

STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GRADING NOTES:

- 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 (SWMP) 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 DEC. A PRE-CONSTRUCTION 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 EARTH SURFACE SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A 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 LOOSENEED 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 1 AND THE ECM APPENDIX 1. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (0141, 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.** AND SHALL BE CONSIDERED A PART OF THESE PLANS. **ENTECH ENGINEERING, INC.** WILL ALSO DESIGN THE PROPOSED RETAINING WALLS AND ANY SLOPE STABILIZATION.

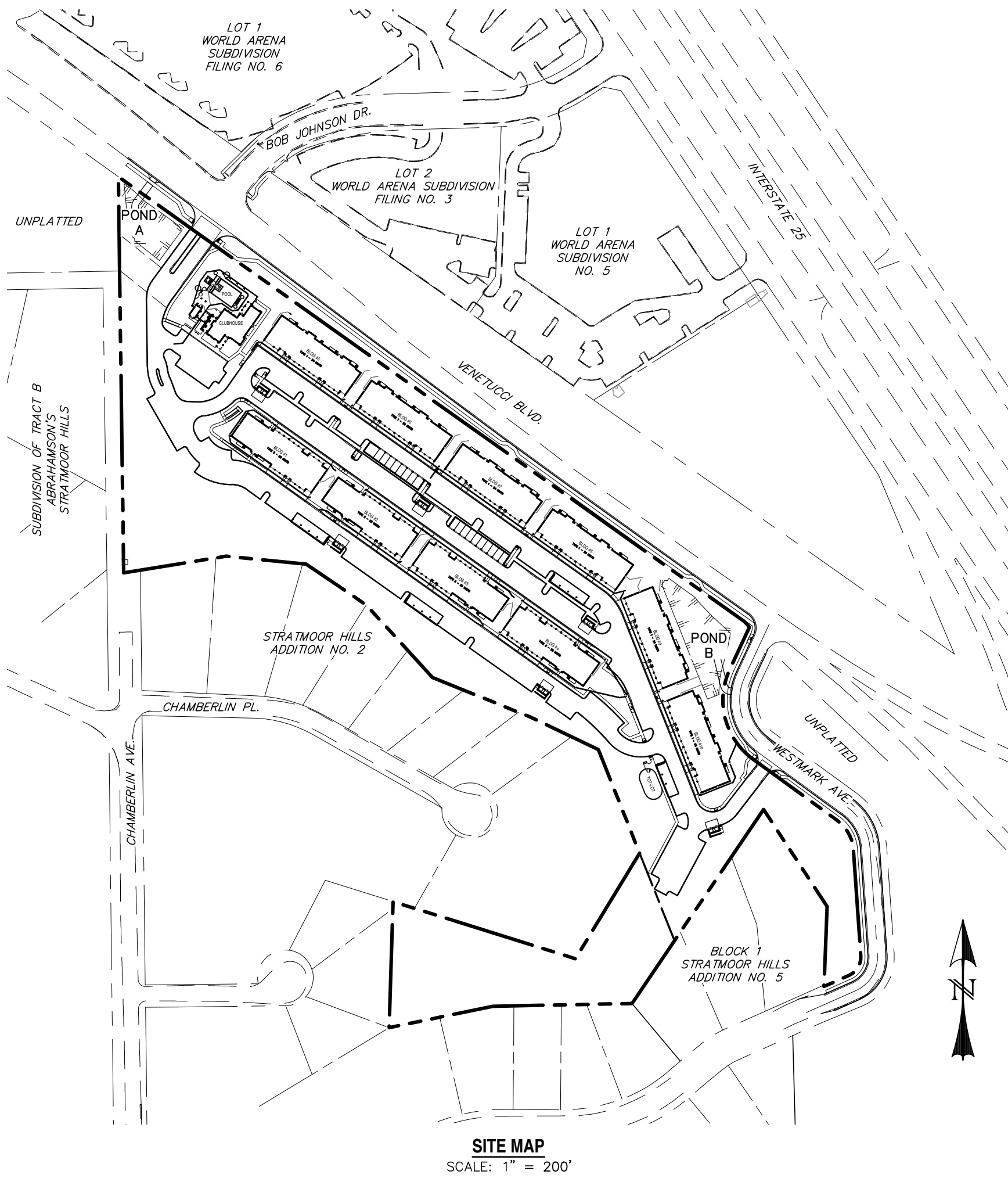
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY 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  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

# ELDORADO SPRINGS

## GRADING & EROSION CONTROL PLAN

### EL PASO COUNTY, COLORADO



AGENCIES:

DEVELOPER:

ESH DEVELOPMENT, LLC  
5671 NORTH ORACLE ROAD, SUITE 1102  
TUSCON, AZ 85704  
EMERY CHUKLY (520) 742-2114

ENGINEER:

WESTWORKS ENGINEERING  
1023 W. COLORADO AVENUE  
COLORADO SPRINGS, CO 80904  
CHAD D. KUZBEK, P.E. (719) 685-1670

EL PASO COUNTY:

PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
(719) 520-7959

UTILITIES:  
(WATER & SANITARY)

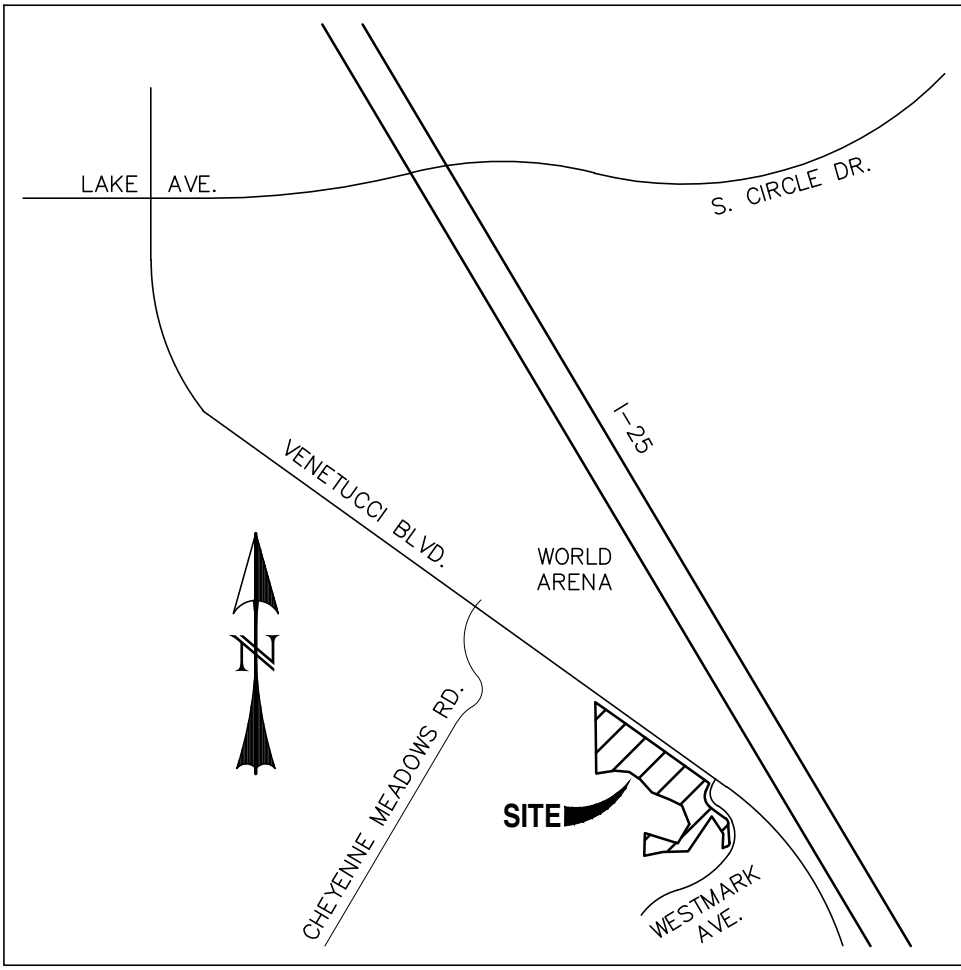
STRATMOOR HILLS WATER & SANITATION DISTRICT  
1811 B STREET  
COLORADO SPRINGS, CO 80906  
KIRK MEDINA (719) 576-0311

UTILITIES:  
(GAS)

COLORADO SPRINGS UTILITIES  
111 S. CASCADE AVENUE  
COLORADO SPRINGS, CO 80903  
(719) 448-4800

FIRE:

STRATMOOR HILLS FIRE PROTECTION DISTRICT  
2160 B STREET  
COLORADO SPRINGS, CO 80906  
DOTTIE BARRETT (719) 576-1200



VICINITY MAP  
SCALE: N.T.S.

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.

CHAD D. KUZBEK, COLORADO PE #35751

DATE

OWNER'S STATEMENT:

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

OWNER SIGNATURE  
*Michael E. Winterfeld*  
Michael E. Winterfeld

10-8-2020  
DATE

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, 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.

JENNIFER IRVINE, P.E.

COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

RETAINING WALL NOTES:

- CALL-OUTS ONLY SHOW EXPOSED FACE AT TOP AND BOTTOM OF WALL(S) AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN.
- THIS PLAN IS INTENDED TO SHOW ONLY THE HEIGHT AND EXTENT OF LANDSCAPE & RETAINING WALLS TO ACCOMMODATE THE GRADING AS SHOWN. THE MATERIALS, SPECIFICATIONS, AND CONSTRUCTION TECHNIQUES AND METHODS SHALL BE UP TO THE OWNER AND CONTRACTOR.
- STRUCTURAL DESIGN BY A LICENSED ENGINEER SHALL BE PROVIDED BY OTHERS, AS REQUIRED, FOR THE RETAINING WALL(S).

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PCD FILE NO. PPR1932

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20
2	ADDRESS AGENCY COMMENTS	05/05/20
3	ADDRESS AGENCY COMMENTS	08/18/20
4	ADDRESS AGENCY COMMENTS	03/26/21



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TUSCON, AZ 85704  
(520) 742-2114

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
WESTWORKS ENGINEERING.

CHAD D. KUZBEK, COLORADO PE #35751

DATE



1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

ELDORADO SPRINGS

GRADING & EROSION CONTROL PLAN  
TITLE SHEET

DESIGNED BY:

MGP

SCALE:

1"=200'

DATE:

03/26/21

JOB NUMBER

SHEET

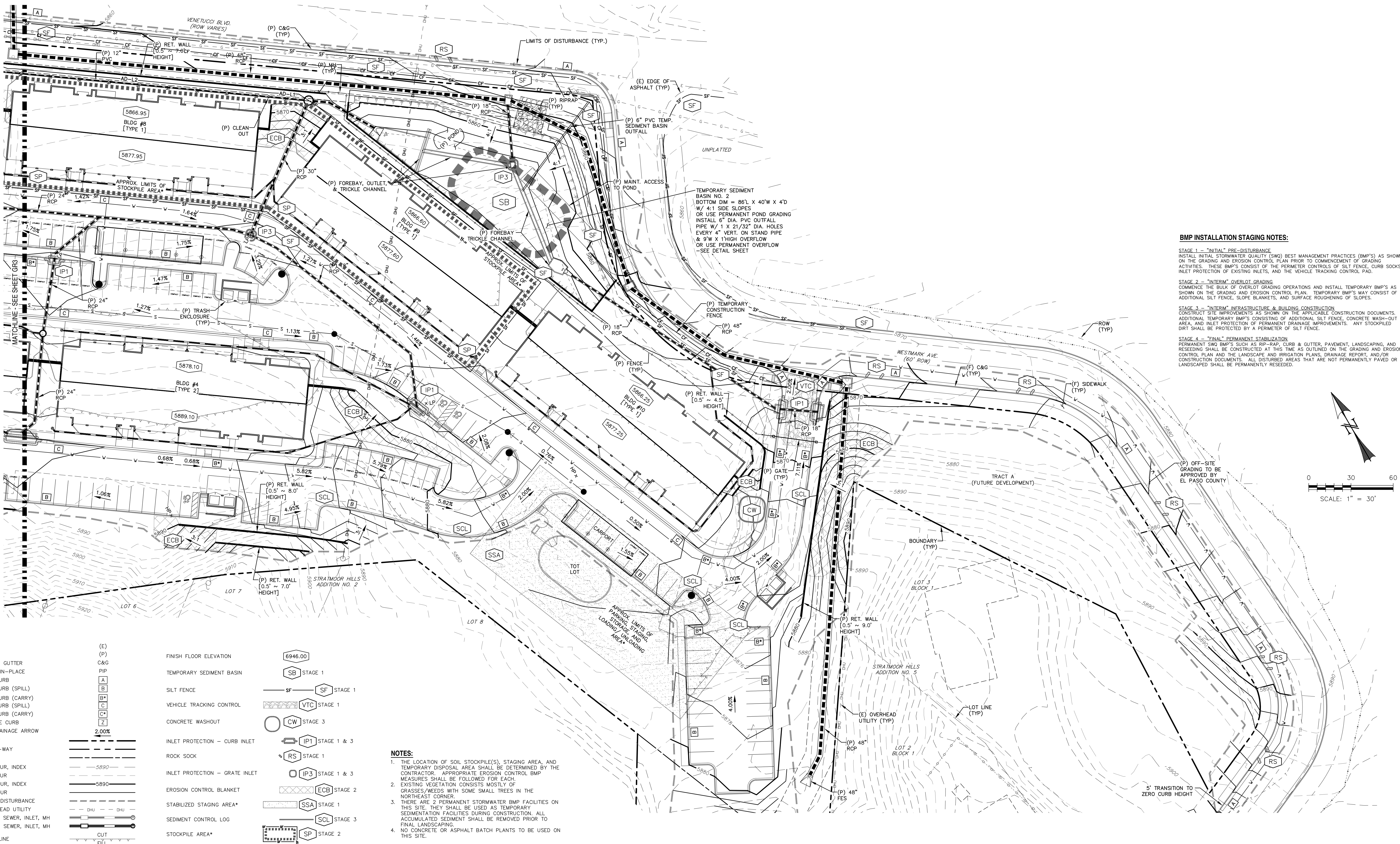
91807

GR1 OF 10









**BMP INSTALLATION STAGING NOTES:**

STAGE 1 – "INITIAL" PRE-DISTURBANCE  
INSTALL INITIAL STORMWATER QUALITY (SWQ) BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. THESE BMP'S CONSIST OF THE PERIMETER CONTROLS OF SILT FENCE, CURB SOCKS, INLET PROTECTION OF EXISTING INLETS, AND THE VEHICLE TRACKING CONTROL PAD.

STAGE 2 – "INTERIM" OVERLOT GRADING  
COMMENCE THE BULK OF OVERLOT GRADING OPERATIONS AND INSTALL TEMPORARY BMP'S AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. TEMPORARY BMP'S MAY CONSIST OF ADDITIONAL SILT FENCE, SLOPE BLANKETS, AND SURFACE ROUGHENING OF SLOPES.

STAGE 3 – "INTERIM" INFRASTRUCTURE & BUILDING CONSTRUCTION  
CONSTRUCT SITE IMPROVEMENTS AS SHOWN ON THE APPLICABLE CONSTRUCTION DOCUMENTS. ADDITIONAL TEMPORARY BMP'S CONSISTING OF ADDITIONAL SILT FENCE, CONCRETE WASH-OUT AREA, AND INLET PROTECTION OF PERMANENT DRAINAGE IMPROVEMENTS. ANY STOCKPILED DIRT SHALL BE PROTECTED BY A PERIMETER OF SILT FENCE.

STAGE 4 – "FINAL" PERMANENT STABILIZATION  
PERMANENT SWQ BMP'S SUCH AS RIP-RAP, CURB & GUTTER, PAVEMENT, LANDSCAPING, AND RESEEDING SHALL BE CONSTRUCTED AT THIS TIME AS OUTLINED ON THE GRADING AND EROSION CONTROL PLAN AND THE LANDSCAPE AND IRRIGATION PLANS, DRAINAGE REPORT, AND/OR CONSTRUCTION DOCUMENTS. ALL DISTURBED AREAS THAT ARE NOT PERMANENTLY PAVED OR LANDSCAPED SHALL BE PERMANENTLY RESEEDING.

**LEGEND**

(E) EXISTING  
(P) PROPOSED  
C&G CURB AND GUTTER  
PIP PROTECT-IN-PLACE  
TYPE A CURB  
TYPE B CURB (SPILL)  
TYPE B CURB (CARRY)  
TYPE C CURB (SPILL)  
TYPE C CURB (CARRY)  
ZERO FACE CURB  
SLOPE/DRAINAGE ARROW  
BOUNDARY  
RIGHT-OF-WAY  
LOT LINE  
(E) CONTOUR, INDEX  
(E) CONTOUR  
(P) CONTOUR, INDEX  
(P) CONTOUR  
LIMITS OF DISTURBANCE  
(E) OVERHEAD UTILITY  
(E) STORM SEWER, INLET, MH  
(P) STORM SEWER, INLET, MH  
CUT/FILL LINE

2.00%

CUT  
FILL

FINISH FLOOR ELEVATION  
TEMPORARY SEDIMENT BASIN  
SILT FENCE  
VEHICLE TRACKING CONTROL  
CONCRETE WASHOUT  
INLET PROTECTION – CURB INLET  
ROCK SOCK  
INLET PROTECTION – GRATE INLET  
EROSION CONTROL BLANKET  
STABILIZED STAGING AREA\*  
SEDIMENT CONTROL LOG  
STOCKPILE AREA\*

6946.00  
SB STAGE 1  
SF STAGE 1  
VTC STAGE 1  
CW STAGE 3  
IP1 STAGE 1 & 3  
RS STAGE 1  
IP3 STAGE 1 & 3  
ECB STAGE 2  
SSA STAGE 1  
SCL STAGE 3  
SP STAGE 2

**NOTES:**

- THE LOCATION OF SOIL STOCKPILE(S), STAGING AREA, AND TEMPORARY DISPOSAL AREA SHALL BE DETERMINED BY THE CONTRACTOR. APPROPRIATE EROSION CONTROL BMP MEASURES SHALL BE FOLLOWED FOR EACH.
- EXISTING VEGETATION CONSISTS MOSTLY OF GRASSES/WEEDS WITH SOME SMALL TREES IN THE NORTHEAST CORNER.
- THERE ARE 2 PERMANENT STORMWATER BMP FACILITIES ON THIS SITE. THEY SHALL BE USED AS TEMPORARY SEDIMENTATION FACILITIES DURING CONSTRUCTION. ALL ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO FINAL LANDSCAPING.
- NO CONCRETE OR ASPHALT BATCH PLANTS TO BE USED ON THIS SITE.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20
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CHAD D. KUZBEK, COLORADO PE #35751

DATE



**WESTWORKS**  
ENGINEERING

1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

ELDORADO SPRINGS

GRADING & EROSION  
CONTROL PLAN

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 30'	DATE:	03/26/21
JOB NUMBER	91807	SHEET	GR3 OF 10

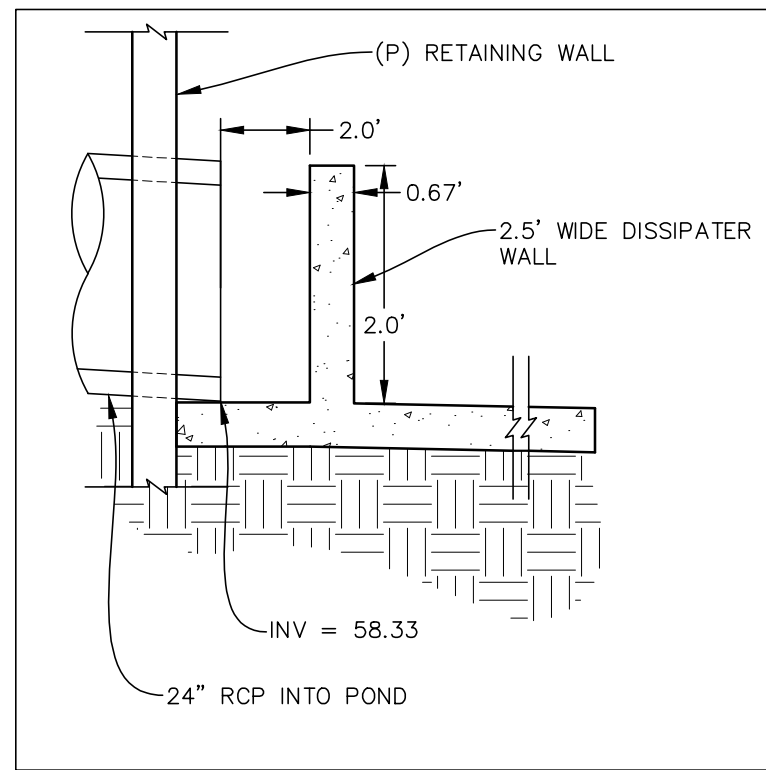




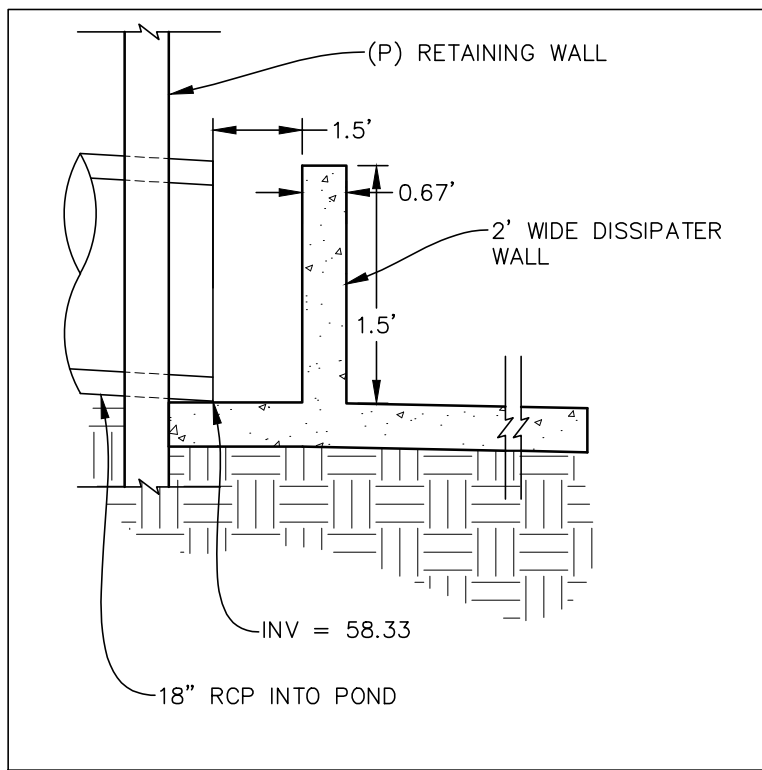




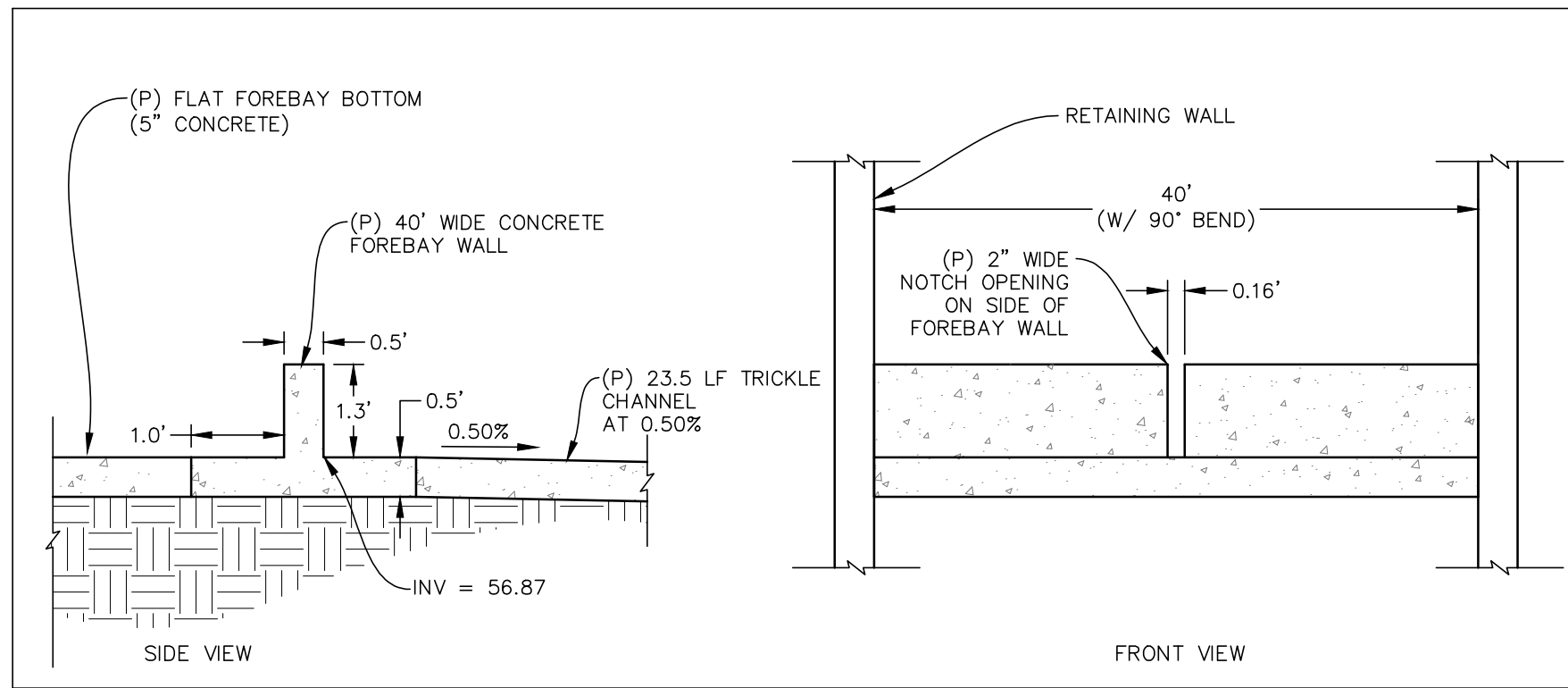




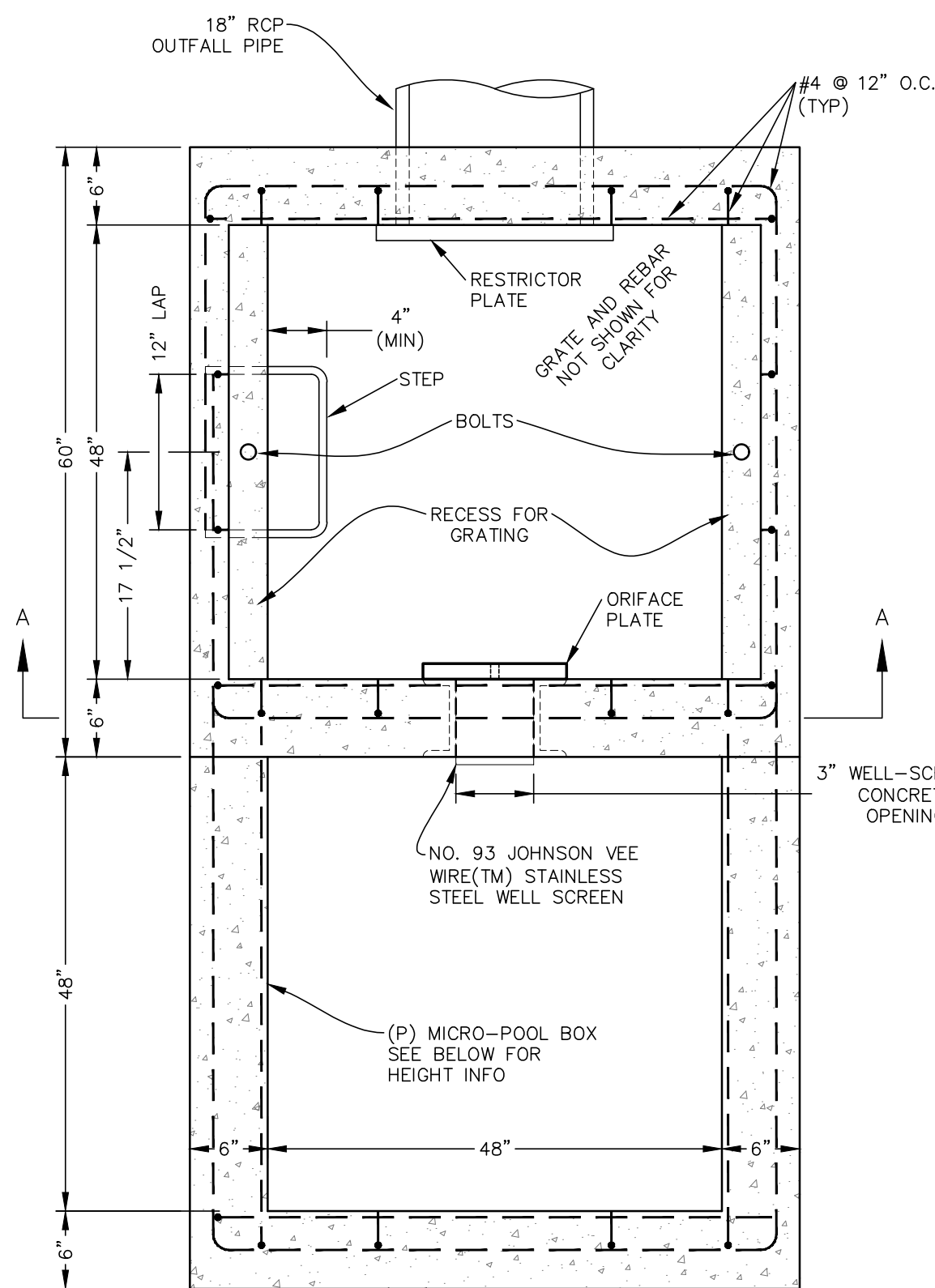
FOREBAY DISSIPATER ST-L3  
SCALE: N.T.S.



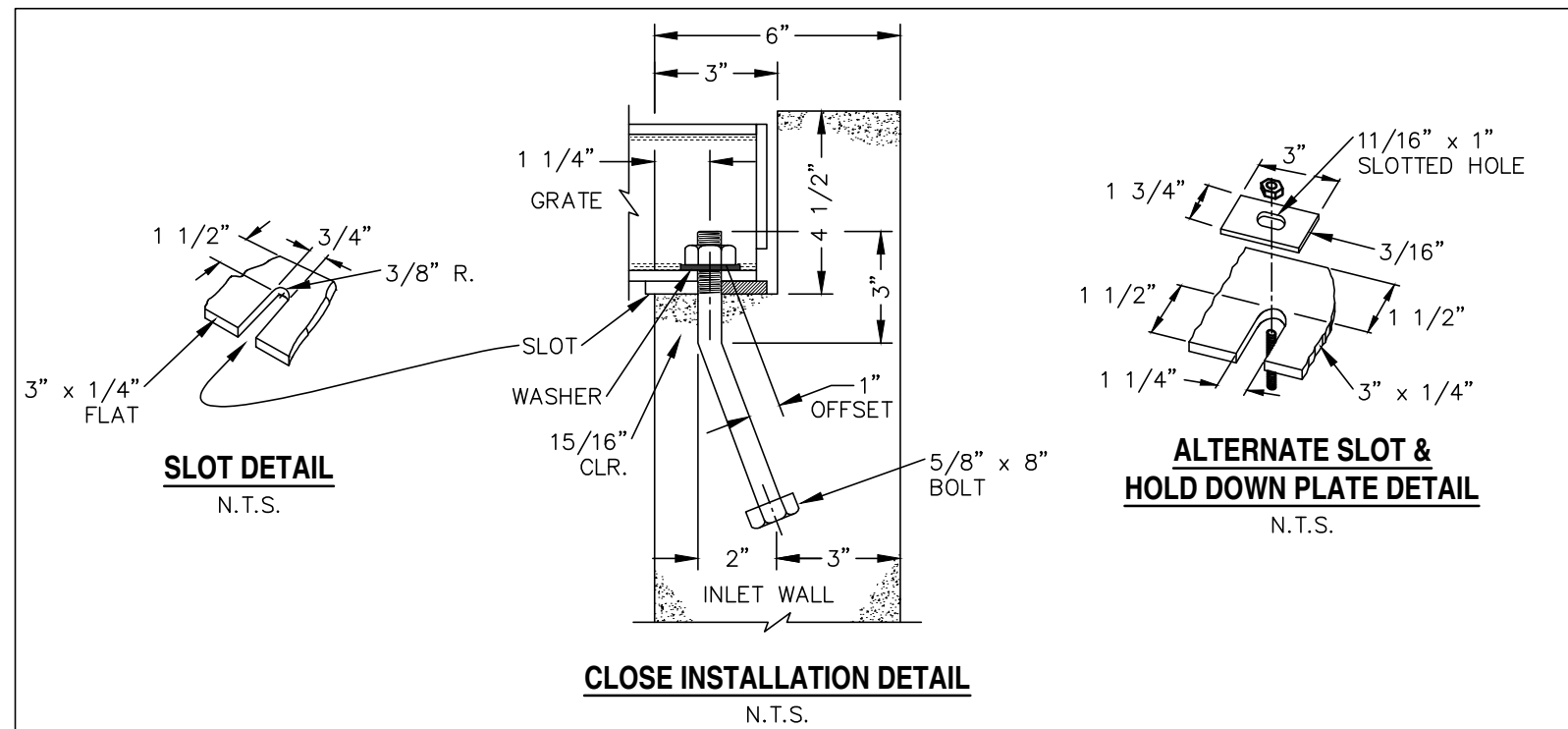
FOREBAY DISSIPATER ST-L5  
SCALE: N.T.S.



FOREBAY WALL DETAILS  
SCALE: N.T.S.

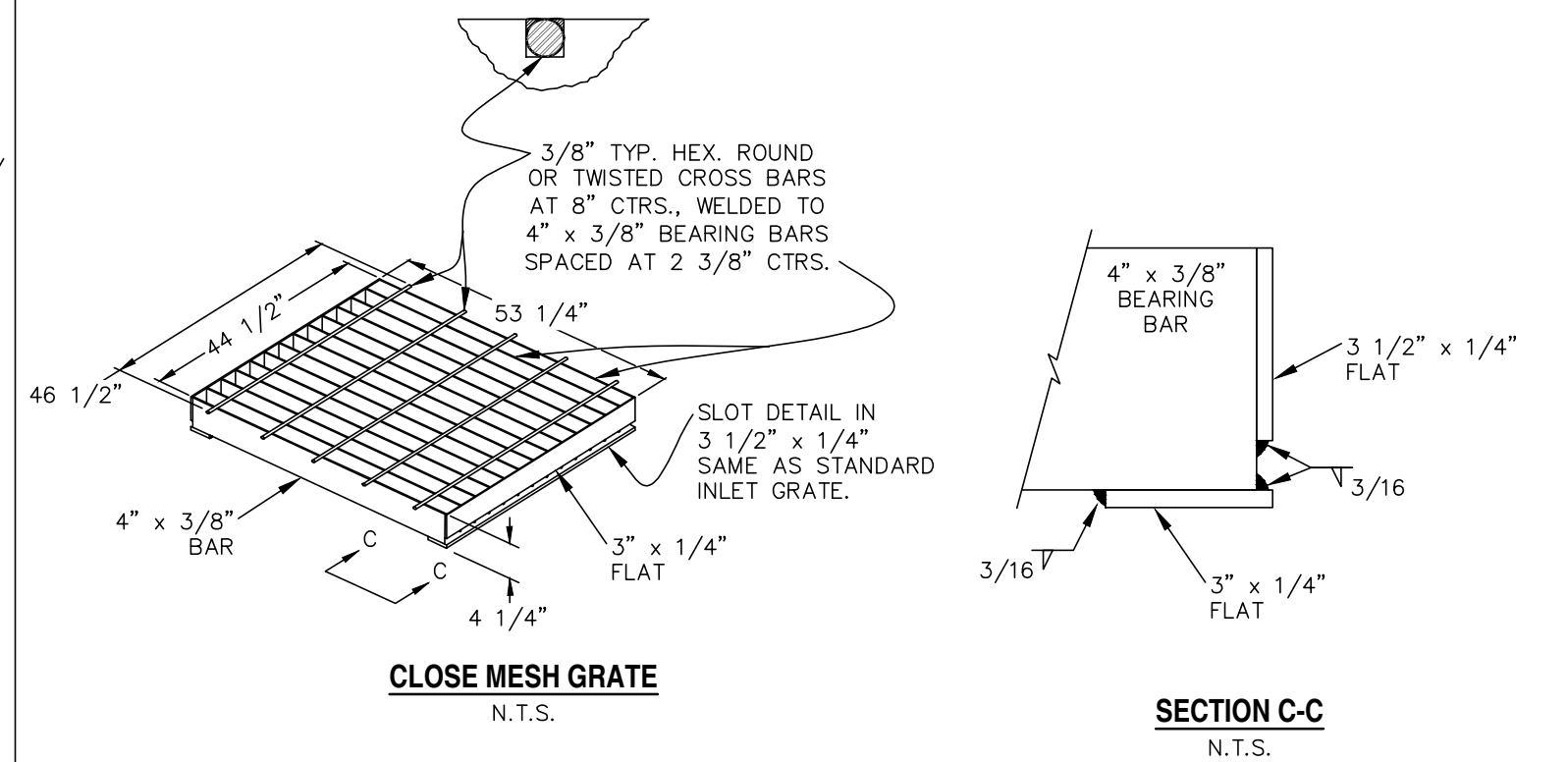


PLAN VIEW  
N.T.S.



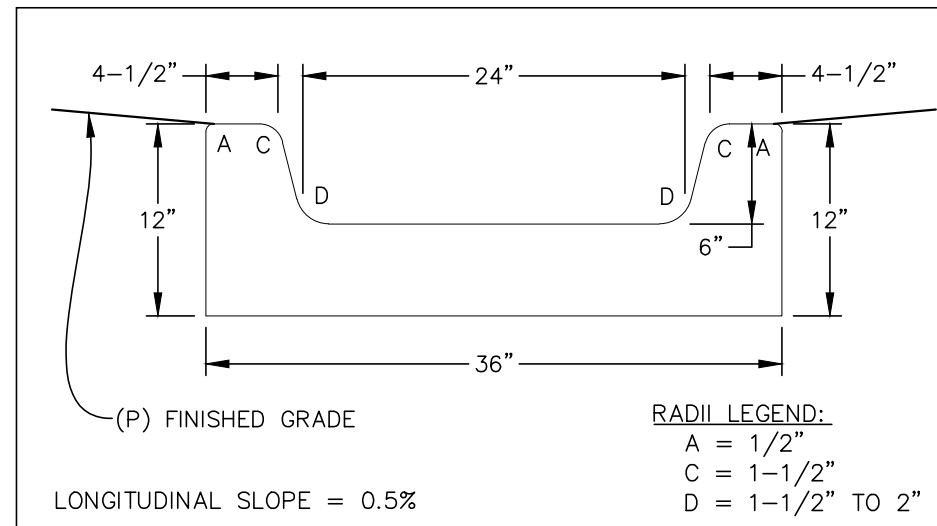
CLOSE INSTALLATION DETAIL  
N.T.S.

ALTERNATE SLOT &  
HOLD DOWN PLATE DETAIL  
N.T.S.



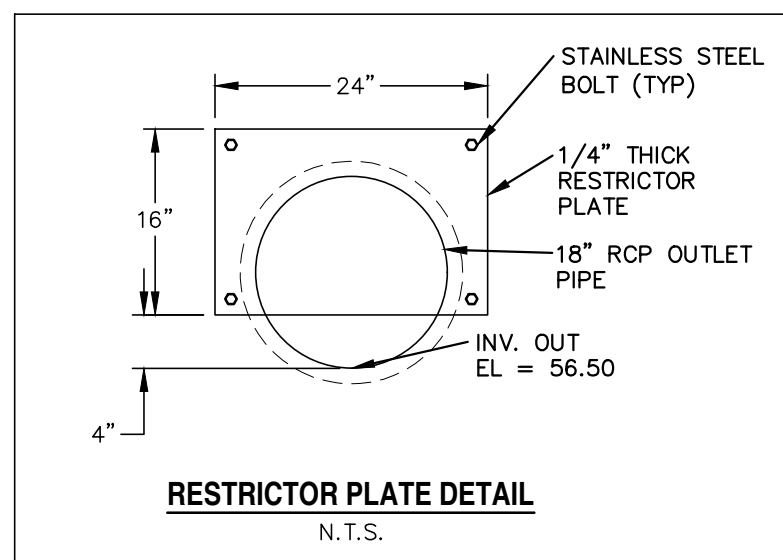
CLOSE MESH GRATE  
N.T.S.

SECTION C-C  
N.T.S.

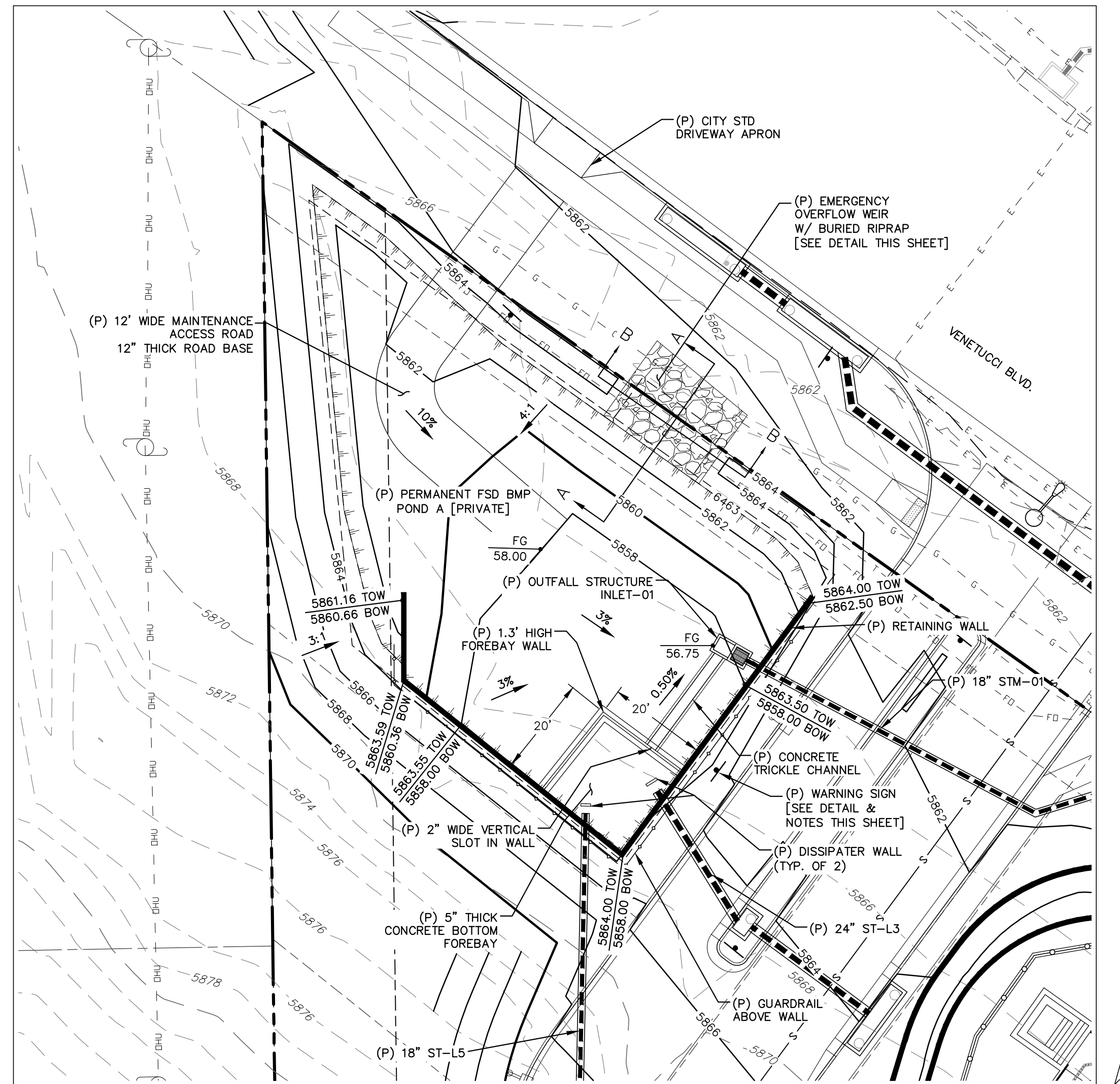


CONCRETE TRICKLE CHANNEL  
SCALE: N.T.S.

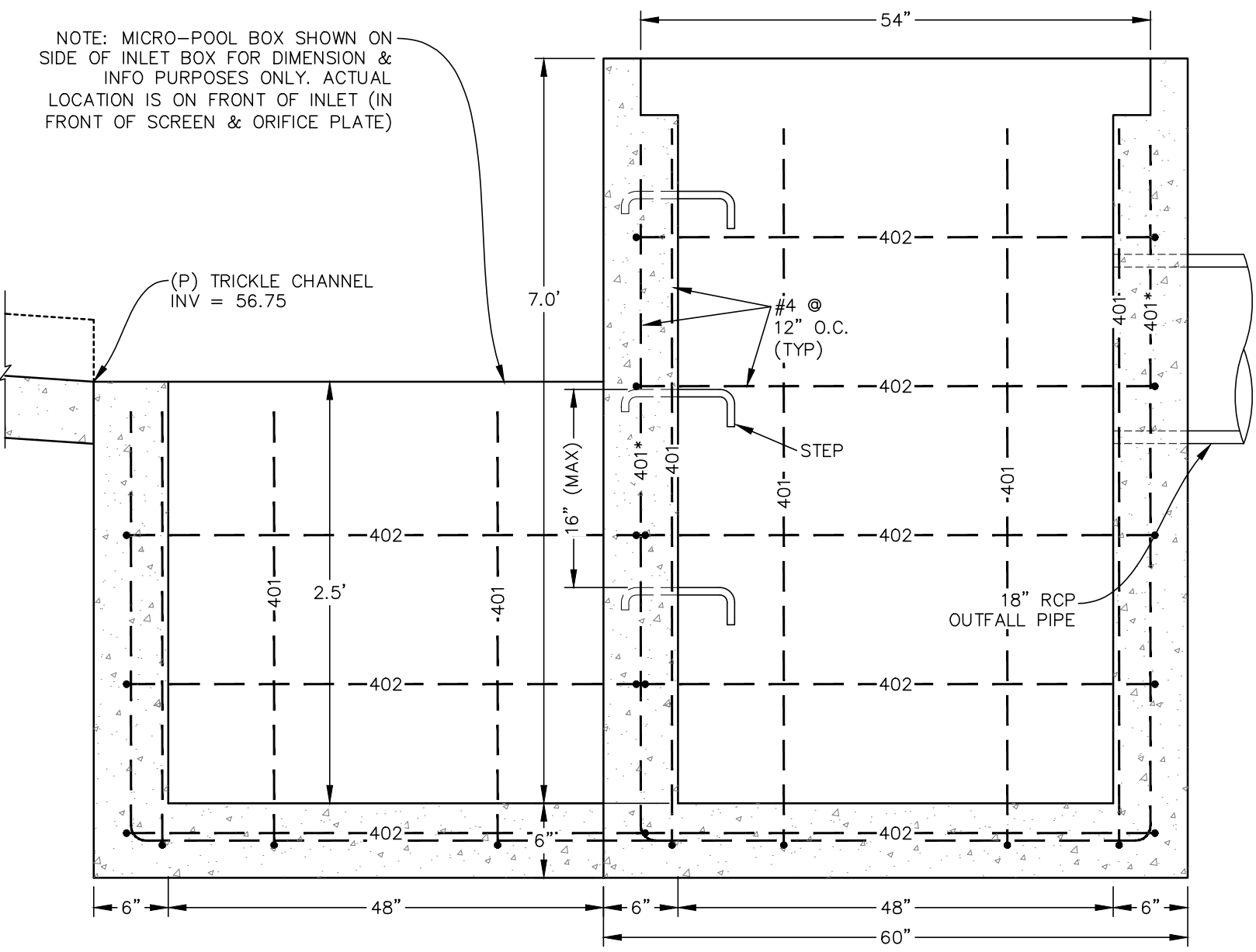
FOREBAY SIZE:  
-REQUIRED = 0.01 AC-FT  
-PROVIDED = 0.01 AC-FT



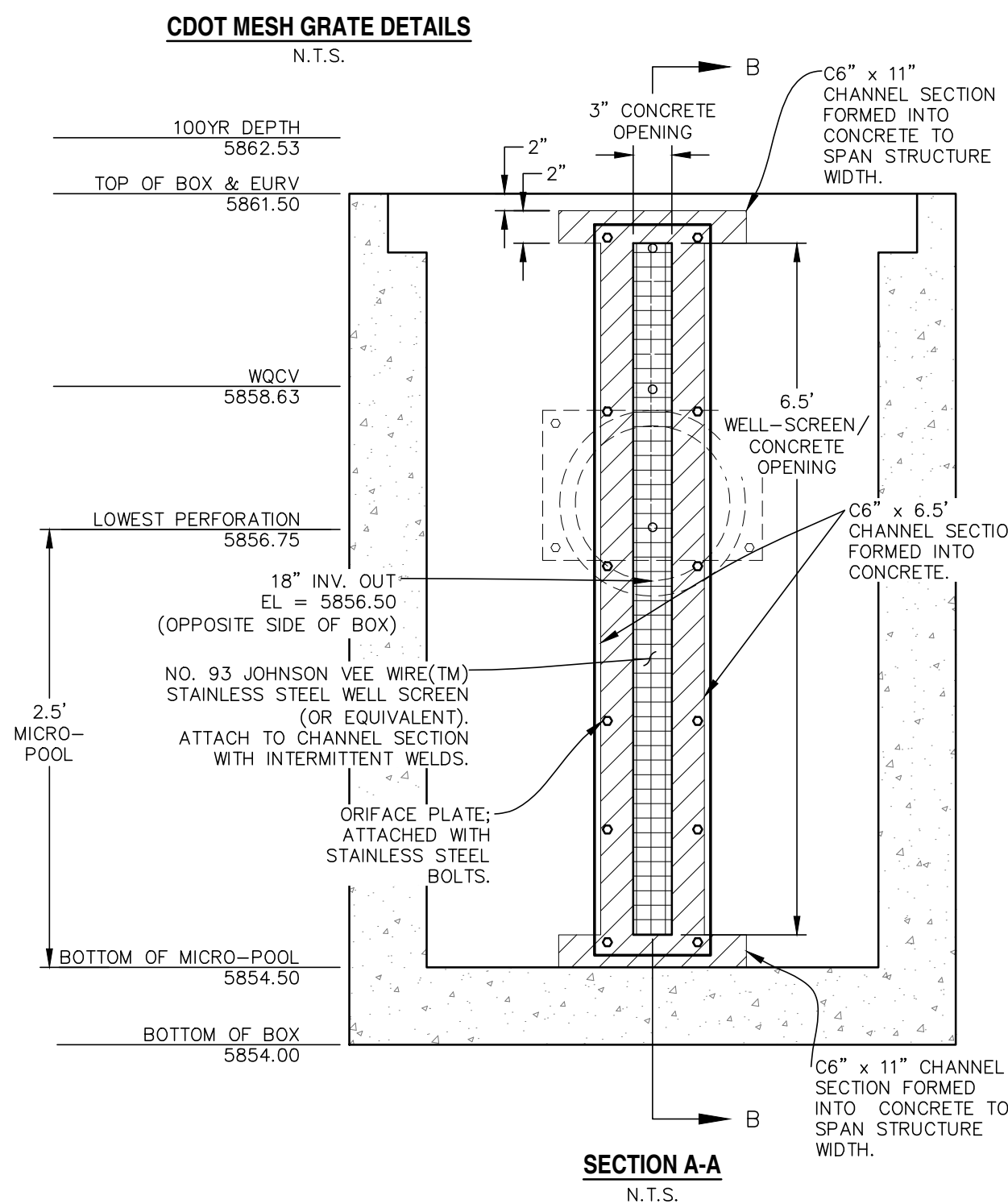
RESTRICTOR PLATE DETAIL  
N.T.S.



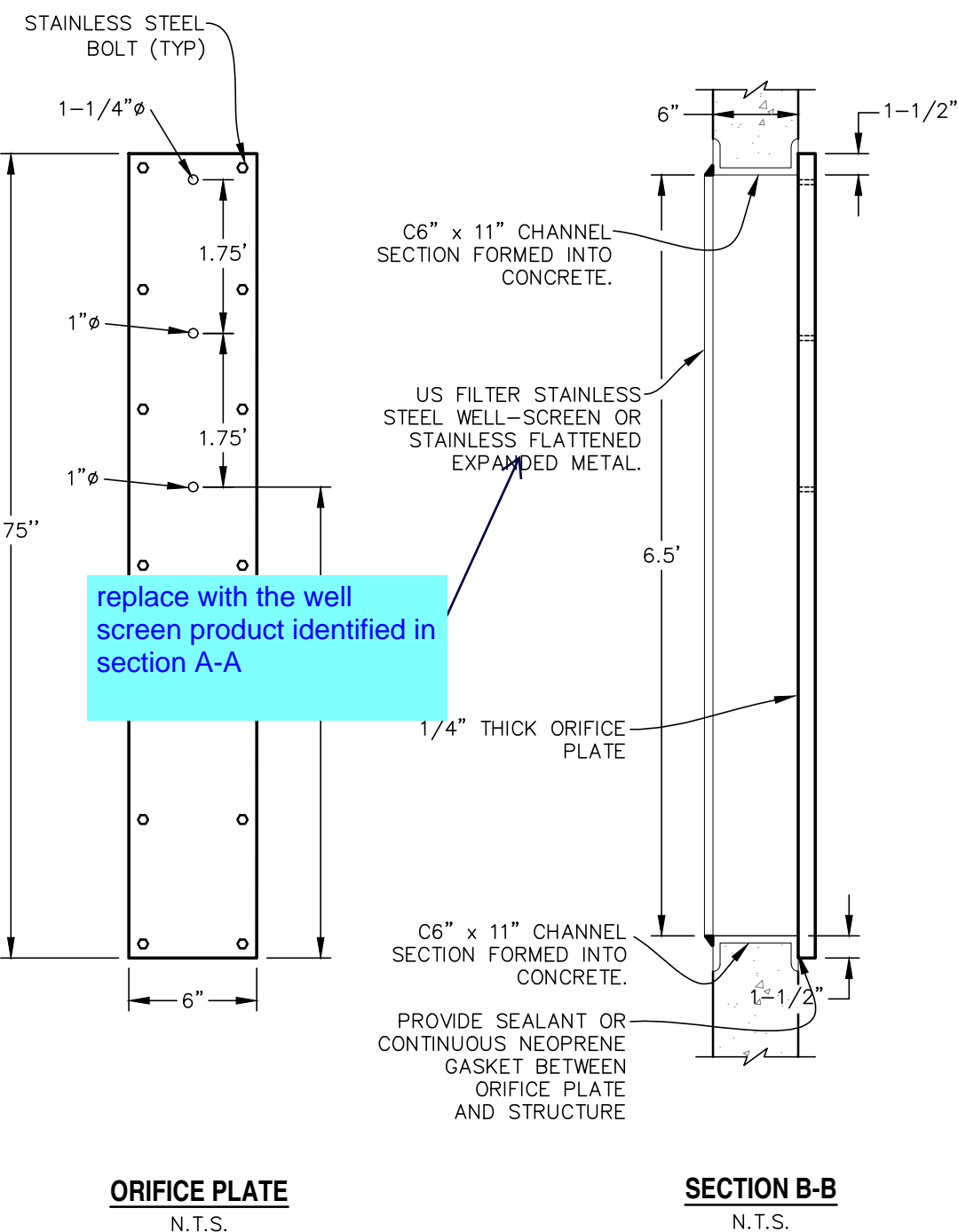
POND A  
SCALE: 1" = 20'



ELEVATION  
N.T.S.



SECTION A-A  
N.T.S.



ORIFICE PLATE  
N.T.S.

SECTION B-B  
N.T.S.

CDOT GENERAL NOTES:

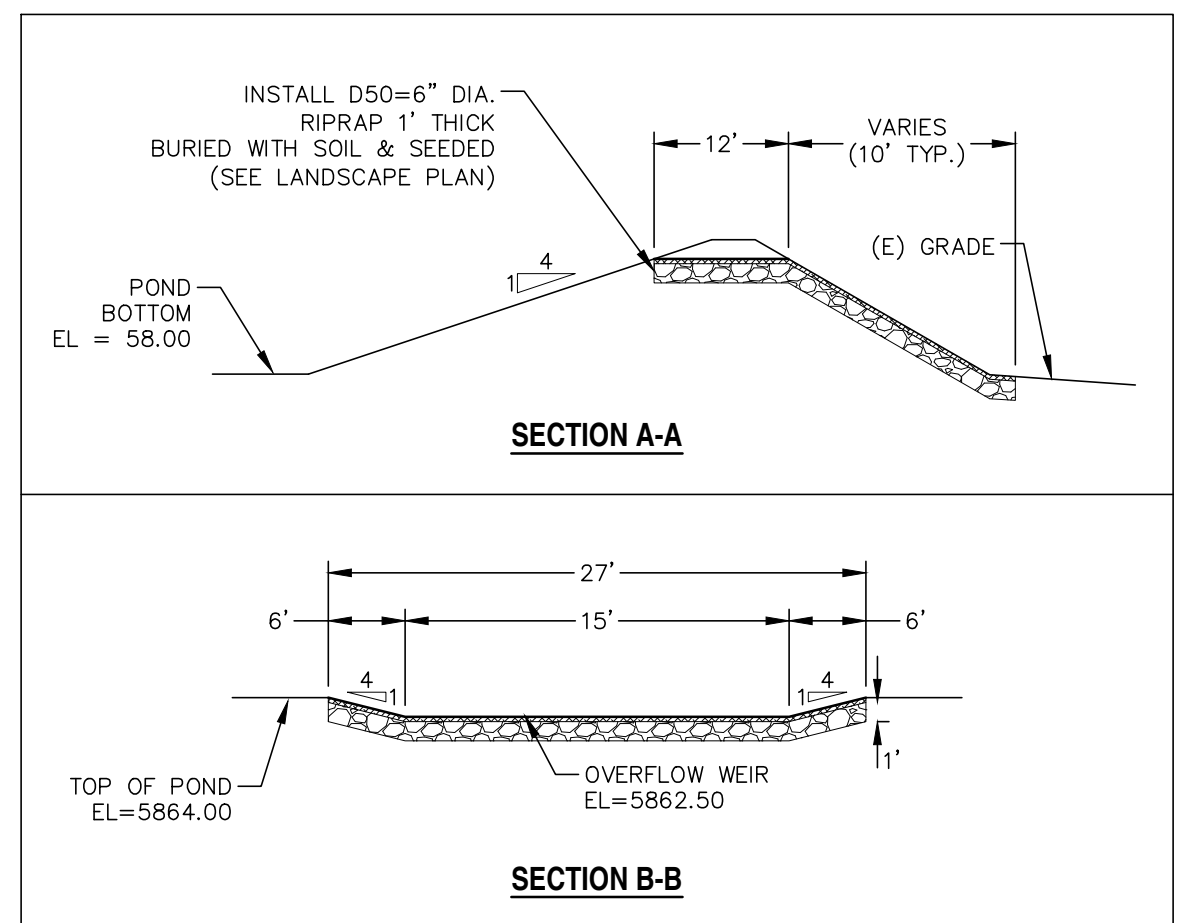
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
- CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6" X 6" - W1.4 X W1.4 OR 6" X 6" - W2.1 X W2.1.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.

- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

WARNING  
THIS AREA IS A STORMWATER FACILITY  
AND IS SUBJECT TO PERIODIC FLOODING

WARNING SIGN DETAIL  
SCALE: N.T.S.

NOTES:  
-SIGN SHALL BE A MINIMUM OF 3 SQ.FT.  
-SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.  
-SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.



OVERFLOW WEIR DETAILS  
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20
2	ADDRESS AGENCY COMMENTS	05/05/20
3	ADDRESS AGENCY COMMENTS	08/18/20
4	ADDRESS AGENCY COMMENTS	03/26/21



PREPARED FOR:  
ESH DEVELOPMENT, LLC  
5671 NORTH ORACLE ROAD  
SUITE #102  
TUSCON, AZ 85704  
(520) 742-2114

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
WESTWORKS ENGINEERING.  
CHAD D. KUZBEK, COLORADO PE #35751  
DATE



ELDORADO SPRINGS  
PERMANENT BMP PLANS & DETAILS  
POND A

DESIGNED BY: CDK	DRAWN BY: CDK
SCALE: AS SHOWN	DATE: 03/26/21
JOB NUMBER: 91807	SHEET: GR6 OF 10





**WARNING SIGN DETAIL**  
SCALE: N.T.S.

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.34	0.185	Orifice Plate
Zone 2 (EURV)	3.88	0.463	Orifice Plate
Zone 3 (100-year)	5.45	0.362	Weir&Pipe (Restrict
	Total (all zones)	1.009	

SPRINGS

## PLANS & DETAILS

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DESIGNED BY: CDK	DRAWN BY: CDK
SCALE: AS SHOWN	DATE: 03/26/21
JOB NUMBER	SHEET
91807	GR7 OF 10

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20
2	ADDRESS AGENCY COMMENTS	05/05/20
3	ADDRESS AGENCY COMMENTS	08/18/20
4	ADDRESS AGENCY COMMENTS	03/26/21



Know what's below.  
Call 72 hours before you dig.  
For more details visit:  
[www.call811.com](http://www.call811.com)

PREPARED FOR:

ESH DEVELOPMENT, LLC

5671 NORTH ORACLE ROAD  
SUITE #1102  
TUSCON, AZ 85704  
(520) 742-2114

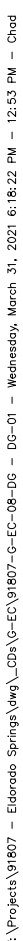
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
WESTWORKS ENGINEERING.

CHAD D. KUZBEK, COLORADO PE #35751

DATE \_\_\_\_\_

n BMP)  
**E N G I N E E R I N G**  
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670



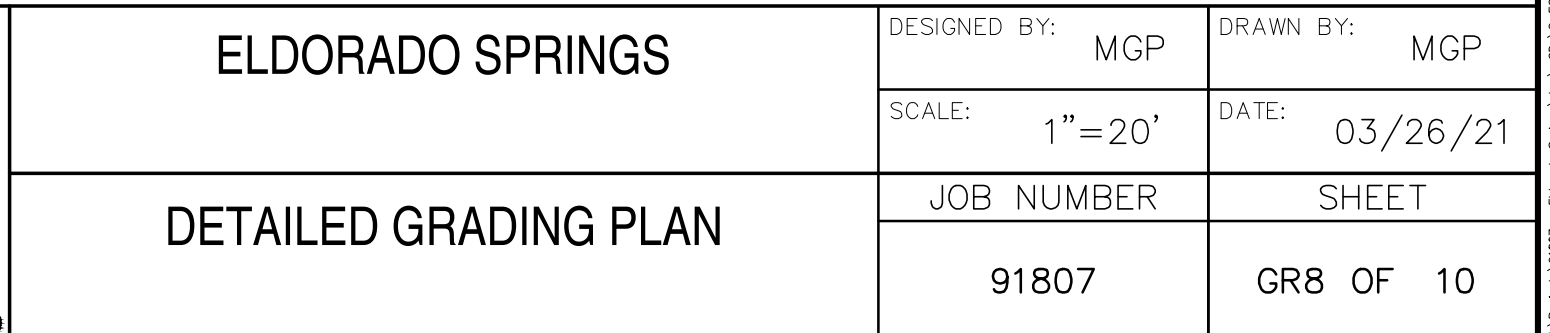


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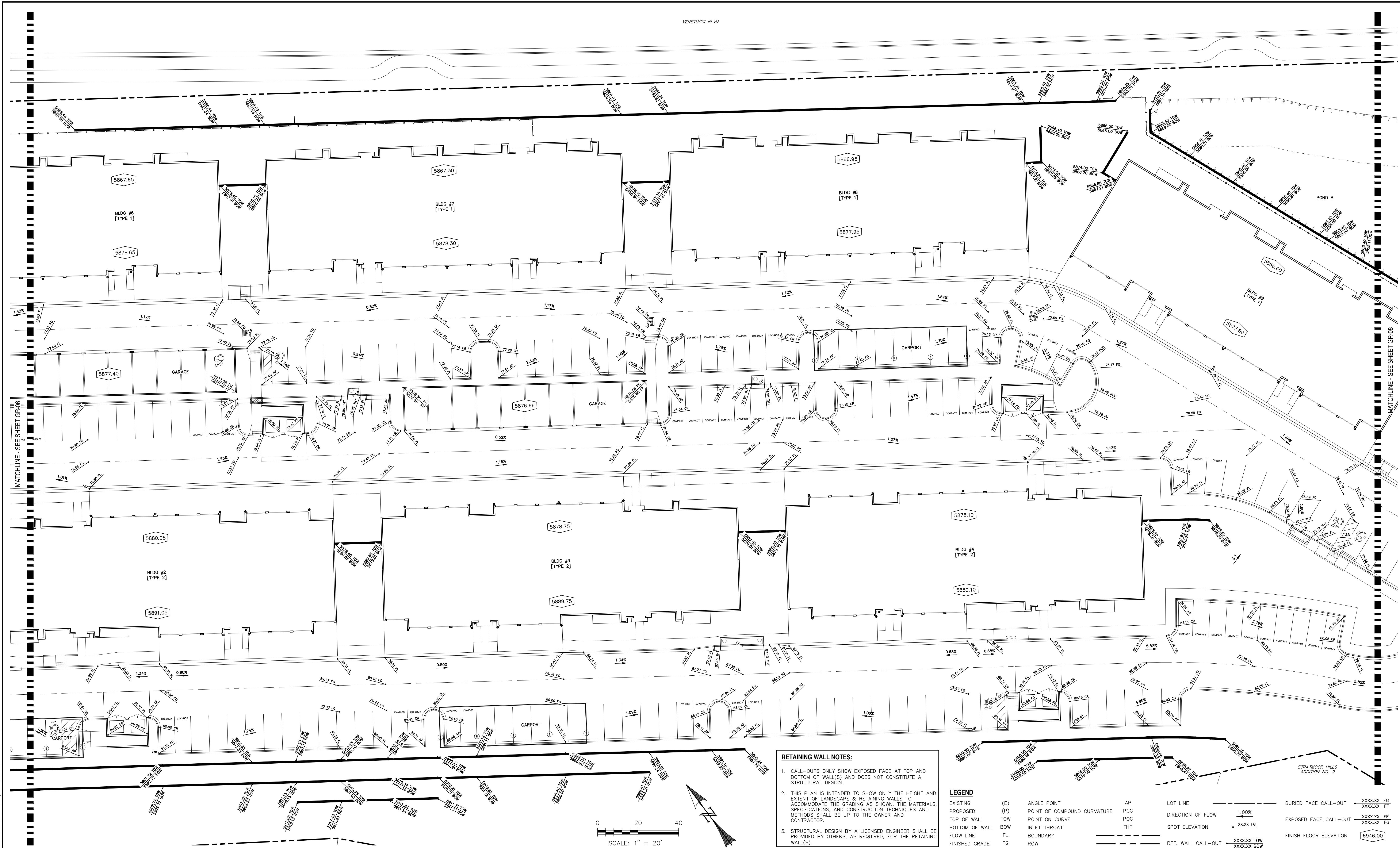
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
WESTWORKS ENGINEERING.

---

CHAD D. KUZBEK, COLORADO PE #35751                      DATE







RETAINING WALL NOTES:

- CALL-OUTS ONLY SHOW EXPOSED FACE AT TOP AND BOTTOM OF WALL(S) AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN.
- THIS PLAN IS INTENDED TO SHOW ONLY THE HEIGHT AND EXTENT OF LANDSCAPE & RETAINING WALLS TO ACCOMMODATE THE GRADING AS SHOWN. THE MATERIALS, SPECIFICATIONS, AND CONSTRUCTION TECHNIQUES AND METHODS SHALL BE UP TO THE OWNER AND CONTRACTOR.
- STRUCTURAL DESIGN BY A LICENSED ENGINEER SHALL BE PROVIDED BY OTHERS, AS REQUIRED, FOR THE RETAINING WALL(S).

LEGEND

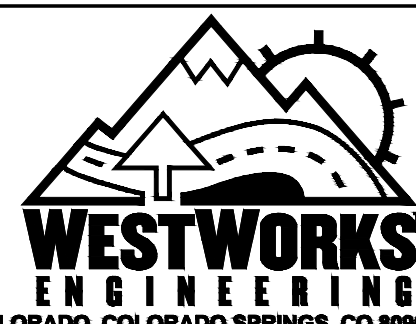
EXISTING	(E)	ANGLE POINT	AP	LOT LINE	-----	BURIED FACE CALL-OUT	XXXXXX FG
PROPOSED	(P)	POINT OF COMPOUND CURVATURE	PCC	DIRECTION OF FLOW	-----	EXPOSED FACE CALL-OUT	XXXXXX FF
TOP OF WALL	TOW	POINT ON CURVE	POC	SPOT ELEVATION	XXXXXX FG	FINISH FLOOR ELEVATION	6946.00
BOTTOM OF WALL	BTW	INLET THROAT	ITHT	RET. WALL CALL-OUT	XXXXXX TOW		
FLOW LINE	FL	BOUNDARY	ROW				
FINISHED GRADE	FG						

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20
2	ADDRESS AGENCY COMMENTS	05/05/20
3	ADDRESS AGENCY COMMENTS	08/18/20
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WESTWORKS ENGINEERING.  
CHAD D. KUZBEK, COLORADO PE #35751  
DATE



ELDORADO SPRINGS  
DETAILED GRADING PLAN

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1"=20'	DATE:	03/26/21
JOB NUMBER	91807	SHEET	GR9 OF 10



