

4 SITE INVESTMENTS, LLC

# GRANDVIEW RESERVE FILING NO. 1

GRANDVIEW RESERVE FILING NO. 1, LOCATED IN THE SOUTH HALF OF SECTION 21 & 22, THE NORTH HALF OF SECTION 28 & 27, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO,  
NEC OF LONDONBERRY DRIVE & EASTONVILLE ROAD, PEYTON COLORADO

## EARLY GRADING & EROSION CONTROL PLANS

EL PASO COUNTY FILING NO: PUDSP-21-10

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
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GallowayUS.com

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7222 COMMERCE CENTER DR, SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.622.6222  
FAX: 844.273.1057

EARLY GRADING & EROSION CONTROL PLANS  
FOR GRANDVIEW RESERVE FILING NO. 1  
FOR HR GREEN  
EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

**PROJECT CONTACTS**

**PROPERTY OWNER – DEVELOPER**

4 SITE INVESTMENTS, LLC  
1271 KELLY JOHNSON BLVD., SUITE 100  
COLORADO SPRINGS, CO 80920  
TELE: (719) 499-8416  
CONTACT: PAUL HOWARD  
EMAIL: PAUL@SITEINVESTMENTS.COM

**APPLICANT**

HR GREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY, SUITE 230  
COLORADO SPRINGS, CO 80920  
TELE: (720) 602-4941  
CONTACT: PHIL STUEPFERT  
EMAIL: PSTUEPFERT@HRGREEN.COM

**CIVIL ENGINEER**

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 900-7220  
CONTACT: BRADY SHYROCK, P.E.  
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

**LANDSCAPE ARCHITECT**

HR GREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY, SUITE 230  
COLORADO SPRINGS, CO 80920  
TELE: (719) 300-4140  
CONTACT: PHIL STUEPFERT  
EMAIL: PSTUEPFERT@HRGREEN.COM

**SURVEYOR**

EDWARD-JAMES SURVEYING, INC.  
1005 ELLISON DRIVE  
COLORADO SPRINGS, CO 80907  
TELE: 719-576-1216

**TRAFFIC ENGINEER**

LSC TRANSPORTATION CONSULTANTS, INC.  
545 EAST PIKES PEAK AVENUE, SUITE 210  
COLORADO SPRINGS, CO 80903  
TELE: (719) 633-2888  
CONTACT: KRISTIN BAY FERRIN, P.E.  
EMAIL: KFERRIN@LSCTRANS.COM

**GEOTECHNICAL ENGINEER**

CTL THOMPSON INC.  
5170 MARK DARLING BLVD  
COLORADO SPRINGS, CO 80918  
TELE: (719) 528-8300  
CONTACT: JEFFREY M. JONES P.E.

**EL PASO COUNTY & UTILITY CONTACTS**

**EL PASO COUNTY – PLANNING REVIEW**

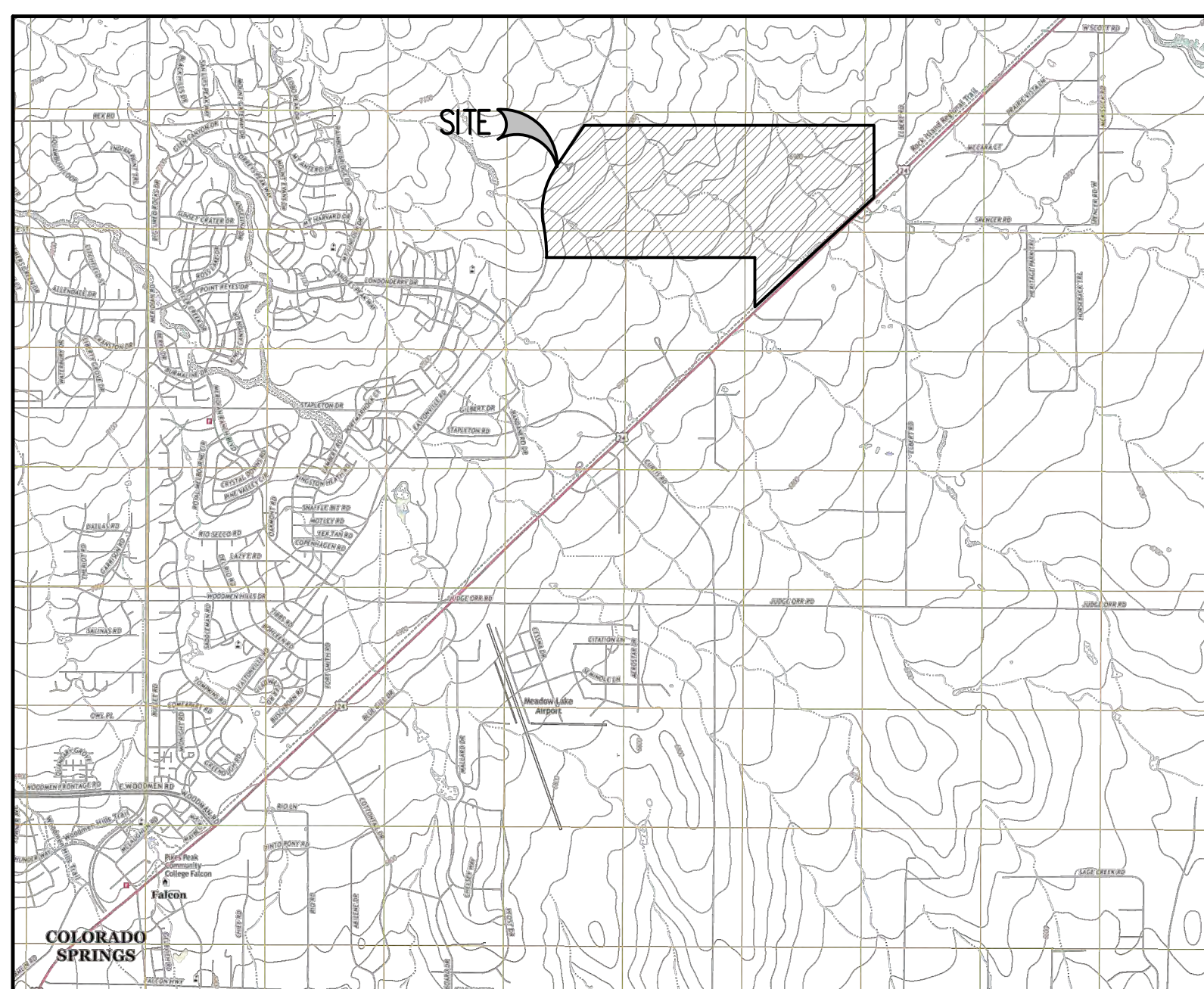
PLANNING AND DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
TEL: (719) 520-6300  
CONTACT: –  
EMAIL: –

**EL PASO COUNTY – ENGINEERING REVIEW**

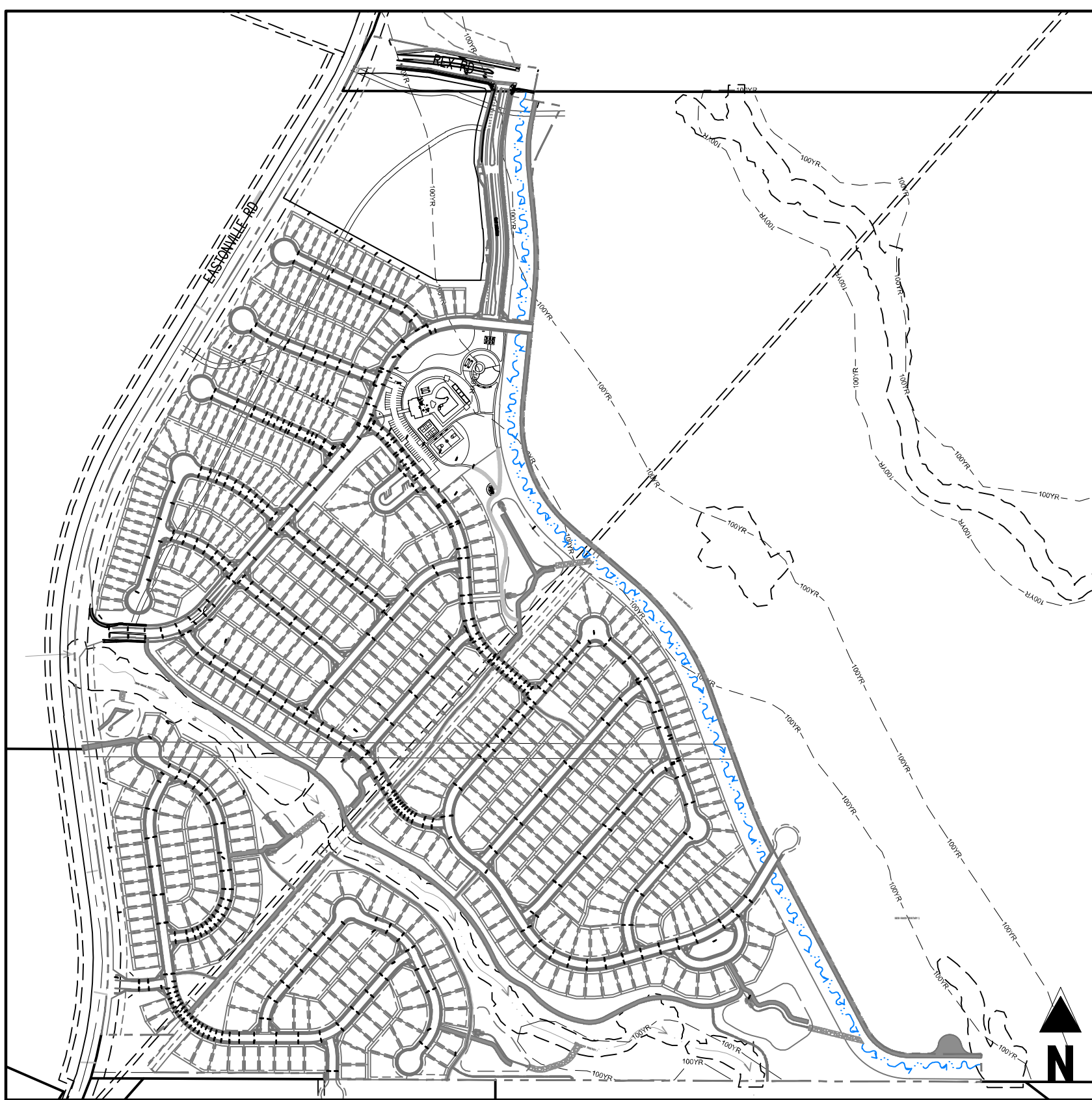
PLANNING AND DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
TEL: (719) 520-6300  
CONTACT: –  
EMAIL: –

**FIRE DEPARTMENT**

FALCON FIRE DISTRICT  
7030 OLD MERIDIAN ROAD  
FLACON, CO 80831  
TELE: (719) 495-4050  
CONTACT: TRENT HARMIG



VICINITY MAP  
0 400 1000 2000  
SCALE: 1"=2000'



SITE MAP  
0 100 200 500  
SCALE: 1"=500'

SHEET INDEX		
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NOTE: CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE NATIONWIDE WETLAND PERMIT (SPA-2021-00201) AND RETAIN A COPY ON-SITE AT ALL TIMES.

**LEGAL DESCRIPTION**

GRANDVIEW RESERVE FILING NO. 1, A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

**BENCHMARK**

NCS BENCHMARK F 24  
A STANDARD DISK, STAMPED F 24 1929 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ABOUT 6 INCHES ABOVE GROUND, ALONG THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, 52 FEET NORTHWEST OF THE CENTERLINE OF U.S. HIGHWAY 24, 48 FEET SOUTHEAST OF THE CENTERLINE OF THE TRACK.  
NAVD88 ELEVATION = 6866.33

**BASIS OF BEARING**

THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END OF A 3-1/2" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHERLY END BY A 3/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

**CAUTION – NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO CONSTRUCTION, REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POINHLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
Call before you dig.

**LIST OF ABBREVIATIONS**

- SHT – SHEET
- Δ – DEFLECTION ANGLE
- L – LENGTH
- R – RADIUS
- CB – CHORD BEARING
- C – CHORD LENGTH
- N – NORTH/NORTHING
- W – WEST
- E – EAST/EASTING
- S – SOUTH
- DET – DETAIL
- EX – EXISTING
- W/ – WITH
- PC – POINT OF CURVATURE/PORTLAND CEMENT
- MWF – MELTED WIRE FABRIC
- VERT – VERTICAL
- OC – ON CENTER
- FDC – FIRE DEPARTMENT CONNECTION
- CT – COURT
- DR – DRIVE
- TYP – TYPICAL
- REC – RECEPTION NUMBER
- Ø, DIA – DIAMETER
- PT – POINT OF TANGENCY
- MIN – MINIMUM
- MAX – MAXIMUM
- HDPE – HIGH DENSITY POLYETHYLENE

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

IN ACCORDANCE WITH E.C.M. 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 DIRECTORS DISCRETION.

JOSHUA PALMER, P.E.  
COUNTY ENGINEER / E.C.M. ADMINISTRATOR

DATE

**OWNER'S STATEMENT**

I, THE UNDERSIGNED, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

*William Carlisle*

DATE 1/24/24

William Carlisle  
Melody Homes, Inc., a Delaware corporation

**ENGINEER'S STATEMENT**

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

*Brady A. Shyrock*

DATE 01/22/2024

BRADY A. SHYROCK, COLORADO P.E. NO. 0038164

#	Date	Issue / Description	Init.

Project No: HRG01  
Drawn By: JDP  
Checked By: BAS  
Date: 12/29/2023

COVER SHEET

G0.0  
Sheet 1 of 16

STANDARD EL PASO COUNTY NOTES FOR GEC PLAN

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS...
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION...
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION...

- 29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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...

EROSION CONTROL NOTES

- 1. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING...
2. CONSTRUCTION FENCE AND SILT FENCE ARE OFFSET FOR CLARITY...
3. EASTONVILLE ROAD AND REX ROAD SHALL BE STREET SWEEP AND INSPECTED ON A REGULAR BASIS DURING CONSTRUCTION...
4. NO NOTABLE EXISTING VEGETATION EXISTS ON THE SITE, APART FROM NATIVE GRASSES AND WEEDS...



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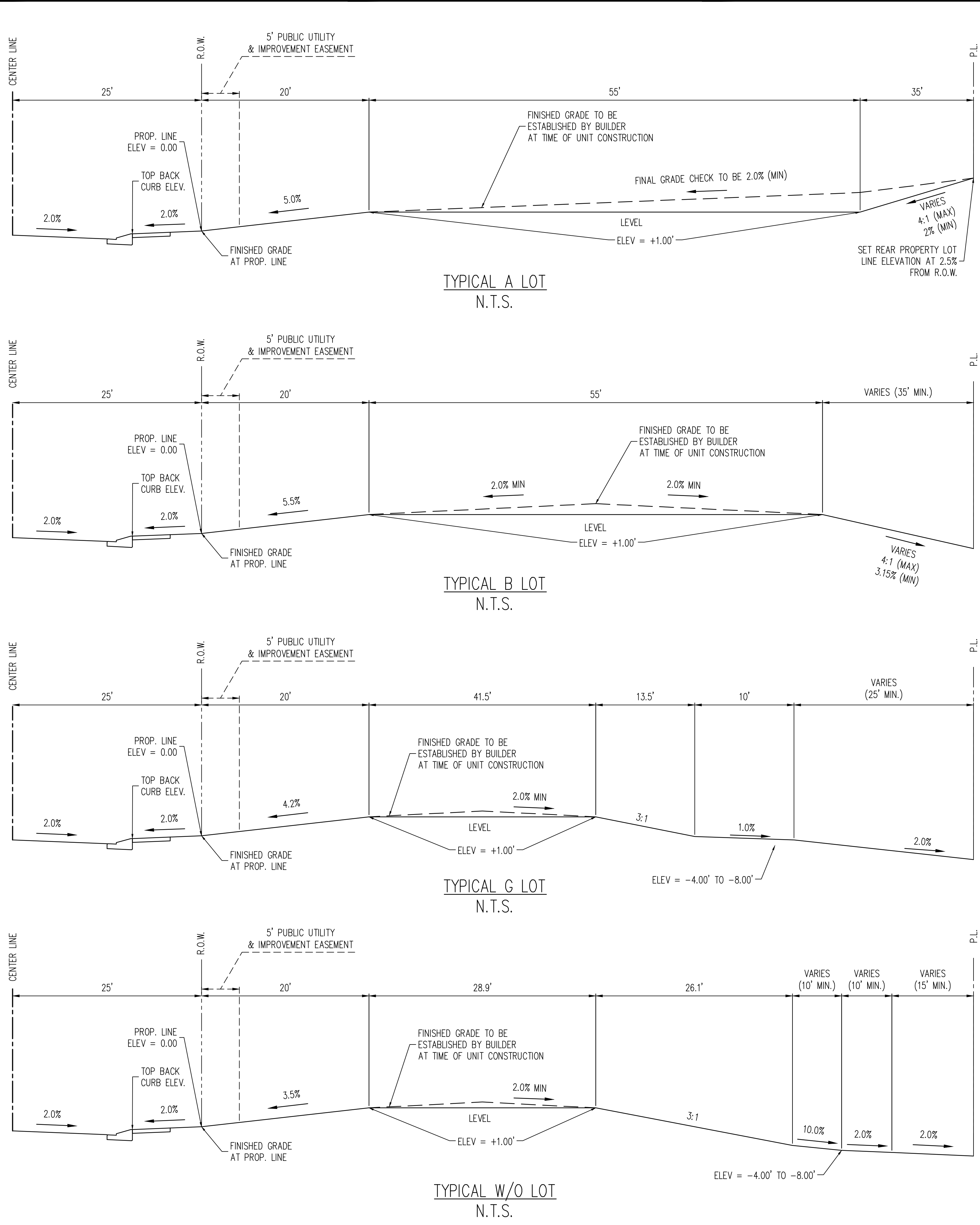
HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR., SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

EARLY GRADING & EROSION CONTROL PLANS
GRANDVIEW RESERVE FILING NO. 1
FOR
HR GREEN
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

Table with 4 columns: #, Date, Issue / Description, Init. The table contains 20 rows of empty entries.

Project No: HRG01
Drawn By: JDP
Checked By: BAS
Date: 12/29/2023

NOTES

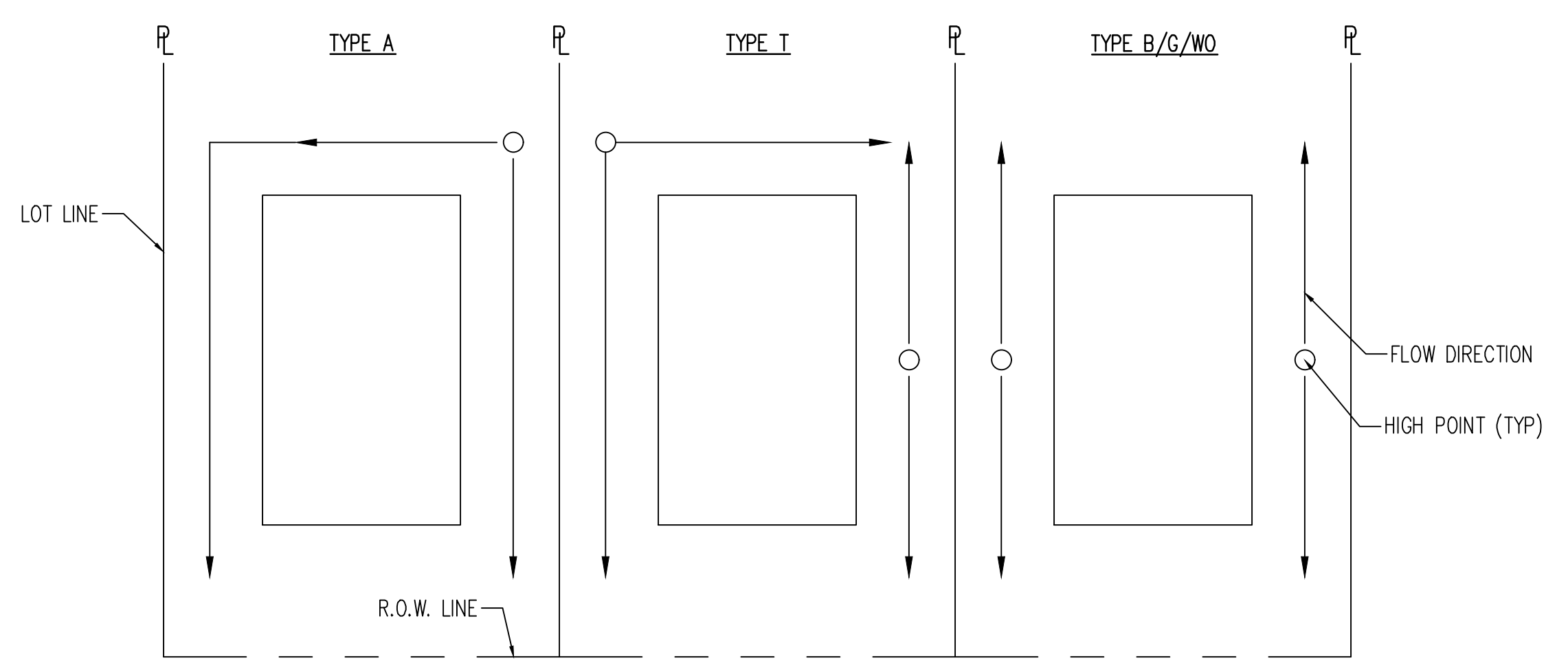


TYPICAL A LOT  
N.T.S.

TYPICAL B LOT  
N.T.S.

TYPICAL G LOT  
N.T.S.

TYPICAL W/O LOT  
N.T.S.



- NOTES:
1. TRANSITION LOTS IDENTIFIED BY A "T" ARE INCLUDED TO INDICATE LOTS THAT WILL REQUIRE HOME BUILDERS TO PREPARE A SITE SPECIFIC GRADING PLAN TO DETAIL THE GRADING TRANSITION FROM TYPE A/B LOTS TO GARDEN/WALKOUT LOTS
  2. THE DEVELOPER/HOME BUILDER SHALL INSTALL SIDE LOT SWALES TO MINIMIZE THE LOT TO LOT DRAINAGE.

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FOR  
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Date: 12/29/2023  
**LOT GRADING DETAIL**

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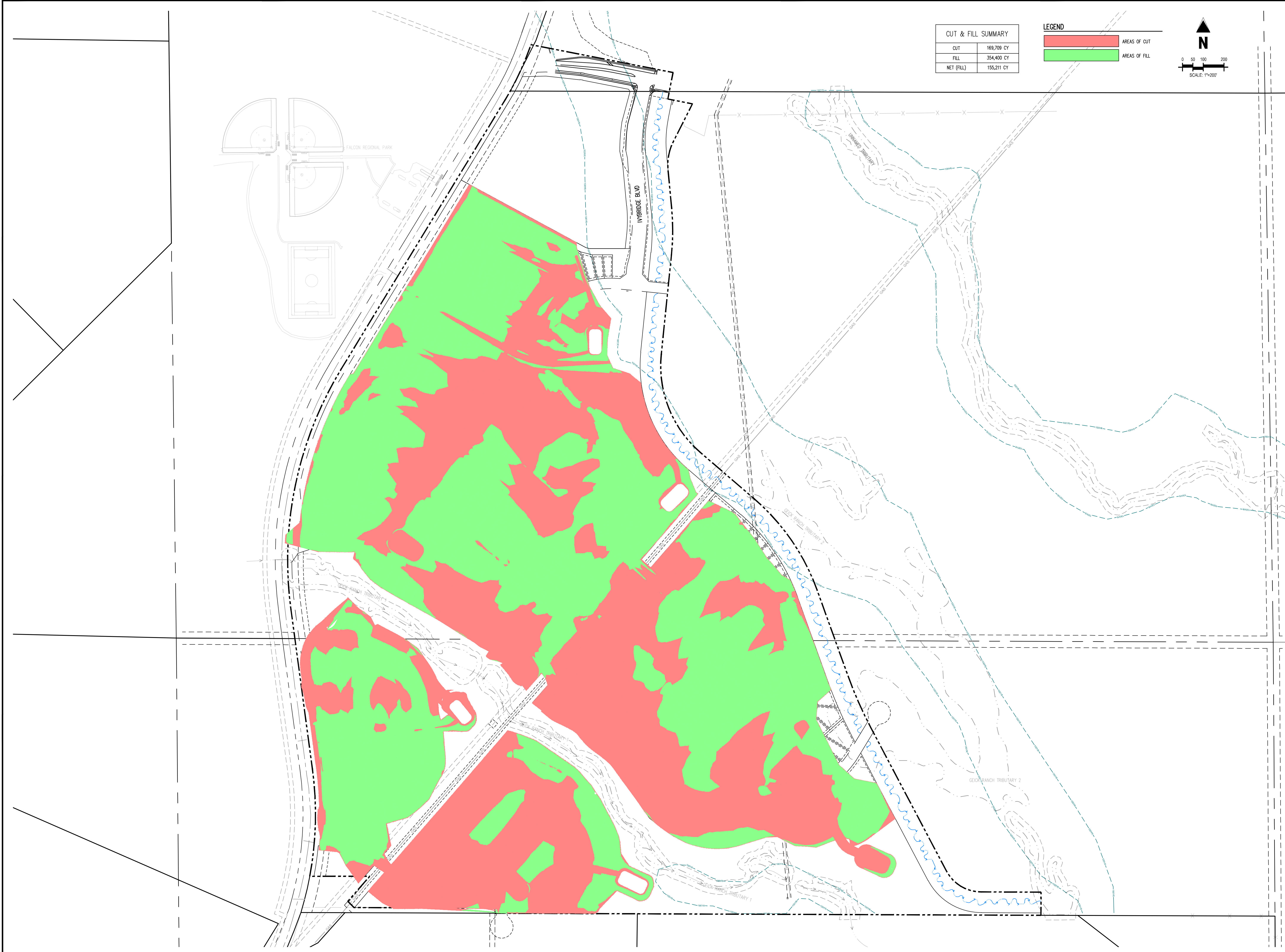
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CUT & FILL MAP

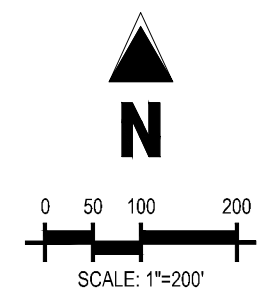


**CUT & FILL SUMMARY**

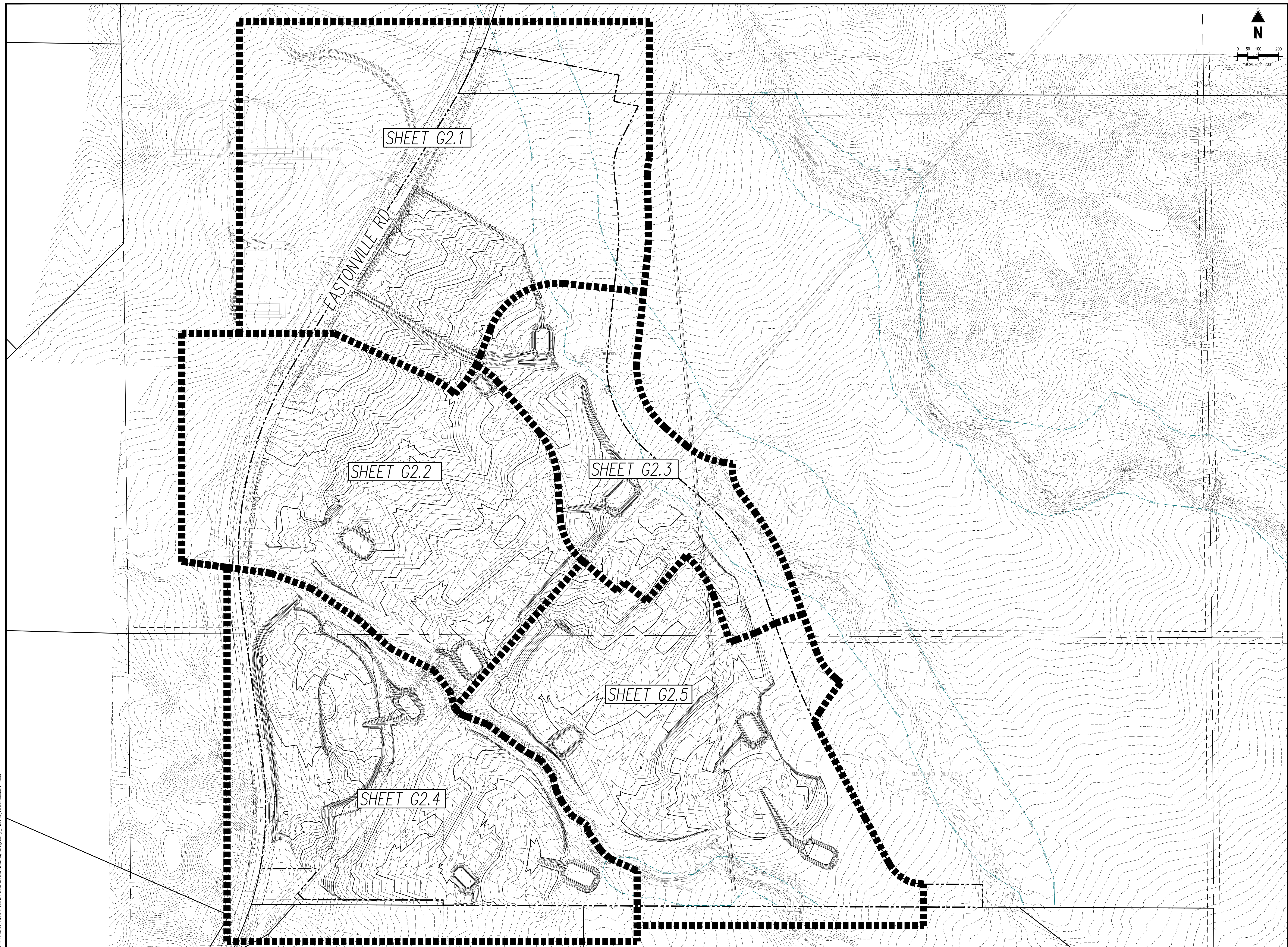
CUT	169,709 CY
FILL	354,400 CY
NET (FILL)	155,211 CY

**LEGEND**

[Red Box]	AREAS OF CUT
[Green Box]	AREAS OF FILL



DATE PLOTTED: 12/29/2023 10:58:11 AM USERNAME: JDP



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EARLY GRADING & EROSION CONTROL PLANS  
FOR GRANDVIEW RESERVE FILING NO. 1  
FOR HR GREEN

EASTONVILLE RD  
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#	Date	Issue / Description	Init.

Project No: HRG01  
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Date: 12/29/2023

OVERALL GRADING & EROSION CONTROL PLAN



**LEGEND**

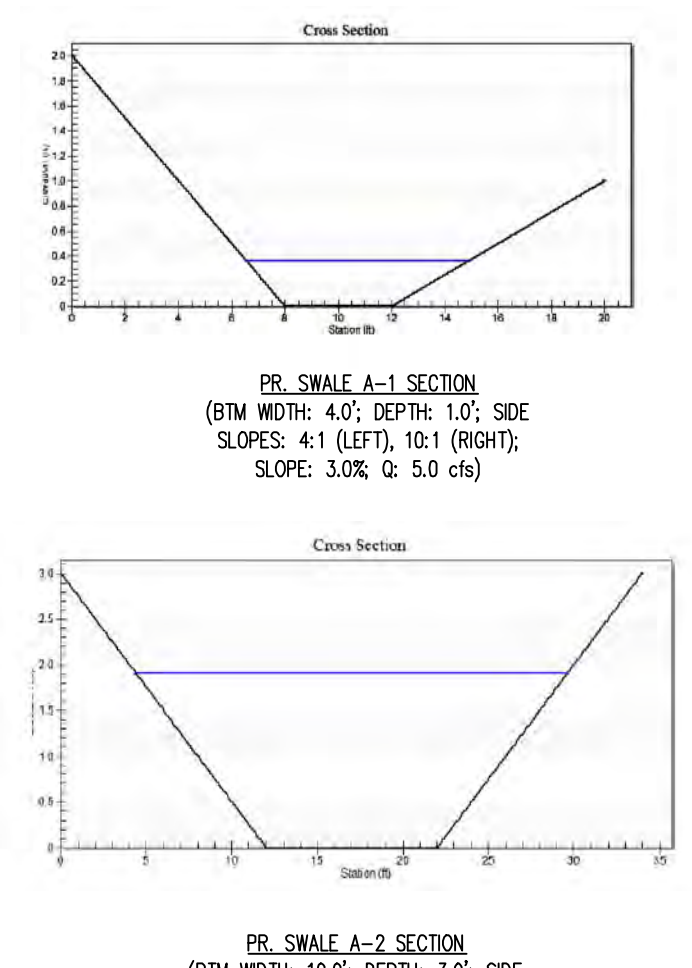
(Dashed line)	EXISTING PROPERTY LINE
(Dashed line)	ADJACENT PROPERTY LINE
(Dashed line)	EXISTING BUFFER
(Solid line)	SECTION LINE
(Line with 'T' symbols)	EXISTING TELEPHONE LINE
(Line with 'G' symbols)	EXISTING GAS LINE
(Line with 'E' symbols)	EXISTING OVERHEAD ELECTRIC LINE
(Line with 'X' symbols)	EXISTING FENCE LINE
(Dashed line with 6973)	EXISTING MINOR CONTOUR
(Dashed line with 6970)	EXISTING MAJOR CONTOUR
(Dashed line with 6973)	PROPOSED MAJOR CONTOUR
(Dashed line with 2.00%	EXISTING SLOPE (PERCENT)
(Dashed line with 4:1)	EXISTING SLOPE (RISE-RUN)
(Dashed line with 2.00%	PROPOSED SLOPE (PERCENT)
(Dashed line with 4:1)	PROPOSED SLOPE (RISE-RUN)
(Area with + symbols)	EXISTING WETLANDS
(Dashed line)	EXISTING LIMITS OF WETLAND
(Dashed line)	EXISTING WETLAND SETBACK
(Blue dashed line)	100-YEAR WATER SURFACE ELEVATION AND FLOODPLAIN

**EROSION CONTROL LEGEND**

(Dashed line with LOD)	LOD LIMITS OF DISTURBANCE & CONSTRUCTION SITE BOUNDARY
(Line with SF)	SF SILT FENCE
(Line with CF)	CF CONSTRUCTION / SAFETY FENCE
(Line with SP)	SP STOCKPILE PROTECTION
(Line with TCB)	TCB TEMPORARY COMPACTED BERM
(Line with SCL)	SCL SEDIMENT CONTROL LOG
(Line with TSD)	TSD TEMPORARY SLOPE DRAIN
(Line with VTC)	VTC VEHICLE TRACKING CONTROL
(Line with SSA)	SSA STABILIZED STAGING AREA
(Line with SSF)	SSF STABILIZED STOCK PILE
(Line with RR)	RR RIP RAP
(Line with ECB)	ECB EROSION CONTROL BLANKET
(Line with SM)	SM SEEDING AND MULCHING
(Circle with PT)	PT PORTABLE TOILET
(Circle with WP)	WP WASHOUT POSTING
(Circle with RS)	RS ROCK SOCKS
(Circle with PD)	PD SITE POSTING (CONTRACTS AND PERMITS)
(Circle with TSB)	TSB TEMPORARY SEDIMENT BASIN
(Circle with CWA)	CWA CONCRETE WASHOUT AREA
(Circle with CD)	CD CHECK DAM
(Arrow)	FLOW ARROW

**EROSION CONTROL PHASING SCHEDULE**

PHASE	DESCRIPTION
INITIAL	INSTALL SILT FENCE, ALL INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE
INTERM	INSTALL TEMPORARY SEDIMENT BASIN, STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, CONCRETE WASHOUT AREA, THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, AND INSTALL CHECK DAMS ALONG THE PROPOSED SWALE, AND STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS
FINAL	FINAL EROSION CONTROL MEASURES TO BE PROVIDED ON FINAL GRADING & EROSION CONTROL PLAN



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### EARLY GRADING & EROSION CONTROL PLANS FOR GRANDVIEW RESERVE FILING NO. 1 FOR HR GREEN

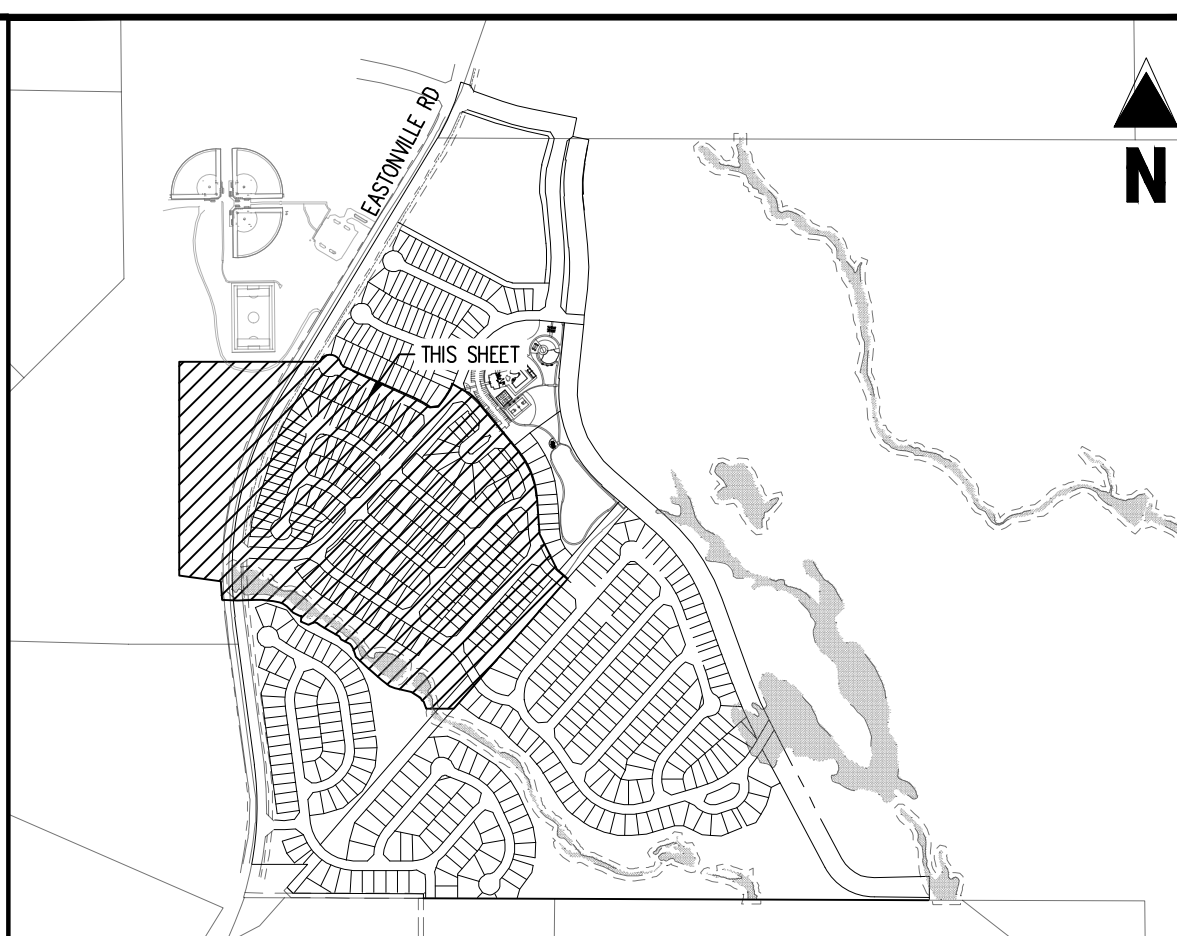
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### GRADING & EROSION CONTROL PLAN

## G2.2



KEY MAP SCALE: (1"=2,000')

#### LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	EXISTING BUFFER
[Symbol]	SECTION LINE
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE
[Symbol]	EXISTING FENCE LINE
[Symbol]	EXISTING MINOR CONTOUR
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	PROPOSED MINOR CONTOUR
[Symbol]	EXISTING SLOPE (PERCENT)
[Symbol]	EXISTING SLOPE (RISE-RUN)
[Symbol]	PROPOSED SLOPE (PERCENT)
[Symbol]	PROPOSED SLOPE (RISE-RUN)
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING LIMITS OF WETLAND
[Symbol]	EXISTING WETLAND SETBACK
[Symbol]	100-YEAR WATER SURFACE ELEVATION AND FLOODPLAIN

#### EROSION CONTROL LEGEND

[Symbol]	LOD LIMITS OF DISTURBANCE & CONSTRUCTION SITE BOUNDARY
[Symbol]	SF SILT FENCE
[Symbol]	CF CONSTRUCTION / SAFETY FENCE
[Symbol]	SP STOCKPILE PROTECTION
[Symbol]	TCB TEMPORARY COMPACTED BERM
[Symbol]	SCL SEDIMENT CONTROL LOG
[Symbol]	TSB TEMPORARY SEDIMENT BASIN
[Symbol]	VTC VEHICLE TRACKING CONTROL
[Symbol]	SSA STABILIZED STAGING AREA
[Symbol]	SSP STABILIZED STOCK PILE
[Symbol]	RR RIP RAP
[Symbol]	ECB EROSION CONTROL BLANKET
[Symbol]	SM SEEDING AND MULCHING
[Symbol]	PT PORTABLE TOILET
[Symbol]	WP WASHOUT POSTING
[Symbol]	RS ROCK SOCKS
[Symbol]	PO SITE POSTING (CONTRACTS AND PERMITS)
[Symbol]	TSB TEMPORARY SEDIMENT BASIN
[Symbol]	CWA CONCRETE WASHOUT AREA
[Symbol]	CD CHECK DAM
[Symbol]	FLOW ARROW

#### EROSION CONTROL PHASING SCHEDULE

PHASE	DESCRIPTION
INITIAL	INSTALL SILT FENCE, ALL INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE
INTERM	INSTALL TEMPORARY SEDIMENT BASIN, STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, CONCRETE WASHOUT AREA, THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, AND INSTALL CHECK DAMS ALONG THE PROPOSED SWALE, AND STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS
FINAL	FINAL EROSION CONTROL MEASURES TO BE PROVIDED ON FINAL GRADING & EROSION CONTROL PLAN

**CAUTION - NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

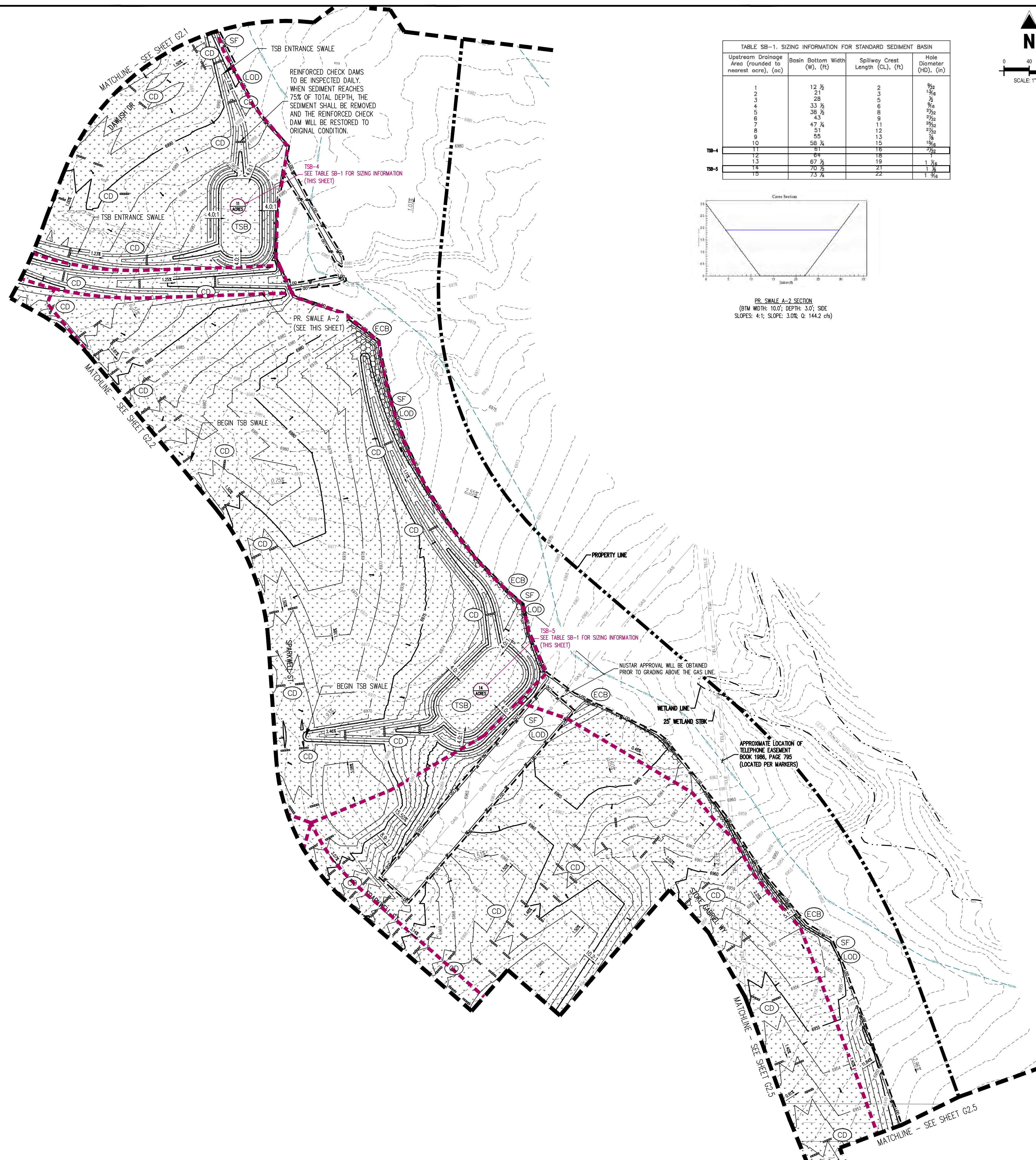
#### TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9 1/2
2	21	3	9 1/2
3	28	4	9 1/2
4	33 1/2	5	9 1/2
5	38 1/2	6	9 1/2
6	43	7	9 1/2
7	47 1/2	8	9 1/2
8	51	9	9 1/2
9	55	10	9 1/2
10	58 1/2	11	9 1/2
11	61	12	9 1/2
12	64	13	9 1/2
13	67 1/2	14	9 1/2
14	70 1/2	15	9 1/2
15	73 1/2	16	9 1/2

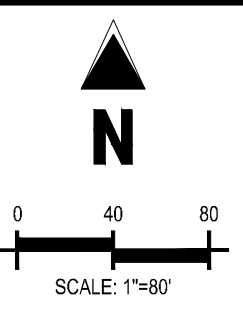
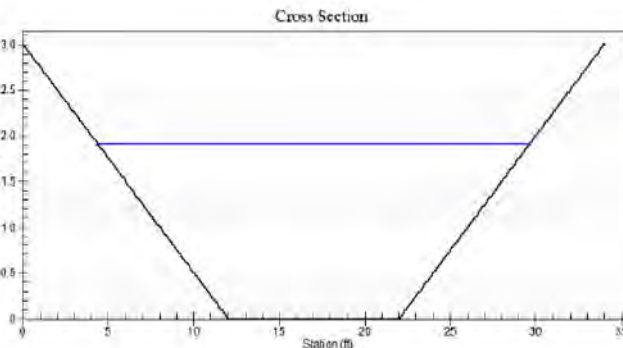
BOARD OF COUNTY COMMISSIONERS OF  
PARCEL NO. 420000400  
ZONE: PUD  
LAND USE: COUNTY  
PLAT NO.  
200 S CASCADE AVE. STE 150 COLORADO SPRINGS, CO 80903

OFFSITE FLOWS CONVEYED  
ACROSS EASTONVILLE RD  
VIA EX. 18" CMP

DATE PLOTTED: 1/10/2024 10:00:00 AM PROJECT: GRANDVIEW RESERVE FILING NO. 1 SHEET: G2.2



Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	8 1/2
2	21	3	11 1/2
3	28	4	14 1/2
4	33 1/2	5	17 1/2
5	38 1/2	6	20 1/2
6	43	7	23 1/2
7	47 1/2	8	26 1/2
8	51	9	29 1/2
9	55	10	32 1/2
10	58 1/2	11	35 1/2
11	61	12	38 1/2
12	64	13	41 1/2
13	67 1/2	14	44 1/2
14	70 1/2	15	47 1/2
15	73 1/2	16	50 1/2



- LEGEND**
- EXISTING PROPERTY LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING BUFFER
  - - - SECTION LINE
  - TELE - TELE - EXISTING TELEPHONE LINE
  - GAS - GAS - EXISTING GAS LINE
  - OH - OH - EXISTING OVERHEAD ELECTRIC LINE
  - X - X - EXISTING FENCE LINE
  - 6973 - EXISTING MINOR CONTOUR
  - 6970 - EXISTING MAJOR CONTOUR
  - 6973 - PROPOSED MAJOR CONTOUR
  - 6973 - PROPOSED MINOR CONTOUR
  - 2.00% - EXISTING SLOPE (PERCENT)
  - 4:1 - EXISTING SLOPE (RISE:RUN)
  - 2.00% - PROPOSED SLOPE (PERCENT)
  - 4:1 - PROPOSED SLOPE (RISE:RUN)
  - + + + + + EXISTING WETLANDS
  - - - EXISTING LIMITS OF WETLAND
  - - - EXISTING WETLAND SETBACK
  - - - 100-YEAR WATER SURFACE ELEVATION AND FLOODPLAIN

- EROSION CONTROL LEGEND**
- LOD --- (LOD) LIMITS OF DISTURBANCE & CONSTRUCTION SITE BOUNDARY
  - SF (SF) SILT FENCE
  - CF (CF) CONSTRUCTION / SAFETY FENCE
  - SP (SP) STOCKPILE PROTECTION
  - TCB (TCB) TEMPORARY COMPACTED BERM
  - SCL (SCL) SEDIMENT CONTROL LOG
  - TSD (TSD) TEMPORARY SLOPE DRAIN
  - VTC (VTC) VEHICLE TRACKING CONTROL
  - SSA (SSA) STABILIZED STAGING AREA
  - SSP (SSP) STABILIZED STOCK PILE
  - RR (RR) RIP RAP
  - ECB (ECB) EROSION CONTROL BLANKET
  - SM (SM) SEEDING AND MULCHING
  - PT (PT) PORTABLE TOILET
  - WP (WP) WASHOUT POSTING
  - RS (RS) ROCK SOCKS
  - PO (PO) SITE POSTING (CONTRACTS AND PERMITS)
  - TSB (TSB) TEMPORARY SEDIMENT BASIN
  - CWA (CWA) CONCRETE WASHOUT AREA
  - CD (CD) CHECK DAM
  - FLOW ARROW

PHASE	DESCRIPTION
INITIAL	INSTALL SILT FENCE, ALL INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE
INTERM	INSTALL TEMPORARY SEDIMENT BASIN, STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, CONCRETE WASHOUT AREA, THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, AND INSTALL CHECK DAMS ALONG THE PROPOSED SWALE, AND STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS
FINAL	FINAL EROSION CONTROL MEASURES TO BE PROVIDED ON FINAL GRADING & EROSION CONTROL PLAN

**CAUTION - NOTICE TO CONTRACTOR**

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**HRGreen**  
 HR GREEN - COLORADO SPRINGS  
 7222 COMMERCE CENTER DR., SUITE 220  
 COLORADO SPRINGS CO 80919  
 PHONE: 719.622.6222  
 FAX: 844.273.1057

**EARLY GRADING & EROSION CONTROL PLANS  
 GRANDVIEW RESERVE FILING NO. 1  
 FOR  
 HR GREEN  
 EASTONVILLE RD  
 EL PASO COUNTY, PEYTON, CO 80831**

#	Date	Issue / Description	Init.

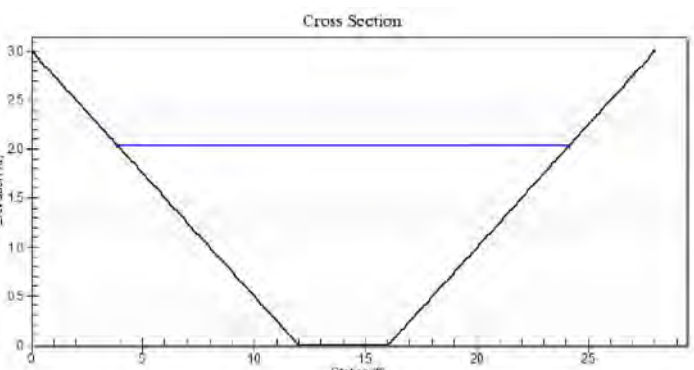
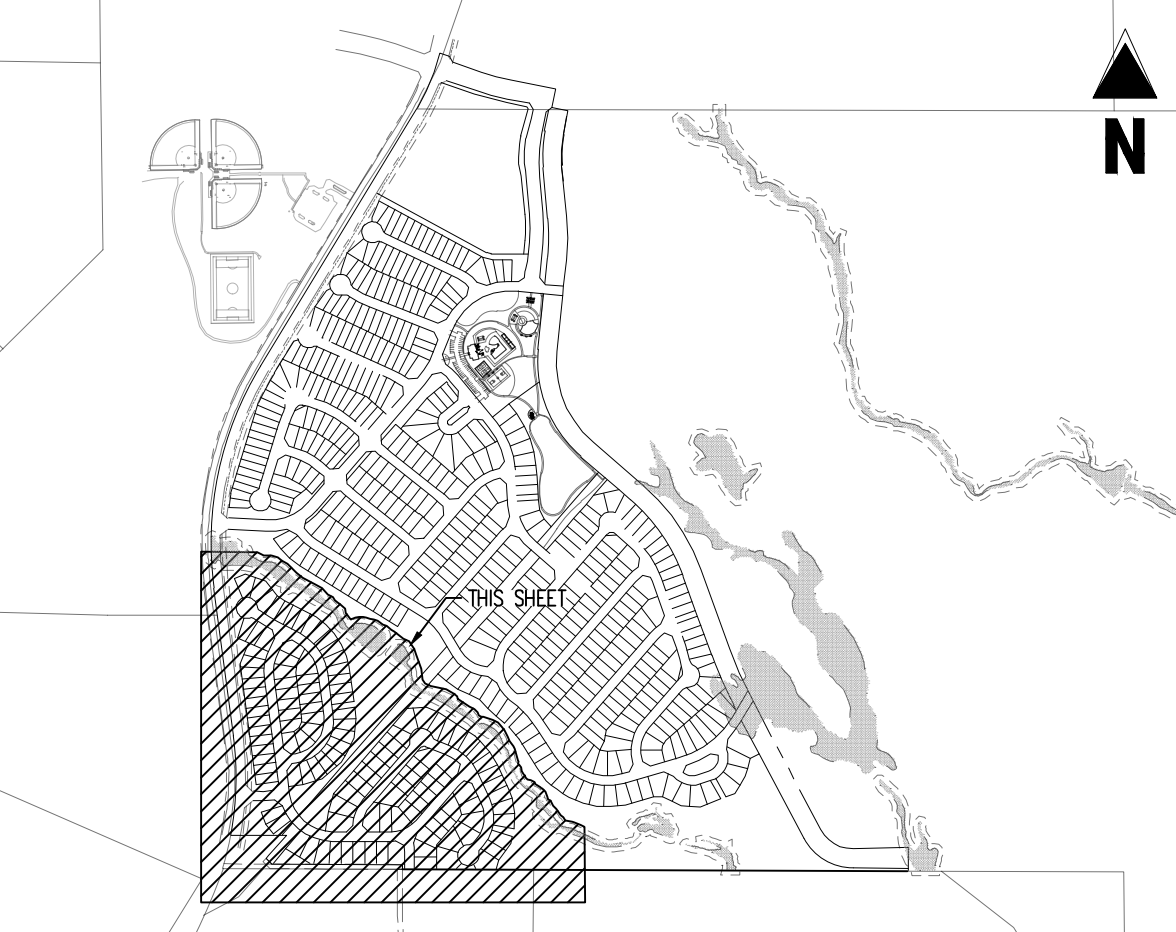
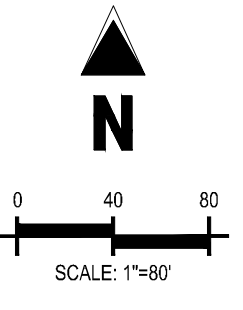
Project No: HRG01  
 Drawn By: JDP  
 Checked By: BAS  
 Date: 12/29/2023

**GRADING & EROSION CONTROL PLAN**





Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	6 1/2
2	21	3	9 1/2
3	28	4	12
4	33 1/2	5	15
5	38 1/2	6	18
6	43	8	21
7	47 1/2	11	24
8	51	12	27
9	55	15	30
10	58 1/2	15	33
11	61	16	36
12	64	18	39
13	67 1/2	19	42
14	70 1/2	21	45
15	73 1/2	22	48



(---)	EXISTING PROPERTY LINE
(---)	ADJACENT PROPERTY LINE
(---)	EXISTING BUFFER
(---)	SECTION LINE
(---)	EXISTING TELEPHONE LINE
(---)	EXISTING GAS LINE
(---)	EXISTING OVERHEAD ELECTRIC LINE
(---)	EXISTING FENCE LINE
(---)	EXISTING MINOR CONTOUR
(---)	EXISTING MAJOR CONTOUR
(---)	PROPOSED MAJOR CONTOUR
(---)	PROPOSED MINOR CONTOUR
(---)	EXISTING SLOPE (PERCENT)
(---)	EXISTING SLOPE (RISE:RUN)
(---)	PROPOSED SLOPE (PERCENT)
(---)	PROPOSED SLOPE (RISE:RUN)
(---)	EXISTING WETLANDS
(---)	EXISTING LIMITS OF WETLAND
(---)	EXISTING WETLAND SETBACK
(---)	100-YEAR WATER SURFACE ELEVATION AND FLOODPLAIN

(---)	(LOD)	LIMITS OF DISTURBANCE & CONSTRUCTION SITE BOUNDARY
(---)	(SF)	SILT FENCE
(---)	(CF)	CONSTRUCTION / SAFETY FENCE
(---)	(SP)	STOCKPILE PROTECTION
(---)	(TCB)	TEMPORARY COMPACTED BERM
(---)	(SCL)	SEDIMENT CONTROL LOG
(---)	(TSD)	TEMPORARY SLOPE DRAIN
(---)	(VTC)	VEHICLE TRACKING CONTROL
(---)	(SSA)	STABILIZED STAGING AREA
(---)	(SSP)	STABILIZED STOCK PILE
(---)	(RR)	RIP RAP
(---)	(ECB)	EROSION CONTROL BLANKET
(---)	(SM)	SEEDING AND MULCHING
(---)	(PT)	PORTABLE TOILET
(---)	(WP)	WASHOUT POSTING
(---)	(RS)	ROCK SOCKS
(---)	(PO)	SITE POSTING (CONTRACTS AND PERMITS)
(---)	(TSB)	TEMPORARY SEDIMENT BASIN
(---)	(CWA)	CONCRETE WASHOUT AREA
(---)	(CD)	CHECK DAM
(---)	(---)	FLOW ARROW

PHASE	DESCRIPTION
INITIAL	INSTALL SILT FENCE, ALL INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE
INTERM	INSTALL TEMPORARY SEDIMENT BASIN, STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, CONCRETE WASHOUT AREA, THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, AND INSTALL CHECK DAMS ALONG THE PROPOSED SWALE, AND STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS
FINAL	FINAL EROSION CONTROL MEASURES TO BE PROVIDED ON FINAL GRADING & EROSION CONTROL PLAN

**CAUTION - NOTICE TO CONTRACTOR**

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**Galloway**  
 1155 Kelly Johnson Blvd., Suite 305  
 Colorado Springs, CO 80920  
 719.900.7220  
[GallowayUS.com](http://GallowayUS.com)

**HRGreen**

HR GREEN - COLORADO SPRINGS  
 7222 COMMERCE CENTER DR., SUITE 220  
 COLORADO SPRINGS CO 80919  
 PHONE: 719.622.6222  
 FAX: 844.273.1057

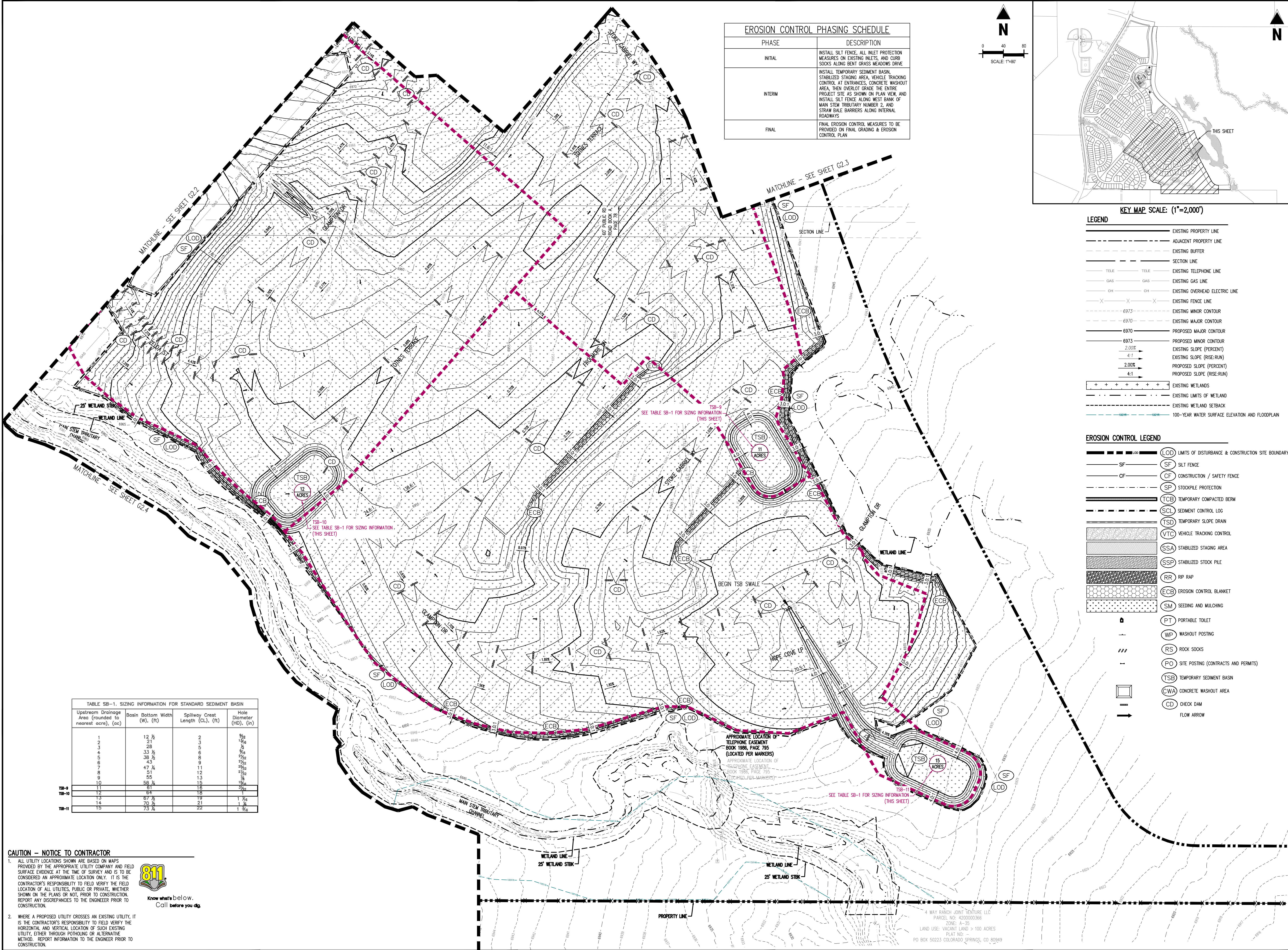
**EARLY GRADING & EROSION CONTROL PLANS**  
**GRANDVIEW RESERVE FILING NO. 1**  
 FOR  
**HR GREEN**  
 EASTONVILLE RD  
 EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.

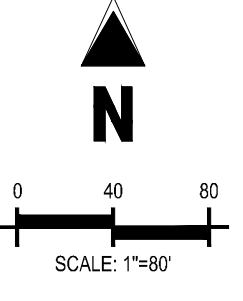
Project No: HRG01  
 Drawn By: JDP  
 Checked By: BAS  
 Date: 12/29/2023

**GRADING & EROSION CONTROL PLAN**

**G2.4**  
 Sheet 9 of 16



EROSION CONTROL PHASING SCHEDULE	
PHASE	DESCRIPTION
INITIAL	INSTALL SILT FENCE, ALL INLET PROTECTION MEASURES ON EXISTING INLETS, AND CURB SOCKS ALONG BENT GRASS MEADOWS DRIVE
INTERM	INSTALL TEMPORARY SEDIMENT BASIN, STABILIZED STAGING AREA, VEHICLE TRACKING CONTROL AT ENTRANCES, CONCRETE WASHOUT AREA, THEN OVERLOT GRADE THE ENTIRE PROJECT SITE AS SHOWN ON PLAN VIEW, AND INSTALL SILT FENCE ALONG WEST BANK OF MAIN STEM TRIBUTARY NUMBER 2, AND STRAW BALE BARRIERS ALONG INTERNAL ROADWAYS
FINAL	FINAL EROSION CONTROL MEASURES TO BE PROVIDED ON FINAL GRADING & EROSION CONTROL PLAN



**LEGEND**

(---)	EXISTING PROPERTY LINE
(---)	ADJACENT PROPERTY LINE
(---)	EXISTING BUFFER
(---)	SECTION LINE
(---)	EXISTING TELEPHONE LINE
(---)	EXISTING GAS LINE
(---)	EXISTING OVERHEAD ELECTRIC LINE
(---)	EXISTING FENCE LINE
(---)	EXISTING MINOR CONTOUR
(---)	EXISTING MAJOR CONTOUR
(---)	PROPOSED MAJOR CONTOUR
(---)	PROPOSED MINOR CONTOUR
(---)	EXISTING SLOPE (RISE:RUN)
(---)	PROPOSED SLOPE (PERCENT)
(---)	PROPOSED SLOPE (RISE:RUN)
(---)	EXISTING WETLANDS
(---)	EXISTING LIMITS OF WETLAND
(---)	EXISTING WETLAND SETBACK
(---)	100-YEAR WATER SURFACE ELEVATION AND FLOODPLAIN

**EROSION CONTROL LEGEND**

(---)	LOD	LOD	LIMITS OF DISTURBANCE & CONSTRUCTION SITE BOUNDARY
(---)	SF	(S)	SILT FENCE
(---)	CF	(C)	CONSTRUCTION / SAFETY FENCE
(---)	SP	(S)	STOCKPILE PROTECTION
(---)	TCB	(T)	TEMPORARY COMPACTED BERM
(---)	SCL	(S)	SEDIMENT CONTROL LOG
(---)	TSB	(T)	TEMPORARY SLOPE DRAIN
(---)	VTC	(V)	VEHICLE TRACKING CONTROL
(---)	SSA	(S)	STABILIZED STAGING AREA
(---)	SSP	(S)	STABILIZED STOCK PILE
(---)	RR	(R)	RIP RAP
(---)	ECB	(E)	EROSION CONTROL BLANKET
(---)	SM	(S)	SEEDING AND MULCHING
(---)	PT	(P)	PORTABLE TOILET
(---)	WP	(W)	WASHOUT POSTING
(---)	RS	(R)	ROCK SOCKS
(---)	PO	(P)	SITE POSTING (CONTRACTS AND PERMITS)
(---)	TSB	(T)	TEMPORARY SEDIMENT BASIN
(---)	CWA	(C)	CONCRETE WASHOUT AREA
(---)	CD	(C)	CHECK DAM
(---)	(---)	(---)	FLOW ARROW

**TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN**

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9 1/2
2	21	3	9 1/2
4	28	5	9 1/2
6	33 1/2	6	9 1/2
8	38 1/2	8	9 1/2
10	43	9	9 1/2
12	47 1/4	11	9 1/2
14	51	12	9 1/2
16	55	13	9 1/2
18	58 1/4	15	9 1/2
20	61	16	9 1/2
25	64	18	9 1/2
30	67 1/2	19	1 1/2
35	70 1/2	21	1 1/2
40	73 1/4	22	1 1/2

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**811**  
Know what's below.  
Call before you dig.

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Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com

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7222 COMMERCE CENTER DR., SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.622.6222  
FAX: 844.273.1057

**EARLY GRADING & EROSION CONTROL PLANS**  
**GRANDVIEW RESERVE FILING NO. 1**  
**FOR**  
**HR GREEN**  
EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.

Project No: HRG01  
Drawn By: JDP  
Checked By: BAS  
Date: 12/29/2023

**GRADING & EROSION CONTROL PLAN**

**G2.5**  
Sheet 10 of 16

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**EARLY GRADING & EROSION CONTROL PLANS  
FOR GRANDVIEW RESERVE FILING NO. 1  
FOR HR GREEN**

**EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831**

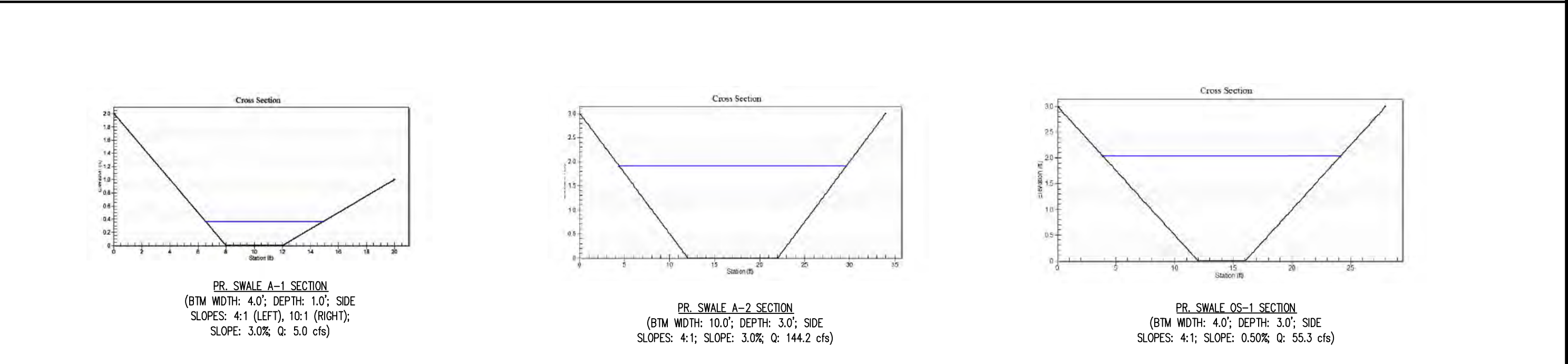
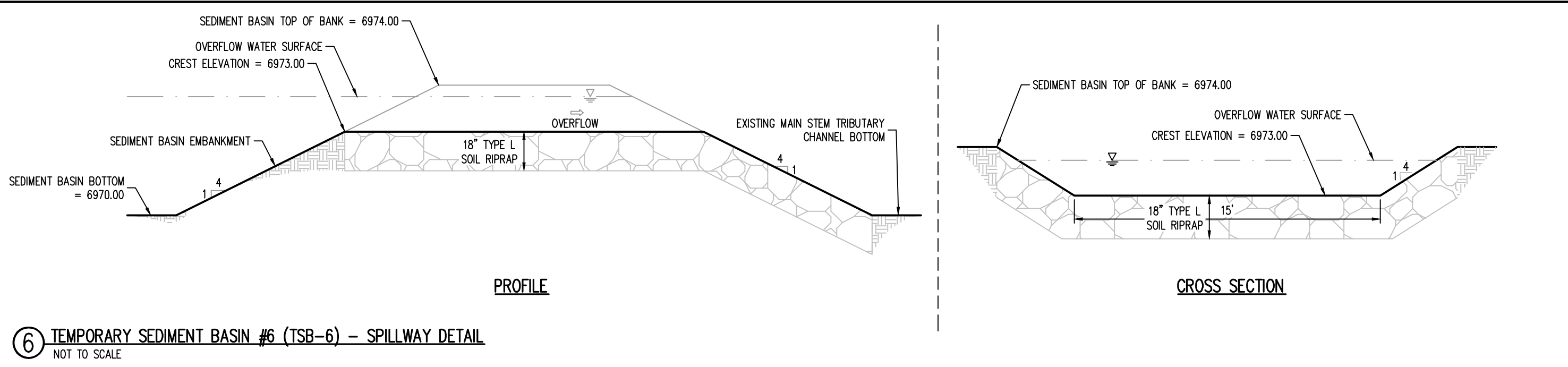
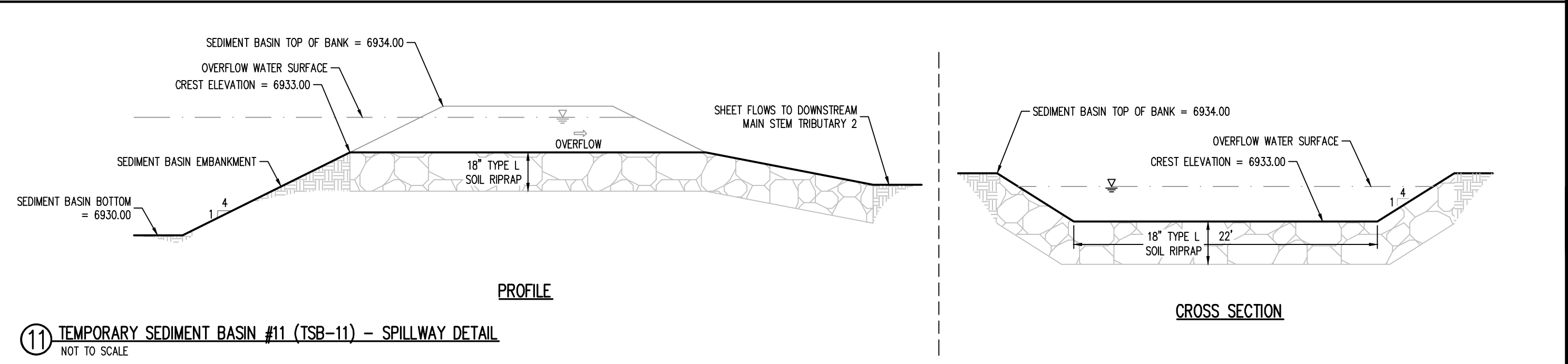
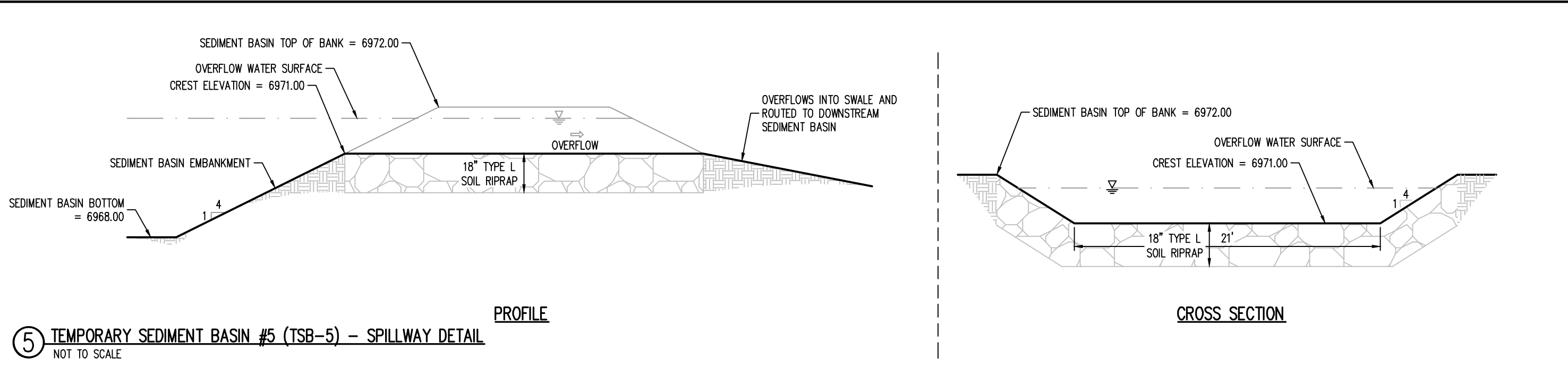
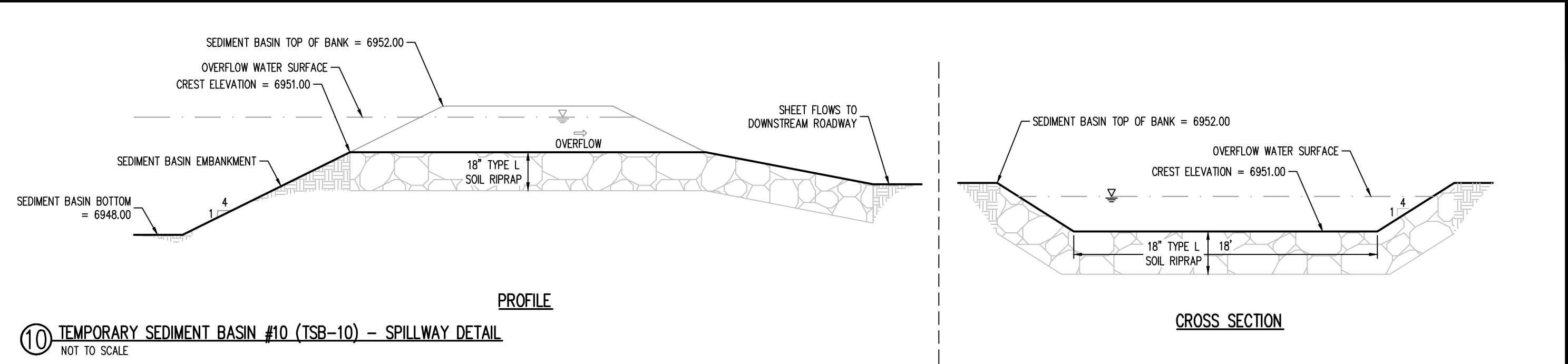
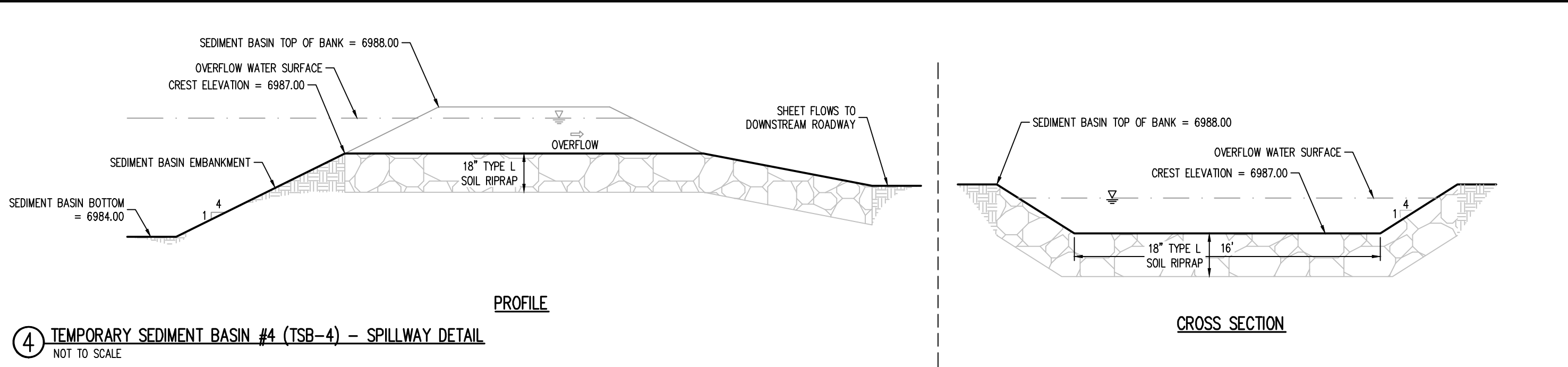
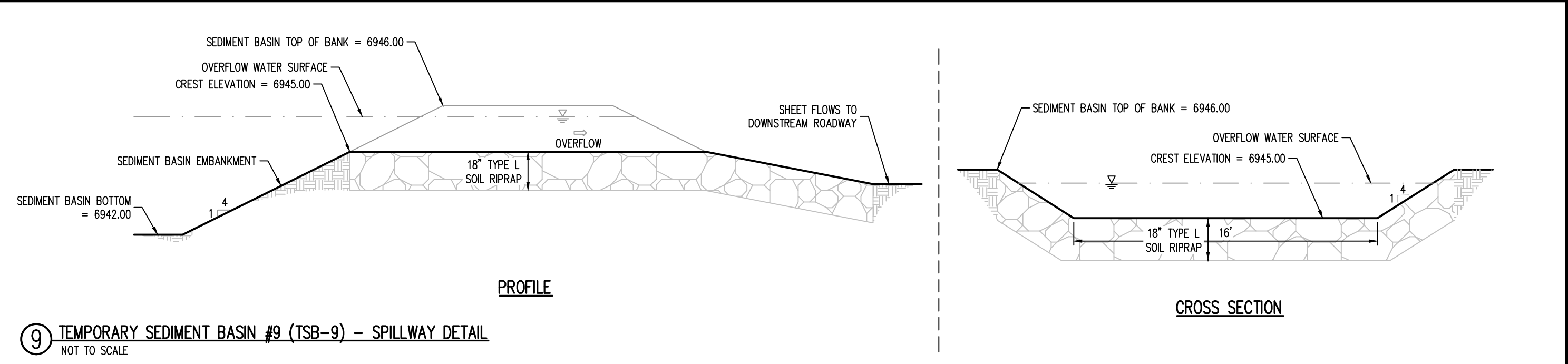
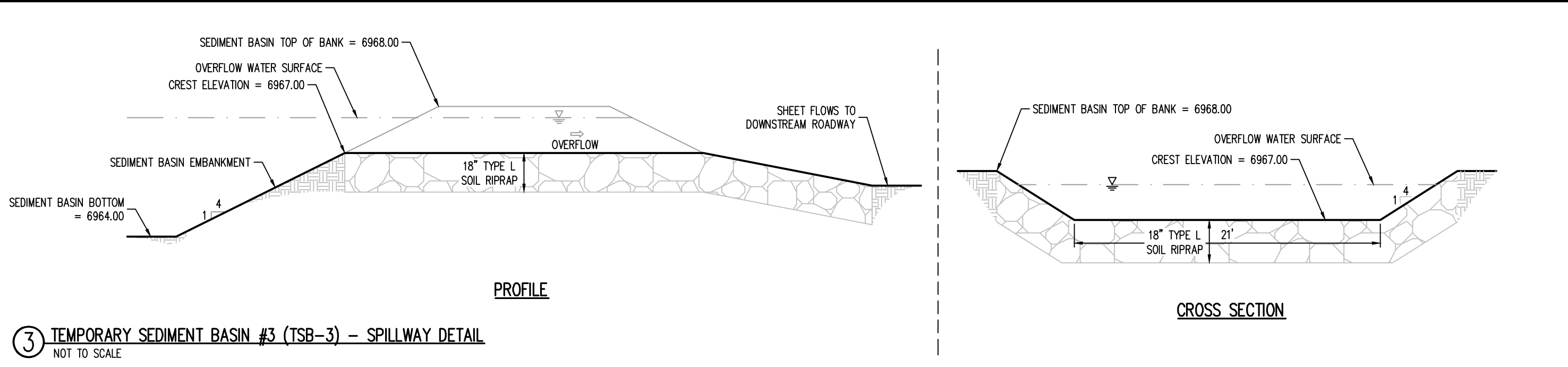
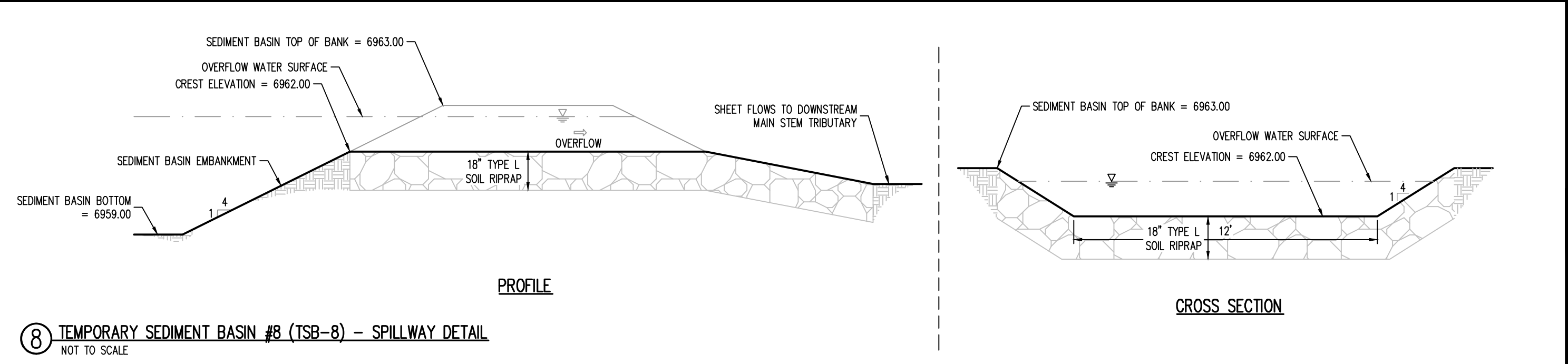
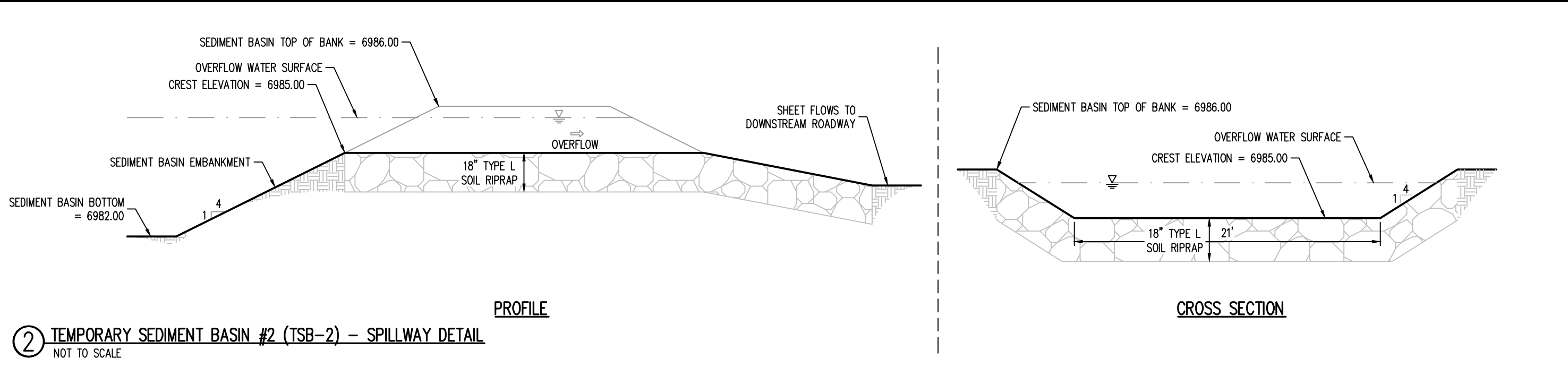
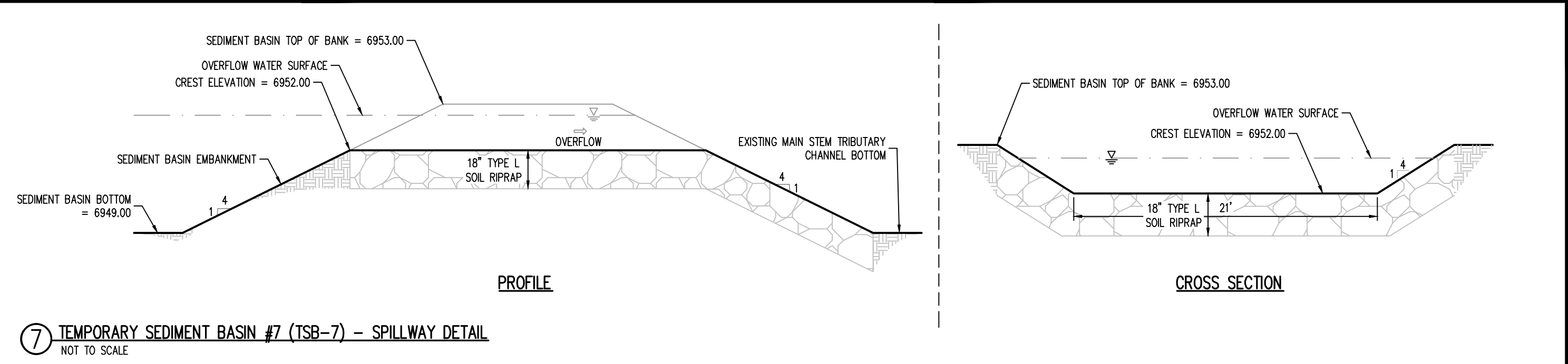
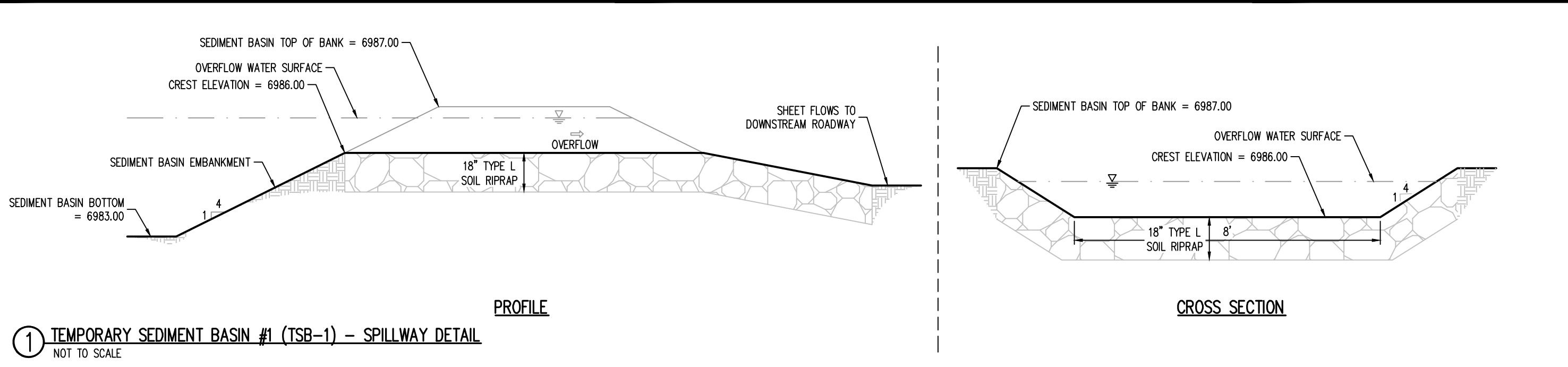
#	Date	Issue / Description	Init.

Project No: HRG01  
Drawn By: JDP  
Checked By: BAS  
Date: 12/29/2023

**SPILLWAY GRADING  
DETAILS**

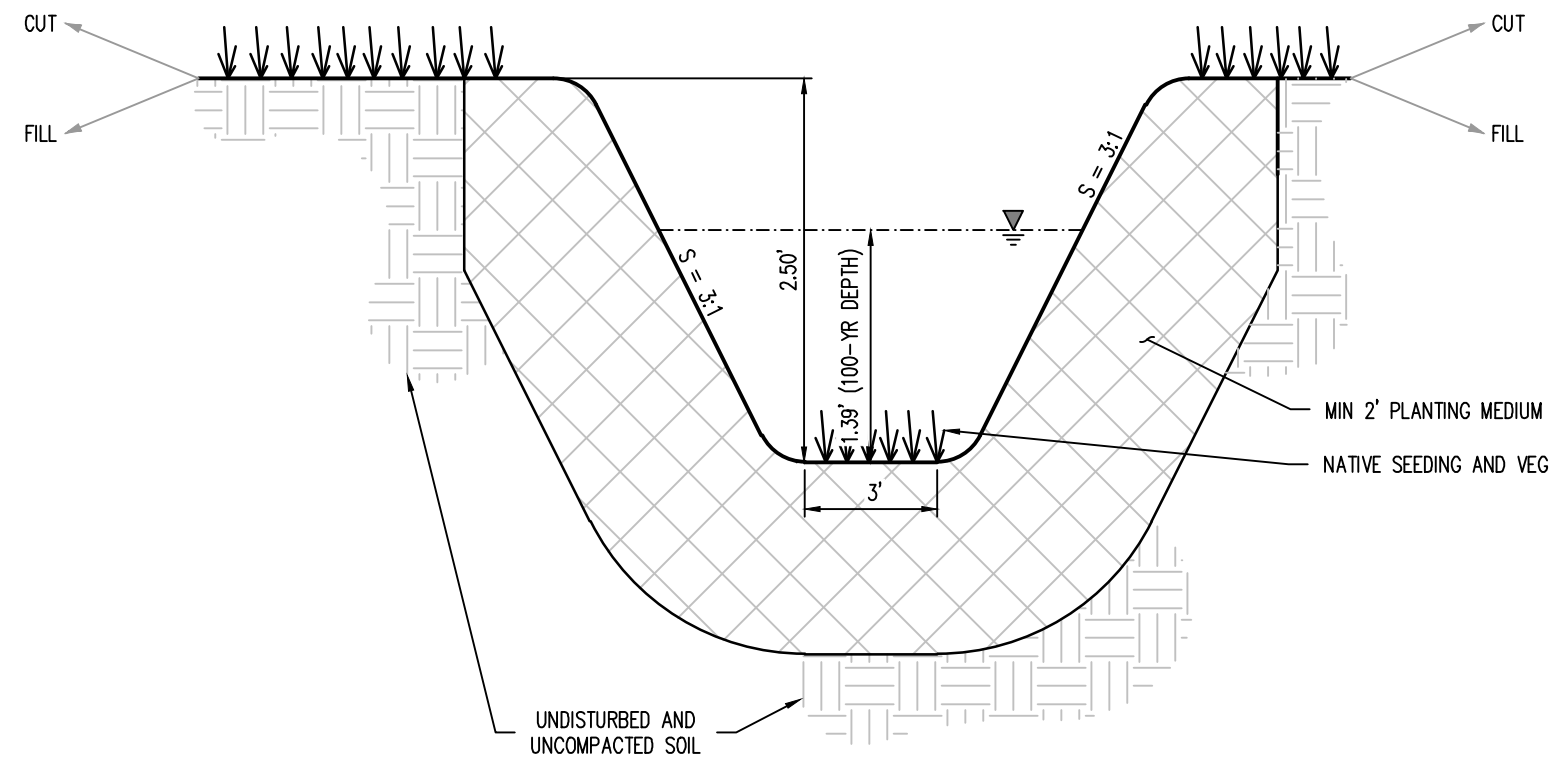
**G3.1**

Sheet 11 of 16



DATE PLOTTED: 12/29/2023 10:45 AM; PLOT FILE: G:\Projects\2023\G3.1\_Spillway Grading Details\G3.1\_Spillway Grading Details.dwg; PLOT SCALE: 1"=10'; PLOT SHEET: 11 OF 16

VELOCITY = 3.71 FT/S  
 LONGITUDINAL SLOPE = 1.0%  
 Q100 = 21.50 CFS (WORST CASE SCENARIO ASSUMED FOR ALL SWALES CONVEYING RUN-OFF TO TEMPORARY SEDIMENT BASINS)



① TYPICAL TEMPORARY SEDIMENT BASIN CONVEYANCE SWALE  
 NOT TO SCALE

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**EARLY GRADING & EROSION CONTROL PLANS**  
**GRANDVIEW RESERVE FILING NO. 1**  
**FOR**  
**HR GREEN**  
**EASTONVILLE RD**  
**EL PASO COUNTY, PEYTON, CO 80831**

#	Date	Issue / Description	Init.

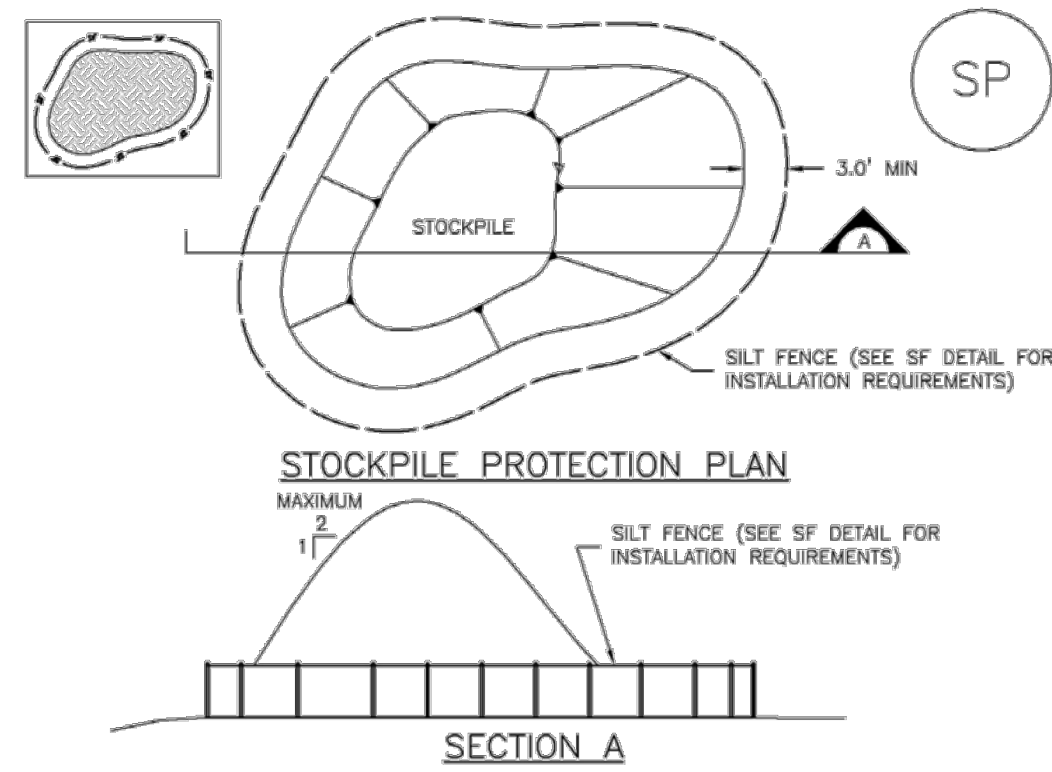
Project No:	HRG01
Drawn By:	JDP
Checked By:	BAS
Date:	12/29/2023

**SWALE GRADING DETAILS**

C:\Users\jdp\OneDrive\Documents\2023\Grandview Reserve\HRG01\20230515\_01\_Swale Grading Details.dwg - 12/29/23

Stockpile Management (SP)

MM-2



STOCKPILE PROTECTION PLAN

SECTION A  
SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF STOCKPILES, -TYPE OF STOCKPILE PROTECTION. 2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. 3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING... 4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE...

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MM-2

Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

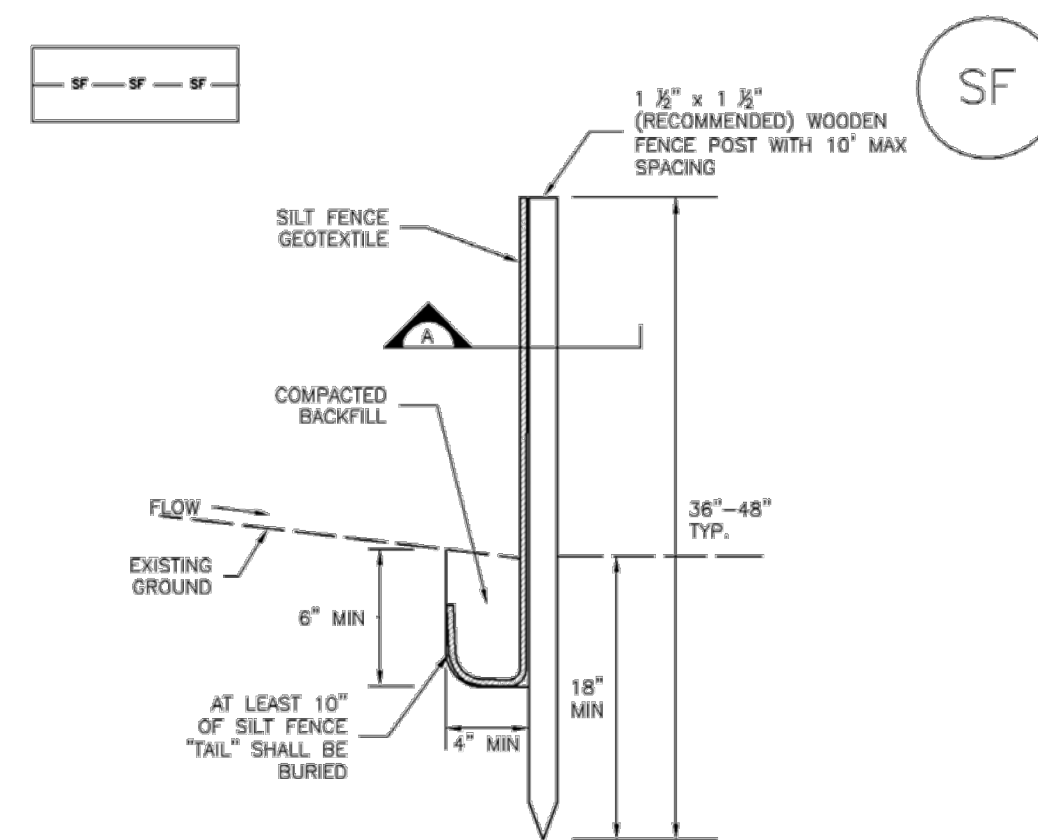
- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY. 5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, 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.

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Silt Fence (SF)

SC-1



SILT FENCE

SECTION A

SF-1. SILT FENCE

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SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- 1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF A SLOPE TO ALLOW FOR WATER PONDING. 2. A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. 3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. 4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. 6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." 7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

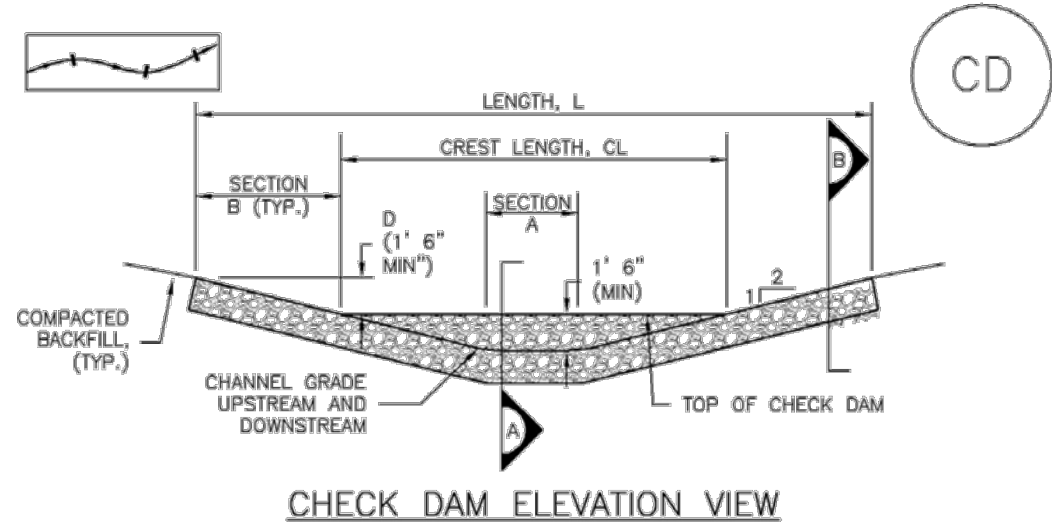
SILT FENCE MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. 5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE. 6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION. 7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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Check Dams (CD)

EC-12



CHECK DAM ELEVATION VIEW

SECTION A

SECTION B

CD-1. CHECK DAM

REQUIRED SPACING FOR CHECK DAMS table with columns for SLOPE OF DITCH FLOW LINE and SPACING (FT) (H = 1.5 FT)

CHECK DAM INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF CHECK DAMS, -CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM), -LENGTH (L), CREST LENGTH (CL), AND DEPTH (D). 2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES. 3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. 4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'. 5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

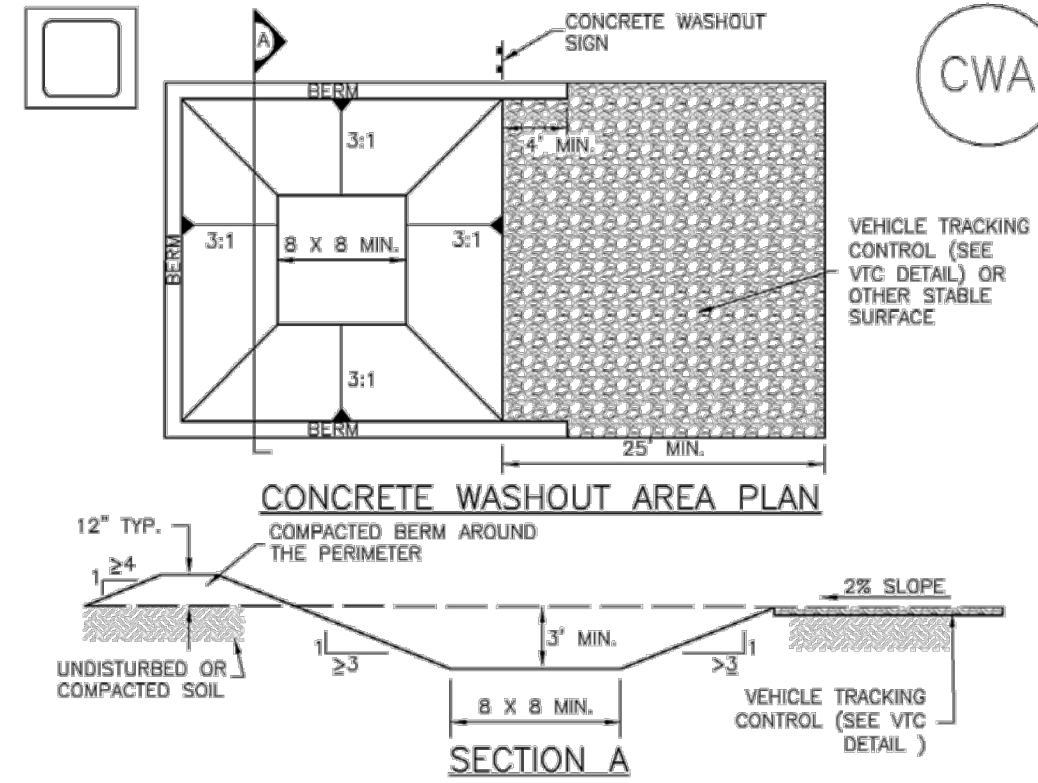
CHECK DAM MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST. 5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION. 6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. 7. WHEN CHECK DAMS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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Concrete Washout Area (CWA)

MM-1



CONCRETE WASHOUT AREA PLAN

SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION. 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. 4. CWA SHALL INCLUDE A FLAT SUBSURFACE FIT THAT IS AT LEAST 8' BY 6' SLOPES LEADING OUT OF THE SUBSURFACE FIT SHALL BE 3:1 OR FLATTER. 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'. 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA. 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE FIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY. 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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EARLY GRADING & EROSION CONTROL PLANS GRANDVIEW RESERVE FILING NO. 1 FOR HR GREEN

EASTONVILLE RD EL PASO COUNTY, PEYTON, CO 80831

Table with 3 columns: #, Date, Issue / Description, Init.

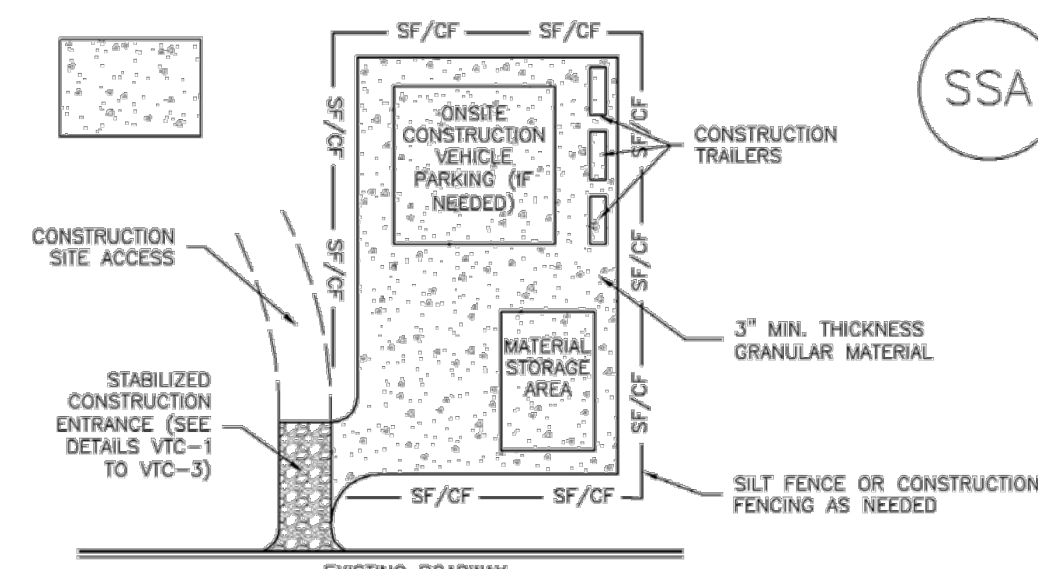
Project No: HRG01 Drawn By: JDP Checked By: BAS Date: 12/29/2023

EROSION CONTROL DETAILS



**Stabilized Staging Area (SSA)**

**SM-6**



**SSA-1. STABILIZED STAGING AREA**

**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF STAGING AREA(S).
  - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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**SM-6**

**Stabilized Staging Area (SSA)**

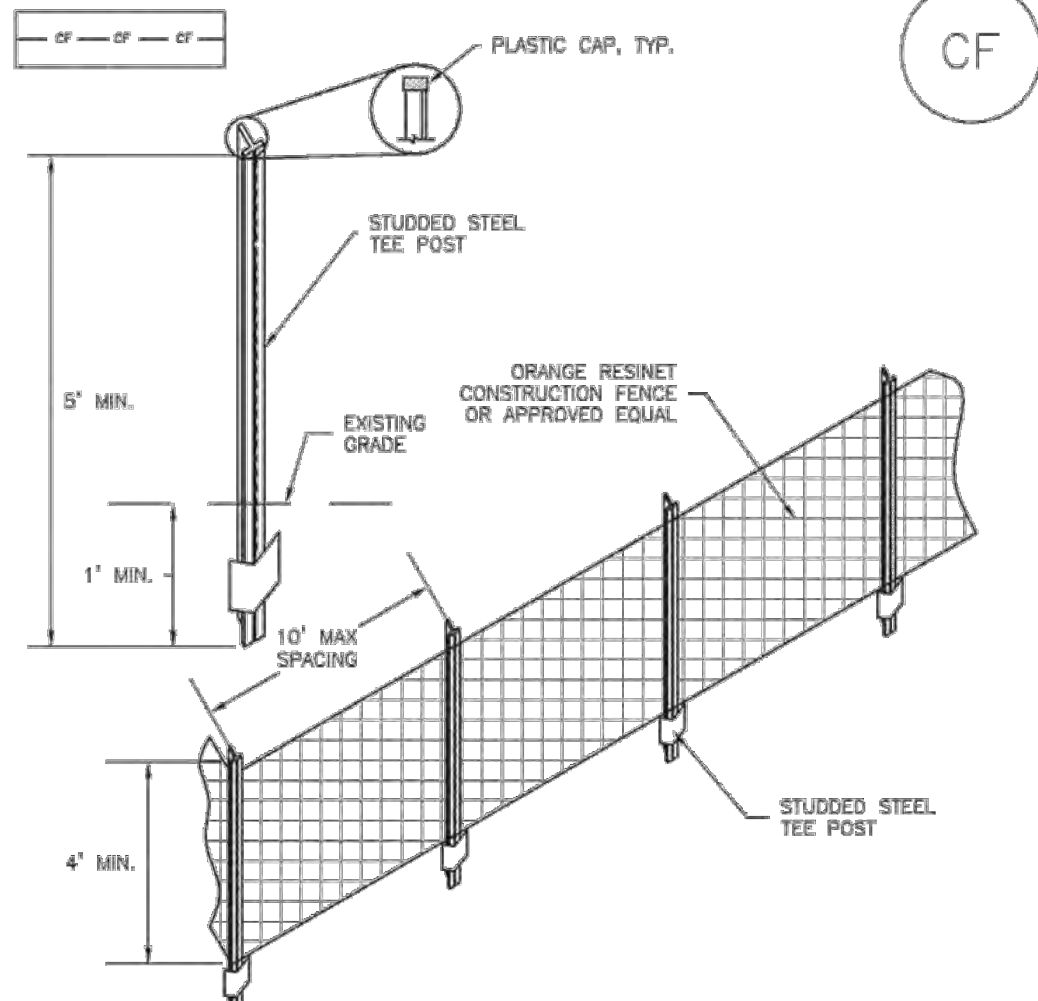
**STABILIZED STAGING AREA MAINTENANCE NOTES**

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
  - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- 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.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Construction Fence (CF)**

**SM-3**



**CF-1. PLASTIC MESH CONSTRUCTION FENCE**

**CONSTRUCTION FENCE INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4" HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Construction Fence (CF)**

**SM-3**

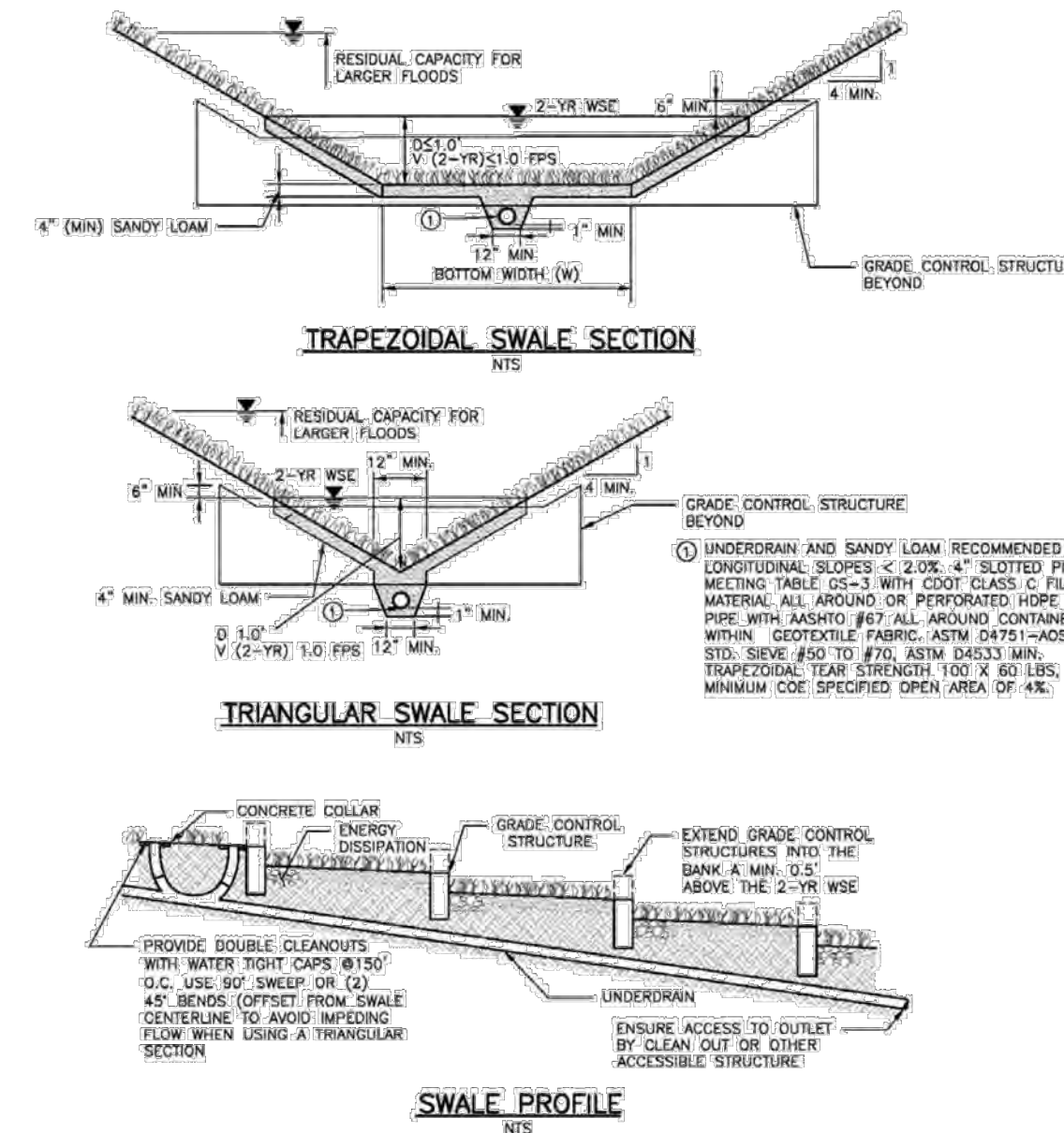
**CONSTRUCTION FENCE MAINTENANCE NOTES**

- 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.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SIGNS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
  - WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- 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.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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**T-2**

**Grass Swale**

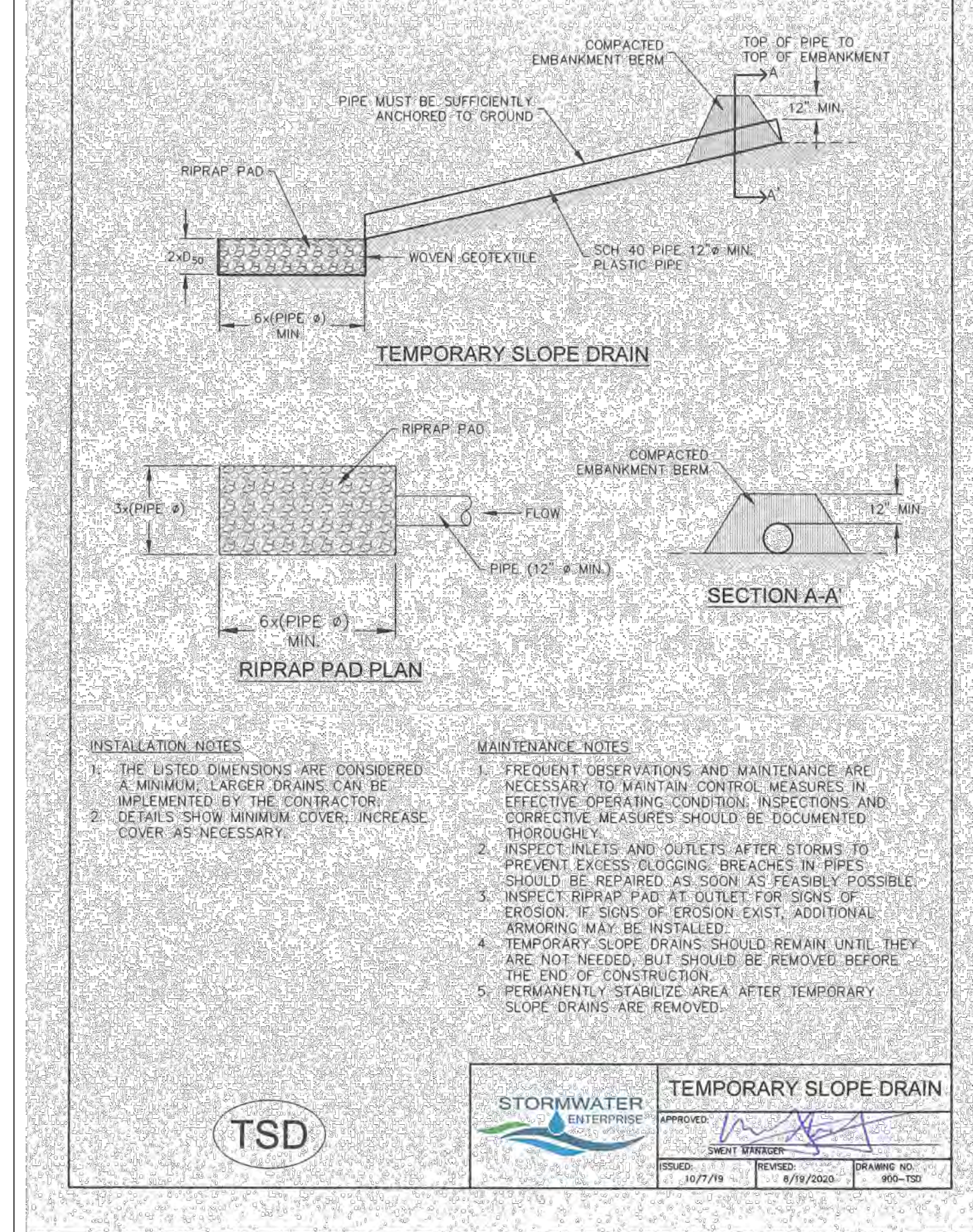


**Figure GS-1. Grass Swale Profile and Sections**

**Design Example**

The UD-BMP workbook, designed as a tool for both designer and reviewing agency is available at [www.udfcd.org](http://www.udfcd.org). This section provides a completed design form from this workbook as an example.

GS-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



<b>TSD</b>	<b>STORMWATER</b>	<b>TEMPORARY SLOPE DRAIN</b>
DESIGNED BY: 10/7/10	APPROVED: [Signature]	DRAWING NO.: 905-102
REVISION: 8/18/2020		

**SM-4**

**Vehicle Tracking Control (VTC)**

**STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
  - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

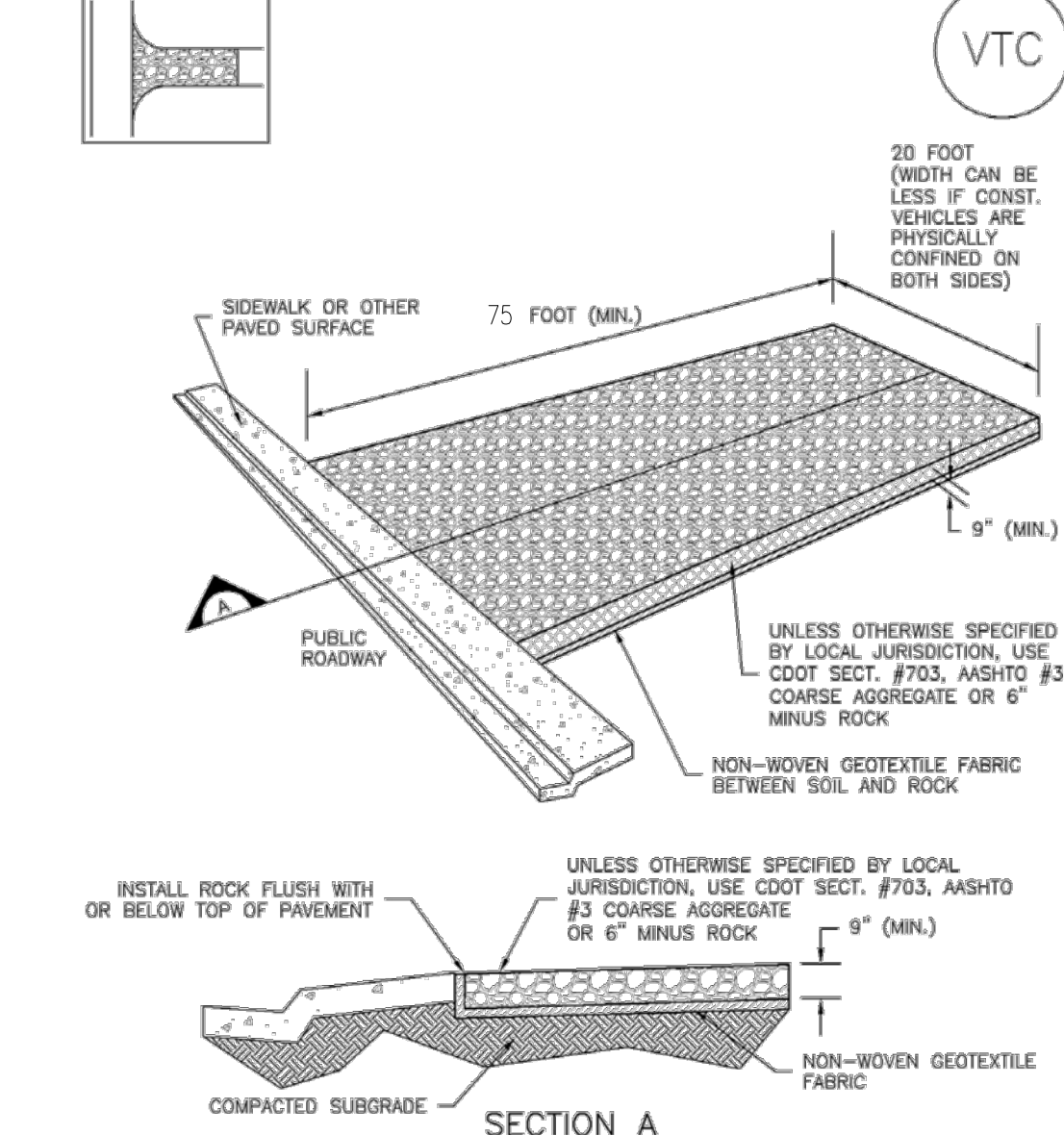
**STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES**

- 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.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
  - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- 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.
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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**Vehicle Tracking Control (VTC)**

**SM-4**



**VTC-1. AGGREGATE VEHICLE TRACKING CONTROL**

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#	Date	Issue / Description	Init.

Project No: HRG01  
Drawn By: JDP  
Checked By: BAS  
Date: 12/29/2023

