

OTTERBY, ADELLA, 7/10/2026 2:04 PM

HR GREEN Xref: xc--dgn_2403591; Vcnity_Map_Block: xref_Titleblock_2403591_SDP

LEGAL DESCRIPTION:
PARCEL A:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST "ASSUMED"); THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 360.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 300.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST, 300.00 FEET; THENCE SOUTH 09 DEGREES 52 MINUTES 03 SECONDS EAST, 300.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEAR S 00 DEGREES 00 MINUTES 06 SECONDS W "ASSUMED"); THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 660.31 FEET; THENCE N 00 DEGREES 02 MINUTES 26 SECONDS E, 620.73 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 NE1/4; THENCE S 89 DEGREES 54 MINUTES 10 SECONDS E ALONG SAID S1/2 NE1/4'S NORTH LINE, 659.89 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 01, 2010 AT RECEPTION NO. 210085395 AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037676 AND RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037677, COUNTY OF EL PASO, STATE OF COLORADO.

GRADING AND EROSION CONTROL NOTES:

- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
- CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
- ALL CCM(S) SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCM(S) AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCM(S) ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCM(S).
- PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCM(S) OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCM(S) ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
- 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCM(S) UPGRADIENT OF THE VEGETATIVE BUFFER.
- TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTC(S) MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCM(S) SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
- 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.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFF-SITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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.
- DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
- THE PERMIT HOLDER(S) 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.
- 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.
- 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. APPROPRIATE CCM(S) SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT 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.
- 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.
- ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- THE APPROVED SOILS REPORT FOR THE SITE, TITLED "GEOTECHNICAL AND PAVEMENT DESIGN REPORT CHURCH AT BENTGRASS", PREPARED BY ENTECH ENGINEERING, DATED JULY 2026 SHALL BE CONSIDERED A PART OF THESE PLANS.
- FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
- PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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

DRAWN BY: <u>CW</u>	JOB DATE: <u>7/10/2026</u>	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0"  1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: <u>RDL</u>	JOB NUMBER: <u>2403591</u>	
CAD DATE: <u>7/10/2026</u>		
CAD FILE: <u>J:\2024\2403591\CAD\DWgs\IC\GEC\ICover</u>		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.306.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

GRADING & EROSION CONTROL PLANS
COVER

PCD FILE NO.: SF268

SHEET
CV

1

PROJECT CONTACTS:

OWNER/DEVELOPER
FAL REALTY, LLC.
EMAIL: INFO@SEED.SERVICES

APPLICANT/OWNER'S REPRESENTATIVE
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

CIVIL ENGINEER
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

PLANNING & LANDSCAPE ARCHITECTURE:
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

GEOTECHNICAL ENGINEER
COMPANY: ENTECH ENGINEERING, INC.
ADDRESS: 505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 531-5599
ATTN: JOE GOODE
EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER
SM ROCHA, LLC.
8703 YATES DRIVE, STE 210
WESTMINSTER, CO 80031
TELE: (303) 458-9798
ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

SURVEYOR
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
TELE: (719) 354-4120
ATTN: MARK JOHANNES
EMAIL: @CSAMLLC.COM

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 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 DIRECTORS DISCRETION.

JOSHUA J. PALMER P.E.
COUNTY ENGINEER

DATE

DESIGN 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 ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

RICHARD D. LYON, COLORADO P.E. NO. 53921

DATE

OWNER/DEVELOPER'S STATEMENT:

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

FAL REALTY, LLC.

PROPERTY OWNER

DATE

PROJECT INFO:

TOTAL DISTURBANCE AREA = 8.68 AC

RECEIVING WATERS: BLACK SQUIRREL CREEK

ANTICIPATED START OF CONSTRUCTION: FALL 2027

ANTICIPATED END OF LAND DISTURBANCE: SUMMER 2028

ANTICIPATED FINAL STABILIZATION: FALL 2028

PROJECT PHASING:

INITIAL: INSTALLATION OF PERIMETER CONTROLS SUCH AS SILT FENCE AND VEHICLE TRACKING, CLEARING AND GRUBBING OF SITE. INSTALL TSB 1 AND TEMPORARY DIVERSION DITCHES/CULVERTS, INCLUDING PERMANENT DITCHES ALONG PROPERTY BOUNDARIES.

INTERIM: ESTABLISH SSA & CWA, INSTALL WET UTILITIES, CONSTRUCT ONSITE IMPROVEMENTS, INSTALL TEMPORARY CONTROL MEASURES SUCH AS INLET PROTECTIONS, & SCL'S. CONVERT TSB 1 TO FSD POND A. CONSTRUCT BENT GRASS MEADOWS DRIVE IMPROVEMENTS.

FINAL: FINALIZE ONSITE LANDSCAPING (REF. LANDSCAPE PLANS), COMPLETE PERMANENT SEEDING AND MULCHING & EROSION CONTROL BLANKETING OF REMAINING AREAS OF LOD FOR STABILIZATION. PERFORM VISUAL INSPECTION TO ADJACENT EX. VEGETATION & REMOVE PERIMETER CONTROLS.

GRADING & EROSION CONTROL PLAN NOTES:

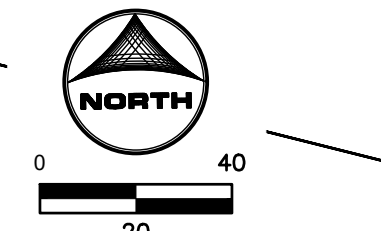
- SEE SHEETS 5-6 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
- ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
- NO NOTABLE VEGETATION FOUND WITHIN SITE EXCEPT FOR NATIVE GRASSES/WEEDS AND SPARSE PINE TREES. TREES TO BE UNDISTURBED WHERE FEASIBLE (SEE LANDSCAPE PLANS). VISUAL INSPECTION OF POST-CONSTRUCTION STABILIZATION TO EX. VEGETATION IS ACCEPTABLE.
- AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
- ALL 3:1 SLOPES MUST BE RECEIVE EROSION CONTROL BLANKET.
- STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPIILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
- NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECTS CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
- THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESES PLANS WILL BE AMENDED AS REQUIRED.
- THERE ARE NO EXISTING PRESERVATION EASEMENTS, NO-BUILD AREAS, STREAMSIDE AREAS, OR FLOODPLAIN AREAS LOCATED ON SITE.

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0553G' EFFECTIVE DATE 7, 2018.

GEOHAZARD NOTE:

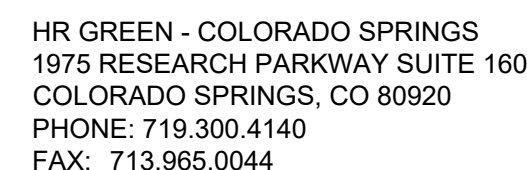
PER THE AFOREMENTIONED SOILS & GEOHAZARD REPORT, NO GEOHAZARDS ARE IDENTIFIED ON THIS SITE. DEWATERING MAY BE NECESSARY DUE TO SHALLOW GROUNDWATER FOUND ON THE SITE.



	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
FENCE		
OVERHEAD ELECTRIC		
WATER MAIN		
SANITARY MAIN		
SWALE		
TRAIL		
EDGE OF GRAVEL		
INDEX CONTOUR		
INTER. CONTOUR		
ADA ROUTE		
LANDSCAPING		
BUILDING		
WATER		
BLOW OFF VALVE		
GATE VALVE		
MANHOLE		
WELL		
WATER WARNING SIGN		
DRY UTILITIES		
ELECTRIC METER		
ELECTRIC BOX		
FIBER OPTIC BOX		
FIBER OPTIC WARNING SIGN		
TELEPHONE PEDESTAL		
UTILITY POLE		

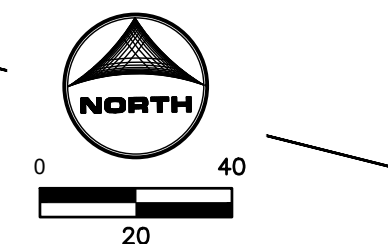
	TSB TRIBUTARY AREA
	CUT/FILL LINE
	CWA CONCRETE WASHOUT AREA
	ED/DS EARTH DIKE / DIVERSION SWALE
	IP INLET PROTECTION
	CD CHECK DAM
	SF SILT FENCE
	SSA STABILIZED STAGING AREA
	SP STOCKPILE PROTECTION
	VTC VEHICLE TRACKING CONTROL
	LOD LIMITS OF CONSTRUCTION/DISTURBANCE (CUT/FILL LIMIT)
	SM TEMPORARY SEEDING AND MULCHING
	TSB TEMPORARY SEDIMENT BASIN
	ECB EROSION CONTROL BLANKET
	FLOW DIRECTION

NO.	DATE	BY	REVISION DESCRIPTION



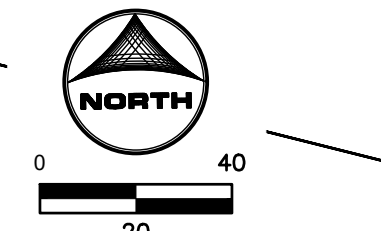
GRADING & EROSION CONTROL PLAN
INITIAL GEC PLAN

2



	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
FENCE		
OVERHEAD ELECTRIC		
WATER MAIN		
SANITARY MAIN		
SWALE		
TRAIL		
EDGE OF GRAVEL		
INDEX CONTOUR		
INTER. CONTOUR		
ADA ROUTE		
LANDSCAPING		
BUILDING		
WATER		
BLOW OFF VALVE		
GATE VALVE		
MANHOLE		
WELL		
WATER WARNING SIGN		
DRY UTILITIES		
ELECTRIC METER		
ELECTRIC BOX		
FIBER OPTIC BOX		
FIBER OPTIC WARNING SIGN		
TELEPHONE PEDESTAL		
UTILITY POLE		

	TSB TRIBUTARY AREA
	CUT/FILL LINE
	(CWA) CONCRETE WASHOUT AREA
	(ED/DS) EARTH DIKE / DIVERSION SWALE
	(IP) INLET PROTECTION
	(CD) CHECK DAM
	(SF) SILT FENCE
	(SSA) STABILIZED STAGING AREA
	(SP) STOCKPILE PROTECTION
	(VTC) VEHICLE TRACKING CONTROL
	(LOD) LIMITS OF CONSTRUCTION/DISTURBANCE (CUT/FILL LIMIT)
	(SM) TEMPORARY SEEDING AND MULCHING
	(TSB) TEMPORARY SEDIMENT BASIN
	(ECB) EROSION CONTROL BLANKET
	FLOW DIRECTION



PROPERTY LINE
EASEMENT LINE
RIGHT OF WAY
CENTERLINE
FENCE
OVERHEAD ELECTRIC
WATER MAIN
SANITARY MAIN
SWALE
TRAIL
EDGE OF GRAVEL
INDEX CONTOUR
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ADA ROUTE
LANDSCAPING
BUILDING
WATER
BLOW OFF VALVE
GATE VALVE
MANHOLE
WELL
WATER WARNING SIGN

ELECTRIC METER
ELECTRIC BOX
FIBER OPTIC BOX
FIBER OPTIC WARNING SIGN
TELEPHONE PEDESTAL
UTILITY POLE

	TSB TRIBUTARY AREA
	CUT/FILL LINE
	(CWA) CONCRETE WASHOUT AREA
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	(TSB) TEMPORARY SEDIMENT BASIN
	(ECB) EROSION CONTROL BLANKET
	FLOW DIRECTION

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common Name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre	Planting Depth (inches)
1. Oats	Cool	35-50	1-2
2. Spring wheat	Cool	25-35	1-2
3. Spring barley	Cool	25-35	1-2
4. Annual ryegrass	Cool	10-15	½
5. Millet	Warm	3-15	½-¾
6. Winter wheat	Cool	20-35	1-2
7. Winter barley	Cool	20-35	1-2
8. Winter rye	Cool	20-35	1-2
9. Triticale	Cool	25-40	1-2

* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or moved closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, by hydraulic mulching should be applied to a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

* See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

* Seeding rates should be doubled if need to broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

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Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Options in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1- March 15				
March 16- April 30	1,2,3	✓	✓	
May 1- May 15		✓	✓	
May 16- June 30	5			
July 1- July 15	5			
July 16- August 31				
September 1- September 30	6, 7, 8, 9		✓	✓
October 1- December 31				

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2: Erosion Control Chapter and Volume 3: Mulching BMP Fact Sheet (EC-4A) for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Re-seed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Re-seed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

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Table 5-1: El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated / Non-irrigated	Non-irrigated / Irrigated	Non-irrigated / Non-irrigated
Bluestem, big	<i>Andropogon gerardii</i>	Warm, upland	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bench	10	0.5	0.25	0.13
Green, reedgrass	<i>Nassella viridula</i>	Cool, upland	10	2	1	0.5
Wheatgrass, western*	<i>Pascopyrum amabilis</i>	Cool, upland	20	6.4	3.2	1.6
Gramma, sideots	<i>Bouteloua curtipendula</i>	Warm, bench	10	2	1	0.5
Switchgrass*	<i>Panicum virgatum</i>	Warm, upland	10	0.8	0.4	0.2
Prairie, sandreed	<i>Calamagrostis canadensis</i>	Warm, upland	10	1.2	0.6	0.3
Yellow, Indiangrass	<i>Sorghastrum nutans</i>	Warm, upland	10	2	1	0.5

Seed rate (lbs PLS/acre) 19.3 9.7 4.8

*For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of spotted nursery stock wetland plants 2' from or center is recommended for sites with wetland hydrology.

*Species that will do well in the bottom of pond areas.

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Stormwater Enterprise

Table 5-2: El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated / Non-irrigated	Non-irrigated / Irrigated	Non-irrigated / Non-irrigated
Buffalograss	<i>Bouteloua decumbens</i>	Warm, upland	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bench	20	10.8	5.4	2.7
Gramma, sideots	<i>Bouteloua curtipendula</i>	Warm, bench	29	5.6	2.8	1.4
Green, reedgrass	<i>Nassella viridula</i>	Cool, bench	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum amabilis</i>	Cool, upland	20	12	6	3
Droopseed, sand	<i>Sporobolus cryptanthus</i>	Warm, bench	1	0.8	0.4	0.2

Seed rate (lbs PLS/acre) 42 21 10.3

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EC-6 Rolled Erosion Control Products (RECP)

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Roller Erosion Control Products (RECP) EC-6

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Silt Fence (SF)

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Check Dams (CD)

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Check Dams (CD) EC-12

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Concrete Washout Area (CWA)

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Earth Dikes and Drainage Swales (ED/DS)

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EC-10 Earth Dikes and Drainage Swales (ED/DS)

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Stockpile Management (SP)

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SC-2 Sediment Control Log (SCL)

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SC-6 Inlet Protection (IP)

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Inlet Protection (IP)

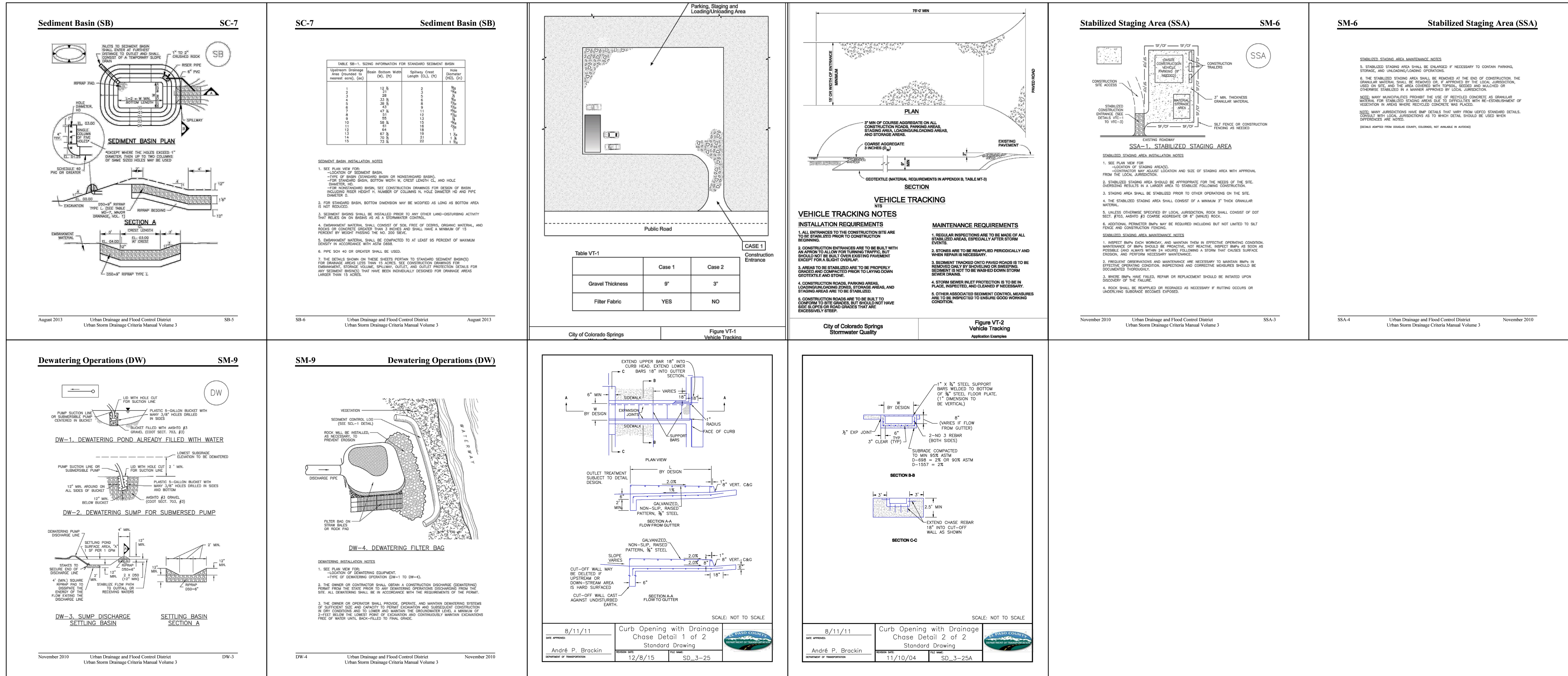
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SC-6 Inlet Protection (IP)

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