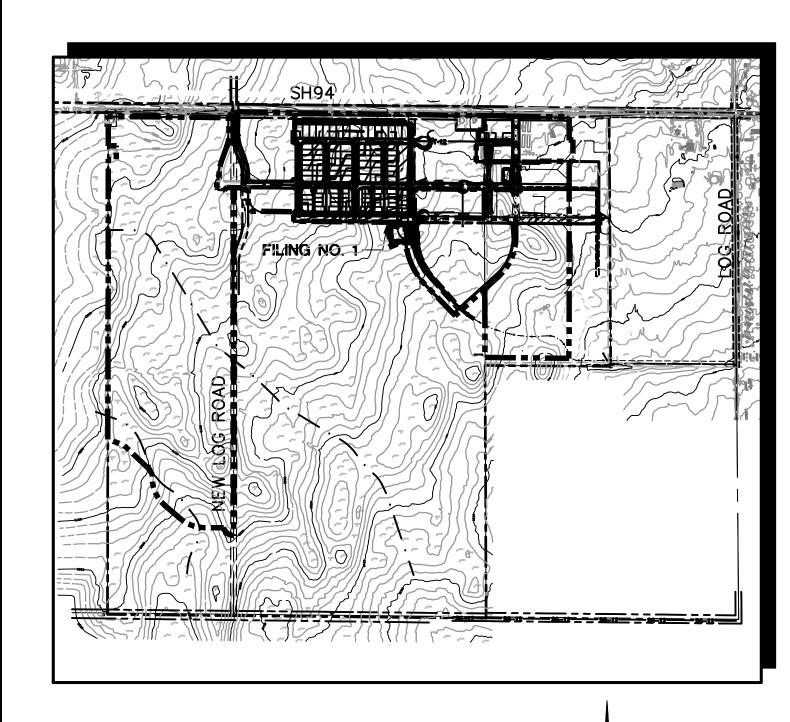
# ESTATES SUBDIVISION HANDLE ROAD TOWN CENTER SUBDIVISION VICINITY MAP



### 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.

SITE MAP

NOT TO SCALE

#### 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

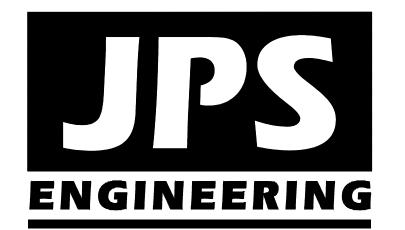
# Grading & Erosion Control Plans El Paso County, Colorado

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

CIVIL ENGINEER:

SURVEYOR:

**DEVELOPER:** COLORADO SPRINGS MAYBERRY, LLC 32823 TEMECULA PARKWAY TEMECULA, CA 92592

MR. RANDY GOODSON (858) 692-6262

JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903

MR. JOHN P. SCHWAB, P.E. (719)477-9429

RAMPART SURVEYS P.O. BOX 5101

WOODLAND PARK, CO 80866 MR. KEVIN LLOYD, PLS (719) 687-0920

COUNTY ENGINEERING: EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922

STATE HIGHWAY COLORADO DEPARTMENT OF TRANSPORTATION REGION 2

5615 WILLS BLVD. PUEBLO, CO 81008 MS. VALERIE SWORD (719)546-5407

MR. JEFF RICE, P.E. (719) 520-7877

WATER/WASTEWATER: ELLICOTT UTILITIES COMPANY, LLC

MR. RANDY GOODSON (858) 692-6262

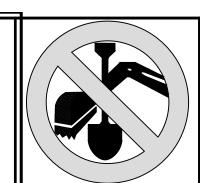
GAS DEPARTMENT: BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3176

MOUNTAIN VIEW ELECTRIC ASSOCIATION **ELECTRIC DEPARTMENT:** 11140 E. WOODMEN ROAD

COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283 QWEST COMMUNICATIONS TELEPHONE COMPANY:

(LOCATORS) (800)922-1987

A.T. & T. (LOCATORS) (719)635-3674 CENTER OF COLORADO



(Checklists not reviewed

#### 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
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C2.1	LOT GRADING NOTES & DETAILS
CH1	CHANNEL C1 PLAN & PROFILE
CH2	CHANNEL C4 PLAN & PROFILE

#### **ENGINEER:**

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

JPS PN# 090001

DATE

SF-18-025

SHEET **G1** 

### **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

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.

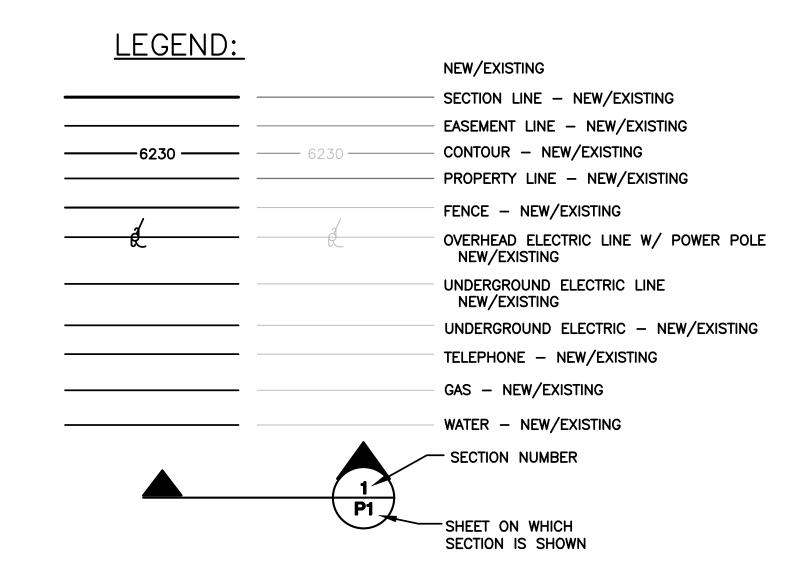
23. TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.

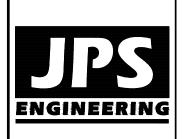
24. PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.

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.





19 E. Willamette Ave. Colorado Springs, CO

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



Z

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

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No. REVISION

A 2018 SUBMITTAL

B EPC COMMENTS

FPC COMMENTS

GENERAL NOTES

TORZ. SCALE:

1"=200' DRAWN:

VERT. SCALE:

N/A DESIGNED:

UP&E CHECKED:

CREATED:

1/11/19 LAST MODIFIED:

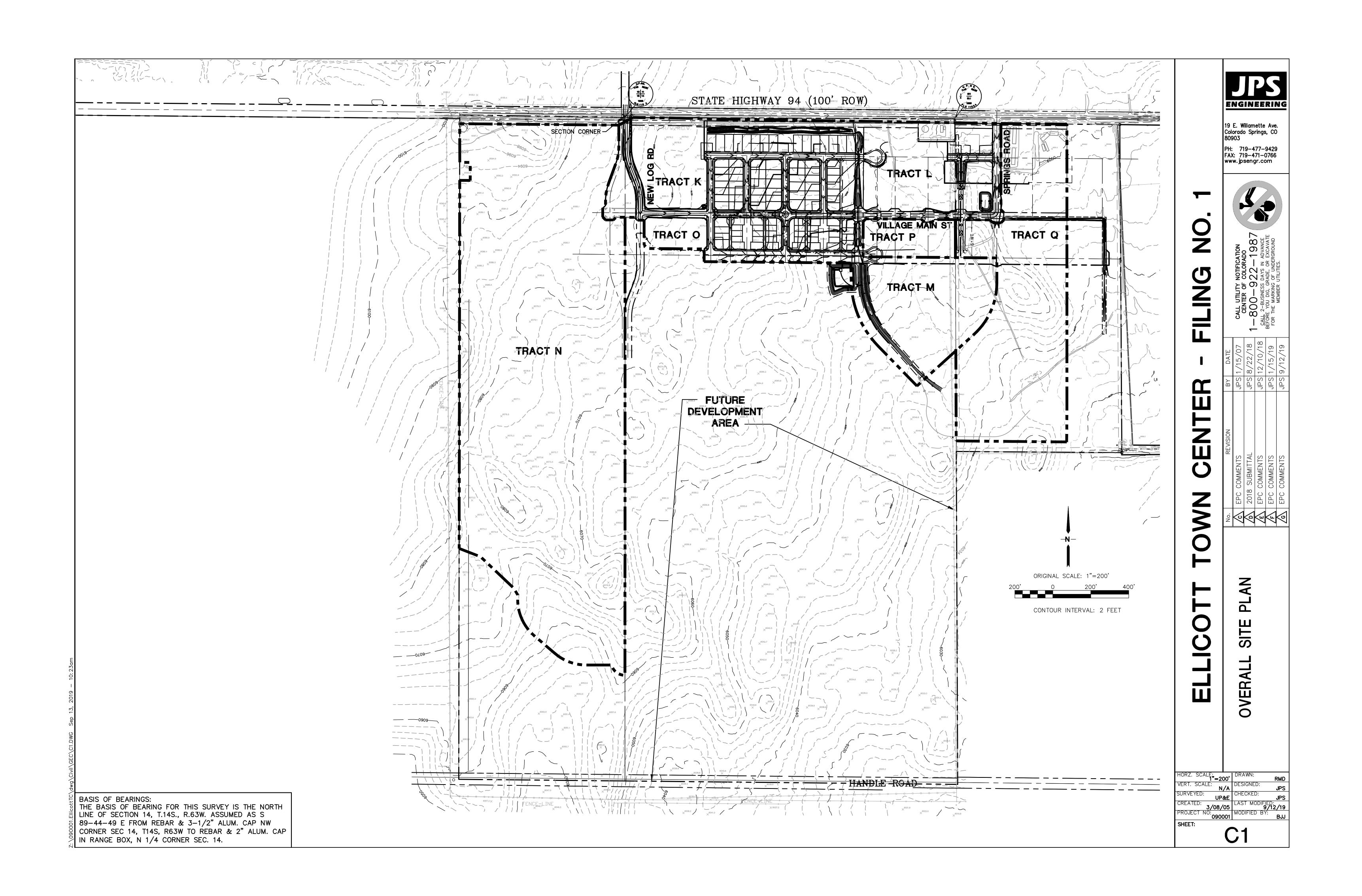
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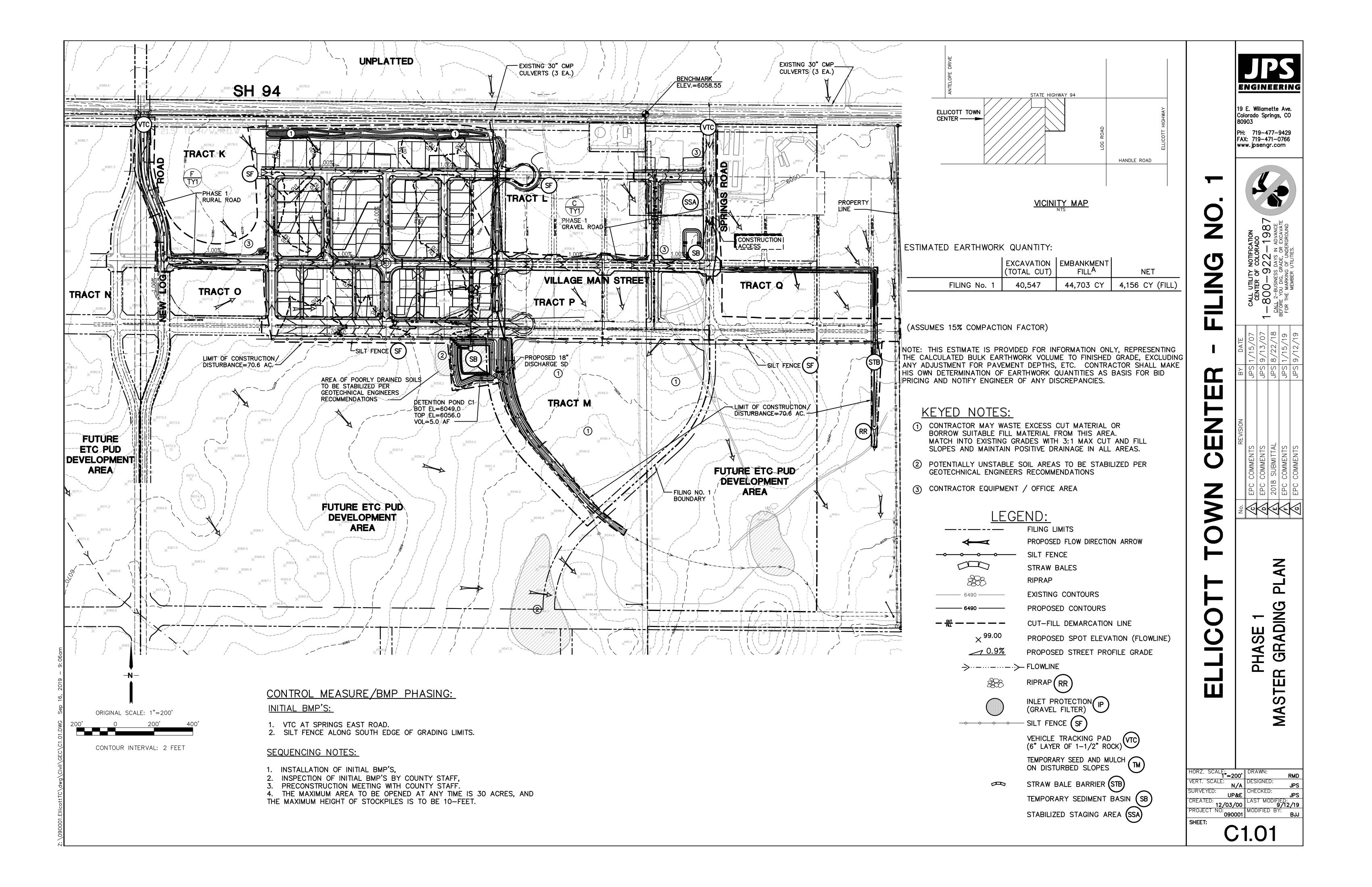
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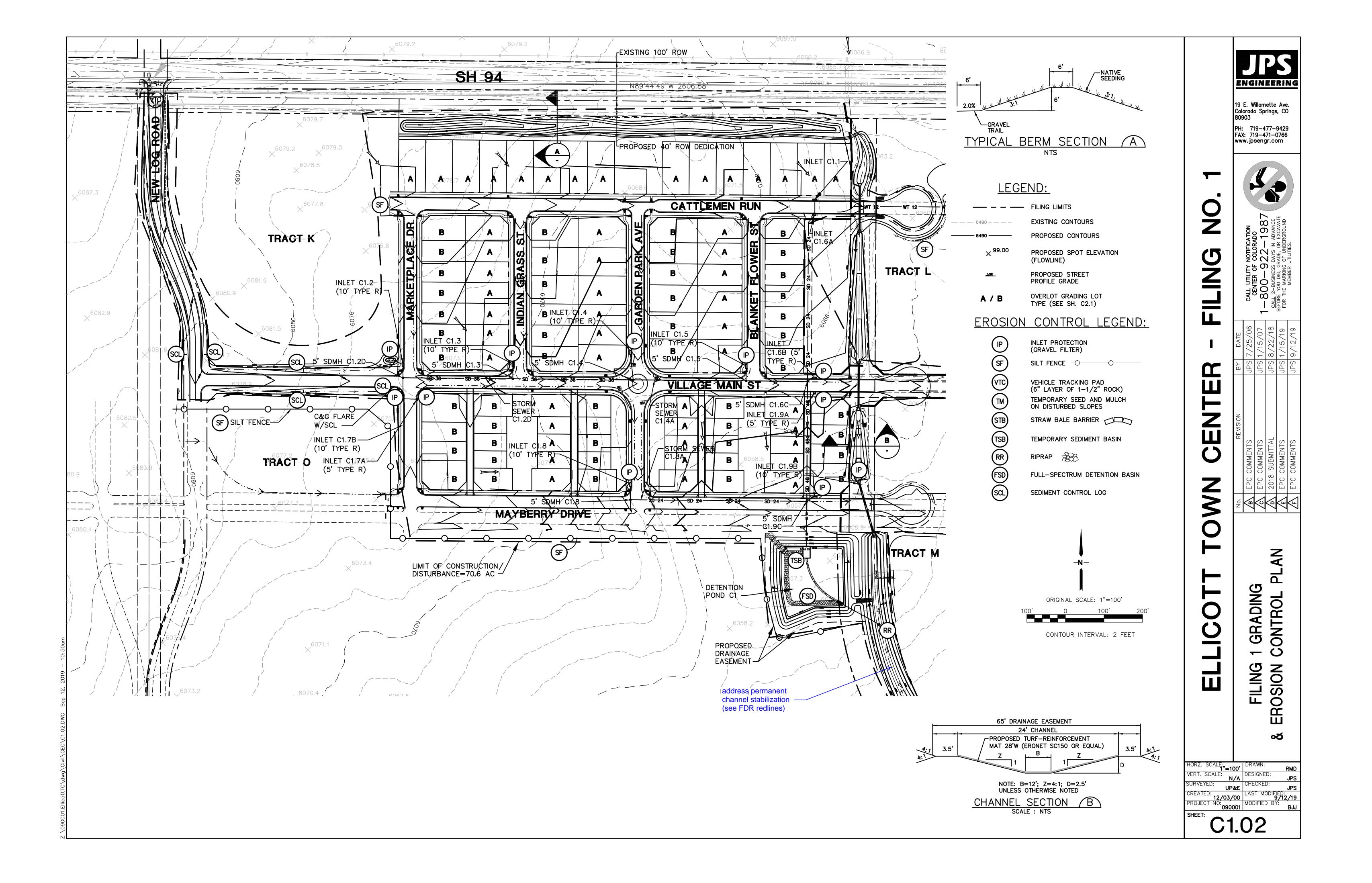
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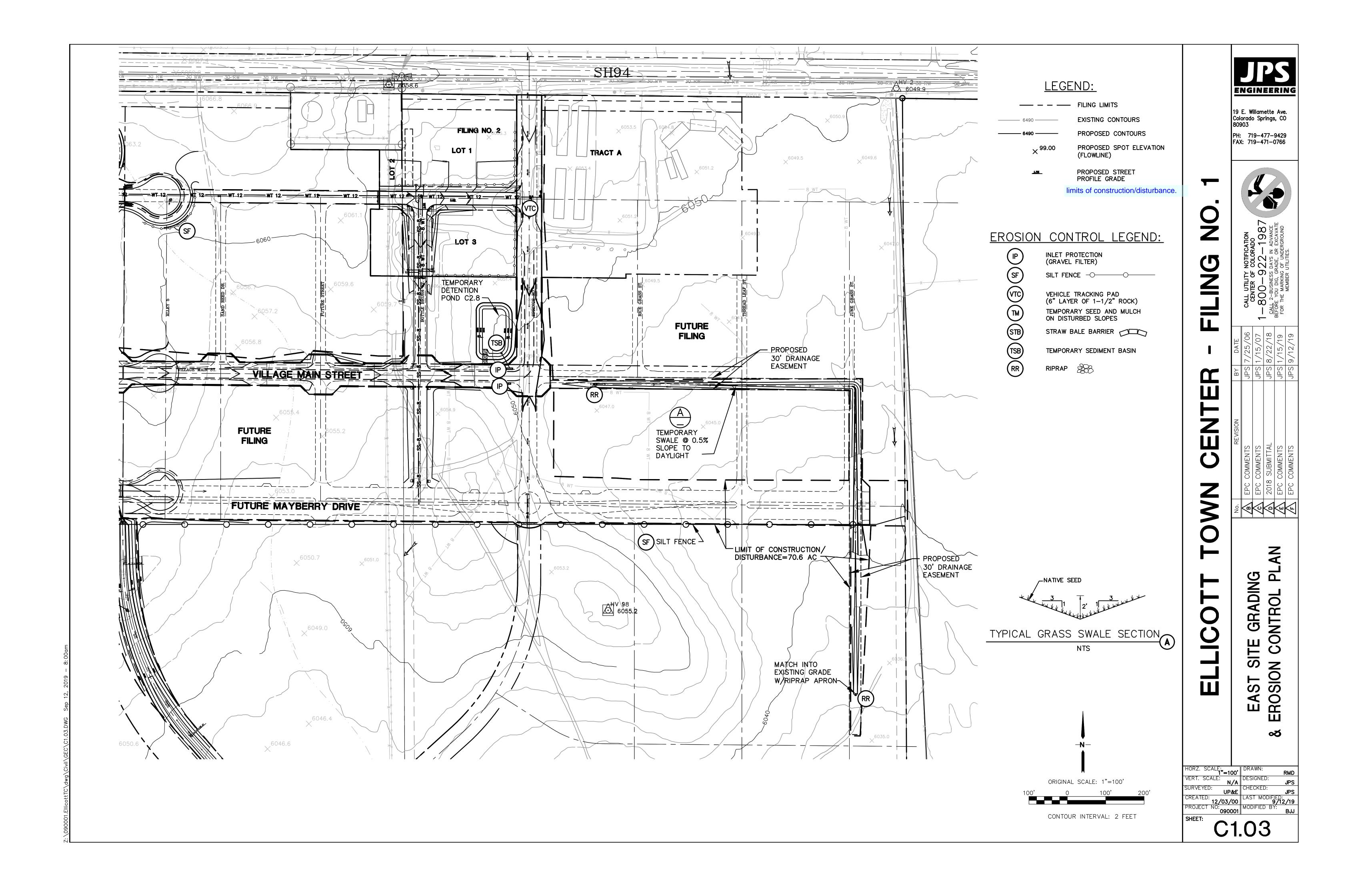
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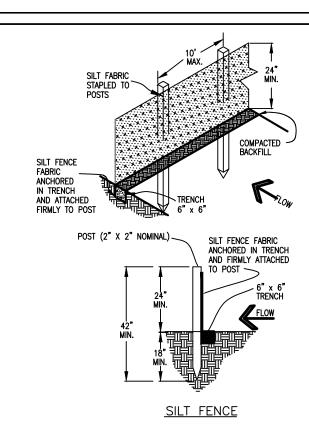






# NPDES NOTES

- . 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.
- . NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- . A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- I. 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 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.
- . 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.
- . ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUE EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- . TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- B. 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.
- . ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO
- 0. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 2. 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.
- 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.
- 4. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- 15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED DUMPED, OR DISCHARGED AT THE SITE.
- 7. 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
- 8. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS. STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL. TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 1. 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.
- 2. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- 23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN" WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (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 THIS SITE HAS BEEN PREPARED BY CTL THOMPSON, DATED JULY 13, 2006 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
- COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
- WATER QUALITY CONTROL DIVISION
- WQCD PERMITS 4300 CHERRY CREEK DRIVE SOUTH
- DENVER, CO 80246-1530 ATTN: PERMITS UNIT



ILT FENCE NOTES NSTALLATION REQUIREMENT

SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND 2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES. 4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

City of Colorado Springs

Stormwater Quality

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. . SEDIMENT SHALL BE REMOVED FROM BEHIND ILT FENCE WHEN IT ACCUMULATES TO HALF 3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

75'-0' MIN

INSTRUCTION ROADS, PARKING AREA AND STORAGE AREAS. 3 INCHES (D<sub>E0</sub>)

GEOTEXTILE (MATERIAL REQUIREMENTS IN APPENDIX B. TABLE MT-3)

SECTION **VEHICLE TRACKING** 

VEHICLE TRACKING NOTES NSTALLATION REQUIREMENTS . ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP. 3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED. 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE BIDE SLOPES OR ROAD GRADES THAT ARE CXCESSIVELY STEEP.

**VARIETY** 

**EPHRAIM** 

TOTAL:

<u>SEEDING MIX:</u>

WESTERN WHEATGRASS SARTON

SEEDING & FERTILIZER APPLICATION

PERENIAL RYE

SIDEOATS GRAMA

MULCHING APPLICATION:

MAINTENANCE REQUIREMENTS 1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS. 2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY. 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY. 5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

Figure VT-2 City of Colorado Springs Vehicle Tracking Stormwater Quality Application Examples

DRILL SEED OR

HYDRO-SEED PER

CONFORM TO CDOT

SPEC-SECTION 213

CDOT SPEC. SECTION 212.

**EROSION CONTROL NOTES:** 

CRESTED WHEAT GRASS EPHRAIM OR HYCREST 4.0 LBS. 2.0 LBS. 3.0 LBS. SMOOTH BROME GRASS LINCOLN OR MANCHAR 5.0 LBS. 2.5 LBS. 16.5 LBS.

> MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

> > WQCD-PERMITS DENVER, COLORADO 80246-1530 ATTN .: PERMITS UNIT

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED AMOUNT IN PLS START OF CONSTRUCTION, FOR PROJECTS THAT LBS. PER ACRE 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

> WATER QUALITY CONTROL DIVISION 4300 CHERRY CREEK DRIVE SOUTH

ESTIMATED TIME SCHEDULE:

CWA-3

<u>PLAN</u>

BLOCK AND GRAVEL BAG $^{*}$ CURB INLET PROTECTION

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.

GRAVEL BAGS ARE TO BE PLACED AROUND THE

BRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.

5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH

TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs

Stormwater Quality

CWA INSTALLATION NOTES

LEAST 3' DEEP.

ovember 2010

Concrete Washout Area (CWA)

ANOTHER SO THERE ARE NO GAPS

BLOCK AND GRAVEL BAG\*CURB INLET PROTECTION NOTES

■ AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE

WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN

CONCRETE WASHOUT AREA PLAN

8 X 8 MIN.

SECTION A

CWA-1. CONCRETE WASHOUT AREA

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. I SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE,

THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

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

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

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

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

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

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

COMPACTED BERM AROUND
THE PERIMETER

MAINTENANCE REQUIREMENTS

DURING PERIODS NO RAINFALL.

AILY DURING PROLONGED RAINFALL, AND WEEKLY

3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN

Block & Gravel Bag Curb Inlet Protection

Construction Detail and Maintenance Requirements

VEHICLE TRACKING

CONTROL (SEE VTC

MM-1

DAMAGED OR INEFFECTIVE INLET PROTECTION

SHALL PROMPTLY BE REPAIRED OR REPLACED.

THE DRAINAGE AREA AS APPROVED BY THE CITY.

INSTALL BMP'S MARCH, 2020 **GRADING START** MARCH, 2020 AUGUST, 2020 GRADING COMPLETION SEEDING & MULCHING AUGUST, 2020 **STABILIZATION** AUGUST, 2021

SEDIMENT CONTROL MAINTENANCE PROGRAM

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

 $^\mathsf{I}$  AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

<sup>2</sup>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.

ENGINEERING

19 E. Willamette Ave. Colorado Springs, CO 80903

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



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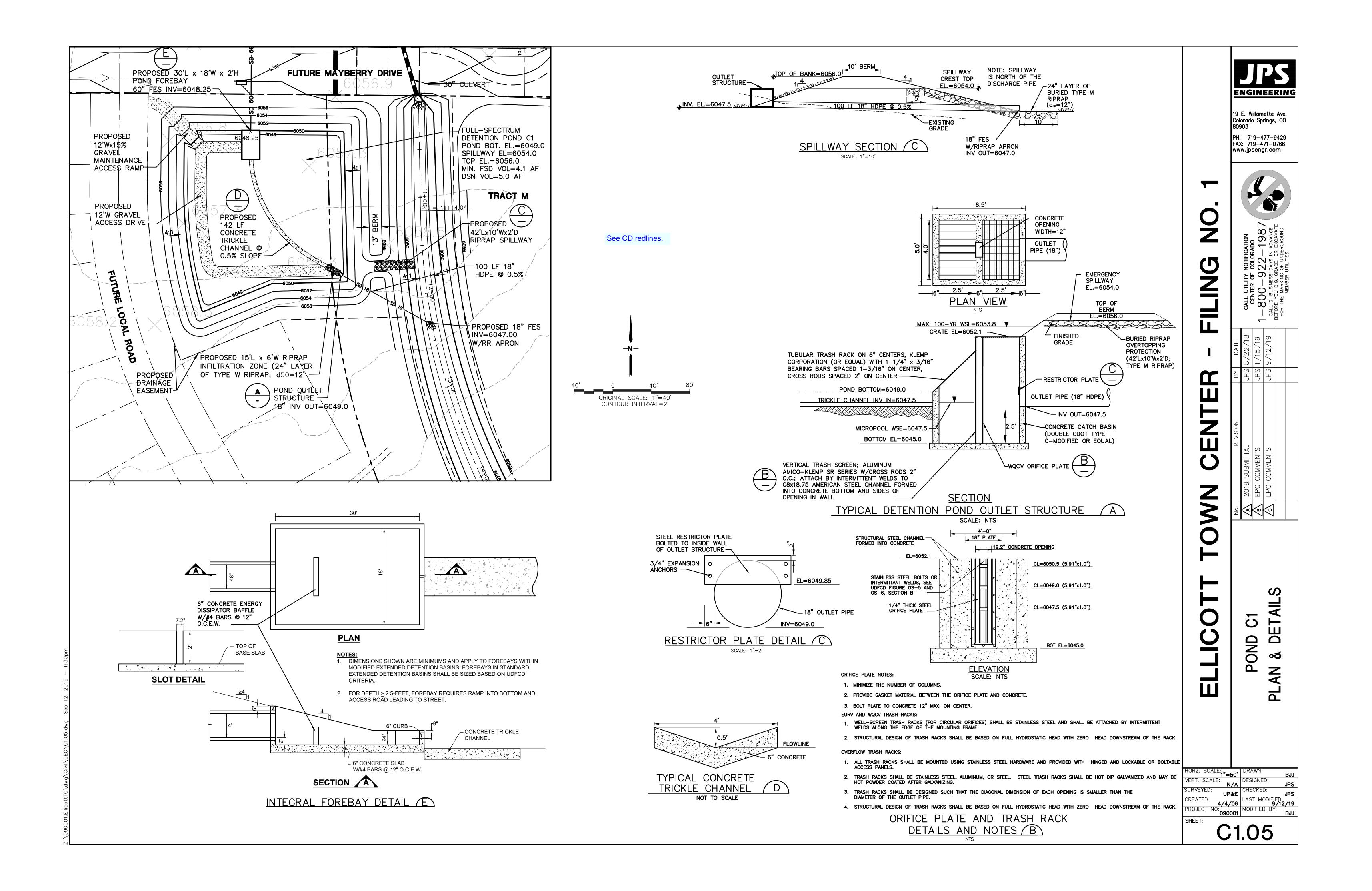
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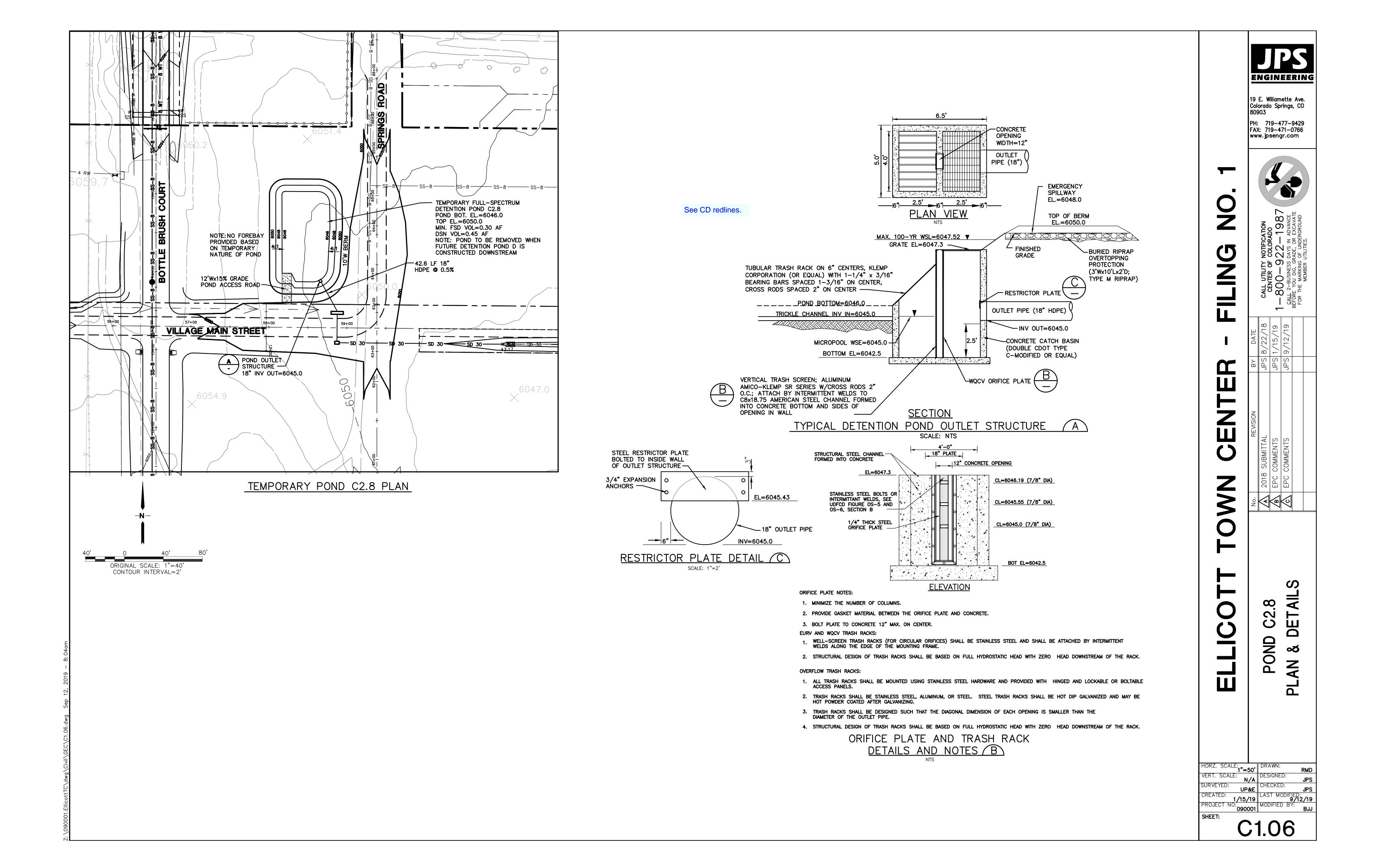
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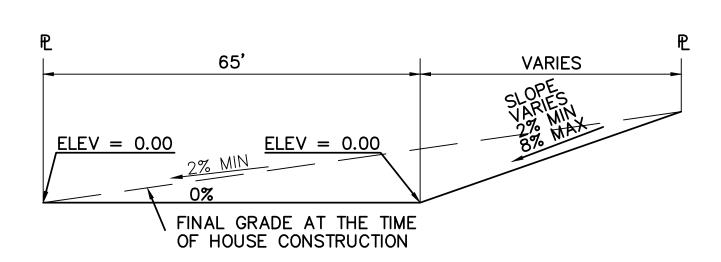
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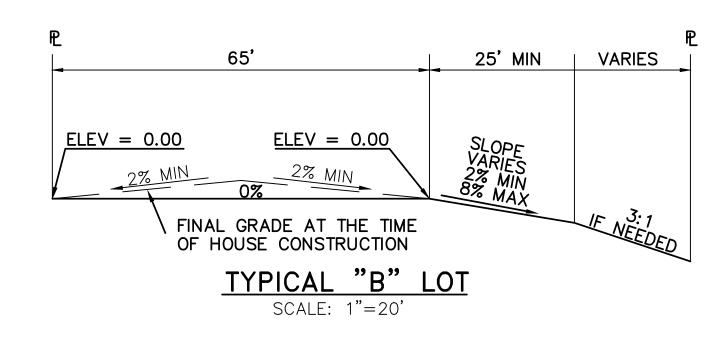
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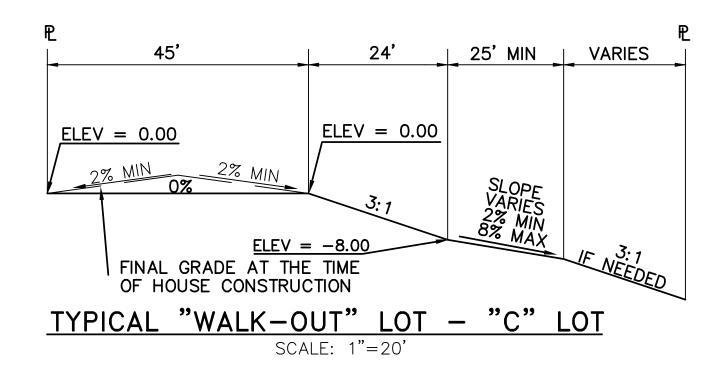


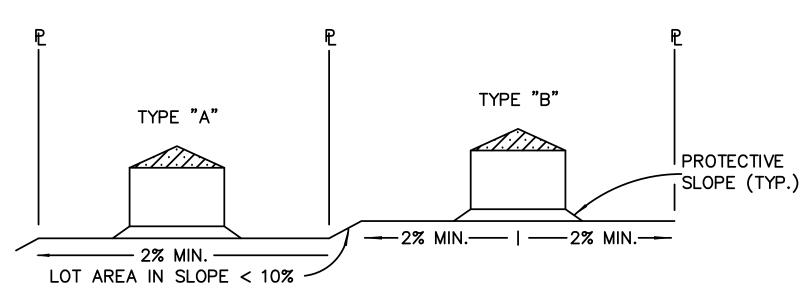




#### TYPICAL "A" LOT SCALE: 1"=20'

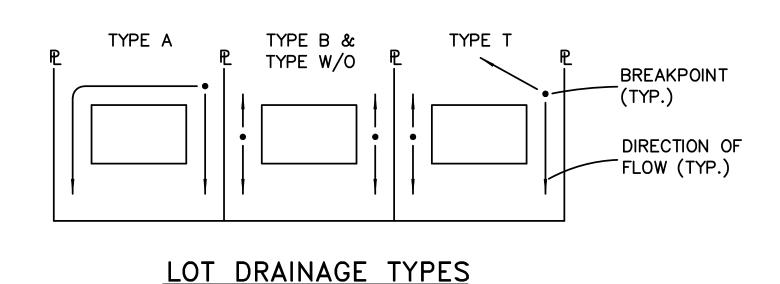




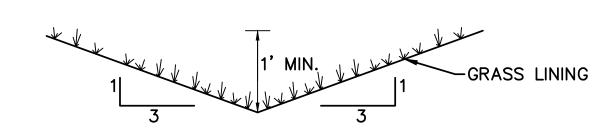


#### TYPICAL LOT SECTION DETAIL N.T.S.

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.

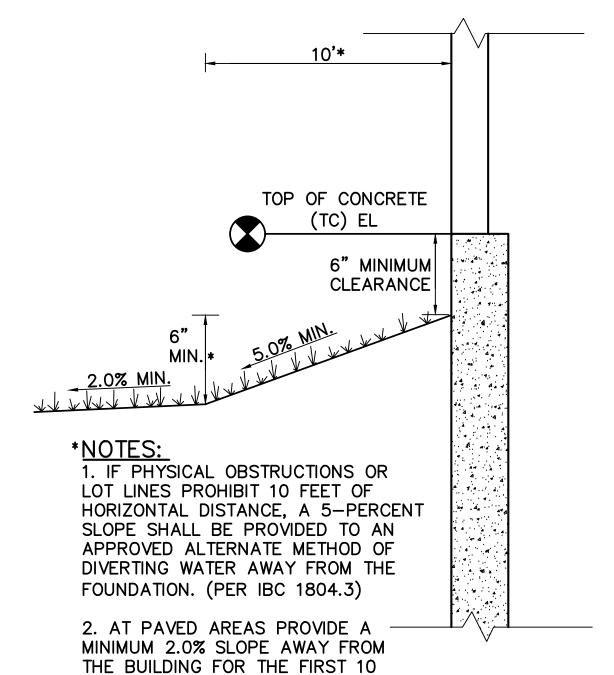


N.T.S.



TYPICAL SIDE/REAR LOT SWALE A

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



#### 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.

FEET OF HORIZONTAL DISTANCE. TYPICAL BUILDING DRAINAGE DETAIL

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

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CEN

NOTE. DETAIL GRADING ංත් 0

<sup>7:</sup>090001 SHEET:

C2.1

