

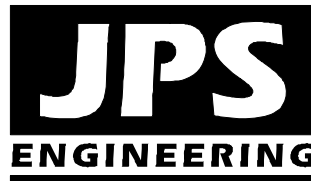
**STORMWATER MANAGEMENT PLAN (SWMP)
for
MAYBERRY, COLORADO SPRINGS - FILING NO. 1
(formerly known as “Ellicott Town Center”)**

Prepared for:

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

September, 2020

Prepared by:



**19 East Willamette Avenue
Colorado Springs, CO 80903
(719)-477-9429
www.jpsengr.com**

**JPS Project No. 030502
EPC Project No. SF-18-025**

MAYBERRY, COLORADO SPRINGS - FILING NO. 1
STORMWATER MANAGEMENT PLAN (SWMP)
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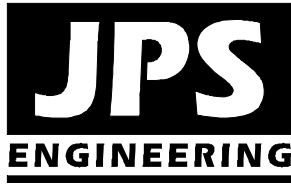
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FIGURES

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

General SWMP Notes:

1. There are no existing streams, wetlands, or other surface waters within 50 feet of the construction limits.
2. There are no dedicated asphalt / concrete batch plants proposed.
3. There are no anticipated allowable non-stormwater discharges from this site (no groundwater, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.).



MAYBERRY, COLORADO SPRINGS - FILING NO. 1
(formerly know as “Ellicott Town Center”)
STORMWATER MANAGEMENT PLAN (SWMP)

September, 2020

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	Location
All disturbed and stored soils	Stockpiles of fill from site excavations, topsoil stockpiles.	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.	VTC (per GEC Plans)
Management of contaminated soils	No contaminated soils are expected to be encountered.	N/A
Loading and unloading operations	Loading and unloading of construction materials	TBD*
Outdoor storage activities (building material, fertilizers, chemicals, etc.)	Stockpiles and equipment storage areas (no fertilizers, petroleum or chemical products will be stored on-site).	TBD*
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.	TBD*
Significant dust or particulate-generating processes	Vehicle tracking, soil removed from excavation, stockpiles.	TBD*
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.	TBD*
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	TBD*
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.	CWA

Potential Pollution Sources	Possible Site Contributions of Pollutants to Stormwater Discharges	Location
Dedicated asphalt and concrete batch plants	No dedicated asphalt or concrete batch plants are planned on-site.	N/A
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.	TBD*
Other areas or procedures where potential spills can occur	Petroleum releases from equipment are possible.	TBD*

* Contractor to add locations of any items not specified at this time*

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 May, 2020 through December, 2020. The estimated schedule for erosion control activities is as follows:

- Install Initial BMP's: May, 2020
- Site Grading: May, 2020
- Seeding & Mulching: May, 2021
- Final Stabilization: August, 2022

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. C1.4)
 - b. Sediment control logs (SCL) along drainage swales
 - c. Inlet protection (IP) at storm inlets (see detail on Sh. C1.4)
 - d. Sediment Basins (SB); (refer to UDFCD standard details)
 - e. Extended Detention Basins (EDB); (see details on Sh. C1.5-C1.6)
- 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.

Control Measure / BMP Details:

- Refer to Standard BMP Details in GEC Plans.
- Refer to additional Standard Details in MHFD Volume 3 where applicable.

VI. SITE DESCRIPTION

- A. Nature of Construction Activity
 - Mayberry, Colorado Springs (formerly known as “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 C1.1-C1.3
- 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 much 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.

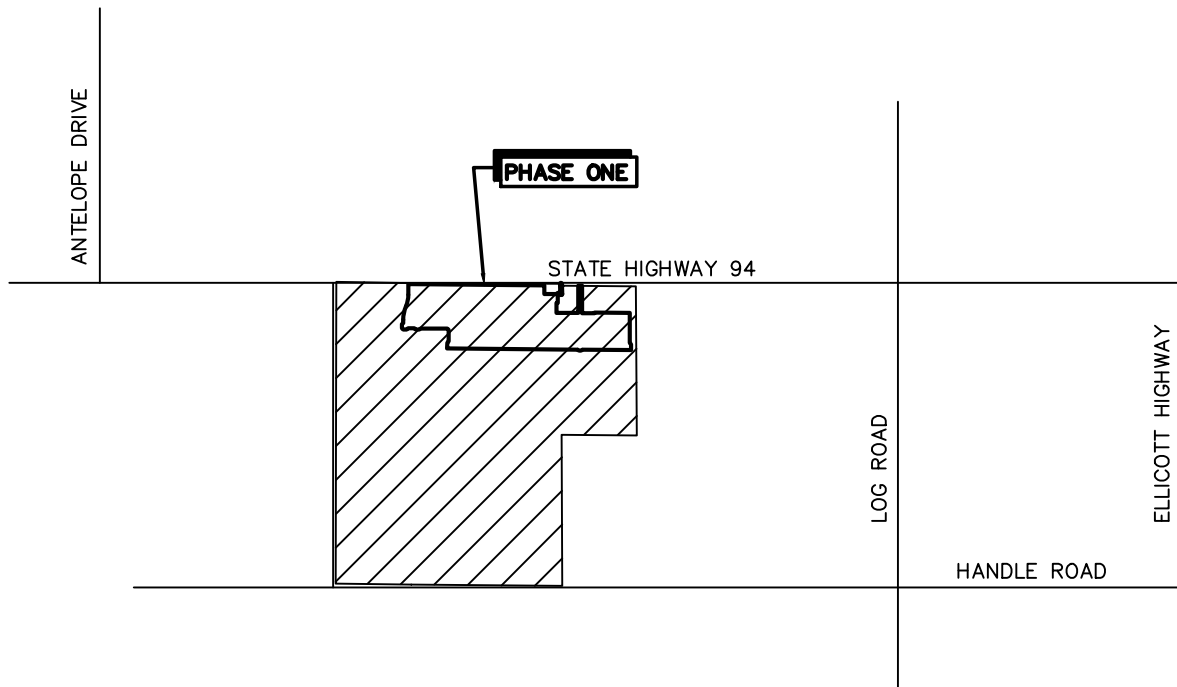
BMP Maintenance / Replacement and Failed BMPs:

- 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.

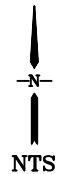
E. Inspection Reports:

- 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

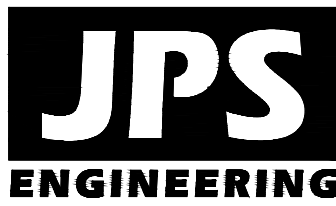
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VICINITY MAP
NTS



**VICINITY
MAP**



**ELLICOTT
TOWN CENTER**


FIGURE A1
JPS PROJ NO. 090001

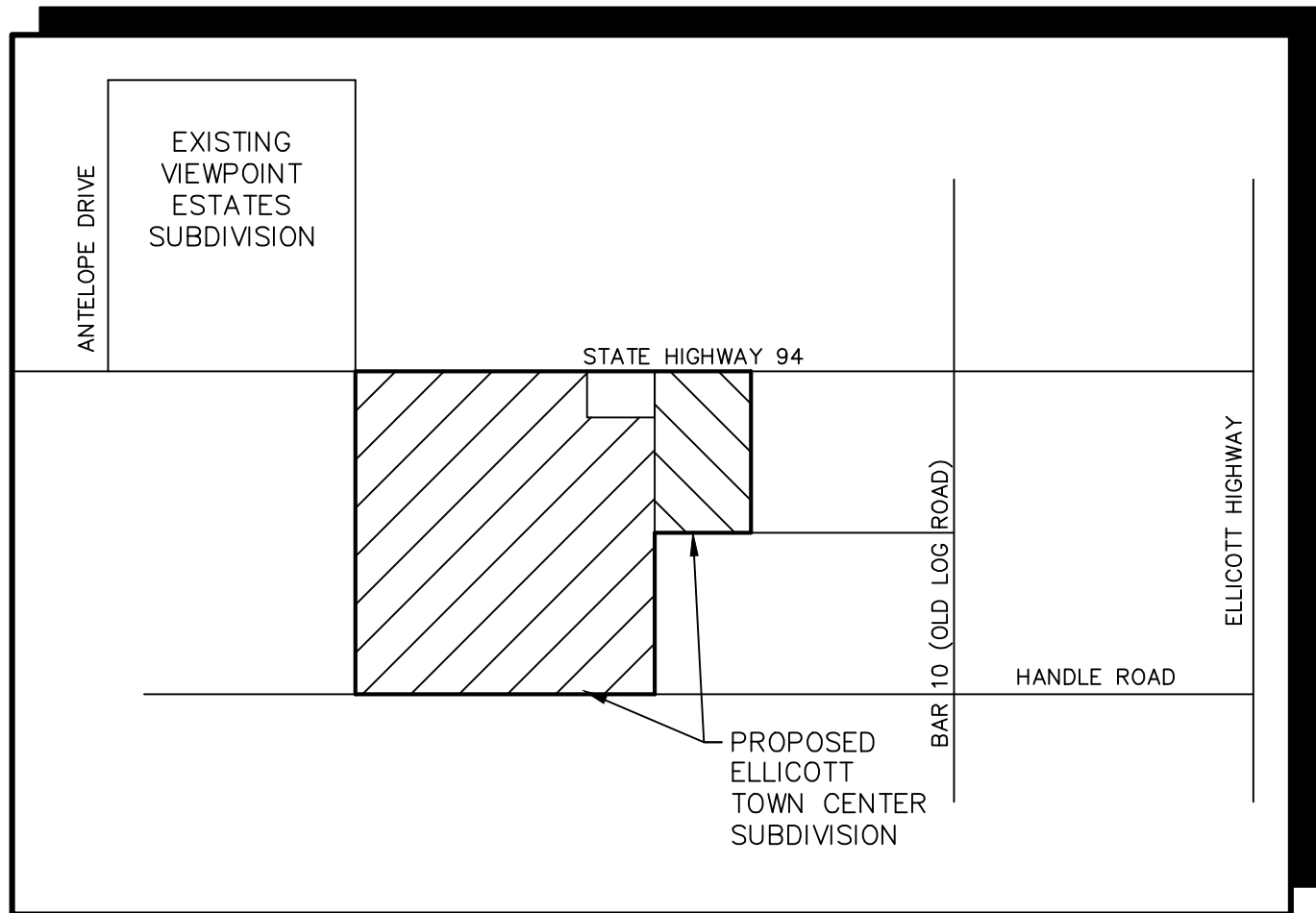
Mayberry, Colorado Springs

Filing No. 1

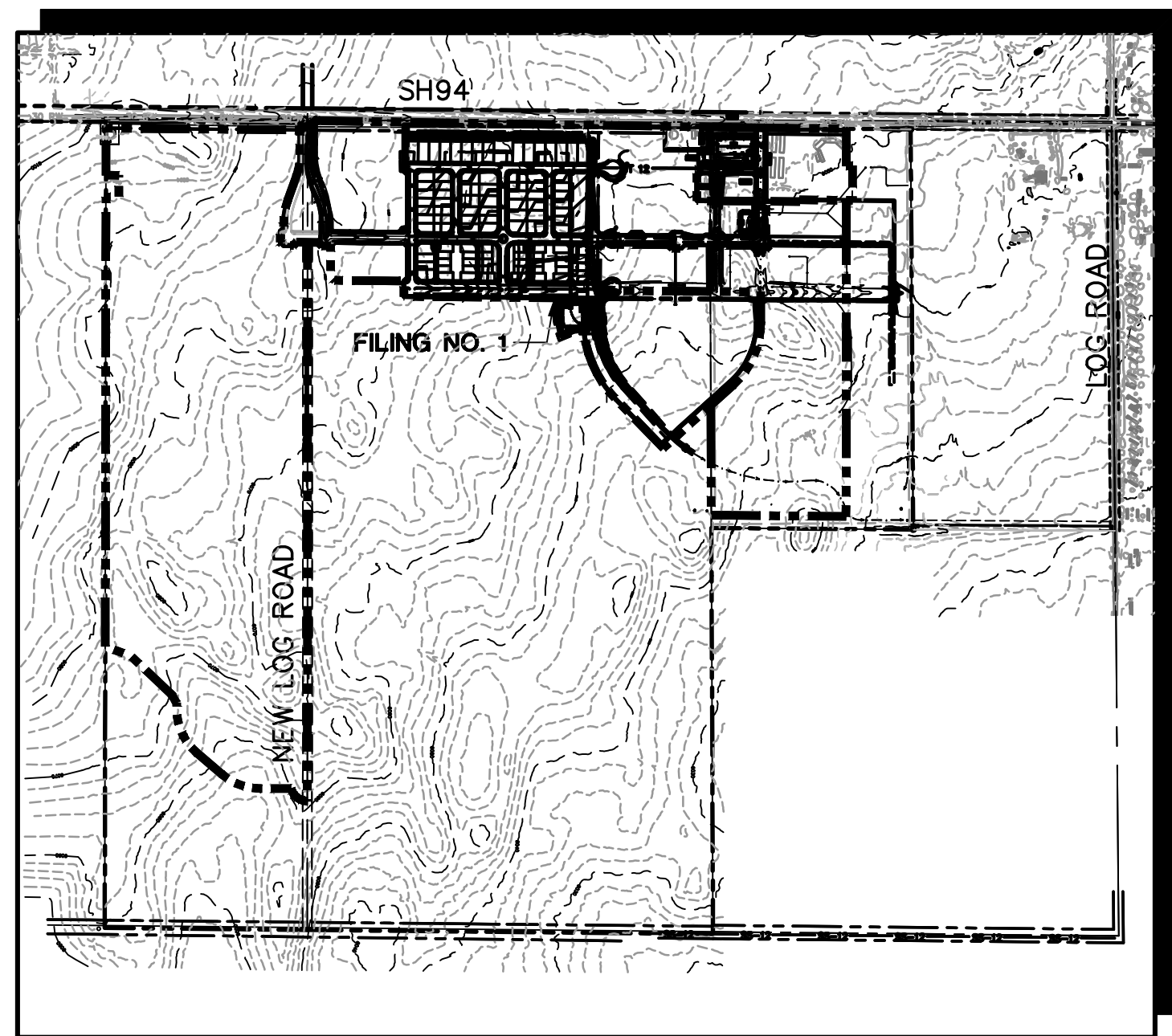
Grading & Erosion Control Plans El Paso County, Colorado

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.





VICINITY MAP
NOT TO SCALE



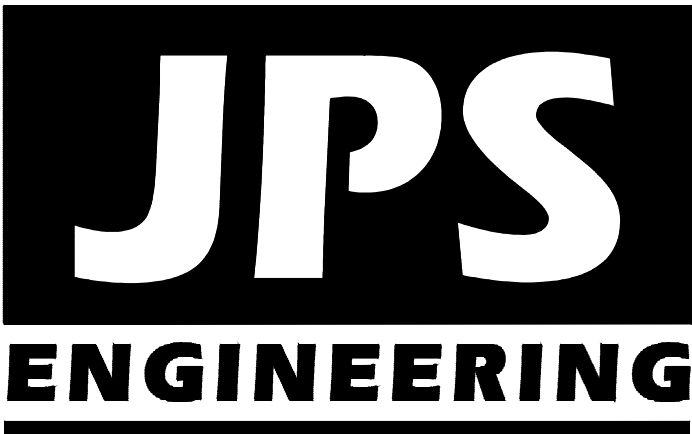
SITE MAP
NOT TO SCALE

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.

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, 2020

AGENCIES/CONTACTS

DEVELOPER:	COLORADO SPRINGS MAYBERRY, LLC 32823 TEMECULA PARKWAY TEMECULA, CA 92592 MR. RANDY GOODSON (858) 692-6262	WATER/WASTEWATER:	ELLCOTT 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		

SHEET INDEX

G1	TITLE SHEET/VICINITY MAP/LOCATION MAP
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN & GENERAL NOTES
C1.1	MASTER GRADING PLAN
C1.2	FILING 1 GRADING & EROSION CONTROL PLAN
C1.3	EAST SITE GRADING & EROSION CONTROL PLAN
C1.4A	EROSION CONTROL NOTES
C1.4B	EROSION CONTROL DETAILS
C1.5	DETENTION POND C1 PLAN & DETAILS
C1.6	DETENTION POND C2.8 PLAN & DETAILS
C2.1	LOT GRADING NOTES & DETAILS
CH1	CHANNEL C1 PLAN & PROFILE
CH2	CHANNEL C4 PLAN & PROFILE

ENGINEER'S STATEMENT:
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ENGINEER OF RECORD SIGNATUREDATE

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

OWNER SIGNATUREDATE

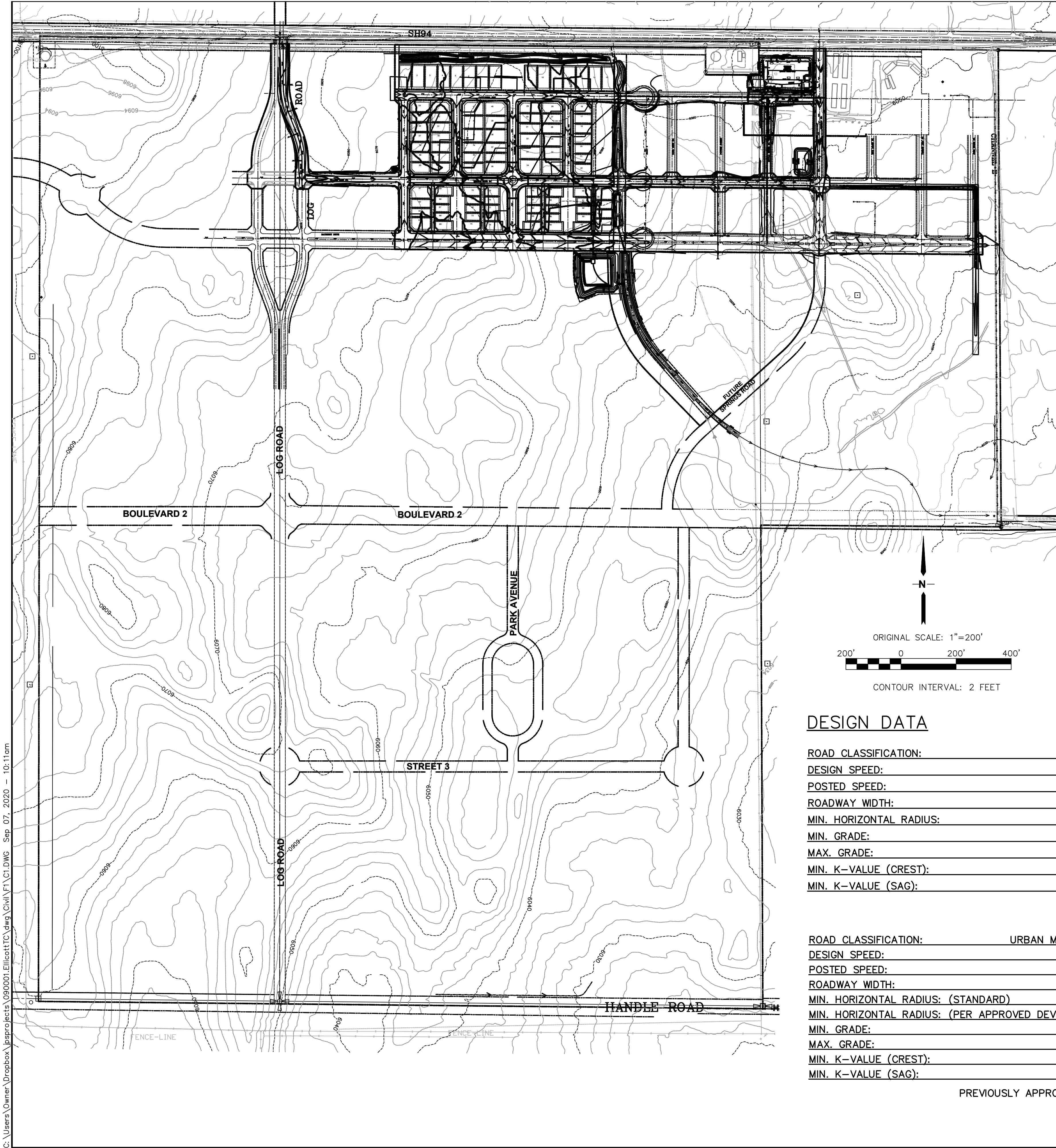
COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

COUNTY ENGINEER/ECM ADMINISTRATORDATE

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DESIGN DATA

ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26

ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
ROADWAY WIDTH:	24' EACH SIDE*
MIN. HORIZONTAL RADIUS: (STANDARD)	565'
MIN. HORIZONTAL RADIUS: (PER APPROVED DEVIATION)	400'*
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

PREVIOUSLY APPROVED DEVIATION*

GENERAL NOTES:

- 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING TO BE ACCEPTABLE.
- 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.
- EXISTING CONTOUR DATA PROVIDED BY OWNER GENERALLY CONSISTS OF CSU FIMS MAPPING SUPPLEMENTED BY LIMITED FIELD SURVEY. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM, 2006 VERSION)
 - CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
 - PUBLIC UTILITY DESIGN AND CONSTRUCTION SPECIFICATIONS OF THE DONALA WATER AND SANITATION DISTRICT
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
- 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.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 30 DAYS AFTER FINE GRADING IS COMPLETE.
- 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.
- 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.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- 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
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO EL PASO COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 0.5% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ALL RESIDENTIAL STREET CURB RETURN RADII ARE 20-FEET AT FLOWLINE UNLESS OTHERWISE NOTED. ARTERIAL STREET CURB RETURN RADII ARE 35' UNLESS NOTED OTHERWISE.
- 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.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY AND ALL UTILITIES INVOLVED IN PROJECT PRIOR TO MOBILIZING ON SITE.
- CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF APPROVED HABITAT CONSERVATION PLAN AND 404 PERMIT. CONTRACTOR SHALL HAVE COPIES OF ALL REQUIRED PERMITS AT JOB SITE AT ALL TIMES.
- TYPE C STORM INLETS SHALL HAVE CLOSE-MESH GRATES.
- PROVIDE 10' TRANSITION FROM RAMP CURB TO VERTICAL CURB ON EACH SIDE OF STORM INLETS.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL STABILIZE ALL SUBGRADE AREAS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

APPROVAL NOTES:

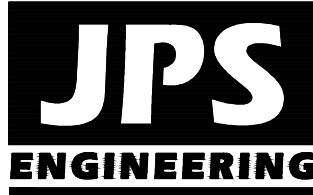
- PRELIMINARY PLAN WAS APPROVED WITH 2004 VERSION OF ECM.
- REFER TO FILE FOR APPROVED DEVIATIONS.

MAYBERRY, COLORADO SPRINGS - FILING NO. 1

HORZ. SCALE:	1"=200'	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/8/05	LAST MODIFIED:	9/07/20
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET:

C1



19 E. Willamette Ave.
Colorado Springs, CO
80903

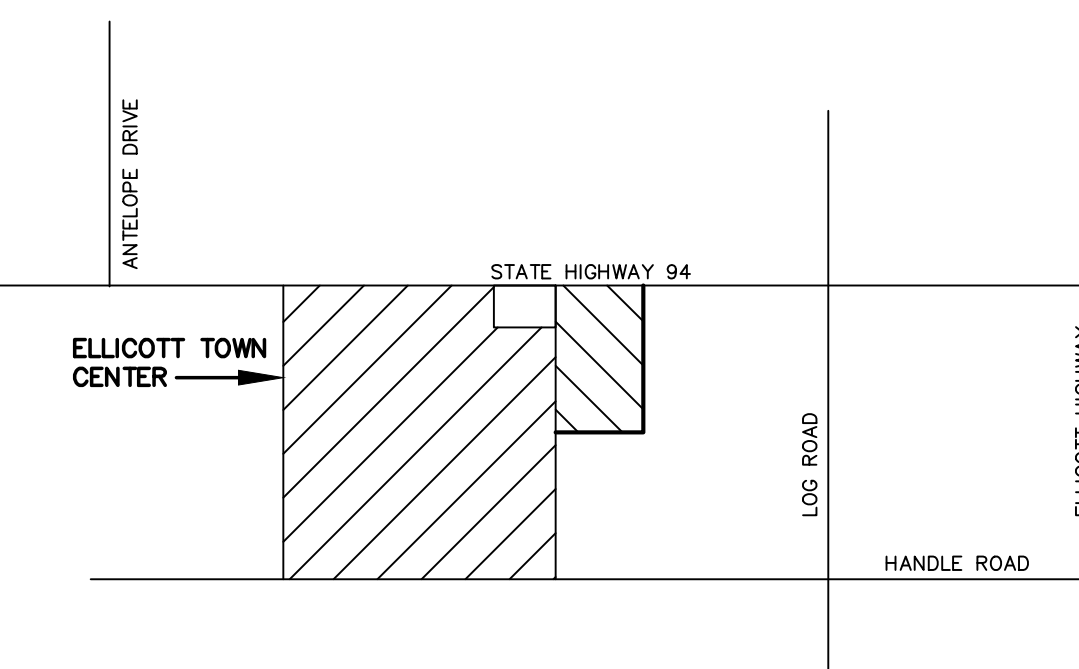
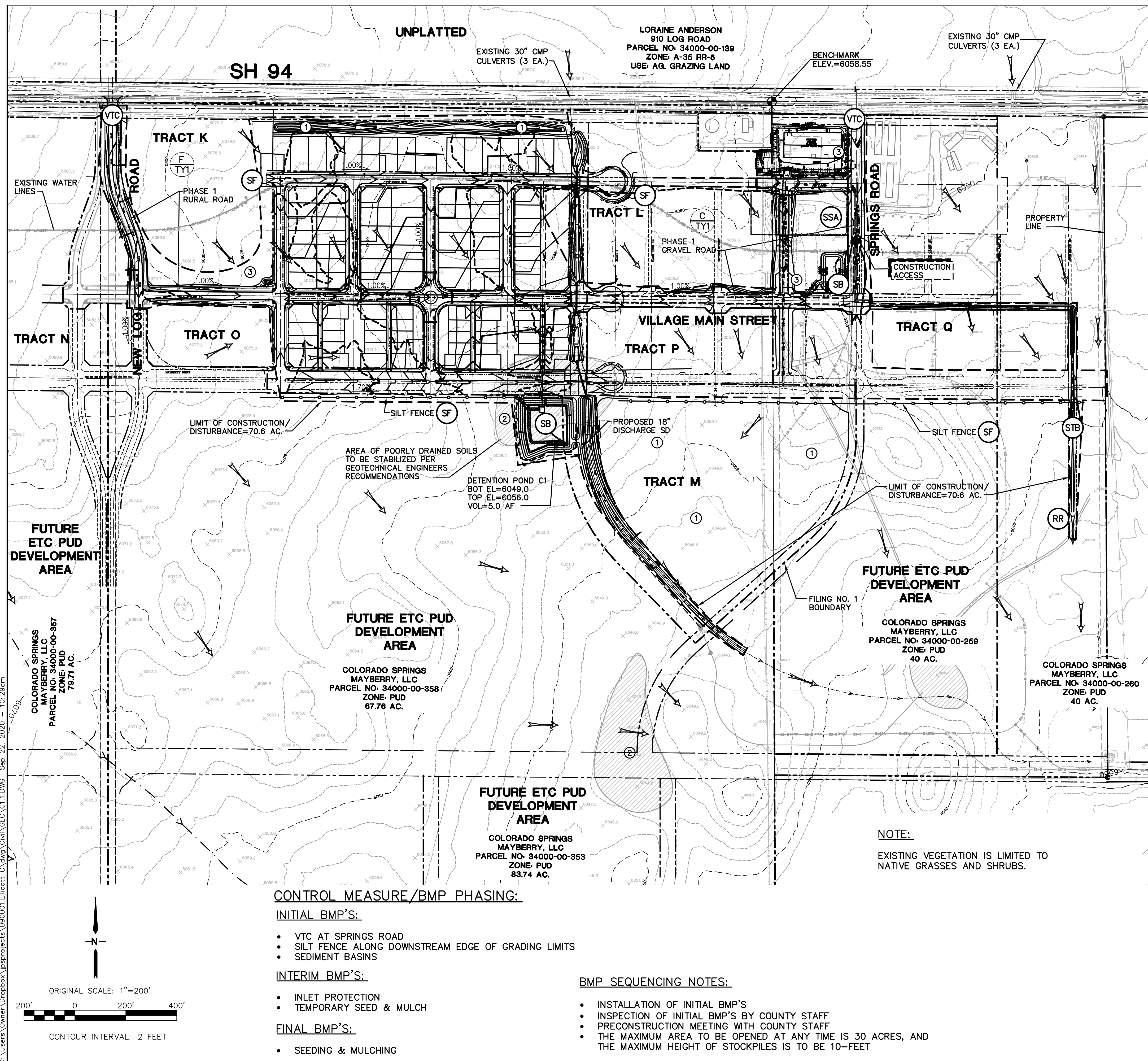
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No.	REVISION	BY	DATE
A	EPC COMMENTS	JPS	7/25/06
B	EPC COMMENTS	JPS	1/15/07
C	2018 SUBMITTAL	JPS	3/28/18
D	2018 SUBMITTAL	JPS	1/31/20
E	EPC COMMENTS	JPS	4/17/20

OVERALL SITE PLAN & GENERAL NOTES



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

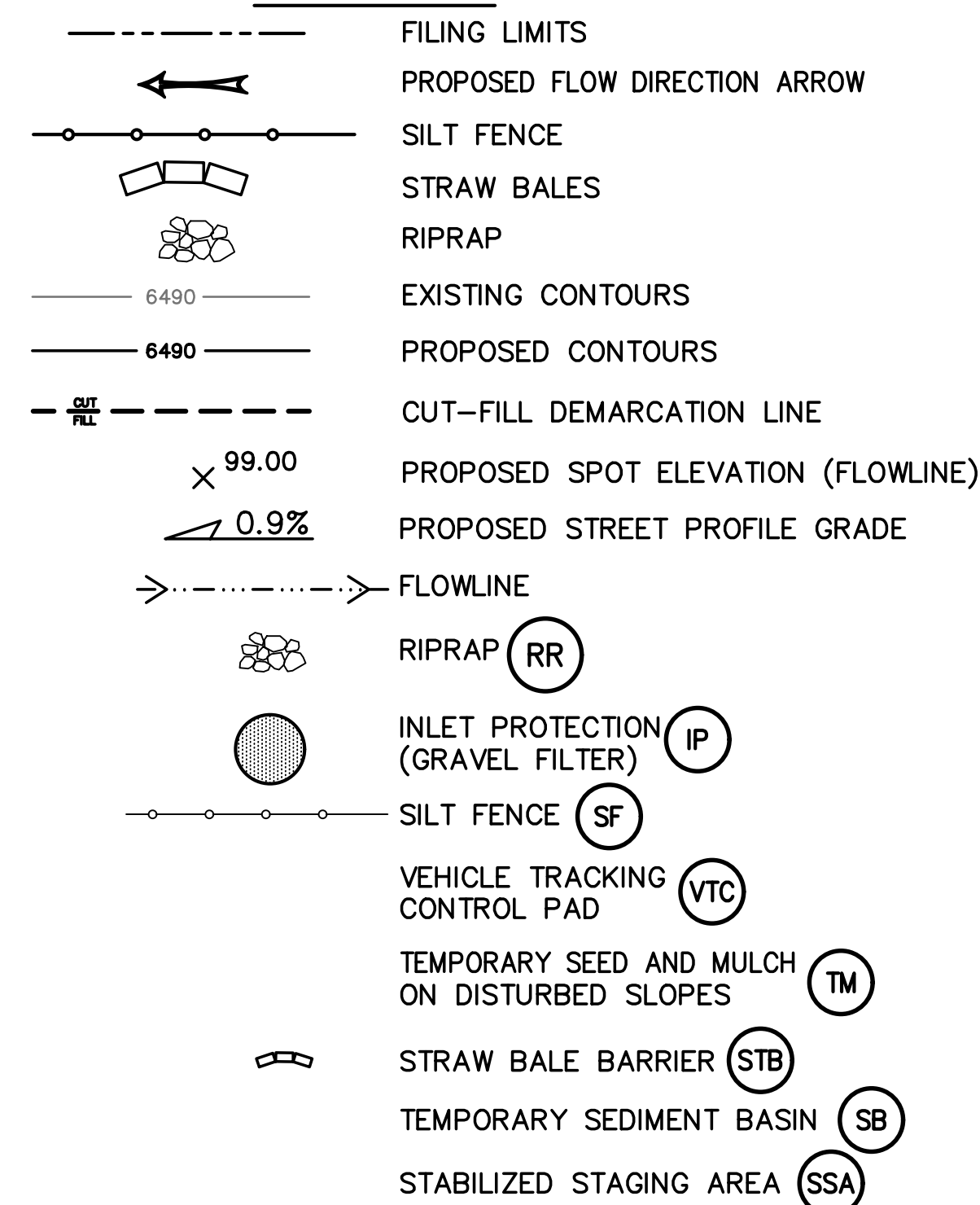
(ASSUMES 15% COMPACTION FACTOR)

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:

- ① 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.
- ② POTENTIALLY UNSTABLE SOIL AREAS TO BE STABILIZED PER GEOTECHNICAL ENGINEERS RECOMMENDATIONS
- ③ CONTRACTOR EQUIPMENT / OFFICE AREA

LEGEND:



CONTROL MEASURE/BMP PHASING:

INITIAL BMP'S:

- VTC AT SPRINGS ROAD
- SILT FENCE ALONG DOWNSTREAM EDGE OF GRADING LIMITS
- SEDIMENT BASINS

INTERIM BMP'S:

- INLET PROTECTION
- TEMPORARY SEED & MULCH

FINAL BMP'S:

- SEEDING & MULCHING

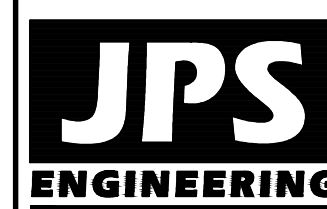
BMP SEQUENCING NOTES:

- INSTALLATION OF INITIAL BMP'S
- INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
- PRECONSTRUCTION MEETING WITH COUNTY STAFF
- THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10- FEET

NOTE:

EXISTING VEGETATION IS LIMITED TO
NATIVE GRASSES AND SHRUBS.

MAYBERRY, COLORADO SPRINGS - FILING NO. 1



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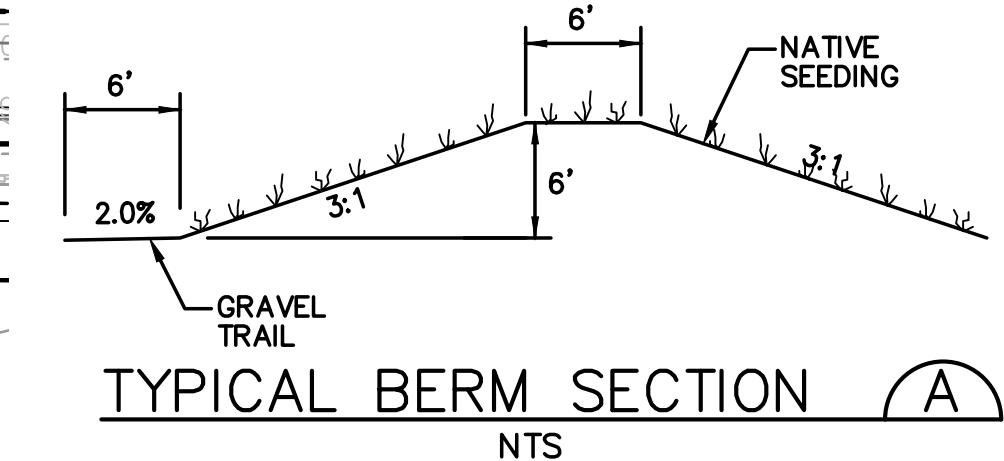
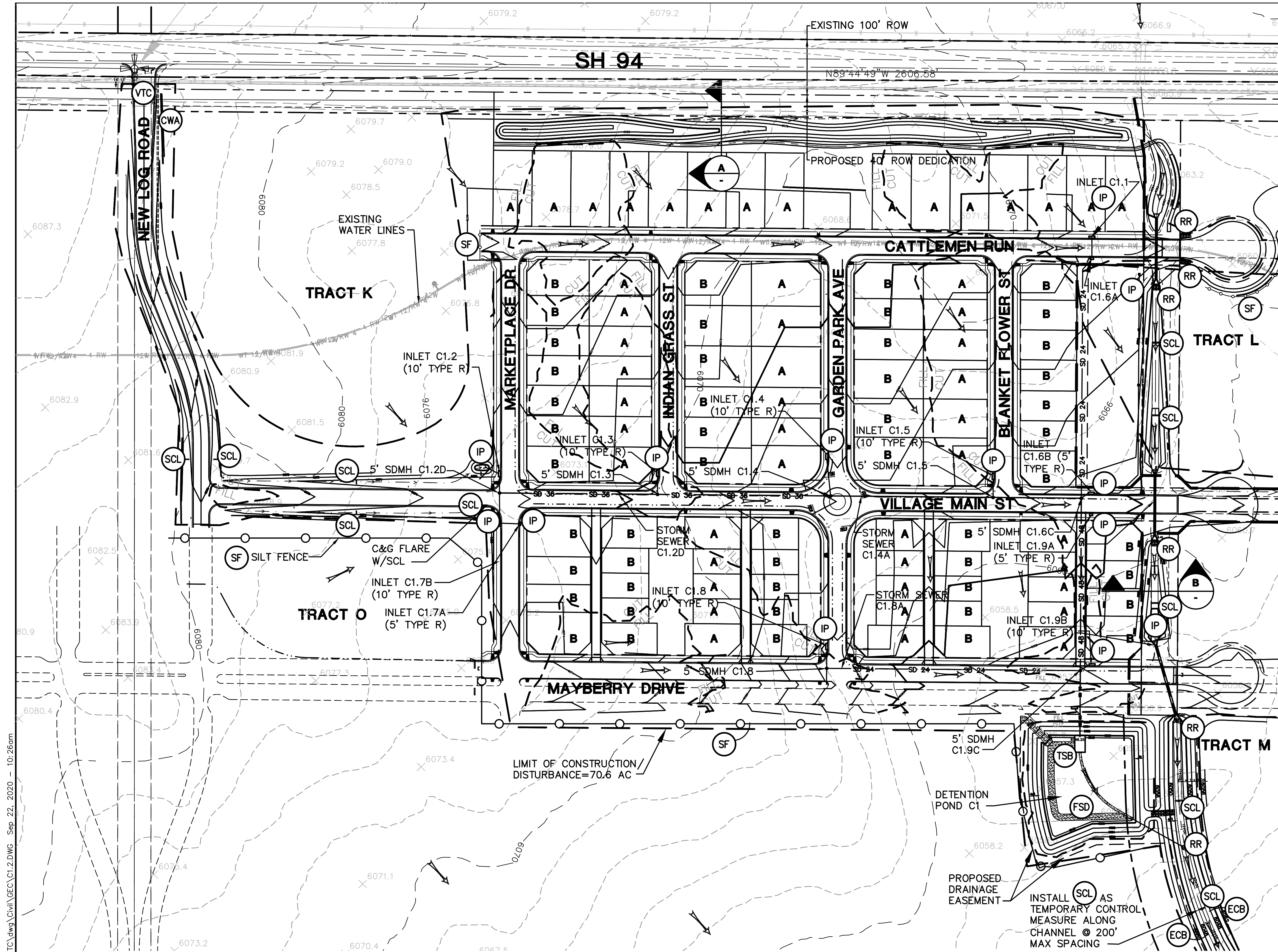
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G	EPC COMMENTS	JPS	9/12/19
H	EPC COMMENTS	JPS	1/31/20
I	EPC COMMENTS	JPS	4/17/20
J	EPC COMMENTS	JPS	9/22/20

PHASE 1 MASTER GRADING PLAN

HORIZ. SCALE:	1"=200'	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	12/03/00	LAST MODIFIED:	9/22/2000
PROJECT NO:	090001	MODIFIED BY:	B.J.

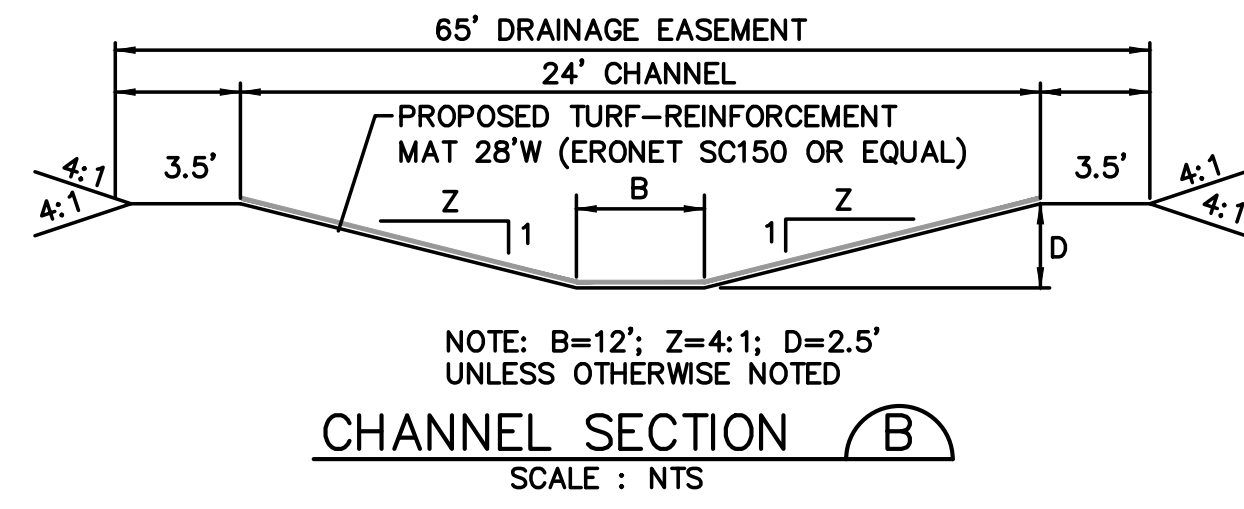
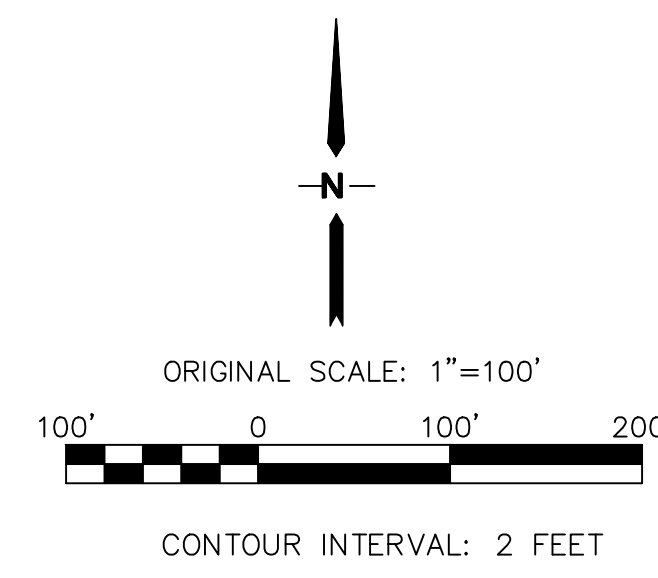
C1.1

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

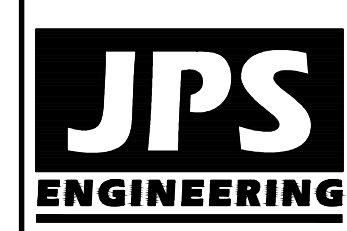
- EROSION CONTROL LEGEND:**
- IP INLET PROTECTION (GRAVEL FILTER)
 - SF SILT FENCE
 - VTC VEHICLE TRACKING CONTROL PAD
 - TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
 - STB STRAW BALE BARRIER
 - TSB TEMPORARY SEDIMENT BASIN
 - RR RIPRAP
 - FSD FULL-SPECTRUM DETENTION BASIN
 - SCL SEDIMENT CONTROL LOG
 - ECB EROSION CONTROL BLANKETS
 - CWA CONCRETE WASHOUT AREA



MAYBERRY, COLORADO SPRINGS - FILING NO. 1

FILING 1 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: 9/22/20
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	C1.2



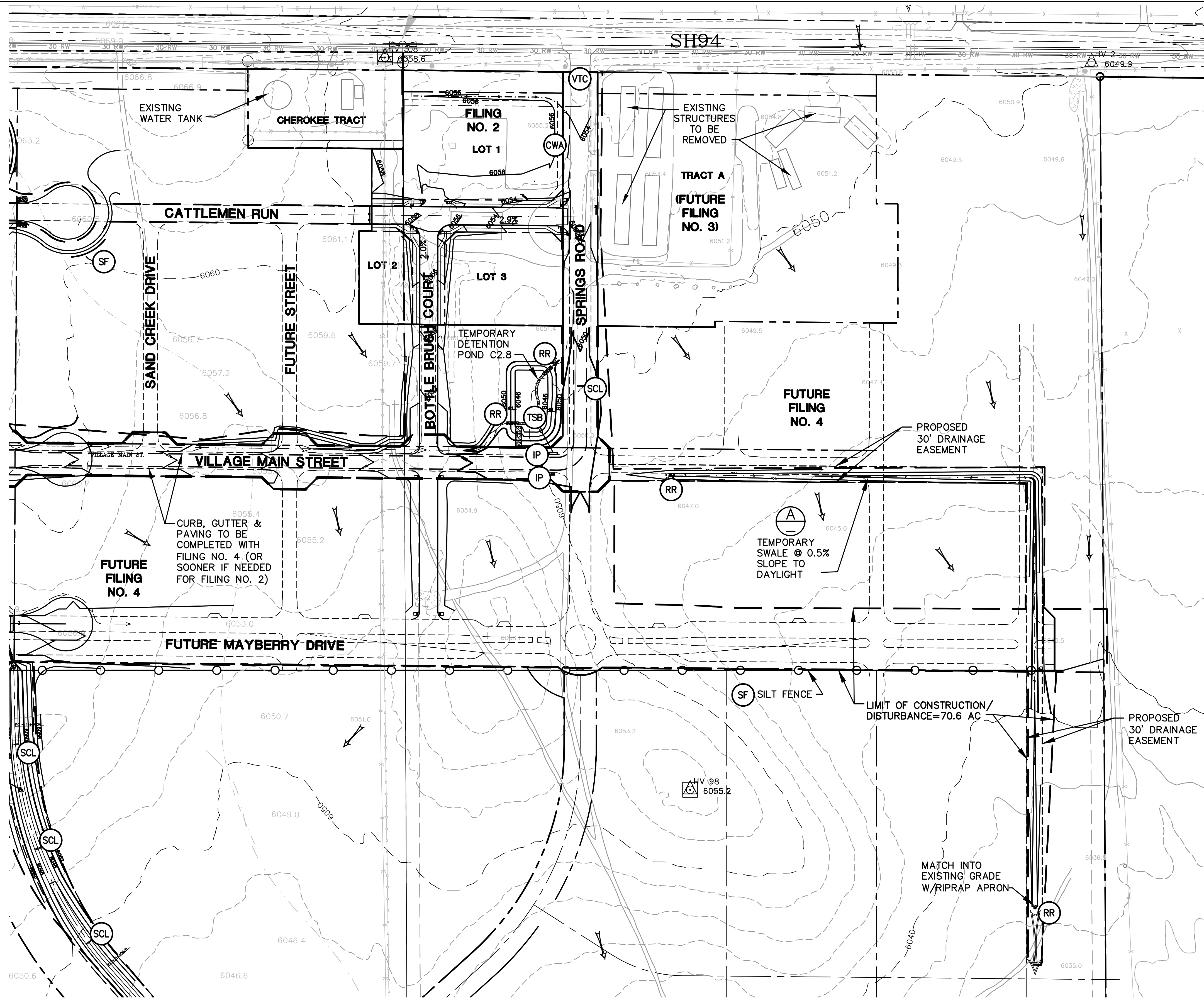
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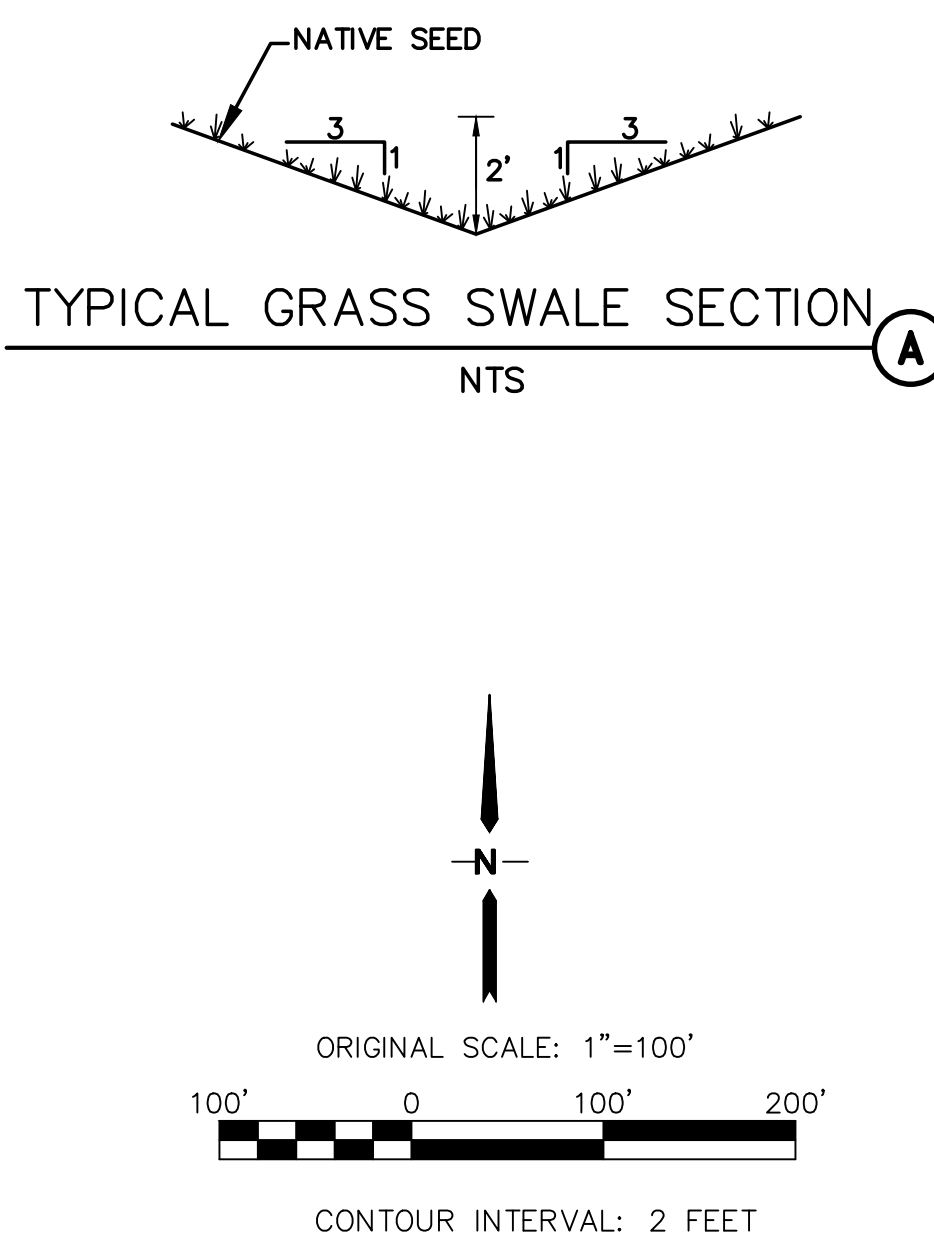
BY	DATE	REVISION
JPS	1/15/19	EPC COMMENTS
JPS	9/12/19	EPC COMMENTS
JPS	1/31/20	EPC COMMENTS
JPS	4/17/20	EPC COMMENTS
JPS	9/22/20	EPC COMMENTS

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- LEGEND:**
- FILING LIMITS
 - 6490 EXISTING CONTOURS
 - 6490 PROPOSED CONTOURS
 - X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
 - PROPOSED STREET PROFILE GRADE
 - LIMITS OF DISTURBANCE/CONSTRUCTION

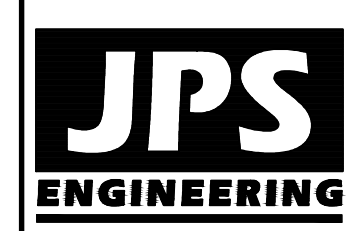
- EROSION CONTROL LEGEND:**
- IP INLET PROTECTION (GRAVEL FILTER)
 - SF SILT FENCE
 - VTC VEHICLE TRACKING CONTROL PAD
 - TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
 - STB STRAW BALE BARRIER
 - TSB TEMPORARY SEDIMENT BASIN
 - RR RIPRAP
 - CWA CONCRETE WASHOUT AREA



MAYBERRY, COLORADO SPRINGS - 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: 9/15/20
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	C1.3



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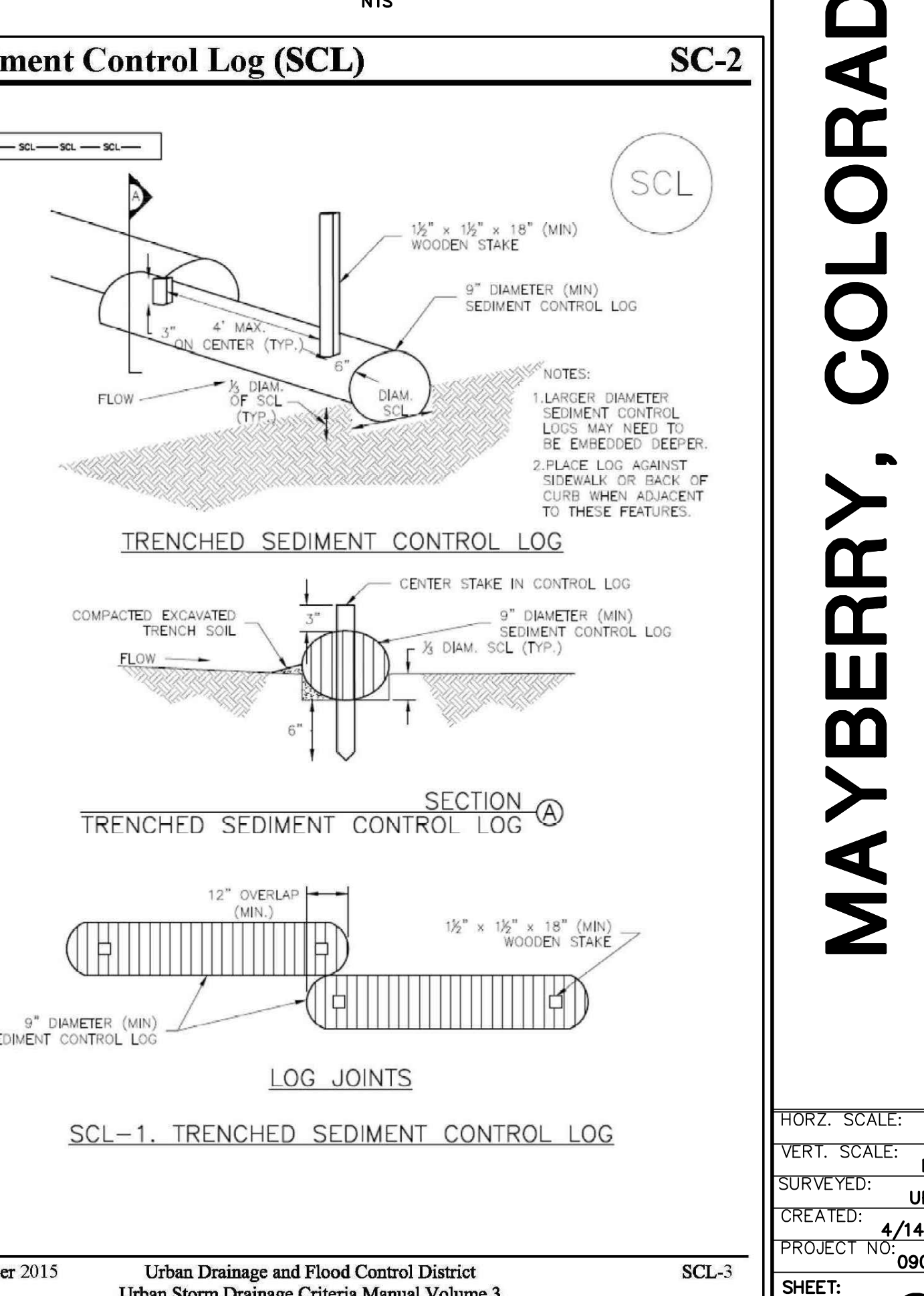
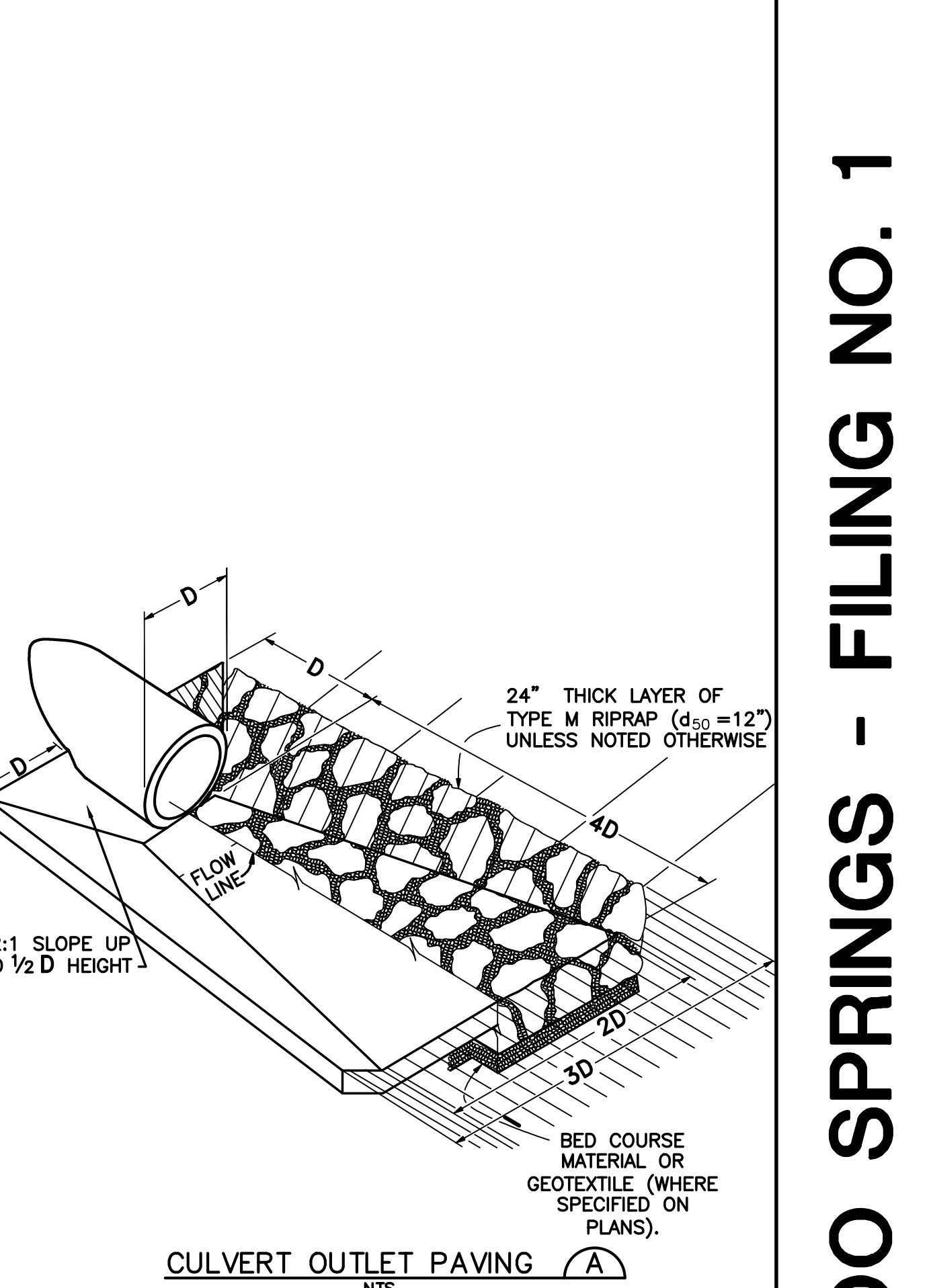
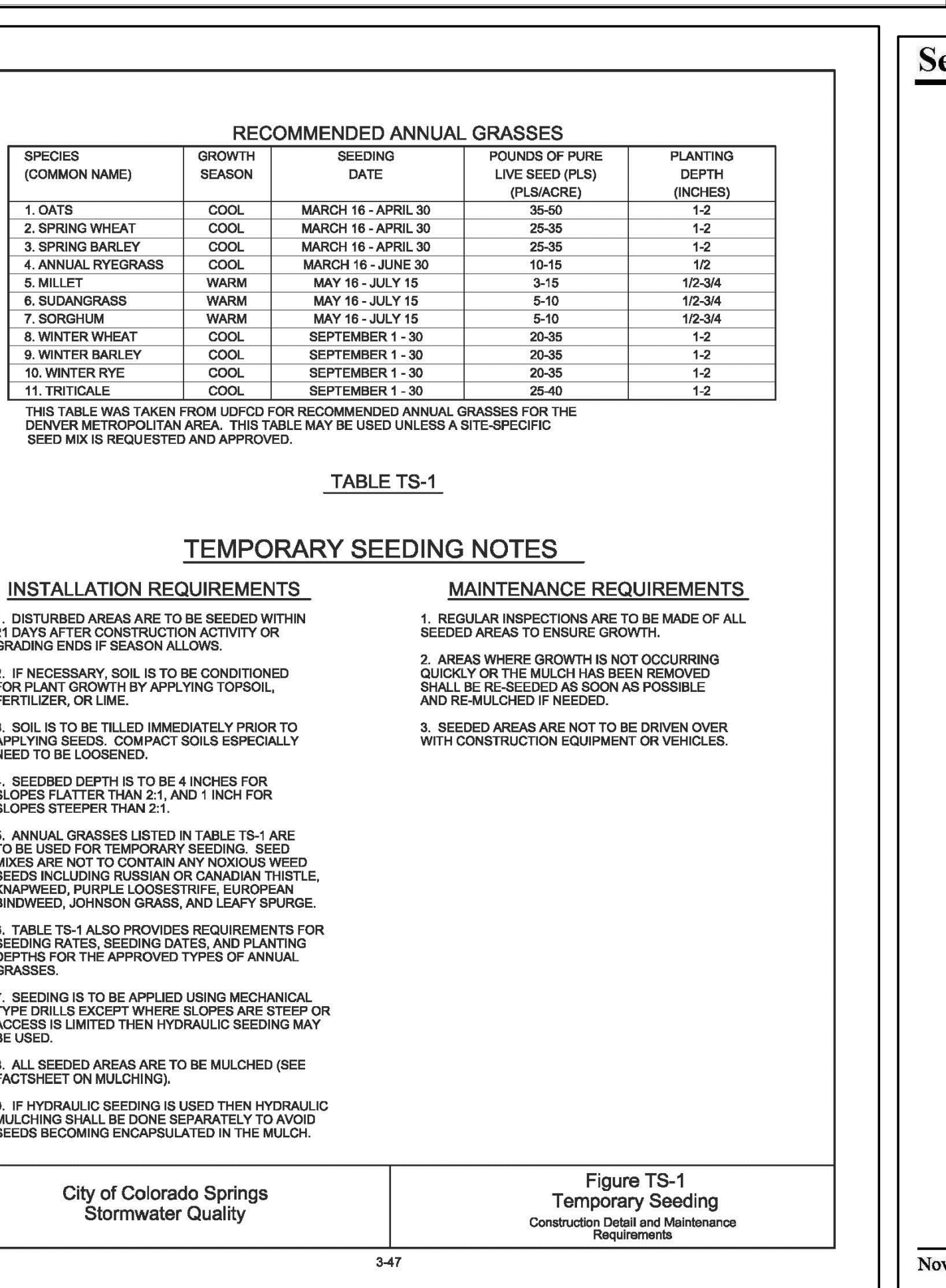
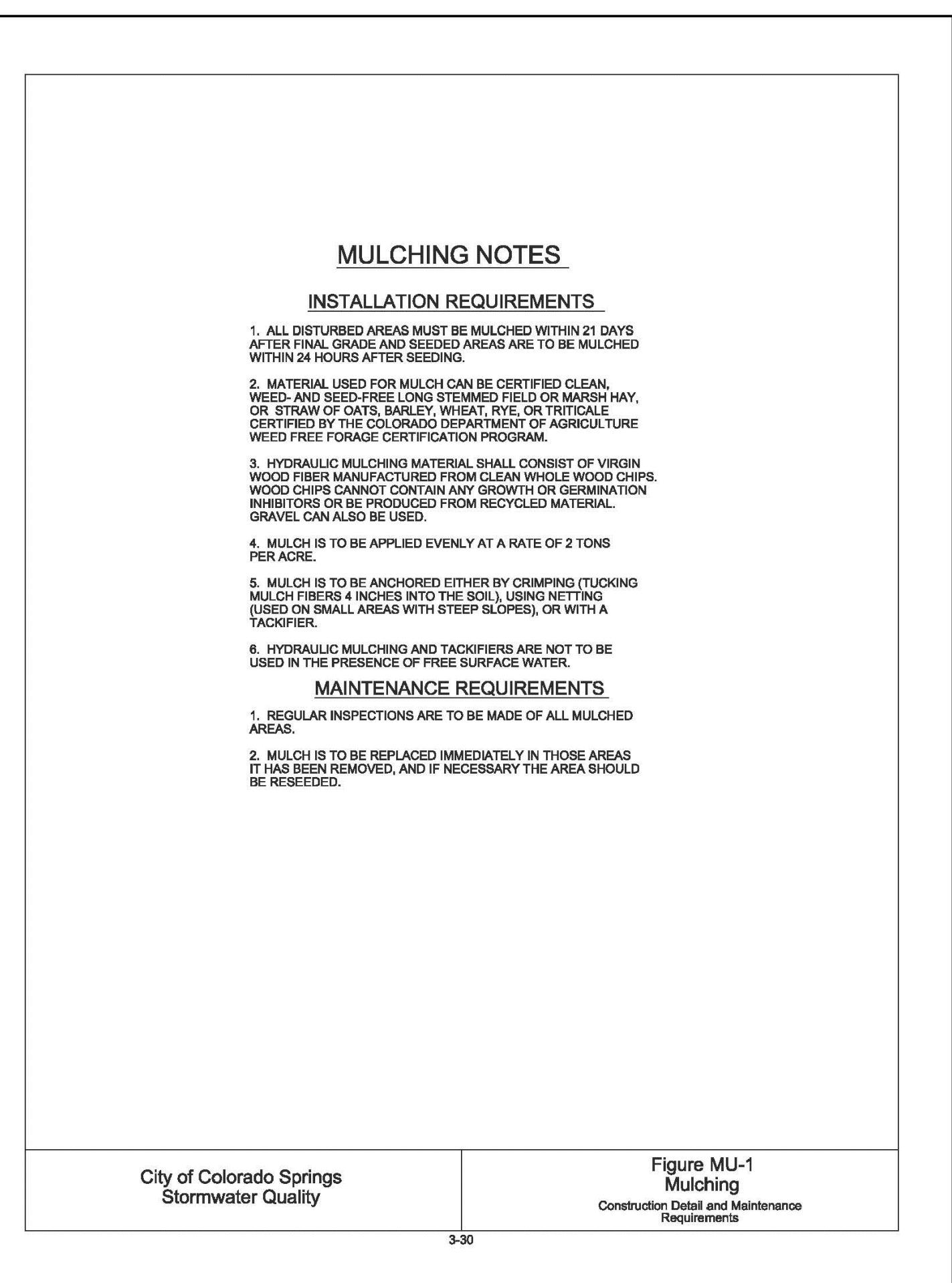
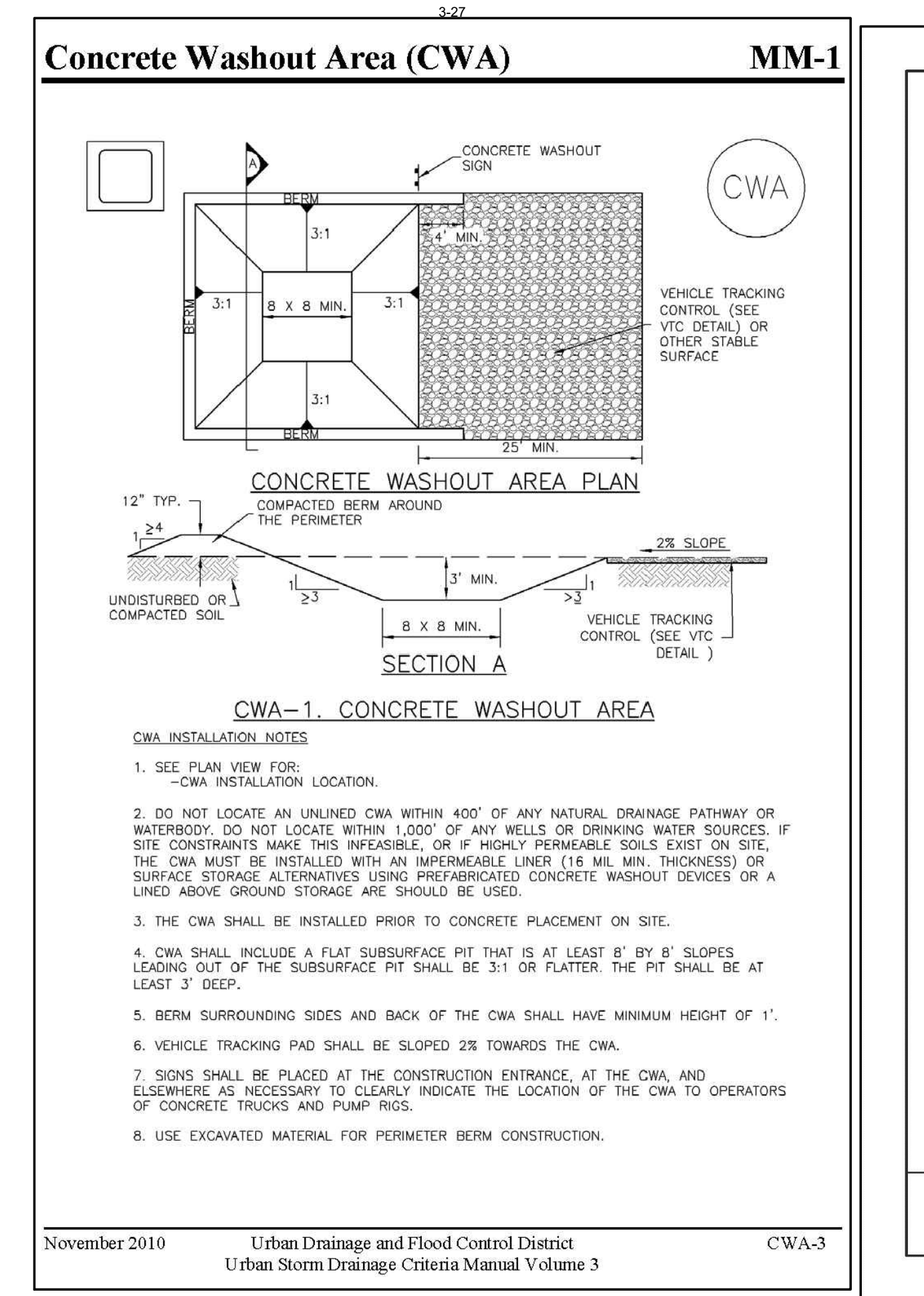
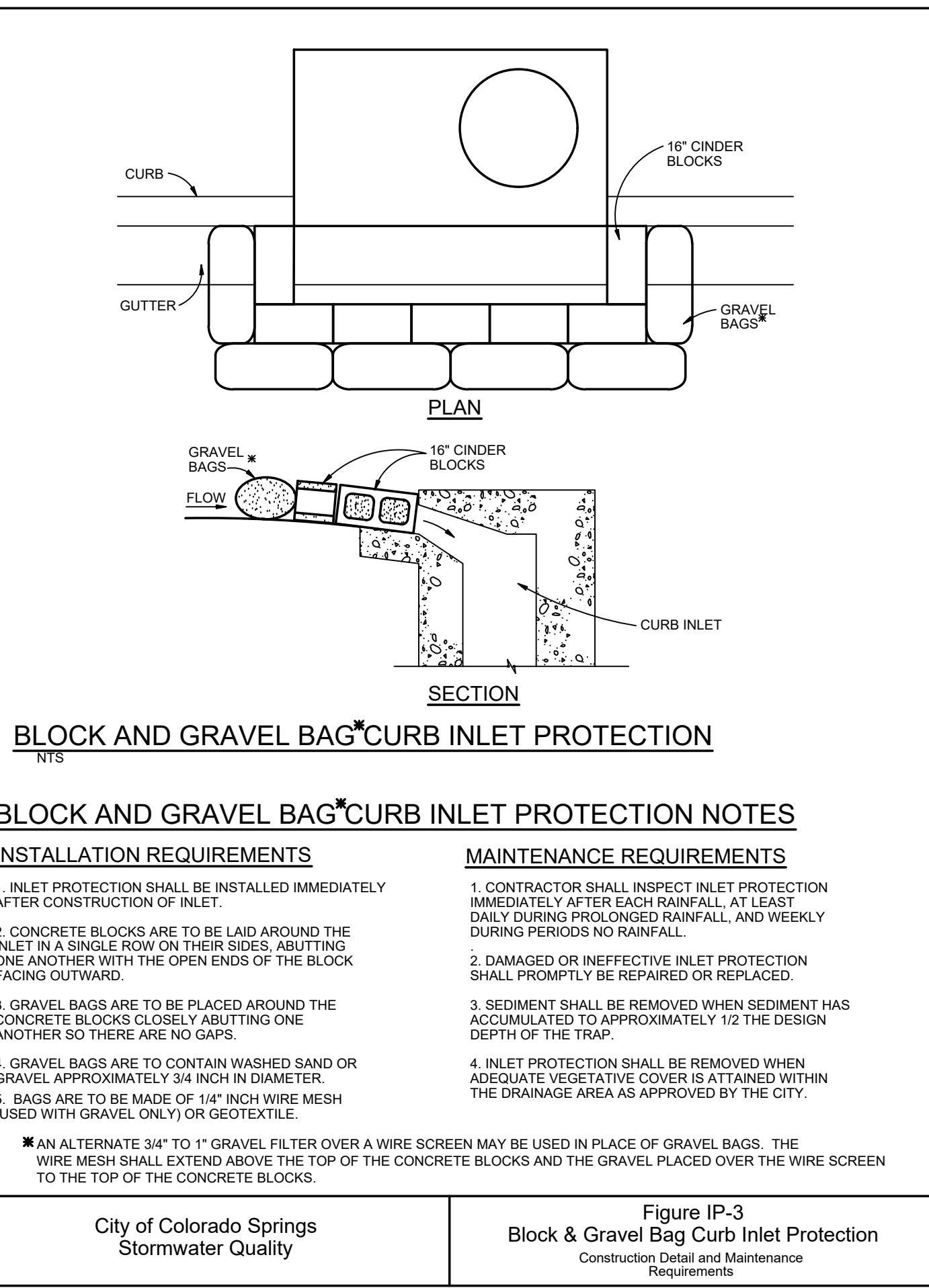
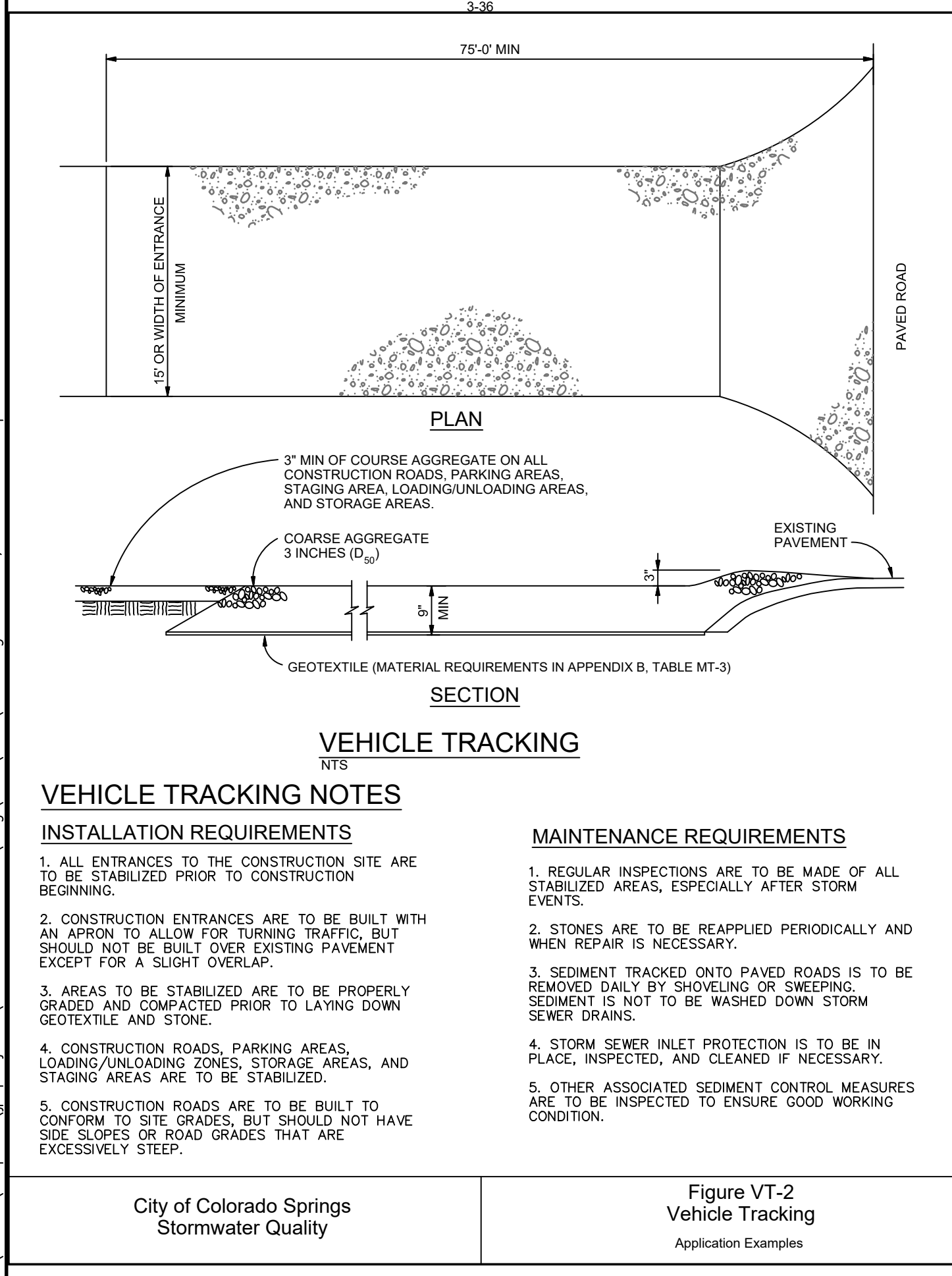
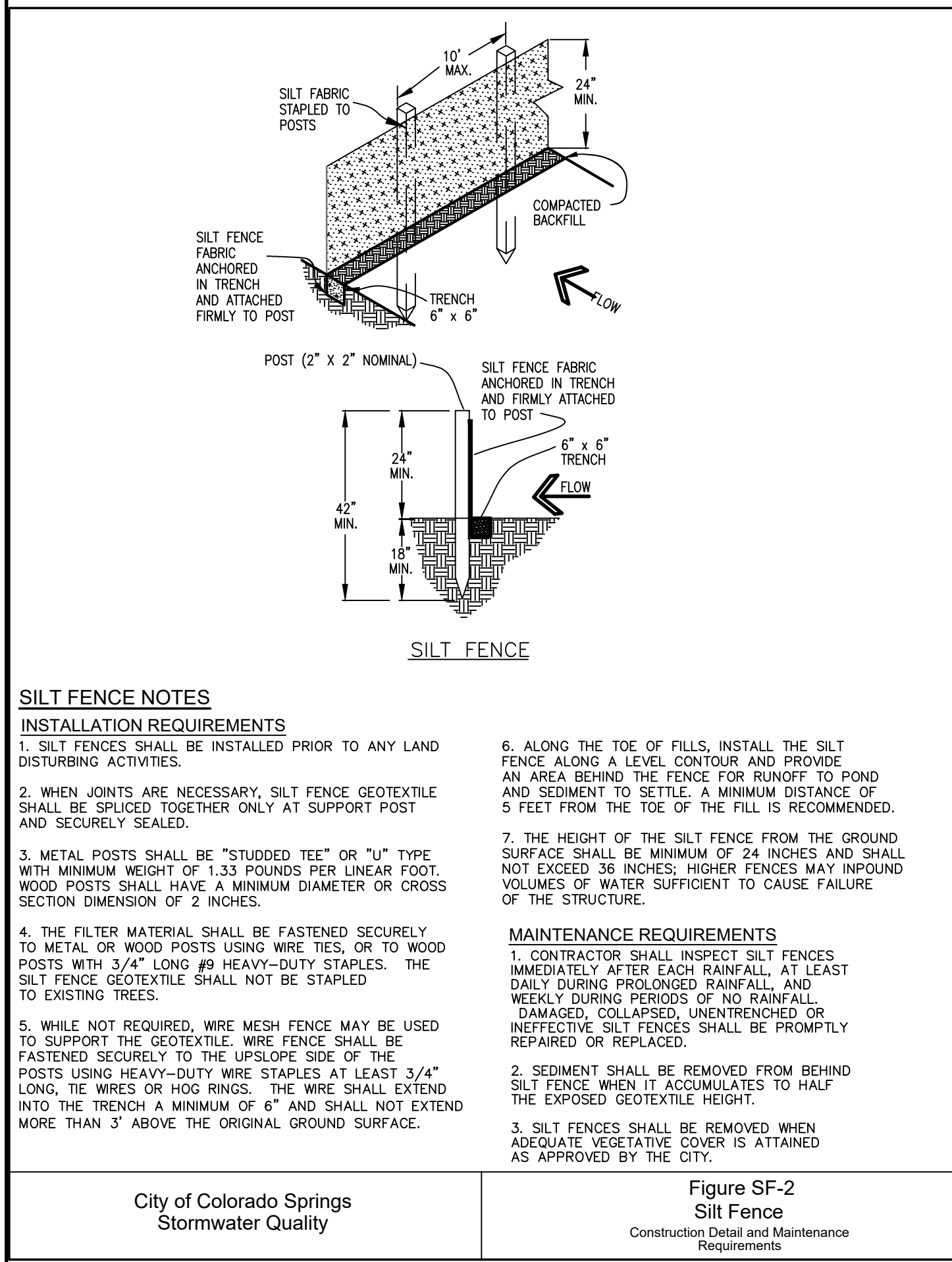
No.	REVISION	BY	DATE
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3	EPC COMMENTS	JPS	1/31/20
4	EPC COMMENTS	JPS	4/17/20
5	EPC COMMENTS	JPS	9/15/20

3. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ECP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED 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.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER/OWNER 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:

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.

C1.4A

C:\Users\Owner\Desktop\psproj\projects\090001\Ellicott\TTC\dwg\Civil\GEC\C1.4.dwg Jun 24, 2020 - 3:04pm



JPS
ENGINEERING

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MEMBER UTILITIES.

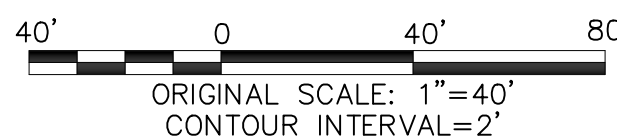
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1	EPC COMMENTS	JPS	1/15/07
2	2018 SUBMITTAL	JPS	8/22/18
3	EPC COMMENTS	JPS	9/12/19
4	EPC COMMENTS	JPS	1/31/20
5	EPC COMMENTS	JPS	4/17/20

EROSION CONTROL
DETAILS

HORIZ. SCALE: NTS
VERT. SCALE: N/A
SURVEYED: UP&E
CREATED: 4/14/20
PROJECT NO: 090001
SHEET:

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 6/24/20
MODIFIED BY: BJJ

C1.4B



4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

NTS

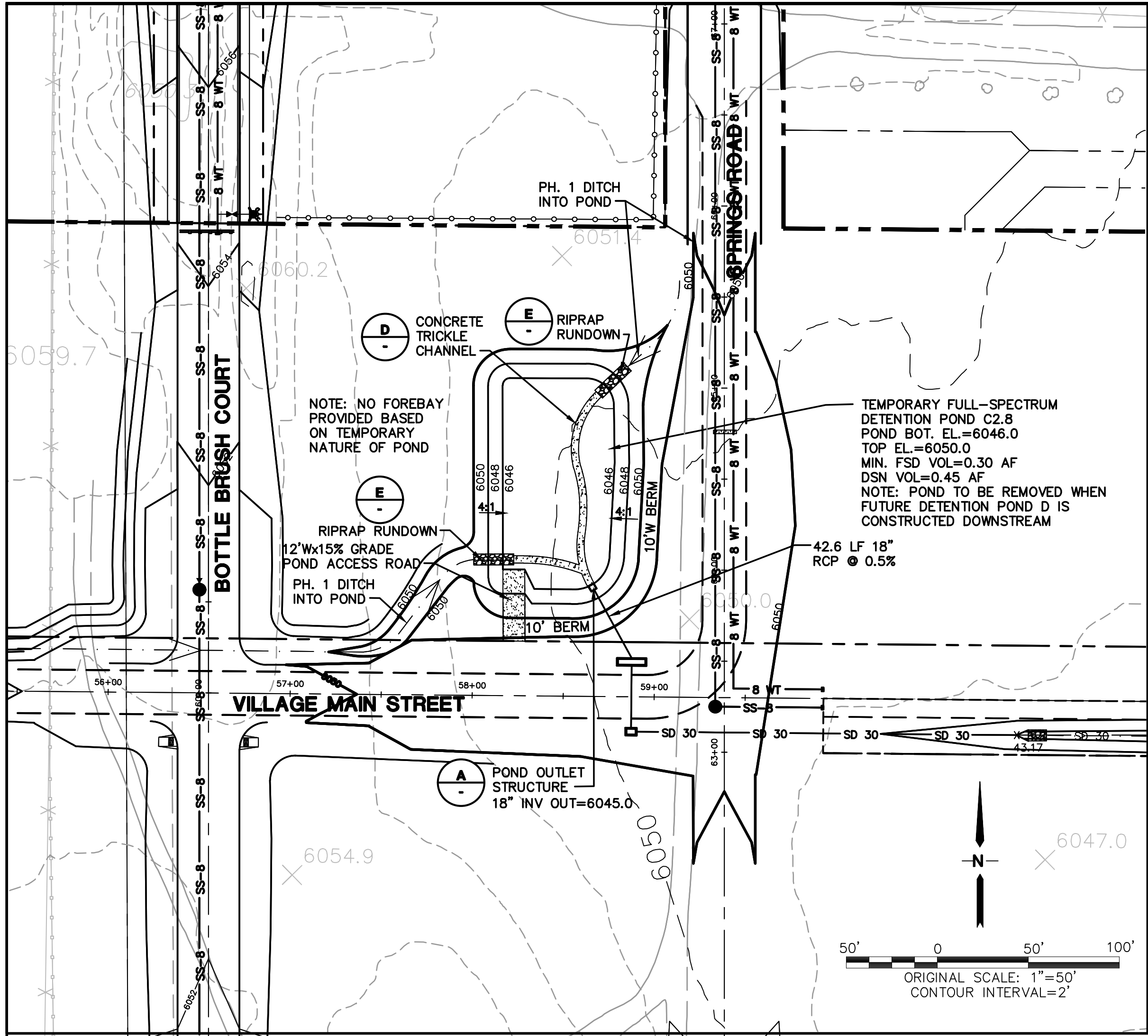
POND C-1 PLAN & DETAILS

MAYBERRY, COLORADO SPRINGS - FILING NO. 1

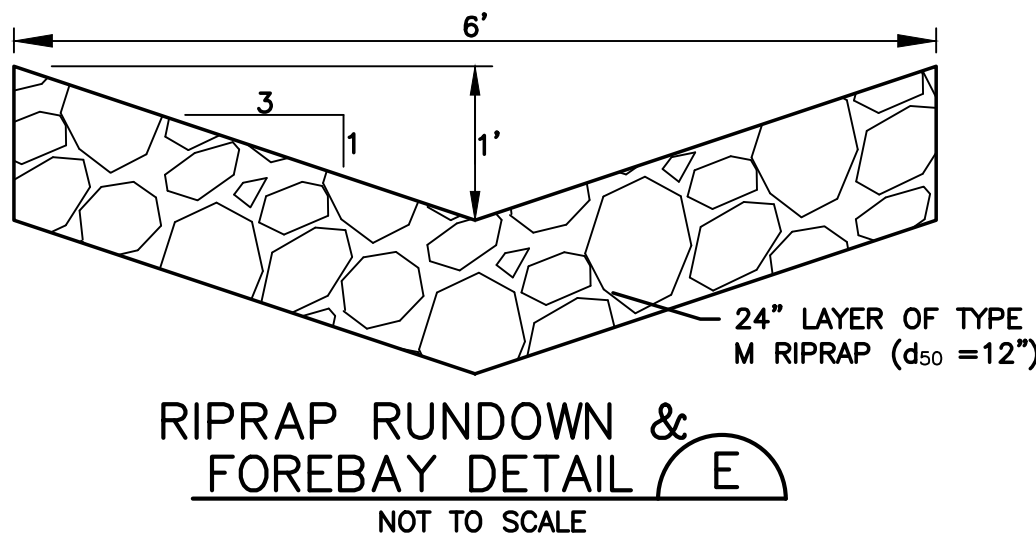
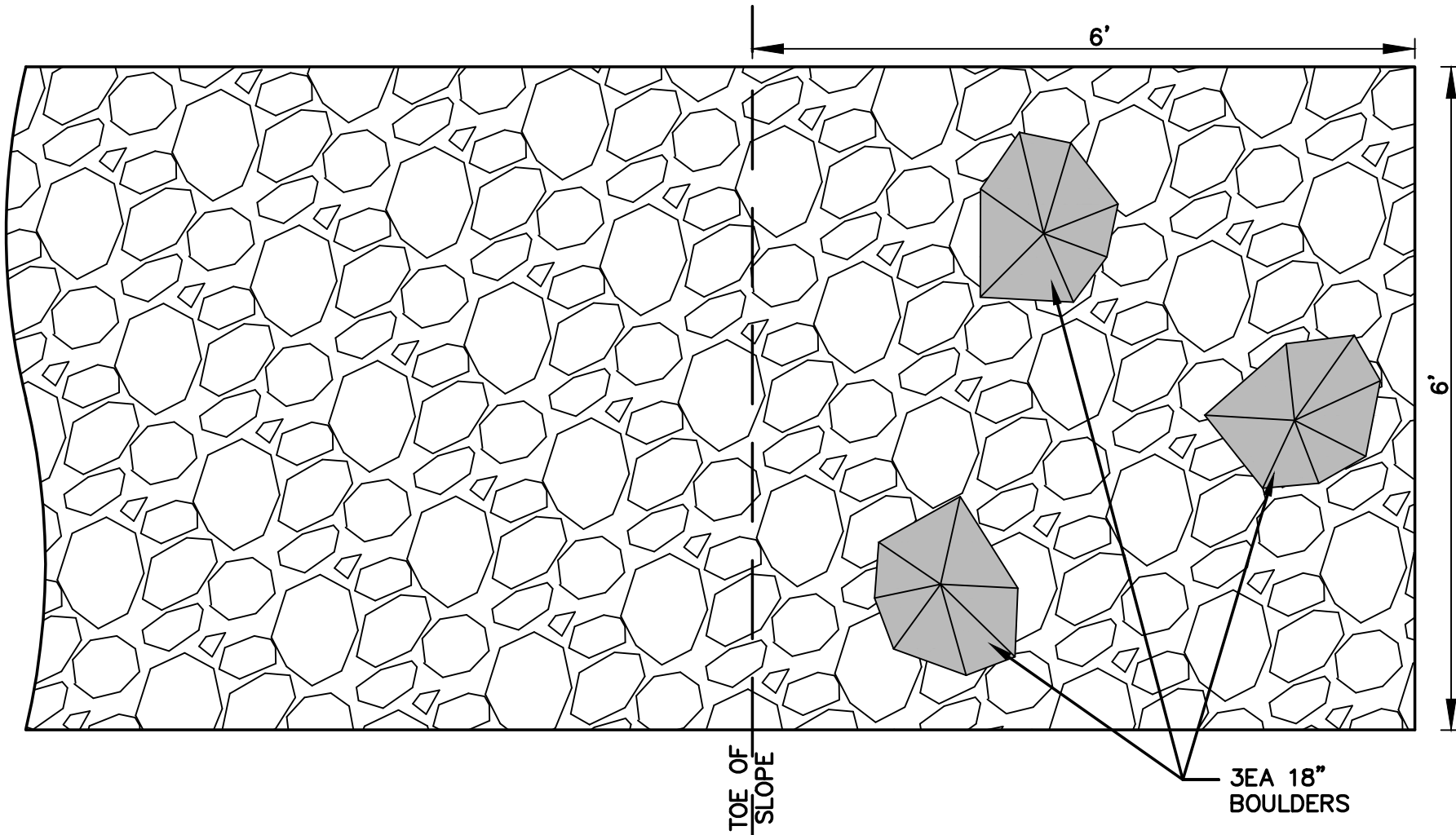
HORIZ. SCALE:	1"=50'	DRAWN:	BJS
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	4/4/06	LAST MODIFIED:	4/17/20
PROJECT NO:	090001	MODIFIED BY:	BJS

C1.5

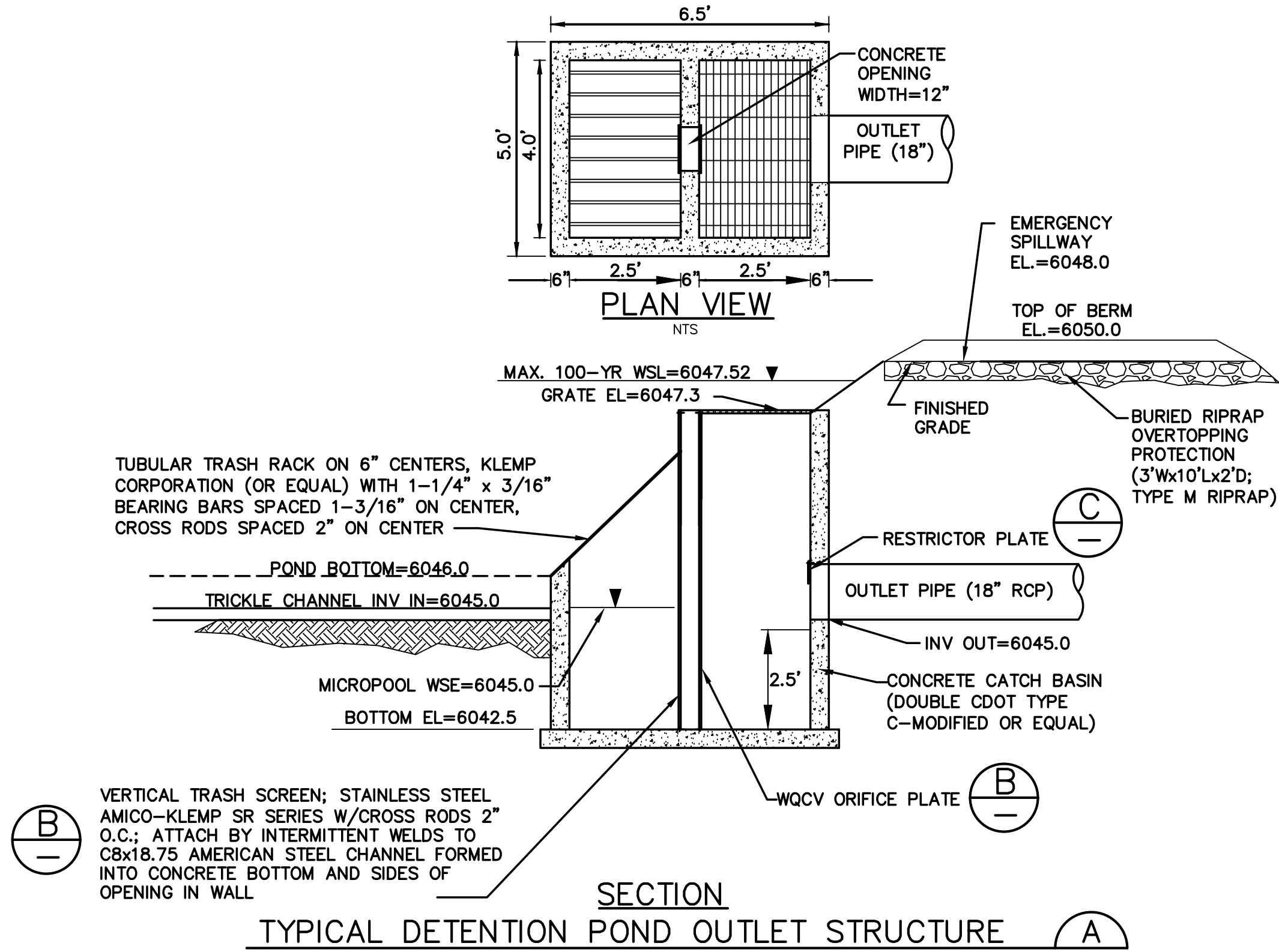
C:\Users\Owner\Dropbox\psprojects\090001\Ellicott\110.dwg\Civil\GEC\C1.6.dwg Sep 17, 2020 -- 2:44pm



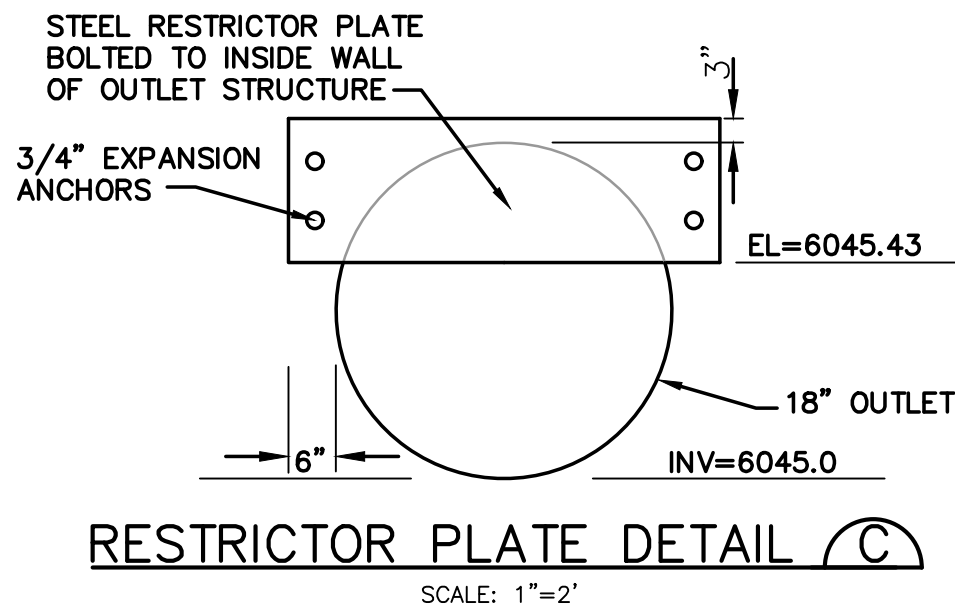
TEMPORARY POND C2.8 PLAN



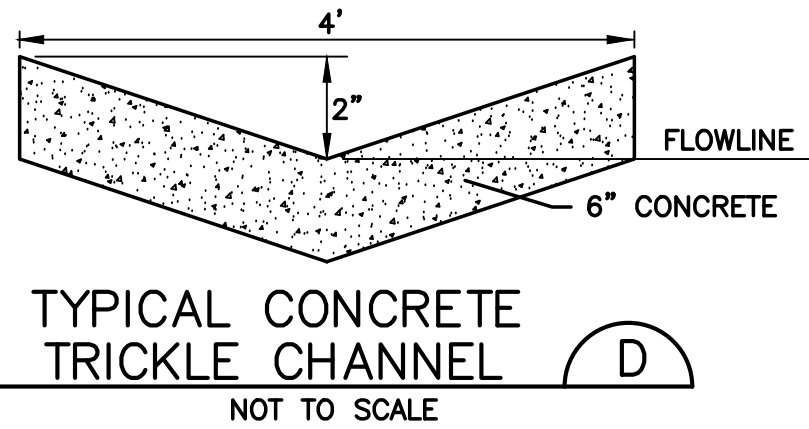
RIPRAP RUNDOWN & FOREBAY DETAIL (E)
NOT TO SCALE



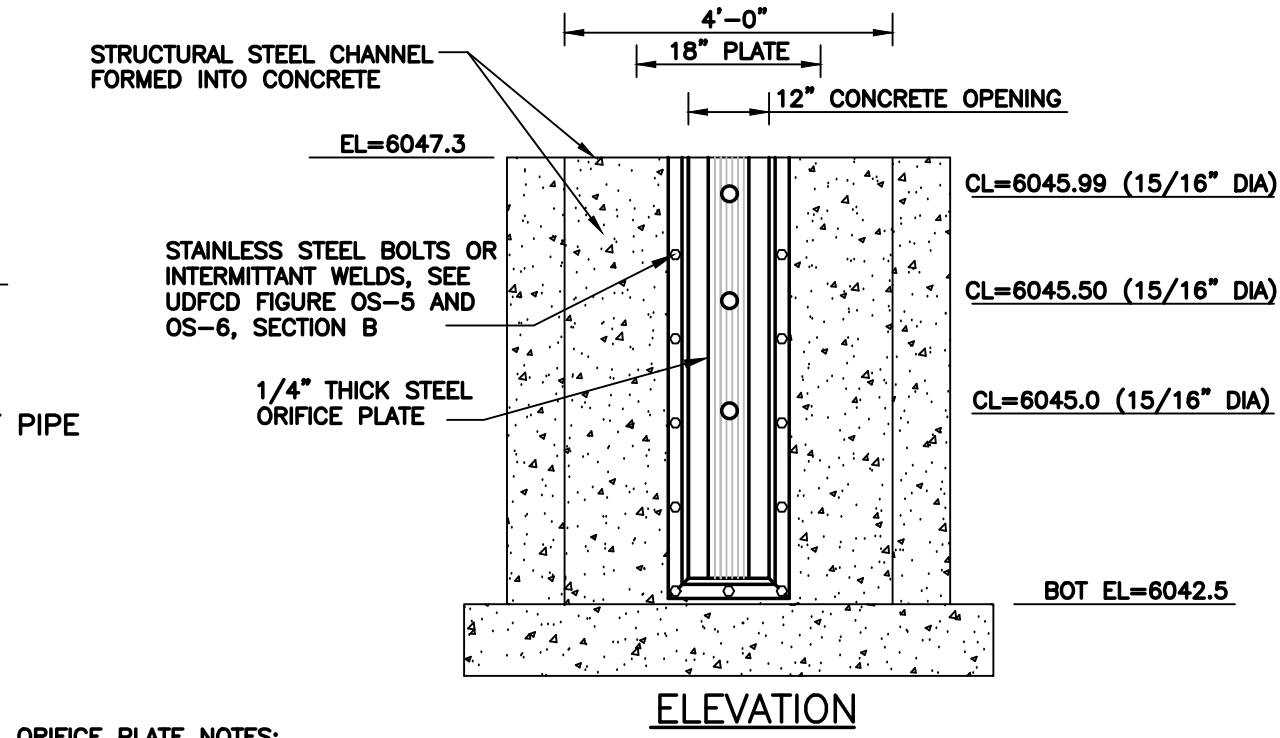
SECTION
TYPICAL DETENTION POND OUTLET STRUCTURE (A)
SCALE: NTS



RESTRICTOR PLATE DETAIL (C)
SCALE: 1"=2'



TYPICAL CONCRETE TRICKLE CHANNEL (D)
NOT TO SCALE



ELEVATION

ORIFICE PLATE NOTES:

1. MINIMIZE THE NUMBER OF COLUMNS.
2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

EURV AND WQCV TRASH RACKS:

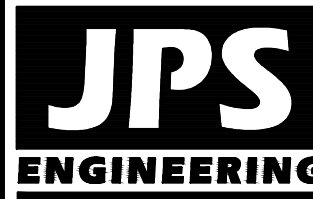
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. STRUCTURAL DESIGN OF TRASH RACKS BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW TRASH RACKS:

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

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

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

No.	REVISION	DATE
1	EPC COMMENTS	JPS 1/15/19
2	EPC COMMENTS	JPS 9/12/19
3	EPC COMMENTS	JPS 1/31/20
4	EPC COMMENTS	JPS 4/17/20
5	EPC COMMENTS	JPS 9/17/20

POND C2.8 PLAN & DETAILS

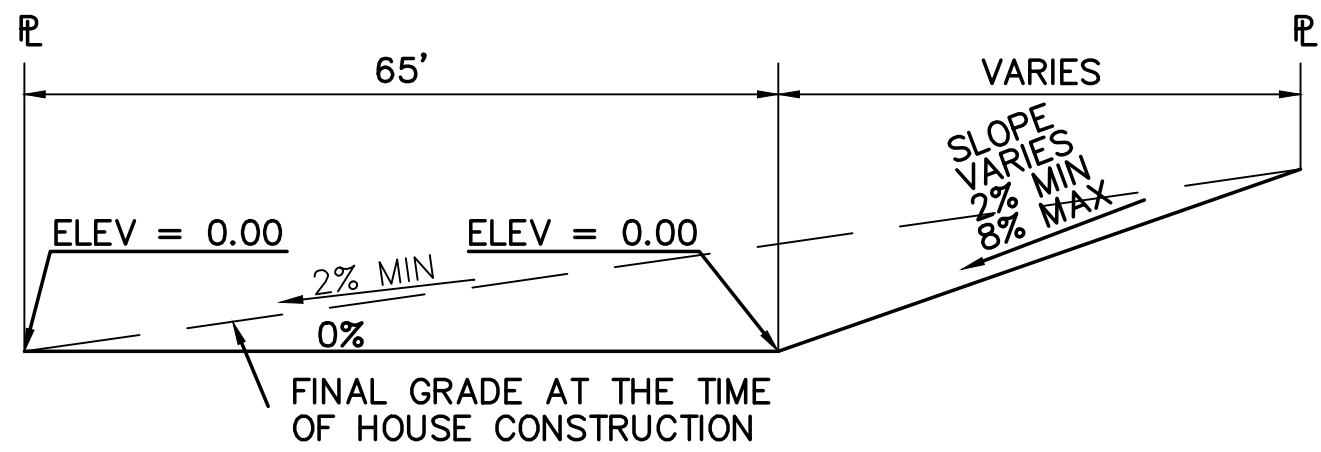
HORZ. SCALE: 1"=50'
VERT. SCALE: N/A
SURVEYED: UP&E
CREATED: 1/15/19
PROJECT NO: 090001

DRAWN: RMD
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 9/17/20
MODIFIED BY: BJJ

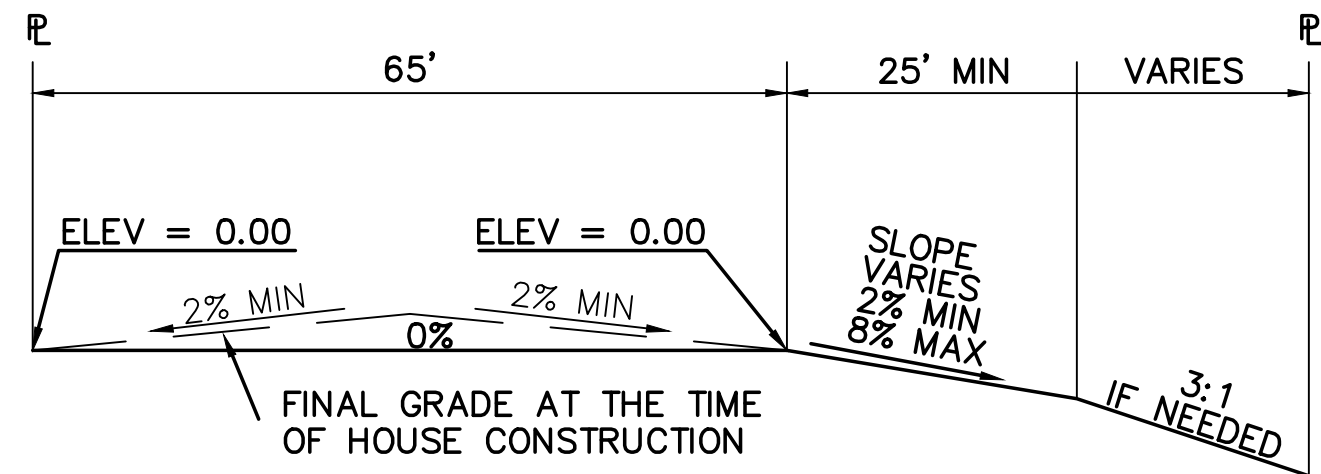
SHEET:

C1.6

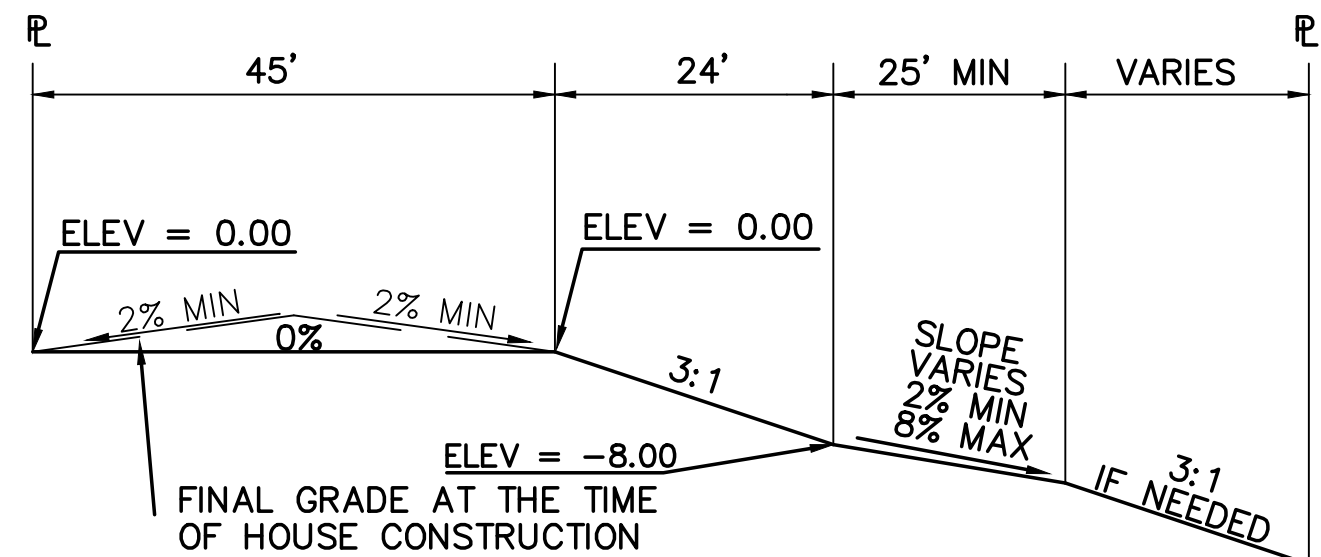
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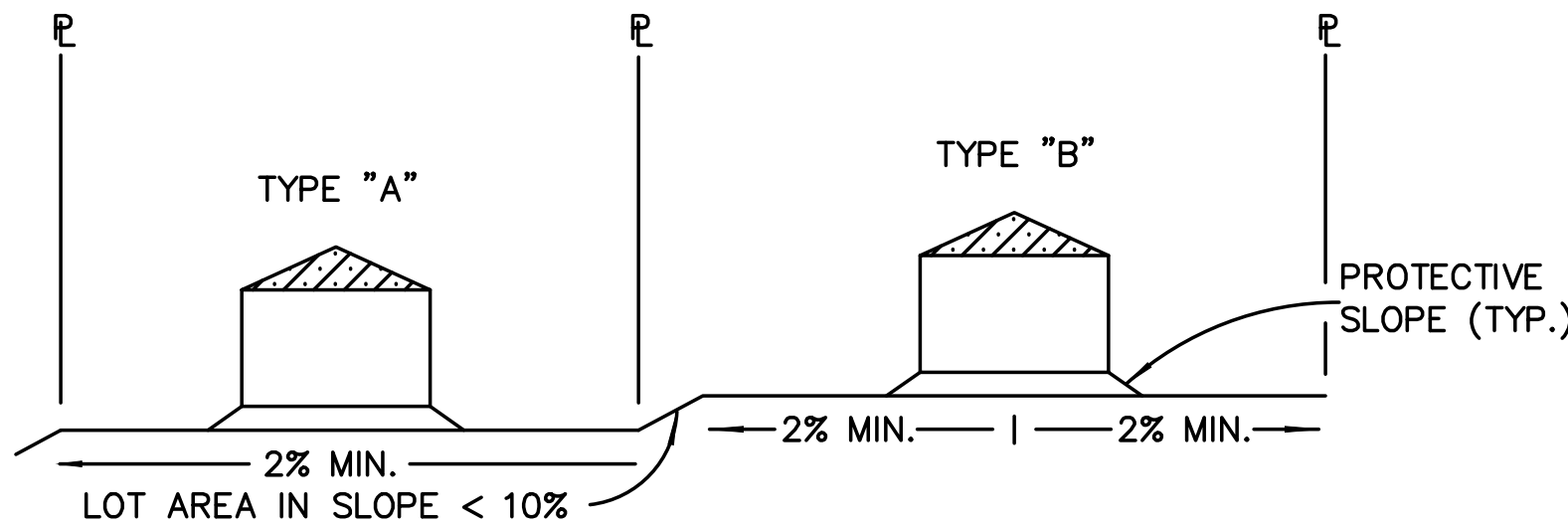
TYPICAL "A" LOT
SCALE: 1"=20'



TYPICAL "B" LOT
SCALE: 1"=20'

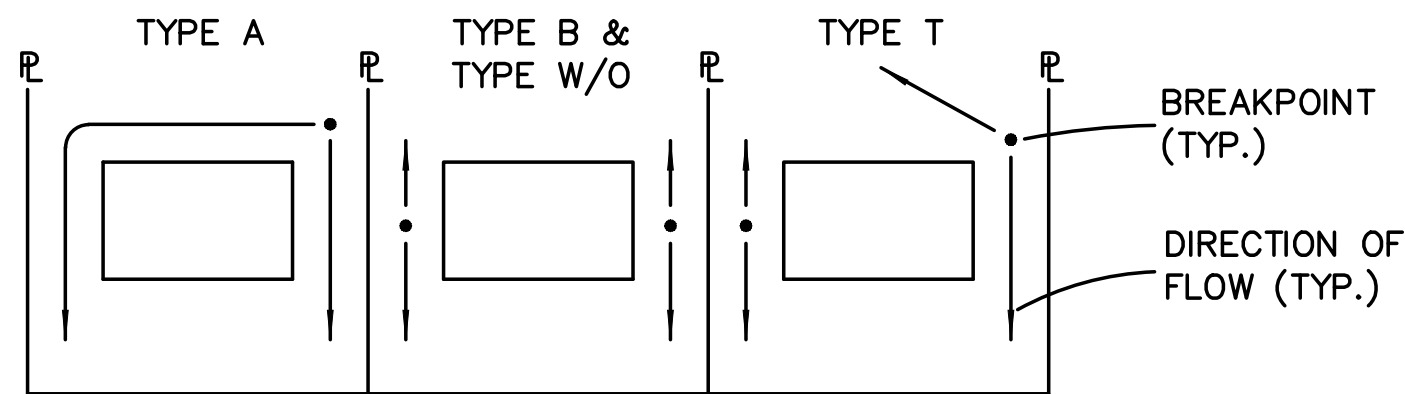


TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'

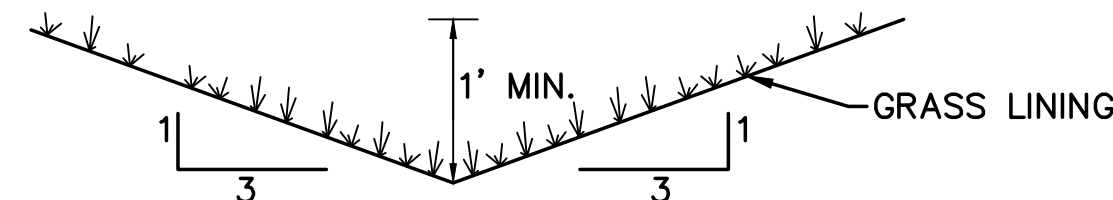


TYPICAL LOT SECTION DETAIL
N.T.S.

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.

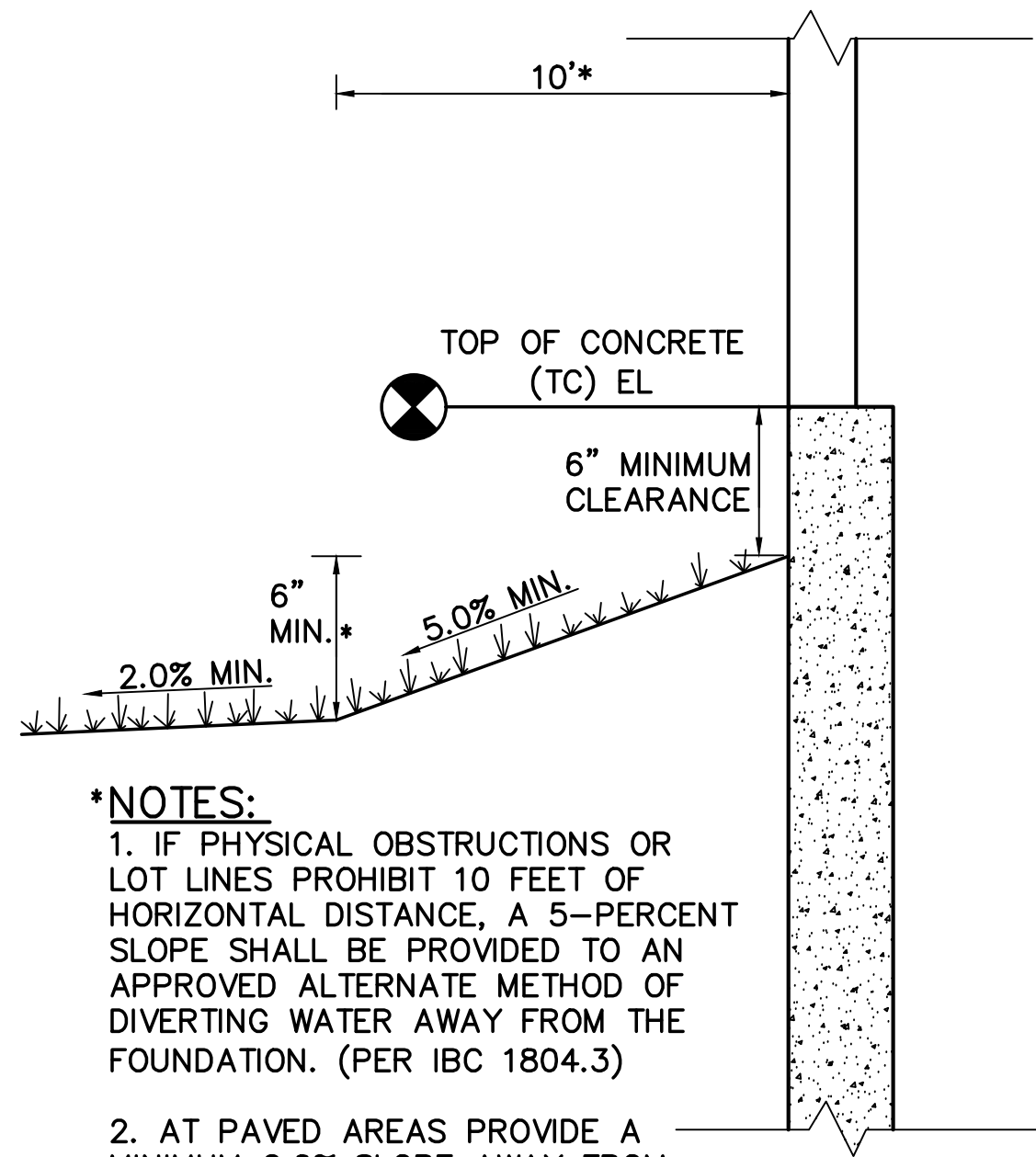


LOT DRAINAGE TYPES
N.T.S.



TYPICAL SIDE/REAR LOT SWALE (A)
N.T.S.

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

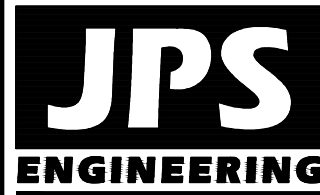


*NOTES:
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)

2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

TYPICAL BUILDING DRAINAGE DETAIL (B)
N.T.S.

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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

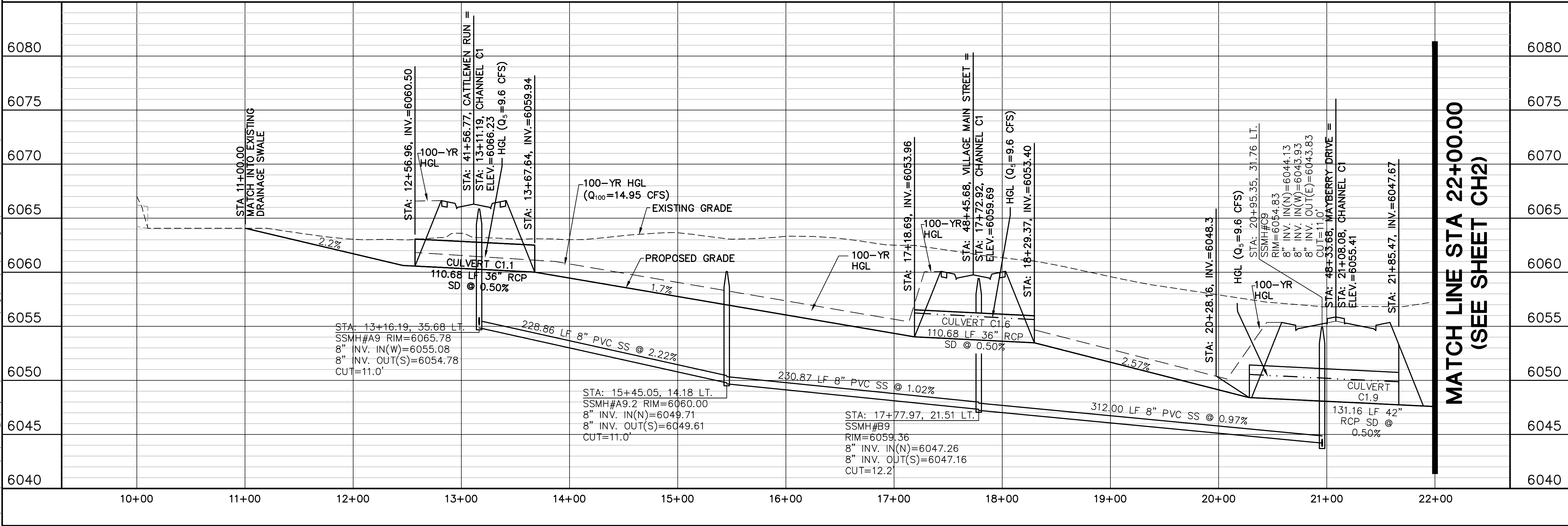
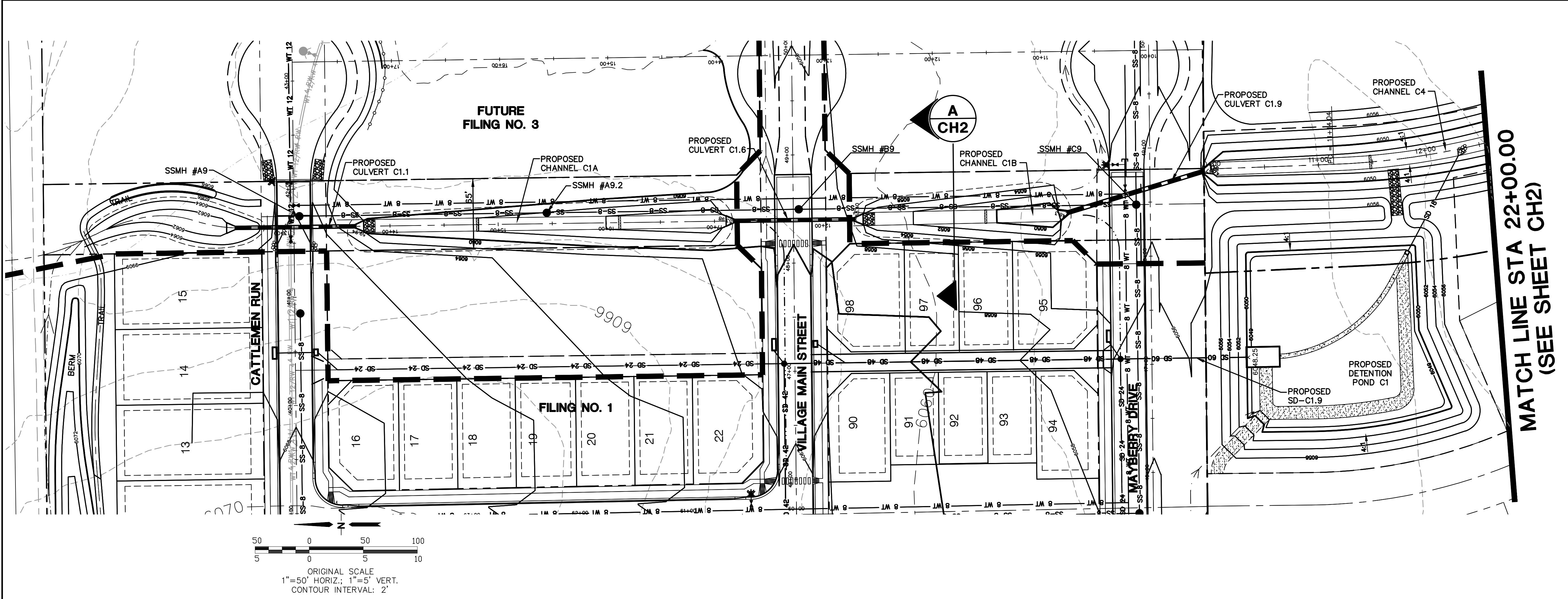
No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	4/19/06
2	EPC COMMENTS	JPS	1/15/19
3	EPC COMMENTS	JPS	1/31/20

LOT GRADING NOTES & DETAILS

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	1/14/19	LAST MODIFIED:	1/31/20
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: C2.1

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MAYBERRY, COLORADO SPRINGS - FILING NO. 1

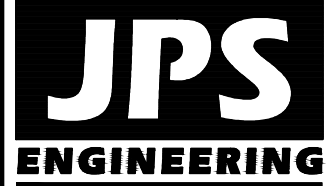
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HORZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/28/06	LAST MODIFIED:	4/17/20
PROJECT NO:	090001	MODIFIED BY:	BJJ

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



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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
4	EPC COMMENTS	JPS	1/31/20
5	EPC COMMENTS	JPS	4/17/20



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MATCH LINE STA 22+00.00
(SEE SHEET CH2)

MATCH LINE STA 22+00.00
(SEE SHEET CH2)

