

**PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and FLYING HORSE COUNTY CLUB, LLC (Developer). The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, Developer is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

B. WHEREAS, Developer desires to develop on a portion of the Property a land use to be known as the Flying Horse North Grill; and

C. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this development on Developer's promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices ("BMPs") for the development; and

D. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer's promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

E. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County's Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County's rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

F. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer's promise to maintain a subdivision's drainage facilities in the event the County does not assume such responsibility; and

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El Paso County, CO



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G. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

H. WHEREAS, Developer desires to construct for this land use a single permanent sediment basin/BMP on the Property platted as **Tract K**, as indicated on the **Flying Horse North Filing No. 1 plat** as set forth on Exhibit A attached hereto; and

I. WHEREAS, Developer shall be charged with the duties of constructing, operating, maintaining and repairing the detention basin/BMP(s) on the Property described in Exhibit A; and

J. WHEREAS, it is the County's experience that subdivision developers and property owners historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

K. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this development due to the Developer's failure to meet its obligations to do the same; and

L. WHEREAS, the County conditions approval of this development on the Developer's promise to so construct the detention basin/BMP(s), and conditions approval on the Developer's promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this land use; and

M. WHEREAS, the County could condition the development approval on the Developer's promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer's promises contained herein; and

N. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this development upon the Developer's grant herein of a perpetual Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s).

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Incorporation of Recitals:** The Parties incorporate the Recitals above into this Agreement.

2. **Covenants Running with the Land:** Developer agrees that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon itself, its successors and assigns.

3. **Construction:** Developer shall construct on the Property described in Exhibit A attached hereto and incorporated herein by this reference, the single detention basin/BMP. Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement, and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the Erosion and Stormwater Quality Control Permit (ESQCP) is issued. Rough grading of the detention basin/BMP(s) must be completed and inspected by PCD prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project, and shall have the right to seek reimbursement from the Developer and its successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. **Maintenance:** The Developer agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s), and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. **Creation of Easement:** Developer hereby grants the County a non-exclusive perpetual easement upon and across the Property described in Exhibit A. The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the

creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. **County's Rights and Obligations:** Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer and its successors and assigns, that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. **Reimbursement of County's Costs:** The Developer agrees and covenants, for itself, its successors and assigns, that it will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. **Contingencies of Land Use/Land Disturbance Approval:** Developer's execution of this Agreement is a condition of land use/land disturbance approval.

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. **Agreement Monitored by El Paso County Planning and Community Development Department and/or El Paso County Department of Public Works:** Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works.

10. **Indemnification and Hold Harmless:** To the extent authorized by law, Developer agrees, for itself, and its successors and assigns, that it will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to its intentional or negligent acts, errors

or omissions or that of its agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

11. **Severability:** In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. **Third Parties:** This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. **Solid Waste or Hazardous Materials:** Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as “hazardous materials”), the Developer shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. **Applicable Law and Venue:** The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

IN WITNESS WHEREOF, the Parties affix their signatures below.

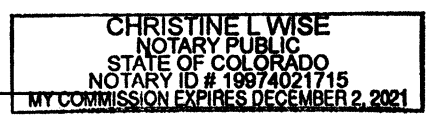
Executed this 24 day of April, 2021

By: [Signature]
Flying Horse Country Club, LLC
Jeffrey B. Smith, Managing Member

The foregoing instrument was acknowledged before me this 26th day of April, 2021, by Jeffrey B. Smith, Managing Member

Witness my hand and official seal.

My commission expires: 12-02-2021



Christine L. Wise
Notary Public

Executed this 29th day of JUNE, 2021, by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: Craig Dossey, Executive Director
Planning and Community Development Department
Authorized Signatory Pursuant to LDC

[Signature]

Attest:

County Clerk and Recorder

The foregoing instrument was acknowledged before me this 29th day of JUNE, 2021, by CRAIG Dossel, Executive Director, Planning and Community Development Department, as attested to by _____, County Clerk and Recorder.

Witness my hand and official seal.

My commission expires: 4-16-2025

ELENA RENE KREBS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214015204
MY COMMISSION EXPIRES APRIL 16, 2025

Elena Krebs
Notary Public

Approved as to Content and Form:

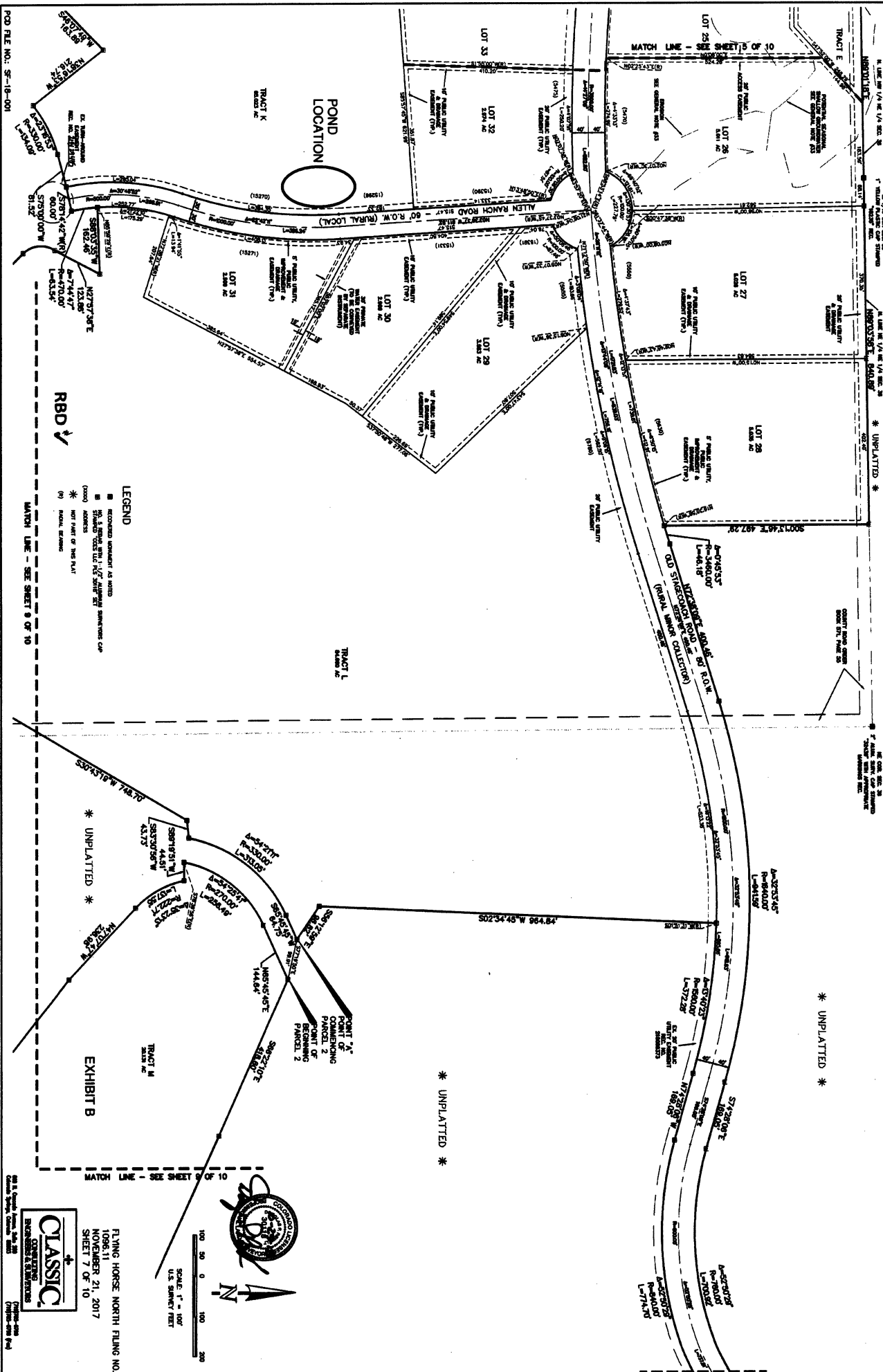
Hori K. Seage
Assistant County Attorney

EXHIBIT A

Tract K, Flying Horse North Filing No. 1, recorded in El Paso County under reception number 218714238.

FLYING HORSE NORTH FILING NO. 1
 A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14238



LEGEND

- RECORDED INSTRUMENT AS SHOWN
- ▭ 1/4 SECTION WITH 1/4 OF SURVEYED QUARTERS CAP
- STANDARD CROSS U.S. SURVEY SET
- 123.85' DISTANCE OF THE PLAT
- (*) RAILROAD EASEMENT



FLYING HORSE NORTH FILING NO. 1
 1096.11
 NOVEMBER 21, 2017
 SHEET 7 OF 10

CLASSIC
 CONVEYING
 RECORDING & ABSTRACTS

POD FILE NO. SF-18-001



Innovative Design. Classic Results.

STORMWATER MANAGEMENT PLAN

**FLYING HORSE NORTH
FILING NO. 1**

Prepared for:
PRI 2 LLC
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919

ATTN: Mr. Drew Balsick

719-592-9333

Job no. 1096.11

EPC 9/25/18

PCD File No. SF-18-001



**EROSION & STORMWATER QUALITY CONTROL PLAN FOR
FLYING HORSE NORTH FILING NO. 1**

**COLORADO DISCHARGE PERMIT SYSTEM STATEMENT (CDPS)/
EROSION AND STORMWATER QUALITY CONTROL PLAN (ESQCP)**

Site Inspector

The following Erosion and Stormwater Quality Control Plan (ESQCP) is a detailed account of the requirements of the City of Colorado Springs and El Paso County Drainage Criteria Manual (DCM) volumes 1 & 2 and by the Denver Urban Drainage and Flood Control District. The main objective of this plan is to help mitigate the increased soil erosion and subsequent deposition of sediment off-site and other potential stormwater quality impacts during the period of construction from start of earth disturbance until final landscaping and other potential permanent stormwater quality measures are effectively in place.

This document must be kept at the construction site at all times and be made available to the public and any representative of the Colorado Department of Health - Water Quality Control Division, if requested.

This report is also proposed to meet all requirements of the Colorado Discharge Permit System for Construction Activity. If any discrepancies between this report and DCM exist, the DCM will prevail.



EROSION & STORMWATER QUALITY CONTROL PLAN FOR FLYING HORSE NORTH FILING NO. 1

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APPENDIX

VICINITY MAP

COPY OF GENERAL PERMIT APPLICATION

CONTRACTOR SEQUENCE OF ACTIVITIES

OPERATION & MAINTENANCE INSPECTION RECORD

SPILL PREVENTION PLAN

STANDARD BMP DETAILS w/ INSTALLATION & MAINTENANCE REQUIREMENTS



EROSION & STORMWATER QUALITY CONTROL PLAN FOR FLYING HORSE NORTH FILING NO. 1

SITE DESCRIPTION

Flying Horse North Filing No. 1 is a 552 acre site located in all of section 36, township 11 south, range 66 west of the sixth principal meridian, and a portion of sections 30 and 31 township 11 south, range 65 west of the sixth principal meridian. This is the first phase of lot development within the Flying Horse North PUD. The site is bounded on the north by Hodgen Road and the High Forest Ranch Community, to the south by the Cathedral Pines Subdivision and unplatted county land, to the east by Black Forest Road, and to the west by the State Highway 83 and unplatted county land. The site stretches across 2 existing drainage basins, the Black Squirrel Creek Drainage Basin and West Cherry Creek Drainage Basin. Large lot single family residential and a golf course with a club house are included in the proposed PUD Plan for this site.

The project site is shown on the Vicinity Map in the Appendix of this report.

No wetlands, springs, landscape irrigation return flows or construction dewatering is anticipated on this site. Should any of the above items occur unexpectedly, BMPs shall be implemented immediately. The local regulatory agency shall be notified for approval of the BMPs and methods.

- **RECEIVING WATERS**

Name of Receiving Water(s)
Size/Type/Location of Outfall(s)

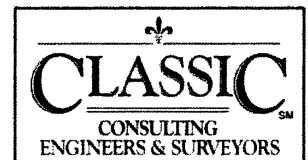
Black Squirrel Creek and West Cherry Creek
Flows are conveyed overland and through public side road ditches and storm water systems to multiple private, onsite detention and SWQ facilities.

Discuss discharge connection to
Municipal system (include system name,
location, and ultimate receiving water(s):

Onsite detention and SWQ facilities outfall to various natural channels within both drainage basins.

- **PROPOSED CONSTRUCTION ACTIVITY**

Proposed construction activities within this project include removal of existing vegetation, roadway and pond grading, installation of storm sewer culverts and erosion control measures. Based on the existing early grading approval (PUD-16-002), the tree removal, roadway and pond grading and installation of erosion control measures are now complete. Upon approval of the Filing 1 CD's, storm sewer culvert installation, pond stormwater quality/outlet structures and roadway paving will commence. The



installation of dry utilities will immediately follow the construction of the storm culverts, prior to roadway paving. Home building construction will take place upon plat approval for Filing No. 1. These major construction activities are anticipated to continue through 2018. State Highway 83 road improvements will commence upon CDOT approval and Notice to Proceed with an anticipated construction schedule of Fall 2018 through Spring 2019. Final stabilization of all construction activities excluding home building, is anticipated by Summer 2019.

- **PROPOSED SEQUENCE OF ACTIVITY/CONSTRUCTION TIMING**

Upon site contractor selection, contractor to include sequence of activities schedule in the section provided in the Appendix of this report. A standard sequence of events typically includes the following:

- 1) Install perimeter, interior & exterior BMPs
- 2) Clear and grub site
- 3) Rough overlot grading
- 4) Excavation & installation of temp. storm pipes and erosion control measures

- **EROSION AND SEDIMENT CONTROL**

Erosion control measures shall be implemented in a manner that will protect properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities. In order to prevent a net increase of sediment load, Best Management Practices will be implemented during the construction life of this project. A silt fence will be built around the perimeter of the disturbed areas. All roads will be inspected to ensure that sediment from on-site construction activity is not being discharged with the stormwater. Roadways shall be swept as needed for controlling tracking of mud onto public roadways. Vehicle tracking control pads will aid in minimizing soil tracking onto roadways. All disturbed areas, not sodded, will be reseeded with a native seed mix and watered until a mature stand is established. All areas disturbed will be protected with silt fence, diversion swales and temporary sediment traps until such time as the site has been re-vegetated. Vegetation and vegetated buffers shall be preserved as much as possible. Wherever feasible, vegetated buffers shall be maintained free from vehicle/equipment parking, storage, stockpiles, or other impacts.



- DEVELOPMENT AREA**

Total Site Area	<u>552</u> Acres
Site area to be disturbed	<u>250</u> Acres
Percent disturbance	<u>17.6</u> %

- SOILS INFORMATION**

The average soil condition reflects Hydrologic Soils Group "B" (Brussett Loam, Elbeth Sandy Loam, Kettle Gravelly Loamy Sand, Peyton Sandy Loam, Peyton Pring Complex, Pring Course Sandy Loam, and Tomah-Crowfoot Loamy Sand) as determined by the "Web Soil Survey," prepared by the Natural Resources Conservation Service. Based upon the current proposed development of this site, the following runoff coefficients would be realized:

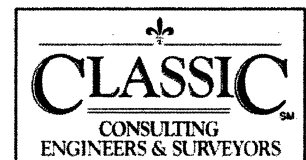
Existing site runoff coefficient =	= <u>0.35</u>
Developed site runoff coefficient	= <u>0.41</u> average 5.0 acre residential

- EXISTING SITE CONDITIONS**

The site is predominately wooded - evergreen forest with dense trees in much of the area. However, the portion of the site within the Cherry Creek Basin does contain many existing dirt roads and has very little trees. Again, the majority of this phase of the project is within the Black Squirrel Creek Basin, currently sheet flows in a southwesterly direction. Significant off-site flows draining onto the property occur at the northwest portion of the property. This flow is from the High Forest Ranch development.

This site is currently 70% vegetated or evergreen forest and has existing slopes ranging from approximately 2% to 2:1.

There are no areas designated as wetlands within the development limits for this report.



SITE MAP

Included in the appendix of this report is the approved overlot grading plan for the subject property which will serve as the SWMP site map. This document contains site specific grading and erosion control BMP measures as required and approved by the El Paso County Development Services Department. Limits of disturbance, areas of cuts/fills, proposed stockpile areas, areas used for storage of materials, equipment, soil, or waste, batch plants, minimum and maximum cut/fill slopes, existing limits of significant vegetation, locations of springs, streams, and/or wetlands, and existing facilities (including but not limited to: detention/drainage facilities, structures, retaining walls, gas main, water main, wastewater main, electric and telecom vaults, fences, sidewalks, trails, curbs and streets) may be represented on this plan, if applicable. The site map will depict locations of specific interim and ultimate stormwater management BMPs throughout the lifetime of the project. Erosion control cost assurances have been posted to El Paso County in the amount approved on the Grading and Erosion Control FAE. The site map/overlot grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule. All construction BMP details will be included in the appendix of this report. Detail sheets include installation and maintenance requirements. Also reference the City of Colorado Springs and El Paso County Drainage Criteria Manual (DCM) volumes 1 & 2 and by the Denver Urban Drainage and Flood Control District for additional information and guidance regarding construction BMPs.

STORMWATER MANAGEMENT

- **SWMP ADMINISTRATOR**

The SWMP Administrator can be an individual(s), position, or title – this entity is responsible for developing, implementing, maintaining, and revising the SWMP. The Administrator is the contact for all SWMP related issues and is the entity responsible for its accuracy, completeness, and implementation. Therefore, the SWMP Administrator should be a person with authority to adequately manage and direct day to day stormwater quality management activities on the subject site. Reference the Appendix of this report for the SWMP permit application which names the individual/entity applying for the permit and naming the Administrator of the SWMP.

- **POTENTIAL POLLUTANT SOURCES**

Potential pollutant sources which shall be evaluated for potential to contribute pollutants to stormwater discharge from the subject site may include the following:



- Disturbed and stored soils
- Vehicle tracking of sediments
- Management of contaminated soils
- Loading and unloading operations
- Outdoor storage activities (building materials, fertilizers, chemicals, etc.)
- Vehicle and equipment maintenance and fueling
- Significant dust or particulate generating processes
- Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.
- On-site waste management practices (waste piles, liquid wastes, dumpsters)
- Concrete truck/equipment washing, including the concrete truck chute associated fixtures and equipment
- Dedicated asphalt and concrete batch plants
- Non-industrial waste sources such as worker trash and portable toilets
- Other areas or procedures where potential spills can occur.

The location and description of these areas as applicable are shown on the attached SWMP Site Map.

- **BMPS FOR POLLUTANT PREVENTION**

The following are common practices to mitigate potential pollutants:

- Wind erosion shall be controlled by sprinkling site roadways and/or temporary stabilizing stockpiles. Each dump truck hauling material from the site will be required to be covered with a tarpaulin.
- Sanitary facilities shall be placed at a minimum of 10' from any curblin and 50' from any inlet. If not feasible for the project, use of a secondary containment shall be implemented.
- Equipment fueling and Maintenance Services – a designated fueling area will be established to contain any spill resulting from fueling, maintenance, or repair of equipment. Contractors will be responsible for containment, cleanup, and disposal of any leak or spill and any costs associated with the cleanup and disposal.
- Chemical products shall be protected from precipitation, free from ground contact, and stored properly to prevent damage from equipment or vehicles.
- Material stockpiles (soils, soil amendments, debris/trash piles) – All construction trash and debris will be deposited in the dumpster.



- Sediment and Migration of Sediment – Sweeping operations will take place as needed to keep roadways maintained. The perimeter of the site will be evaluated for any potential impact resulting from trucking operations or sediment migration from the site. BMP devices will be placed to protect storm system inlets should any roadway tracking or sediment migration occur.
- Snow removal and/or stockpiling will be considered prior to placement at the site. Snow stockpiles must be kept away from any stormwater conveyance system (i.e., inlets, ponds, outfall locations, roadway surfaces, etc.).

- **BMP SELECTION**

Selection of the appropriate BMP will limit the source of the pollutant. Guidance for the selection process can be found by referencing the El Paso County Drainage Criteria Manual (DCM) volumes 1 & 2 and by the Denver Urban Drainage and Flood Control District.

During grading and construction activity for the subject site, silt fence will be installed along the perimeter of the site as well as at the limits of grading within the project. Temporary diversion swales will be installed to a minimum of 1% slope to divert stormwater to several proposed sediment basins intended to collect stormwater and filter the sediment before conveyance into the proposed storm systems. Inlet protection will be installed at all proposed and adjacent inlets to ensure no downstream pollutants will enter storm sewer facilities. Vehicle tracking control pads will be installed at all access points to the property. Regular maintenance and inspection of these facilities will be necessary throughout grading operations and until vegetation is reestablished to ensure proper function of the sediment basin temporary outlet structures.

- **MATERIAL HANDLING & SPILL PREVENTION**

Where materials can impact stormwater runoff, existing and planned practices that reduce the potential for pollution must be included in a spill prevention plan (See Appendix).

- **CONCRETE/ASPHALT BATCH PLANTS**

Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices used to control stormwater pollution from dedicated asphalt or concrete batch plants.



- **WASTE MANAGEMENT AND DISPOSAL INCLUDING CONCRETE WASHOUT**

Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices implemented at the site to control stormwater pollution from all construction site wastes (liquid and solid) including concrete washout activities.

- **DOCUMENTING SELECTED BMPs**

As discussed in the SITE MAP section of this report, documentation of the selected BMPs will be included on the site map / overlot grading plan included in this report. The site map/overlot grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule.

- **NON-STORMWATER DISCHARGES**

Except for emergency fire fighting activities, landscape irrigation return flow, uncontaminated springs, construction dewatering and concrete washout water, the SWMP permit covers only discharges composed entirely of stormwater.

- **STORMWATER DEWATERING**

The discharge of pumped water, ONLY from excavations, ponds, depressions, etc., to surface waters or to a municipal separate storm-sewer system is allowed by the Stormwater Construction Permit as long as the dewatering activity and associated BMPs are identified in the SWMP (including location of activity), and the BMPs are implemented in accordance with the SWMP. Where applicable, all stormwater and groundwater dewatering practices implemented to control stormwater pollution for dewatering must be amended in the SWMP and Site Map by the contractor.

- **REVISING BMPs AND THE SWMP**

The implemented BMPs will need to be modified and maintained regularly to adapt to changing site conditions and to ensure that all potential stormwater pollutants are properly managed. The BMPs and pollutant sources must be reviewed on an ongoing basis by the Administrator as assigned by the Permit. With any construction project, special attention must be paid to construction phasing and therefore revisions to the SWMP to include any additional or modification to the BMPs and SWMP report. The SWMP must be modified or amended to accurately reflect the field conditions. Examples include - but



are not limited to – removal of BMPs, identification of new potential pollutant procedures, and changes to information provided in the site map/overlot grading plan. SWMP revisions must be made prior to changes in site conditions. The SWMP should be viewed as a “living document” throughout the lifetime of the project.

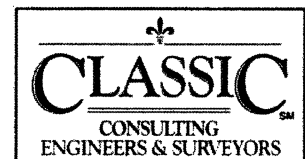
FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

Permanent stabilization of the site includes seeding and mulching the site. Seeding and mulching consists of loosening soil, applying topsoil (if permanent seeding) and drill seeding disturbed areas with grasses and crimping in straw mulch to provide immediate protection from raindrop and wind erosion. As the grass cover becomes established, provide long term stabilization of exposed soils.

Once the construction activity ceases permanently, the area will be stabilized with permanent seed and mulch. All areas that will not be impacted by construction of buildings will be seeded and landscaped as feasible. After seeding, each area will be mulched with straw. The straw mulch is to be tacked into place by a disc with blades set nearly straight. Topsoil stockpiles will be stabilized with temporary seed and mulch. Areas of the site that are to be paved will be temporarily stabilized until asphalt is applied.

The temporary perimeter controls (silt fence or equivalent) will not be removed until all construction activities at the site are complete and soils have been stabilized. Upon completion of construction activities, the site shall be inspected to ensure all equipment, waste materials, and debris have been removed. All other BMPs or other control practices and measure that are to remain after completion of construction will be inspected to ensure they are properly functioning. Final stabilization is reached when all soil disturbing activities at the site have been completed and uniform vegetative cover has been established with a density of at least 70% of pre-disturbance levels. For purposes of the SWMP, establishment of a vegetative cover capable of providing erosion control equivalent to the pre-existing conditions at the site can be considered final stabilized.

Long term stormwater quality management will be handled by the proposed on-site stormwater quality and detention facilities proposed in the Master Development Drainage Plan and Final Drainage Report for Sanctuary Pointe Phase 1 as well as the Preliminary/Final Drainage Report for Filings No. 1 & 2 and Carriages at Sanctuary Pointe Filing No. 1 by CCES. All facilities will detain stormwater to release rates less than or equal to historic levels as well as provide water quality capture volume prior to releasing stormwater to downstream facilities.



INSPECTION AND MAINTENANCE PROCEDURES

All drainage facilities will be monitored using the enclosed "Monitoring and Maintenance Inspection Record" checklist (Appendix II).

- **SWMP OWNER/ADMINISTRATOR INSPECTION PROCEDURES & SCHEDULES**

The Owner/Administrator shall adhere to the following inspection procedures during the development of the site:

1. Make thorough inspection of the stormwater management system at least every 14 days.
2. Make thorough inspection of the stormwater management system within 24 hrs of each precipitation event that creates runoff.
3. If any system deficiencies are noted, corrective actions must begin immediately. Documentation of inspection must be available if requested.
4. Records of the site inspections or facility replacement modifications must be kept at the site within this report.
5. 30 day inspections must take place on this site where construction activity is complete, but vegetative cover is still being established.

In this report's appendix, a site inspection form has been included for use by the Inspector. Upon completion of this form, the document is to be kept in the provided folder also in the rear of this report.

- **BMP MAINTENANCE / REPLACEMENT & FAILED BMPs**

The Stormwater Construction Permit requires that all erosion and sediment control practices and other protective measures identified in the SWMP be maintained in effective and operation condition. A preventative maintenance program should be in place to prevent BMP breakdowns and failures by proactively maintaining or replacing BMPs and equipment. The inspections process should also include procedures to ensure that BMPs are replaced or new BMPs added to adequately manage the pollutant sources at the site. This procedure is part of the ongoing process of revising the BMPs and SWMP as previously discussed, and any changes shall be recorded in the SWMP.

- **RECORD KEEPING AND DOCUMENTING INSPECTIONS**

The following items must be documented as part of the site inspections:

- Inspection date



- Name(s) and title(s) of personnel making inspection
- Location(s) of discharges of sediment or other pollutants from site
- Location(s) of BMPs that need to be maintained
- Location(s) of BMPs that fail to operate as designed or proved inadequate in a particular location
- Location(s) where additional BMPs are needed that were not in place at time of inspection
- Deviations from the minimum inspection schedule
- Descriptions of corrective action for items above including dates and measures taken to prevent future violations
- Signed statement of compliance added to the report after correction action has been taken

EROSION CONTROL COST OPINION

The Erosion Control Cost Opinion for this project is provided in the Financial Assurance Estimate dated October 27, 2016 and signed by the County. (PUD-16-002)

PREPARED BY:

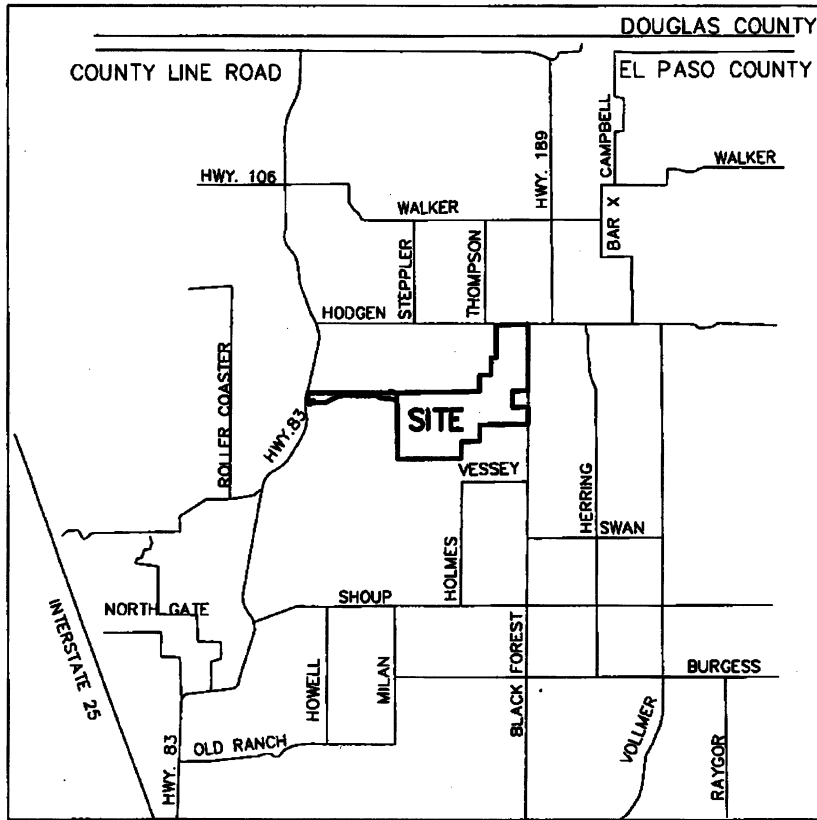
Classic Consulting Engineers & Surveyors, LLC

Marc. A Whorton, P.E.
Project Manager

maw/109611/ SWMP REPORT.doc



VICINITY MAP



VICINITY MAP

NTS

COPY OF PERMIT APPLICATION

General permit application for stormwater discharges associated with construction activity.



CONTRACTOR SEQUENCE OF ACTIVITIES

**COLORADO DISCHARGE PERMIT
SYSTEM (CDPS) CHECKLIST
Operation & Maintenance Inspection Record**

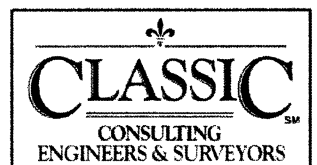
The following inspection records are to be used at each bi-monthly stormwater management system inspection and after any precipitation or snowmelt event that causes surface runoff. As a result of these inspections, the SWMP may need to be revised. The inspection records and revised SWMP shall be made available to the division upon request. If the construction activity lasts more than 12 months, a copy of the inspection records and revised SWMP shall be sent to the division by May 1 of each year covering April 1 to March 31.



**COMPLETED OPERATION AND
MAINTENANCE INSPECTION RECORDS**



SPILL PREVENTION PLAN



Spill Prevention, Control and Countermeasure (SPCC) Plan

Facility Name: _____
Address: _____

Contact Name: _____
Phone: _____
Fax: _____
Email: _____

Certification: I hereby certify that I have examined the facility, and, being familiar with the provisions of 40 CFR part 112, attest that this SPCC plan has been prepared, or updated within 5 years, in accordance with good engineering practices and meets the requirements listed in 40 CFR part 112.

This plan has been certified by:

Date of certification: _____

Engineer's Seal

Copies of this plan are located at the facility and are available to all employees.

Location(s) of plan(s): _____

I. FACILITY INFORMATION

- a. Facility Name: _____
- b. Mailing Address: _____

- c. Physical address if different: _____

- d. Owner Name: _____
- e. Owner Address: _____

- f. Primary Contact Name: _____
Work Phone Number: _____
Home Phone Number: _____
Mobile Phone Number: _____
- g. Secondary Contact Name: _____
Work Phone Number: _____
Home Phone Number: _____
Mobile Phone Number: _____
- h. Date of Initial Operation: _____

II. SITE ASSESSMENT

a. Location:

Describe where facility is located. For example, "This site is located along Broad Creek about 2 miles north of its confluence with the Choptank River at Holland Point. Road access is from. . . The site is located on Talbot County ADC map 22 (H5). Latitude is ____ and longitude is ____."

III. FACILITY DESCRIPTION

a. Acres of land: _____

b. Facilities and Equipment:

Place an X beside all that apply.

- ____ Garage for vehicle processing
- ____ Parts store
- ____ On-site crusher
- ____ Impervious crush pad for crusher
- ____ Impervious pad for outside vehicle processing
- ____ Spill kit/emergency equipment
- ____ Refrigerant (Freon) extractor

- ____ Parts washer
- ____ Other structures and major equipment:

Please list: _____

c. Services:

Place an X beside all that apply.

- ____ Dismantler/Recycler
- ____ Sell used parts
- ____ Sell vehicles for scrap
- ____ Crushing
- ____ Auto body/repair shop
- ____ Sell used cars

____ Other services:

Please list: _____

d. Fixed Storage:

List capacity and contents of each storage container. For example, "One 6,000 gallon above ground tank containing diesel fuel." Be sure to include diesel, gasoline, waste oil, heating oil, kerosene, paint thinner and other solvents. Also describe the construction of the containers, secondary containment for each, liquid level indicators, alarms and method of corrosion protection for each container.

e. Non-Fixed Storage:

List capacity and contents of each storage container. For example, "One 55 gallon drum for recycled oil." Be sure to indicate what each container is used for, its condition and construction and how secondary containment is provided. _____

f. Total quantity of stored materials:

The combined quantity of the materials listed above: _____ gallons

IV. OIL SPILL HISTORY

Place an X on the appropriate line and proceed accordingly.

_____ There has never been a significant spill at the above named facility.

_____ There have been one or more significant spills at the above named facility. Details of such spill(s) are described below.

For each spill that occurred, supply the following information:

- Type and amount of oil spilled
- Location, date and time of spill(s)
- Watercourse affected
- Description of physical damage
- Cost of damage
- Cost of clean-up
- Cause of spill
- Action taken to prevent recurrence

V. POTENTIAL SPILL VOLUMES AND RATES

Fill in all applicable blanks. Be prepared to show the engineer documentation of flow rates. Your fuel vendor and the manufacturer of your storage and dispensing equipment should be able to provide this documentation.

<u>Potential Event</u>	<u>Volume Released</u>	<u>Spill Rate</u>
Complete failure of a full tank*	___ gallons	instantaneous
Partial failure of a full tank*	1 to ___ gallons	gradual to instantaneous
Tank overflow**	1 to ___ gallons	up to ___ gallons per minute
Leaking during unloading***	up to ___ gallons	up to ___ gallons per minute
Pipe failure****	up to ___ gallons	up to ___ gallons per minute
Leaking pipe or valve****	several ounces to gallons	up to ___ gallons per minute
Fueling operations****	several ounces to gallons	up to ___ gallons per minute
Oil and grease	several ounces to quarts	spotting

* Volume of largest tank

** Calculate using the rate at which fuel is dispensed from the delivery truck into your tank(s).

*** Calculate using the rate at which petroleum would be withdrawn from the tank if it should have to be emptied (e.g. if it was being taken out of service).

**** Calculate based on the specifications of your equipment.

VI. SPILL PREVENTION AND CONTROL

a. Spill Prevention:

Provide specific descriptions of containment facilities and practices. Include description of items such as double-walled tanks, containment berms, emergency shut-offs, drip pans, fueling procedures and spill response kits. Also, describe how and when employees are trained in proper handling procedures and spill prevention and response procedures.

b. Spill discharge and flow:

For each potential spill source, describe where petroleum would flow in the event of a spill. For example, “The 6,000 gallon diesel tank has a pre-manufactured secondary containment system capable of holding 110 percent of the total volume of the tank” and, “A spill from engine repair would be contained inside the shop building and quickly cleaned up with oil absorbents.”

Incorporate site map by reference (see instructions under *Appendices*).

c. Spill response:

Identify what equipment would be deployed by whom and in what situation. Also, include phone numbers for response agencies, *e.g.*, U.S. Coast Guard, fire department, spill response contractors, etc. A copy of your spill response plan may be attached as an appendix to this SPCC plan in lieu of completing this section.

d. Security

Provide a description of how all containers are protected when the facility is not in operation or unattended. Include a description of fencing, access control, gates, locks, etc. that prevent access by unauthorized individuals.

VII. FACILITY INSPECTIONS

a. Routine Inspections

Name facilities and the frequency with which they are inspected. For example, "The fuel pumps are inspected daily. The materials storage area is inspected monthly." Describe all facility containers, piping, etc. that is to be inspected. Name the person who has responsibility to implement preventative maintenance programs, oversee on-site inspections, coordinate employee training, maintain records, update the plan as necessary, and ensure that reports are submitted to the proper authorities.

b. Annual Inspections

Include a description of annual comprehensive inspections. For example, "A site inspection is also conducted annually by appropriate responsible personnel to verify that the description of potential pollutant sources are accurate, that the map reflects current site conditions, and that the controls to reduce the pollutants identified in this plan are being implemented and are adequate. This annual inspection will be conducted above and beyond the routine inspections done focusing on designated equipment and areas where potential sources are located."

VIII. RECORD KEEPING

Describe record keeping procedures. For example, "Record keeping procedures consist of maintaining all records a minimum of three years. The following items will be kept on file: current SPCC plan, internal site reviews, training records, and documentation of any spills or maintenance conducted in regards to these sites." *Maintenance Inspection, Employee Training, and Record Keeping logs* are included in this template for your use.

IX. MAINTENANCE INSPECTIONS

Maintenance Coordinator: _____ . Maintenance Coordinator responsibilities include implementation of preventative maintenance programs and oversight of on-site inspections.

Use this table to record inspections:

Facility Inspected	Date of Inspection	Name of Inspector	Result Pass/Fail	Comments

X. RECORD KEEPING OF INCIDENTAL SPILLS

Record Keeper: _____ . Record Keeper responsibilities include maintaining records of incidents, updating the SPCC plan as necessary and ensuring reports are submitted to the proper authorities when necessary.

Incident No.	Type of Incident	Date of Occurrence	How it was Cleaned Up

XI. APPENDICES

a. Site map:

Attach a site map as Appendix A to this plan. You may attach an existing site map or create your own. If you use an existing map, be sure that the items listed below are included. If you need to create a site map, use a large enough piece of paper so all site plan elements may be seen and try to keep the map to a scale (e.g. 1" = 20'). The following instructions should guide you step-by-step. Please use a straight edge (ruler) while creating the sketch.

- The sketch should be oriented as if you were in a plane looking down on your property (an aerial view), with North at the top (draw an arrow indicating north).
- Draw and label all roadways surrounding your salvage yard property.
- Draw and label all facilities within your salvage yard as close proportionately as possible.
- Draw an arrow(s) pointing in the direction of downhill flow of water when it rains.
- Draw the location of crushing pads that may presently exist on your property.
- Draw the location and general layout of all vehicles associated with your salvage yard.
- Label any rivers or waterways surrounding your salvage yard.
- Draw and label all methods of entry to the salvage yard.
- Draw and label the location of all fuel containment facilities.
- Draw and label the location of all in-place spill prevention, control and countermeasure devices.

b. Other attachments:

List any additional information to be attached as Appendix B, C, D, etc. Label and staple the attachments to the end of this SPCC plan.

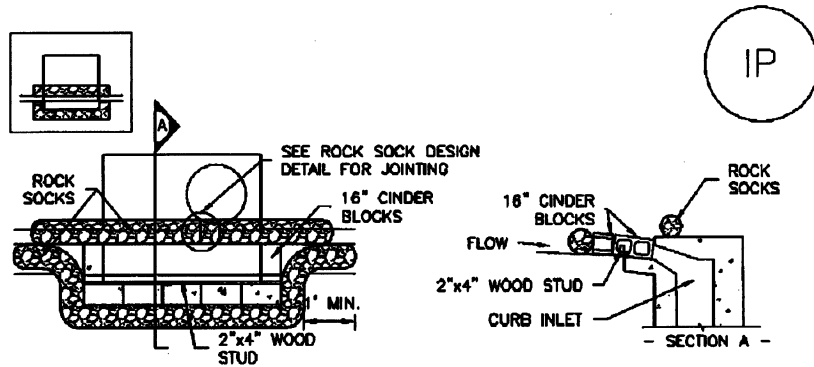
Appendix A: Site Map
Appendix B: Emergency Response Posting
Appendix C: SPCC Cross-Reference
Appendix D: _____

Appendix C: SPCC Cross Reference

<u>40 CFR Provision</u>	<u>Description</u>	<u>SPCC Plan Page</u>
112.3 (d)	Professional Engineer Certification	1
112.3 (e)	Location of SPCC Plan	1
112.5	5-Year Plan Review	1
112.7	Management/EPA Approval	1
112.7 (a) (3)	I. Facility Information	2
112.7 (a) (3)	III. Facility Description	3
112.7 (a) (4)	II. a. Site Assessment	2
112.7 (a) (5)	Location of Plan	1
112.7 (b)	V. Potential Spill Volumes and Rates	5
112.7 (b)	VI. b. Description of where a spill would go	6
112.7 (c)	VI. a. Spill Prevention	5
112.7 (d)	N/A	
112.7 (e)	VII. Facility Inspections	6
112.7 (e)	VIII. Record Keeping	7
112.7 (e)	IX. Maintenance Inspections	8
112.7 (f)	VI. a. Spill Prevention	5
112.7 (f)	N/A	
112.7 (g)	VI. d. Security	4
112.7 (h)	N/A	
112.8 (b)	N/A	
112.8 (c) (1)	III. a. b. Fixed Storage – Non-Fixed Storage	3/4
112.8 (c) (2)	III. a. b. Fixed Storage – Non-Fixed Storage	3/4
112.8 (c) (3)	N/A	
112.8 (c) (4)	III. a. Fixed Storage	3
112.8 (c) (5)	III. a. Fixed Storage	3
112.8 (c) (6)	VII. Facility Inspections; VIII. Record Keeping	7
112.8 (c) (7)	N/A	
112.8 (c) (8)	VI. a. Spill Prevention	5
112.8 (c) (9)	N/A	
112.8 (c) (10)	VI. c. Spill Response	6
112.8 (c) (11)	IV. e. Non-Fixed Storage	4
112.8 (d)	VII. A. Routine Inspections	7

STANDARD BMP DETAILS
W/ INSTALLATION AND MAINTENANCE REQUIREMENTS

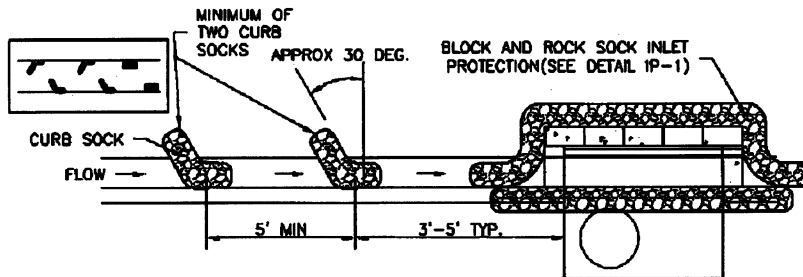




IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

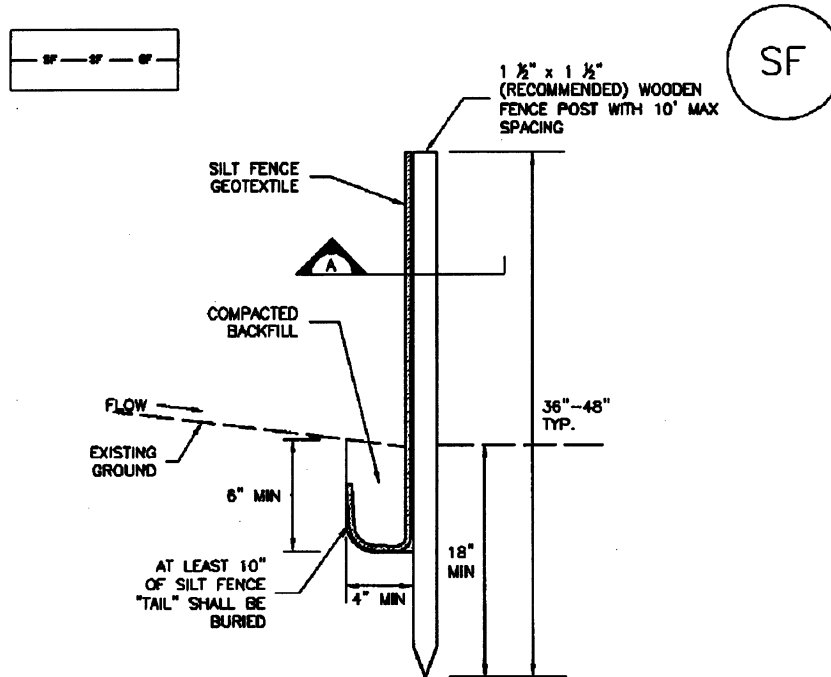
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

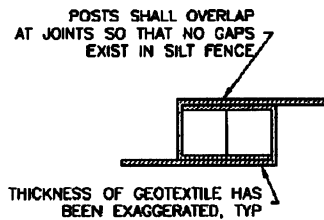
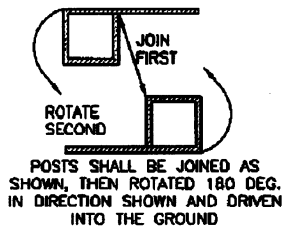
NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.



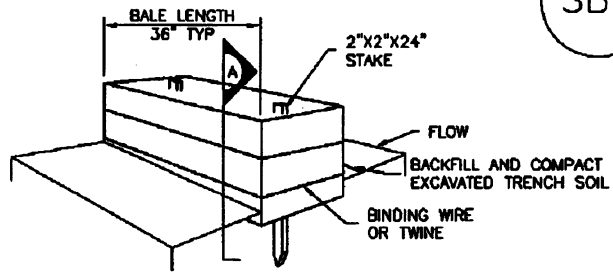
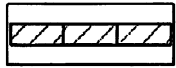
SF

SILT FENCE

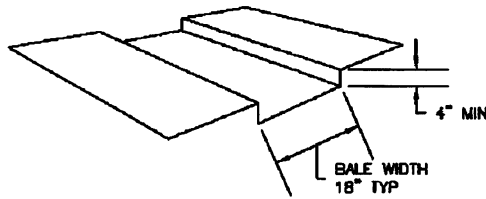


SECTION A

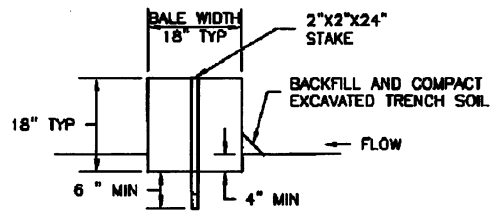
SF-1. SILT FENCE



STRAW BALE



TRENCH FOR STRAW BALE

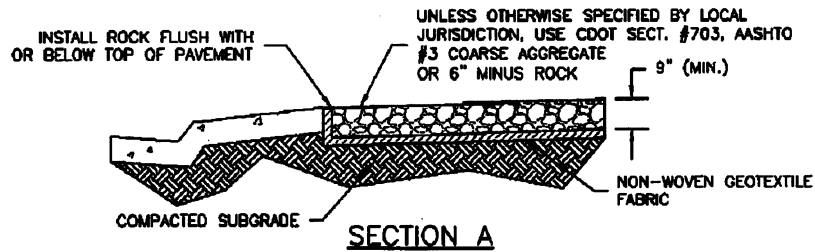
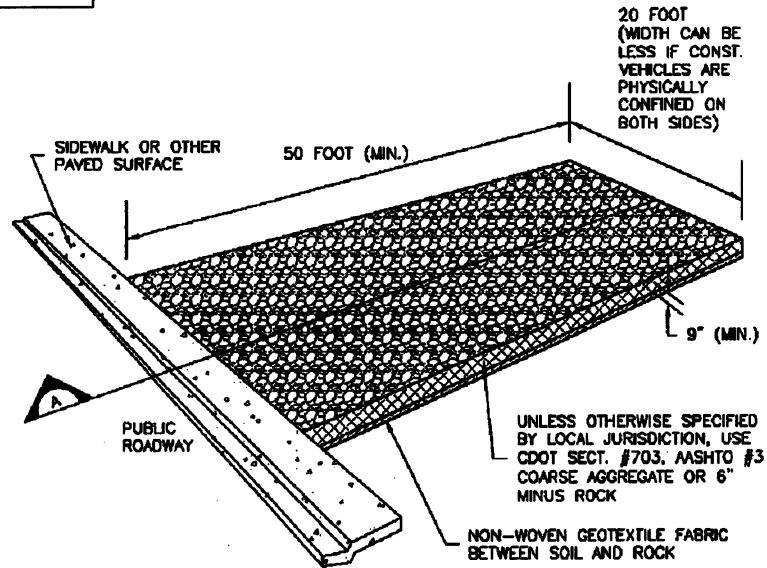
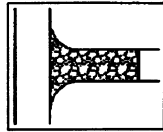


SECTION A

SBB-1. STRAW BALE

Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

**SITE MAP/ EROSION AND STORMWATER
QUALITY CONTROL PLAN**

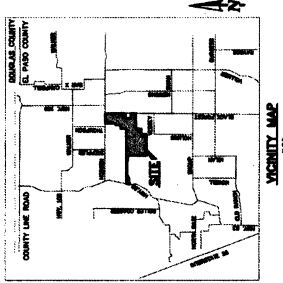


FLYING HORSE NORTH FILING NO. 1 COUNTY OF EL PASO, STATE OF COLORADO GRADING AND EROSION CONTROL PLAN DECEMBER 2017

AGENCIES

STATE OF COLORADO
COUNTY OF EL PASO
COUNTY ENGINEERING
FIRE DISTRICT
FIRE DISTRICT
GAS COMPANY
ELECTRIC COMPANY
TELEPHONE COMPANY

OWNER/DEVELOPER
OWNER
COUNTY ENGINEERING
FIRE DISTRICT
FIRE DISTRICT
GAS COMPANY
ELECTRIC COMPANY
TELEPHONE COMPANY



STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
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18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
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22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
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28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.

48 HOURS BEFORE YOU MAY CALL UTILITY LOCATORS
UTILITY APPROVALS OFFICE OF COLORADO
THE LOCATION OF EXISTING UTILITIES MUST BE IDENTIFIED BY THE CONTRACTOR AND SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY AND COUNTY OF EL PASO, COLORADO, AND THE STATE OF COLORADO.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
OFFICE OF PUBLIC HEALTH AND ENVIRONMENT
1500 SOUTH WASHINGTON AVENUE
DENVER, COLORADO 80202

DESIGN CHECKER'S STATEMENT
I, *[Signature]*, DESIGN CHECKER, HAVE REVIEWED THIS GRADING AND EROSION CONTROL PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL ACT, C.R.S. 26-65-101, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING, ARCHITECTURE AND SURVEYING, COLORADO, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, COLORADO.

OWNER/DEVELOPER STATEMENT
I, *[Signature]*, OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL ACT, C.R.S. 26-65-101, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING, ARCHITECTURE AND SURVEYING, COLORADO, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, COLORADO.

EL PASO COUNTY
I, *[Signature]*, COUNTY ENGINEER, HAVE REVIEWED THIS GRADING AND EROSION CONTROL PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL ACT, C.R.S. 26-65-101, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING, ARCHITECTURE AND SURVEYING, COLORADO, AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS, COLORADO.

CLASSIC CONSULTING ENGINEERS & SURVEYORS	1501 W. 17th Ave. Suite 100 Denver, CO 80202
TITLE SHEET	DATE: 12-22-17
DESIGNED BY: M.A.K.	SCALE: AS SHOWN
DRAWN BY: R.T.T.	SHEET: 1 OF 10
CHECKED BY: M.A.K.	JOB NO.: 100-171

NO. REVISION	DATE	REVISION
1	7-29-16	REVISED PER COUNTY COMMENTS
2	12-12-17	UPDATE GRADING PLAN BASED ON FILING # DESIGN
3	3-16-18	REVISED PER COUNTY COMMENTS
4	8-7-18	REVISED PER COUNTY COMMENTS

REVISIONS
1. REVISED PER COUNTY COMMENTS
2. UPDATE GRADING PLAN BASED ON FILING # DESIGN
3. REVISED PER COUNTY COMMENTS
4. REVISED PER COUNTY COMMENTS

APPROVED BY: *[Signature]*
DATE: 12/22/17

CLASSIC CONSULTING ENGINEERS & SURVEYORS
1501 W. 17th Ave. Suite 100
Denver, CO 80202

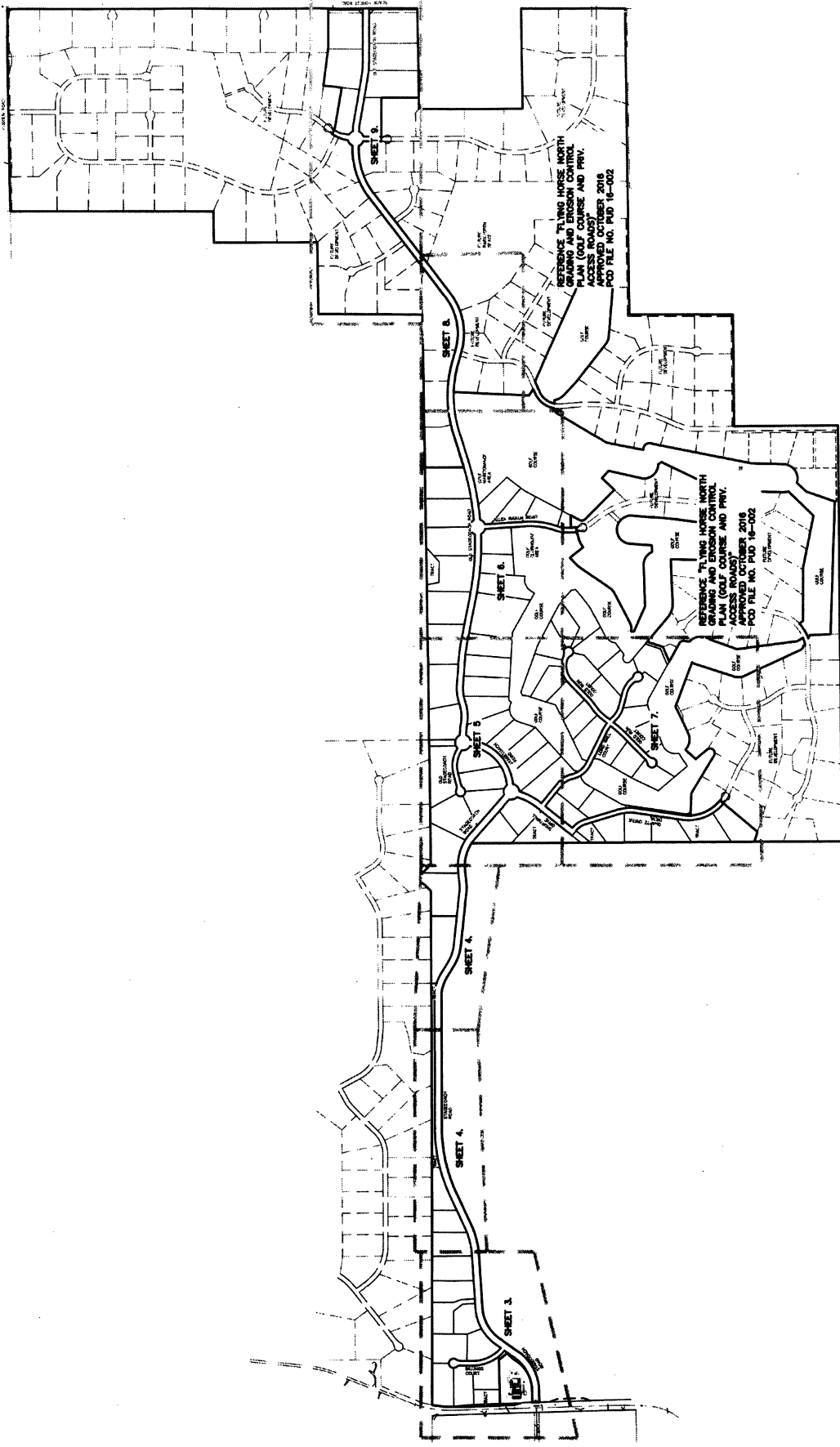
CLASSIC CONSULTING ENGINEERS & SURVEYORS
1501 W. 17th Ave. Suite 100
Denver, CO 80202

CLASSIC CONSULTING ENGINEERS & SURVEYORS
1501 W. 17th Ave. Suite 100
Denver, CO 80202

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Denver, CO 80202

CLASSIC CONSULTING ENGINEERS & SURVEYORS
1501 W. 17th Ave. Suite 100
Denver, CO 80202



FLYING HORSE NORTH FILING NO. 1
 GRADING AND EROSION CONTROL PLAN
 INDEX MAP

DESIGNED BY: M.A.W. SCALE: 1/4" = 100'
 DRAWN BY: M.A.W. DATE: 12/27/17
 CHECKED BY: M.A.W. DATE: 12/27/17

CLASSIC
 CONSULTING
 ENGINEERS & SURVEYORS

101 E. Colorado Avenue, Suite 200
 Colorado Springs, Colorado 80905
 (719) 578-2200

REVIEWED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

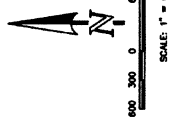
[Signature]
 DATE: 6/11/18

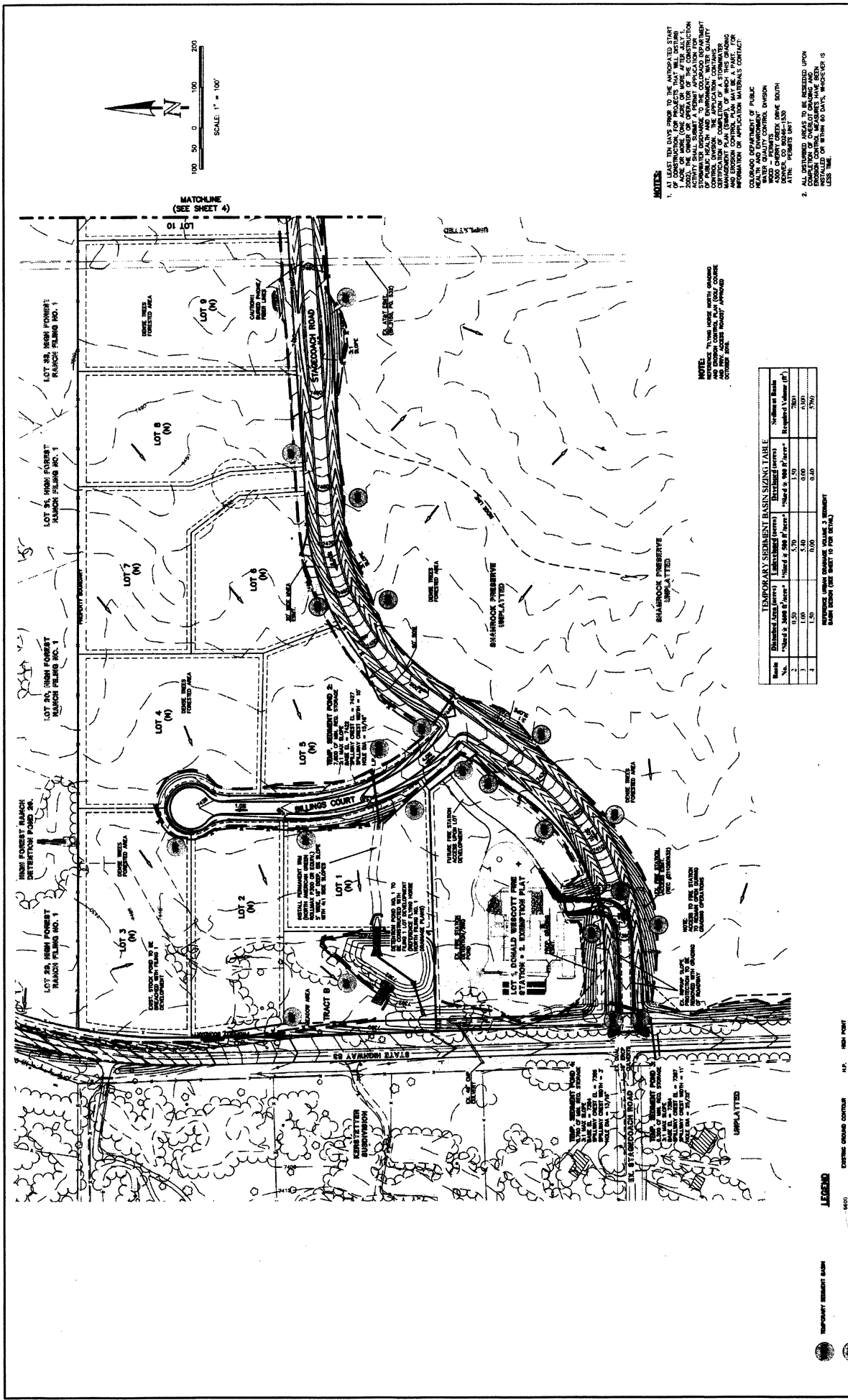
NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	7-29-18
2	REVISED PER STATEDOACH ROW AND BELM CHANGES	3-28-17
3	UPDATE GRADING PLAN PER FILING 1 DESIGN	12-12-17
4	REVISED PER COUNTY COMMENTS	3-16-18

48 HOURS BEFORE YOU OR
 CALL UTILITY LOCATORS
 811

UTILITY INFORMATION CENTER OF COLORADO

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. YOU WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAMAGE TO UTILITIES AND REPAIRS CAUSED BY THE FAILURE TO UTILITIES.





CLASSIC CONSULTING ENGINEERS & SURVEYORS

1010 N. 10th Street, Suite 200
Lincoln, NE 68502

DATE: 7-10-18
SHEET: 5 OF 10

FLYING HORSE NORTH PLUMB NO. 1

GRADING AND EROSION CONTROL PLAN

REVISION: PREPARED UNDER DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

DATE: 7-21-18
SHEET: 5 OF 10

LEGEND

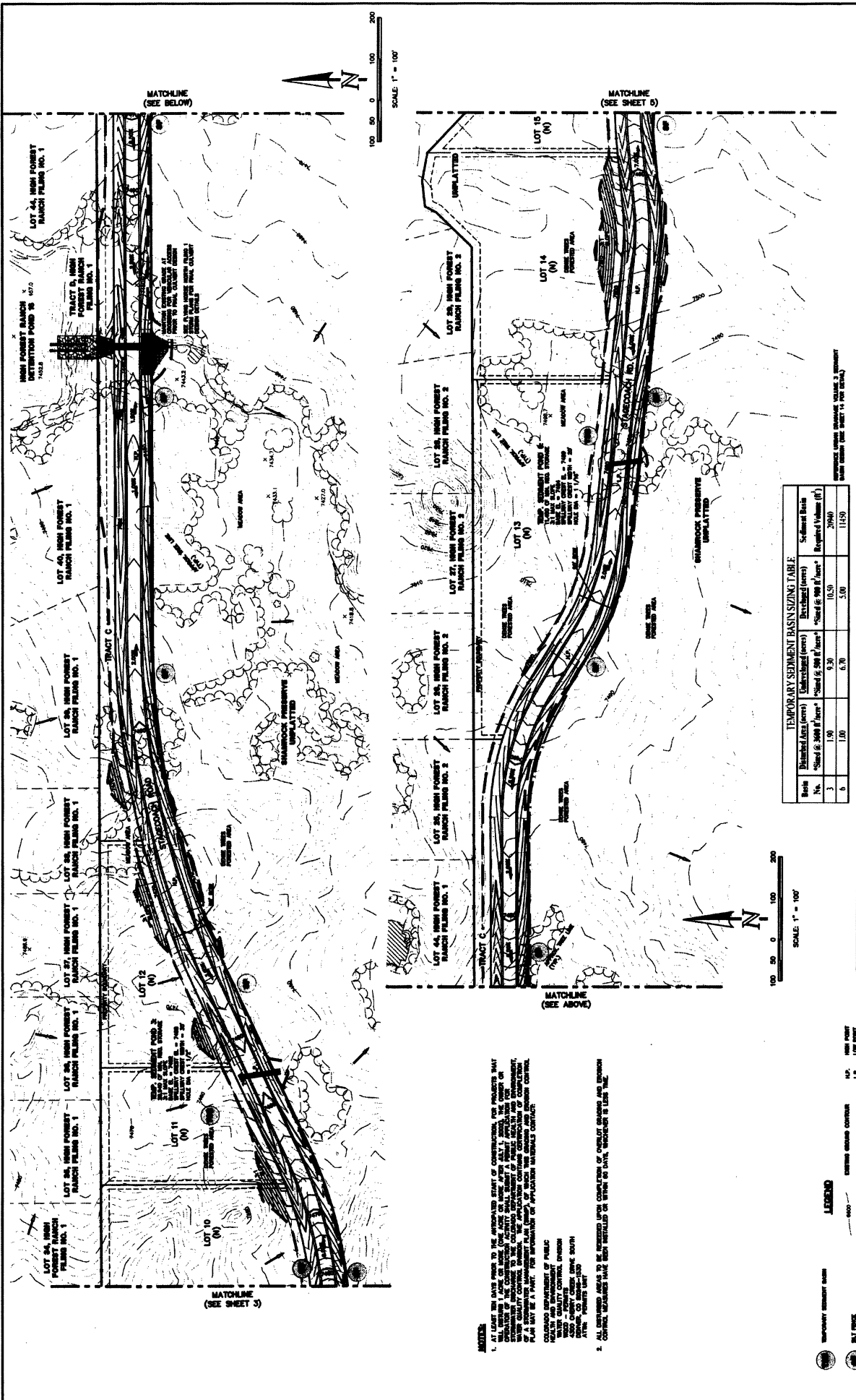
- TEMPORARY SEDIMENT BASIN
- STORM SOFTENER
- STORM SOFTENER NUMBER
- VEHICLE TRACKING CONTROL
- CHECK DAM
- PLANE BOUNDARY
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL
- FLOW DIRECTION
- EXISTING FENCE
- STLT FENCE
- STLM FENCE
- STLM BOUNDARY
- NEW POINT
- A LOT
- B LOT
- WALLOUT LOT
- TRANSITION LOT
- GARDEN LOT
- FS AT LOT LINE

NOTES:

- THESE EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL DISTURBED AREAS TO BE RESEED UPON COMPLETION OF OVERLIFT GRADING AND INSTALLATION OF STORM SOFTENERS. RESEEDER IS LUS 100.

TEMPORARY SEDIMENT BASIN SIZING TABLE

Basin No.	Drainage Area (Acres)	Length (Feet)	Width (Feet)	Depth (Feet)	Volume (CFS)
1	1.00	5.00	0.00	0.00	2700
2	1.00	5.00	0.00	0.00	2700
3	1.00	5.00	0.00	0.00	2700
4	1.00	5.00	0.00	0.00	2700



Basin No.	Ditchhead Area (acres)	Contributing Area (acres)	Ditchhead (feet)	Sediment Basin Required Volume (ft ³)
1	1.50	6.30	15.00	2000
2	1.00	6.70	5.00	1150
3	1.00	6.70	5.00	1150

NOTE: SEDIMENT BASIN VOLUMES BASED ON 0.5" PER HOUR RAINFALL RATE.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	7-25-16
2	REVISED PER ROW FOR STAGECOACH RD.	3-1-17
3	REVISED GRADING TO MINIMIZE EARTHSHOES	7-17-17
4	UPDATE GRADING PLAN PER FILING 1 DESIGN	12-12-17

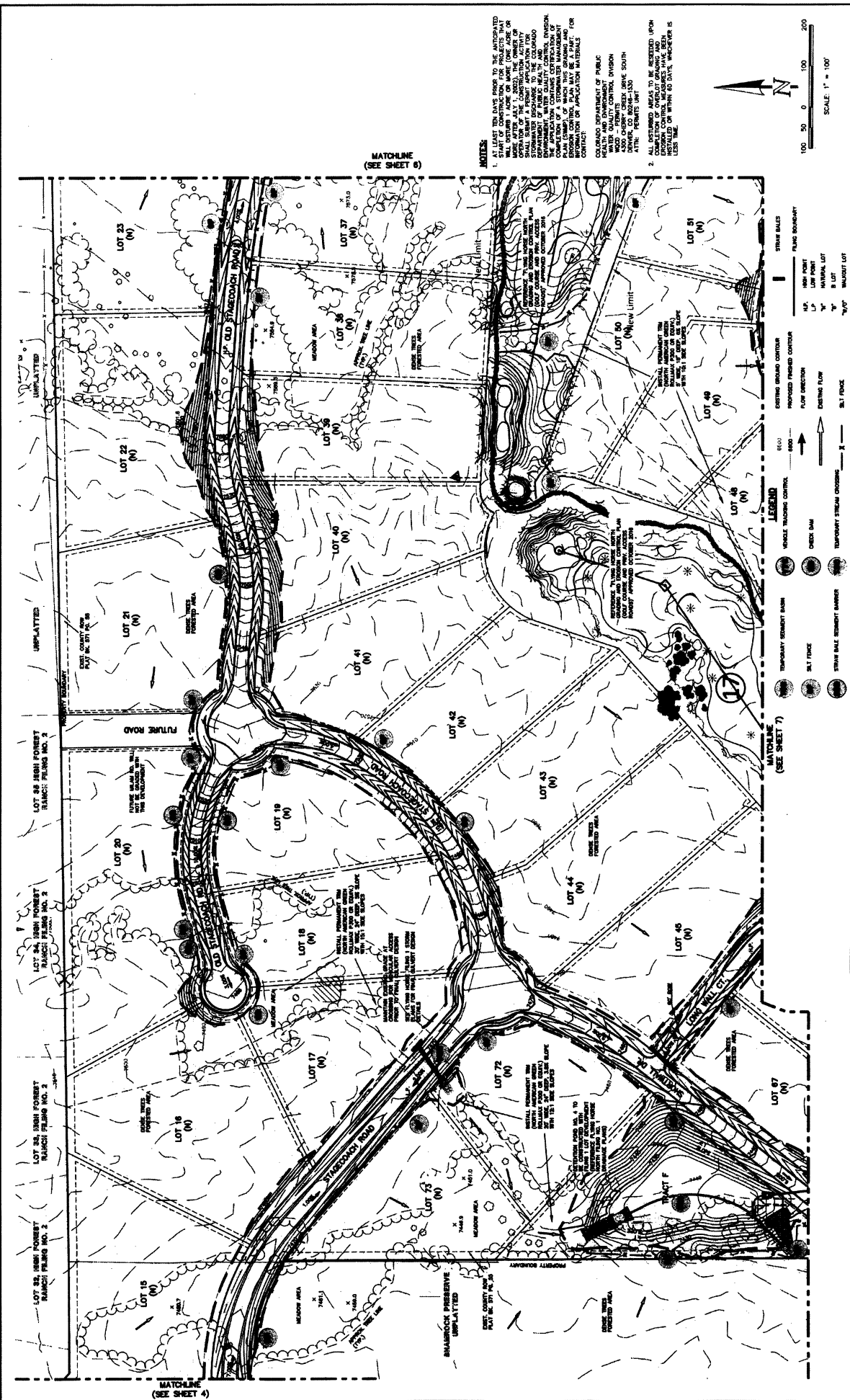
48 HOURS BEFORE YOU DO CALL UTILITY LOCATORS FOR THE LOCATION OF EXISTING AND ALL UTILITIES UNDER THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL 811 FOR THE LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL 811 FOR THE LOCATION OF EXISTING UTILITIES.

	TEMPORARY SEDIMENT BASIN		SILT FENCE		EROSION CONTROL
	SILT FENCE		PROPOSED EROSION CONTROL		PROPERTY BOUNDARY
	EROSION CONTROL		STATIONED ROAD		EROSION CONTROL
	STATIONED ROAD		SILT FENCE		SILT FENCE
	SILT FENCE		SILT FENCE		SILT FENCE

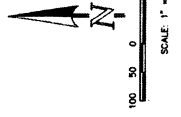
NOTES:
 1. AT LEAST 30 DAYS PRIOR TO THE APPROVED START OF CONSTRUCTION, THE PROPOSER SHALL...
 2. ALL EXISTING UTILITIES TO BE PROTECTED FROM COLLISION OR DAMAGE...
 3. CONSTRUCTION SHALL BE INSTALLED ON THE DATE INDICATED IN THIS PLAN.

DESIGNED BY	SCALE	DATE	12/22/17
DRAWN BY	DATE	12/22/17	SHEET 4 OF 10
CHECKED BY	DATE	12/22/17	PROJECT NO. 108411

FLYING HORSE NORTH FARM NO. 1 GRADING AND EROSION CONTROL PLAN

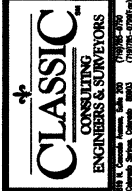


- NOTES:**
1. ALL LOT TIE LINES SHALL BE TO THE ADJACENT UNPLATTED LOTS. ALL LOTS SHALL BE PLATTED ON ONE SIDE OR OPERATOR OF THE CONTRACTING ACTIVITY SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND STATIONING OF THE LOTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF THE PROVISIONS OF THE COLORADO DEPARTMENT OF REVENUE, DIVISION OF LAND AND WATER, REGARDING THE PLATTING OF LOTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINMENT OF NECESSARY PERMITS FROM THE COLORADO DEPARTMENT OF PUBLIC WATER QUALITY CONTROL, DIVISION OF WATER QUALITY CONTROL SOUTH PLATTED LOTS SHALL BE PLATTED AT THE PERMITS UNIT.
 2. ALL DISTURBED AREAS TO BE RESTORED UPON COMPLETION OF OVERLAY GRADING AND EROSION CONTROL MEASURES. RESTORATION SHALL BE INSTALLED ON WITHIN 90 DAYS. MAINTENANCE IS LEFT TO THE CONTRACTOR.



**FLYING HORSE NORTH PLUMB NO. 1
GRADING AND EROSION CONTROL PLAN**

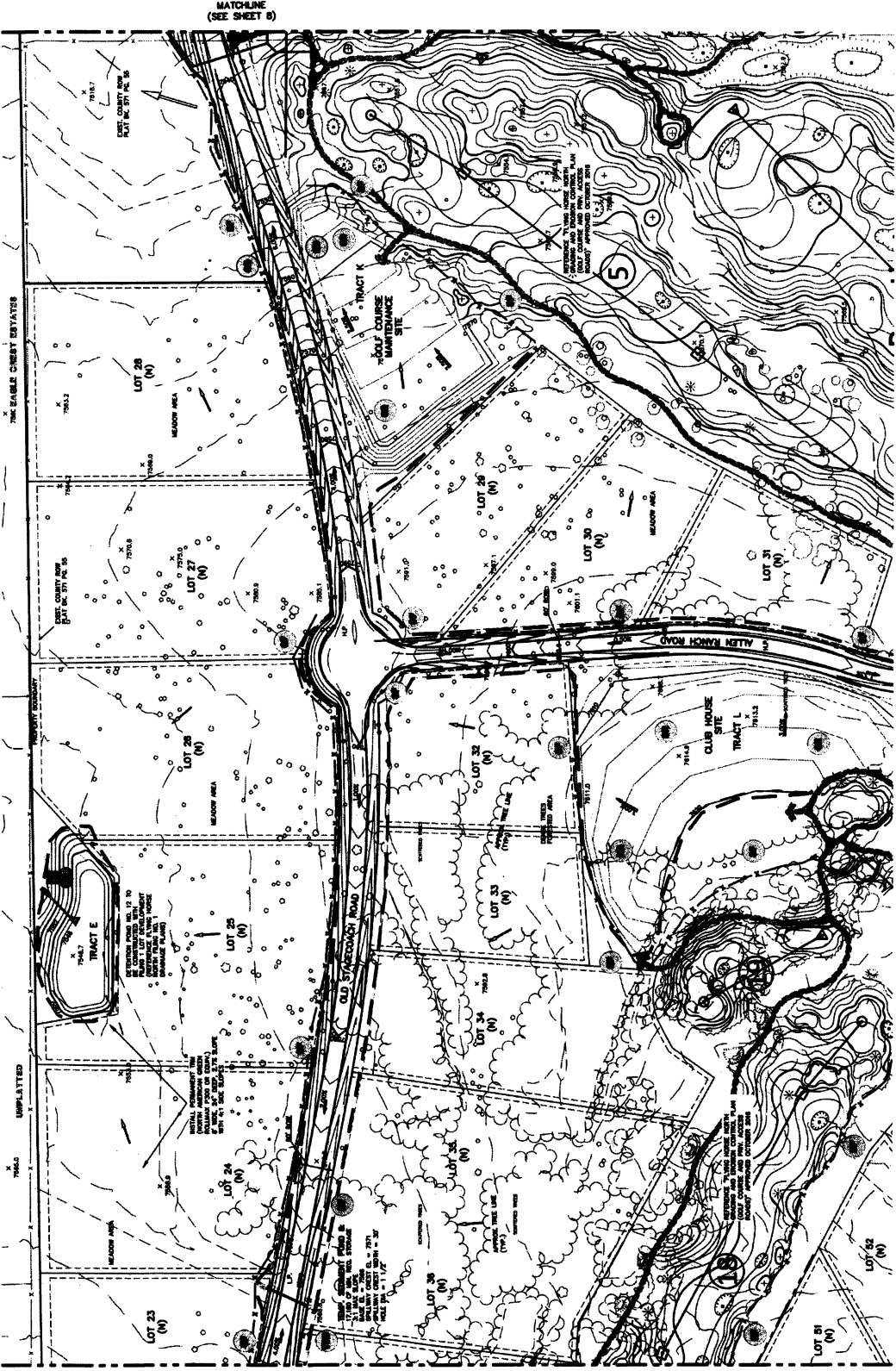
DESIGNED BY	MAN	SCALE	DATE
DRAWN BY	MAN	1" = 100'	SHEET 5 OF 10
CHECKED BY	MAN	1" = 100'	12/2/27



REVIEW
 PREPARED UNDER THE DIRECT SUPERVISION OF AND ON BEHALF OF
 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 1414
 DATE

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	7-25-16
2	REVISED PER COUNTY COMMENTS	8-12-16
3	REVISED PER ROAD LAYOUT CHANGE	3-1-17
4	REVISED GRADING TO MATCH ELEVATIONS	2-25-17
5	UPDATE GRADING PLAN PER ELEM. 1 DESIGN	12-12-17
7	REVISED PER COUNTY COMMENTS	7-10-18

48 HOURS BEFORE YOU GO,
 CALL UTILITY LOCATORS
 811
 UTILITY INFORMATION CENTER OF COLORADO
 1-800-852-2222
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. YOU SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ALL UTILITIES LOCATED FOR A 5' RADIUS SHALL BE SHOWN. ALL UTILITIES NOT SHOWN ARE THE RESPONSIBILITY OF THE UTILITY OWNER. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.



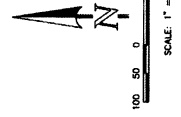
MATCHLINE
(SEE SHEET 9)

MATCHLINE
(SEE SHEET 5)

NOTES:

1. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT ARE NOT TO BE COMPLETED WITHIN THE YEAR ENDING AFTER JULY 1, 2020, THE OWNER OF SMALL TRACTS A PERMIT APPLICATION FOR THE CONSTRUCTION OF PUBLIC UTILITY AND ROAD DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE APPLICATION CONTAINS CONTRIBUTION OF PLAN (FORMS) OF SHOWING MANAGEMENT OF PUBLIC UTILITY AND ROAD DEPARTMENT. EROSION CONTROL PLAN MAY BE A PART FOR CONTRACT.
2. COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DIVISION, 1400 WEST WASHINGTON AVENUE, DENVER, CO 80202-1500. ATTN: PERMITS UNIT.

CONSTRUCTION OF PUBLIC UTILITY AND ROAD DEPARTMENT SHALL BE SUBJECT TO REGULATIONS AND ORDINANCES OF DENVER, COLORADO. EROSION CONTROL MEASURES HAVE BEEN DEVELOPED TO PREVENT EROSION AND TO PROTECT THE QUALITY OF THE ENVIRONMENT. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



TEMPORARY SEDIMENT BASIN SIZING TABLE

Basin No.	Drainage Area (acres)	Unsettled Volume (cu ft)	Settled Volume (cu ft)	Required Volume (cu ft)
1	1.00	21,400	0.00	21,400
2	1.00	21,400	0.00	21,400
3	1.00	21,400	0.00	21,400
4	1.00	21,400	0.00	21,400
5	1.00	21,400	0.00	21,400

REFERENCE URBAN DRAINAGE VOLUME 3, EDITION 1998 (SEE SHEET 14 FOR DETAILS)

NO. REVISION

NO.	REVISION	DATE	REVIEW
1	REVISED PER COUNTY COMMENTS	7-25-16	PREPARED UNDER DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
2	REVISED PER COUNTY COMMENTS	9 8 16	
3	UPDATE GRADING PLAN PER FILING 1 DESIGN	2-12-17	
4	REVISED PER COUNTY COMMENTS	3-16-18	
5	REVISED PER COUNTY COMMENTS	7-10-18	

48 HOURS BEFORE YOU DO, CALL UTILITY LOCATORS. UTILITY NOTIFICATION CENTER OF COLORADO. THE LOCATIONS OF EXISTING UTILITIES INCLUDING GAS, WATER, AND SANITARY SEWER ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 FOR UTILITY LOCATOR SERVICE. PROJECT NO. 16-0000000000-0000-0000

CLASSIC CONSULTING ENGINEERS & SURVEYORS
1000 1/2 University Blvd, Suite 200
Boulder, CO 80502
PHONE: 303.440.1000
FAX: 303.440.1001
WWW.CLASSICCONSULTING.COM

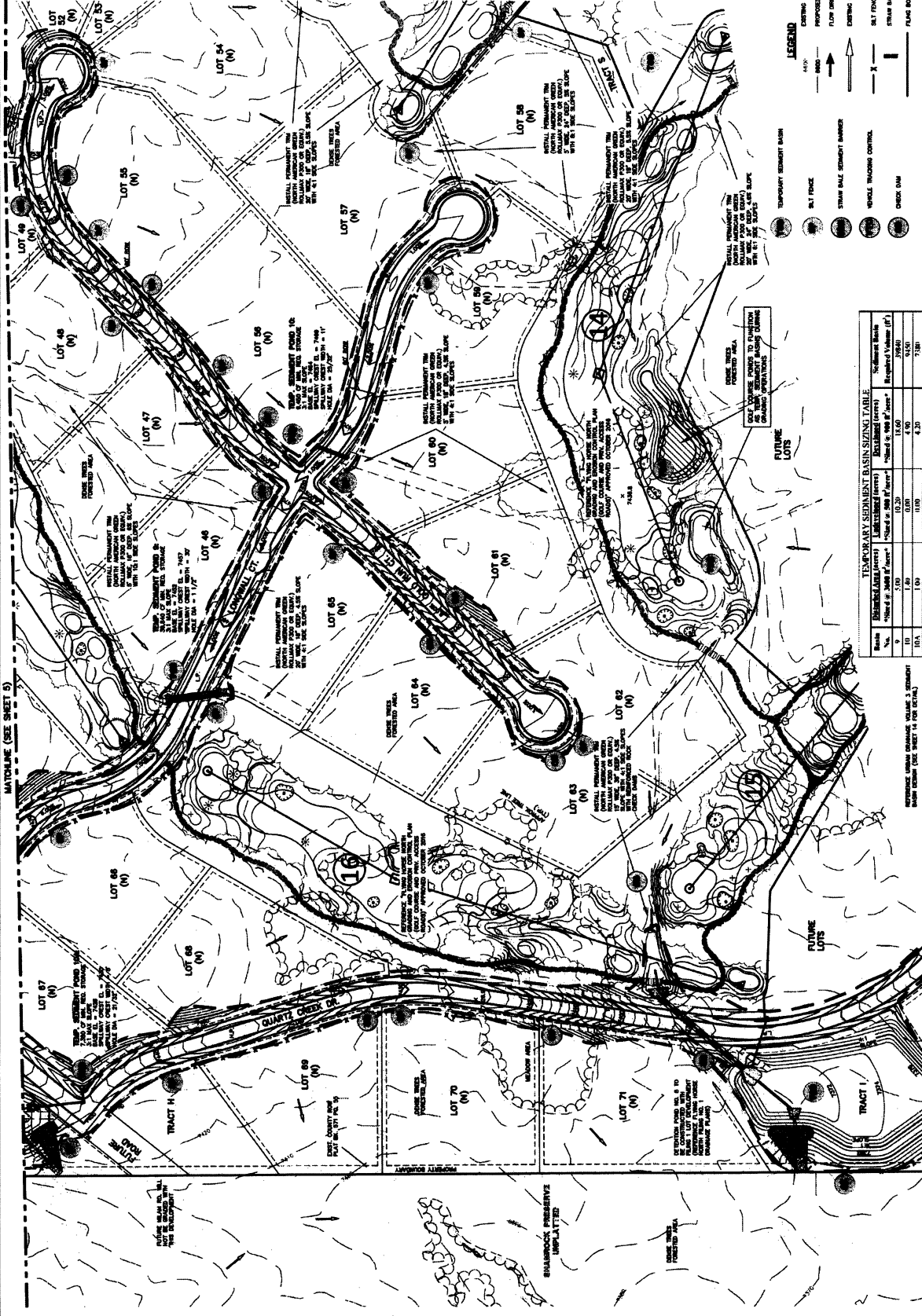
FLYING HORSE NORTH PLAINS NO. 1
GRADING AND EROSION CONTROL PLAN

DESIGNED BY: MARK SCALE DATE: 12/12/17
DRAWN BY: MAP (10) 1" = 100' SHEET 6 OF 10
CHECKED BY: (10) 1" = 100' VLA, JCB, WC 1008-11

LEGEND

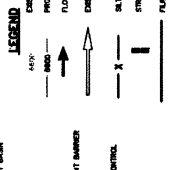
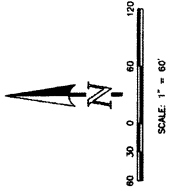
TEMPORARY SEDIMENT BASIN	NEW POINT	EXISTING GROUND CONTOUR	PROPOSED FINISHED CONTOUR
SURFACE ROUGHENING	A LOT	FLOW DIRECTION	EXISTING FLOW
SILT FENCE	B LOT	EXISTING FLOW	SILT FENCE
STRIP BALE SEDIMENT BARRIER	TRACT LOT	STRIP BALE	PAVEMENT BOUNDARY
WHOLE TRACTING CONTROL	WASH LOT	STRIP BALE	
CHECK DAM	FS AT LOT LINE		

MATCH LINE (SEE SHEET 5)



NOTES

- ALL OF THE DISTURBED AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION OR BETTER. THE PLANTING OF TREES AND SHRUBS SHALL BE COMPLETED WITHIN ONE YEAR OF THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COLORADO DEPARTMENT OF WATER, LAND AND AIR POLLUTION CONTROL, DIVISION OF WATER QUALITY CONTROL, DIVISION OF WATER QUALITY MANAGEMENT AND MAINTENANCE AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DIVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DIVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DIVISION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DIVISION.
- ALL DISTURBED AREAS TO BE RESTORED UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COLORADO DEPARTMENT OF WATER, LAND AND AIR POLLUTION CONTROL, DIVISION OF WATER QUALITY CONTROL, DIVISION OF WATER QUALITY MANAGEMENT AND MAINTENANCE AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DIVISION.



TEMPORARY SEDIMENT BASIN SIZING TABLE

Basin No.	Drainage Area (A _D) (Acres)	Runoff (Q) (cfs)	Volume (V) (Cu Yds)	Settlement (%)	Settled Volume (V _S) (Cu Yds)
I	5.00	10.00	10.00	75.00	7.50
II	1.00	2.00	2.00	75.00	1.50
III	1.00	2.00	2.00	75.00	1.50
IV	1.00	2.00	2.00	75.00	1.50

CLASSIC CONSULTING ENGINEERS & SURVEYORS

7/1/16

DATE: 7-1-16

PROJECT: FILING HORSE NORTH PLUMB NO. 1 GRADING AND EROSION CONTROL PLAN

DESIGNED BY: MAW

SCALE: (1" = 100' SHEET 7 OF 10)

DATE: 12/12/17

CHECKED BY: [Signature]

REVISION

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	7-25-16
2	REVISED PER COUNTY COMMENTS	8-1-16
3	REVISED PER COUNTY COMMENTS	8-1-16
4	REVISED PER COUNTY COMMENTS	12-12-17
5	REVISED PER COUNTY COMMENTS	3-14-18
6	REVISED PER COUNTY COMMENTS	7-10-18

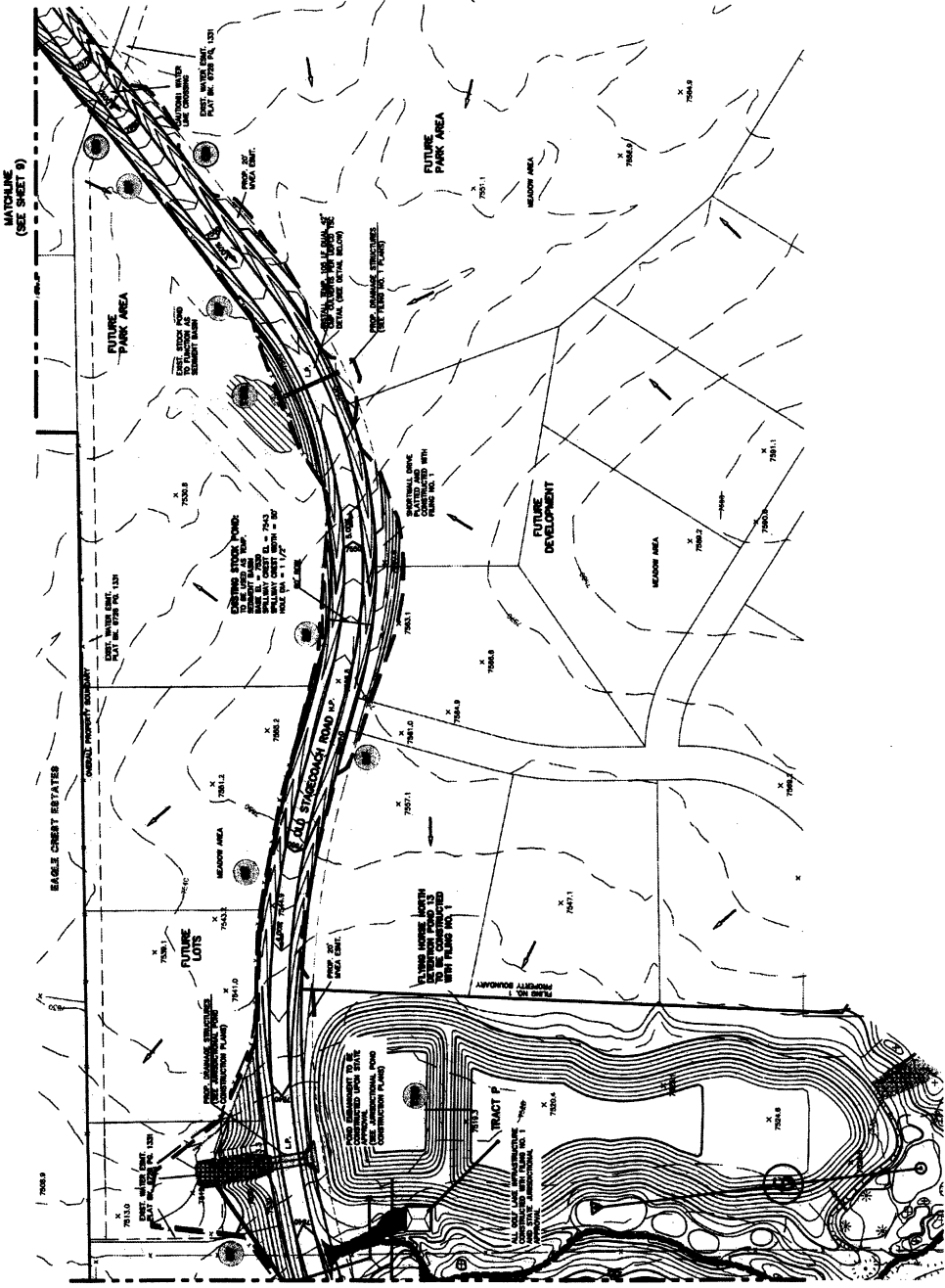
48 HOURS BEFORE YOU DIG

CALL UTILITY LOCATORS

811

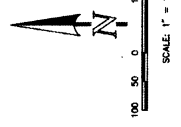
UTILITY LOCATORS IN COLORADO

THE LOCATIONS OF EXISTING UNRECORDED UTILITIES ARE SHOWN APPROXIMATELY ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DIVISION.



NOTES:

1. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION FOR PROJECTS THAT WILL INVOLVE EXCAVATION, THE OWNER OR OPERATOR OF THE CONTRIBUTION SHALL NOTIFY THE COLORADO DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES, DIVISION OF EROSION CONTROL, DIVISION OF EROSION CONTROL, 1700 SOUTH WOOD - DENVER, COLORADO 80202. THE APPLICATION CONTAINS MANAGEMENT PLAN (M.P.) WHICH SHOWS THE GRADING AND EROSION CONTROL PLAN MAY BE A PART FOR THE CONSTRUCTION OF THE PROJECT. THE M.P. SHALL BE REVIEWED BY THE DIVISION OF EROSION CONTROL, DIVISION OF EROSION CONTROL, 1700 SOUTH WOOD - DENVER, COLORADO 80202. THE M.P. SHALL BE REVIEWED BY THE DIVISION OF EROSION CONTROL, DIVISION OF EROSION CONTROL, 1700 SOUTH WOOD - DENVER, COLORADO 80202. THE M.P. SHALL BE REVIEWED BY THE DIVISION OF EROSION CONTROL, DIVISION OF EROSION CONTROL, 1700 SOUTH WOOD - DENVER, COLORADO 80202.
2. ALL DISTURBED AREAS TO BE RESEED UPON EROSION CONTROL MEASURES HAVE BEEN IDENTIFIED ON WITHIN 60 DAYS, UNLESS OTHERWISE SPECIFIED.



MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 6)

CLASSIC CONSULTING ENGINEERS & SURVEYORS
 1717 N. W. 10th Ave., Suite 200
 Denver, Colorado 80202
 PHONE: 333-3700
 FAX: 333-3700

PROJECT: FLYING HORSE NORTH FLUNG NO. 1
 GRADING AND EROSION CONTROL PLAN
 SHEET: R-15
 DATE: 12/17/17
 DRAWN BY: MAW
 CHECKED BY: [Signature]

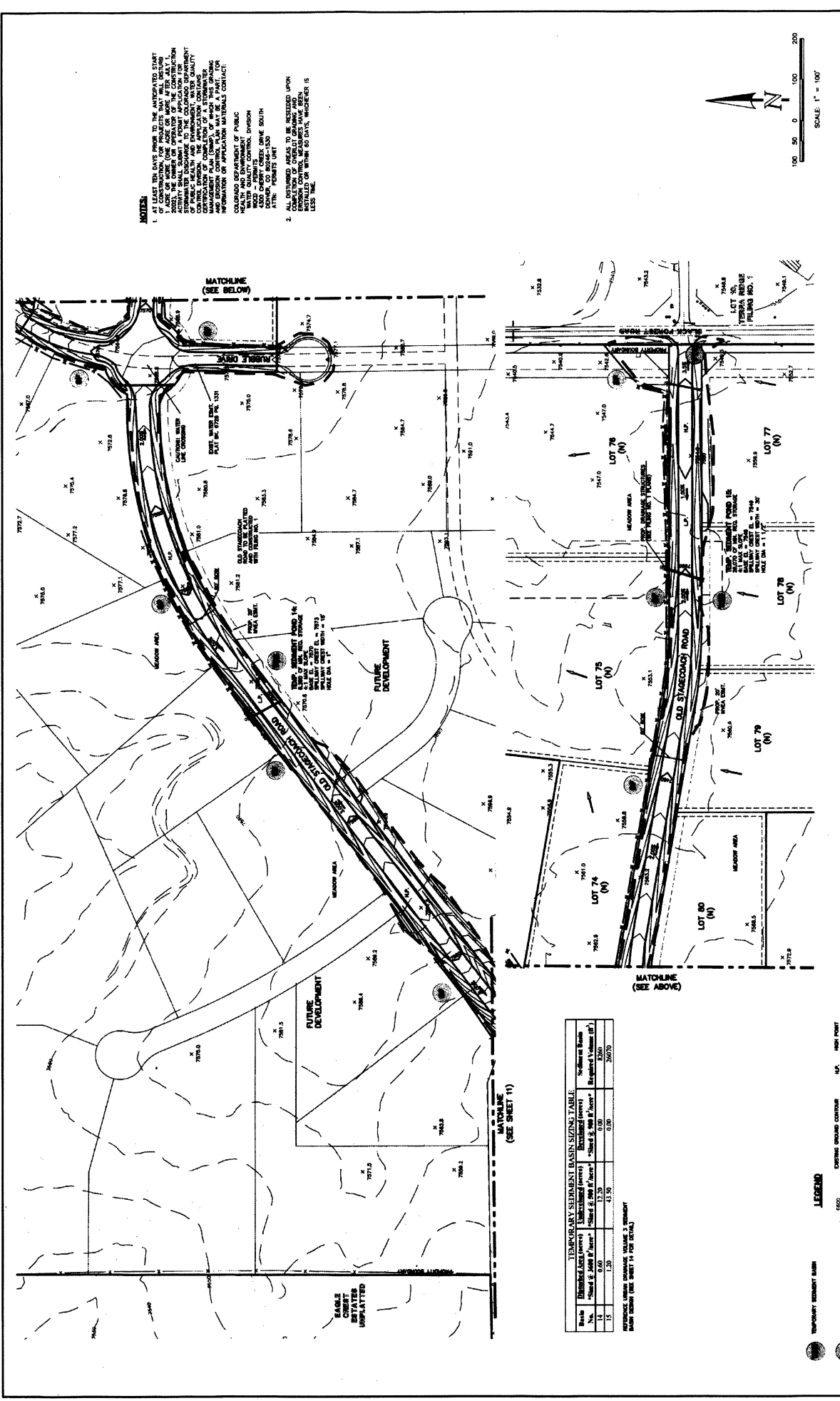
NO. REVISION	DATE	REVIEW
1	7-25-16	REVISED PER COUNTY COMMENTS
2	3-15-17	GOLF COURSE MINOR GRADING CHANGE
3	3-1-17	REVISED PER 50' ROW FOR STAGSOUND RD.
4	7-17-17	REVISED GRADING TO MINIMIZE EARTHWORKS
5	12-12-17	UPDATE GRADING PLAN PER FILING 1 DESIGN

48 HOURS BEFORE YOU DIG
 CALL UTILITY LOCATIONS
 UTILITY NOTIFICATION CENTER OF COLORADO
 IT'S THE LAW
 THE PENALTY FOR NOT CALLING IS \$100 PER DAY PER LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES LOCATED AND FOR REPAIRING ANY DAMAGE TO UNDERGROUND UTILITIES.

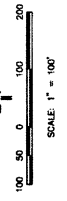
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5	12-12-17	UPDATE GRADING PLAN PER FILING 1 DESIGN

LEGEND

- TEMPORARY EROSION BARRIERS
- STIFF WALL EROSION BARRIERS
- VEHICLE TRACKING CONTROL
- CHECK DAM
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL
- FLOW DIRECTION
- EXISTING FLOW
- SELF FORCE
- STIFF WALL
- FLUME BARRIERS
- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED FLOW DIRECTION
- EXISTING FLOW
- SELF FORCE
- STIFF WALL
- FLUME BARRIERS
- EXISTING BOUNDARY
- PROPOSED BOUNDARY



- NOTES:**
1. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT OF THE LOCATION, SCOPE AND NATURE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
 2. ALL ESTIMATED AREAS TO BE RESEDED UPON COMPLETION OF CONSTRUCTION SHALL BE RESEDED WITH SEEDS OF EQUAL OR BETTER QUALITY THAN THAT WHICH WAS ON THE SITE AT THE TIME OF THE SURVEY. SEEDS SHALL BE PLANTED AT THE RATE OF ONE POUND PER 1,000 SQUARE FEET. SEEDS SHALL BE PLANTED AT THE RATE OF ONE POUND PER 1,000 SQUARE FEET. SEEDS SHALL BE PLANTED AT THE RATE OF ONE POUND PER 1,000 SQUARE FEET.



FLYING HORSE NORTH FLUNG NO. 1 GRADING AND EROSION CONTROL PLAN

DESIGNED BY	MAN	SCALE	DATE
DRAWN BY	MAN	(1/4)" = 100'	SHEET 9 OF 10
CHECKED BY	(1/4)" = 100'	DATE	12/2/17

CLASSIC CONSULTING ENGINEERS & SURVEYORS

1818 E. Colfax Avenue, Suite 200
Denver, Colorado 80202 (303) 733-0000

REVIEWED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

6/14/18 DATE

MAN MANU J. MANNING

NO.	REVISION	DATE
1	REVISED FOR COUNTY COMMENTS	7-25-18
2	REVISED FOR COUNTY COMMENTS	9-7-18
3	REVISED FOR ROW FOR STAGS ROAD	3-1-17
4	REVISED DRAWING TO INCLUDE EARTHWORKS	7-11-17
5	UPDATE GRADING PLAN PER FIGURE 1 DESIGN	12-12-17

48 HOURS BEFORE YOU DO, CALL UTILITY LOCATORS 811

UTILITY WORKING UNITS OF COLORADO

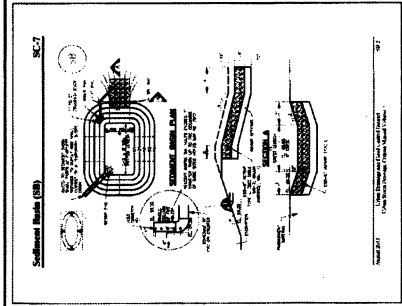
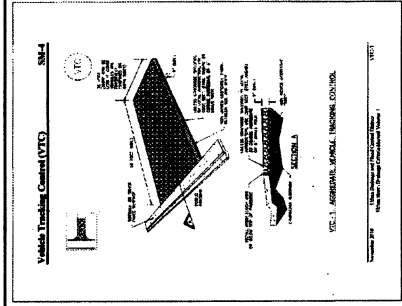
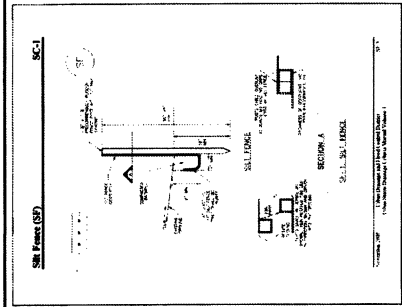
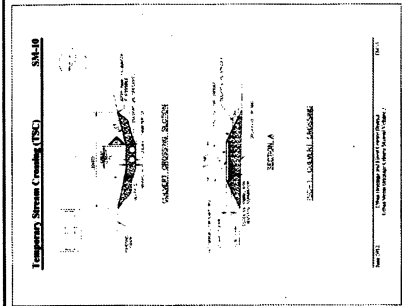
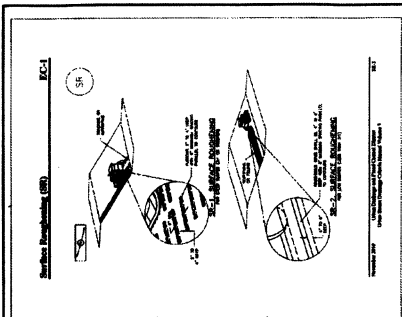
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS PLAN. YOU SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. YOU SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL HEALTH DEPARTMENT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

TEMPORARY SEEDING BASIN SAVING TABLE

Basin No.	Basin Area (Sq. Ft.)	Basin Volume (Cu. Yd.)	Basin Volume (Cu. Yd.)
1	6,000	17.70	0.00
2	15,000	43.50	0.00
Total	21,000	61.20	0.00

REFERENCE: URBAN DRAINAGE VOLUME 3 SUMMARY SHEET 10 (SEE SHEET 10 FOR DETAILS)

- LEGEND**
- TEMPORARY SEEDING BASIN
 - SEED FENCE
 - STAY BALE SEEDING BARRIER
 - VEHICLE TRACKING CONTROL
 - CHECK DAM
 - EXISTING EROSION CONTROL
 - PROPOSED FENCED CONTROL
 - FLOW DIRECTION
 - DRAINAGE FLOW
 - SEED FENCE
 - SEED SALES
 - FLOW BOUNDARY
 - 1/4" = 1 LOT
 - 1/2" = TRANSITION LOT
 - 3/4" = GARDEN LOT
 - 1" = PD AT LOT LINE



Surface Roughening (SR)

1. SURFACE ROUGHENING SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE SURFACE ROUGHENING SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE SURFACE ROUGHENING SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE.

Temporary Stream Crossing (TSC)

1. TEMPORARY STREAM CROSSINGS SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE TEMPORARY STREAM CROSSINGS SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE TEMPORARY STREAM CROSSINGS SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE.

Site Fence (SF)

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Stream Bank Reinforcement (SBR)

1. STREAM BANK REINFORCEMENT SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE STREAM BANK REINFORCEMENT SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE STREAM BANK REINFORCEMENT SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE.

Check Dam (CD)

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SEEDING GUIDELINES

1. SEEDING SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE SEEDING SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE SEEDING SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE.

NO.	DESCRIPTION	AMOUNT	UNIT
1	GRASS SEED	100	TONS
2	LEGUME SEED	50	TONS
3	WOOD CHIPS	1000	CY
4	STRAW BALE	100	TONS
5	STRAW BALE	100	TONS
6	STRAW BALE	100	TONS
7	STRAW BALE	100	TONS
8	STRAW BALE	100	TONS
9	STRAW BALE	100	TONS
10	STRAW BALE	100	TONS

EROSION CONTROL CRITERIA:

1. EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE. THE EROSION CONTROL MEASURES SHALL BE PROVIDED AT ALL ENTRIES TO THE SITE AND AT ALL EXITS FROM THE SITE.

FLYING HORSE NORTH PLUMBING NO. 1

GRAVING AND EROSION CONTROL PLAN

DATE: 7/17/17

SCALE: 1" = 10'

DATE: 7/17/17

BY: [Signature]

CHECKED BY: [Signature]



REVIEW

REVIEWED UNDER SUBJECT SUPERVISION FOR AND IN BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC

DATE: 7/16/18

BY: [Signature]

NO.	REVISION	DATE
1	48 HOURS BEFORE YOU DO, CALL UTILITY LOCATIONS	
2	UTILITY WORKMAN CENTER OF COLORADO	
3	THE THE LAW	
4	THE WORKING OF EROSION CONTROL MEASURES AS SHOWN IN AN APPROVED EROSION CONTROL PLAN SHALL BE MAINTAINED UNTIL THE CONTRACTOR HAS COMPLETED ALL EROSION CONTROL MEASURES AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE EROSION CONTROL MEASURES ARE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL MEASURES.	

48 HOURS BEFORE YOU DO, CALL UTILITY LOCATIONS

UTILITY WORKMAN CENTER OF COLORADO

THE THE LAW

THE WORKING OF EROSION CONTROL MEASURES AS SHOWN IN AN APPROVED EROSION CONTROL PLAN SHALL BE MAINTAINED UNTIL THE CONTRACTOR HAS COMPLETED ALL EROSION CONTROL MEASURES AND SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE EROSION CONTROL MEASURES ARE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EROSION CONTROL MEASURES.

1. ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.

2. THE CONTRACTOR SHALL PROVIDE VEHICLE TRACKING CONTROL FACILITIES FOR EACH ENTRANCE/EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THIS FACILITY BY ALL VEHICLES LEAVING THE SITE.

3. EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.

4. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.

5. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.

6. THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REPAIR AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.

7. MAXIMUM AREAS OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.