

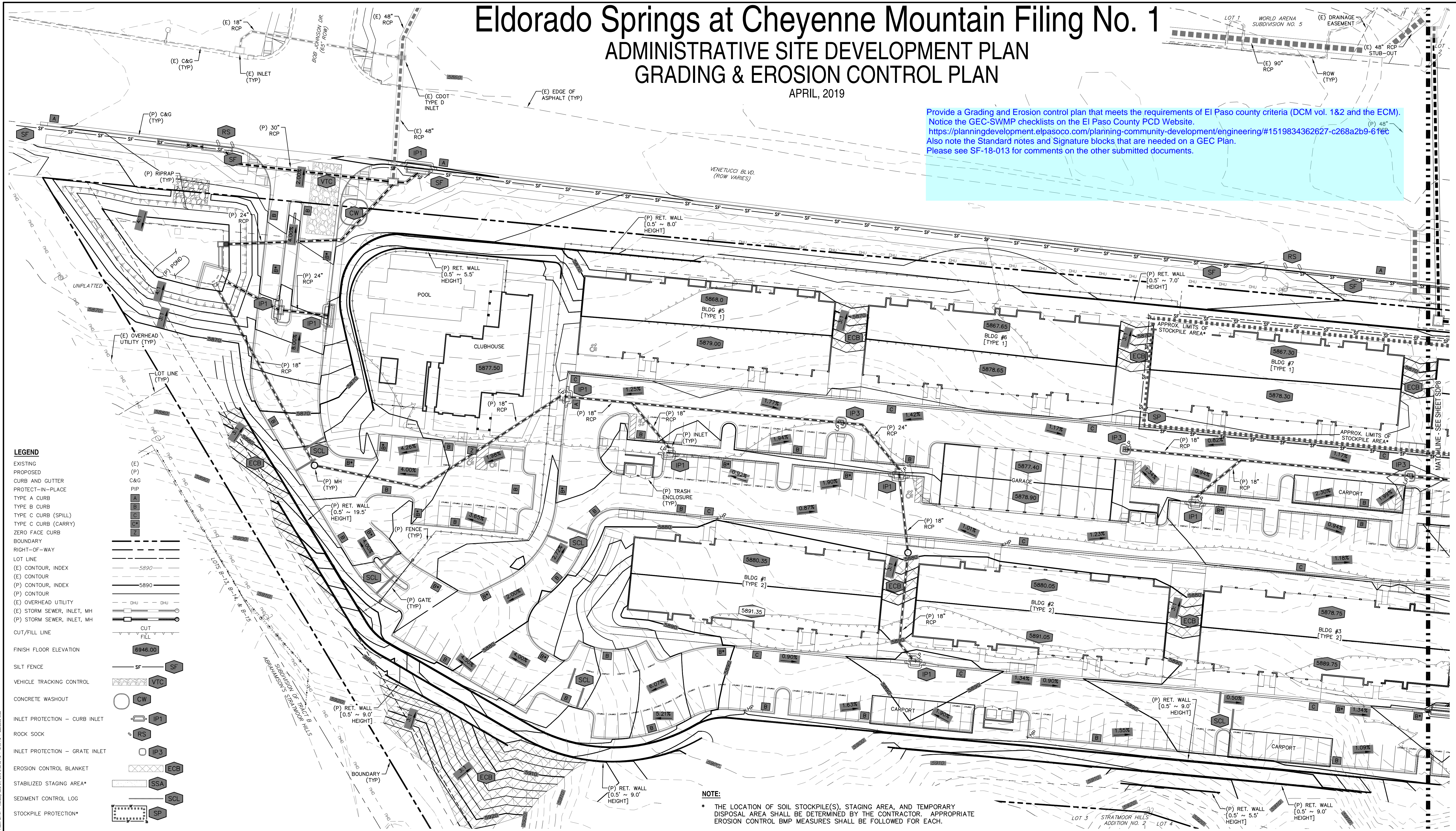
Eldorado Springs at Cheyenne Mountain Filing No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

GRADING & EROSION CONTROL PLAN

APRIL, 2019

Provide a Grading and Erosion control plan that meets the requirements of El Paso county criteria (DCM vol. 1&2 and the ECM). Notice the GEC-SWMP checklists on the El Paso County PCD Website. <https://planningdevelopment.elpasoco.com/planning-community-development/engineering/#1519834362627-c268a2b9-616c> Also note the Standard notes and Signature blocks that are needed on a GEC Plan. Please see SF-18-013 for comments on the other submitted documents.



- LEGEND**
- EXISTING
 - PROPOSED
 - CURB AND GUTTER
 - PROTECT-IN-PLACE
 - TYPE A CURB
 - TYPE B CURB
 - TYPE C CURB (SPILL)
 - TYPE C CURB (CARRY)
 - ZERO FACE CURB
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - (E) CONTOUR, INDEX
 - (E) CONTOUR
 - (P) CONTOUR, INDEX
 - (P) CONTOUR
 - (E) OVERHEAD UTILITY
 - (E) STORM SEWER, INLET, MH
 - (P) STORM SEWER, INLET, MH
 - CUT/FILL LINE
 - FINISH FLOOR ELEVATION
 - 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 PROTECTION*

NOTE:

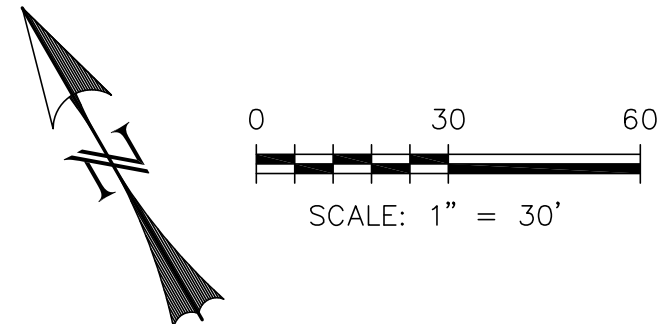
* THE LOCATION OF SOIL STOCKPILE(S), STAGING AREA, AND TEMPORARY DISPOSAL AREA SHALL BE DETERMINED BY THE CONTRACTOR. APPROPRIATE EROSION CONTROL BMP MEASURES SHALL BE FOLLOWED FOR EACH.

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Eldorado Springs
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO



DATE: 06.27.2019
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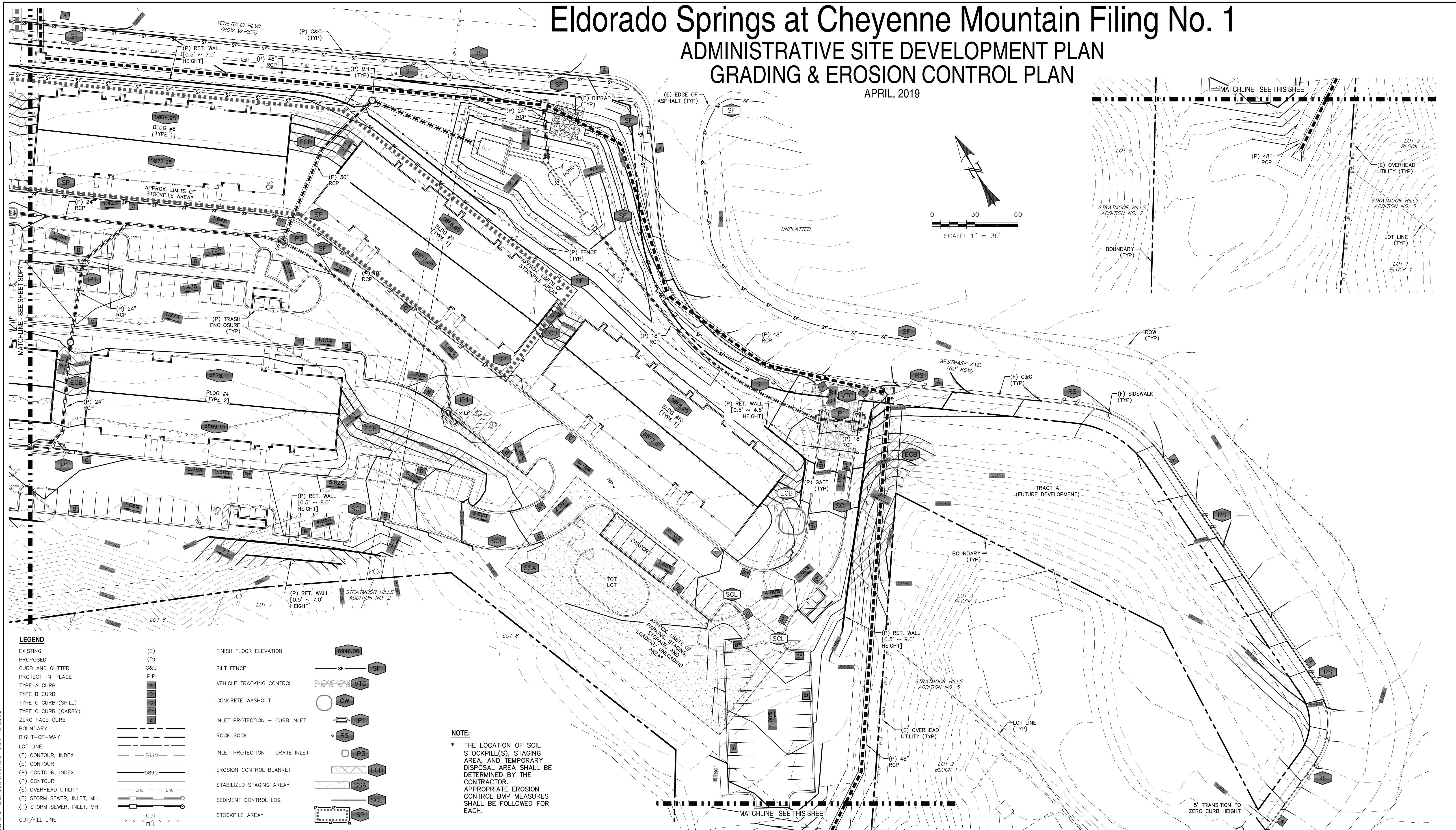
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Eldorado Springs at Cheyenne Mountain Filing No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN GRADING & EROSION CONTROL PLAN

APRIL, 2019



LEGEND

EXISTING
PROPOSED
CURB AND GUTTER
PROTECT-IN-PLACE
TYPE A CURB
TYPE B CURB
TYPE C CURB (SPILL)
TYPE C CURB (CARRY)
ZERO FACE CURB
BOUNDARY
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CUT/FILL LINE

(E)
(P)
C&G
PIP
A
B
C
C4
Z
—5890—
—5890—
—DHU— —DHU—
—DHU— —DHU—
—CUT—
—FILL—

FINISH FLOOR ELEVATION
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
SF
VTC
CW
IP1
RS
IP3
ECB
SSA
SCL
SP

NOTE:

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Eldorado Springs

ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
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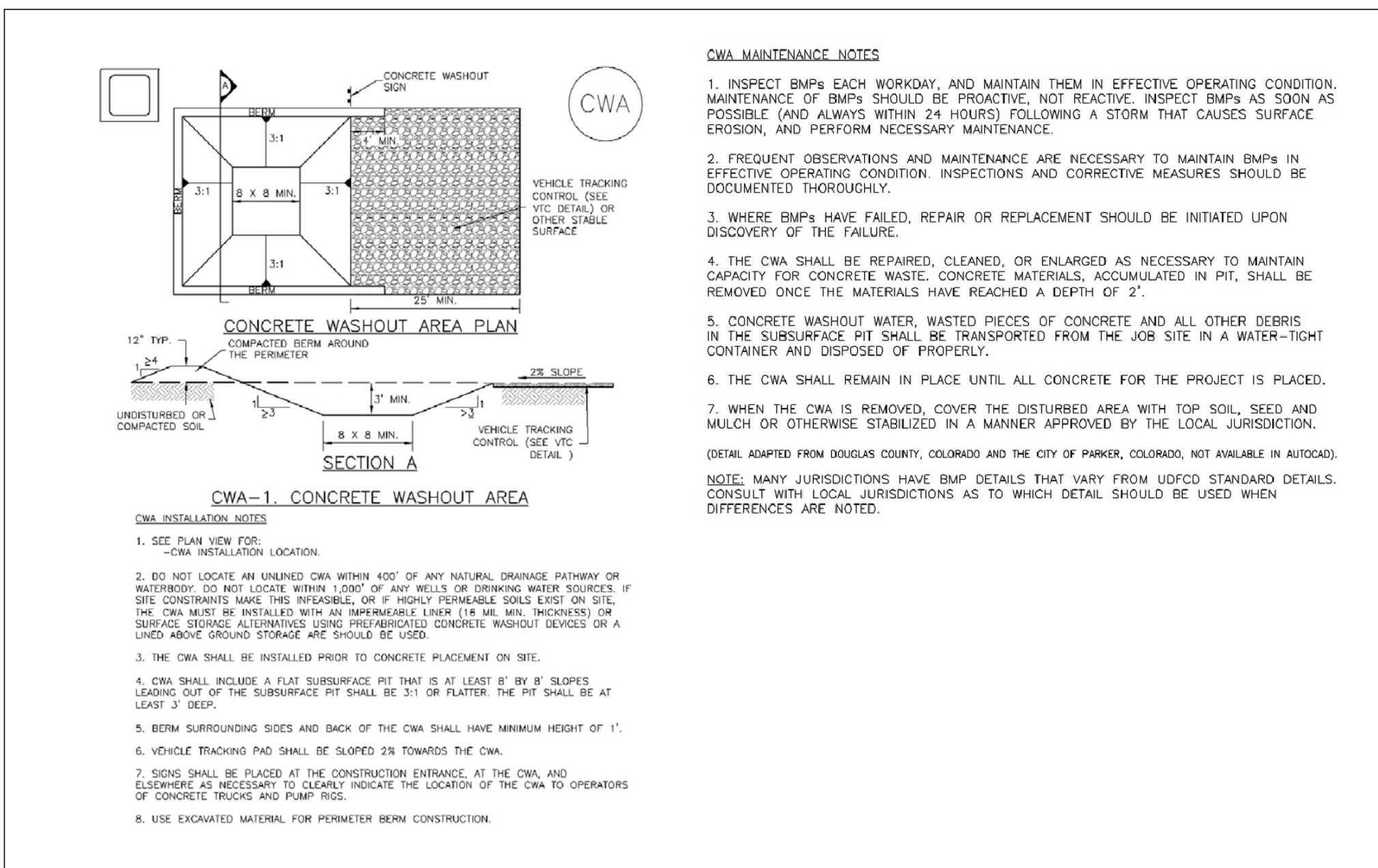
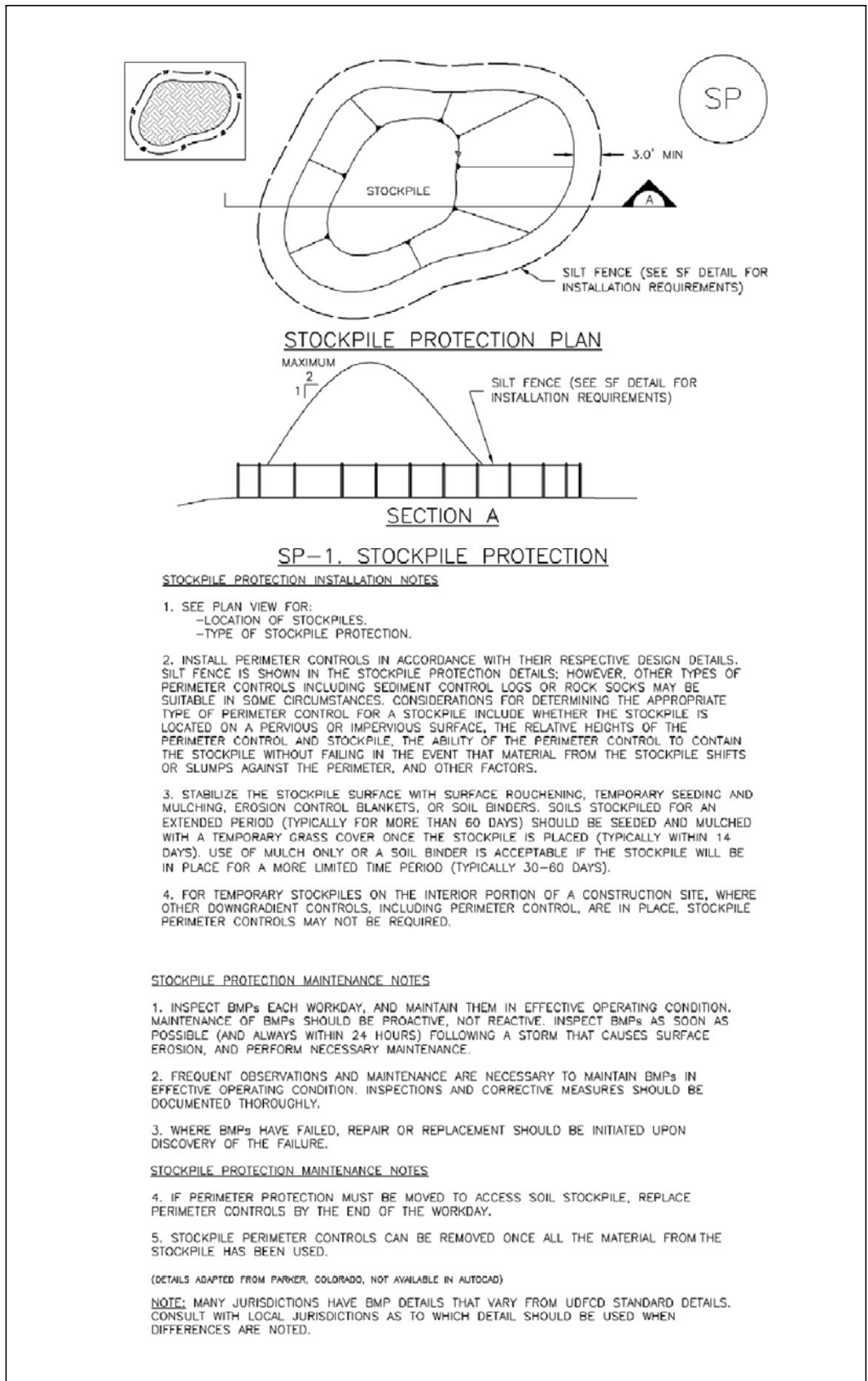
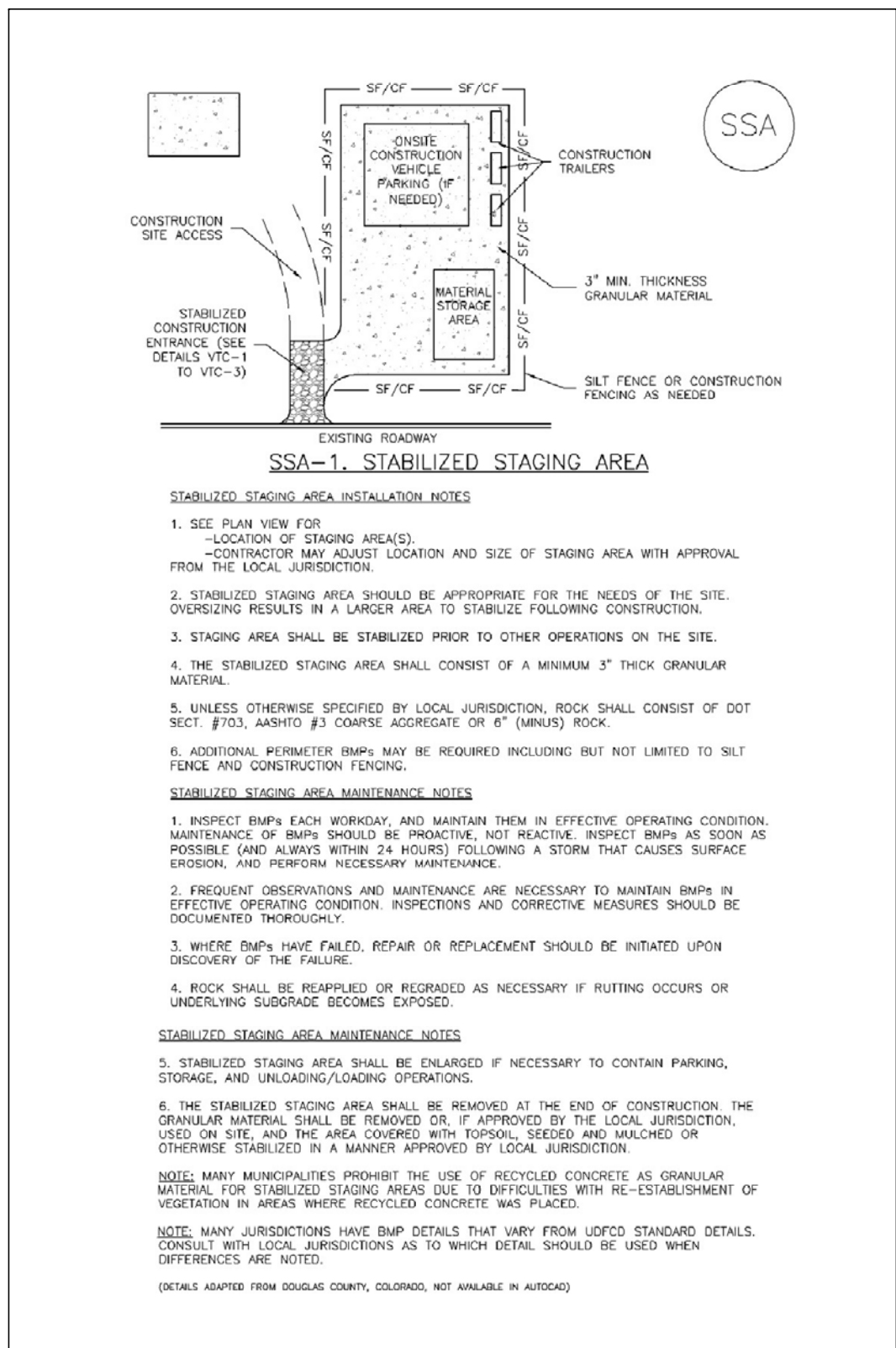
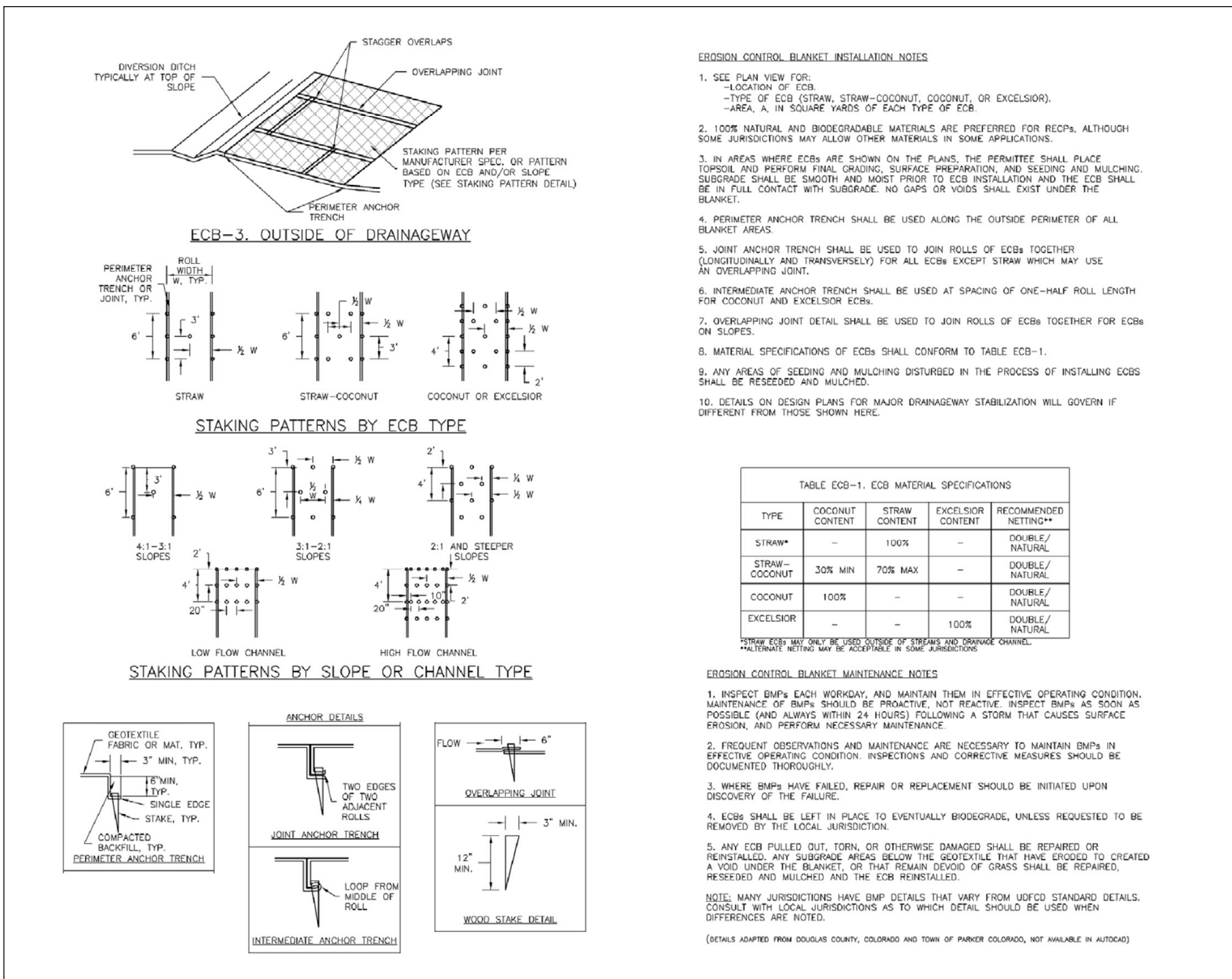
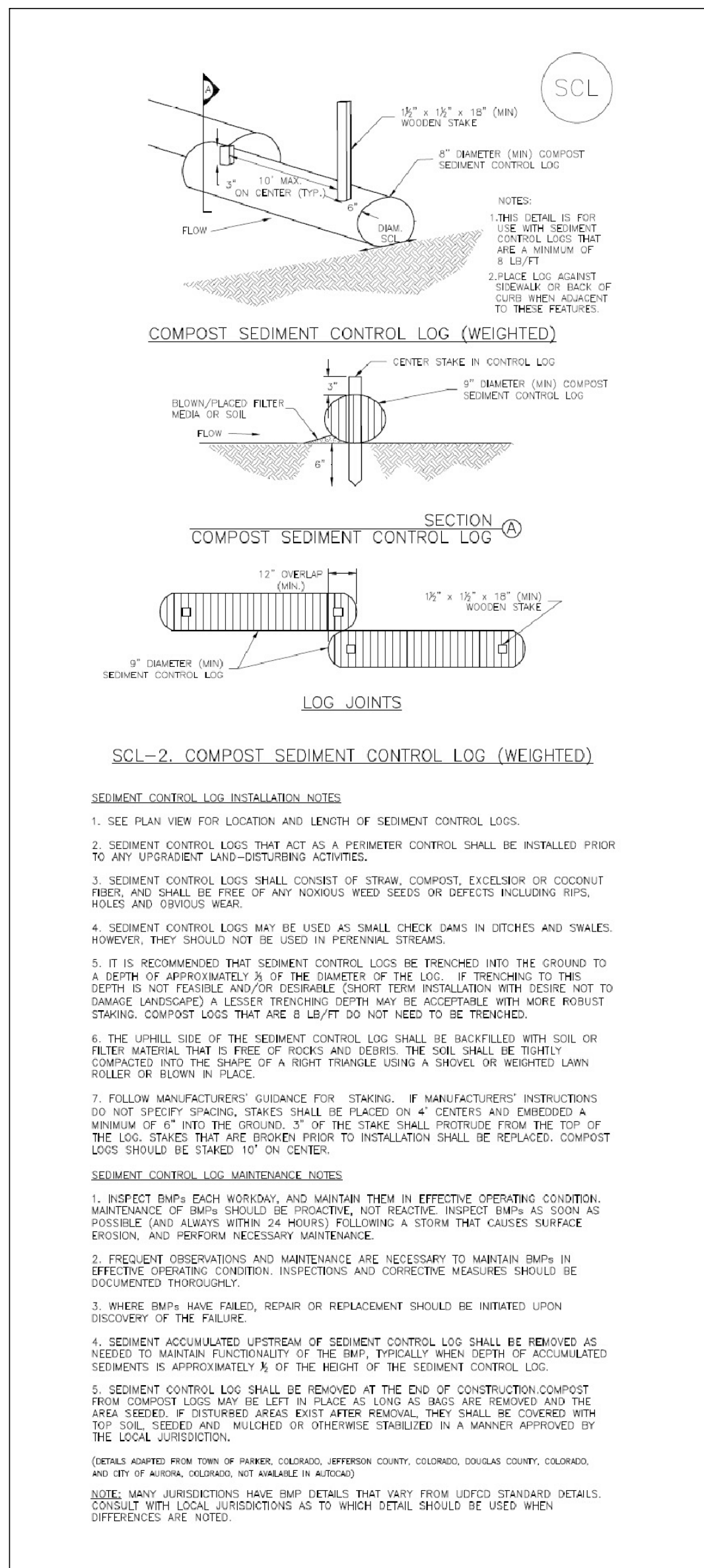
COUNTY FILE NO. PPR-11-001 - ADMINISTRATIVE SITE DEVELOPMENT PLAN

Eldorado Springs at Cheyenne Mountain Filing No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

GRADING & EROSION CONTROL DETAILS

APRIL, 2019



SEEDING GENERAL GUIDELINES:

--SEE APPROVED LANDSCAPE AND IRRIGATION PLAN DETAILS FOR PLANTED TREES, SHRUBS, GROUND COVER, AND IRRIGATION.

- SEED MIXES SHOULD BE SOWN AT THE PROPER TIME OF YEAR FOR THE MIXTURE. GENERALLY, THERE ARE TWO OPTIMAL SEEDING PERIODS DURING THE YEAR. THE FIRST PERIOD IS IN THE SPRING, MARCH TO MAY. THE SECOND PERIOD IS IN LATE SUMMER TO EARLY FALL, AUGUST TO SEPTEMBER.
- SEED SHOULD BE DRILL-SEEDED, WHENEVER POSSIBLE.
- BROADCAST SEEDING OR HYDRO-SEEDING MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
- SEEDING RATES SHOULD BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING.
- BROADCAST SEED SHOULD BE LIGHTLY HAND-RAKED INTO THE SOIL.
- SEED DEPTH SHOULD BE 1/3 TO 1/2 INCH FOR MOST MIXTURES.
- SEEDED AREAS SHOULD BE MULCHED, AND THE MULCH SHOULD BE ADEQUATELY SECURED.
- IF HYDRO-SEEDING IS CONDUCTED, MULCHING SHOULD BE CONDUCTED AS A SEPARATE, SECOND OPERATION.

MULCHING:

PLANTED AREAS SHOULD BE MULCHED IMMEDIATELY FOLLOWING PLANTING, BUT IN NO CASE LATER THAN 14 DAYS FROM PLANTING.

- ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE STRAW MULCH SHOULD BE USED (GRASS HAY OFTEN CONTAINS WEEDY EXOTIC SPECIES). MULCH SHOULD BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING, TACKIFIER, OR USED OF ROLLED EROSION CONTROL PRODUCTS SUCH AS NETTING OR EROSION CONTROL BLANKETS.
- CRIMPING IS APPROPRIATE ON SLOPES OF 3:1 OR FLATTER AND MUST TUCK MULCH FIBERS INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
- TACKIFIER OR ROLLED EROSION CONTROL PRODUCTS SUCH AS PROPERLY SECURED NETTING OR EROSION CONTROL BLANKETS SHOULD BE USED ON SLOPES STEEPER THAN 3:1.
- HYDRAULIC MULCHING MAY ALSO BE USED ON STEEP SLOPES OR WHERE ACCESS IS LIMITED. WOOD CELLULOSE FIBERS MIXED WITH WATER AT 2,000 TO 2,500 POUNDS/ACRE AND ORGANIC TACKIFIER AT 100 POUNDS/ACRE SHOULD BE APPLIED WITH A HYDRAULIC MULCHER.

Table A-1. Upland area seed mix - loamy to clay soils

| Common Name | Scientific Name | Growth Season | Growth Form | % Mix | Lb/ac (PLS) |
|-------------------------------|--------------------------------------|---------------|-------------|------------|--------------|
| Grasses | | | | | |
| Blue grama | <i>Bouteloua gracilis</i> | Warm | Sod | 25 | 1.8 |
| Sand dropseed | <i>Sporobolus cryptandrus</i> | Warm | Bunch | 20 | 0.2 |
| Sideoats grama | <i>Bouteloua curtipendula</i> | Warm | Sod | 20 | 6.3 |
| Western wheatgrass | <i>Pascopyrum smithii</i> | Cool | Sod | 15 | 8.2 |
| Buffalograss | <i>Bouteloua dactyloides</i> | Warm | Sod | 10 | 10.7 |
| Inland saltgrass | <i>Distichlis spicata</i> | Warm | Sod | 5 | 0.6 |
| Herbaceous/Wildflowers | | | | | |
| Pasture sage | <i>Artemisia frigida</i> | | | 1 | 0.01 |
| Blanket flower | <i>Gaillardia aristata</i> | | | 1 | 0.5 |
| Prairie coneflower | <i>Ratibida columnifera</i> | | | 1 | 0.1 |
| Purple prairieclover | <i>Dalea (Petalostemum) purpurea</i> | | | 1 | 0.3 |
| Blue flax | <i>Linum lewisii</i> | | | 1 | 0.4 |
| TOTAL PLS POUNDS/ACRE | | | | 100 | 29.11 |

*PLS = Pure Live Seed -- If broadcast seeding, double the rate

Eldorado Springs

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