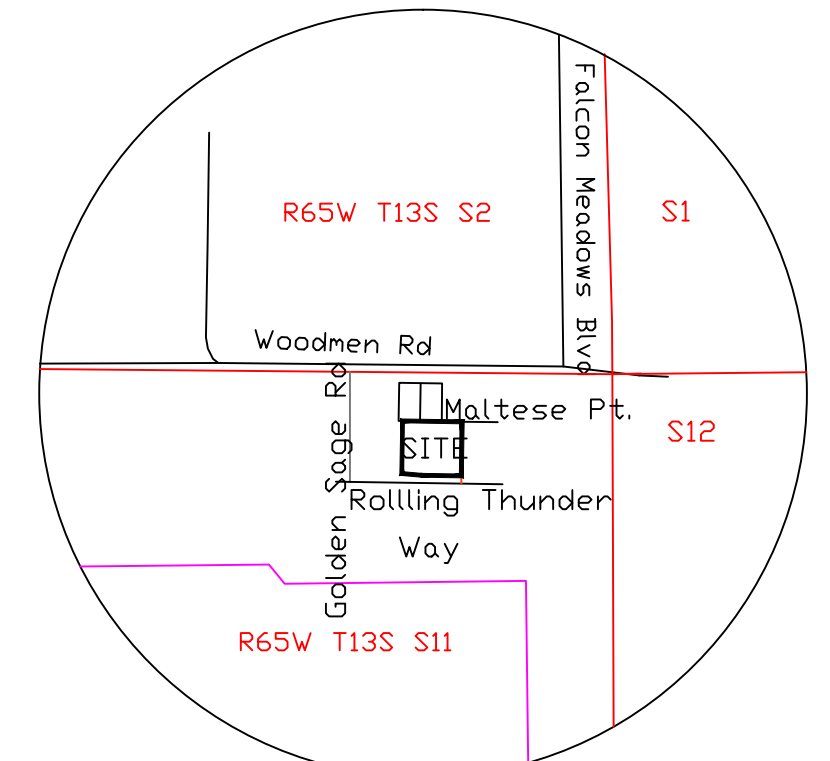


Scale 1" = 20'
Contour Interval: 1'

WGS 84 ORTHOMETRIC HEIGHTS
TBM'S SHOWN ON MANHOLE RIMS

LEGEND:

- SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIBEROPTIC VAULT
- ELECTRICAL VAULT
- PUBLIC UTILITY - PER VISIBLE EVIDENCE
- CONCRETE EXISTING (MALTESE ONLY)
- CONCRETE NEW (ON-SITE ONLY)



VICINITY MAP

1"=1000'

EROSION CONTROL LEGEND:

- INLET PROTECTION (IP) (INTERIM) SEE PAGE 3
- SILT FENCE (SF) (INITIAL) (INTERIM)
- VEHICLE TRACKING CONTROL (VTC) (INITIAL) (INTERIM)
- STOCK PILE PROTECTION (SP) (INTERIM)
- LIMIT OF DISTURBANCE 1.640 AC. (INTERIM) AND CUT/FILL LINE
- STABILIZED STAGING AREA (SSA) (INITIAL)
- CONCRETE WASHOUT (CWD) (INTERIM)
- DIRECTION OF RUNOFF (FINAL)
- PROPERTY BOUNDARY LINE

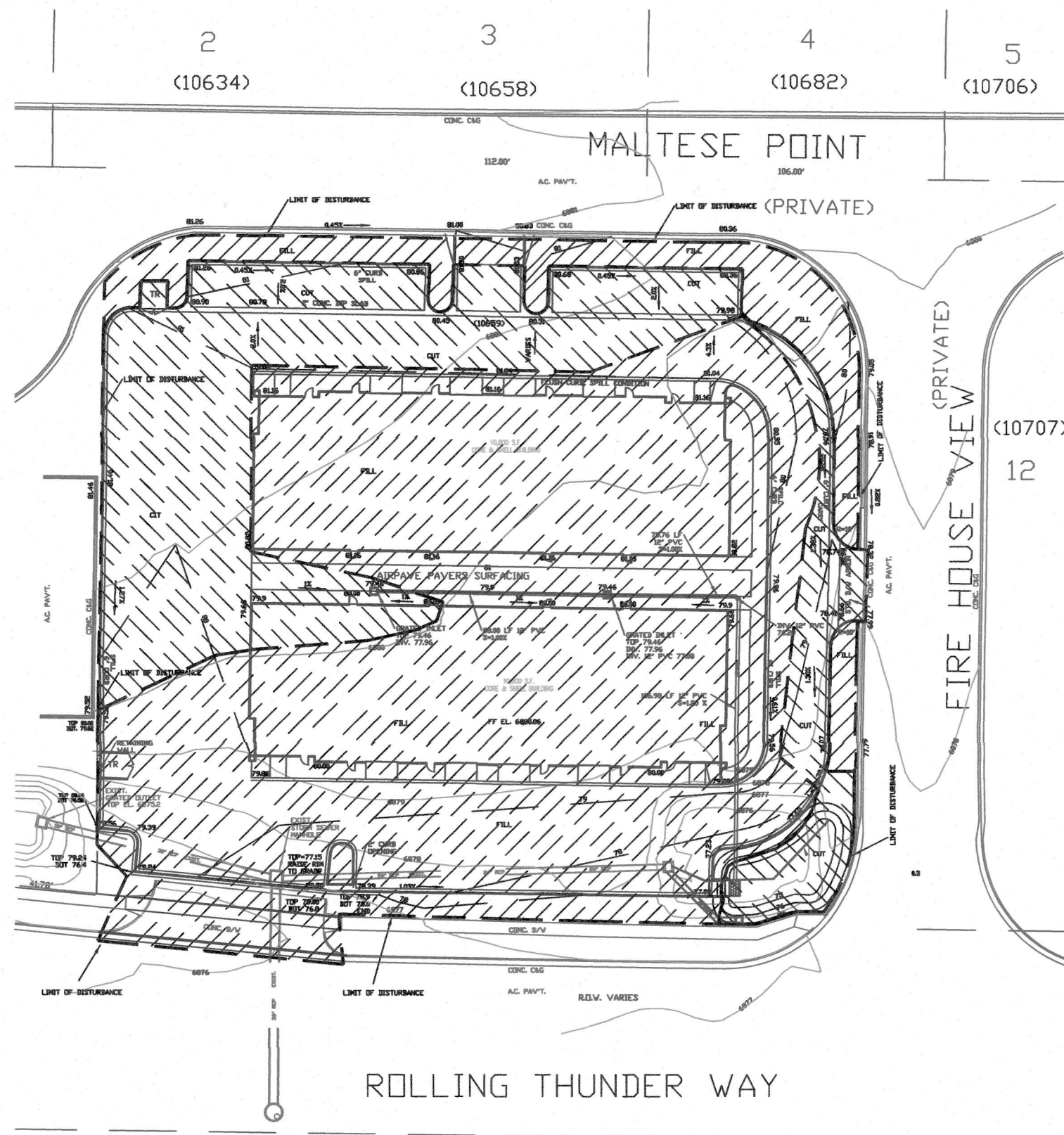
CONTOUR LEGEND:

- ORIGINAL CONTOURS: 1', 5'
- FINISH CONTOURS: 1', 5'

- NOTES:
- THERE ARE NO BATCH PLANTS ON SITE
 - EXISTING VEGETATION COVERAGE = 35%. PRE DISTURBED LEVEL = 80%
 - AREAS INSIDE CURB TO BE LANDSCAPED PER LANDSCAPE PLAN
 - ALL STORMWATER RUNOFF IS TO BE DIRECTED TO THE TSB

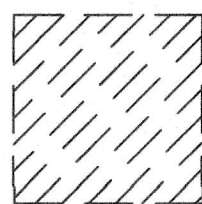
PCD FILE NO. PPR-21-024

<p>DRAWN BY: DE. WATTS</p> <p>DATE: 4-2-21</p> <p>DWG. NO.: 20-5509-06</p> <p>SURVEYED BY: DEW, ESW, 6-26-19, 9-24-20</p>	<p>APPROVED BY:</p> <p>PROJ. NO.</p> <p>DWG.</p>	<p>REVISIONS 8-11-22 REVISED PER COUNTY REVIEW COMMENTS DEW</p> <p>9-19-22 REVISED PER COUNTY REVIEW COMMENTS DEW</p> <p>1-13-22 REVISED CURB TYPE AS REQUESTED DEW</p> <p>5-31-22 REVISED PER COUNTY REVIEW COMMENTS DEW</p>	<p>OLIVER E. WATTS</p> <p>CONSULTING ENGINEER</p> <p>COLORADO SPRINGS</p>	<p>PROJECT</p> <p>10659 MALTESE POINT</p> <p>LOT 11, ROLLING THUNDER BUSINESS PARK</p> <p>EL PASO COUNTY</p>	<p>SHT. NAME</p> <p>GRADING AND EROSION CONTROL PLAN</p>	<p>SHT. NO.</p> <p>1 OF 4</p>
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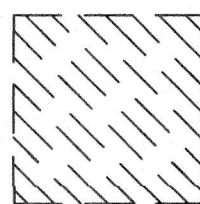


GRADING PLAN CUT/FILL SKETCH

1"=50'



FILL



CUT

Engineer's Statement (for standalone GEC Plan):

This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.

Engineer of Record Signature
Oliver E. Watts, COLO. P.E. 9853
Oliver E. Watts Consulting Engineers, Inc.
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
olliewatts@aol.com

Owner's Statement (for standalone GEC Plan):

I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan.

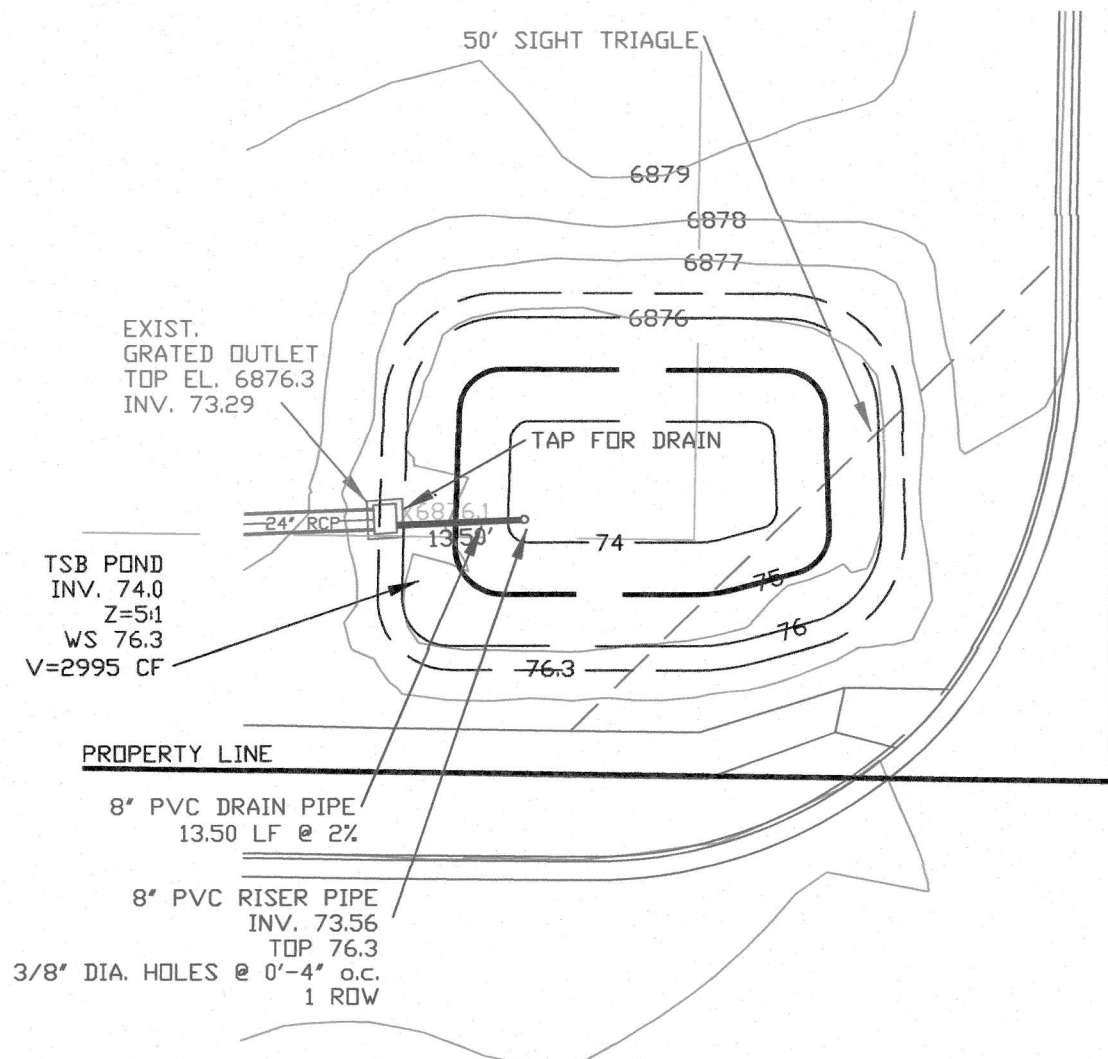
Owner Signature
Date

El Paso County (standalone GEC Plan):

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 Director's discretion.

County Engineer/ECM Administrator
Date



TEMPORARY SILTATION BASIN

1"=20'

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- 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.
- Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
- A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.
- Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
- Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
- All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
- Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
- Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
- All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.
- 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 waters of the state unless shown to be infeasible and specifically requested and approved.
- Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).
- Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.
- Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.
- During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
- Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
- Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
- Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
- The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.
- 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.
- No chemical(s) having the potential to be released in stormwater are to be stored or used onsite 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.
- Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.
- No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
- Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
- All construction traffic must enter/exit the site only at approved construction access points.
- Prior to construction the Permittee shall verify the location of existing utilities.
- A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
- The soils report for this site has been prepared by ENTECH ENGINEERING, INC., DATED JUNE 12, 2007 IN FILR SP-07-016 and shall be considered a part of these plans.
- At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment Water Quality Control Division WQCD - Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permits Unit

Engineer of Record:

The Grading and Erosion Control Plan was prepared under my direction and supervision and is complete and correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans.

Engineer of Record Signature
Oliver E. Watts, COLO. P.E. 9853
Oliver E. Watts Consulting Engineers, Inc.
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
olliewatts@aol.com

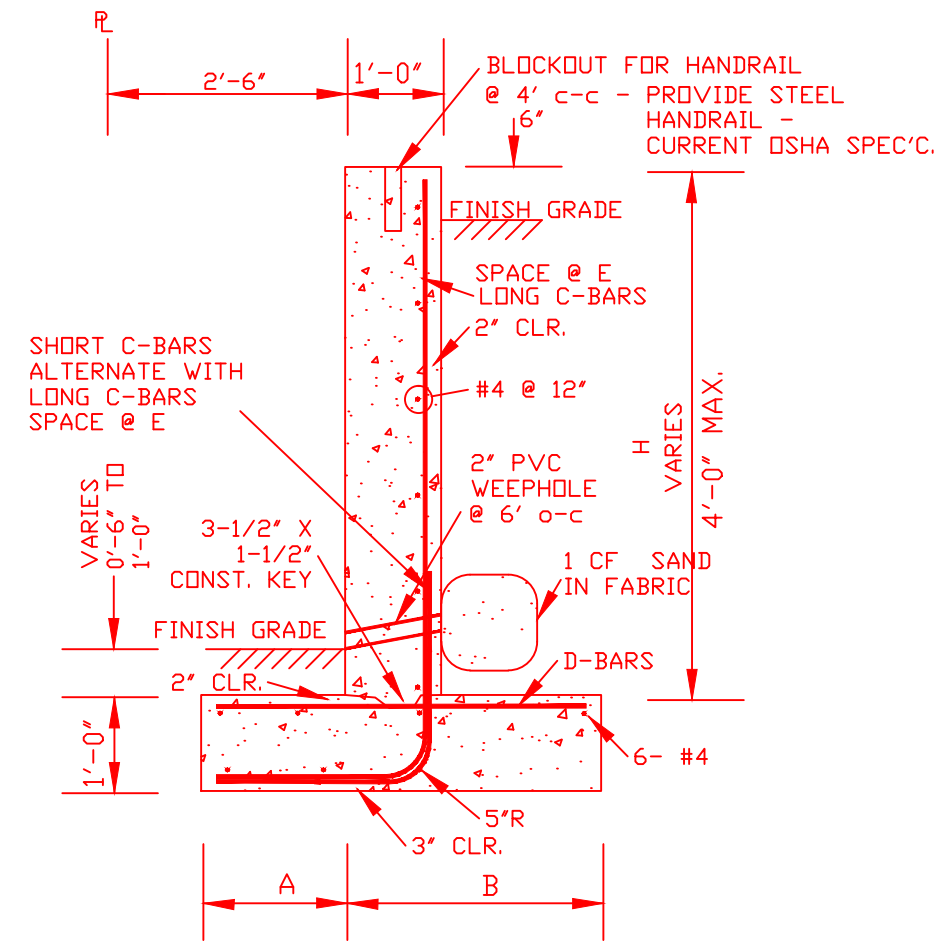
Review Engineer:

The Grading and Erosion Control Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.

Review Engineer
Date

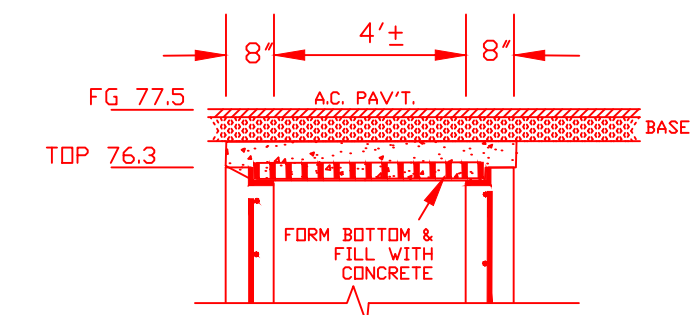
PCD FILE NO. PPR-21-024

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS	3-16-21 REVISED BUILDINGS	DEW	PROJECT	10659 MALTESE POINT LOT 11, ROLLING THUNDER BUSINESS PARK EL PASO COUNTY	SHT. NAME	GRADING AND EROSION CONTROL PLAN	SHT. NO.	2 OF 4
DATE: 4-2-21	PROJ. NO.	9-27-21 REVISED PER COUNTY REVIEW COMMENTS		DEW						
DWG. NO.: 20-5509-07	DWG.	12-30-21 REVISED PER COUNTY REVIEW COMMENTS		DEW						
SURVEYED BY: DEW, ESW, 6-26-19, 9-24-20		8-11-22 REVISED PER COUNTY REVIEW COMMENTS		DEW						

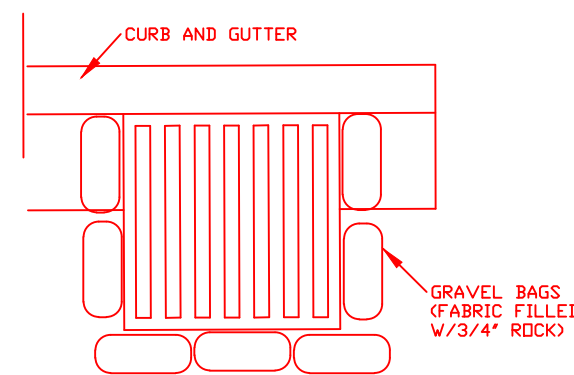


NOTE: WALLS ARE LESS THAN 4' HIGH AND ARE NON-ENGINEERED WALLS AND MAY VARY FROM THE DETAILS SHOWN

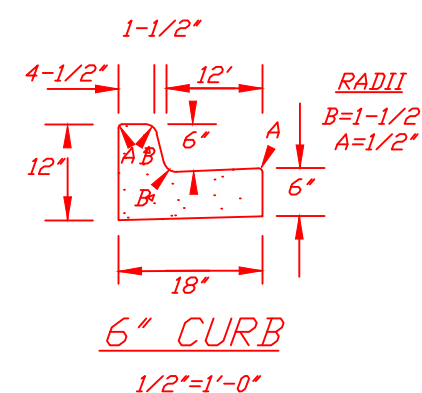
RETAINING WALL DETAIL
1/2"=1'-0"



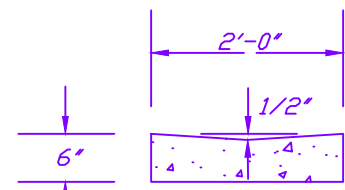
EXIST. GRATED INLET SEALING
N.T.S.



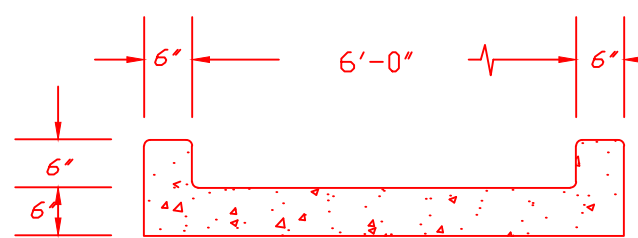
INLET PROTECTION
GRATED CATCH BASIN
1/2"=1'-0"



6" CURB



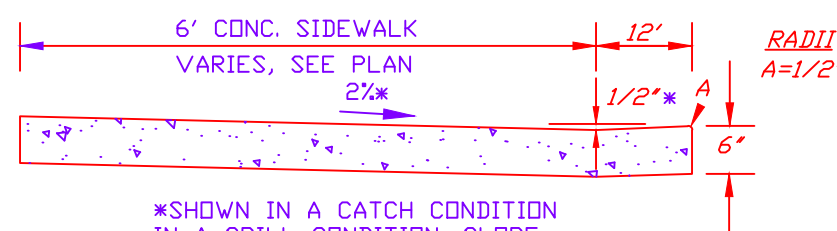
DIP SLAB SECTION
1/2"=1'-0"



CURB OPENING

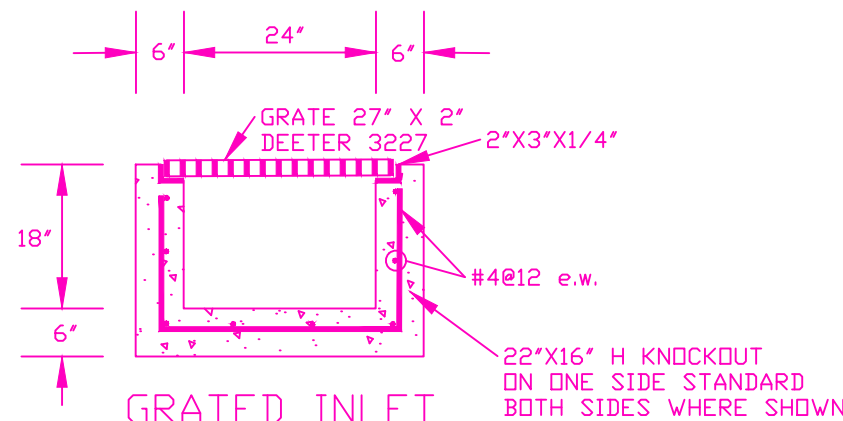
1/2"=1'-0"

CURB IS IN A CATCH CONDITION UNLESS SPECIFIED AS SPILL



FLUSH CURB

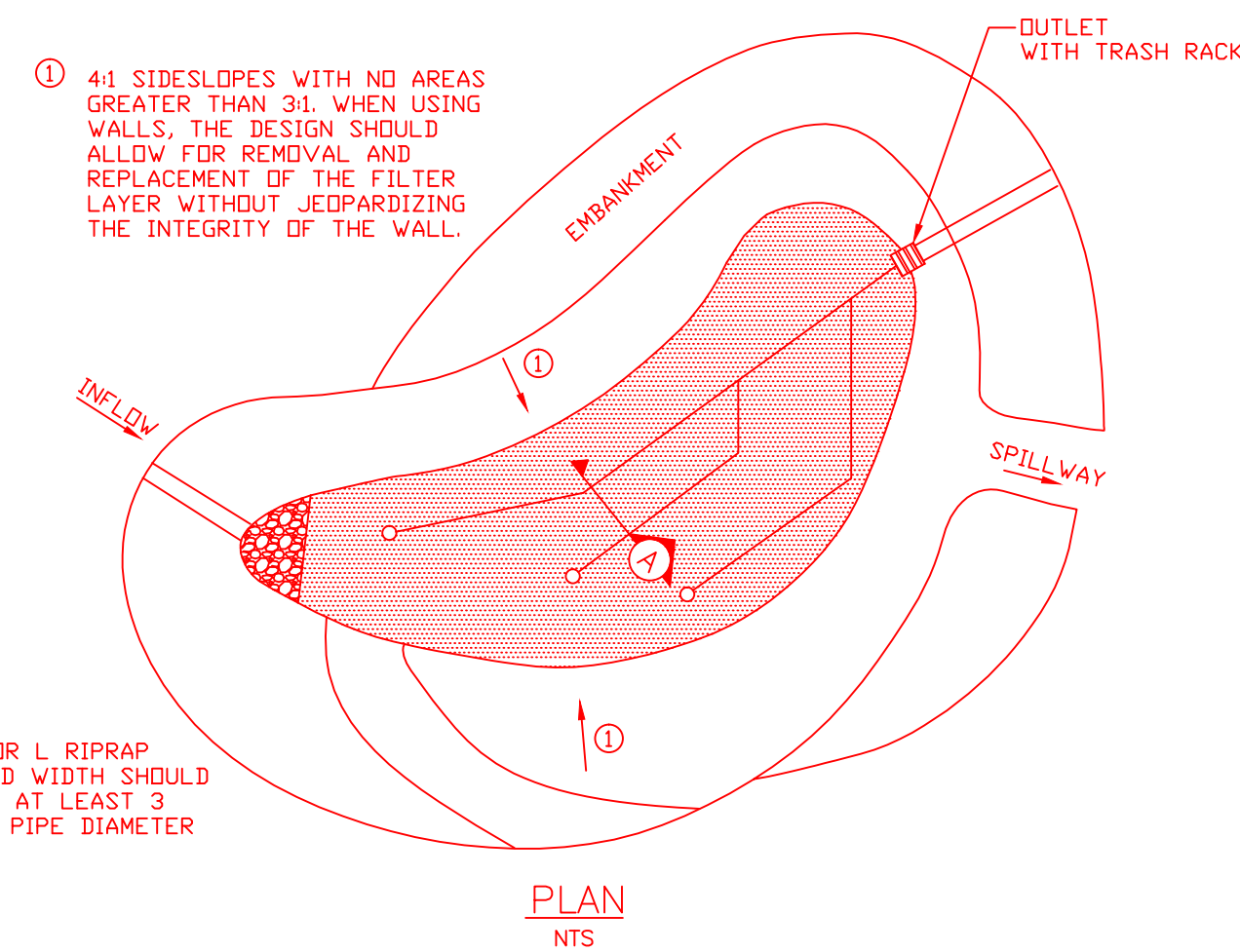
1/2"=1'-0"



GRATED INLET

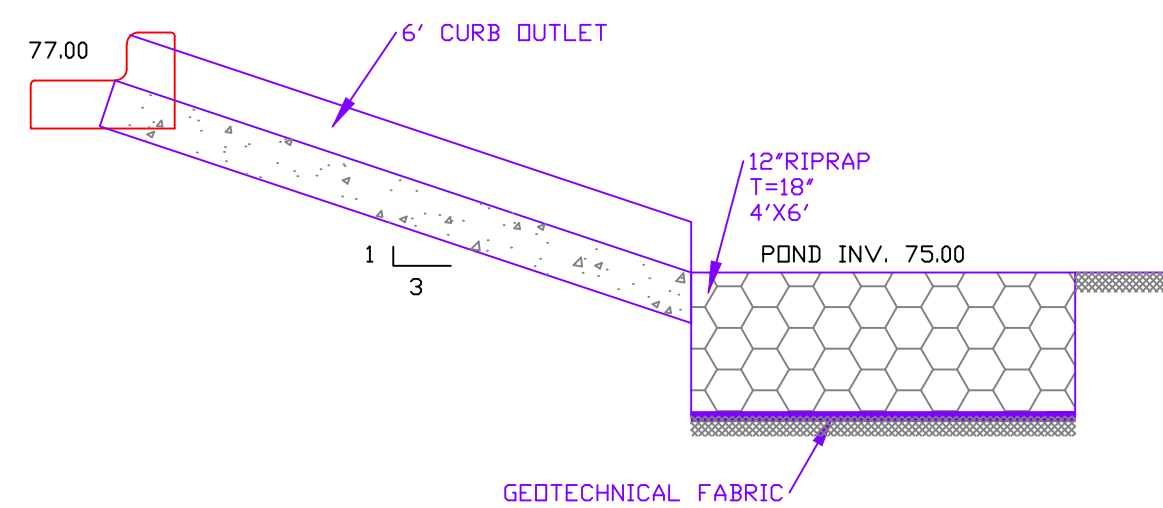
1/2"=1'-0"

INLETS SHALL CONFORM TO
FIREBAUGH PRECAST CO.
STD. INLET OR EQUAL



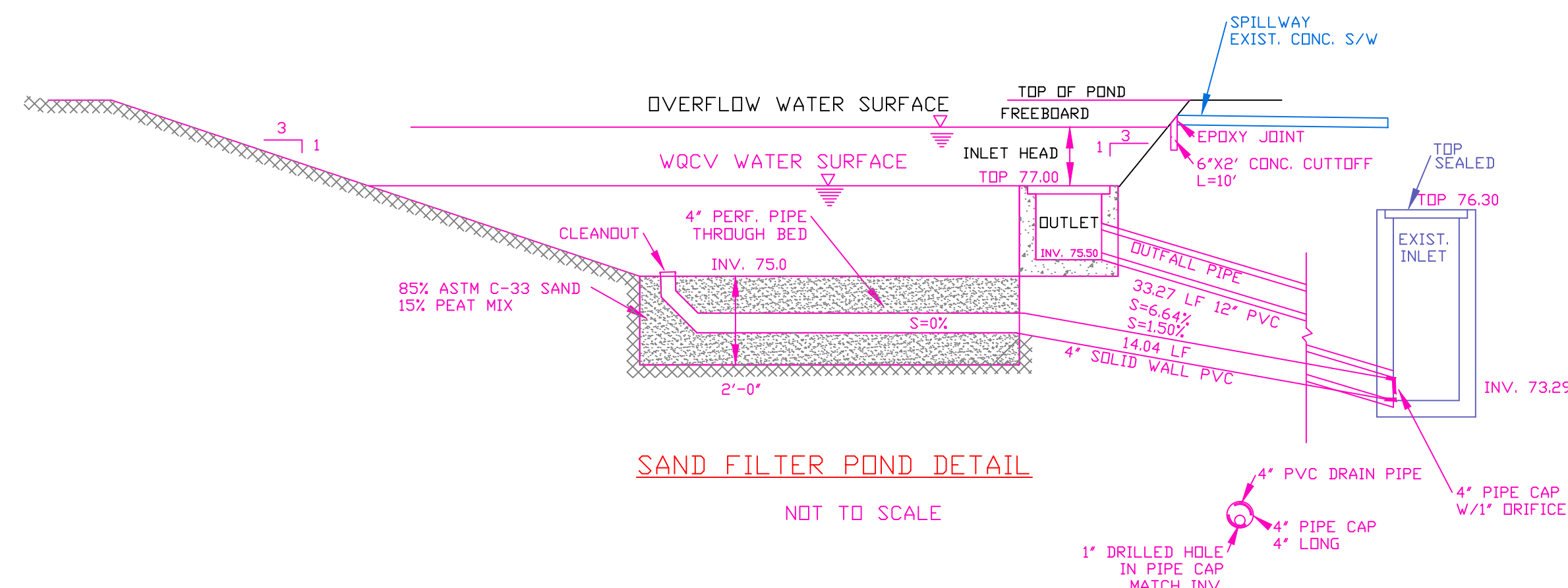
SAND FILTER POND DETAIL

NOT TO SCALE



POND INLET DETAIL

1/2"=1'-0"



SAND FILTER POND DETAIL

NOT TO SCALE

DRIFICE DETAIL

N.T.S.

PCD FILE NO. PPR-21-024

DRAWN BY: DE WATTS

DATE: 4-2-21

DWG. NO.: 20-5509-07

SURVEYED BY: DEW, ESW, 6-26-19, 9-24-20

APPROVED BY:

PROJ. NO.

DWG.

REVISIONS 8-11-22 REVISED PER COUNTY REVIEW COMMENTS DEW

9-19-22 REVISED PER COUNTY REVIEW COMMENTS DEW

12-30-21 REVISED PER COUNTY REVIEW COMMENTS DEW

1-13-22 REVISED CURB TYPE AS REQUESTED DEW

OLIVER E. WATTS
CONSULTING ENGINEER
COLORADO SPRINGS

PROJECT

10659 MALTESE POINT
LOT 11, ROLLING THUNDER BUSINESS PARK
EL PASO COUNTY

SHT. NAME

GRADING AND EROSION CONTROL PLAN

SHT. NO.

3

OF

4

