

STANDARD EL PASO COUNTY GRADING & EROSION CONTROL PLAN NOTES

- 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...
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED...
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER...
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...
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED...
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES...
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS...
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION...
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES...
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER...
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP...
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER...
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL...
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET...
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED...
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS...
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED...
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED ON-SITE...
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS...
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW...
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"...
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS...
26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES...
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS...
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY...
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION...
30. COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

STANDARD EL PASO COUNTY CONSTRUCTION PLAN NOTES

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES...
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS...
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION...
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS...
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING...
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES...
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL...
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP...
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING...
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS...
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED...
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA...
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD...
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE...
16. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ADJOINING PROPERTY OWNER(S) FOR ANY OFF-SITE DISTURBANCE...
17. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD...
18. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD...
19. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD...
20. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD...

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT...
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT...
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS...
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS...
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR...
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS...
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING...
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST...
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS...
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL HAVE A MINIMUM 1/2" MIN THICKNESS...
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 1/2" MIN THICKNESS EPOXY PAINT...
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING...
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT...

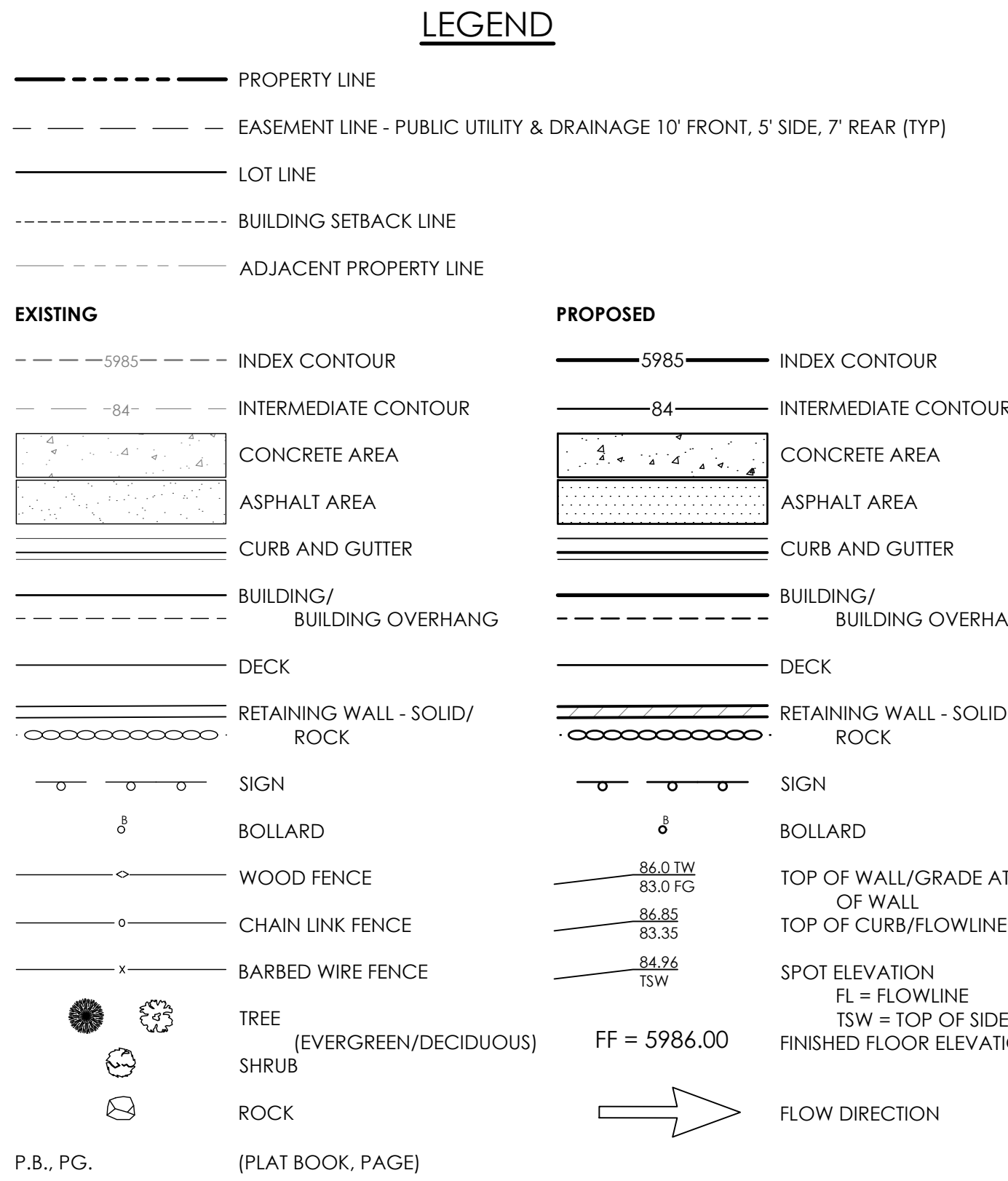
GENERAL GRADING NOTES

- 1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS AND/OR SURFACE EVIDENCE...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK...
3. EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR...
4. ALL WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, ORGANIC MATERIAL, EXCLUDING TOPSOIL AND REFUSE...
5. PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND FINISH SOIL GRADE...
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE...
7. THE CONTRACTOR SHALL ENDEAVOR NOT TO DISTURB OR INTERFERE WITH ADJACENT (OFF-SITE) PROPERTY...
8. THE GENERAL CONTRACTOR SHALL STRIP TOPSOIL FROM CONSTRUCTION AREAS AND STOCKPILE TOPSOIL AT AREA SHOWN ON THIS PLAN...
9. ALL GRADING SHALL BE DONE TO INSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AND STRUCTURES...
10. FINISHED GRADE OF ALL Pervious EARTH SURFACES THAT CONTACT FOUNDATION WALLS SHALL BE A MINIMUM OF 6" BELOW ANY UNTREATED WOOD MATERIAL...
11. Pervious EARTH SURFACES SHALL BE SLOPED AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 6" IN 10 FEET (6%)...
12. THE NATURE OF WORK PROPOSED BY THIS PLAN IS GRADING AND THE EXTENT OF SAID PROPOSED GRADING IS SHOWN BY THE EXISTING AND PROPOSED CONTOURS HEREON...
13. CONTRACTOR SHALL USE MECHANICAL METHODS TO GO FROM THE EXISTING TO PROPOSED CONTOURS...
14. ALL STORM DRAIN OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE HDPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR WITH PVC FITTINGS...
15. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION...
16. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION...
17. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION...
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20. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD PRIOR TO CONSTRUCTION...

GRADING AND EROSION CONTROL PLAN

FOR 2165 JANITELL ROAD

LOT 5, VALLEY GARDENS, LOCATED IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



COMPANIES AND AGENCIES

OWNER/DEVELOPER: JOHN TAYLOR, WIGWAM DEVELOPMENT CO., LLC, 2565 MOUNT VERNON DR, COLORADO SPRINGS, CO 80909 (719) 896-0866

CONSULTANT/ENGINEER

M.V.E., INC., 1903 LELARAY STREET, STE 200, COLORADO SPRINGS, CO 80909 (719) 635-5736

EL PASO COUNTY PLANNING

EPC PLANNING AND COMMUNITY DEVELOPMENT, 2880 INTERNATIONAL CIRCLE, SUITE 110, COLORADO SPRINGS, CO 80910 (719) 520-6300

STREETS AND RIGHTS-OF-WAY

EPC DEPARTMENT OF PUBLIC WORKS, 3275 AKERS DRIVE, COLORADO SPRINGS, CO 80922 (719) 520-6460

ABBREVIATION LEGEND

Table mapping abbreviations to full names: ASPH (ASPHALT), CONC (CONCRETE), C & G (CURB & GUTTER), DET (DETAIL), ESM (EASEMENT), ME (MATCH EXISTING), P.B., PG. (PLAT BOOK, PAGE), PVMT (PAVEMENT), RET. WALL (RETAINING WALL), REC. NO. (RECEPTION NUMBER), R.O.W. (RIGHT-OF-WAY), SF (SQUARE FOOT), STBK (SETBACK), SW (SIDEWALK), UTIL (UTILITY), C (CATCH CURB), S (SPILL CURB)

SITE DATA

TAX SCHEDULE NO. 57260-00-004

CURRENT ADDRESS: 19955 WIGWAM RD, FOUNTAIN, CO 80817

CONSTRUCTION SCHEDULE

GRADING & OTHER EARTH DISTURBANCES: SPRING, 2023 - SUMMER, 2023. FINAL STABILIZATION: SUMMER 2023

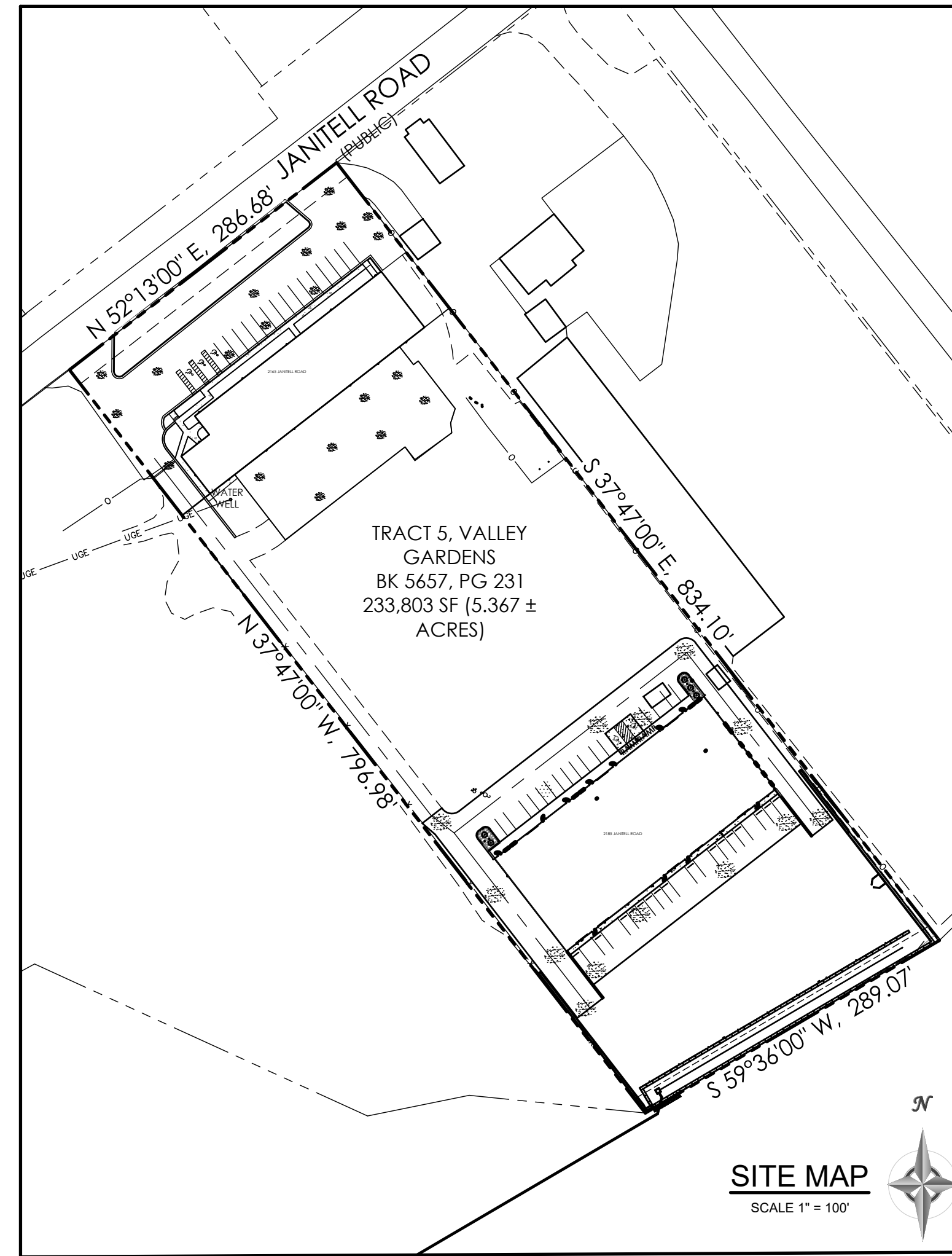
FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 8004(C)170G, EFFECTIVE DECEMBER 7, 2018.

SHEET INDEX

Table with columns SHEET, TITLE, DRAWING. Includes entries for COVER SHEET, GRADING PLAN, POND PLAN / DETAILS, EROSION CONTROL PLAN, and EROSION CONTROL DETAILS 1.

CALL BEFORE YOU DIG... COLORADO 811 logo with contact information: CALL 811 OR 1-800-922-1987



OWNER/DEVELOPER STATEMENT

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

Signature of Jerry Sombers, Date: 2-14-25. JERRY SOMBERS, SOMBERS INVESTMENT LLC

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 NEGLIGENCE, FACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

Signature of Charles C. Crum, Date: 2/14/25. CHARLES C. CRUM, P.E., LICENSED PROFESSIONAL ENGINEER, COLORADO LICENSE NO. 13348

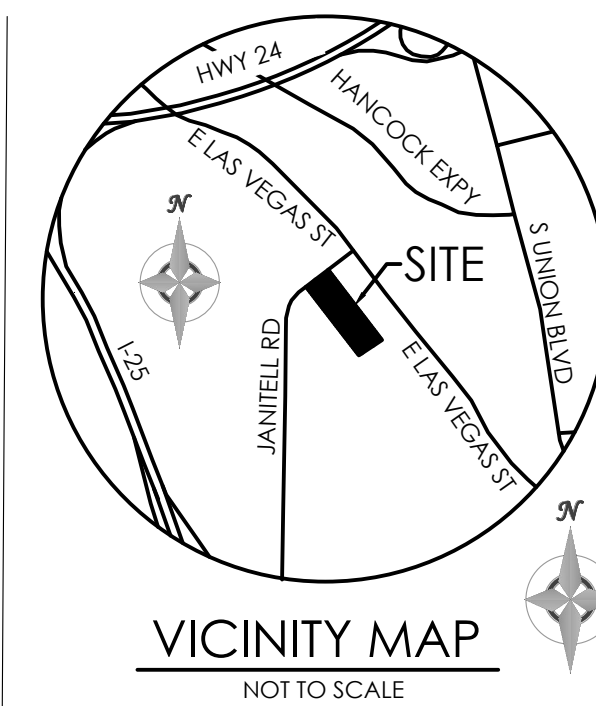
EL PASO COUNTY

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.

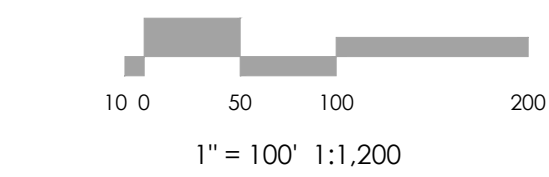
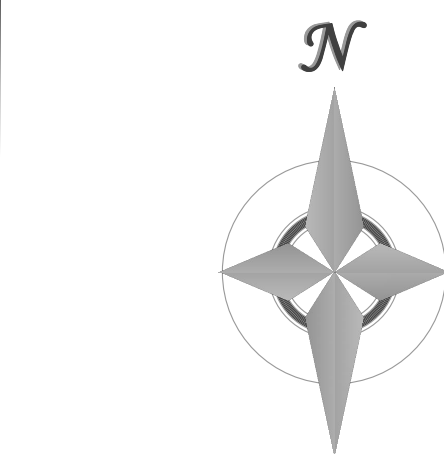
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

JOSHUA PALMER, P.E., COUNTY ENGINEER / ECM ADMINISTRATOR, DATE: PCD FILE NO. PPR2417



BENCHMARK



MVE, INC. ENGINEERS & SURVEYORS logo. Address: 1903 Lelaray Street, Suite 200, Colorado Springs, CO 80909. Phone: 719.635.5736.

REVISIONS

DESIGNED BY: JO, DRAWN BY: JO, CHECKED BY: AS, BUILTS BY: AS, CHECKED BY: AS.

2165 JANITELL RD, EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN COVER SHEET

C1.1 MVE PROJECT 61195

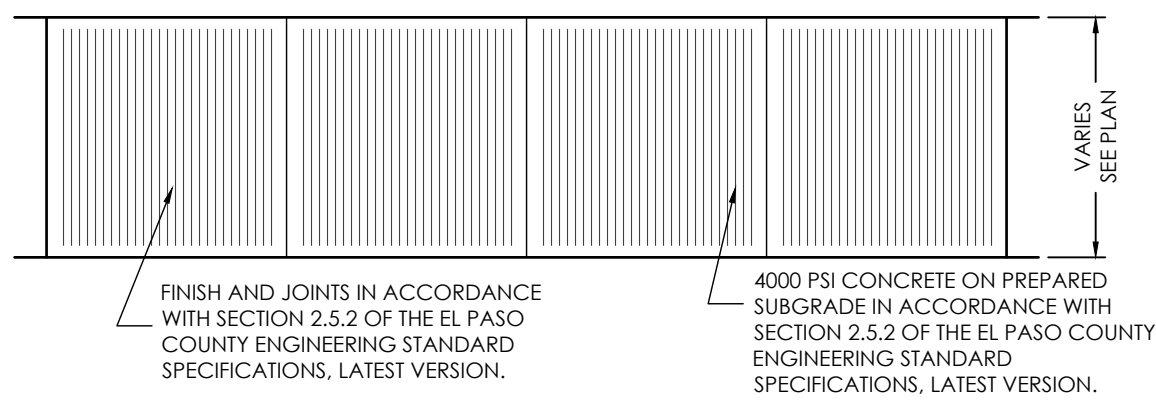
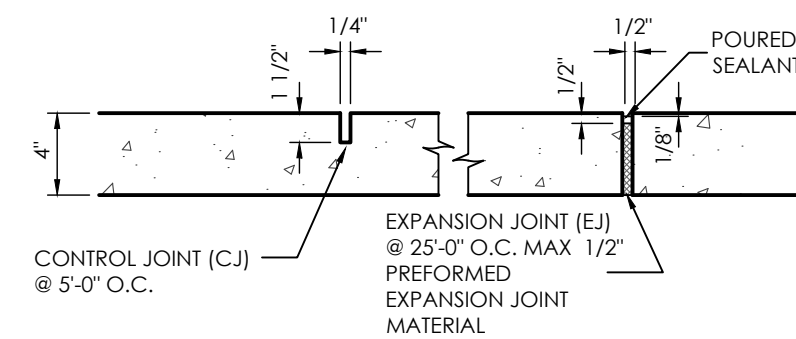
MVE DRAWING GEC-CS

FEBRUARY 10, 2025 SHEET 1 OF 5

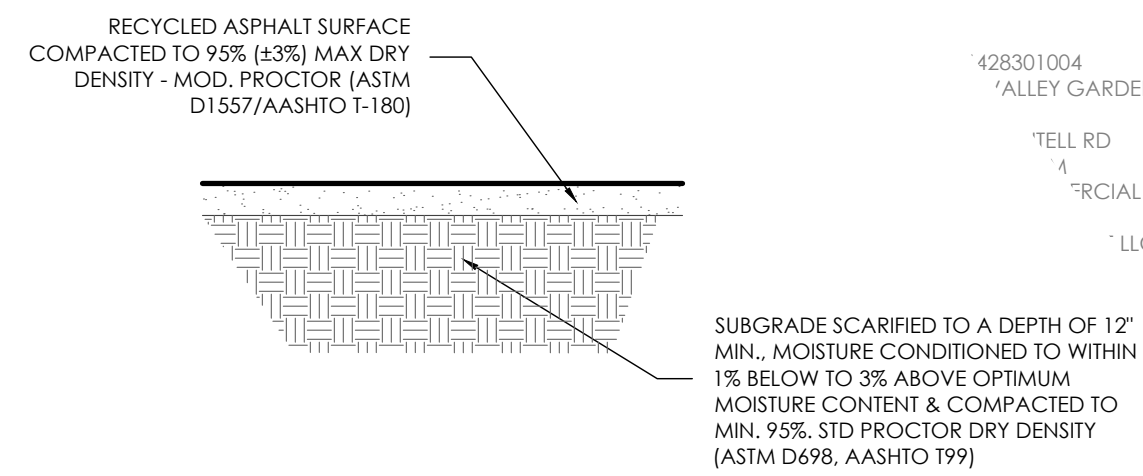
ABBREVIATION LEGEND

ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY

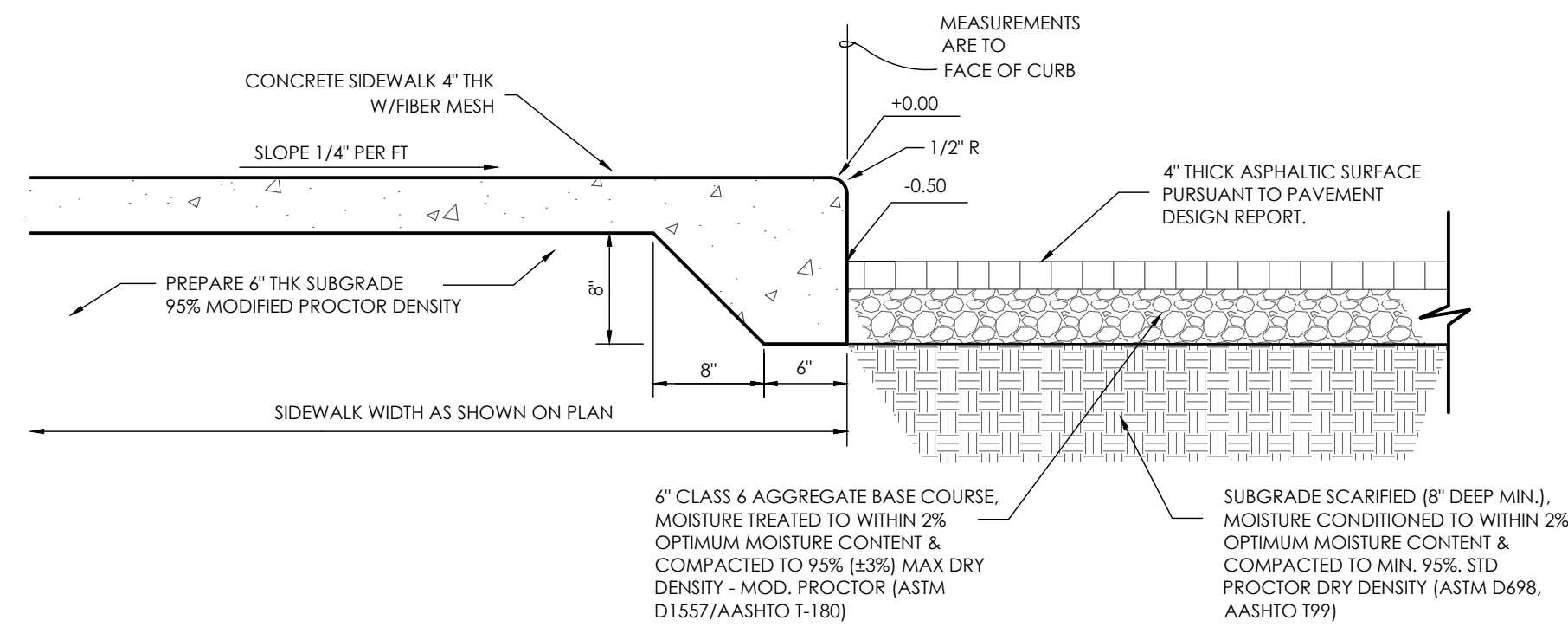
RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	ROCK DIMENSION (INCHES)	
		INTERMEDIATE	50*
TYPE VL	70-100	12	
	50-70	9	
	35-50	6	6
	2-10	2	
CLASS 6	100	1	
BASE COURSE	95-100	3/4	
	30-45	#4	
	25-55	#8	
	3-12	#200	



TYPICAL SIDEWALK DETAIL
SCALE 1" = 4'0"

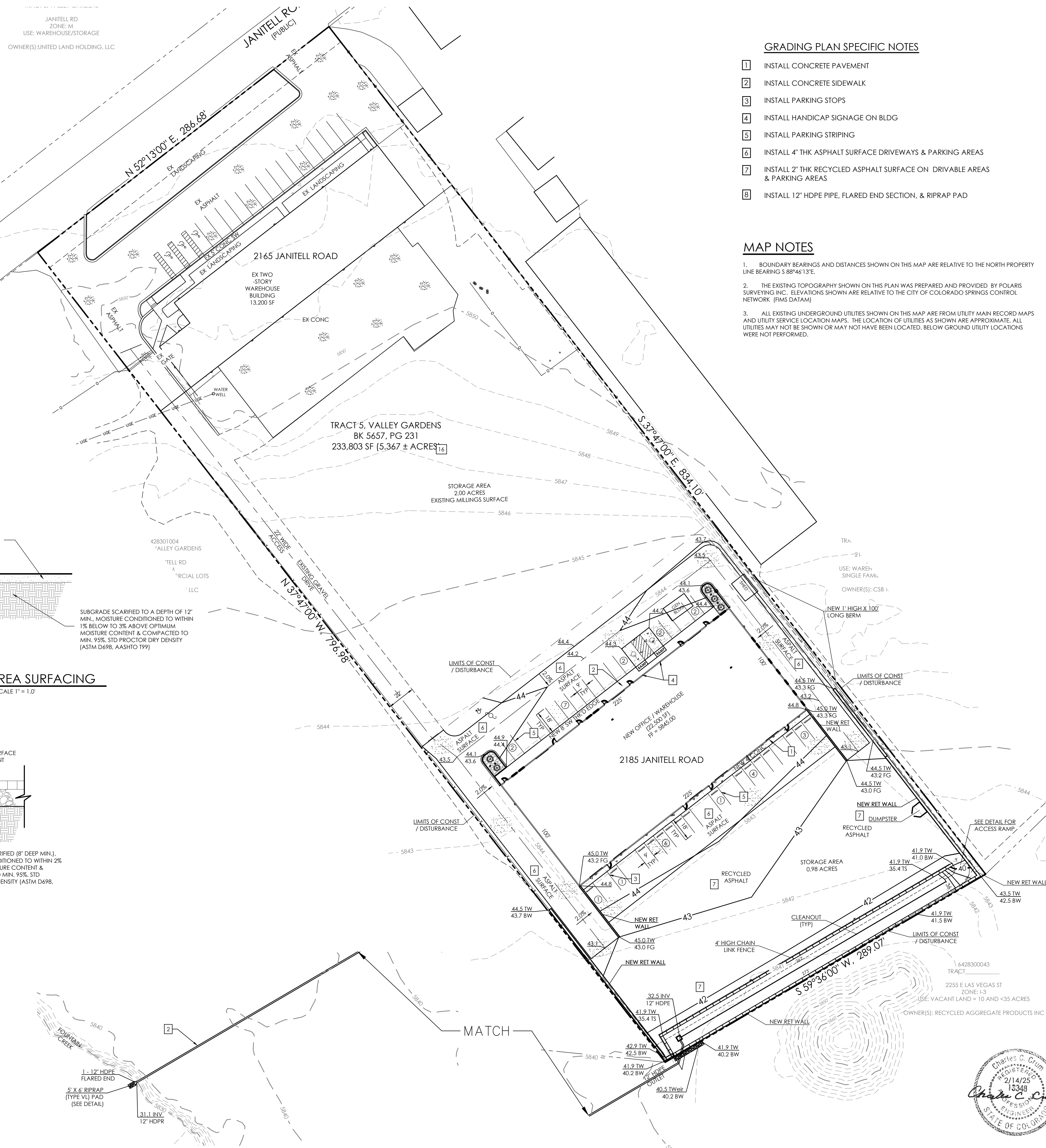


STORAGE AREA SURFACING
SCALE 1" = 1'0"



THICKENED EDGE SIDEWALK
SCALE: 1" = 1'

POND OUTLET PIPE DETAIL
SCALE: 1" = 4'0"

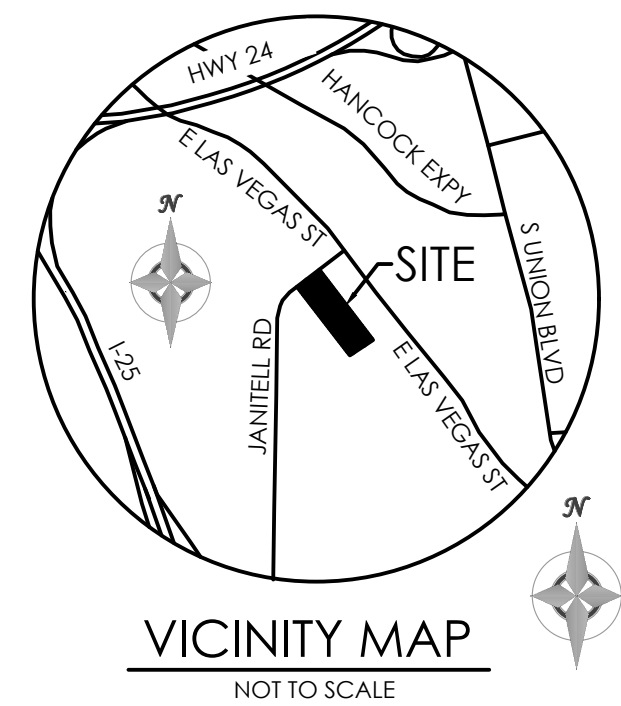


GRADING PLAN SPECIFIC NOTES

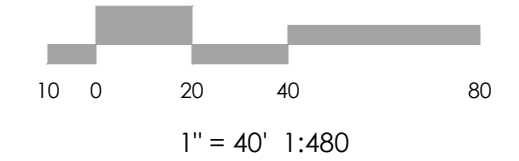
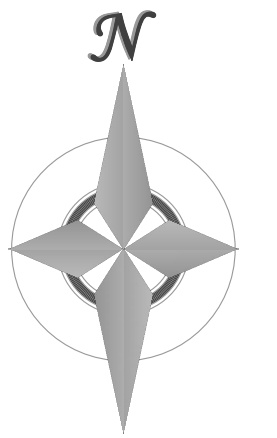
1. INSTALL CONCRETE PAVEMENT
2. INSTALL CONCRETE SIDEWALK
3. INSTALL PARKING STOPS
4. INSTALL HANDICAP SIGNAGE ON BLDG
5. INSTALL PARKING STRIPING
6. INSTALL 4" THK ASPHALT SURFACE DRIVEWAYS & PARKING AREAS
7. INSTALL 2" THK RECYCLED ASPHALT SURFACE ON DRIVEWAY AREAS & PARKING AREAS
8. INSTALL 12" HDPE PIPE, FLARED END SECTION, & RIPRAP PAD

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH PROPERTY LINE BEARING S 89°46'13"E.
2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATUM).
3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.



BENCHMARK



MVE, INC.
ENGINEERS & SURVEYORS

1903 Leary Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

DESIGNED BY JO
DRAWN BY JO
CHECKED BY
AS-BUILTS BY
CHECKED BY

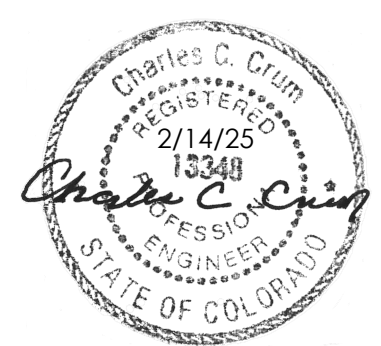
2165 JANITELL RD
EL PASO COUNTY, CO

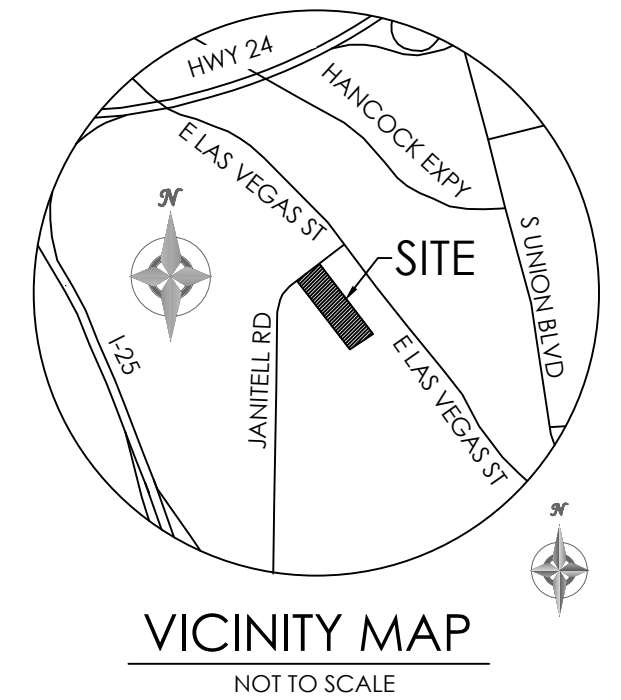
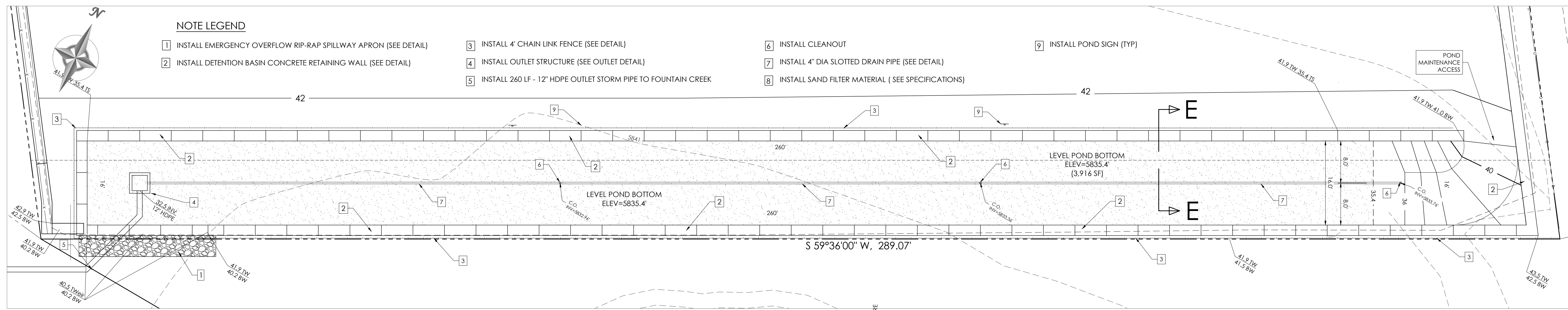
GRADING & EROSION CONTROL PLAN
GRADING PLAN

C1.2 MVE PROJECT 61195
MVE DRAWING GEC-GP

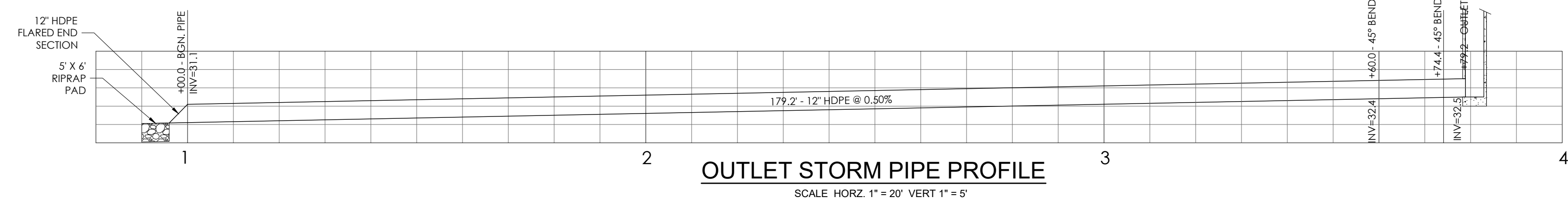
FEBRUARY 10, 2025
SHEET 2 OF 5

PCD FILE NO. PPR2417

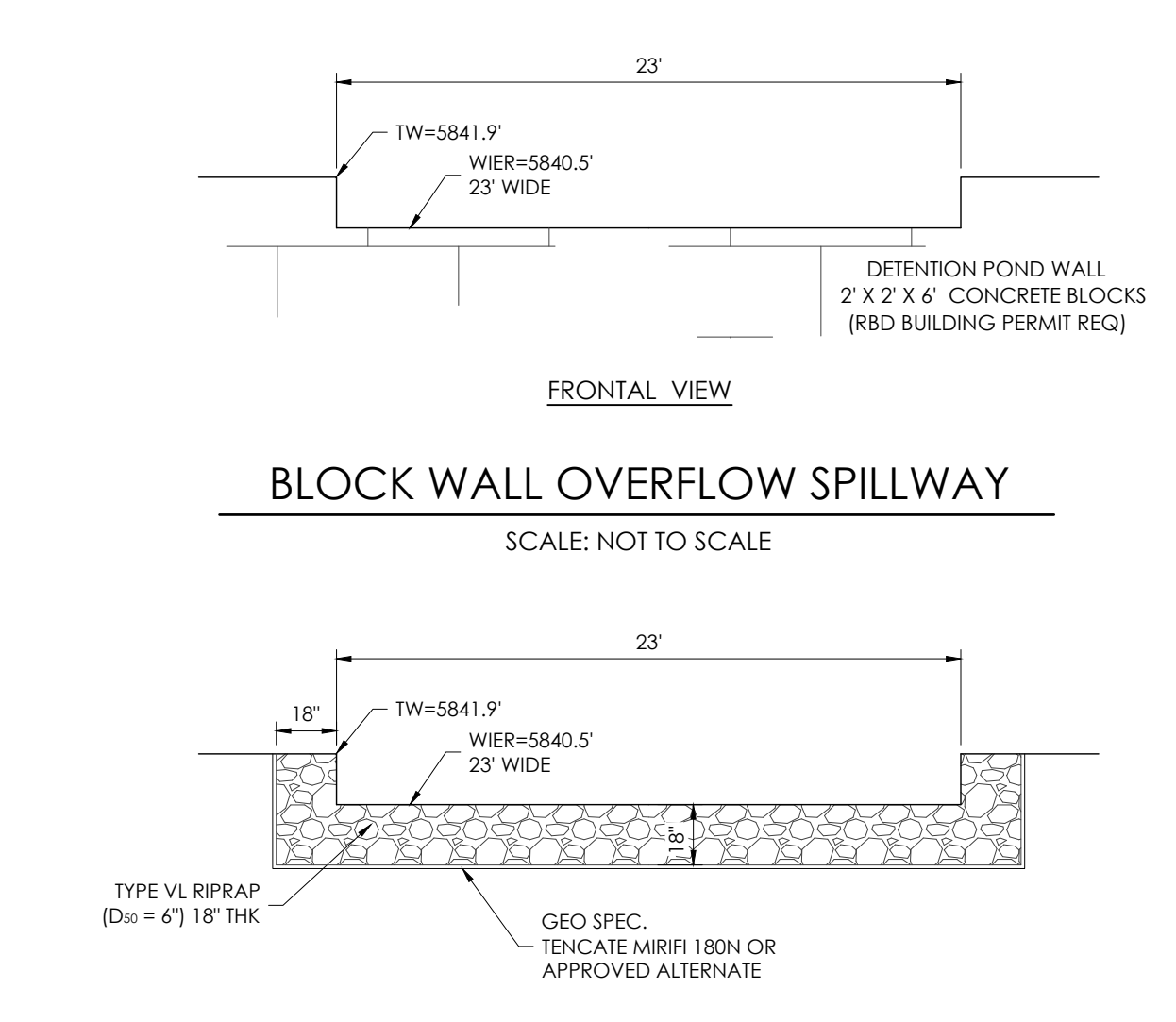
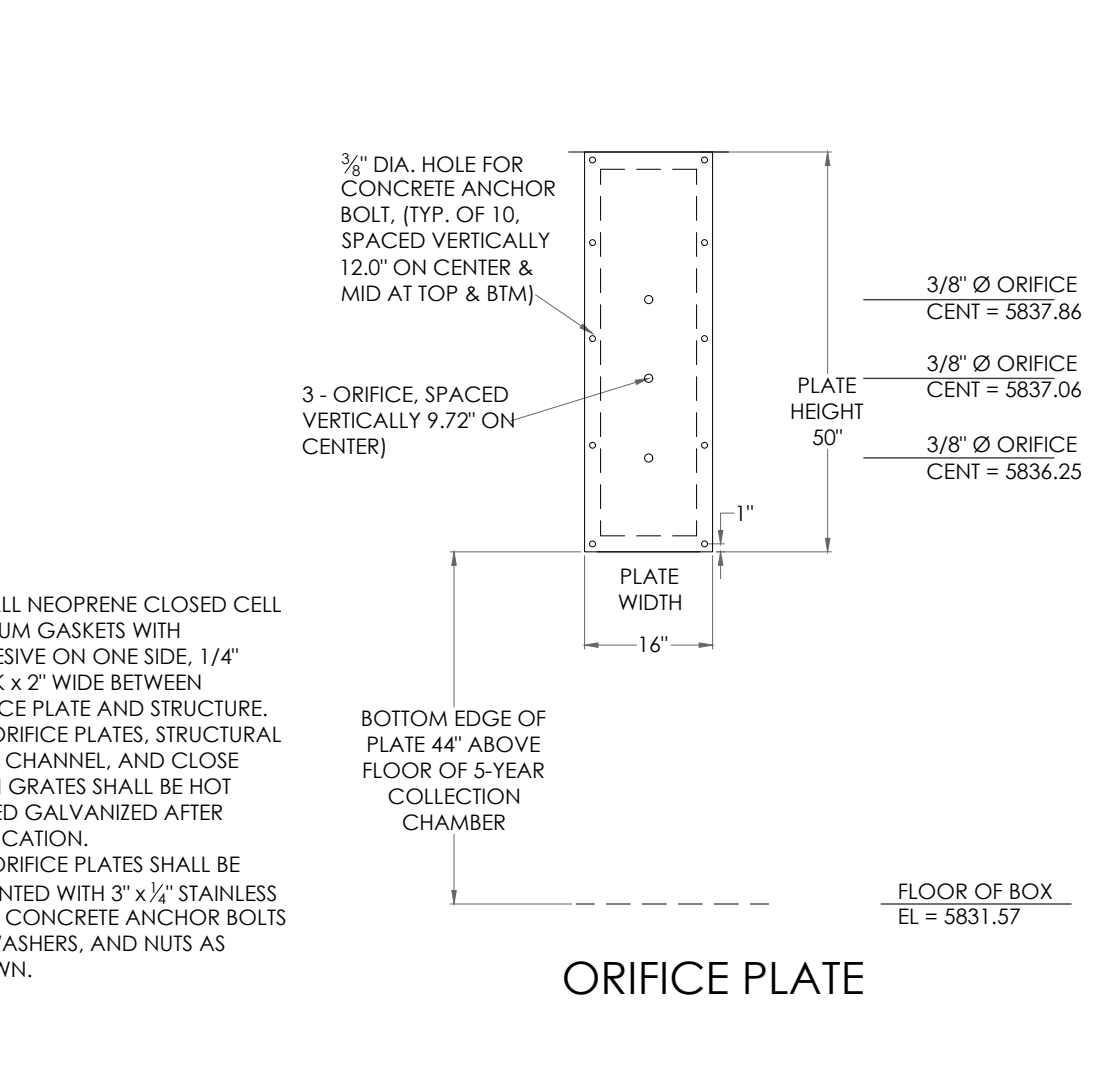
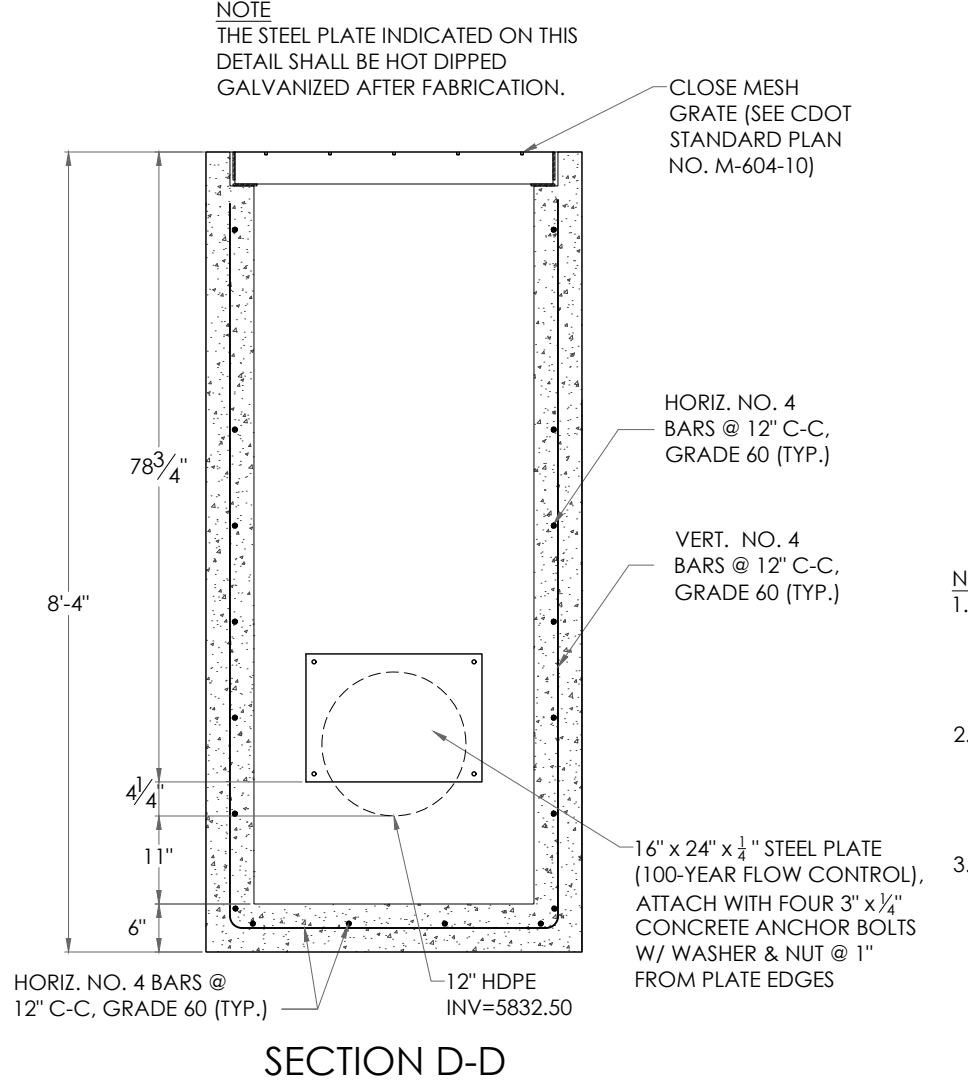
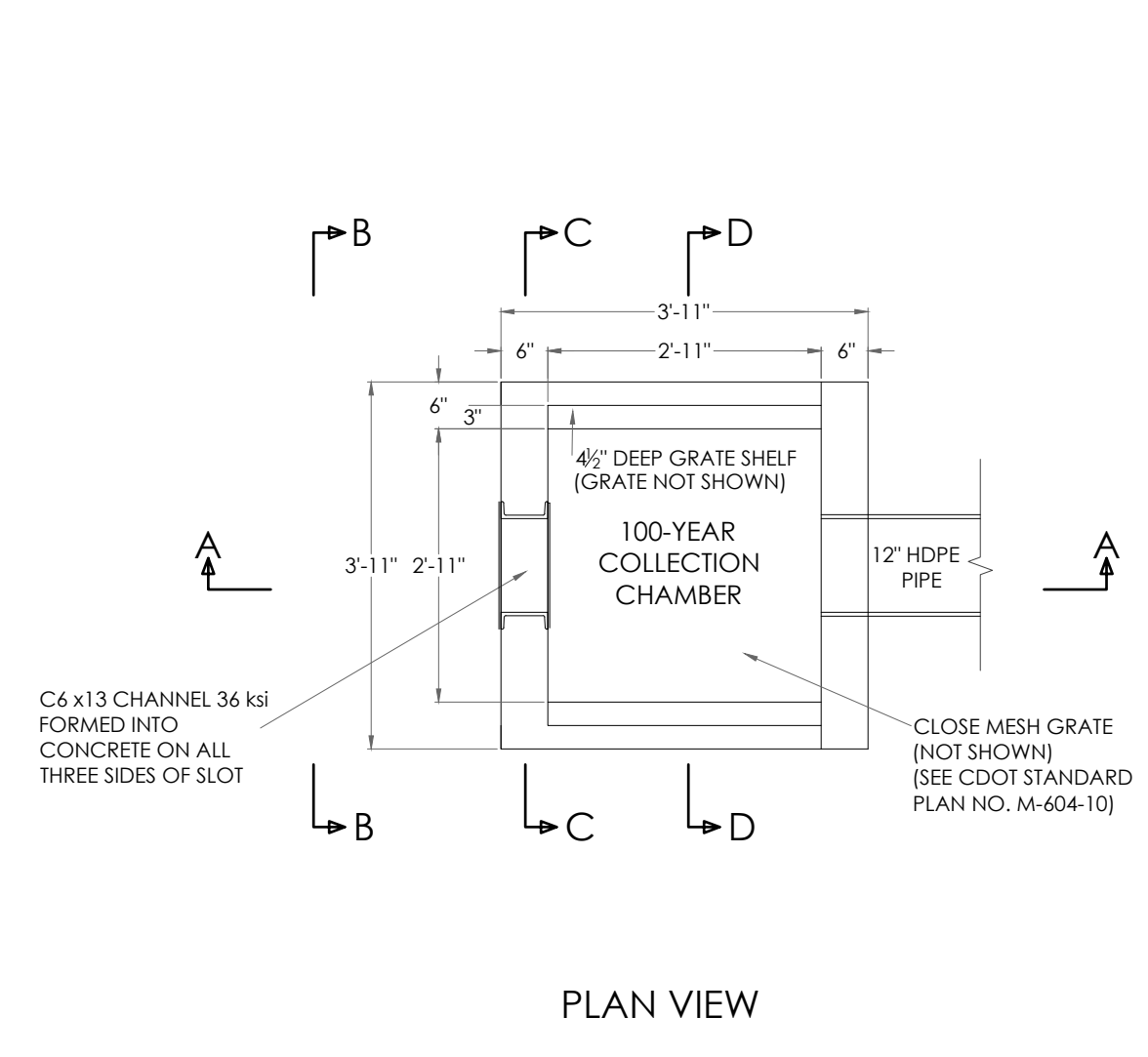
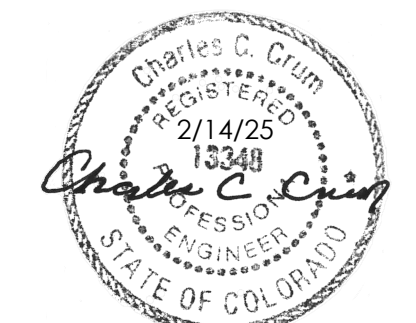




FULL SPECTRUM SAND FILTER DETAIL
SCALE 1" = 10'

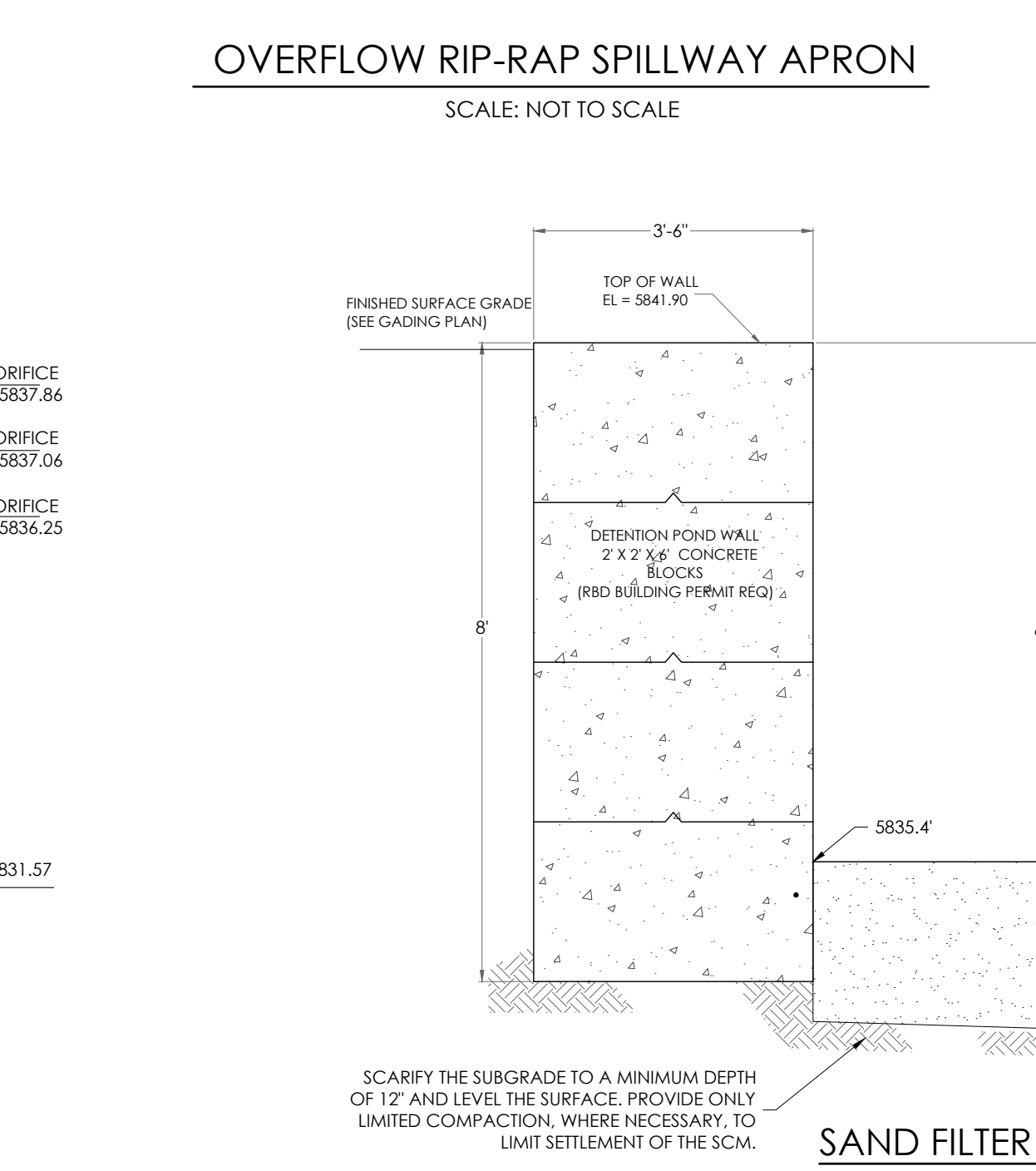
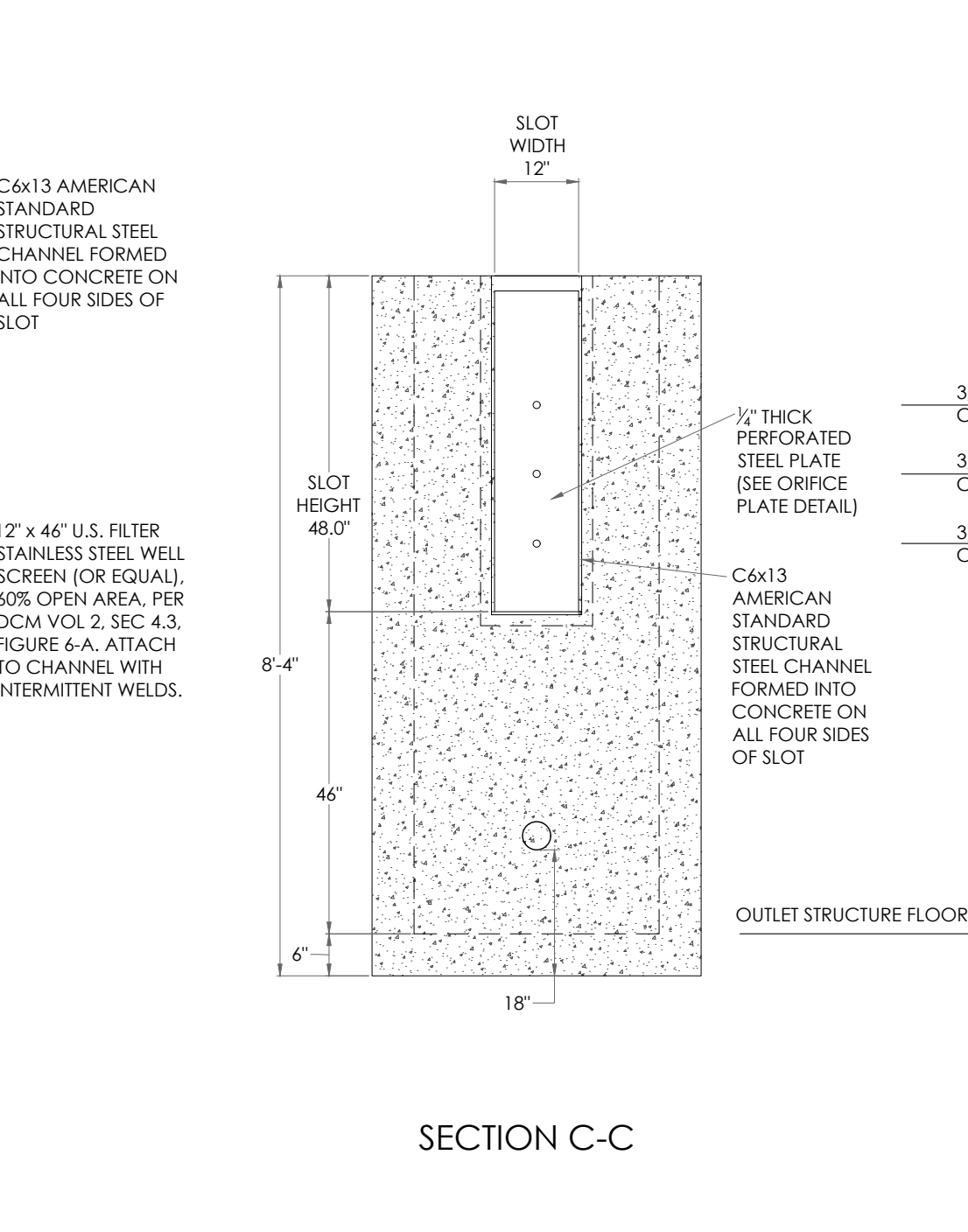
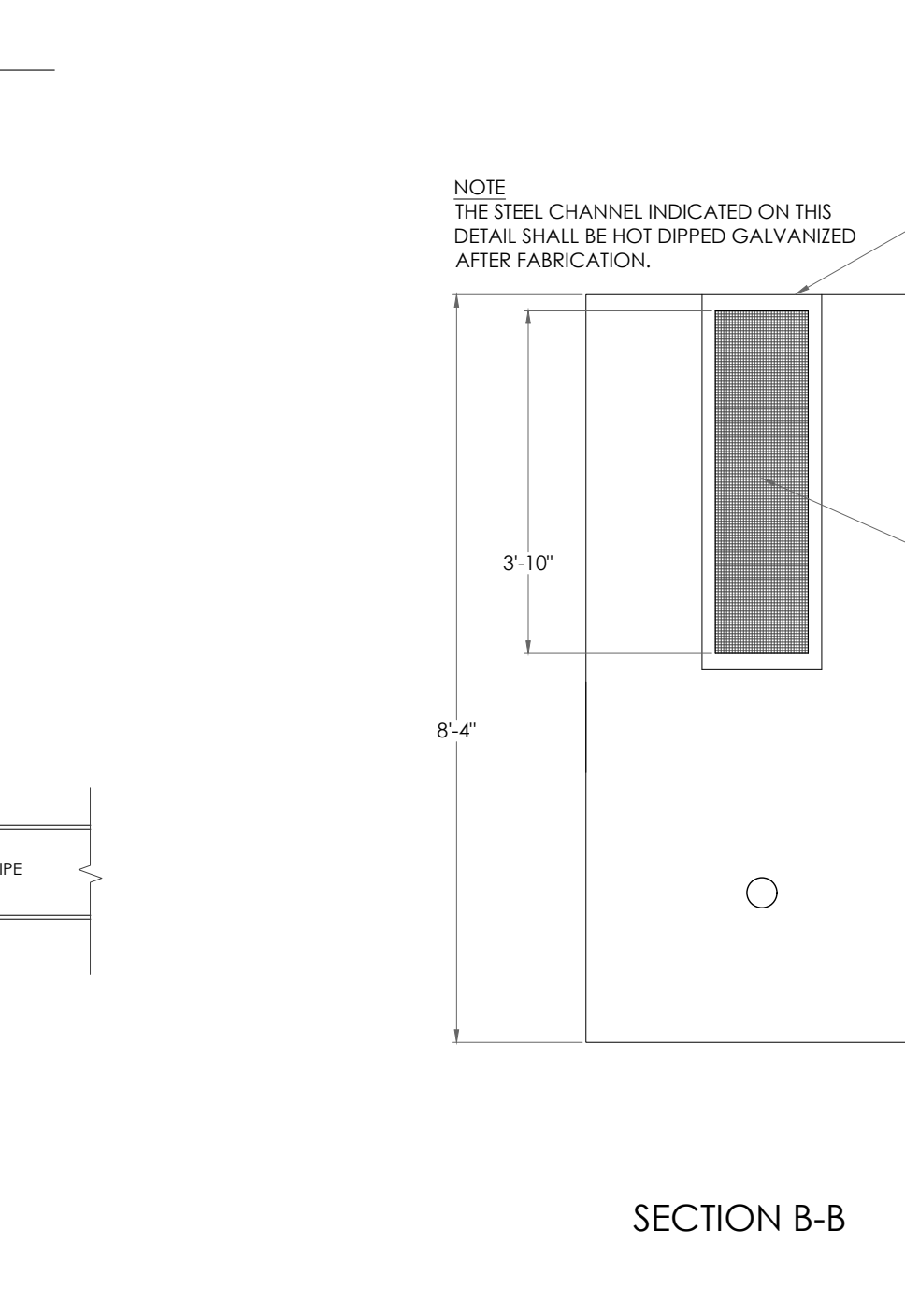
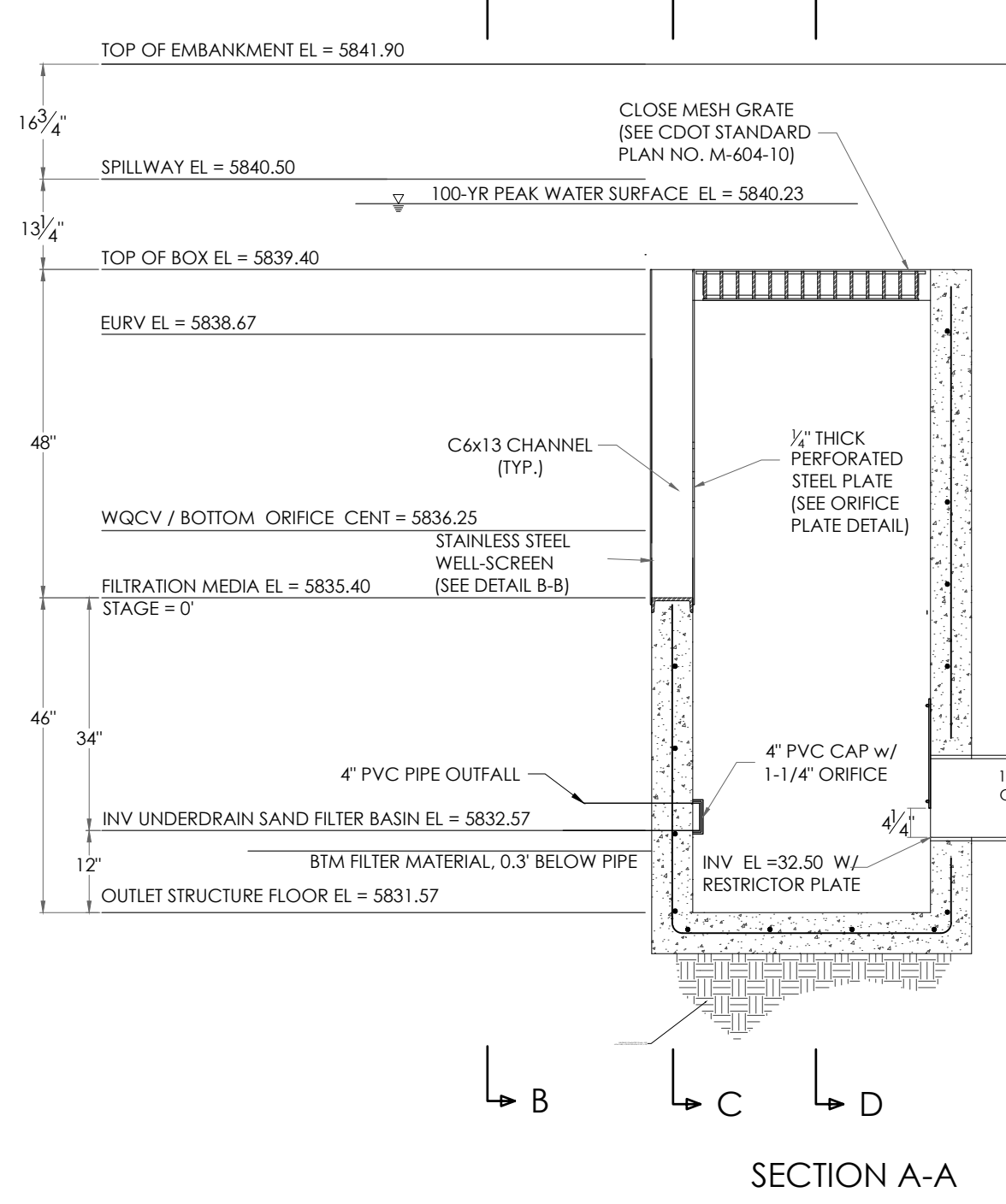


BENCHMARK



1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. SIGNS TO BE MOUNTED ON METAL SIGN POST, 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

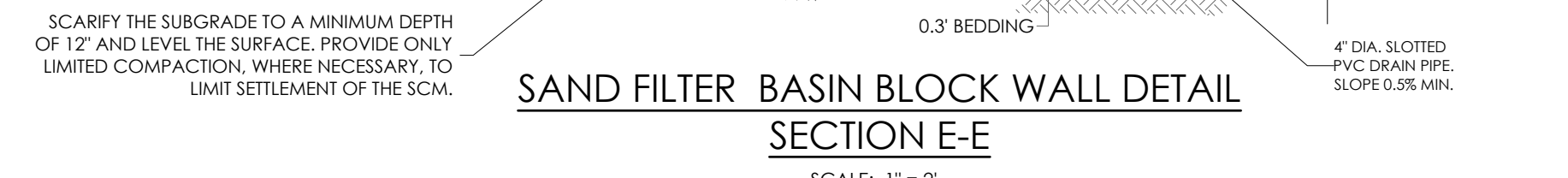
POND SIGNAGE
SCALE: 1" = 1'-0"



SOIL MATERIAL GRADATION TABLE
(SOURCE: USDC BUREAU OF RECLAMATION, FIG. TABLE B-1 & SAND FILTER BASIN (SFB) TABLE SF-1)

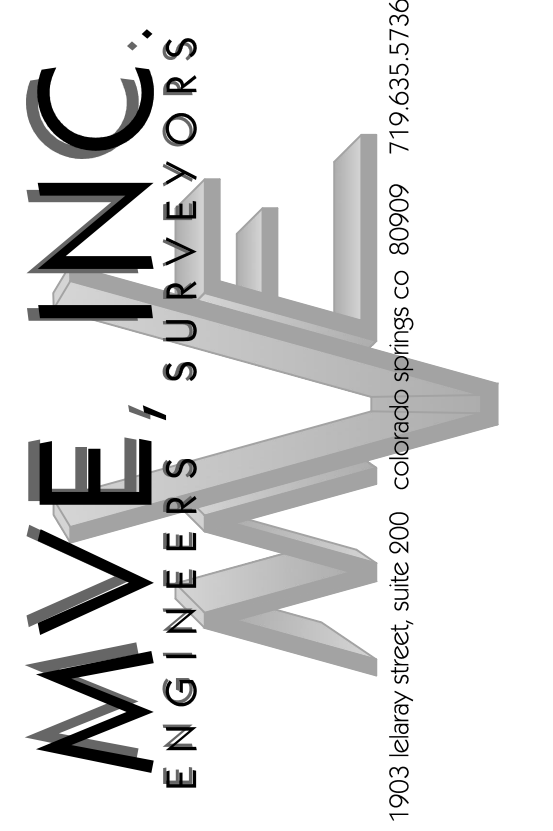
STANDARD SIEVE SIZE	CLASS C
1-1/2"	100
3/4"	60-100
NO. 4	NO. 10
NO. 10	NO. 50
NO. 50	NO. 100
NO. 100	NO. 200
NO. 200	NO. 230
NO. 230	0-3

- SAND FILTER SPECIFICATIONS, NOTES & REFERENCES:**
- REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD), URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, SECTION T-6, FOR FULL SET OF SAND FILTER DETAILS AND SPECIFICATIONS AS IDENTIFIED.
 - FILTER MATERIAL - CLASS C FILTER MATERIAL, PER SOIL MATERIAL GRADATION TABLE
 - CONCENTRATED INFLOW - PER CONCENTRATED INFLOW DETAIL
 - SLOTTED PIPE - CONTECH A-2000, OR EQUAL, PER PIPE SPECIFICATION TABLE



SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND A)
SCALE: 1" = 2'

REVISIONS



DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

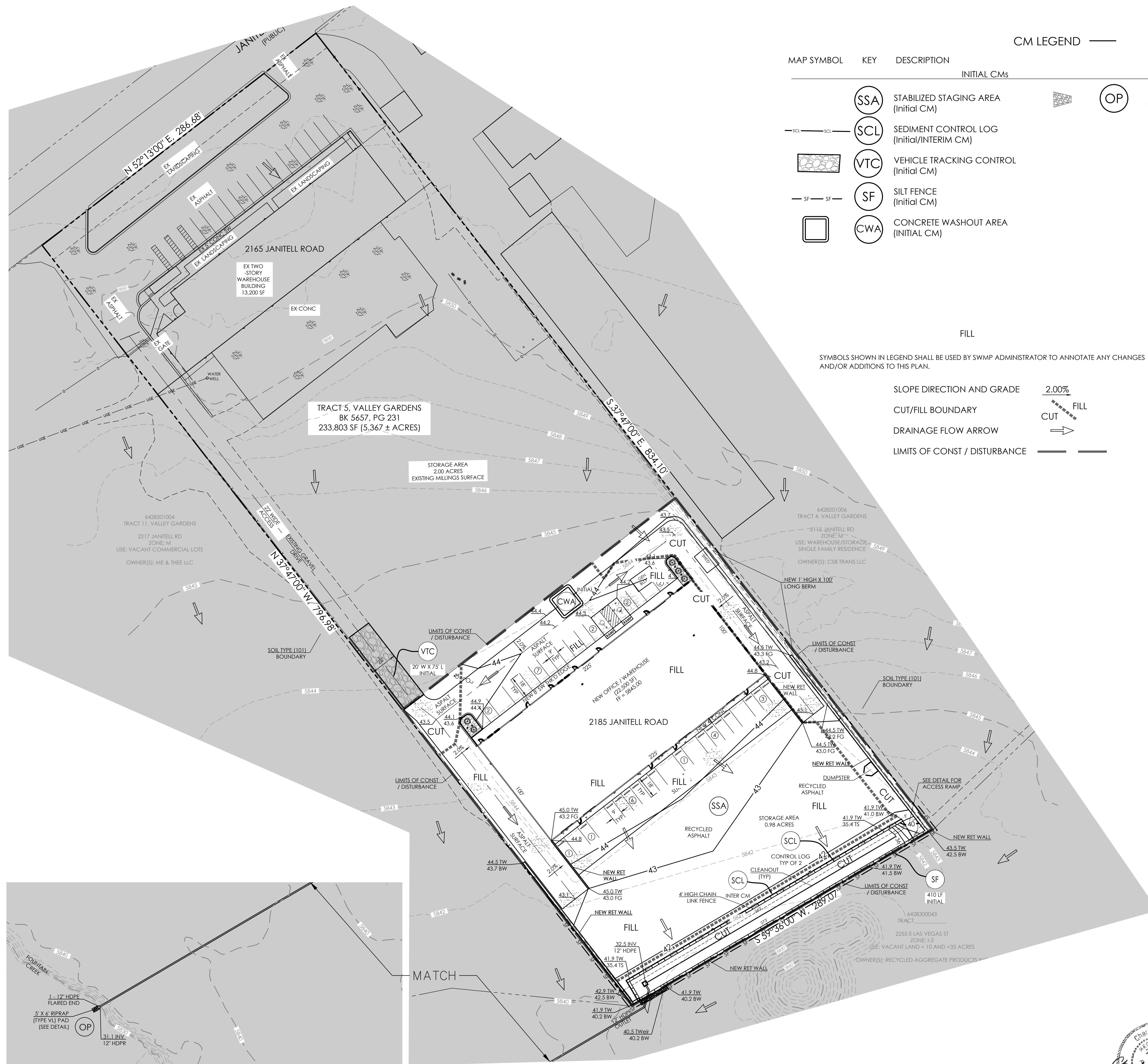
2165 JANITELL ROAD

SITE DEVELOPMENT
POND PLAN / DETAILS

C1.3
MVE PROJECT 61195
CON-PP
MVE DRAWING

FEBRUARY 10, 2025
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CM LEGEND

MAP SYMBOL	KEY	DESCRIPTION
(SSA)	SSA	STABILIZED STAGING AREA (Initial CM)
(SCL)	SCL	SEDIMENT CONTROL LOG (Initial/INTERIM CM)
(VTC)	VTC	VEHICLE TRACKING CONTROL (Initial CM)
(SF)	SF	SILT FENCE (Initial CM)
(CWA)	CWA	CONCRETE WASHOUT AREA (INITIAL CM)
(OP)	OP	OUTLET PROTECTION (RIP-RAP) (INTERIM/FINAL CM)

FILL

SYMBOLS SHOWN IN LEGEND SHALL BE USED BY SWMP ADMINISTRATOR TO ANNOTATE ANY CHANGES AND/OR ADDITIONS TO THIS PLAN.

SLOPE DIRECTION AND GRADE 2.00%

CUT/FILL BOUNDARY

DRAINAGE FLOW ARROW

LIMITS OF CONST / DISTURBANCE

PERMANENT PLANTING PER LANDSCAPE ARCHITECT DESIGN, SEE APPROVED LANDSCAPING PLANS FOR PERMANENT PLANTING INFORMATION.

SOIL DATA

PRIMARY SOIL W/ DESCRIPTION : 101 USTIC TORRIFLUVENTS, LOAMY

PERMEABILITY MODERATE

SURFACE RUNOFF SLOW

HAZARD OF EROSION EASILY ERODES

HYDROLOGIC SOIL GROUP B

HYDROLOGIC SOIL GROUP	
MAP UNIT NUMBER	DESCRIPTION
101	FLUVAQUENTIC HAPLAQUOLLS, NEARLY LEVEL

OTHER DATA

LAT/LONG COORDS: 38°48'08" / 104°47'30"

VEGETATION: EXISTING: NO VEGETATION ALL BARE SOIL. PROPOSED: PLANTINGS PER LANDSCAPE PLAN

APPROX. EARTHWORK QUANTITIES: 1,332 CY CUT, 1,613 CY FILL

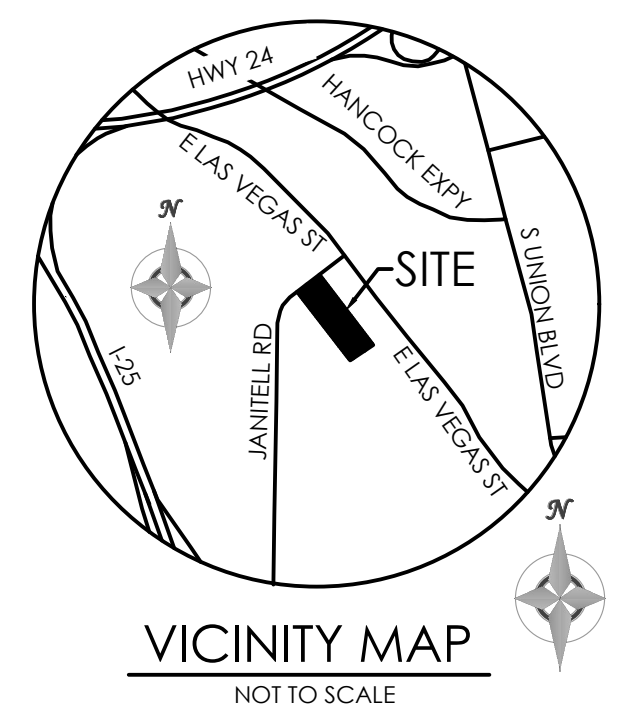
BATCH PLANTS: NONE

DEWATERING: NONE

DISTURBED AREA: 2.15± ACRES

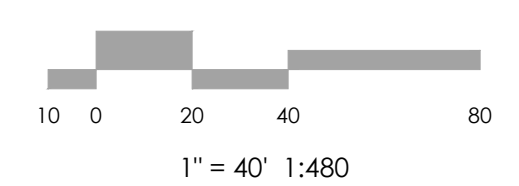
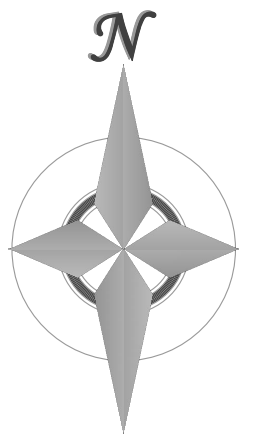
RECEIVING WATERS: FOUNTAIN CREEK

SCHEDULE: SPRING 2025 - FALL 2025
FINAL STABILIZATION FALL 2025



BENCHMARK

THE BENCHMARK FOR THESE PLANS IS A NAIL W/ ALUM WASHER FOUND AT THE SW CORNER OF SITE. TOP OF NW RAILROAD TIE WALL ELEV. = 5232.19' (COLORADO CENTRAL, NAVD 88)



MVE, INC.
ENGINEERS / SURVEYORS

1903 Leary Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

DESIGNED BY JO
DRAWN BY JO
CHECKED BY
AS-BUILTS BY
CHECKED BY

2165 JANITELL RD
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
EROSION CONTROL

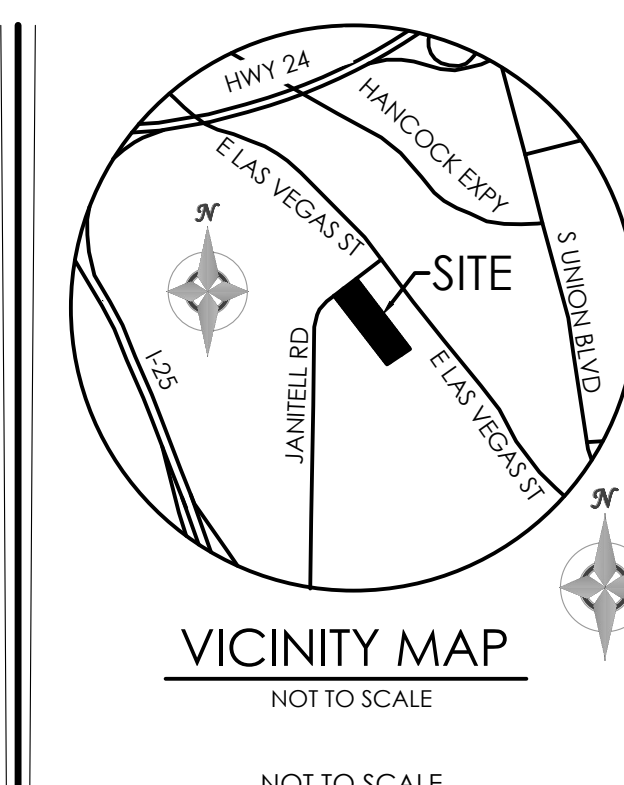
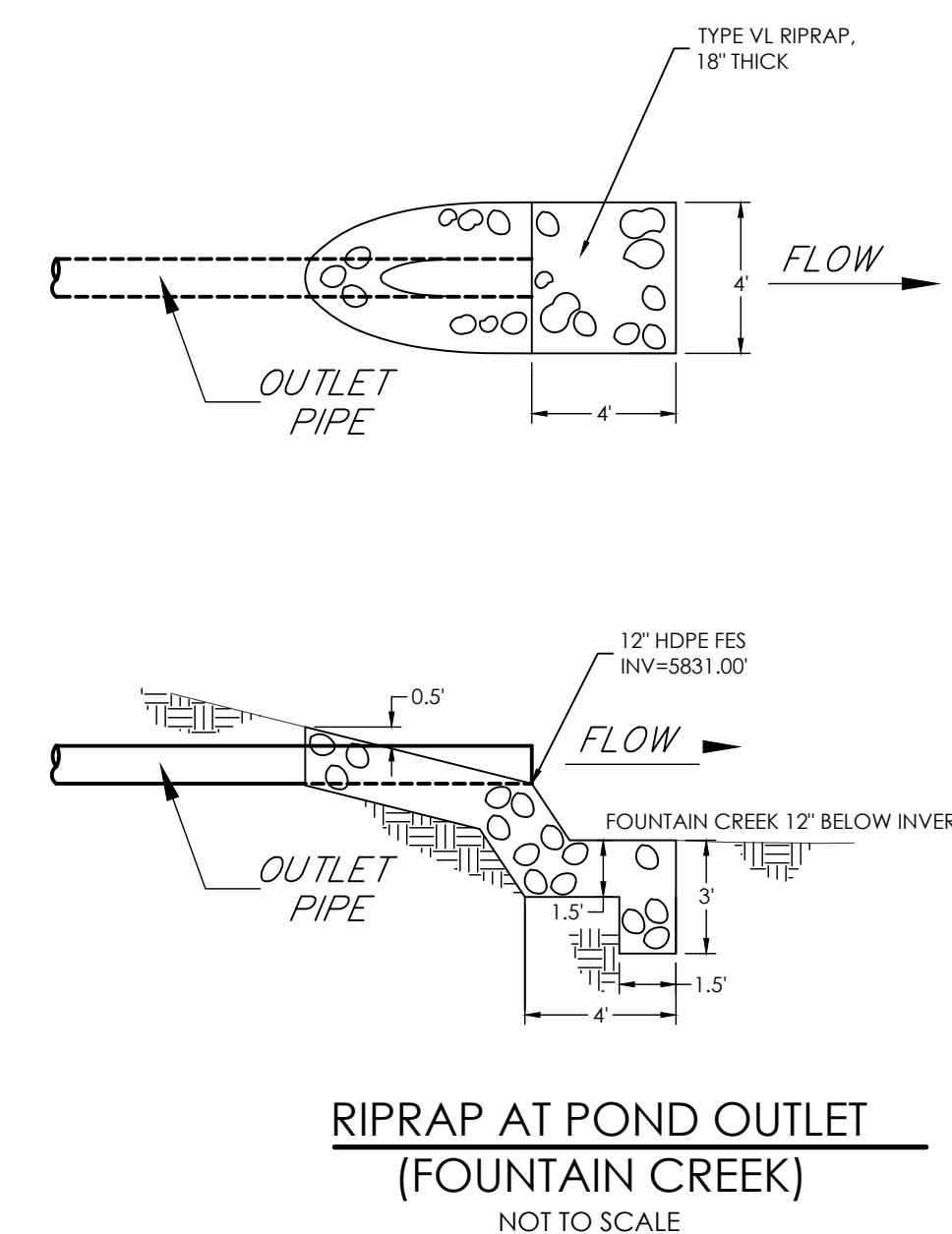
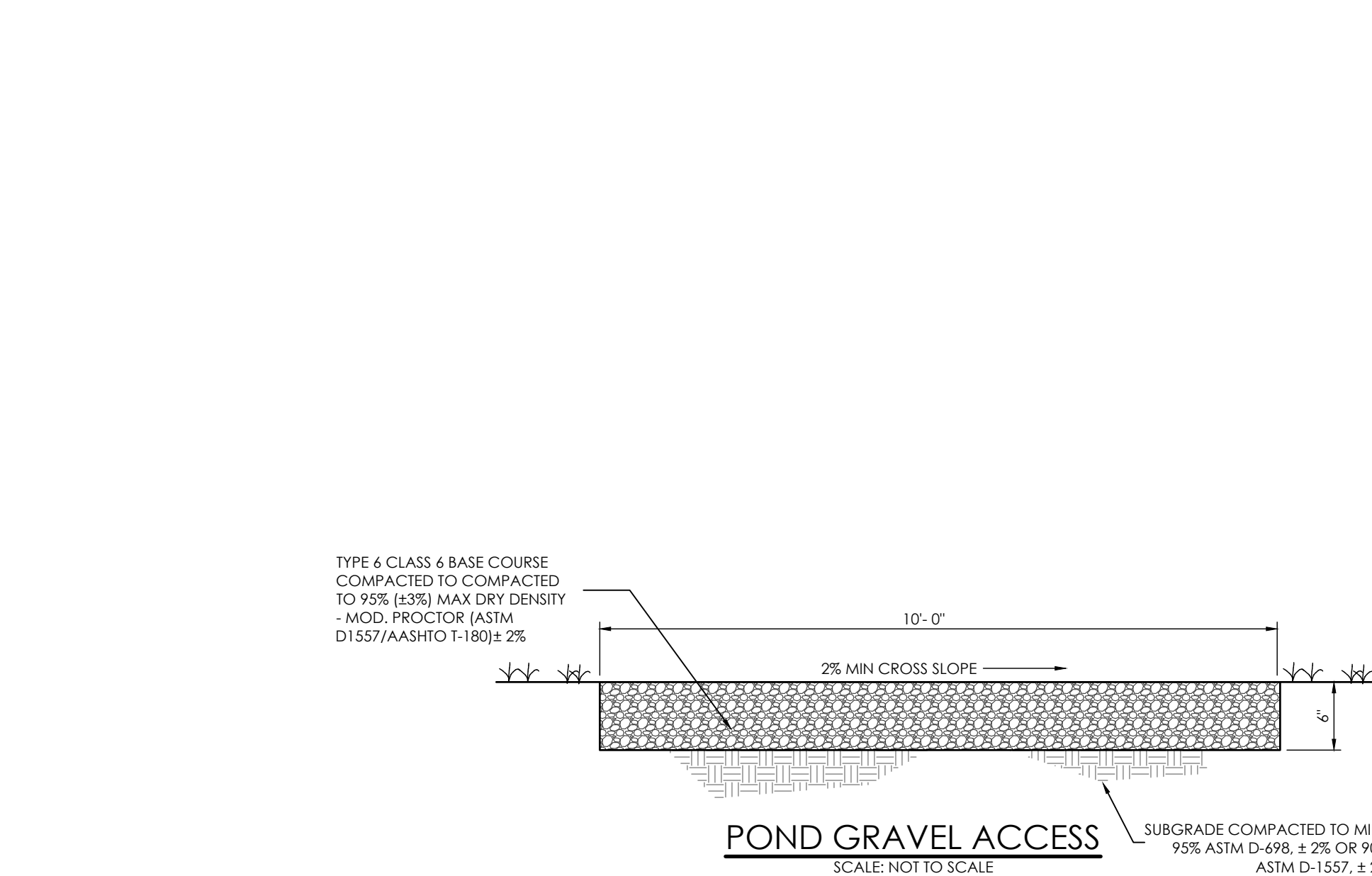
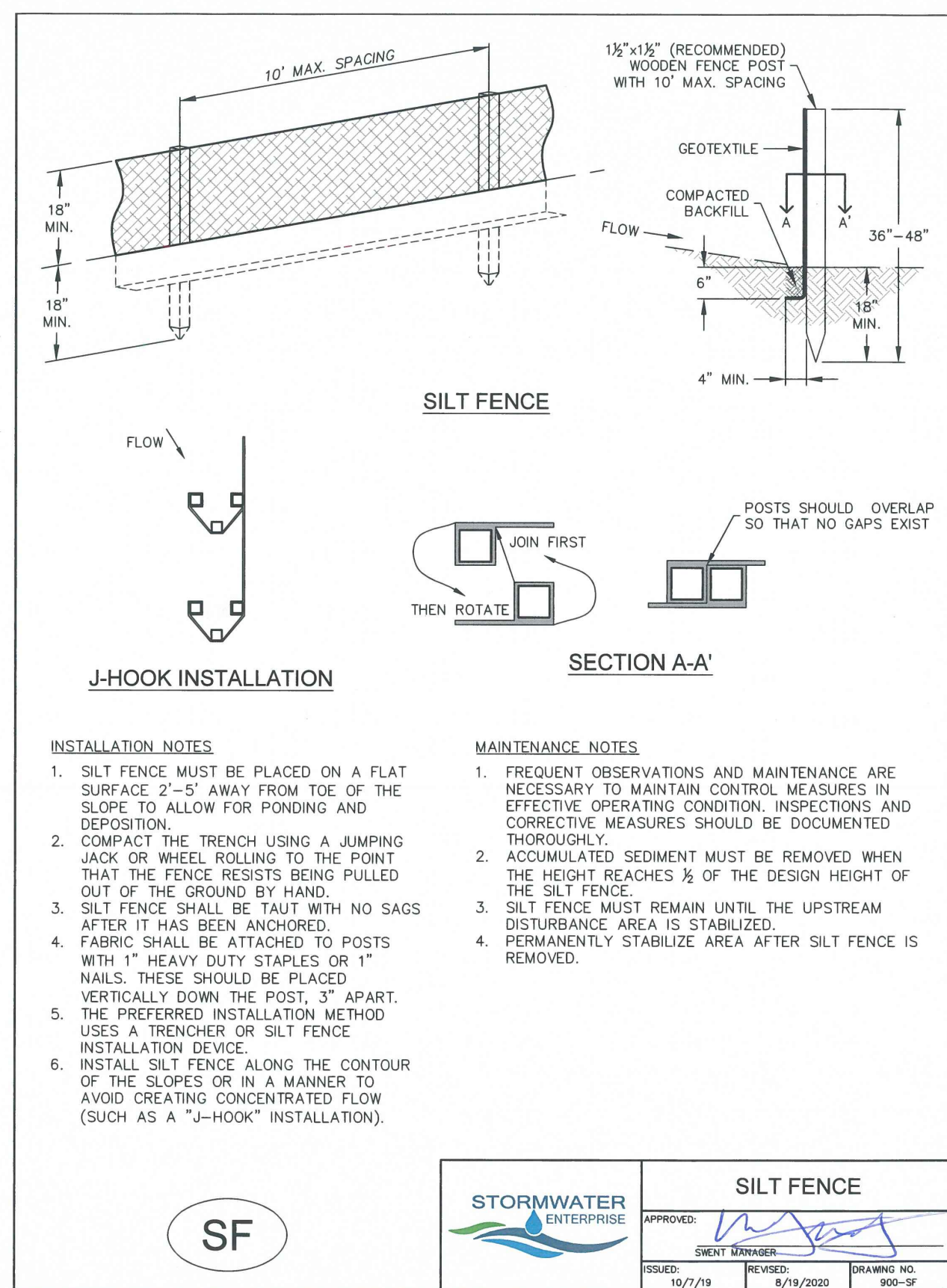
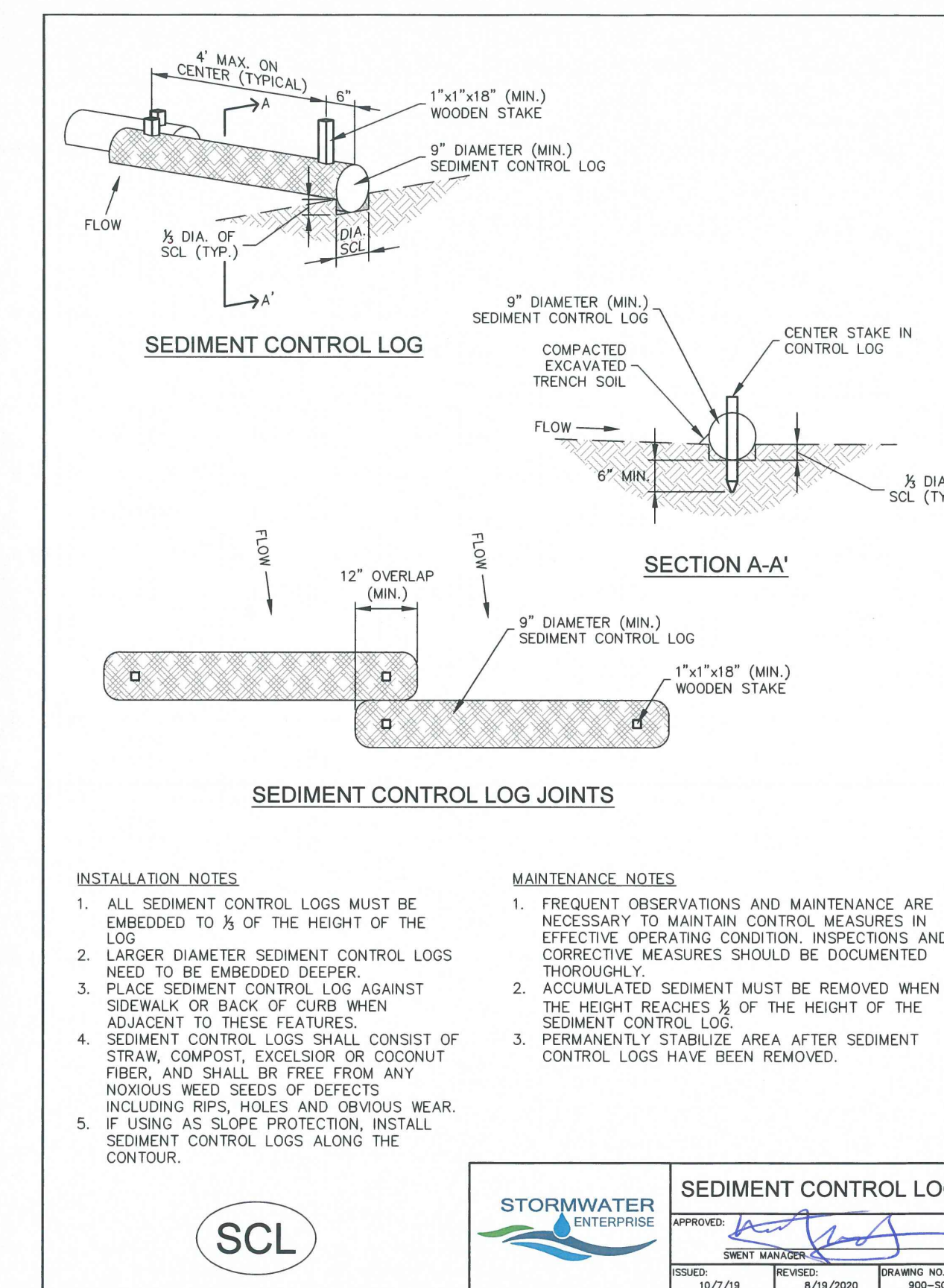
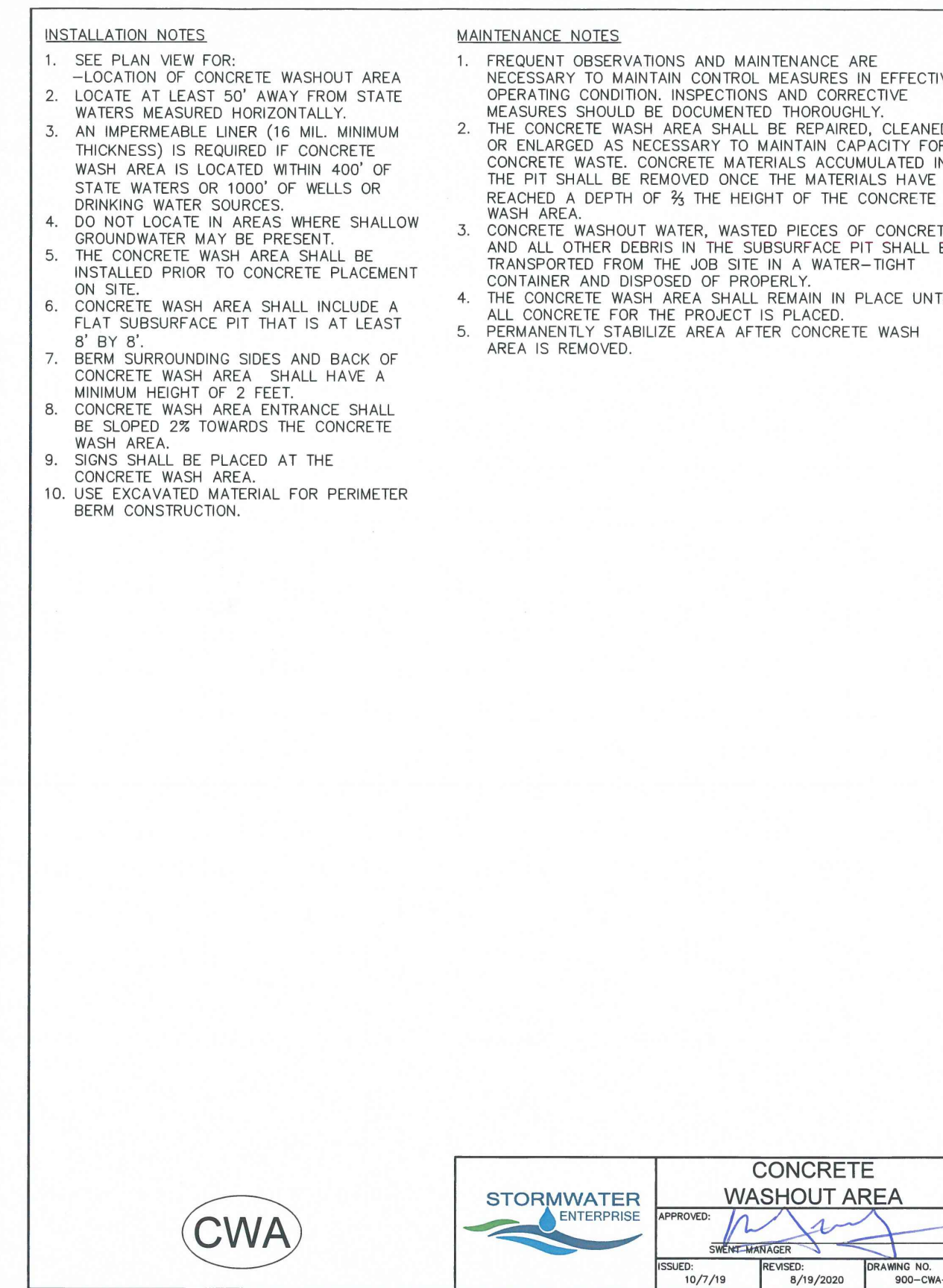
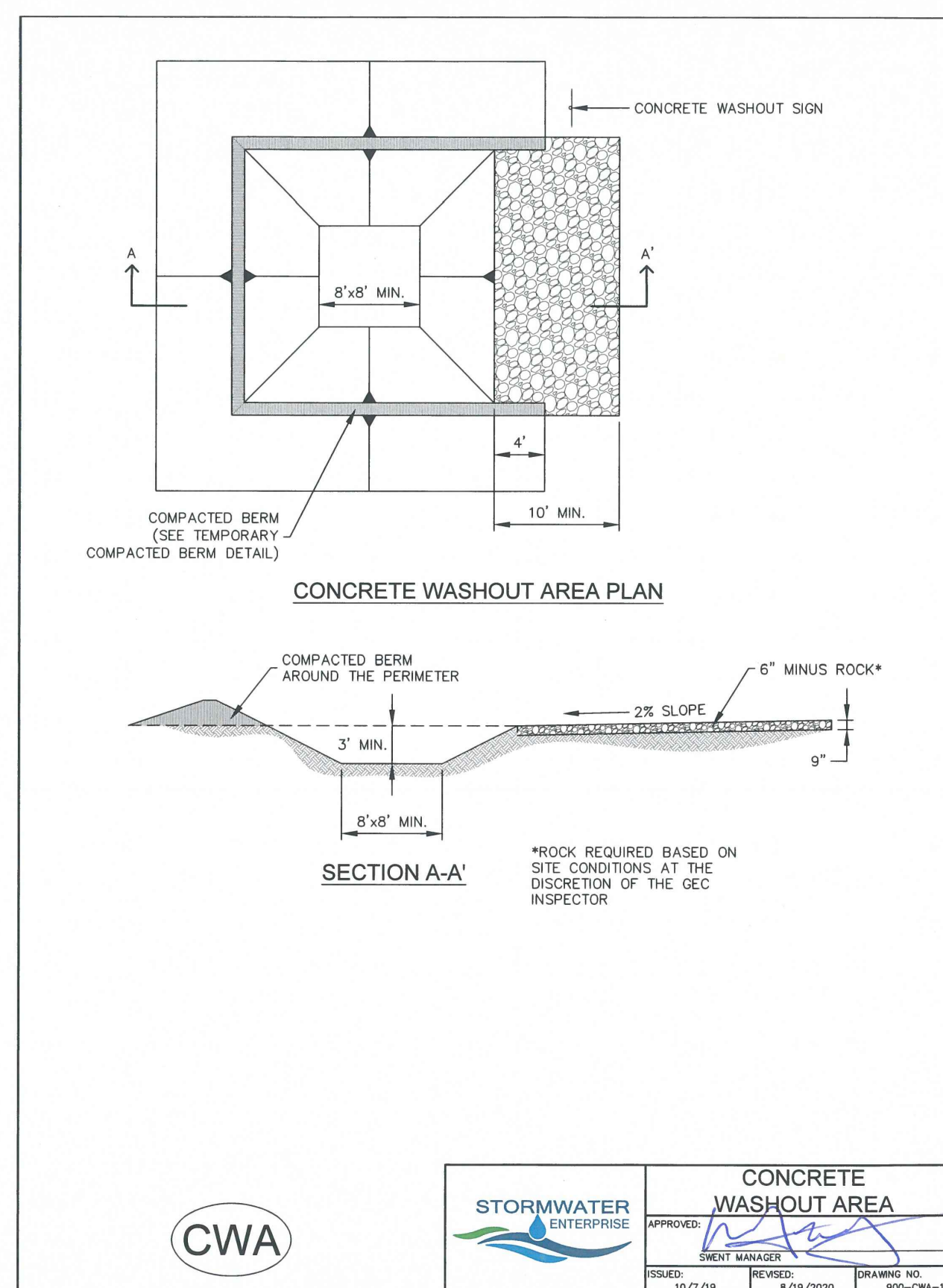
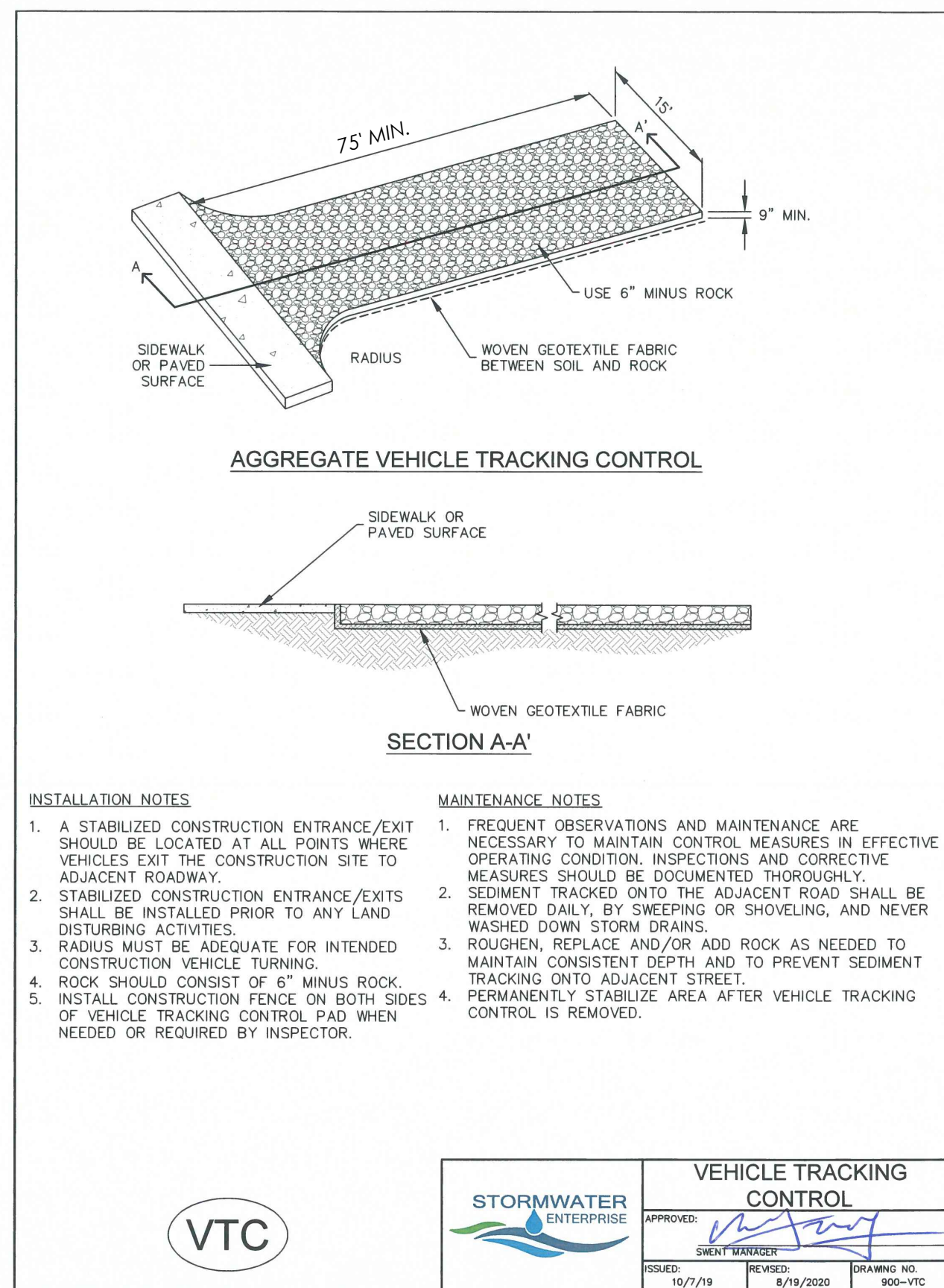
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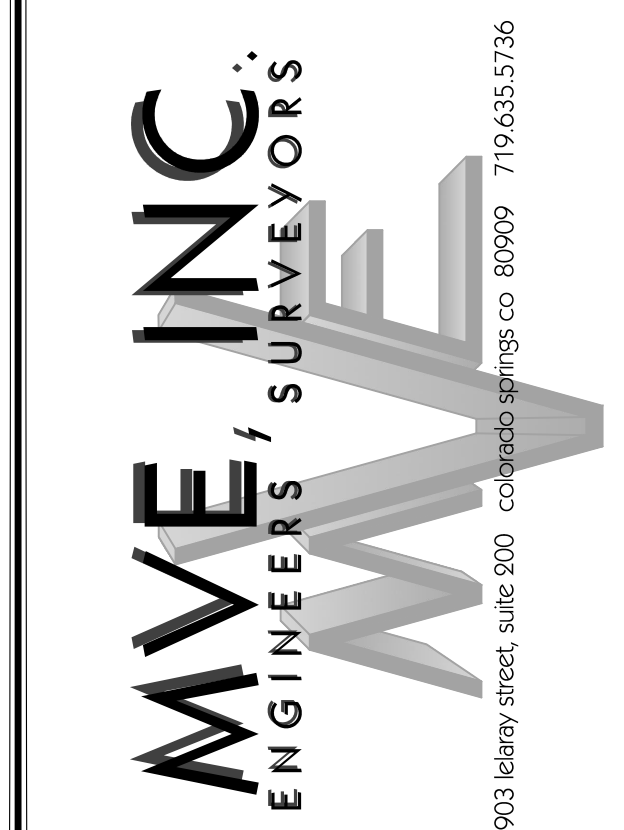
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BENCHMARK



REVISIONS

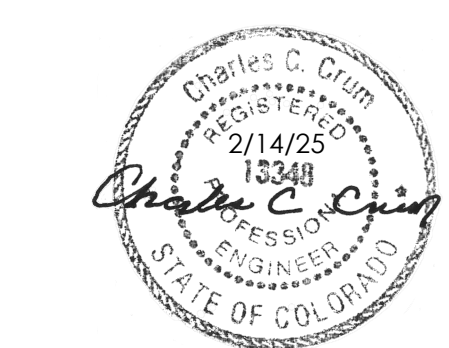
DESIGNED BY: JO
DRAWN BY: JO
CHECKED BY: AS-BUILTS BY: AS-BUILTS BY: CHECKED BY:

2165 JANITELL RD
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
EROSION DETAILS

C1.5 MVE PROJECT 61195
MVE DRAWING GEC-ED

FEBRUARY 10, 2025
SHEET 5 OF 5



PCD FILE NO. PPR2417