



**El Paso County Planning and
Community Development
Department**

**PPR 234
Schubert Ranch Sand Resource Pit**

Site Development Plan Application Packet

2880 International Circle, Suite 110
Colorado Springs, CO 80910
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www.elpasoco.com

***NOTE: Please contact the Planner of the Day (719-520-6499) to discuss creating the application online.**



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**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

SITE DEVELOPMENT PLAN CHECKLIST

PPR 234

Revised: January 2022

Site Development Plan		
<p>In order to establish a use or obtain a building permit, in most cases, the LDC requires Site Development Plan Review for more complex uses (most often including multi-family, commercial, and industrial uses) to determine conformance of the proposed use(s) or structure(s) with the provisions of the LDC, ECM, or any other applicable regulations or any specific land use approvals or permits, and other rules, regulations, codes and ordinances administered by the PCD. Specifically, many of the requirements for approval of a site development plan can be found in Chapter 6 of the LDC. The use tables in Chapter 5 of the LDC (Table 5-1 and 5-2) identify when the applicant shall submit a Site Development Plan and when a PCD planner and engineer shall review a Site Development Plan to establish a use or to construct a structure. Site Development Plans are approved administratively by the PCD Director, unless otherwise modified by a condition of approval.</p>		
<p>Minimum Map Contents: Must contain adequate information to determine compliance of the proposed use with the LDC and ECM, as applicable. If inadequate information is provided to determine whether or not the proposed action conforms to the LDC, more information will be requested. A PUD Development Guide associated with PUD zoning, if applicable, may require additional information and/or specifications to be addressed with the residential site plan application.</p>		
<p>Typically, a parking plan, sign plan, landscape plan, lighting plan, elevation drawings, floor plan, grading and erosion control plan, and drainage plan are submitted concurrently as a separate plan set.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	✓	Office use only
<p>A Summary table or page to include the following information:</p>		
1	Owner name, contact telephone number, and email for responsible party	X
2	Applicant name (if not owner), contact telephone number, and email for responsible party	X
3	Plan preparer name, telephone number, and email	X
4	Property address	X
5	Property tax schedule number	X
6	Legal description	X
7	Lot/parcel size	X
8	Lot area coverage calculation	X
9	Existing/proposed land use and zoning	X
10	Total gross building square footage	X
11	Open space, landscaping, and impermeable surface percentage	X
12	Density and total number of dwelling units (residential)	X
13	Parking computations (required, provided, etc.)	X
<p>Site Plan Drawing to include the following elements:</p>		
1	Date, north arrow, and a graphic scale	X
2	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	X
3	Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements	X
4	Signature block for the Planning and Community Development Director a minimum of 1 inch by 2 inches	X
5	The footprint of all existing and proposed buildings and the setback distances from each existing and proposed structure to the property lines	X
6	Location of all sidewalks, trails, fences and walls, retaining walls, or berms	X
7	Location and dimensions of all existing and proposed signage on site	X
8	Traffic circulation on site including all points of ingress/egress into the property	X
9	The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.	X



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10	The layout and location of all landscaping, including landscape setbacks, unless otherwise depicted in detail on a separate landscape plan. If depicted on a separate landscape plan then depiction of the landscape areas are required.	X	
11	Location of all ADA spaces, ramps and signs, including ADA pathways	X	
12	Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable	X	
13	Location of all no-build areas, floodplain, drainageways and facilities	X	
14	Location of all garbage receptacles with a graphical depiction of the screening mechanism	X	
15	Location of all existing and proposed utility lines and associated infrastructure	X	
16	Any additional information required pursuant to any associated conditions of approval or plat notes.	X	
17	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	X	

entered



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**EL PASO COUNTY PLANNING AND
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LANDSCAPE PLAN CHECKLIST

PPR 234

Revised: January 2022

Landscape Plan		Applicant	PCD
<p>The landscape requirements are intended to provide uniform standards for the development and maintenance of the landscaping of private property and public rights-of-way to achieve a balance between the individual right to develop and the general benefit and welfare of the community. The benefits to be achieved and the overall purposes of landscaping are: (1) to create a positive image and visual appeal both along the road which is highly visible and internal properties which provide a working, shopping and living environment; (2) to decrease the scale of parking lots, provide shade, and reduce heat, glare and noise; (3) to separate circulation systems; to soften and reduce the mass of buildings; to screen and buffer lower intensity uses from higher intensity uses and protect residential privacy; and (4) to create an overall pleasant and attractive surrounding. The landscape plan shall meet the requirements of Chapter 6 of Land Development Code.</p> <p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>			
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>		<p>✓</p>	<p>Office use only</p>
1	Owner name, contact telephone number, and email	X	
2	Applicant name (if not owner), contact telephone number, and email	X	
3	Plan preparer contact telephone number and email	X	
4	Date, north arrow, and a graphic scale	X	
5	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	X	
6	Location and dimension of the all property lines, rights-of-way, and all existing and proposed easements	X	
7	Location and classification of all existing and proposed internal and adjacent roadway(s).	X	
8	The outlines of all structures, parking areas, outside storage areas, loading areas, and refuse collection area(s) in relation to the landscaping.	X	
9	The existing zoning of the subject property and the existing zoning of surrounding properties.	X	
10	Location and species of all plantings and the location and design of any proposed irrigation infrastructure for proposed landscaping in the rights-of-way, if pre-approved. (license agreement required)	X	
11	The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates).	X	
12	Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.	X	
13	The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegetated groundcover areas, shrubs, and trees, with information as to which materials are proposed to be removed and which shall be retained or relocated.	X	
14	All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/ developer's property, shall be identified.	X	
15	Phasing, if applicable, shall be noted on the landscape plan or provided as supplemental information. All future development phases within a site shall have all disturbed soil surfaces reseeded to prevent erosion. All requests for phasing of landscaping shall be expressly approved by the PCD Director prior to submittal of the associated application.	X	
16	If the application includes a request for approval of an alternative landscape plan, the landscape plan shall include a statement requesting approval of the alternative design and justification for the request unless otherwise provided for in the letter of intent.	X	



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17	Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements.	X	
18	Legend with plant species, quantity, maturity height, ball and burlap size, caliper, symbol and name	X	
19	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	X	



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LIGHTING PLAN CHECKLIST

PPR 234

Entered

Revised: January 2022

Lighting Plan

The purpose of the lighting plan is to address the physical effects of lighting and the effects lighting may have on the surrounding neighborhood and public rights-of-way. The lighting plan shall meet the standards of Chapter 6 of the Land Development Code.

The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.

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		Applicant	PCD
		✓	Office use only
1	Owner name, contact telephone number, and email	X	
2	Applicant name (if not owner), contact telephone number, and email	X	
3	Plan preparer contact telephone number and email	X	
4	Property address	X	
5	Date, north arrow, and a graphic scale	X	
6	Vicinity map showing the property in relation to major roadways, if not otherwise provided with the associated site plan	X	
7	The building footprint for all structures depicted and labeled.	NA	
8	The location and height of all existing and proposed illuminating devices, including but not limited to, all parking area lights and external structural lights.	NA	
9	Detailed description of illuminating devices, fixtures, lamps, supports, reflectors, installation, and electrical details and other devices to include an elevation drawing. The description may include, but is not limited to, manufacturers specifications and catalog cuts sheets, and drawings. A key and legend may be required at the discretion of the PCD.	NA	
10	Photometric data and plan, including maps and diagrams furnished by manufacturers or similar showing the angle of the cut off or light emission.	NA	
11	Photometric plan depicting the lighting levels (foot candles) throughout the property, at property lines, and along any adjacent rights-of-way.	NA	
12	Location of all existing and proposed easements	X	
13	Any other additional items as required by the PCD Director: None provided as of the date of submittal	X	



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SIGN PLAN CHECKLIST

Schubert Ranch Sand Resource Pit, PPR 234

Revised: January 2022

Sign Plan

The purpose of the sign plan is to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards. The sign regulations are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the adverse secondary effects of signs. The sign regulations are especially intended to address the secondary effects that may adversely impact aesthetics, traffic, and pedestrian safety. The sign regulations are designed to serve substantial governmental interests and, in some cases, compelling governmental interests such as traffic safety and warning signs of threats to bodily injury or death.

The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.

		Applicant	PCD
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Sign Plan Drawing to include the following elements: Section 6.2.10(A)(3(i) exempts Official Signs, will only have official signs			
1	Date, north arrow, and a graphic scale		
2	Vicinity map showing the property in relation to major roadways, unless otherwise shown on the site development plan	X	
3	Location of the property line, right-of-way, and all existing and proposed easements	X	
4	The outlines of all buildings showing their proposed uses, setbacks, dimensions, and points of access in relation to the lot configuration	NA	
5	Depiction of any sidewalks, fences, walls, or berms located near any existing or proposed freestanding signs	X	
6	Location of any existing and proposed signage on site MINE ID SIGN	X	
7	Depiction of any loading and other vehicular use areas located near any existing or proposed freestanding signs		
8	Location, height and intensity of all outdoor illumination for the sign	NA	
9	Depiction of any no-build areas, floodplain, drainage facilities located near any existing or proposed freestanding signs	NA	
10	Depiction of all garbage receptacles located near any existing or proposed freestanding signs	NA	
11	Depiction of all existing and proposed utility lines and associated infrastructure located near any existing or proposed freestanding signs	X	
12	Depiction of any sight triangles when located near any existing or proposed freestanding signs	NA	
Sign Plan to include the following elements:			
1	Sign elevation and detail.	NA	
2	Dimensions and location of all existing and proposed sign	NA	
3	Summary of square footage of the total allowed signage and existing and proposed signage for the property	NA	
4	Setback distances from all lot line to all existing and proposed signs	NA	
5	If illuminated, detailed description of illuminating devices and how the proposed illumination will be in compliance with the lighting standards.	NA	
6	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:	NA	

AS OF THE DATE OF THIS DOCUMENT, WE HAVE NOT RECEIVED ANY ADDITIONAL ITEMS



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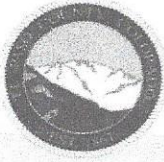
PPR234

PARKING LOT PLAN CHECKLIST

Revised: January 2022

Parking Lot Plan		Applicant	PCD
<p>The parking, loading, and maneuvering standards are designed to provide safe and efficient parking and maneuvering, encourage good circulation, discourage parking on roads, and reduce the potential for a land use to impact an adjacent land use or road due to an insufficient number of parking spaces or poor parking lot design. The parking plan shall meet the standards of Chapter 6 of the Land Development Code.</p>			
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>			
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>		<p>✓</p>	<p>Office use only</p>
<p>Parking Lot Site Map to include the following elements:</p>			
1	Owner name, contact telephone number, and email	X	
2	Applicant name (if not owner), contact telephone number, and email	X	
3	Plan preparer contact telephone number and email	X	
4	Vicinity map showing the property in relation to major roadways, if not otherwise provided with the associated site plan	X	
5	Location of all property lines, rights-of-way, and all existing and proposed easements.	X	
6	The outlines of all structures, parking lot lighting facilities, outside storage and display areas including seasonal display, and refuse collection area(s) in relation to the parking area.	X	
7	Width, depth, and angle of all parking bays, and graphical depiction of all drive aisles, easements, and points of ingress/egress onto property, including dimensions for each.	X	
8	Identification and percentage of all compact spaces.	NA	
9	Location of all ADA parking spaces, ramps, pathways, and signs	NA	
10	Location and dimensions of all sidewalks, trails, pedestrian crossings, ADA access points and routes.	NA	
11	Traffic circulation on site including all points of ingress/egress into the property.	X	
12	Sight distance triangles and any plantings, signs, walls and fences, structures, or other visual obstructions within the triangles where applicable.	X	
13	If a drive-thru is proposed, show drive-thru lanes, menu board location(s), order location(s), and pick-up window location(s) with dimensions, including stacking spaces.	NA	
14	Wheelstops and curbs with dimensions.	NA	
15	Parking lot islands including proposed landscaping, unless a separate landscape plan has been provided.	NA	
16	Parking lot surface materials, striping plan, and any drainage improvements located within the parking area (e.g., crosspans).	X	
17	Truck loading and turnaround areas and dimensions.	X	
18	Bicycle parking area and detail.	NA	
19	<p>Parking Plan Summary Table to include the following elements:</p> <ul style="list-style-type: none"> •Parking stall calculation based on square footage of building and corresponding land use •Number of required and proposed parking stalls •Number of required and proposed ADA stalls •Number of proposed compact parking stalls •Number of proposed bike parking stalls 	NA	
<p>Typical Sections and Details</p>			
1	Typical drive aisles and roadway sections, properly drawn, dimensioned, and labeled.	NA	
2	Typical parking detail (compact, standard, and ADA including van accessible).	NA	
3	Typical curb and sidewalk detail.	NA	
4	Driveway entrance detail.	X	
5	Any other additional items as required by the PCD Director deemed necessary to address the applicable review criteria:		

Not as of the date of this submittal



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SITE DEVELOPMENT PLAN LETTER OF INTENT CHECKLIST

PPR 234

entered

Revised: Jnury 2022

Site Development Plan		Applicant	PCD
<p>The letter of intent for a site development plan should summarize how the plan is in compliance with any of the requirements for approval of a site development plan in Chapter 6 of the LDC. The letter of intent should also specifically address any proposed alternative requests.</p> <p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>			
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>		<p>✓</p>	<p>Office use only</p>
Letter of Intent			
1	Owner name, contact telephone number, and email for responsible party	X	
2	Applicant name (if not owner), contact telephone number, and email for responsible party	X	
3	Property address	X	
4	Property tax schedule number	X	
5	Current zoning of the property	X	
6	A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code.	X	
7	A discussion regarding how the proposed request complies with the definition of the proposed use and any applicable use specific standards within the Land Development Code.	X	
8	A discussion regarding the provision of utilities.	X	
9	A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.	X	
10	A discussion and justification for any alternatives being requested.	X	



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FINAL DRAINAGE REPORT (FDR) CHECKLIST

Revised: January 2022

Final Drainage Report		
<p>The purpose of the Final Drainage Report is to finalize concepts and to present the final design details for the drainage facilities presented in the PDR, including any changes to the preliminary design. The FDR shall contain all components of the PDR checklist plus additional necessary information relating to the final design of specific facilities associated with the development.</p>		
	Applicant	PCD
<p>Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>		<input checked="" type="checkbox"/> Office use only
Report Contents		
1	Table of contents, pages numbered	X
2	Existing/Historic and Developed Conditions Plans at the end of the report	X
General Location		
1	City and County, and local streets within and adjacent to the subdivision	X
2	Township, Range, Section, 1/4 section	X
3	Major drainage ways and existing facilities	X
4	Names of surrounding platted developments	X
Description of Property		
1	Area in acres	X
2	Ground cover, (type of trees, shrubs, vegetation)	X
3	General topography	X
4	General soil conditions	X
5	Major drainageways	X
6	Irrigation facilities	X
7	Utilities and other encumbrances	X
Major Basin Descriptions		
1	Reference should be made to major drainageway planning studies; Such as Drainage Basin Planning Studies; Flood Hazard delineation reports, and flood insurance studies or maps if available.	X
2	A floodplain statement shall be provided indicating whether any portion of the development is in a designated floodplain as delineated on the current FEMA mapping.	X
3	Major basin drainage characteristics	X
4	Identification of all nearby irrigation facilities and other obstructions which could influence or be influenced by local drainage.	X
Sub-Basin Descriptions		
1	Discussion of historic drainage patterns of the property in question	X
2	Discussion of offsite drainage flow patterns and their impact on the development	X
Drainage Design Criteria		
1	Reference all criteria, master plans, and technical information used for report preparation and design; any deviation from such material must be discussed and justified.	X
2	Discussion of previous drainage studies (i.e. PDR, drainage basin planning studies, master plans, flood insurance studies) for the site in question that influence or are influenced by the drainage design and how the studies affect drainage design for the site	X
Four Step Process		
1	Runoff reduction proposed	X
2	Stabilization of drainage ways proposed/discussed	X
3	Proposed Stormwater Quality Capture Volume (WQCV) proposed	X
4	Identify Best Management Practices (BMP's) to be used to control industrial and commercial pollutants	X



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Revised: January 2022

Hydrologic Criteria		
1	Identify design rainfall	X
2	Identify runoff calculation method	X
3	Identify design storm recurrence intervals	X
4	Identify detention discharge and storage calculation method	X
5	Note ECM Appendix I Full Spectrum Detention (FSD) requirement	X
Drainage Facility Design - General Concept		
1	Discussion of compliance with offsite runoff considerations	X
2	Discussion of anticipated and proposed drainage patterns	X
3	Discussion of the content of tables, charts, figures, plates or drawings presented in the report	X
Drainage Facility Design - Specific Details		
1	Presentation of existing and proposed hydrologic conditions including approximate flow rates entering and exiting the subdivision with all necessary calculations.	X
2	Presentation of approach to accommodate drainage impacts on existing or proposed improvements and facilities.	X
3	Presentation of proposed facilities with respect to alignment, material and structure type.	X
4	Discussion of drainage impact of site constraints such as streets, utilities, existing and proposed structures.	X
5	Environmental features and issues shall be presented if applicable.	X
6	Discussion of maintenance access and aspects of the design.	X
7	Discussion and analysis of existing and proposed downstream drainage facilities and their ability to convey developed runoff from the proposed development.	X
8	Presentation of detention storage and outlet design (including reservoir routings) when applicable. Note that the Engineering Criteria Manual Appendix I requires Full Spectrum Detention.	X
9	Presentations of all hydrologic and hydraulic calculations including hydraulic grade line computations as appropriate. Recommended use of Mile High Flood District (MHFD / UDFCD) spreadsheets and calculations to properly meet this requirement, however other commonly used software may acceptable.	X
10	Presentation of an accurate, complete current estimate of cost of proposed facilities.	X
11	Presentation of all drainage basin fees and bridge fees for the property in question as applicable.	X
Other Government agency requirements		
1	Federal Emergency Management Agency (FEMA)	X
2	Army Corps of Engineers (COE)	X
3	Colorado State Engineer	X
4	Colorado Water Conservation Board (CWCB)	X
5	Others	X



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FINAL DRAINAGE REPORT (FDR) CHECKLIST

Revised: January 2022

Drawing Contents, two maps/plans are required, existing conditions & the proposed plans		
1	General Location Map: A map shall be provided in sufficient detail to identify drainage flows entering and leaving the development and general drainage patterns. The map should be at a scale of 1"=50' to 1"=2000'. The map shall identify any major construction (i.e. development, irrigation ditches, existing detention facilities, culverts, storm sewers, etc.) that shall influence or be influenced by the subdivision.	X
2	Drainage Plan: Map(s) of the proposed development at a scale of 1"=20' to 1"=200' shall be included to identify existing and proposed conditions on or adjacent to the site in question. It shall include a minimum of:	X
	Existing and proposed contours at 2 feet maximum intervals. For subdivisions involving rural lots greater than 1.0 acre, the maximum interval may be 5 feet where approved. In terrain greater than 10% the intervals should be 10 foot intervals.	X
	Property lines and existing or proposed easements with purposes noted.	X
	All Streets	X
	Existing drainage facilities and structures, including irrigation ditches roadside ditches, drainageways, gutters and culverts, all indicating flow direction. All pertinent information such as material, size, shape, slope and locations shall also be included.	X
	Overall drainage area boundary and drainage sub-area boundaries relating to the subdivision.	X
	Proposed type of street sections (i.e., vertical or ramp curb and gutters, roadside ditch, gutter flow and/or cross pans).	X
	Proposed storm sewers and open drainageways, including inlets, manholes, culverts, and other appurtenances.	X
	Proposed outfall point for runoff from the developed area and facilities to convey flows to the final outfall point without damage to downstream properties.	X
	Routing and summary of initial and major flow rates at various design points for all storm runoff associated with the property.	X
	Path (s) chosen for computation of time of concentration.	X
	Details of and design computations for detention storage facilities including outlet.	X
	Location and elevations of all defined 100-year floodplains affecting the property.	X
	Location of all existing and proposed utilities affected by or affecting the drainage design.	X



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EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number: PPR234

Revised: October 2021

		Applicant	EPC
1. GRADING AND EROSION CONTROL PLAN (complete form using Y, N, N/A in the "Applicant" column)			
a	Vicinity map	X	
b	Adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers labeled	X	
c	North arrow and acceptable scale (1"=20' to 1"=100')	X	
d	Legend for all symbols used in the plan	X	
e	Existing and proposed property lines. Proposed subdivision boundary for subdivision projects	X	
f	All existing structures	X	
g	All existing utilities	X	
h	Construction site boundaries	X	
i	Existing vegetation (notes are acceptable in cases where there is no notable vegetation, only grasses/weeds, or site has already been stripped)	X	
j	FEMA 100-yr floodplain	X	
k	Existing and proposed water courses including springs, streams, wetlands, detention ponds, stormwater quality structures, roadside ditches, irrigation ditches and other water surfaces. Show maintenance of pre-existing vegetation within 50 feet of a receiving water	X	
l	Existing and proposed contours 2 feet or less (except for hillside)	X	
m	Limits of disturbance delineating all anticipated areas of soil disturbance	X	
n	Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate	X	
o	Off-site grading clearly shown and called out	NA	
p	Areas of cut and fill identified	X	
q	Conclusions from soils/geotechnical report and geologic hazards report incorporated in grading design (slopes, embankments, materials, mitigation, etc.)	X	
r	Proposed slopes steeper than 3:1 with top and toe of slope delineated. Erosion control blanketing or other protective covering required	X	
s	Stormwater flow direction arrows	X	
t	Location of any dedicated asphalt / concrete batch plants	NA	
u	Areas used for staging, storage of building materials, soils (stockpiles) or wastes. The use of construction office trailers requires PCD permitting	X	
v	All proposed temporary construction control measures, structural and non-structural. Temporary construction control measures shall be identified by phase of implementation to include "initial," "interim," and "final" or shown on separate phased maps identifying each phase	X	
w	Vehicle tracking provided at all construction entrances/exits. Construction fencing, barricades, and/or signage provided at access points not to be used for construction	X	
x	Temporary sediment ponds provided for disturbed drainage areas greater than 1 acre	NA	



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EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number: PPR234

Revised: October 2021

		Applicant	EPC
y	Dewatering operations to include locations of diversion, pump and discharge(s) as anticipated at time of design	NA	
z	All proposed temporary construction control measure details. Custom or other jurisdiction's details used must meet or exceed EPC standards	X	
aa	Any off-site stormwater control measure proposed for use by the project and not under the direct control or ownership of the Owner or Operator	NA	
bb	Existing and proposed permanent storm water management facilities, including areas proposed for stormwater infiltration or subsurface detention	X	
cc	Existing and proposed easements (permanent and construction) including required off-site easements	X	
dd	Retaining walls shall not to be located in County ROW unless approved via license agreement. A building permit from Regional Building Department is required for walls greater than or equal to 4 feet in height, series of walls, or walls supporting a surcharge and must be design by P.E.	NA	
ee	Plan certified by a Colorado Registered P.E., with EPC standard signature blocks for Engineer, Owner and EPC		
ff	<p>Engineer's Statement (for standalone GEC Plan): 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 any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.</p> <p>_____ Date _____ Engineer of Record Signature</p>		
gg	<p>Engineer's Statement (for GEC Plan within Construction Drawing set): These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.</p> <p>_____ Date _____ Engineer of Record Signature</p>		
hh	<p>Owner's Statement (for standalone GEC Plan): I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan.</p> <p>_____ Date _____ Owner Signature</p>		
ii	<p>Owner's Statement (for GEC Plan within Construction Drawing set): I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.</p> <p>_____ Date _____ Owner Signature</p>		



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jj	<p>El Paso 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.</p> <p>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.</p> <p>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.</p> <p>_____</p> <p>County Engineer/ECM Administrator Date</p>		

2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS

a	Soils report / geotechnical investigation as appropriate for grading/utilities/drainage/road construction.	X	
b	Use Agreement/easement between the Owner or Operator and other third party for use of all off-site grading or stormwater control measures, used by the owner or operator but not under their direct control or ownership.	NA	
c	Floodplain Development Permit	X	
d	USACE 404/wetlands permit/mitigation plan	NA	
e	FEMA CLOMR	NA	
f	State Engineer's permit/Notice Of Intent to Construct	NA	
g	Stormwater Management Plan (SWMP)	X	
h	Financial Assurance Estimate (FAE) (signed) Bond held by the MLRB	X	
i	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)	X	
j	Pre-Development Site Grading Acknowledgement & Right of Access Form (signed) Lease W/owner	X	
k	Conditions of Approval met?		



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EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number: PPR234

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		Applicant	EPC
3. STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS			
1	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.	X	
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.	X	
3	A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on-site at all times during construction and shall be kept up to date with work progress and changes in the field.	X	
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.	X	
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.	X	
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.	X	
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.	X	
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.	X	
9	All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.	X	



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		Applicant	EPC
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.	X	
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 loosened prior to installation of the control measure(s).	X	
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.	X	
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.	X	
14	During dewatering operations, uncontaminated groundwater 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.	X	
15	Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.	X	
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.	X	
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.	X	
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.	X	
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.	X	
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.	X	
21	No chemical(s) having the potential to be released in stormwater are to be stored or used on-site 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.	X	
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 on-site and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.	X	



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Revised: October 2021

		Applicant	EPC
23	No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.	X	
24	Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.	X	
25	All construction traffic must enter/exit the site only at approved construction access points.	X	
26	Prior to construction the permittee shall verify the location of existing utilities.	X	
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.	X	
28	The soils report for this site has been prepared by [Company Name, Date of Report] and shall be considered a part of these plans.	X	
29	At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment Water Quality Control Division WQCD – Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permits Unit	X	
4. APPLICANT COMMENTS			
a			
b			
c			



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EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number: PPR234

Revised: October 2021

5. CHECKLIST REVIEW CERTIFICATIONS		Applicant	EPC
a	<p>Engineer of Record: The Grading and Erosion Control Plan was prepared under my direction and supervision and is complete and 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.</p> <p>_____ Date _____</p> <p>Engineer of Record Signature</p>		
b	<p>Review Engineer: The Grading and Erosion Control Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.</p> <p>_____ Date _____</p> <p>Review Engineer</p>		



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**EL PASO COUNTY
 STORMWATER MANAGEMENT
 PLAN CHECKLIST**

EPC Project Number: EA 1881 PPR234

Revised: July 2019

		Applicant	EPC
1. STORMWATER MANAGEMENT PLAN			
1	Applicant (owner/designated operator), SWMP Preparer, Qualified Stormwater Manager, and Contractor Information. (On cover/title sheet)	X	
2	Table of Contents	X	
3	Site description and location to include: vicinity map with nearest street/crossroads description	X	
4	Narrative description of construction activities proposed (e.g., may include clearing and grubbing, temporary stabilization, road grading, utility / storm installation, final grading, final stabilization, and removal of temporary control measures)	X	
5	Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide "living maps" that can be revised in the field as conditions dictate	X	
6	Proposed sequence for major activities: Provide a construction schedule of anticipated starting and completion dates for each stage of land-disturbing activity depicting conservation measures anticipated, including the expected date on which the final stabilization will be completed	X	
7	Estimates of the total site area and area to undergo disturbance; current area of disturbance must be updated on the SWMP as changes occur	X	
8	Soil erosion potential and impacts on discharge that includes a summary of the data used to determine soil erosion potential	X	
9	A description of existing vegetation at the site and percent ground cover and method used to determine ground cover	X	
10	Location and description of all potential pollution sources including but not limited to: disturbed and stored soils; vehicle tracking; management of contaminated soils; loading and unloading operations; outdoor storage of materials; vehicle and equipment maintenance and fueling; significant dust generating process; routine maintenance activities involving fertilizers, pesticides, herbicides, detergents, fuels, solvents, oils, etc.; on-site waste management; concrete truck/equipment washing; dedicated asphalt, concrete batch plants and masonry mixing stations; non-industrial waste such as trash and portable toilets	X	
11	Material handling to include spill prevention and response plan and procedures	X	
12	Spill prevention and pollution controls for dedicated batch plants	X	
13	Other SW pollutant control measures to include waste disposal and off-site soil tracking	X	
14	Location and description of any anticipated allowable non-stormwater discharge (ground water, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.)	X	
15	Name(s) of ultimate receiving waters; size, type and location of stormwater outfall or storm sewer system discharge	X	
16	Description of all stream crossings located within the project area or statement that no streams cross the project area	X	



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**EL PASO COUNTY
 STORMWATER MANAGEMENT
 PLAN CHECKLIST**

EPC Project Number: **PPR 234**

Revised July 2016		Applicant	EPC
17	SWMP Map to include:	X	
17a	construction site boundaries	X	
17b	flow arrows to depict stormwater flow directions	X	
17c	all areas of disturbance	X	
17d	areas of cut and fill	X	
17e	areas used for storage of building materials, soils (stockpiles) or wastes	X	
17f	location of any dedicated asphalt / concrete batch plants	X	
17g	location of all structural control measures	X	
17h	location of all non-structural control measures	X	
17i	springs, streams, wetlands and other surface waters, including areas that require maintenance of pre-existing vegetation within 50 feet of a receiving water	X	X
18	Narrative description of all structural control measures to be used. Modifications to EPC standard control measures must meet or exceed County-approved details	X	
19	Description of all non-structural control measures to be used including seeding, mulching, protection of existing vegetation, site watering, sod placement, etc.	X	
20	Technical drawing details for all control measure installation and maintenance; custom or other jurisdiction's details used must meet or exceed EPC standards	X	
21	Procedure describing how the SWMP is to be revised	X	
22	Description of Final Stabilization and Long-term Stormwater Quality (describe nonstructural and structural measures to control SW pollutants after construction operations have been completed, including detention, water quality control measure etc.)	X	
23	Specification that final vegetative cover density is to be 70% of pre-disturbed levels	X	
24	Outline of permit holder inspection procedures to install, maintain, and effectively operate control measures to manage erosion and sediment	X	
25	Record keeping procedures identified to include signature on inspection logs and location of SWMP records on-site	X	
26	If this project relies on control measures owned or operated by another entity, a documented agreement must be included in the SWMP that identifies location, installation and design specifications, and maintenance requirements and responsibility of the control measure(s)	X	
	Please note: all items above must be addressed. If not applicable, explain why, simply identifying "not applicable" will not satisfy CDPHE requirement of explanation.	X	
2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS			
a	Grading and Erosion Control Plan (signed)	X	
b	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)	X	



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**EL PASO COUNTY
 STORMWATER MANAGEMENT
 PLAN CHECKLIST**

EPC Project Number: **PPR234**

Revised: July 2019

		Applicant	EPC
3. APPLICANT COMMENTS			
a			
b			
c			
4. CHECKLIST REVIEW CERTIFICATIONS			
a	<p>Engineer of Record: The Stormwater Management 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 and State for Stormwater Management Plans.</p> <p><i>John J. Jankovsky</i> 11-2-2022 _____ Engineer of Record Signature Date</p>		
b	<p>Review Engineer: The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.</p> <p><i>John J. Jankovsky</i> 11-2-2022 _____ Review Engineer Date</p>		



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**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

SOILS & GEOLOGY REPORT CHECKLIST

PPR 234 Told in meeting with EPC Staff, this item not needed.

Revised: January 2022

Soils and Geology Report		
<p>All sketch plans and preliminary plans submitted for review shall be accompanied by geology and soils report. The geology and soils report shall be prepared by, or under the direction of, a professional geologist as defined by CRS 34-1-201(3), or a Professional Engineer as defined by Board Policy Statement 50.2 - "Engineering in Natural Hazard Areas" of the Colorado State Board of Registration for Professional Engineers and Professional Surveyors.</p>		
<p>The PCD Director may modify the applicable requirements, including requiring additional items or removing items, based upon the project and site-specific circumstances.</p>		
	Applicant	PCD
<p>NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.</p>	<input checked="" type="checkbox"/>	Office use only
Report Content		
Issues to be Addressed by Report		
1	<p>A detailed map, drawn to scale, is required for geology and soils reports.</p> <p>Where 3-dimensional relationships are significant but cannot be described satisfactorily in words alone, the geology and soils report should be accompanied by 1 or more appropriately positioned structure sections.</p> <p>The locations of test holes, percolation tests, soil investigation test pit excavations, and other specific sources of</p> <p>The geology and soils report shall include definite statements concerning the following matters:</p> <ul style="list-style-type: none"> Location and size of subject area and its general setting with respect to major geographic and geologic features Who did the geologic mapping on which the report is based and when the mapping was done Any other kinds of investigations made by the geologist and, where pertinent, reasons for doing the work Topography and drainage in the subject area Abundance, distribution, and general nature of exposures of earth materials within the area <p>Nature and source of available subsurface information. Suitable explanations should provide any technical reviewer with the means for assessing the probable reliability of the data. Subsurface relationships can be variously determined or inferred, for example, by projection of surface features from adjacent areas, by the use of test hole logs, and by interpretation of geophysical data. It is evident that different sources of the information can differ markedly from one another in degree of detail and reliability according to the method used. The relative reliability of the methods used shall be discussed in the report</p>	
2	<p>The geology and soils report should contain brief but complete descriptions of all natural and man-made materials and structural features recognized or inferred within the subject area. Where interpretations are added to the recording of direct observations, the basis for the interpretations should be clearly stated. The following checklist may be useful as a general, though not necessarily complete, guide for descriptions:</p> <ul style="list-style-type: none"> Bedrock (Igneous, Sedimentary, Metamorphic Types) <ul style="list-style-type: none"> Identification as to rock type (e.g., granite, silty sandstone, mica schist); Relative age, and where possible, correlations with named formations; Distribution; Dimension features (e.g., thickness, outcrop breadth, vertical extent); Physical characteristics (e.g., color, grain size, nature of stratification, foliation, or schistosity, hardness, coherence); Special physical or chemical features (e.g., calcareous or siliceous cement, concretions, mineral deposits, alteration other than weathering); Distribution and extent of weather zones; significant differences between fresh and weathered rock; and Response to natural surface and near surface processes (e.g., raveling, gulying, and mass movement). Structural Features 	



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**EL PASO COUNTY PLANNING AND
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 DEPARTMENT**

SOILS & GEOLOGY REPORT CHECKLIST

Revised: January 2022

<p>The geology and soils report should contain brief descriptions of the structural features, stratification, foliation, schistosity, folds, and zones of contortion or crushing, joints, shear zones, faults, etc., including information about:</p>		
<p>Occurrence and distribution;</p>		
<p>Dimensional characteristics;</p>		
<p>Orientation and shifts in orientation;</p>		
<p>Relative ages (where pertinent);</p>		
<p>Special effects on the bedrock (Describe conditions of planar surfaces); and</p>		
<p>Specific features of faults (e.g., zones of gouge and breccia, nature of offsets, timing of movements) and whether faults are active in either the geological sense or the historical sense.</p>		
<p>Surficial (Unconsolidated) Deposits</p>		
<p>The geology and soils report should contain brief description of surficial deposits include artificial (man-made) fill, topsoil, stream-laid alluvium, beach sands and gravels, residual debris, lake and pond sediments, swamp accumulations, dune sands, marine and non-marine terrace deposits, talus accumulations, creep and slopewash materials, various kinds of slump and slide debris, etc., including the following information:</p>		
<p>Distribution, occurrence, and relative age; relationships with present topography;</p>		
<p>Identification of material as to general type;</p>		
<p>Dimensional characteristics (e.g., thickness, variations in thickness, shape);</p>		
<p>Surface expression and correlation with features such as terraces, dunes, undrained depressions, anomalous protuberances;</p>		
<p>Physical or chemical features (e.g., moisture content, mineral deposits, content of expansible clay minerals, alteration, cracks and fissures, fractures);</p>		
<p>Physical characteristics (e.g., color, grain size, hardness, compactness, coherence, cementation);</p>		
<p>Distribution and extent of weathered zones; significant differences between fresh and weathered material; and</p>		
<p>Response to natural surface and near-surface processes (e.g., raveling, gullying, subsidence, creep, slope-washing, slumping, and sliding).</p>		
<p>Drainage of Surface Water and Groundwater</p>		
<p>The geology and soils report shall contain information about surface and groundwater, as applicable, including:</p>		
<p>Distribution and occurrence (e.g., streams, ponds, swamps, springs, seeps, subsurface basins);</p>		
<p>Relations to topography;</p>		
<p>Relations to geologic features (e.g., previous strata, fractures, faults);</p>		
<p>Sources and permanence;</p>		
<p>Variations in amounts of water (e.g., intermittent spring and seeps, floods);</p>		
<p>Evidence for earlier occurrence of water at localities now dry;</p>		
<p>Occurrence or conveyance of water into or within man-made features; and</p>		
<p>The effect of water on the properties of the in-place materials.</p>		
<p>Features of Special Significance</p>		
<p>The geology and soils report should describe features of special significance including:</p>		
<p>Features representing accelerated erosion (e.g., cliff reentrants, badlands, advancing gully heads);</p>		
<p>Features indicating subsidence or settlement (e.g., fissures, scarplets, offset reference features,</p>		
<p>Features indicating creep (e.g., fissures, scarplets, distinctive patterns of cracks or vegetation,</p>		
<p>Slump and slide masses in bedrock or surficial deposits; distribution, geometric characteristics,</p>		
<p>Deposits related to recent floods (e.g., talus aprons, debris ridges, canyon-bottom trash); and</p>		
<p>Active faults and their recent effects on topography and drainage.</p>		
<p>Mineral Resources.</p>		



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**EL PASO COUNTY PLANNING AND
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SOILS & GEOLOGY REPORT CHECKLIST

Revised: January 2022

	<p>The geology and soils report should contain brief description of mineral resources including the identification of the types, location and value of mineral resources within the land to be subdivided. These include, but are not limited to, limestone used for construction, coal, sand, gravel, and quarry aggregate, for which extraction by an extractor is or will be commercially feasible, or which is a deposit having significant economic or strategic value to the County, state, or nation. Any area known to contain a commercial mineral deposit shall not be subdivided until the deposit is extracted, unless the BoCC finds that extraordinary environmental damage or public hazard results from the extraction.</p>		
3	<p>The geology and soils report should contain brief but complete descriptions of all natural and man-made materials and structural features recognized or inferred within the subject area. Where interpretations are added to the recording of direct observations, the basis for the interpretations should be clearly stated. The following checklist may be useful as a general, though not necessarily complete, guide for descriptions:</p>		
	<p>Bedrock (Igneous, Sedimentary, Metamorphic Types).</p>		
	<p>Identification as to rock type (e.g., granite, silty sandstone, mica schist);</p>		
	<p>Relative age, and where possible, correlations with named formations;</p>		
	<p>Distribution;</p>		
	<p>Dimension features (e.g., thickness, outcrop breadth, vertical extent);</p>		
	<p>Physical characteristics (e.g., color, grain size, nature of stratification, foliation, or schistosity, hardness,</p>		
	<p>Special physical or chemical features (e.g., calcareous or siliceous cement, concretions, mineral</p>		
	<p>Distribution and extent of weather zones; significant differences between fresh and weathered rock;</p>		
	<p>Response to natural surface and near surface processes (e.g., raveling, gullying, and mass movement)</p>		
	<p>Structural Features.</p>		
	<p>The geology and soils report should contain brief descriptions of the structural features, stratification, foliation, schistosity, folds, and zones of contortion or crushing, joints, shear zones, faults, etc., including information about:</p>		
	<p>Occurrence and distribution;</p>		
	<p>Dimensional characteristics;</p>		
	<p>Orientation and shifts in orientation;</p>		
	<p>Relative ages (where pertinent);</p>		
	<p>Special effects on the bedrock (Describe conditions of planar surfaces); and</p>		
	<p>Specific features of faults (e.g., zones of gouge and breccia, nature of offsets, timing of movements)</p>		
	<p>Surficial (Unconsolidated) Deposits.</p>		
	<p>The geology and soils report should contain brief description of surficial deposits include artificial (man-made) fill, topsoil, stream-laid alluvium, beach sands and gravels, residual debris, lake and pond sediments, swamp accumulations, dune sands, marine and non-marine terrace deposits, talus accumulations, creep and slopewash materials, various kinds of slump and slide debris, etc., including the following information:</p>		
	<p>Distribution, occurrence, and relative age; relationships with present topography;</p>		
	<p>Identification of material as to general type;</p>		
	<p>— Dimensional characteristics (e.g., thickness, variations in thickness, shape);</p>		
	<p>Surface expression and correlation with features such as terraces, dunes, undrained depressions,</p>		
	<p>Physical or chemical features (e.g., moisture content, mineral deposits, content of expansible clay</p>		
	<p>Physical characteristics (e.g., color, grain size, hardness, compactness, coherence, cementation);</p>		
	<p>Distribution and extent of weathered zones; significant differences between fresh and weathered</p>		
	<p>Response to natural surface and near-surface processes (e.g., raveling, gullying, subsidence, creep,</p>		
	<p>Drainage of Surface Water and Groundwater.</p>		
	<p>The geology and soils report shall contain information about surface and groundwater, as applicable, including:</p>		
	<p>Distribution and occurrence (e.g., streams, ponds, swamps, springs, seeps, subsurface basins);</p>		
	<p>Relations to topography;</p>		
	<p>Relations to geologic features (e.g., previous strata, fractures, faults);</p>		
	<p>Sources and permanence;</p>		
	<p>Variations in amounts of water (e.g., intermittent spring and seeps, floods);</p>		
	<p>Evidence for earlier occurrence of water at localities now dry;</p>		
	<p>— Occurrence or conveyance of water into or within man-made features; and</p>		
	<p>The effect of water on the properties of the in-place materials</p>		



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**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

SOILS & GEOLOGY REPORT CHECKLIST

Revised: January 2022

	Features of Special Significance.		
	The geology and soils report should describe features of special significance including:		
	Features representing accelerated erosion (e.g., cliff reentrants, badlands, advancing gully heads);		
	Features indicating subsidence or settlement (e.g., fissures, scarplets, offset reference features,		
	Features indicating creep (e.g., fissures, scarplets, distinctive patterns of cracks or vegetation,		
	Slump and slide masses in bedrock or surficial deposits; distribution, geometric characteristics,		
	Deposits related to recent floods (e.g., talus aprons, debris ridges, canyon-bottom trash); and		
	Active faults and their recent effects on topography and drainage		
	Mineral Resources.		
	of the types, location and value of mineral resources within the land to be subdivided. These include, but are not limited to, limestone used for construction, coal, sand, gravel, and quarry aggregate, for which extraction by an extractor is or will be commercially feasible, or which is a deposit having significant economic or strategic value to the County, state, or nation. Any area known to contain a commercial mineral deposit shall not be subdivided until the deposit is extracted, unless the BoCC finds that extraordinary environmental damage or public hazard results from the extraction.		
	Treatment of this general topic, whether presented as a separate section or integrated in some manner with the geologic descriptions, normally constitutes the principal contribution of the geologic and soils report. It involves: (1) the effects of geologic features on the proposed grading, construction, and land use; and (2) the effects of these proposed modifications on future geological processes in the area. The following checklist includes the topics that ordinarily should be considered in submitting discussion, conclusions, and recommendations in the geologic reports:		
	Compatibility with Proposal.		
	General compatibility of natural features with proposed land use related to:		
	Topography;		
	Lateral stability of earth materials;		
	Problems of flood inundation, erosion, and deposition;		
	Problems caused by features or conditions in adjacent properties; and		
	Other general problems.		
	Proposed Cuts.		
	Prediction of what materials and structural features will be encountered;		
	Prediction of stability based on geologic factors;		
	Problems of excavation (e.g. unusually hard or massive rock, excessive flow of groundwater); and		
	Recommendations for reorientation or repositioning of cuts, reduction of cut slopes, development of compound cut slopes, special stripping above daylight lines, buttressing, protection against erosion, handling of seepage water, setbacks for structures above cuts, etc.		
	Proposed Masses of Fill.		
	General evaluation of planning with respect to canyon-filling and sidehill masses of fill;		
	Comment on suitability of existing natural materials for fill; and		
	Recommendations for positioning of fill masses, provision for underdrainage, buttressing, special		
4	Onsite Wastewater Treatment System (if applicable) <i>Not applicable</i>		
	Soil types, depths, distributions and relationship to bedrock;		
	General slope conditions, and limitations of slope to building sites and disposal sites; and Present and expected percolation rates		
	Recommendations for Subsurface Testing and Exploration.		
	Cuts and test holes needed for additional geologic information; and		
	Program of subsurface exploration and testing, based on geologic considerations that are most likely to provide data needed by the soils engineer.		
	Special Recommendations.		
	Areas to be left as natural ground;		
	Removal or buttressing of existing slide masses;		
	Flood protection;		
	Problems of groundwater circulation; and		
	Position of structures, with respect to active faults.		