.com

#### **B. Applicant / Contact Information**

**Owner/Developer:** Colorado Springs Mayberry, LLC  
3823 Temecula Parkway  
Temecula, CA 92592  
Attn: Rick Scott (951) 252-8133  
rick@cormanleigh.com

**Engineer:** JPS Engineering, Inc.  
19 E. Willamette Avenue  
Colorado Springs, CO 80903  
Attn: John P. Schwab, P.E. (719)-477-9429  
john@jpsengr.com

### **II. SPILL PREVENTION AND RESPONSE PLAN**

#### **A. Spill Prevention and Response Procedures:**

- The primary objective in responding to a spill is to quickly contain the material(s) and prevent or minimize their migration into storm water runoff and conveyance systems. If the release has impacted on-site storm water, it is critical to contain the released materials on site and prevent their release into receiving waters.

- Spill Response Procedures:
  - Notify site superintendent immediately when a spill, or the threat of a spill, is observed. The superintendent shall assess the situation and determine the appropriate response.
  - If spills represent an imminent threat of escaping on-site facilities and entering the receiving waters, site personnel shall respond immediately to contain the release and notify the superintendent after the situation has stabilized.
  - The site superintendent, or his designee, shall be responsible for completing a spill reporting form and for reporting the spill to the appropriate agency.
  - Spill response equipment shall be inspected and maintained as necessary to replace any materials used in spill response activities.
- Spill kits shall be on-hand at all fueling sites. Spill kit location(s) shall be reported to the SWMP Administrator.
- Absorbent materials shall be on-hand at all fueling areas for use in containing inadvertent spills. Containers shall be on-hand at all fueling sites for disposal of used absorbents.
- Recommended components of spill kits include the following:
  - Oil absorbent pads (one bale)
  - Oil absorbent booms (40 feet)
  - 55-gallon drums (2)
  - 9-mil plastic bags (10)
  - Personal protective equipment including gloves and goggles

**B. Notification Procedures:**

- In the event of an accident or spill, the SWMP Administrator shall be notified as a minimum.
- Depending on the nature of the spill material involved, the Colorado Department of Public Health and Environment (24-hour spill reporting line: 877-518-5608), downstream water users, or other agencies may also need to be notified.
- Any spill of oil which 1) violates water quality standards, 2) produces a “sheen” on a surface water, or 3) causes a sludge or emulsion, or any hazardous substance release, or hazardous waste release which exceeds the reportable quantity, must be reported immediately by telephone to the National Response Center Hotline at (800)-424-8802.

### **III. MATERIALS HANDLING**

**A. General Materials Handling Practices:**

- Potential pollutants shall be stored and used in a manner consistent with the manufacturer’s instructions in a secure location. To the extent practical, material storage areas should not be located near storm drain inlets and should be equipped with covers, roofs, or secondary containment as required to prevent storm water from contacting stored materials.



- Chemicals that are not compatible shall be stored and segregated areas so that spilled materials cannot combine and react.
  - Disposal of materials shall be in accordance with the manufacturer's instructions and applicable local, state, and federal regulations.
  - Materials no longer required for construction shall be removed from the site as soon as possible.
- B. Adequate garbage, construction waste, and sanitary waste handling and disposal facilities shall be provided as necessary to keep the site clear of obstruction and BMPs clear and functional.
- C. Specific Materials Handling Practices:
- All pollutants, including waste materials and demolition debris, that occur on-site during construction shall be handled in a way that does not contaminate storm water.
  - All chemicals including liquid products, petroleum products, water treatment chemicals, and wastes stored on site shall be covered and contained and protected from vandalism.
  - Maintenance and repair of all equipment and vehicles involving oil changes, hydraulic system drain down, de-greasing operations, fuel tank drain down and removal, and other activities which may result in the accidental release of contaminants, shall be conducted under cover during wet weather and on an impervious surface to prevent release of contaminants onto the ground. Materials spilled during maintenance operations shall be cleaned up immediately and properly disposed of.
  - Wheel wash water shall be settled and discharged on site by infiltration. Wheel wash water shall not be discharged to the storm water system.
  - Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to storm water runoff. Follow manufacturer's recommendations for application rates and procedures.
  - pH-modifying sources shall be managed to prevent contamination of runoff and storm water collected on site. The most common sources of pH-modifying materials are bulk cement, cement kiln dust (CKD), fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, and concrete pumping and mixer washout waters.
- D. Equipment maintenance and fueling: Contractor shall implement appropriate spill prevention and response procedures
- E. Concrete Wash Water: Unless confined in a pre-defined, bermed containment area, the cleaning of concrete truck delivery chutes is prohibited at the job site. The discharge of water containing waste cement to the storm drainage system is prohibited.

#### IV. POTENTIAL SOURCES OF POLLUTION

Potential pollutant sources will be addressed as follows:

##### POTENTIAL POLLUTION SOURCES

Potential Pollution Sources	Possible Site Contributions of Pollutants to Stormwater Discharges
All disturbed and stored soils	Stockpiles of fill from site excavations, topsoil stockpiles.
Vehicle tracking of sediments	See GEC Plans for vehicle entrance and exits. Vehicle tracking control pads will be installed and maintained at all construction access points.
Management of contaminated soils	No contaminated soils are expected to be encountered.
Loading and unloading operations	Loading and unloading of construction materials
Outdoor storage activities (building material, fertilizers, chemicals, etc.)	Stockpiles and equipment storage areas (no fertilizers, petroleum or chemical products will be stored on-site).
Vehicle and equipment maintenance and fueling	Fueling will occur on-site using mobile equipment (will not be stored on-site). Equipment maintenance will occur off-site.
Significant dust or particulate-generating processes	Vehicle tracking, soil removed from excavation, stockpiles.
Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.	All equipment maintenance will occur off-site. No fertilizers, pesticides, detergents, and/or solvents will be used or stored on-site.
On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.)	All waste will be removed from site as soon as possible, and disposed of at a permitted off-site disposal site
Concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment	Properly contained concrete washout areas may be designated and maintained within the site, based on construction phasing.
Dedicated asphalt and concrete batch plants	No dedicated asphalt or concrete batch plants are planned on-site.
Non-industrial waste sources such as worker trash and portable toilets	Worker trash will be removed from the site as soon as possible. Portable toilets will be utilized and maintained as required based on construction phasing.
Other areas or procedures where potential spills can occur	Petroleum releases from equipment are possible.

Add a "location" column. If some items are "TBD" note that contractor is required to add the location.

## V. IMPLEMENTATION OF CONTROL MEASURES

### Narrative Description of Appropriate Stormwater Controls and Measures

#### **Construction Phasing**

##### ***Phase 1 – Mobilization, Clearing & Grubbing Operations***

Clearing and grubbing will be completed prior to initial overlot grading activities for this site. Perimeter control measures will be installed prior to the start of construction operations. These perimeter controls will include silt fencing and a vehicle tracking control pad.

##### ***Phase 2 – Earthwork, Road Grading, and Utility Installation***

Major earthwork activities will include overlot grading, foundation over-excavation, backfill, and compaction, utility construction, and rough and final grading for site improvements.

##### ***Phase 3 – Building Construction and Final Grading Activities***

This phase will include final grading of building sites and landscape areas. Appropriate temporary BMP's will be maintained until vegetation is re-established throughout the site.

##### ***Phase 4 – Stabilization***

All disturbed areas within the project will be revegetated. The specific revegetation requirements will include the following:

- Landscape plantings – per approved landscape plans
- Native seeding – all other disturbed areas

##### ***Phase 5 – Removal of Temporary Control Measures***

Temporary sediment control measures shall remain in place until vegetation has been adequately established to prevent erosion from storm runoff. Once adequate vegetation has been established, the temporary erosion control measures will be removed and disposed of off-site.

#### **BMP's for Stormwater Pollution Prevention (See GEC Plans):**

<u>Phase</u>	<u>BMP</u>
Clearing and Grubbing necessary for perimeter controls	VTC's
Initiation of perimeter controls	Silt Fence
Remaining clearing and grubbing	
Site Grading	IP / SCL
Extended detention basins (sediment ponds during construction)	EDB / SB
Stabilization	SM
Removal of erosion control measures	

### **Proposed Sequence of Major Activities / Timing Schedule**

The anticipated start and completion time period of the construction activities is from March, 2020 through December, 2020. The estimated schedule for erosion control activities is as follows:

- Install Initial BMP's: March, 2020
- Site Grading: March, 2020
- Seeding & Mulching: August, 2020
- Final Stabilization: August, 2021

### **Erosion and Sediment Controls:**

- 1) Structural Practices / Control Measures (all structural Control Measures shall conform to ECM / DCM standards and details):
  - a. Silt fence at toe of slope along downstream limits of disturbed areas (see detail on Sh. C1.04)
  - b. Sediment control logs (SCL) along drainage swales
  - c. Inlet protection (IP) at storm inlets (see detail on Sh. C1.04)
  - d. Sediment Basins (SB); (refer to UDFCD standard details)
  - e. Extended Detention Basins (EDB); (see details on Sh. C1.05-C1.06)
- 2) Non-Structural Practices:
  - Preserve existing vegetation beyond limits of work
  - Temporary seeding of areas to remain disturbed for significant periods of time
  - Permanent seeding/mulching (SM) upon completion of rough grading

### **Other Controls:**

- Contractor shall dispose of all waste materials at a permitted off-site disposal site.
- Vehicle tracking pads will be installed at all access points to limit off-site soil tracking.
- Street Sweeping: Contractor shall perform street sweeping following storm events and as required to keep adjoining public streets clean.

Provide the standard sheets for BMPs to meet checklist requirements.

## **VI. SITE DESCRIPTION**

- A. Nature of Construction Activity
  - Ellicott Town Center Filing No. 1 is a new residential subdivision in eastern El Paso County, Colorado consisting of 98 single-family residential lots on 228.0 acres. The site is located along the south side of State Highway 94 (SH94) between Peyton Highway and Ellicott Highway. Site development activities will include site grading, utilities, roadways, and associated subdivision improvements.
- B. Proposed sequence of major activities:
  - Mobilization / implementation of BMP's
  - Clearing and grubbing
  - Rough grading
  - Utility installation
  - Final grading
  - Roadway construction and paving
- C. Total site area = 228-acres; Projected disturbed area = 70-acres (approx.)
- D. Soil erosion potential and potential impacts upon discharge:
  - On-site soils are comprised primarily of "Blakeland series" soils, which are characterized as well-drained loamy sand with rapid permeability, slow surface runoff rates, and moderate hazard of erosion (Hydrologic Soils Group A).
  - Potential impacts upon discharge would include sedimentation adversely affecting downstream waterways and habitat.
- E. Existing vegetation on site:
  - Native meadow grasses and trees (approx. 70% coverage, based on site inspection)
- F. Allowable non-stormwater components of discharge: none anticipated
- G. Receiving water: Surface drainage from this site flows southeasterly into the existing downstream grass-lined drainage swales and channels which ultimately flow to Black Squirrel Creek (ultimate receiving water).
- H. Stream Crossings: There are no stream crossings located within the construction site boundary.

## **VII. SITE MAP**

- SWMP Maps are provided on attached GEC Plans – Sheets C1.01-C1.03
- Qualified Stormwater Manager shall update SWMP Maps as required based on field conditions throughout the project.
- Contractor shall update and annotate the SWMP Maps to show the location of the construction trailer, stabilized staging area, CWA, and other items as these locations are determined on site.

## **VIII. FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT**

- A. Permanent seeding will be provided to achieve long-term stabilization of the site.
- B. Seed Mix: "Foothills Mix" or approved equal
- C. Seeding Application Rate: Drill seed 0.25" to 0.5" into the soil. In small areas not accessible to a drill, hand broadcast at double the rate and rake 0.25" to 0.5" into the soil. Apply seed at the following rates:
  - Dryland: 20-25 lbs/acre
  - Irrigated: 40 lbs/acre
- D. Soil Stabilization Practices:
  - Mulching Application: Apply 1-1/2 tons of certified weed free hay per acre mechanically crimped into the soil in combination with an organic mulch tackifier. On slopes and ditches requiring a blanket, the blanket shall be placed in lieu of mulch and mulch tackifier.
- E. Soil Conditioning and Fertilizer Requirements:
  - Soil conditioner, organic amendment shall be applied to all seeded areas at 3 CY / 1000 SF.
  - Fertilizer shall consist of 90% fungal biomass (mycelium) and 10% potassium-magnesia with a grade of 6-1-3 or approved equal. Fertilizer shall be applied as recommended by seed supplier.
- F. Final stabilization is reached when all soil-disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.
- G. Structural Control Measures:
  - Re-Seeding and Landscaping for site stabilization
  - Permanent Stormwater Detention & Water Quality Pond C1
  - Temporary Stormwater Detention & Water Quality Pond C2.8
- H. Non-Structural Control Measures:
  - Proper Housekeeping Procedures
  - Proper Spill Containment Procedures

## **IX. INSPECTION REPORTS**

- A. Qualified Stormwater Manager: Designated Inspector shall be a Qualified Stormwater Manager per CDPHE criteria.
- B. Inspection Frequency:
  - Contractor shall inspect BMPs bi-weekly as a minimum, and immediately (within 24 hours) after any precipitation or snowmelt event that causes surface erosion (i.e. that results in stormwater running across the ground), to ensure that BMPs are maintained in effective operating condition.

C. Inspection Procedures:

Site Inspection / Observation Items:

- Construction site perimeter and discharge points (including discharges into a storm sewer system)
- All disturbed areas
- Areas used for material / waste storage that are exposed to precipitation
- Other areas having a significant potential for stormwater pollution, such as demolition areas or concrete washout locations, or locations where vehicles enter or leave the site
- Erosion and sediment control measures identified in the SWMP
- Any other structural BMPs that may require maintenance, such as secondary containment around fuel tanks, or the condition of spill response kits.

D. Inspection Requirements:

- Determine if there is any evidence of, or potential for, pollutants entering the drainage system.
- Review BMPs to determine if they still meet design and operational criteria in the SWMP, and if they continue to adequately control pollutants at the site.
- Upgrade and/or revise any BMPs not operating in accordance with the SWMP and update the SWMP to reflect any revisions.

BMP Maintenance / Replacement and Failed BMPs:

- Contractor shall remove sediment that has been collected by perimeter controls, such as silt fence and inlet protection, on a regular basis to prevent failure of BMPs, and remove potential of sediment from being discharged from the site in the event of BMP failure.
- Removed sediment must be moved to an appropriate location where it will not become an additional pollutant source, and should never be placed in ditches or streams.
- Contractor shall update Erosion Control Plans / SWMP Maps and SWMP Plan as required with any new BMPs added during the construction period.
- Contractor shall address BMPs that have failed or have the potential to fail without maintenance or modifications, as soon as possible, immediately in most cases, to prevent discharge of pollutants.

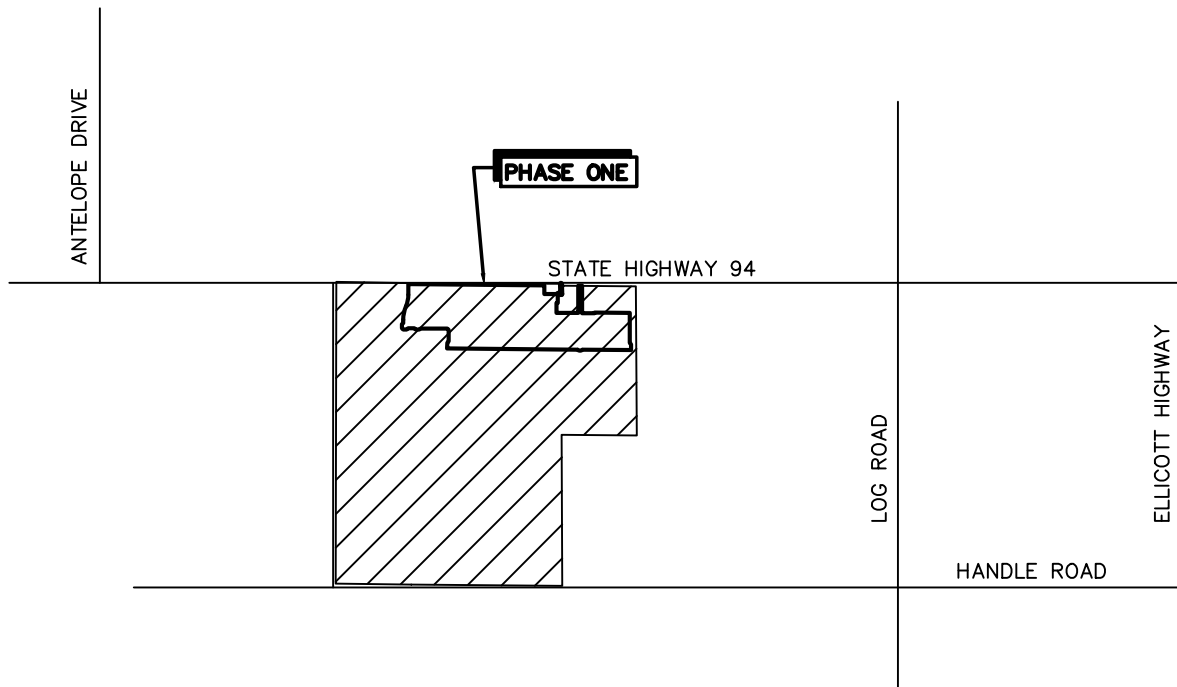
E. Inspection Reports:

- Contractor shall maintain records of all inspection reports, including signed inspection logs, at the project site. SWMP records shall be located in the project trailer.
- Inspection logs shall be signed by the Qualified Stormwater Manager.
- Permittee shall document inspection results and maintain a record of the results for a period of 3 years following expiration or inactivation of permit coverage.

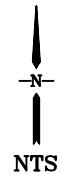
- Site inspection records shall include the following:
  - Inspection date
  - Name and title of personnel making the inspection, along with Inspector's signature
  - Location of discharges of sediment or other pollutants from the site
  - Location(s) of BMPs that need to be maintained
  - Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location
  - Location(s) where additional BMPs are needed that were not in place at the time of inspection
  - Deviations from the minimum inspection schedule
  - Notations regarding updates and revisions to SWMP Maps based on field conditions



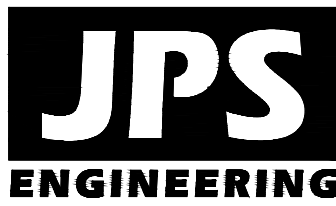
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VICINITY MAP  
NTS



**VICINITY  
MAP**



**ELLICOTT  
TOWN CENTER**

**FIGURE A1**  
JPS PROJ NO. 090001

# ELLICOTT TOWN CENTER

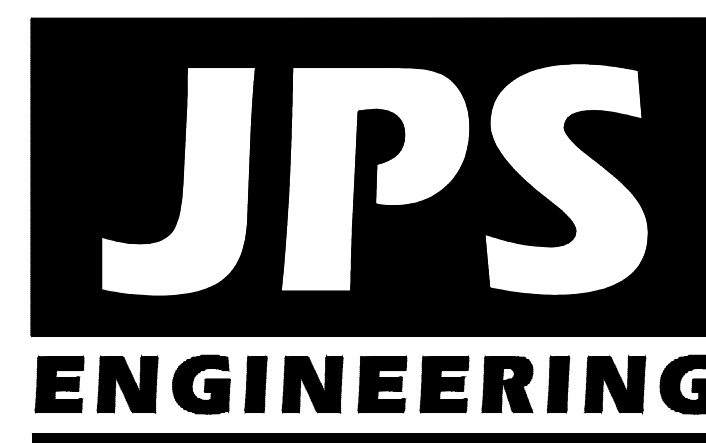
## Filing No. 1

## Grading & Erosion Control Plans

### El Paso County, Colorado

PREPARED FOR:  
**Colorado Springs Mayberry, LLC**  
32823 Temecula Parkway  
Temecula, CA 92592

PREPARED BY:

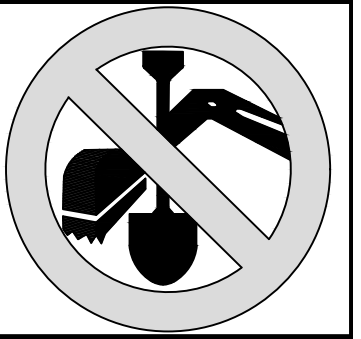


PREPARED BY:  
**19 East Willamette Avenue**  
**Colorado Springs, Colorado 80903**  
**September, 2019**

#### 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:

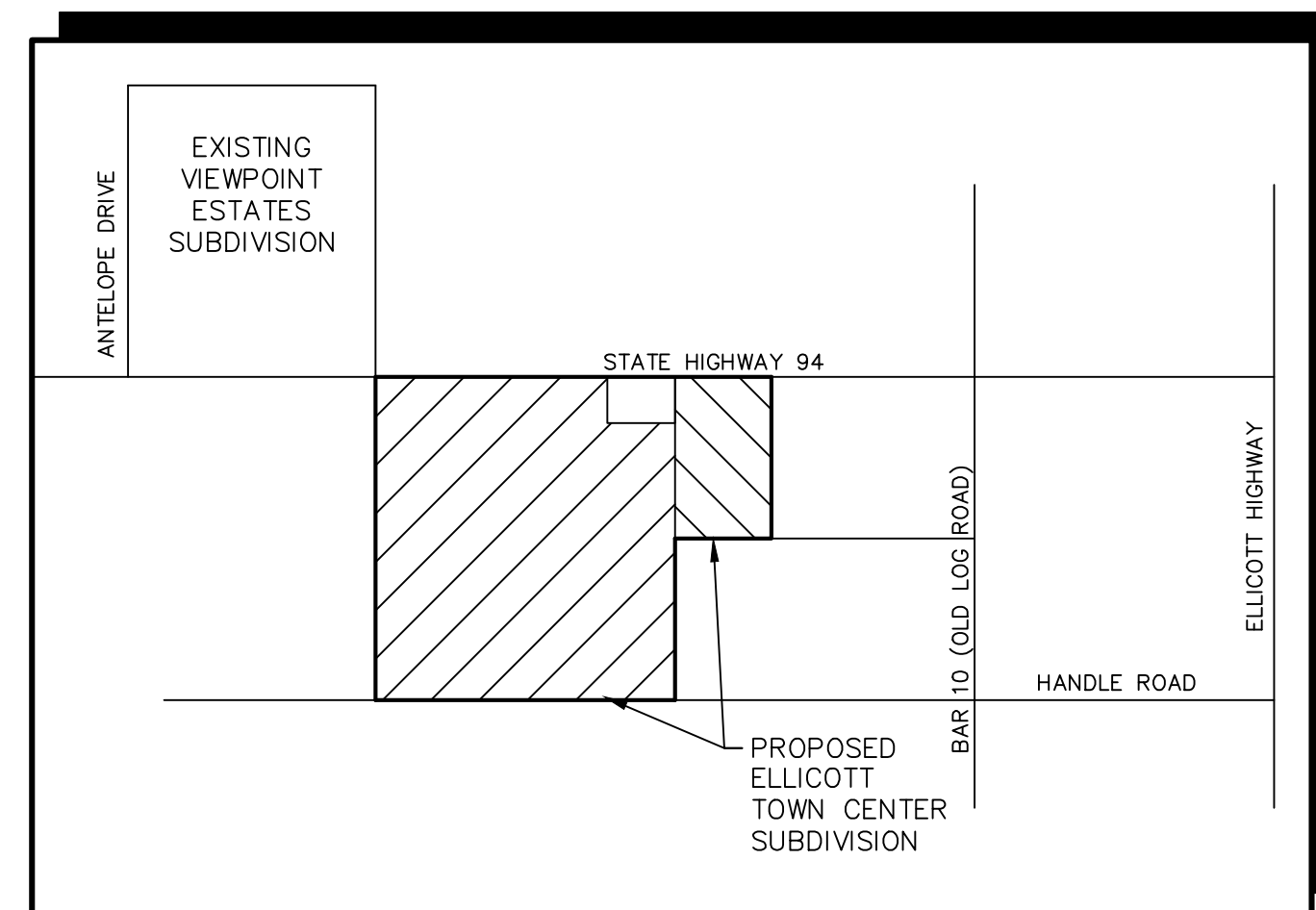
COUNTY PLAN REVIEW PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

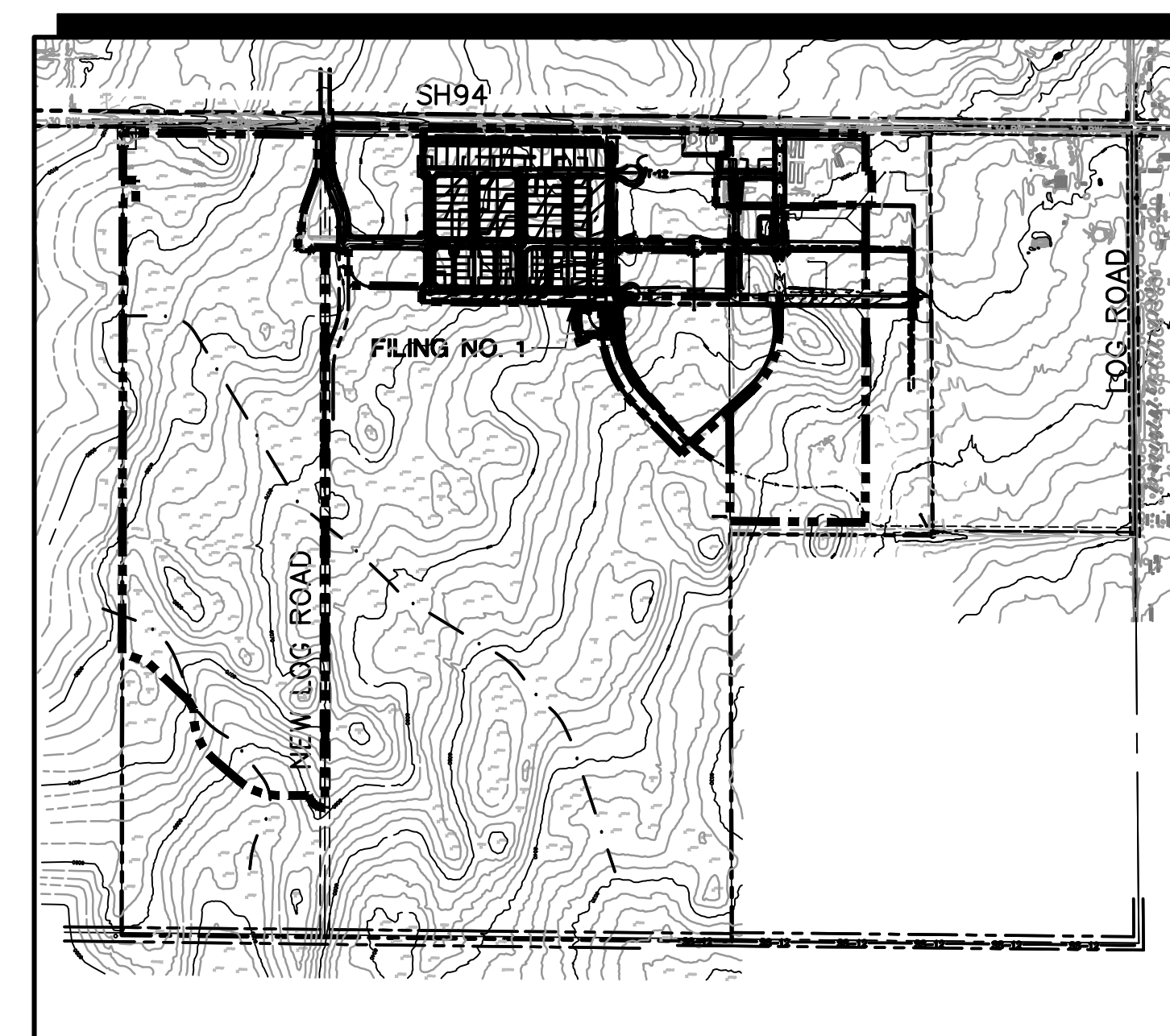
EL PASO COUNTY ENGINEER/DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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.

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COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) -- INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS--ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL DRAINAGE & GRADING NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

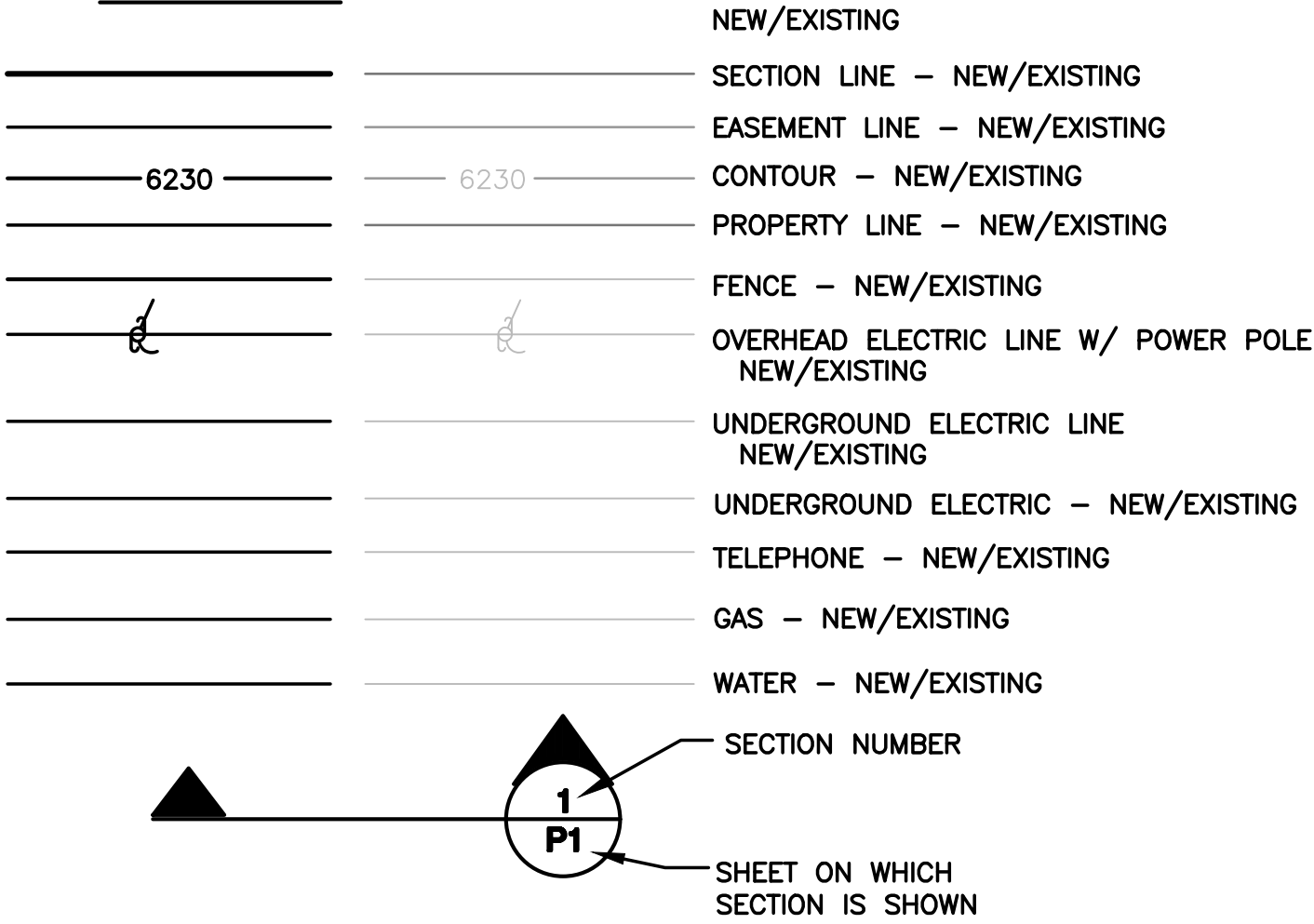
PROJECT GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
2. EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF AERIAL MAPPING FROM UNITED PLANNING & ENGINEERING. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
3. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
- A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL
  - B. CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
  - C. ELLICOTT UTILITIES STANDARDS SPECIFICATIONS (REFER TO CSU STANDARDS IN THE ABSENCE OF PUBLISHED SPECIFICATIONS)
4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED. PROVIDE WATER-TIGHT JOINTS ON STORM SEWER PIPE.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
6. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
7. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
8. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
9. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
10. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
11. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWINGS, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
12. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
13. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
14. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
15. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR
16. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
17. ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
18. WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
19. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
20. ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20-FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
21. 25-FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL RESIDENTIAL STREET INTERSECTIONS. 50-FOOT SIGHT TRIANGLES SHALL BE PROVIDED AT ARTERIAL STREET INTERSECTIONS. NO OBSTRUCTIONS TALLER THAN 18" ARE PERMITTED WITHIN THESE TRIANGLES.
22. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
23. TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
24. PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
25. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

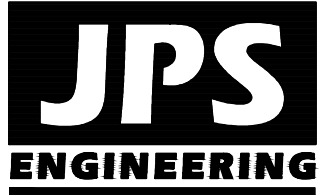
APPROVAL NOTE:

1. PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM.

LEGEND:



ELLICOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
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FAX: 719-471-0766  
www.jpsengr.com



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

No.	REVISION	BY	DATE
1	2018 SUBMITTAL	JPS	8/22/18
2	EPC COMMENTS	JPS	1/15/19
3	EPC COMMENTS	JPS	9/12/19

GENERAL NOTES

HORZ. SCALE: 1"=200'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 1/11/19	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

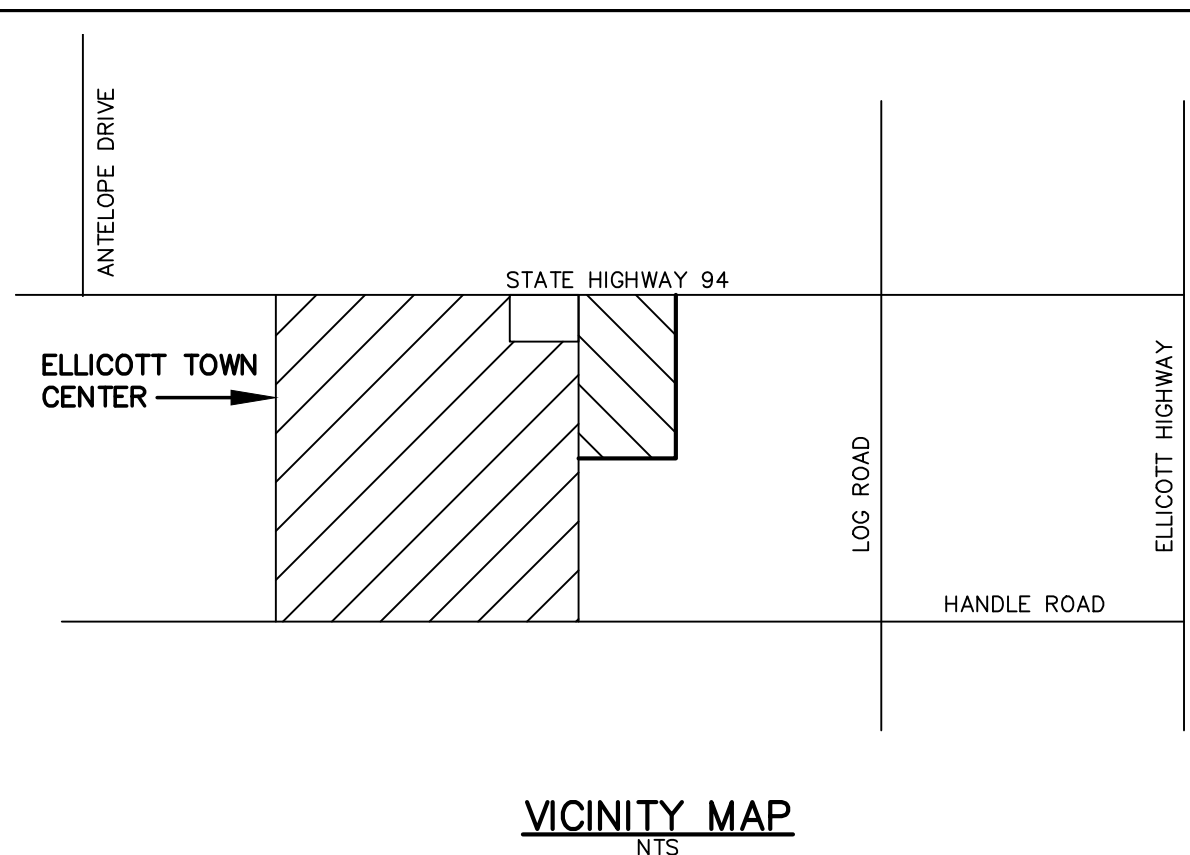
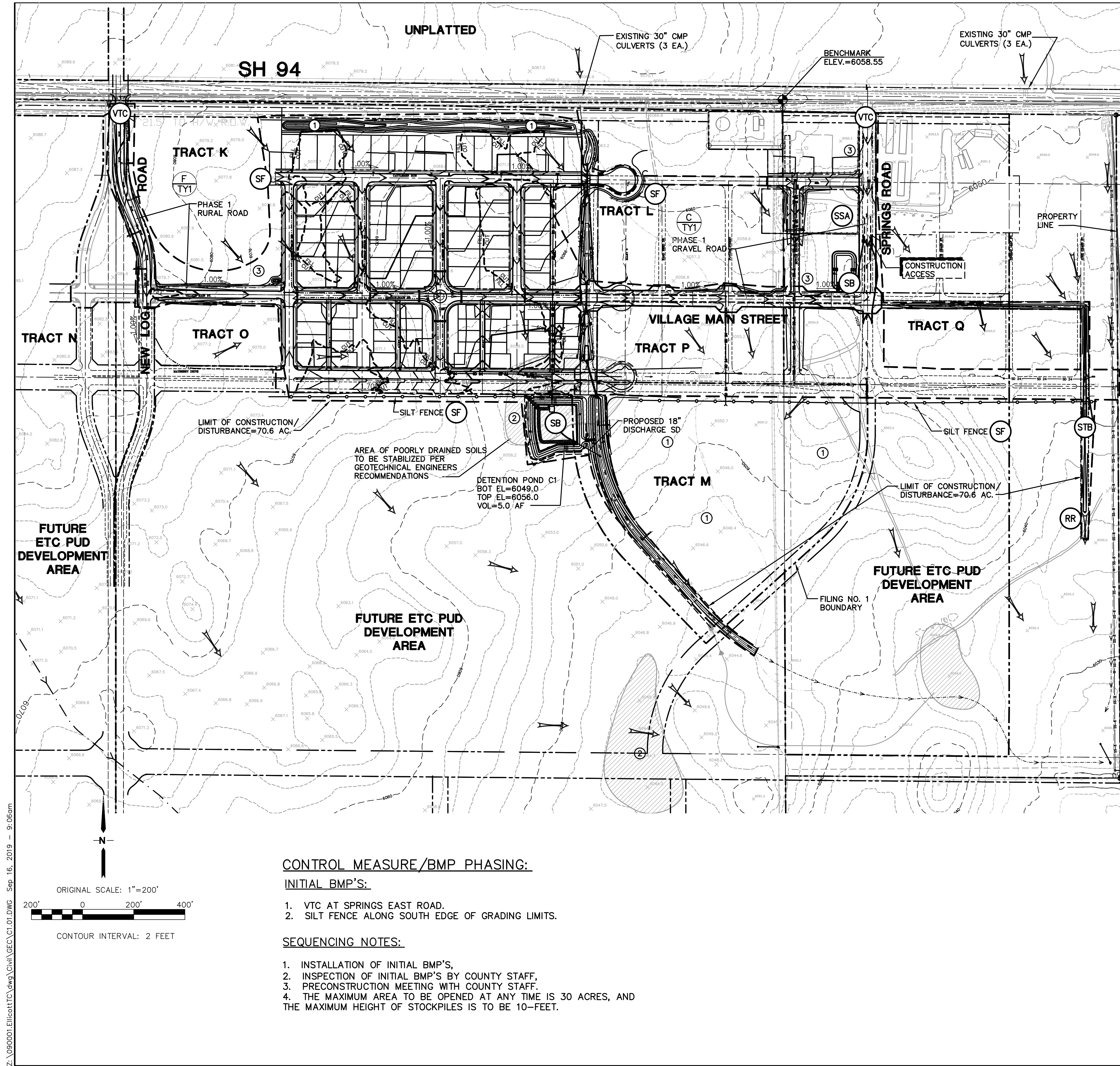
SHEET:

G2









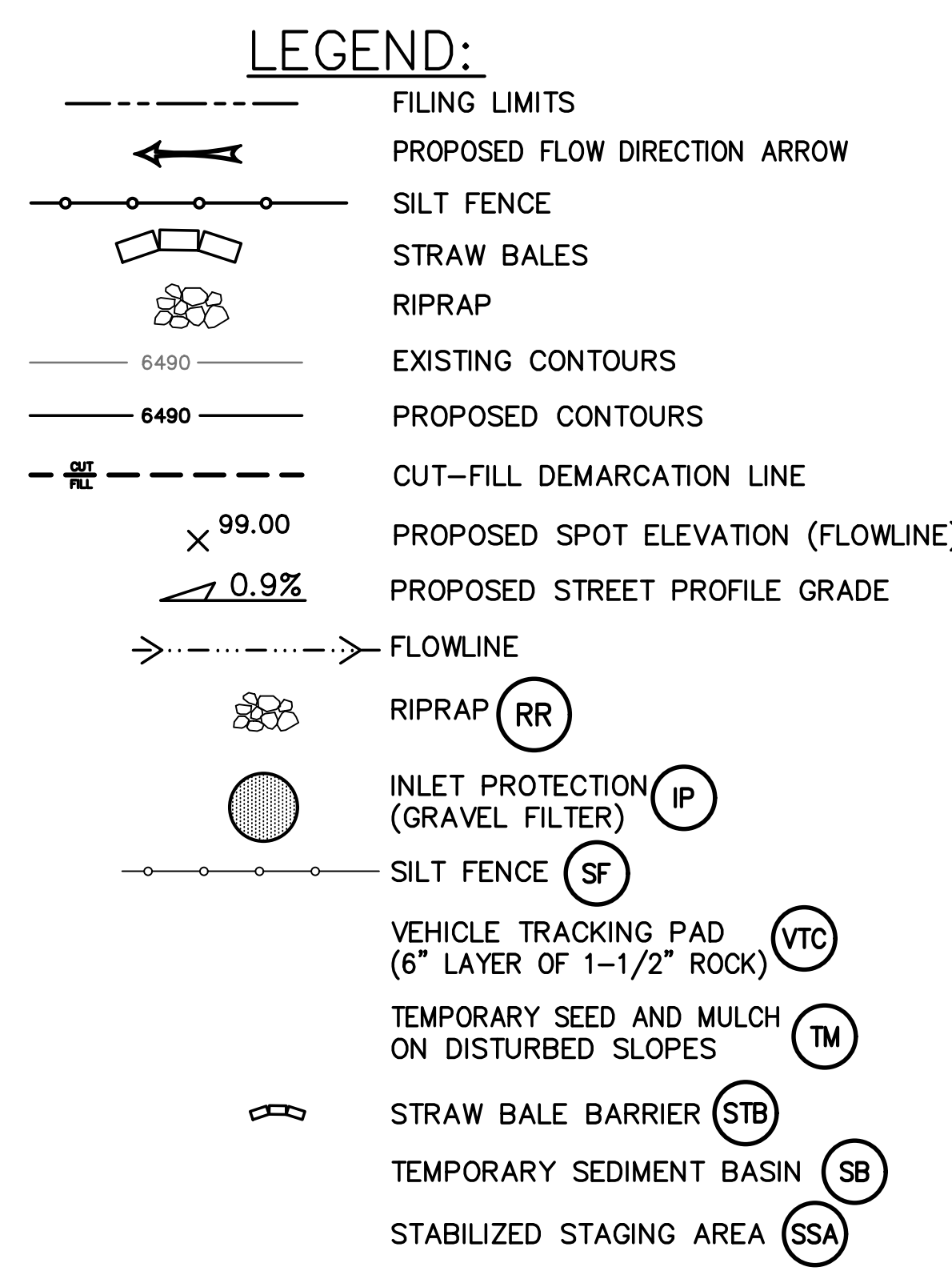
ESTIMATED EARTHWORK QUANTITY:

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

(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



**JPS**  
ENGINEERING

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

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	1/15/07
2	EPC COMMENTS	JPS	9/13/07
3	2018 SUBMITTAL	JPS	8/22/18
4	EPC COMMENTS	JPS	1/15/19
5	EPC COMMENTS	JPS	9/12/19

PHASE 1  
MASTER GRADING PLAN

HORZ. SCALE: 1"=200'

VERT. SCALE: N/A

SURVEYED: UP&E

CREATED: 12/03/00

PROJECT NO: 090001

SHEET:

DRAWN: RMD

DESIGNED: JPS

CHECKED: JPS

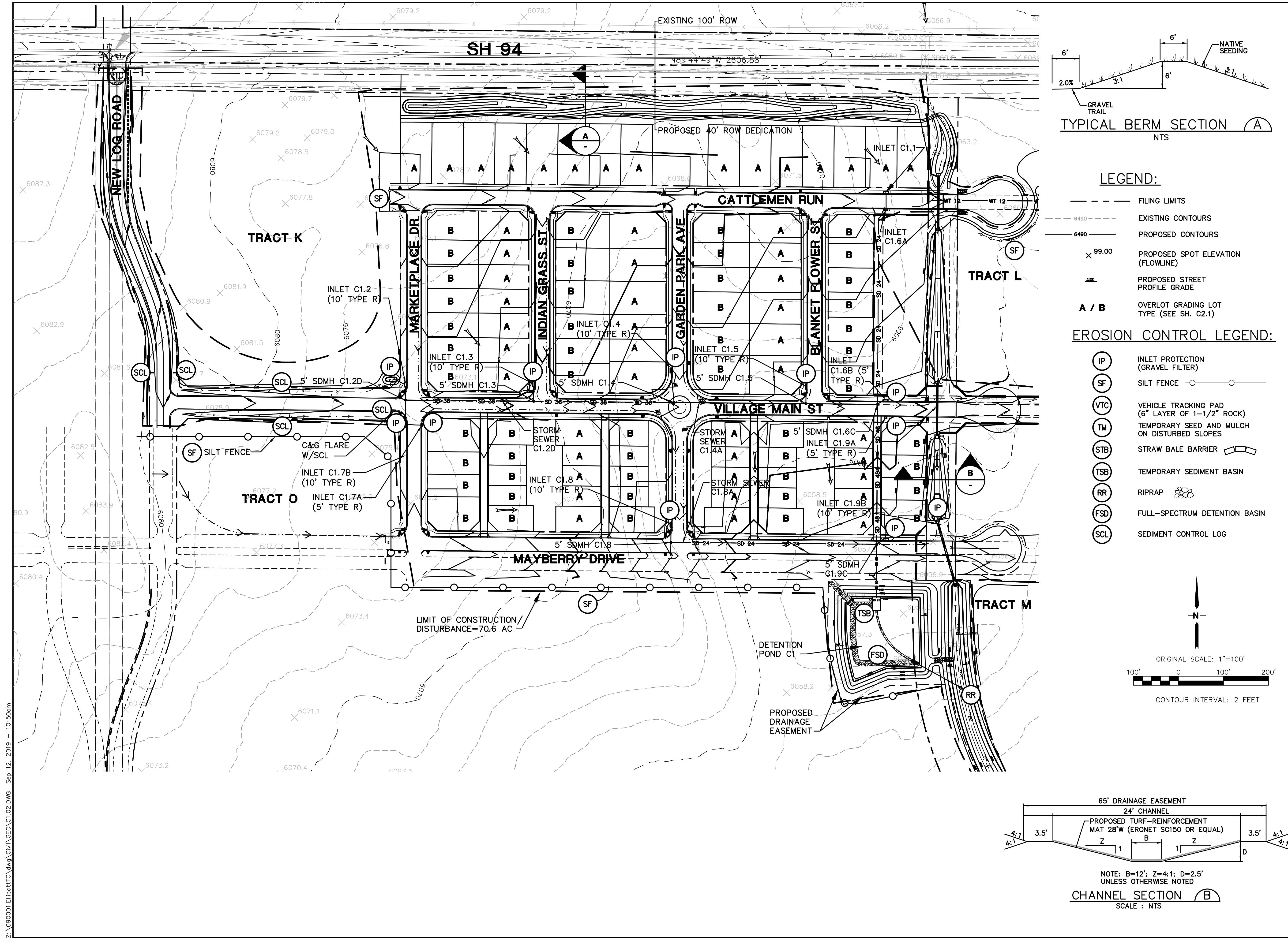
LAST MODIFIED: 9/12/19

MODIFIED BY: BJJ

C1.01

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ELLICOTT TOWN CENTER - FILING NO. 1

FILING 1 GRADING  
& EROSION CONTROL PLAN

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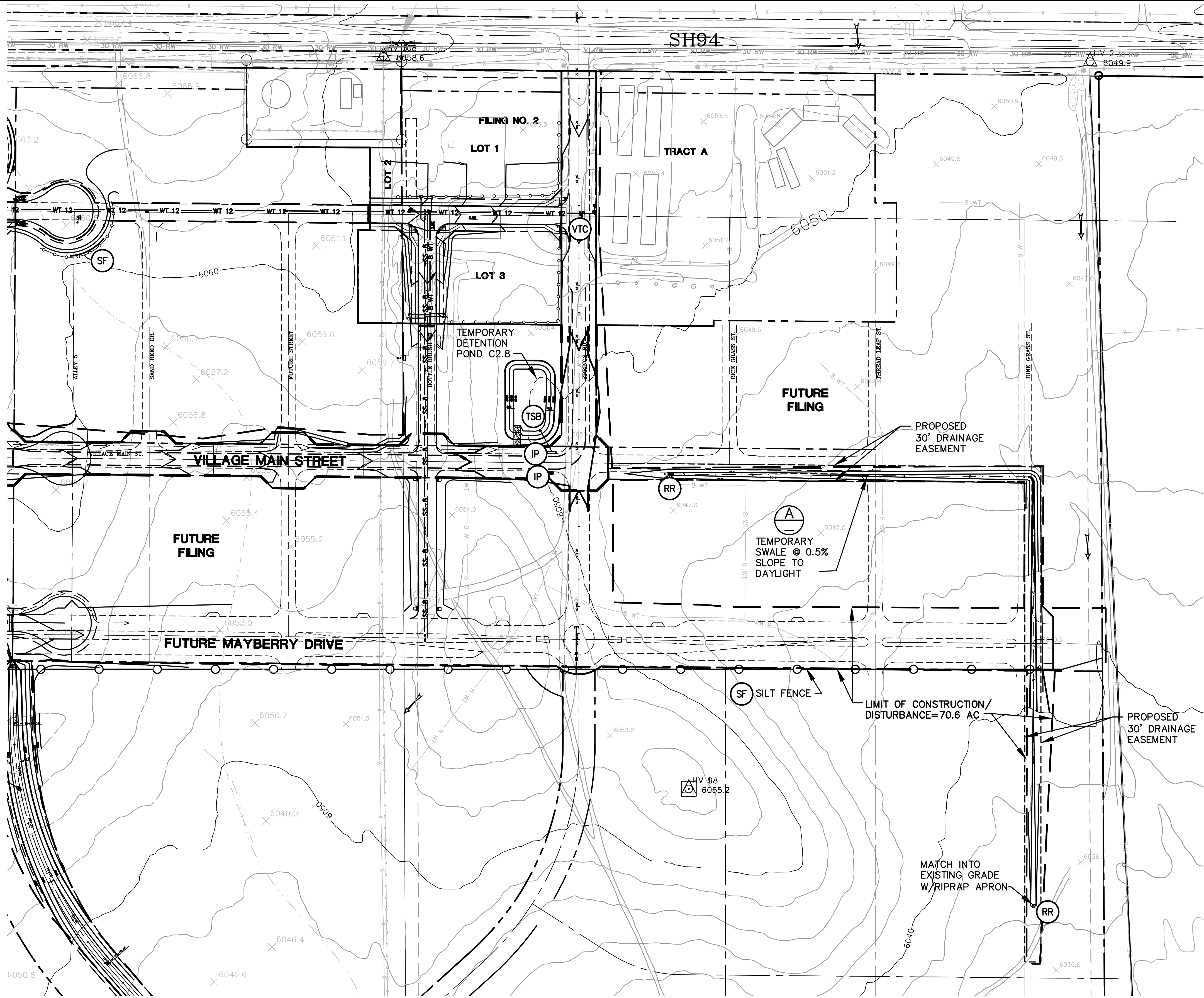
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987

CALL 48 HOURS BEFORE ANY  
DIGGING, GRADING, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	EPC COMMENTS	JPS	7/25/06
B	EPC COMMENTS	JPS	1/15/07
C	2018 SUBMITTAL	JPS	8/22/18
D	EPC COMMENTS	JPS	1/15/19
E	EPC COMMENTS	JPS	9/12/19

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET: C1.02	

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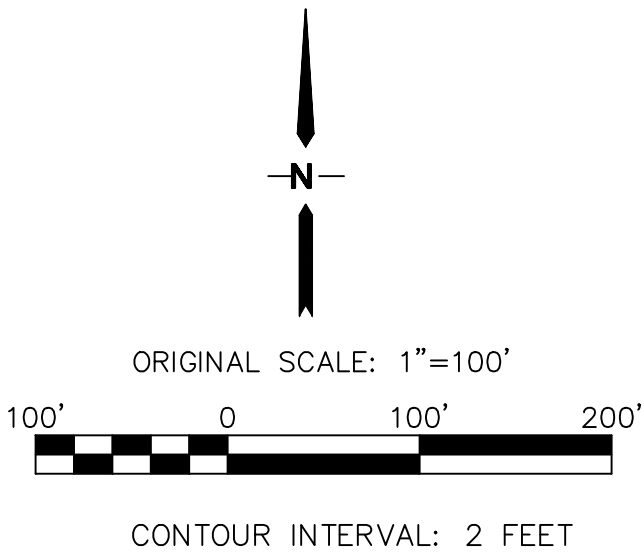
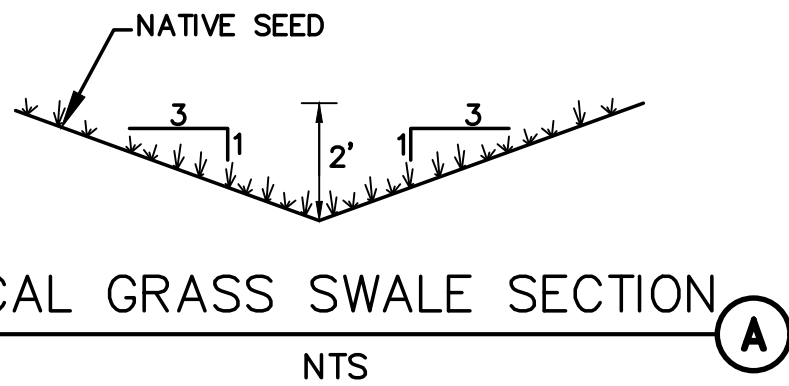


LEGEND:

- FILING LIMITS
- 6490 EXISTING CONTOURS
- 6490 PROPOSED CONTOURS
- X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- 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
- TSB TEMPORARY SEDIMENT BASIN
- RR RIPRAP

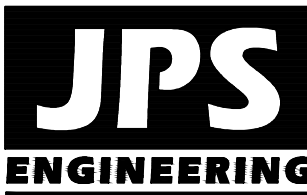


ELLICOTT TOWN CENTER - FILING NO. 1

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: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: C1.03



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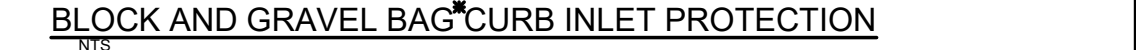
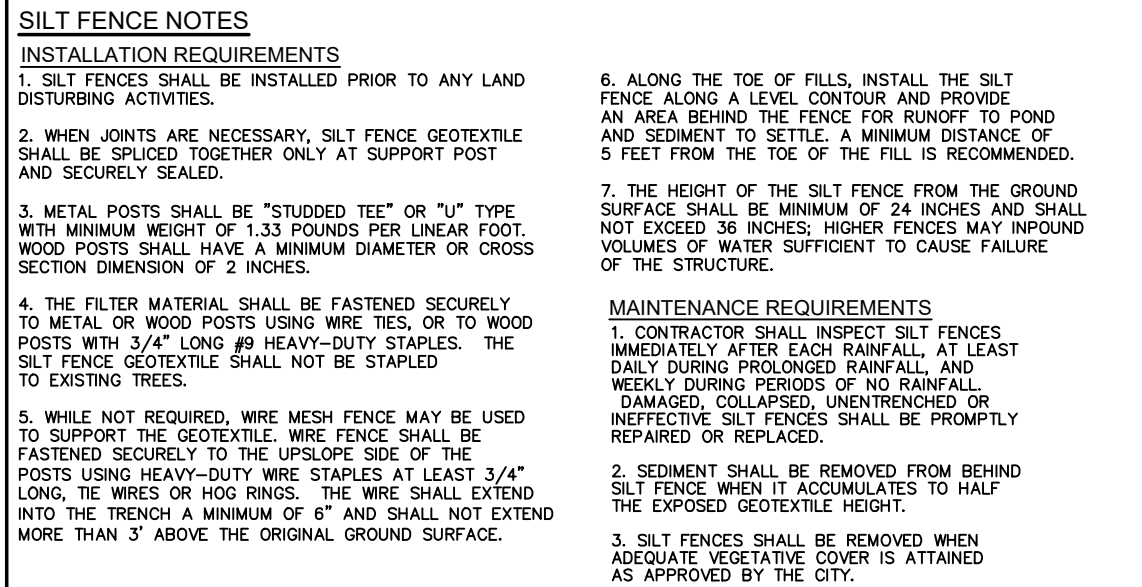
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 24 HOURS IN ADVANCE  
BEFORE YOU DIG OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

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	1/15/19
5	EPC COMMENTS	JPS	9/12/19



## REVISÉD 7/02/19

- Z:\090001.EllicottTC\dwg\Civil\GEC\C1.04.dwg Sep 12, 2019 - 8:01am



- |  |  |
|--|--|
| City of Colorado Springs<br>Stormwater Quality | Figure IP-3<br>Block & Gravel Bag Curb Inlet Protection<br>Construction Detail and Maintenance<br>Requirements |
|--|--|

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.

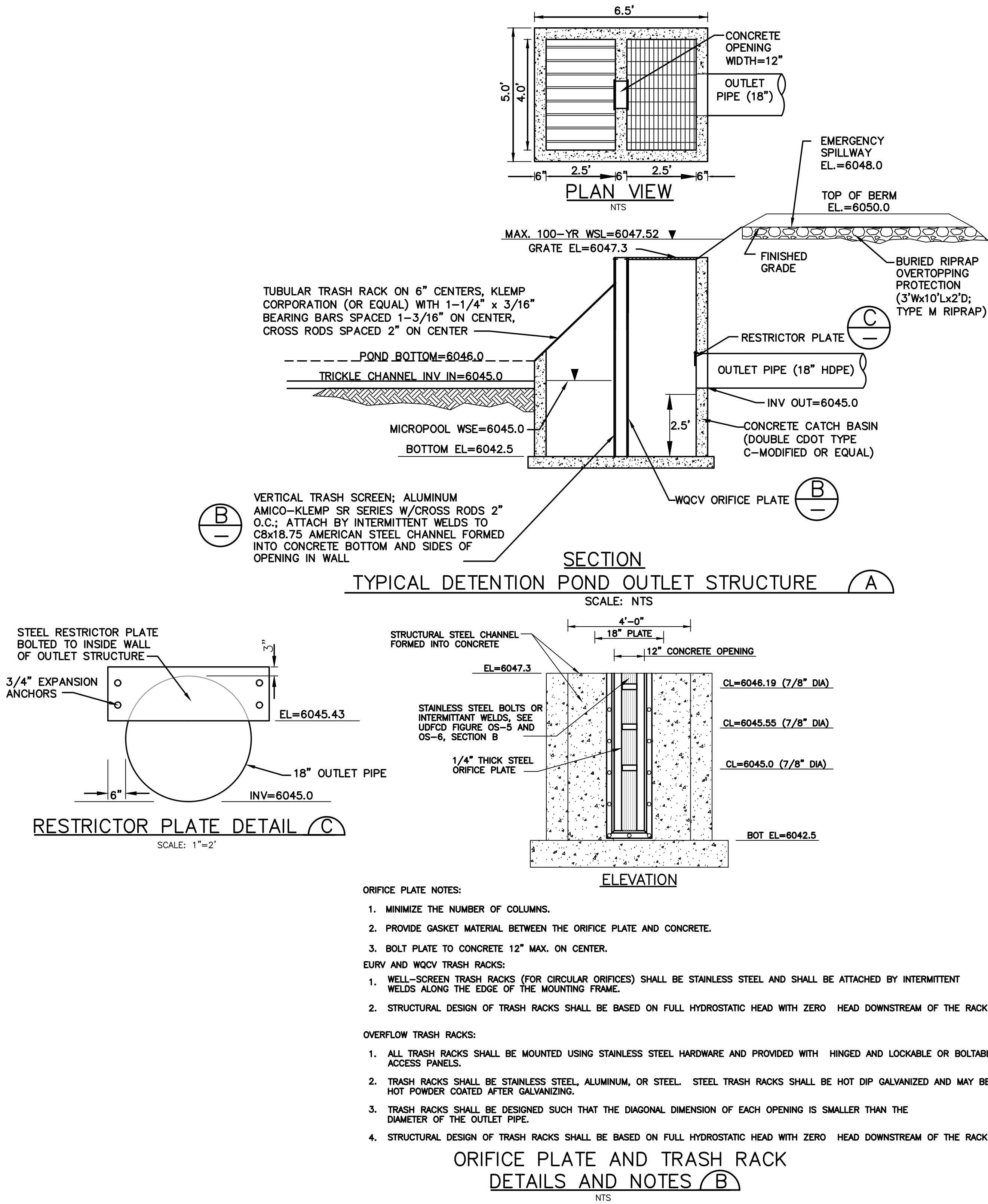
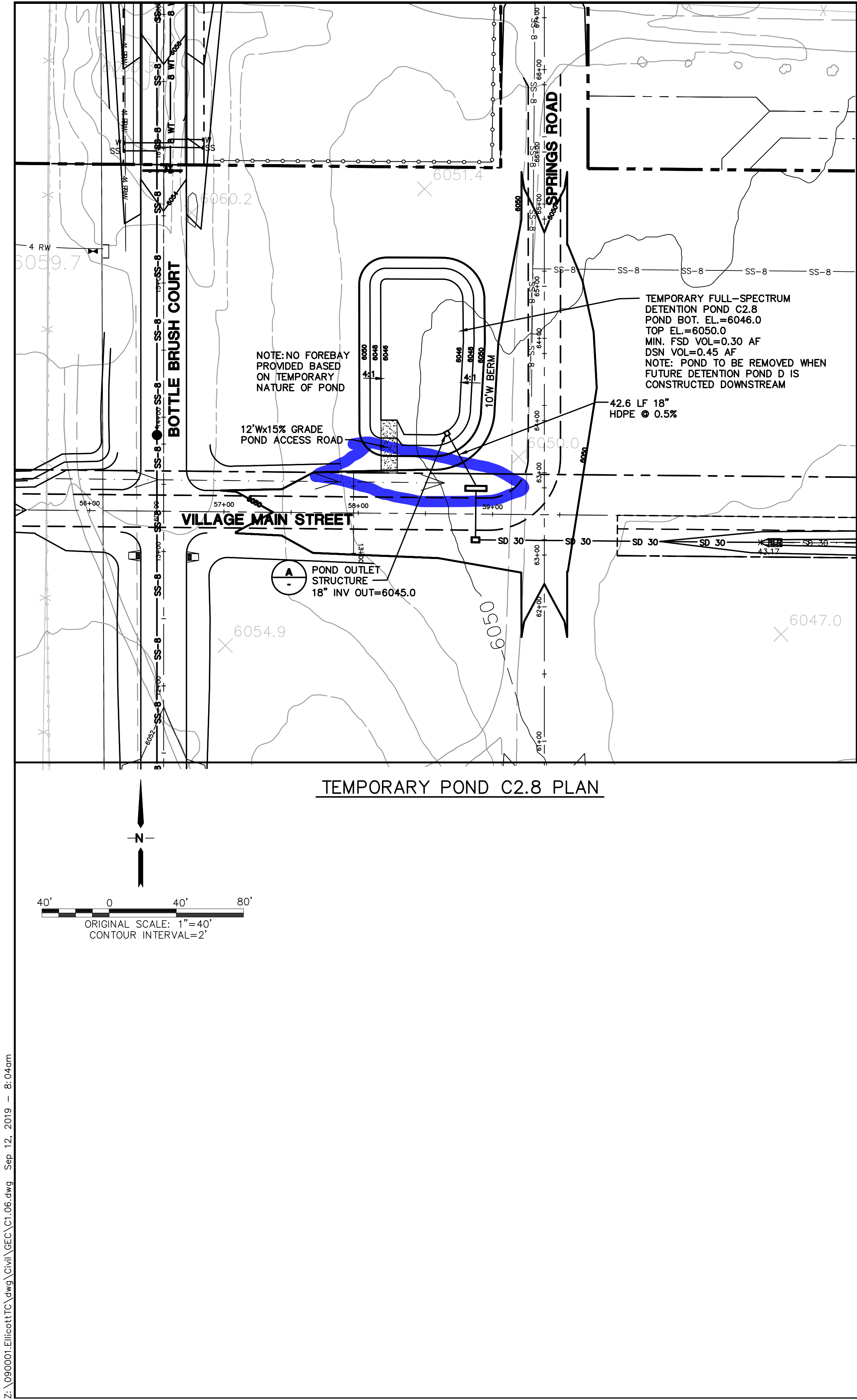
SHEET: **C1.04**





- ORIFICE PLATE AND TRASH RACK  
DETAILS AND NOTES (B)

## C1.05



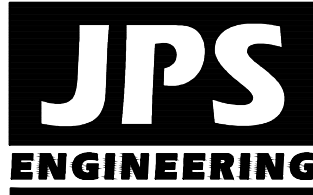
ELLICOTT TOWN CENTER - FILING NO. 1

POND C2.8  
PLAN & DETAILS

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 1/15/19	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET:

C1.06



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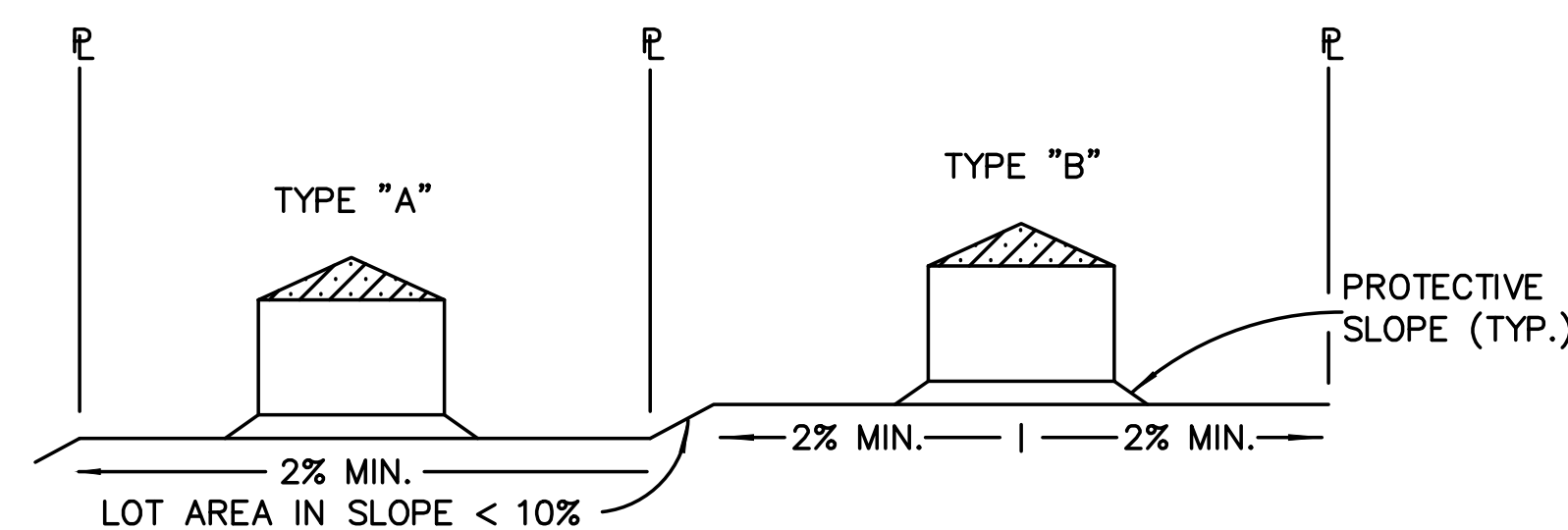
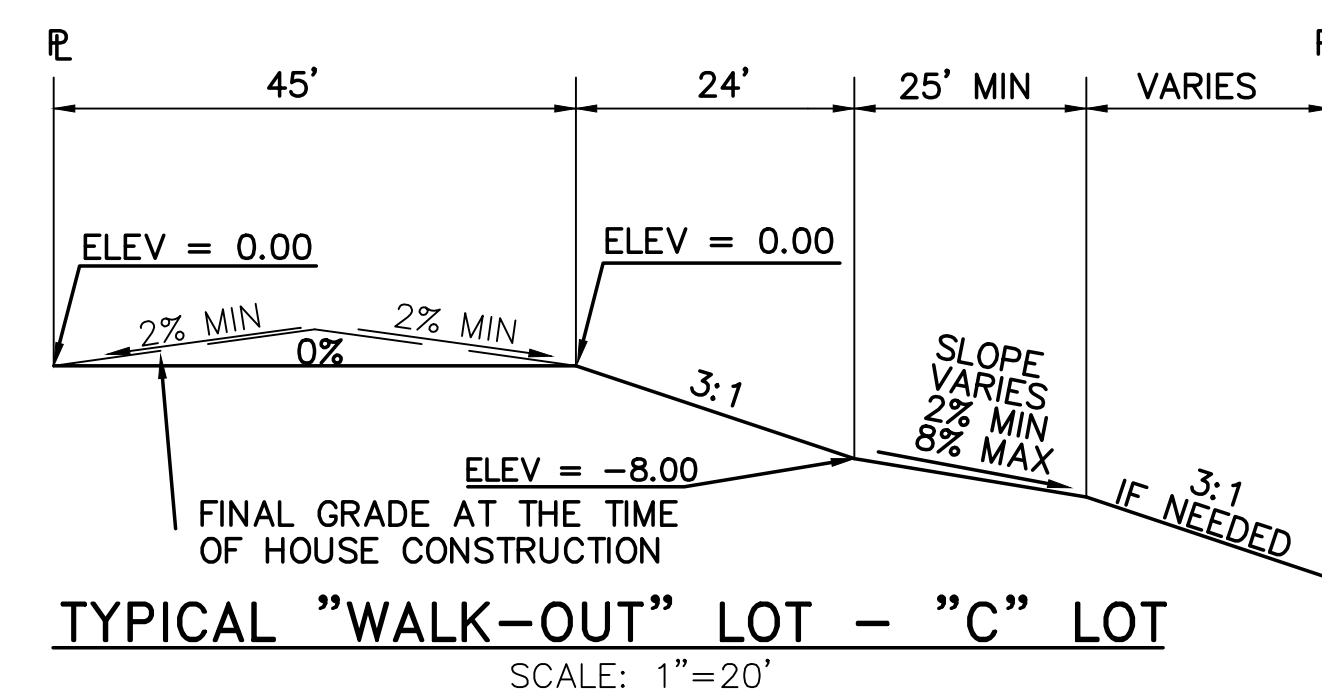
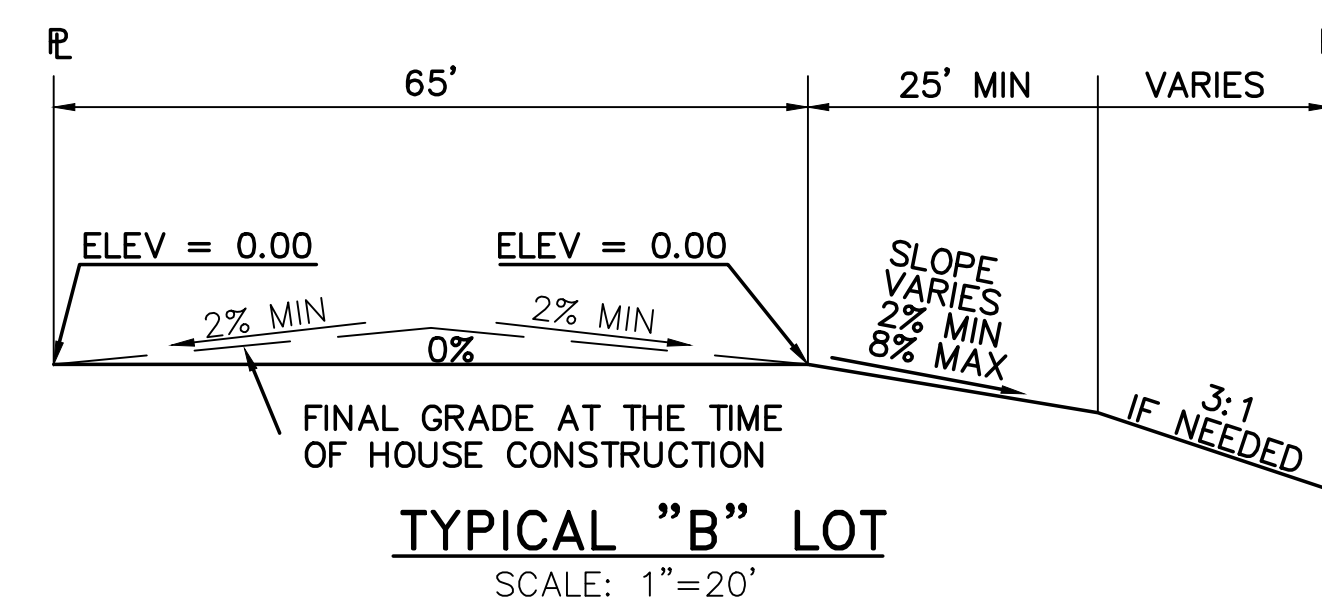
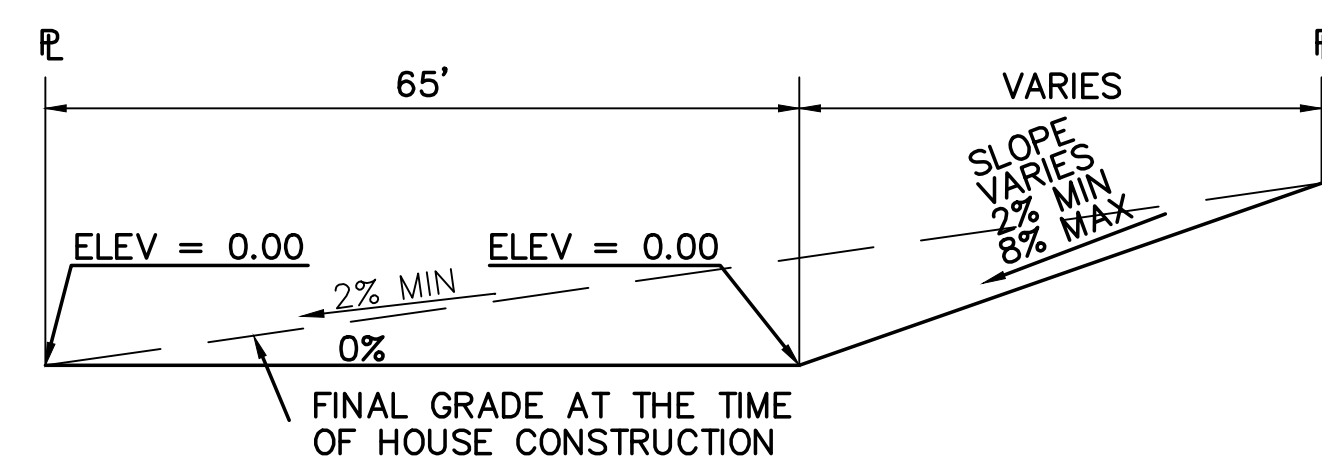
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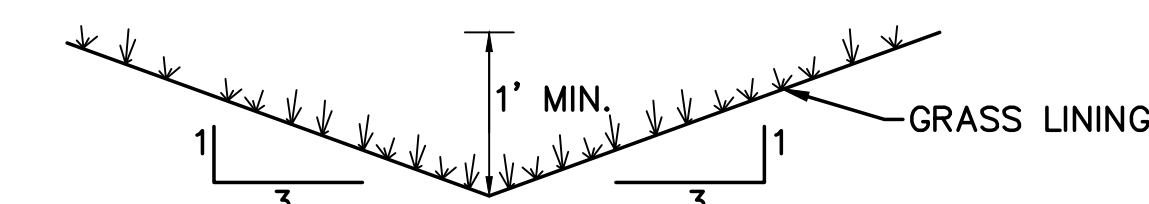
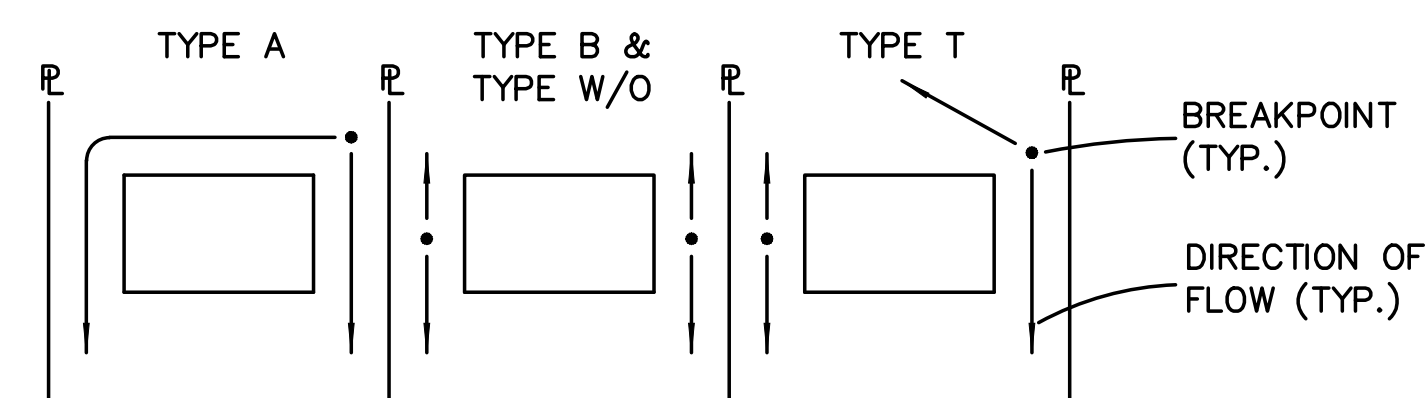
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL BEFORE YOU DIG  
BEFORE YOU DIG GRADE OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

No.	REVISION	BY	DATE
1	2018 SUBMITTAL	JPS	8/22/18
2	EPC COMMENTS	JPS	1/15/19
3	EPC COMMENTS	JPS	9/12/19

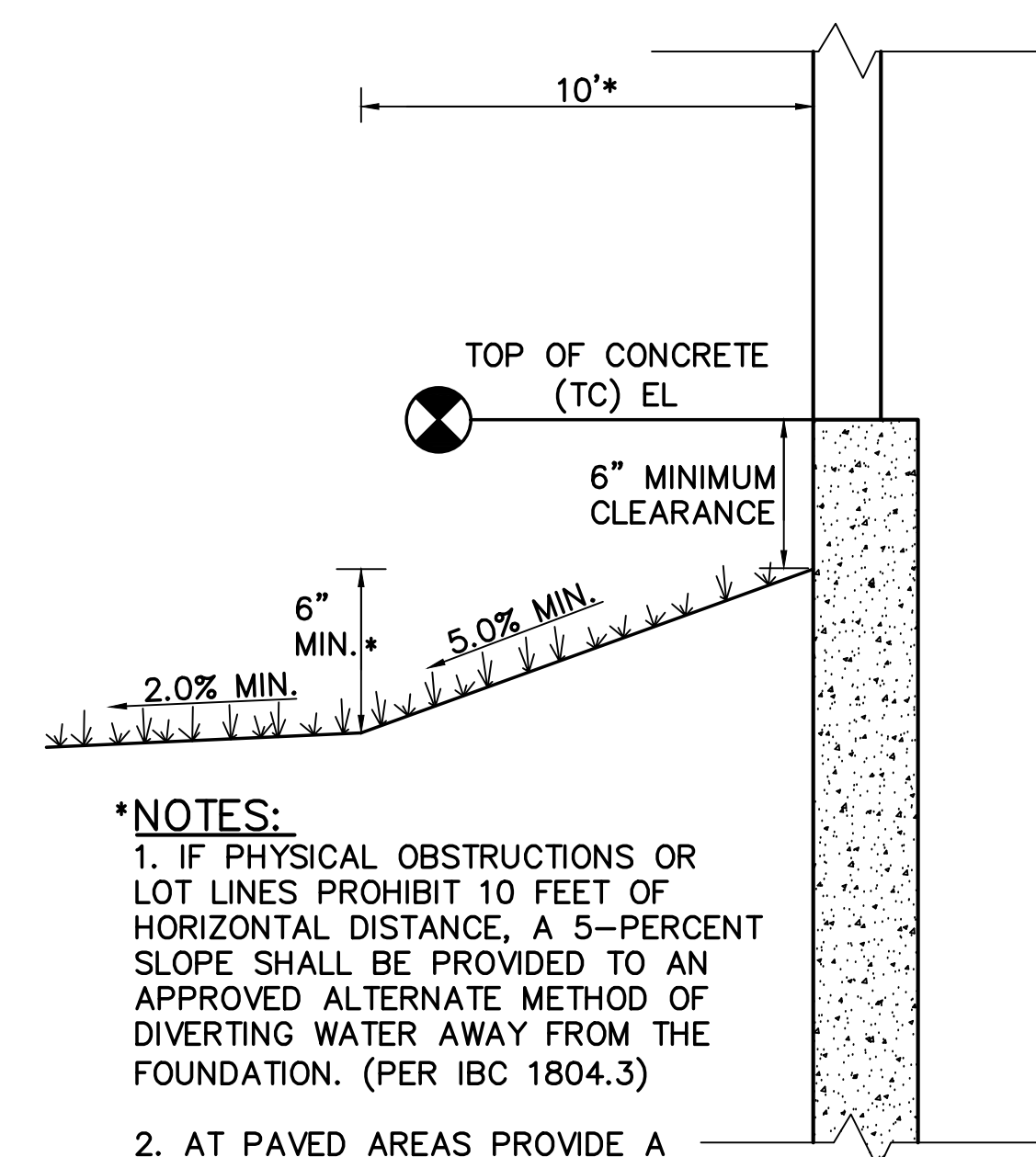




**NOTE:**  
FINAL GRADING TO COMPLY WITH H.U.D.  
STANDARDS CONTAINED IN SECTION 310 AND  
602 OF THE MINIMUM PROPERTY STANDARDS  
(MPS) 4900.1, HANDBOOK 4140.3 CHG  
(DATA SHEET 79g), IF APPLICABLE, AND  
ALL LEGAL STANDARDS.



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



**\*NOTES:**

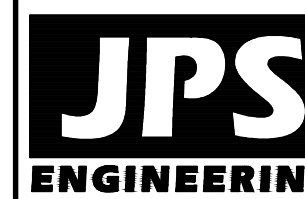
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

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.



19 E. Willamette Ave.  
Colorado Springs, CO  
80903

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



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

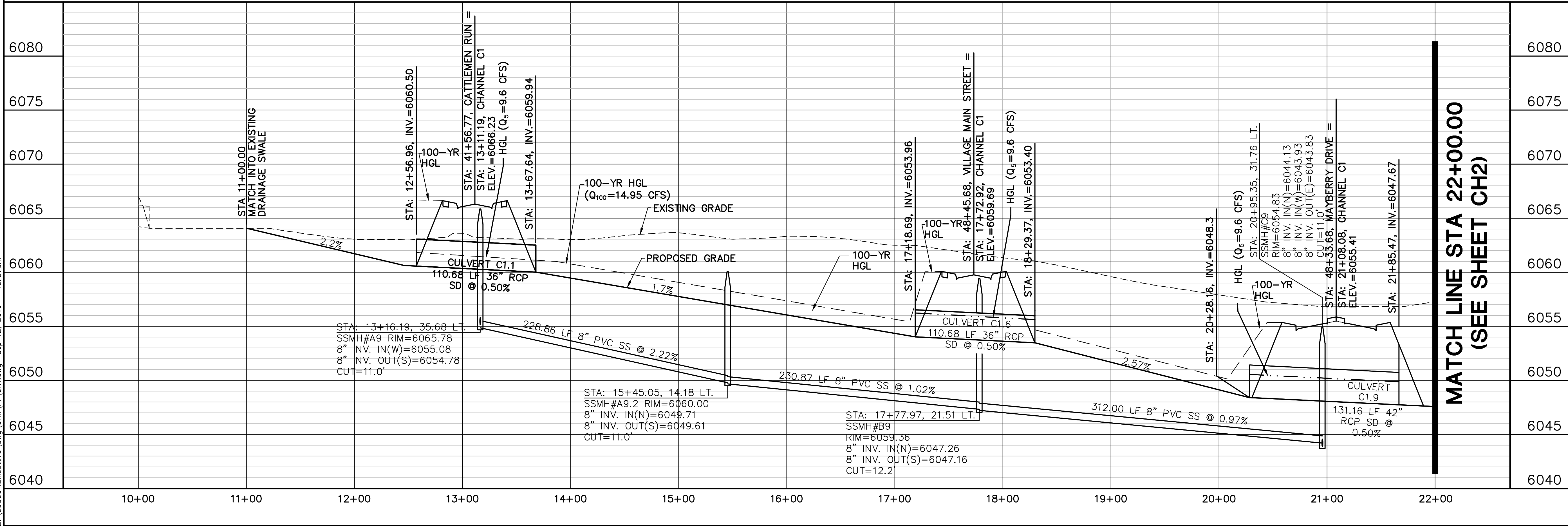
**ELLCOTT TOWN CENTER - FILING NO. 1**

## 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:	9/12/19
PROJECT NO:	090001	MODIFIED BY:	B

SHEET:

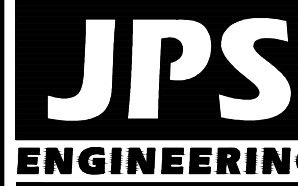
Z:\090001\Ellicott\TTC.dwg\Civil\F1\CH1.dwg Sep. 12, 2019 - 10:37am



# ELLICOTT TOWN CENTER - FILING NO. 1

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

HORZ. SCALE: 1"=50'	DRAWN: RMD
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/28/06	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	CH1

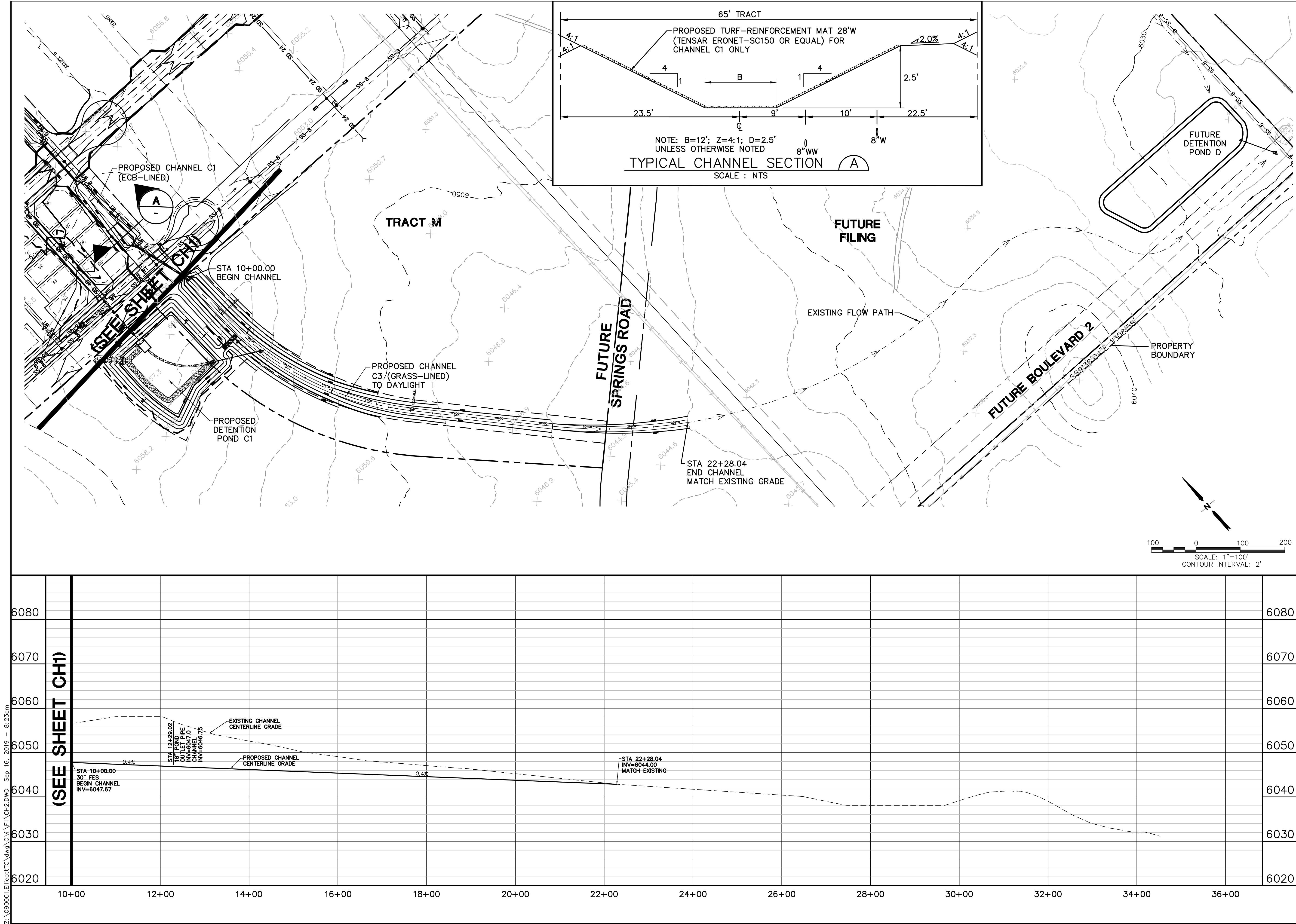


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PH: 719-477-9429  
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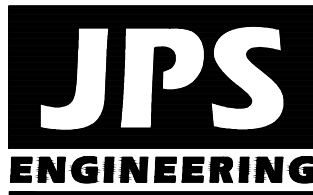
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 24 HOURS A DAY IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

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
4	EPC COMMENTS	JPS	9/12/19



ELLICOTT TOWN CENTER - FILING NO. 1

CHANNEL C3  
PLAN & PROFILE



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 BEFORE YOU DIG  
BEFORE YOU DIG GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

No.	REVISION	BY	DATE
1	2018 SUBMITTAL	JPS	8/22/18
2	EPC COMMENTS	JPS	9/12/19

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: 1"=10'	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 3/8/06	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: CH2