

STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

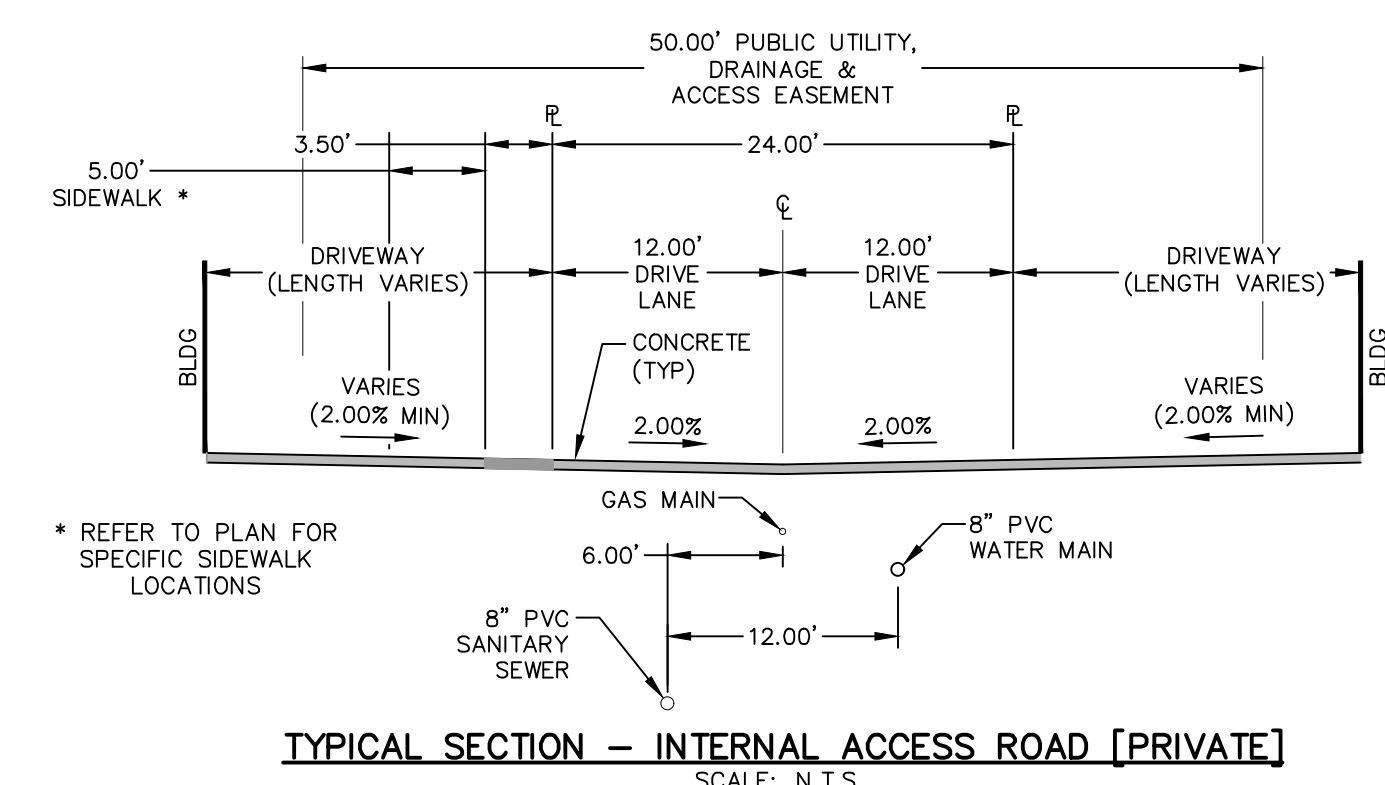
1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 719-385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED INTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. 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 OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NO SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.

EROSION CONTROL NOTES

1. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW BALE SEDIMENT TRAPS (OR EQUAL) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL.
2. ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
3. WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (TOPSOIL, STOCKPILES, EMPTY LOTS, RIGHTS-OF-WAY, HOME SITES AWAITING PURCHASE, ETC.) MECHANICAL MULCHING (STRAW CRIMP) IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SHALL BE APPLIED WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
4. TOPSOIL WILL BE STOCKPILED AND USED AS A TOP DRESSING OVER CUT AND FILL AREAS TO HELP IN THE ESTABLISHMENT OF ADAPTED VEGETATION. TOPSOIL STOCKPILE WILL BE SEEDED AND/OR MULCHED AND/OR SURROUNDED BY SILT FENCE TO MINIMIZE SOIL LOSS UNTIL TOPSOIL IS USED. STOCKPILES IN EXCESS OF 8' HIGH WILL REQUIRE AN ADDITIONAL PERIMETER ROW OF SILT FENCE.
5. TEMPORARY STOCKPILES (8' MAX. HEIGHT) DUE TO UTILITY CONSTRUCTION SHALL BE KEPT MOIST BY THE CONTRACTOR TO PREVENT BLOWING SOILS.
6. AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION, SHALL BE SEEDED AND/OR MULCHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.

ADDITIONAL PLAN NOTES

1. ALL TRAFFIC SIGNS MUST COMPLY WITH MUTCD STANDARDS AND SHALL BE INSTALLED BY THE DEVELOPER.



LEGEND

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| CWA | | CONCRETE WASH-OUT BASIN |
| SF | | SILT FENCE / LIMITS OF DISTURBANCE |
| VTC | | VEHICLE TRACKING CONTROL |
| | 7070 | PROP MAJ CONT |
| | 7072 | PROP MIN CONT |
| | (7070) | EXIST MAJ CONT |
| | (7072) | EXIST MIN CONT |
| | --- | PROPERTY LINE |
| | --- | PROP STORM SEWER PIPE |
| | --- | EASEMENT LINE |
| EX OR EXIST | --- | EXISTING |
| FUT | --- | FUTURE |
| PROP | --- | PROPOSED |



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COPPER CHASE AT STERLING RANCH			
PRELIMINARY GRADING PLAN			
PROJECT NO. 09-014	SCALE:	DATE: 2/9/2019	
DESIGNED BY: VAS	HORIZONTAL:	SHEET 1 OF 1	
DRAWN BY: JWP	1"=60'		
CHECKED BY: VAS	VERTICAL:	PG01	
	N/A		