

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.

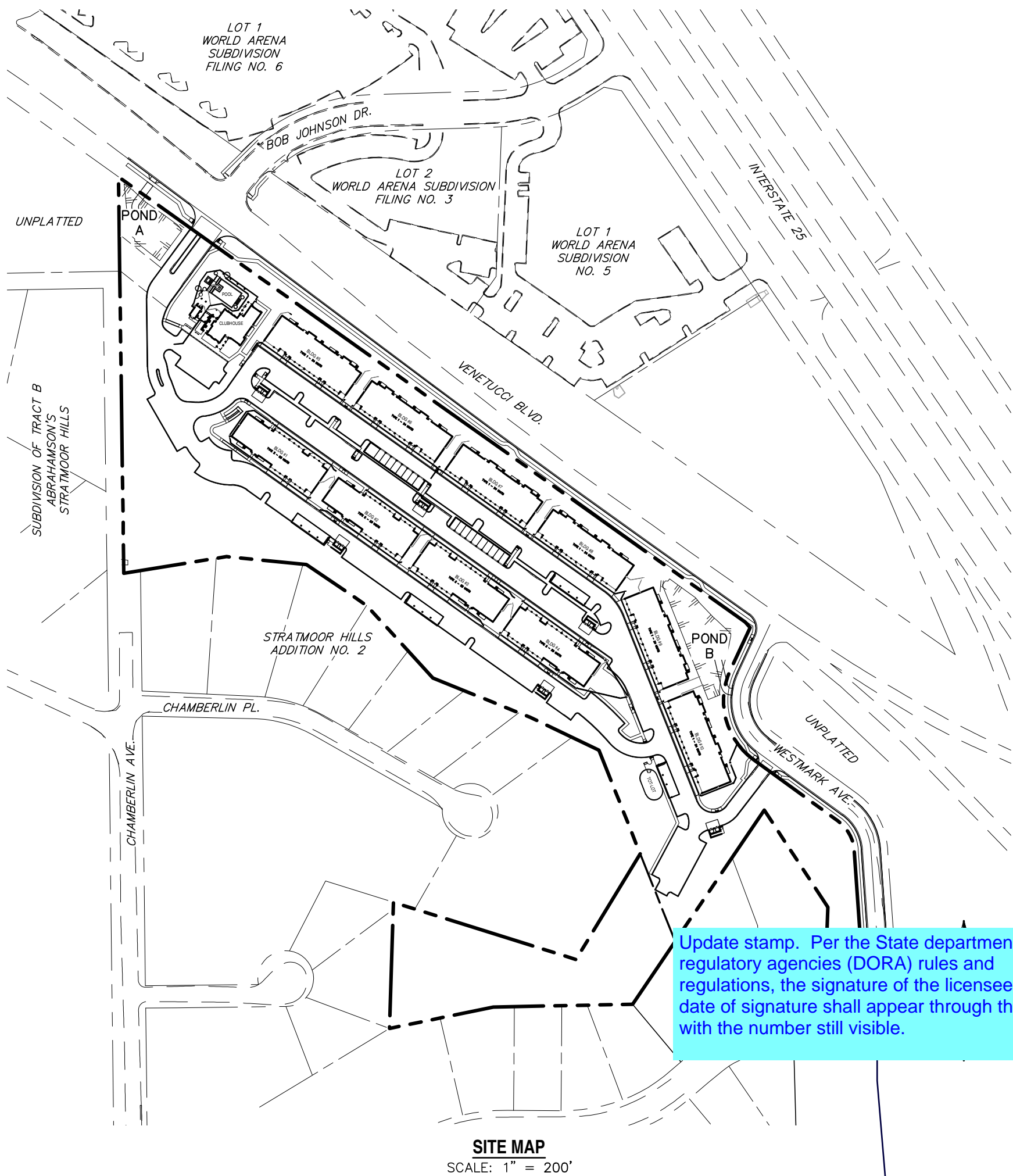
GRADING NOTES:

- 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 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 EGM 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 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 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 EGM 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 (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.** 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

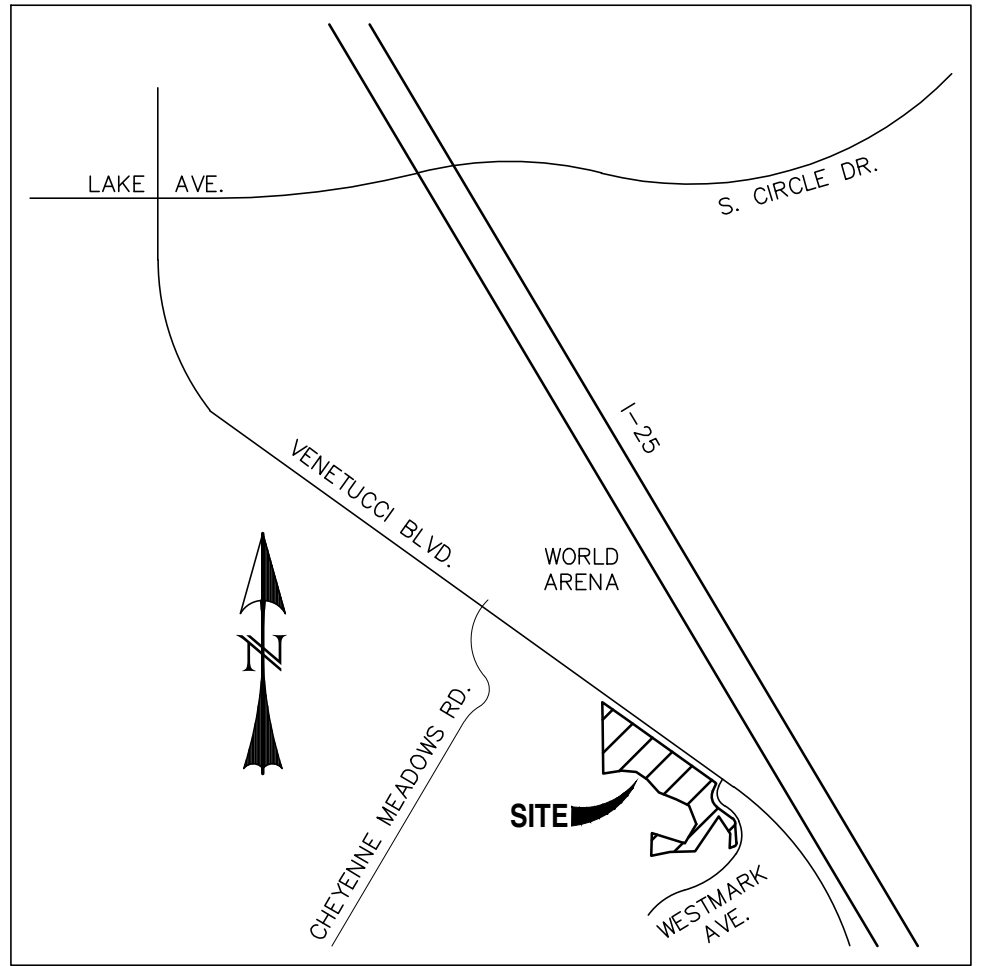
ENGINEER: WESTWORKS ENGINEERING
1023 W. COLORADO AVENUE
COLORADO SPRINGS, CO 80904
CHAD D. KUZBEK, P.E. (719) 685-1670

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



10/7/20
DATE
CHAD D. KUZBEK, COLORADO PE #35751

OWNER'S STATEMENT:

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

10-8-2020
DATE
OWNER SIGNATURE
Michael E. Winterfeld

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 DIRECTOR'S 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).

Add "PCD File No. PPR1932"

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GENERAL NOTES:

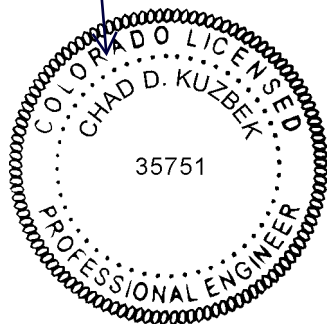
- ALL PAVING AND CURB & GUTTER SHALL BE CONSTRUCTED SO AS NOT TO OBSTRUCT THE DRAINAGE PATHS. GRADES SHALL BE MAINTAINED AS SHOWN IN THESE PLANS FOR THE DRAINAGE PATHS. IF THIS CANNOT BE ACCOMPLISHED, THEN THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CORRECTION.
- POSITIVE DRAINAGE AWAY FROM THE BUILDING SHALL BE MAINTAINED DURING AND AFTER SITE CONSTRUCTION. SWALES SHALL BE CONSTRUCTED AROUND BUILDINGS TO DIRECT DRAINAGE AWAY FROM STRUCTURES.
- SITE CONSTRUCTION INCLUDING PAVING AND CURB & GUTTER INSTALLATION SHALL MAINTAIN POSITIVE DRAINAGE AS SHOWN ON THIS PLAN. STANDING WATER OR PONDING ANYWHERE ON THE SITE IS UNACCEPTABLE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.

BENCHMARKS:

- THE MOST NORTHERLY CORNER OF THE SITE MONUMENTED BY A 1" YELLOW PLASTIC CAP STAMPED "23890." EL = 5865.58
- THE MOST SOUTHERLY CORNER ALONG US HIGHWAY 85-87 BEING MONUMENTED BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" LOCATED AT THE WESTERLY CORNER OF THE INTERSECTION OF WESTMARK AVENUE AND US HIGHWAY 85-87. EL = 5854.18

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS AND AT THE SOUTH END BY A 3-1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N00°44'35"W, A DISTANCE OF 1320.61 FEET.



LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
BUILDING	BLDG
DRAINAGE	DR
PUBLIC	PUB
PRIVATE	PVT
UNDERGROUND	UG
UTILITY	UT
SANITARY	SAN
SEWER	SWR
WATER	WTR
CITY OF COLORADO SPRINGS	CCCS
EL PASO COUNTY	EPC
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
LIMITS OF DISTURBANCE	---
(E) SANITARY MAIN, MH	---
(E) WATER MAIN, VALVE, FH	---
(E) UG ELECTRIC	---
(E) FIBER OPTIC	---
(E) GAS MAIN	---
(E) OVERHEAD UTILITY	---
(E) UG TELEPHONE	---
(E) STORM SEWER	---
(P) SANITARY MAIN, MH	---
(P) WATER MAIN, VALVE, FH	---
(P) FIRE SERVICE, VALVE	---
(P) STORM SEWER, MH	---

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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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

10/7/20
DATE

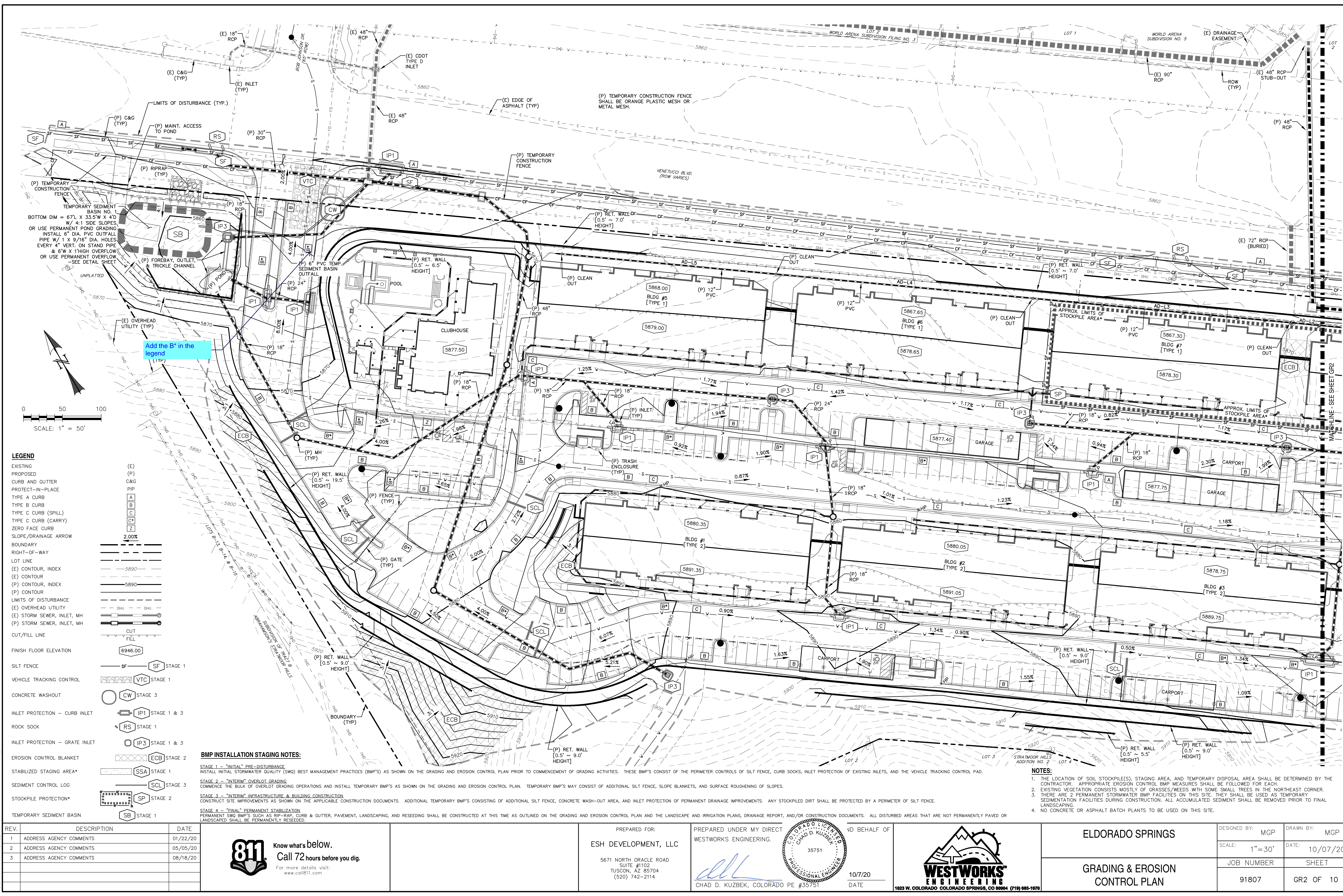


1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

ELDORADO SPRINGS

GRADING & EROSION CONTROL PLAN
TITLE SHEET

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1"=200'	DATE: 10/07/20
JOB NUMBER 91807	SHEET GR1 OF 10



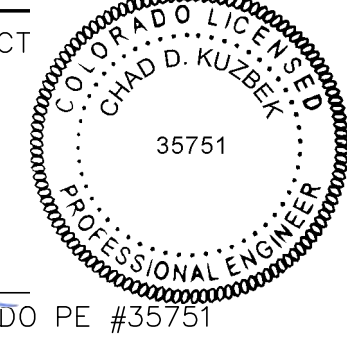
REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/22/20
2	ADDRESS AGENCY COMMENTS	05/05/20
3	ADDRESS AGENCY COMMENTS	08/18/20



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PREPARED FOR:
ESH DEVELOPMENT, LLC

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

PREPARED UNDER MY DIRECT
WESTWORKS ENGINEERING.

CHAD D. KUZBEK, COLORADO PE #35751

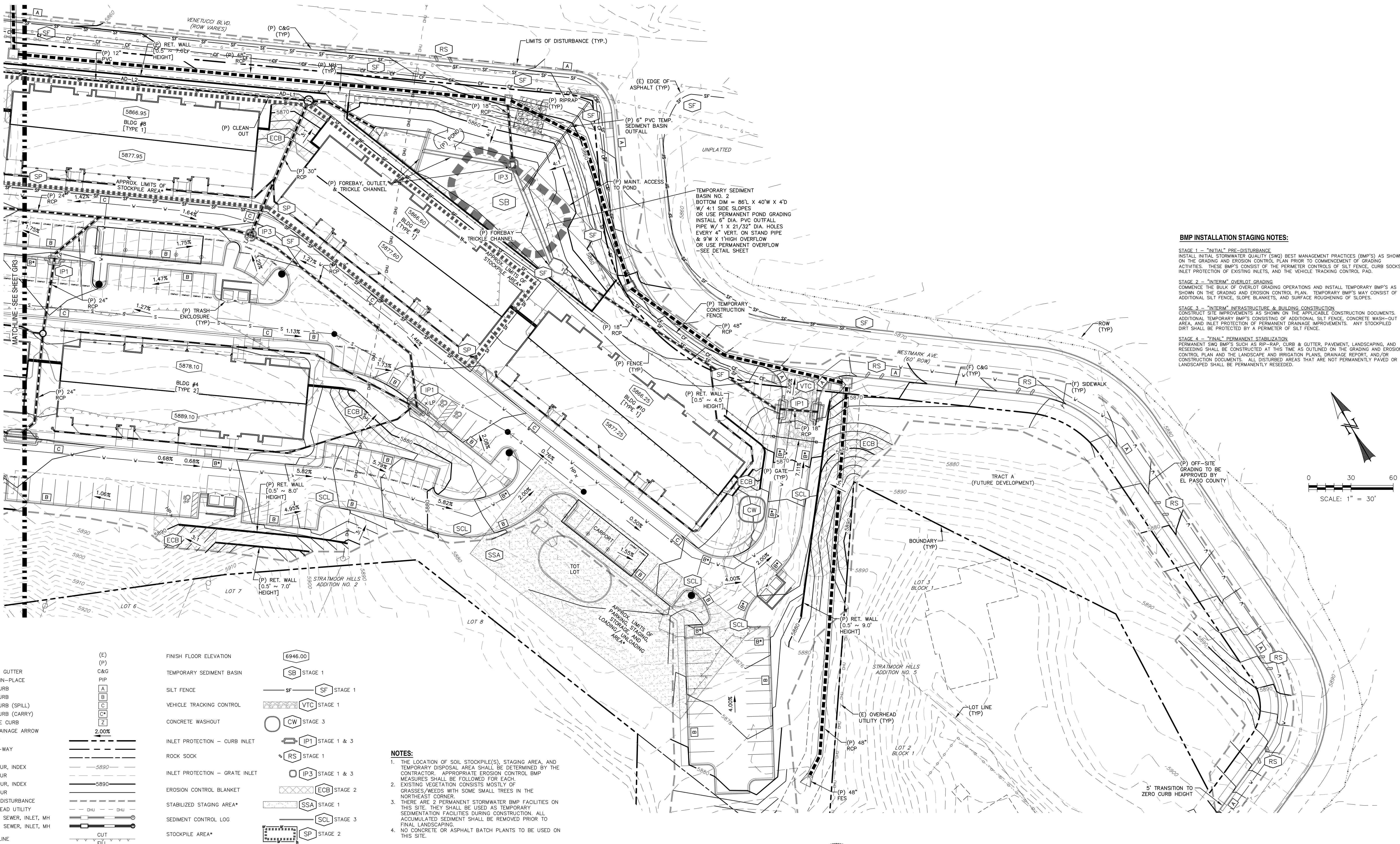
ND BEHALF OF

10/7/20
DATE



WESTWORKS
ENGINEERING
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 885-1670

ELDORADO SPRINGS	DESIGNED BY: MGP	DRAWN BY: MGP
GRADING & EROSION CONTROL PLAN	SCALE: 1"=30'	DATE: 10/07/20
	JOB NUMBER	SHEET
	91807	GR2 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

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
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

(E)
(P)
C&G
PIP
A
B
C
C*
Z
2.00%
— 5890 —
— 5890 —
— DHJ — DHJ —
— 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.

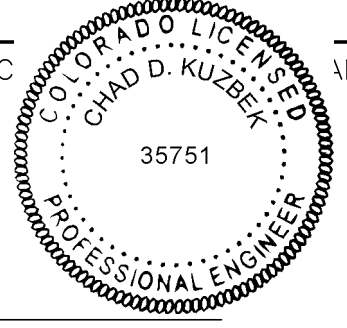
REV.	DESCRIPTION	DATE
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2	ADDRESS AGENCY COMMENTS	05/05/20
3	ADDRESS AGENCY COMMENTS	08/18/20



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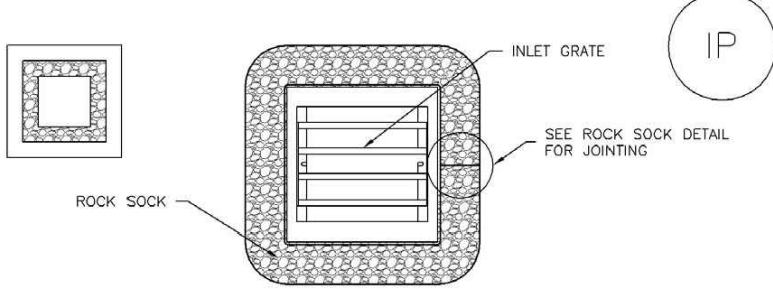
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1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

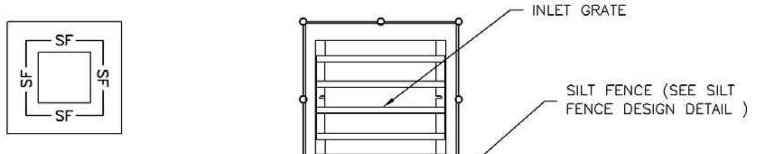
ELDORADO SPRINGS
GRADING & EROSION
CONTROL PLAN

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 30'	DATE:	10/07/20
JOB NUMBER	91807	SHEET	GR3 OF 10



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - STRAW MATS/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
 - STRAW MATS/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6).
 - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
 - MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 3" OF THE HEIGHT FOR STRAW BALES.
 - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

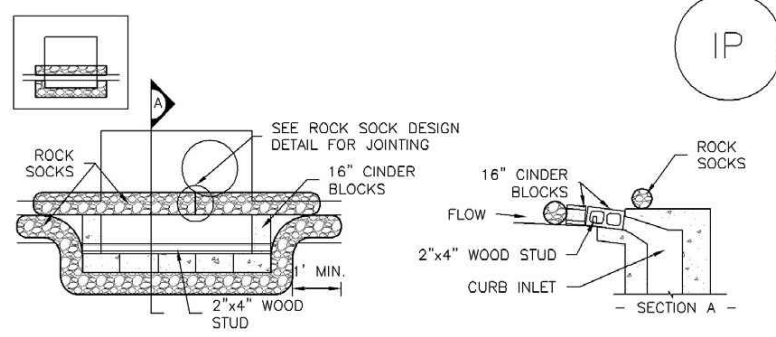
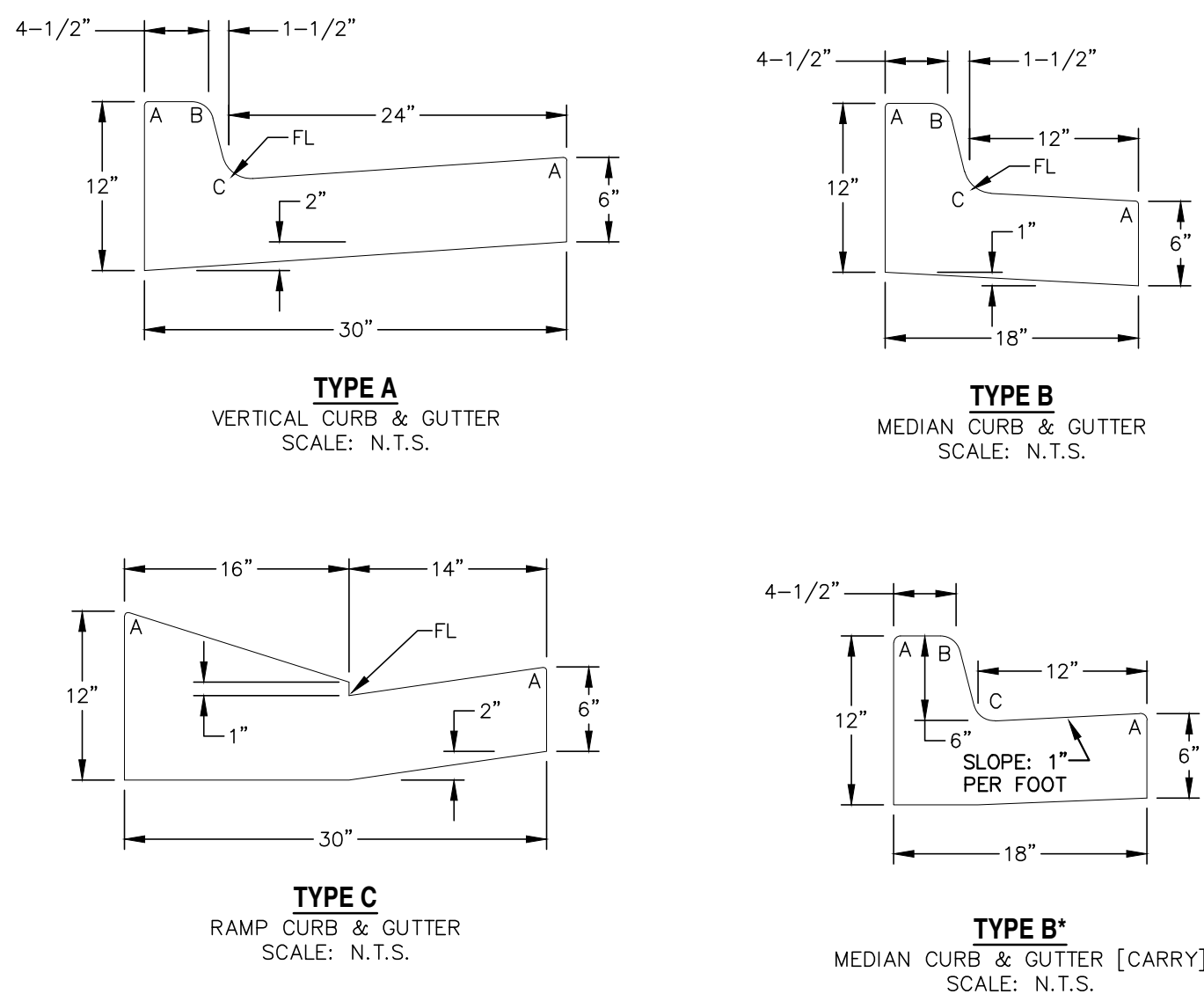
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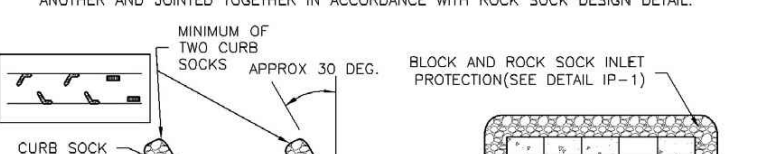
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IP-3. INLET PROTECTION



IP-1. BLOCK AND ROCK SOCK SUMP OR ON-GRADE INLET PROTECTION

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "TONGER" BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 - GRAVEL BASES SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
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- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
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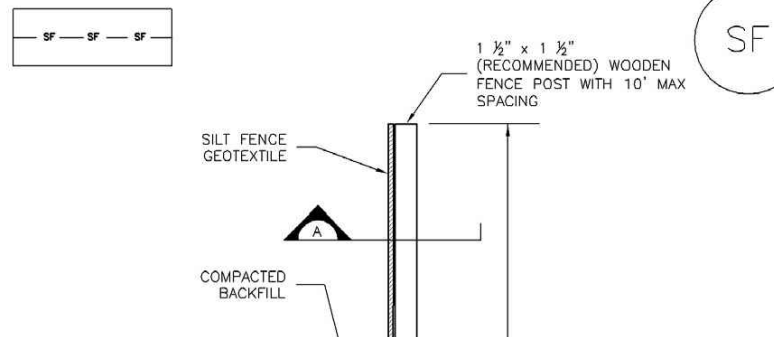
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IP-1. INLET PROTECTION



SILT FENCE DETAIL

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
 - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE 2ND BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J"-HOOK. THE "J"-HOOK EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

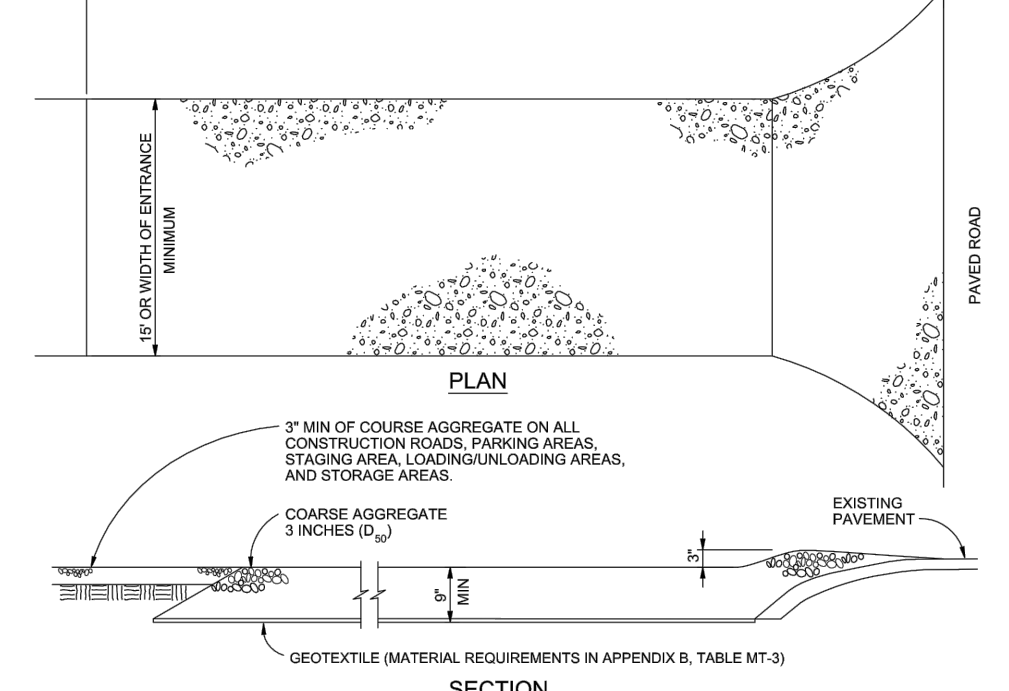
SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, Tearing, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERMITTER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

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SF. SILT FENCE DETAIL



VEHICLE TRACKING CONTROL

- VEHICLE TRACKING NOTES**
- INSTALLATION REQUIREMENTS**
- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
 - CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
 - AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
 - CONSTRUCTION ROAD, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
 - CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD CRANES THAT ARE EXCESSIVELY STEEP.

- MAINTENANCE REQUIREMENTS**
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 - STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOULDER OR OVERPASS. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
 - STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
 - OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking

Application Examples

3-54

VTC. VEHICLE TRACKING CONTROL



ROCK SOCK SECTION

- ROCK SOCK PLAN**
- ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

ROCK SOCK JOINTING

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
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- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 3" OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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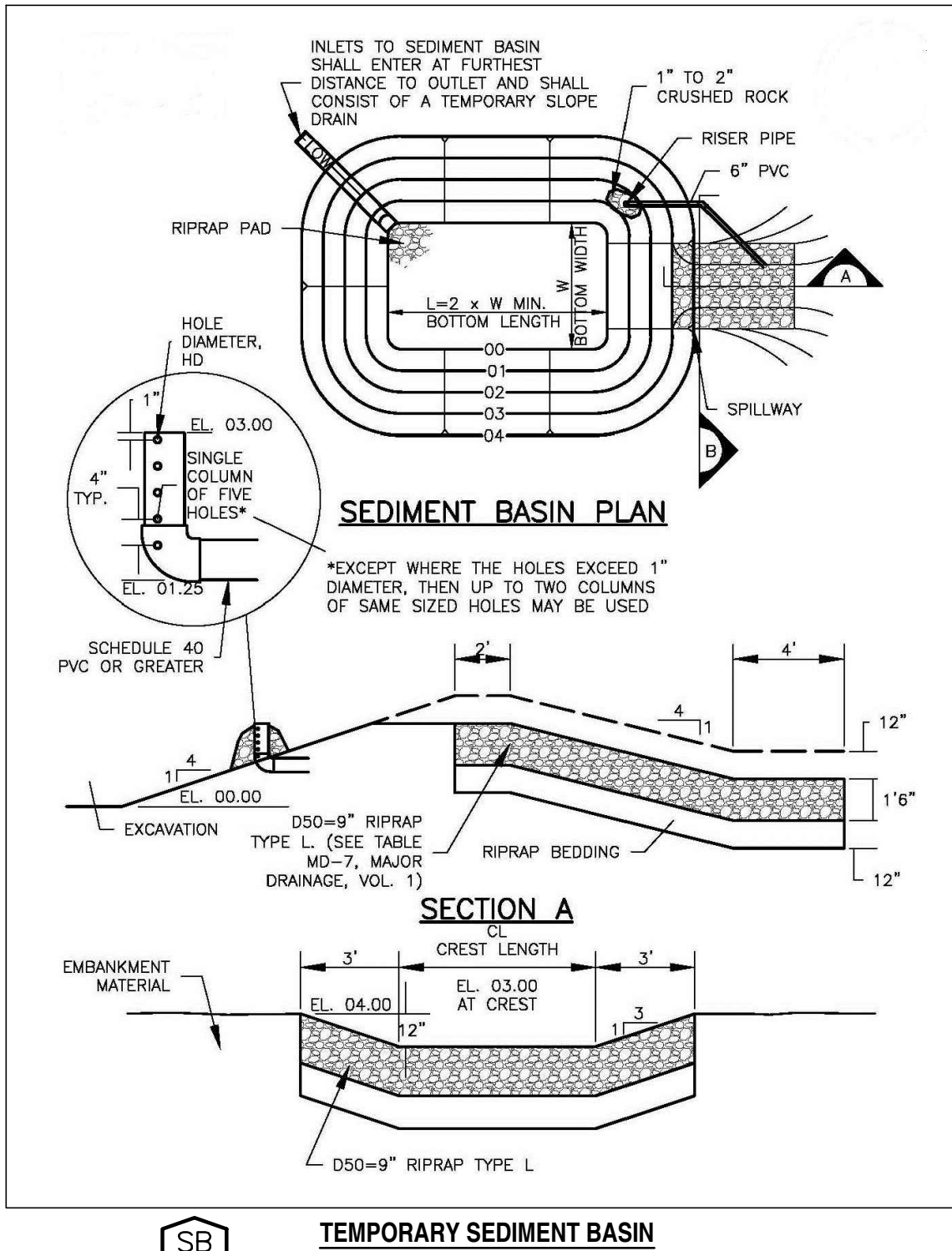
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TEMPORARY SEDIMENT BASIN

SEDIMENT BASIN NO. 1

SEDIMENT BASIN NO. 2

SEDIMENT BASIN NO. 3

SEDIMENT BASIN NO. 4

SEDIMENT BASIN NO. 5

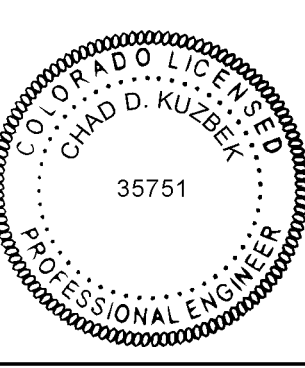


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9 1/2
2	21	3	13 1/4
3	28	5	15
4	33 1/2	6	16 1/2
5	38 1/2	8	18 1/2
6	43	9	19 1/2
7	47 1/2	11	21 1/2
8	51	12	22 1/2
9	55	13	23 1/2
10	58 1/2	15	24 1/2
11	61	16	25 1/2
12	64	18	26 1/2
13	67 1/2	19	27 1/2
14	70 1/2	21	28 1/2
15	73 1/2	22	29 1/2

SEDIMENT BASIN INSTALLATION NOTES

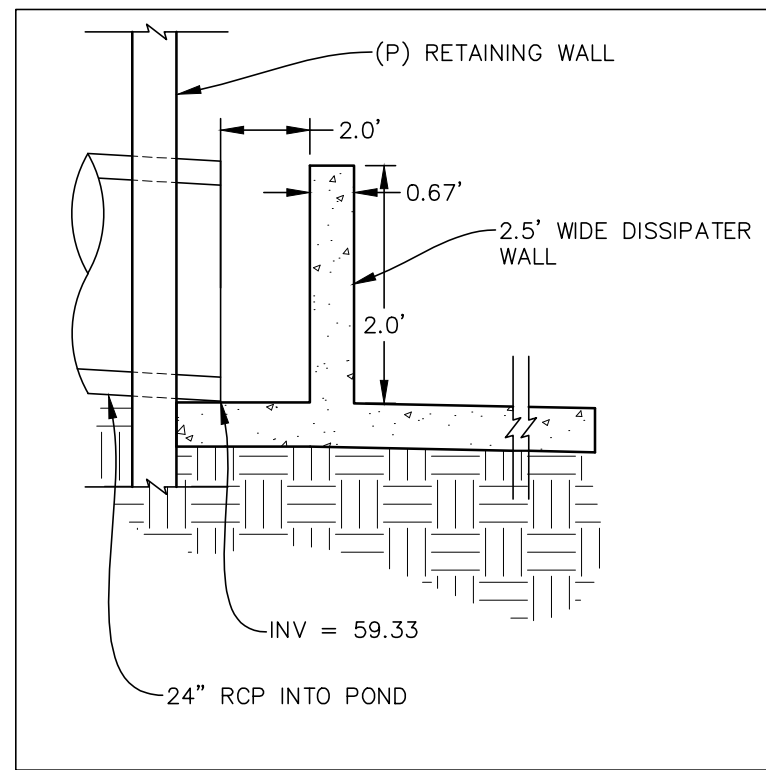
- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

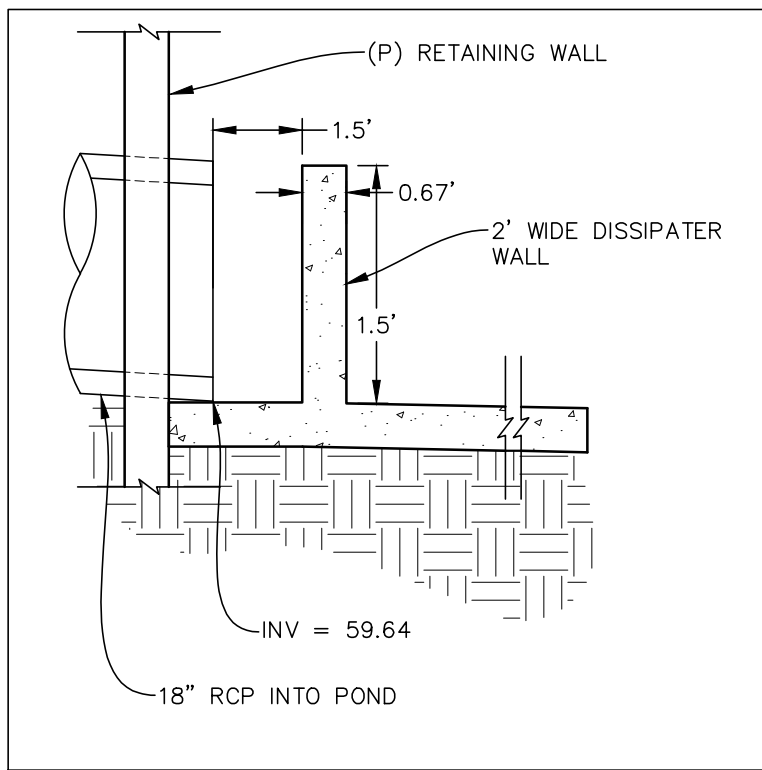
TEMPORARY SEDIMENT BASIN (CONT.)

SEDIMENT BASIN MAINTENANCE NOTES

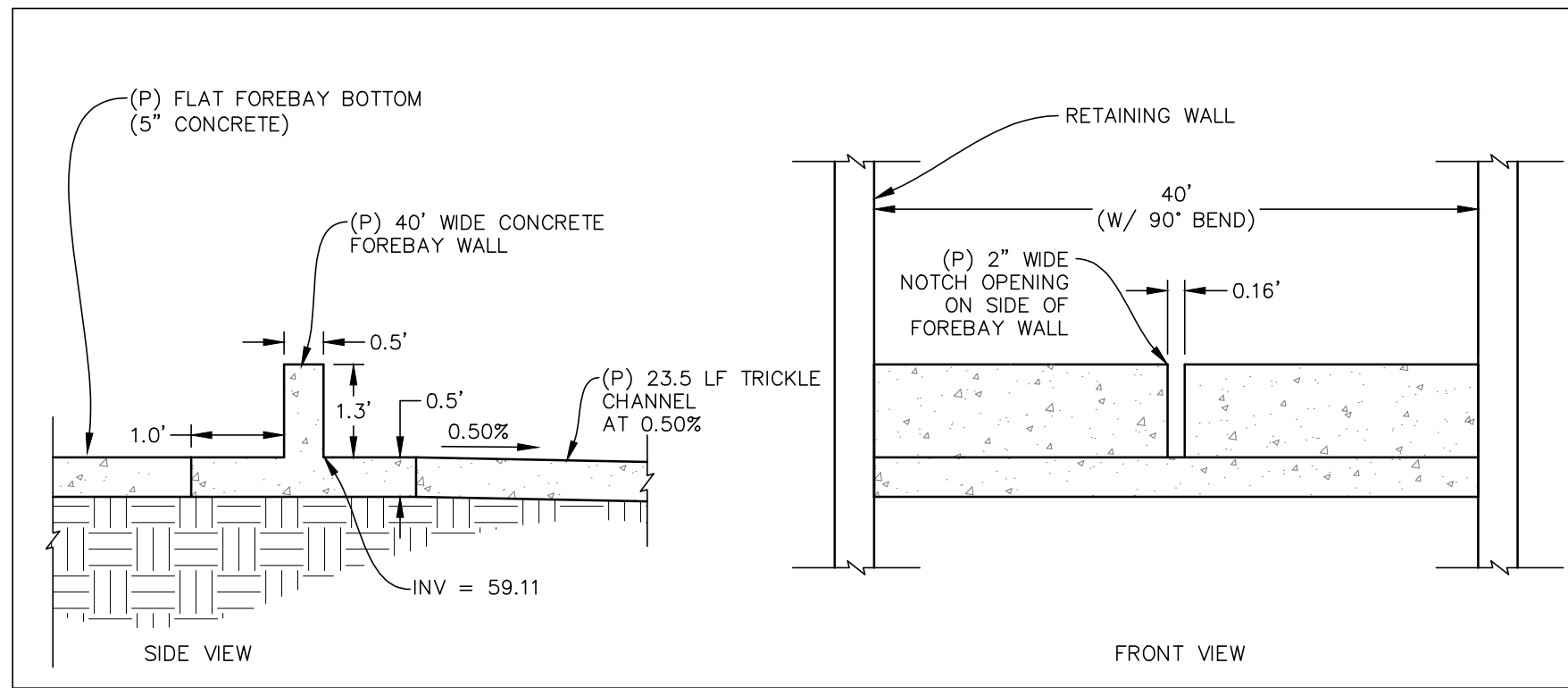
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SED



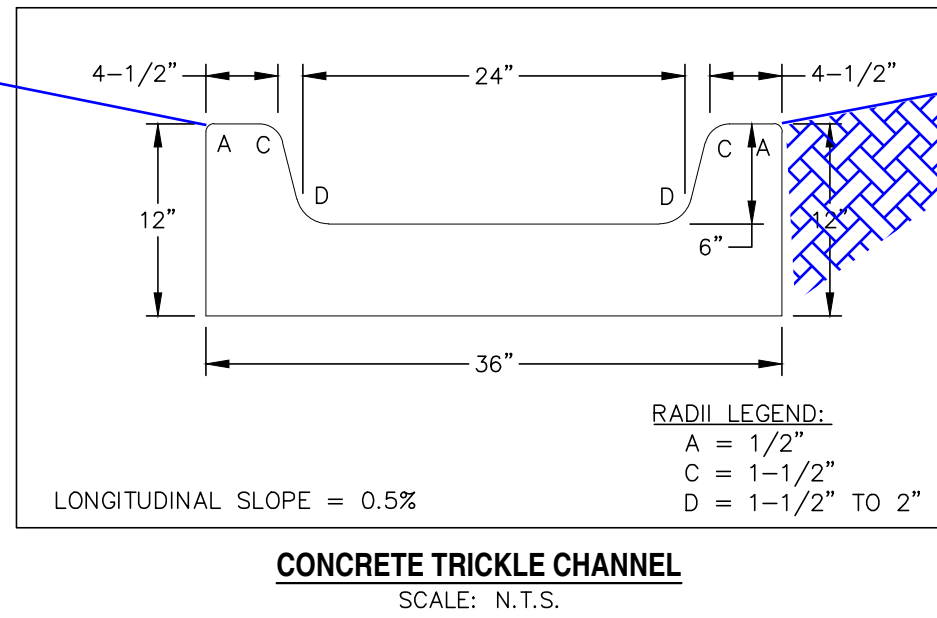
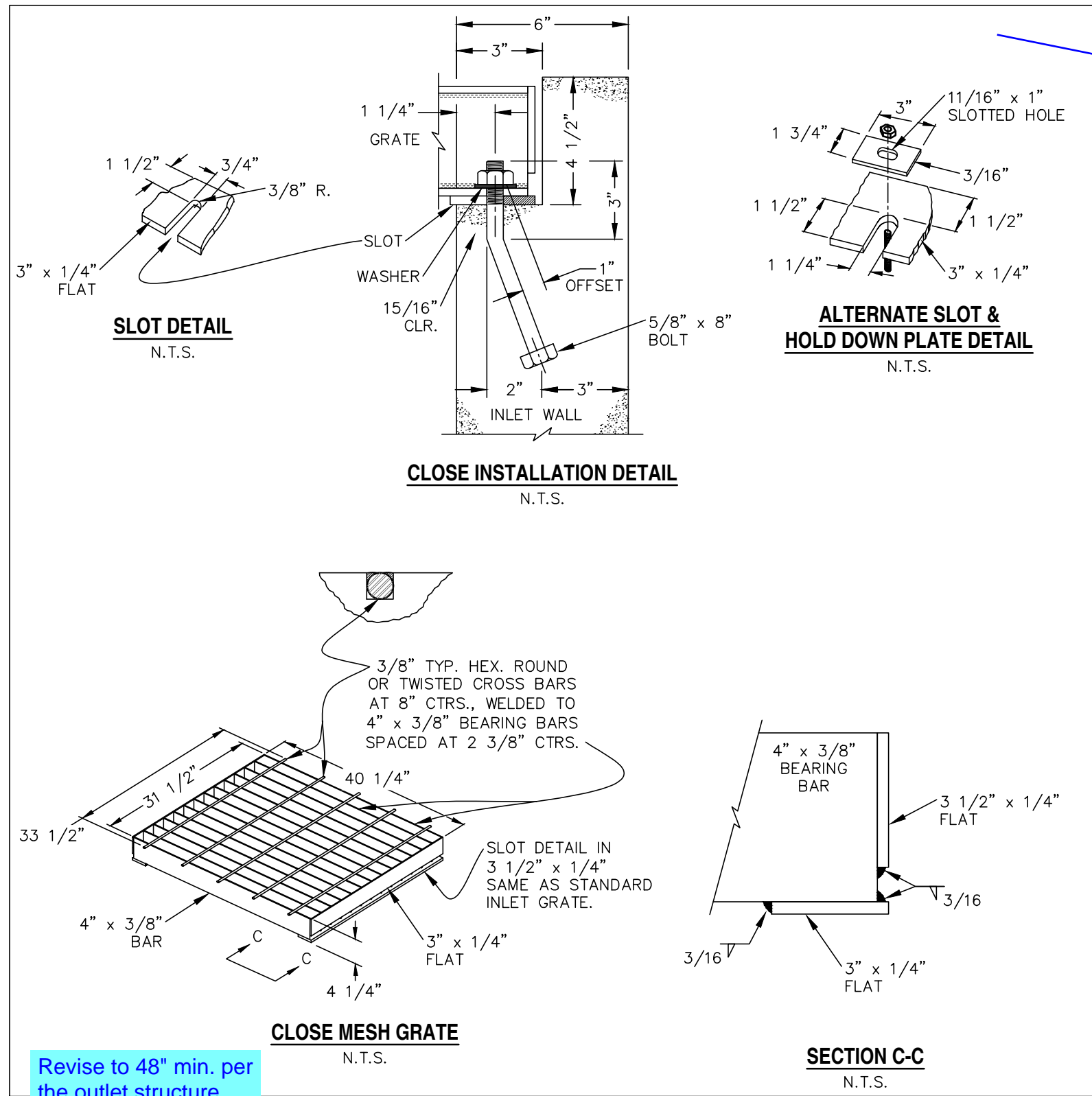
FOREBAY DISSIPATER ST-L3
SCALE: N.T.S.



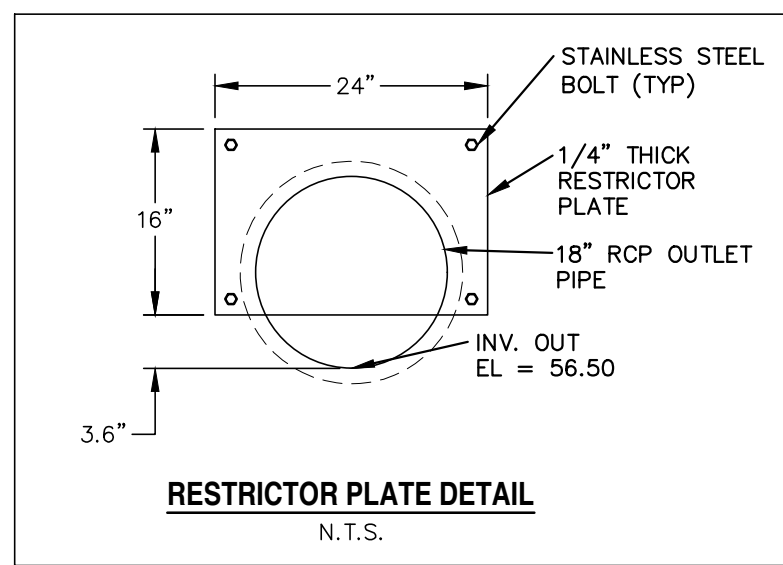
FOREBAY DISSIPATER ST-L5
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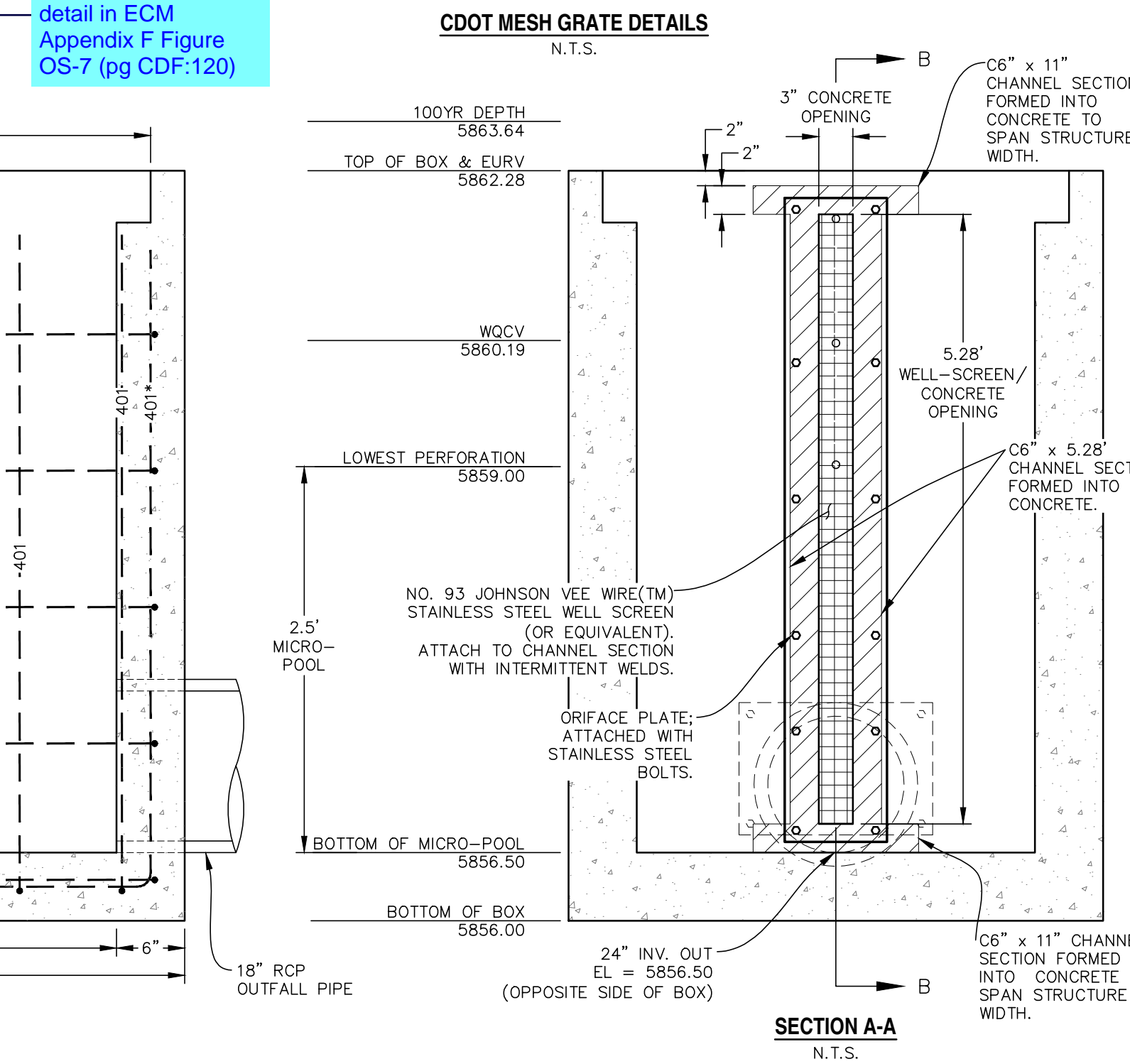
FOREBAY WALL DETAILS
SCALE: N.T.S.



CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.

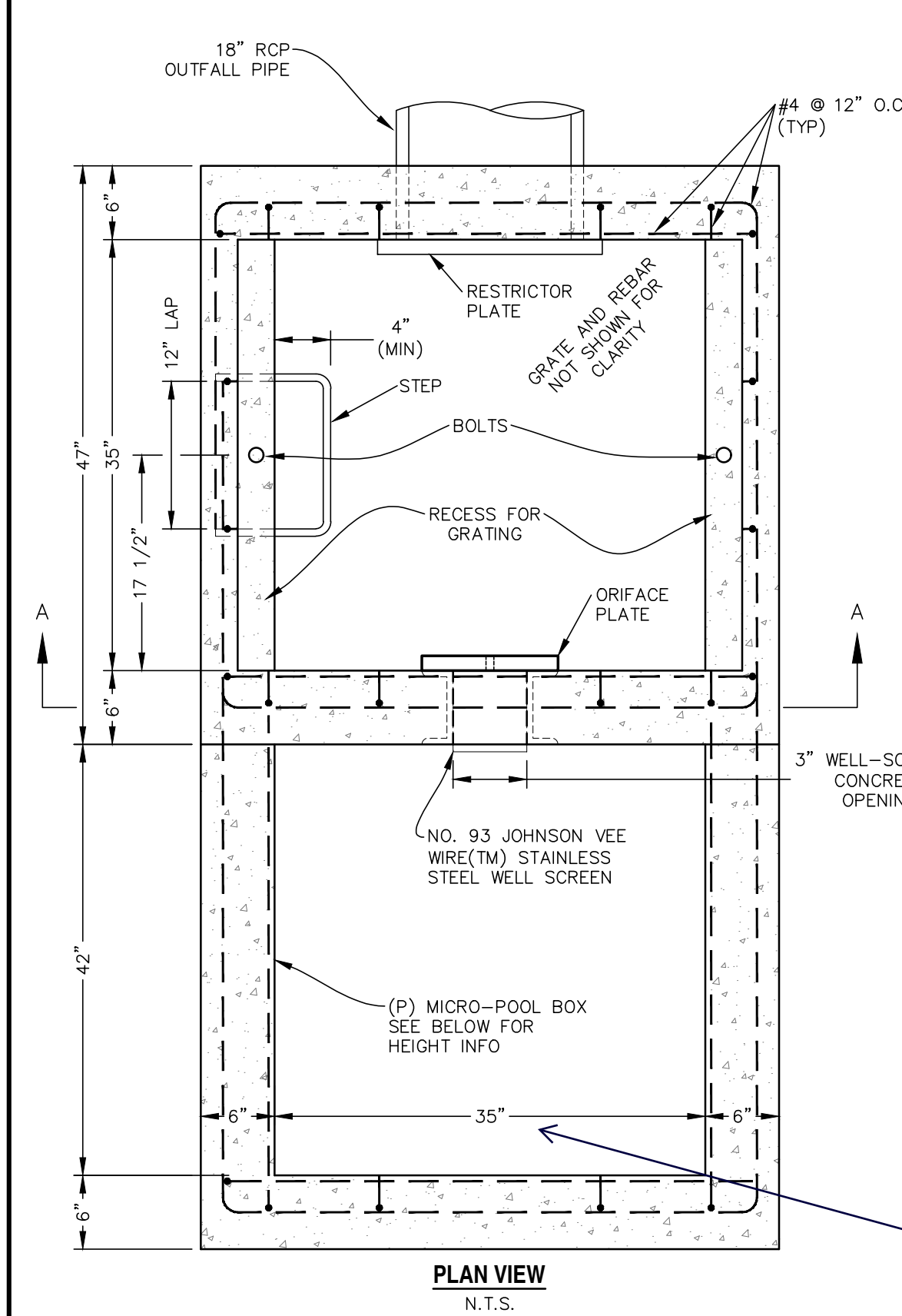


RESTRICTOR PLATE DETAIL
SCALE: N.T.S.

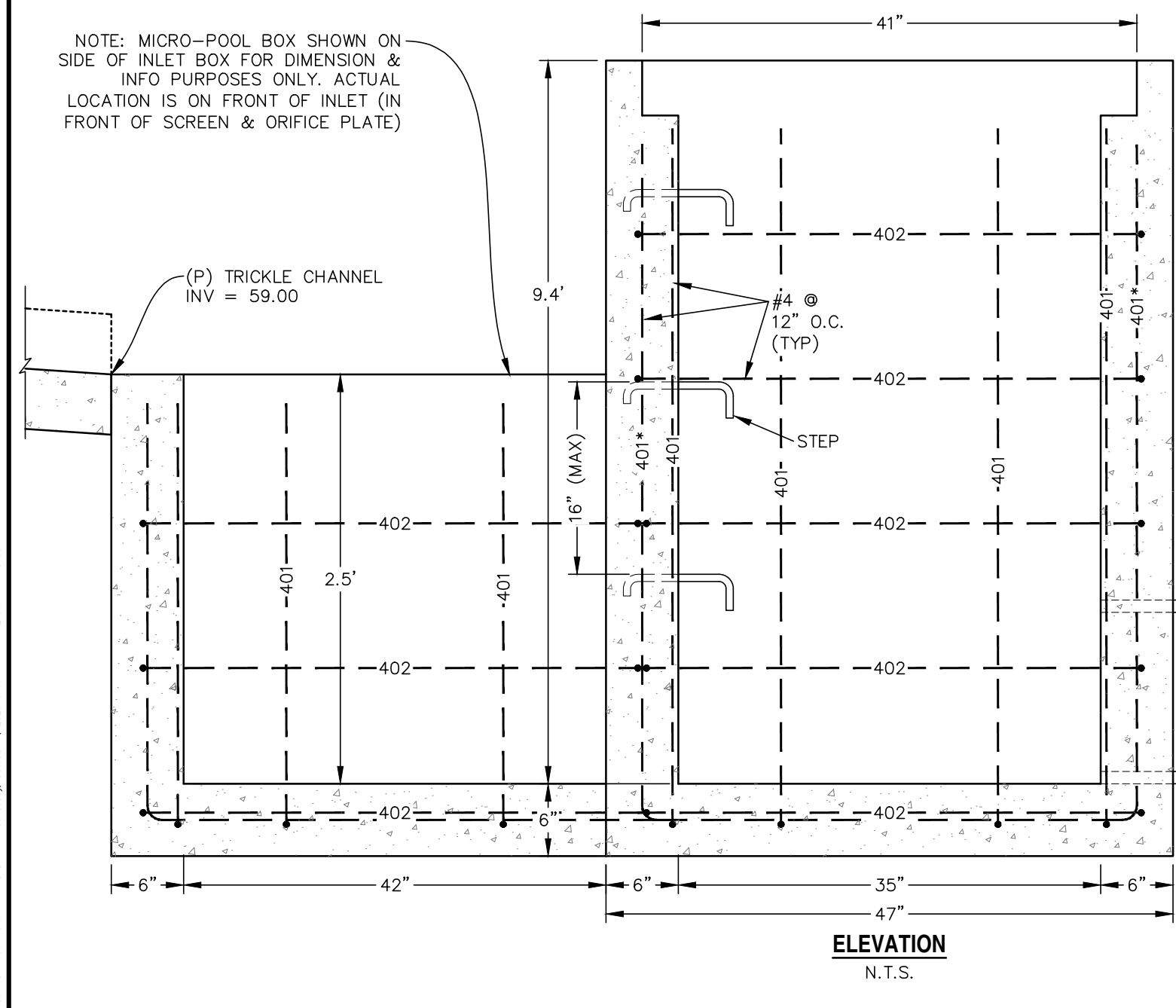


SECTION A-A
SCALE: N.T.S.

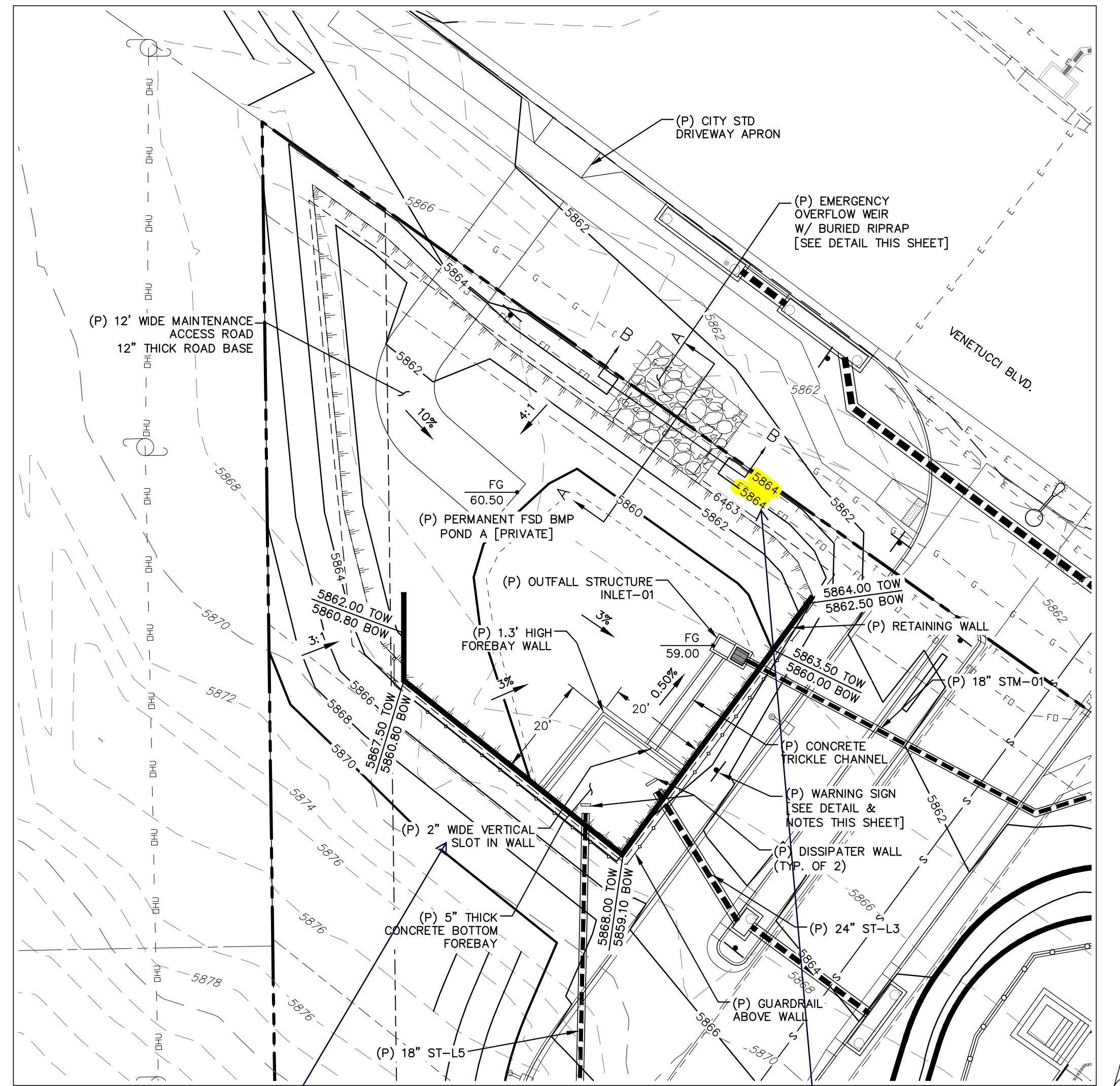
SECTION B-B
SCALE: N.T.S.



PLAN VIEW
SCALE: N.T.S.



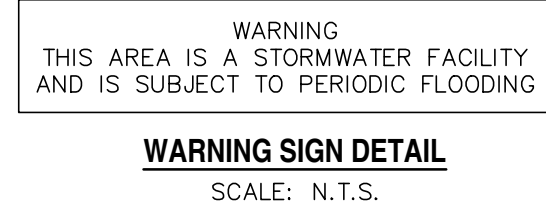
ELEVATION
SCALE: N.T.S.



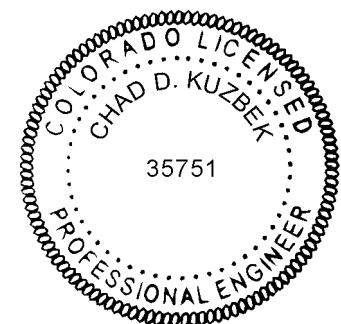
POND A
SCALE: 1" = 20'

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" W14 X W14 OR 6" X 6" W21 X W21.
- 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.

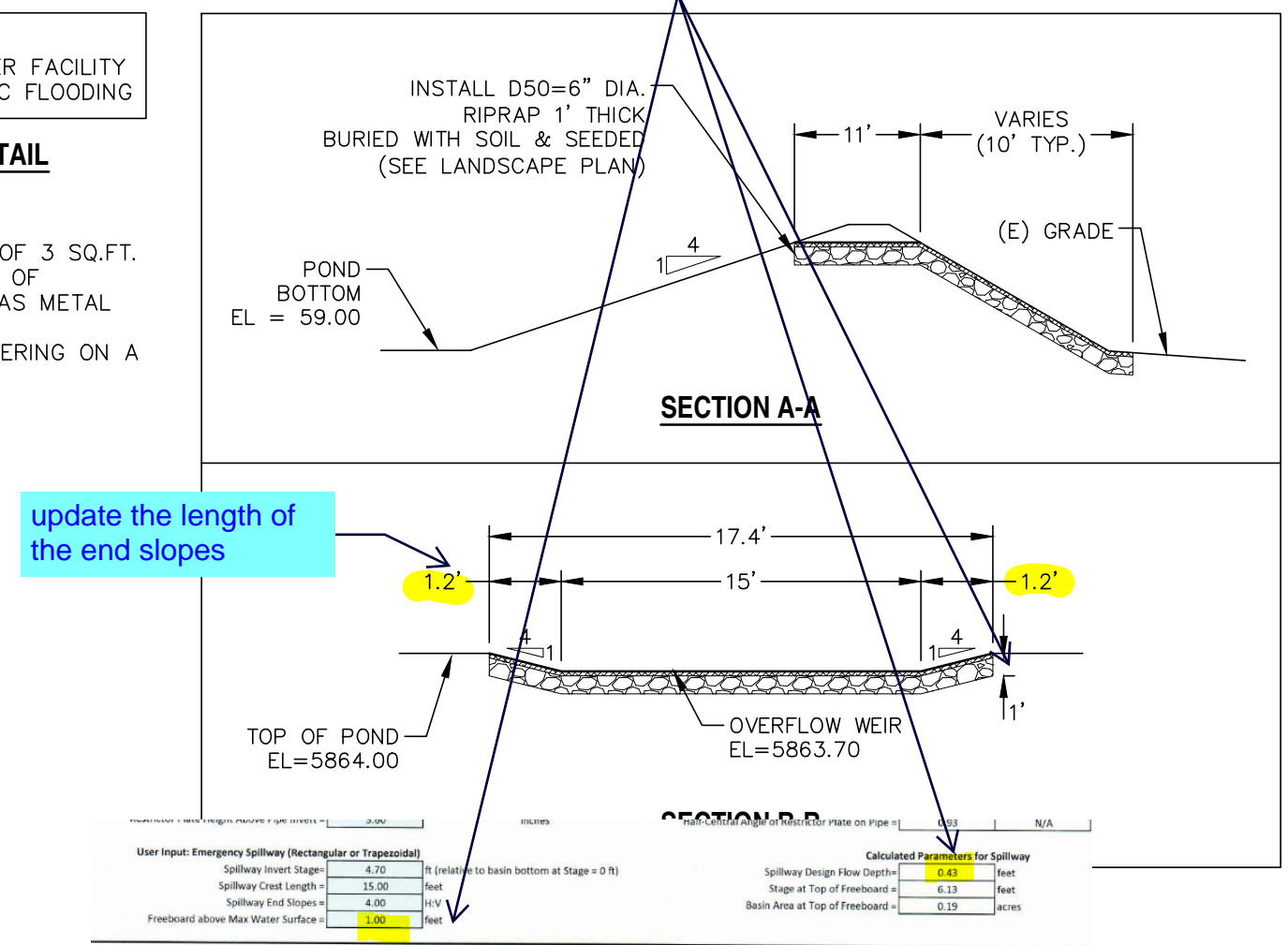


NOTES:
-SIGN SHALL BE A MINIMUM OF 3 SQ.FT.
-SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
-SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.



update the length of the end slopes

revise depth to 1.43' per the UD-Detention design and update the pond grading. Based on current design the top of pond would be 5865.13



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

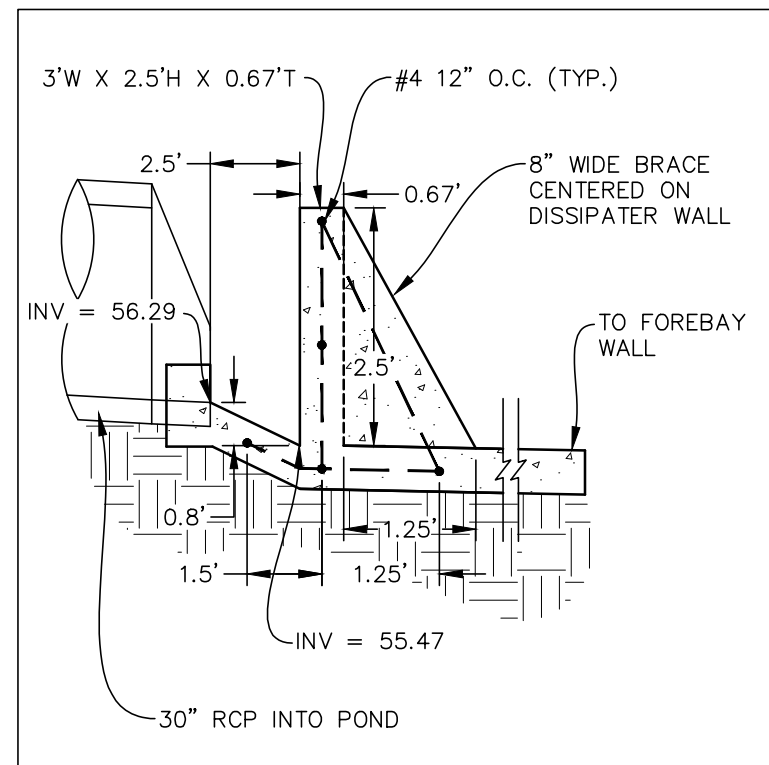


PREPARED FOR:
ESH DEVELOPMENT, LLC
5671 NORTH ORACLE ROAD
SUITE #1102
TUSCON, AZ 85704
(520) 742-2114

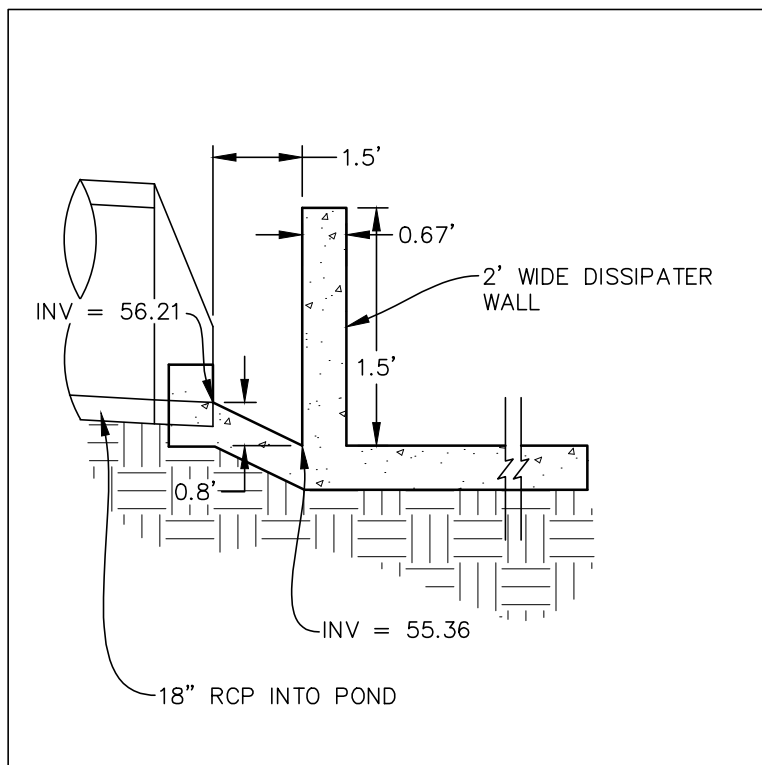
PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF
WESTWORKS ENGINEERING.
CHAD D. KUZBEK, COLORADO PE #35751
10/7/20
DATE



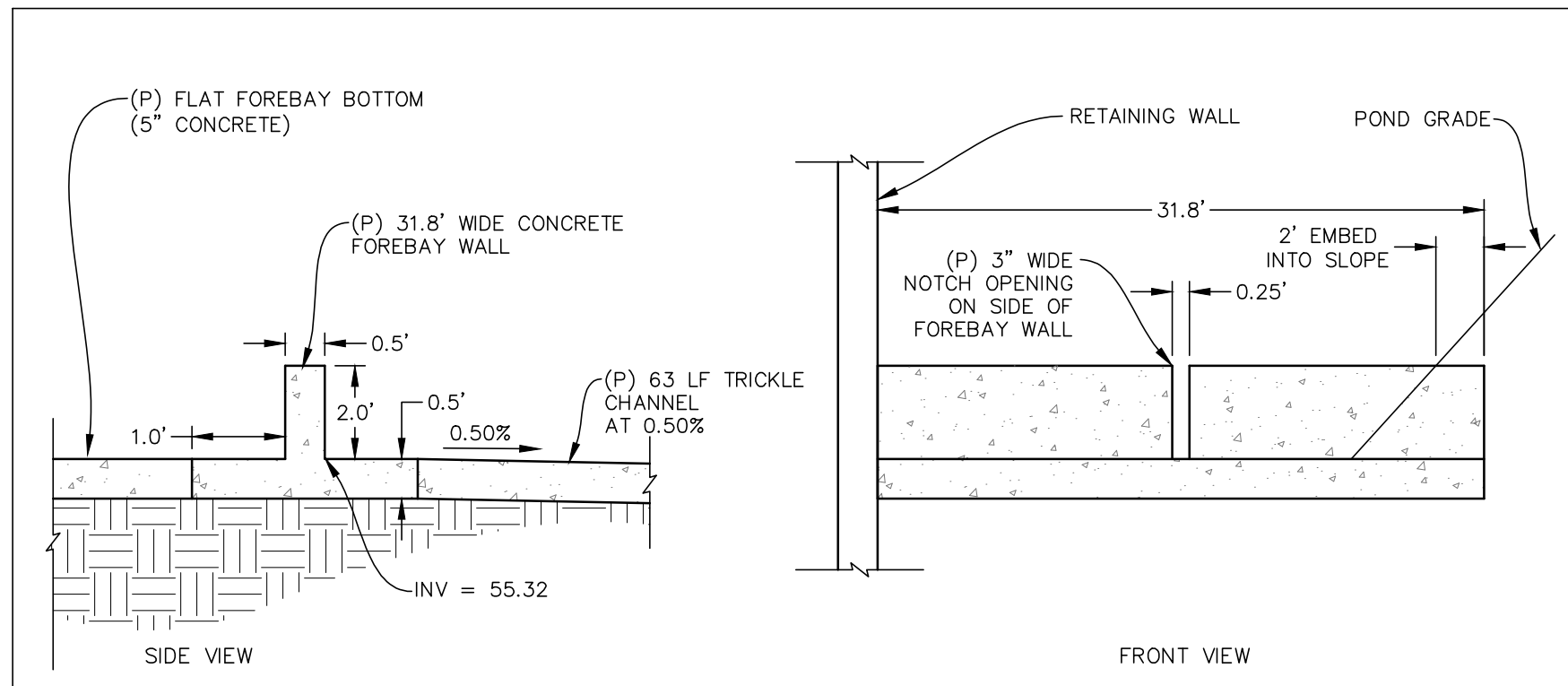
DESIGNED BY: CDK	DRAWN BY: CDK
SCALE: AS SHOWN	DATE: 10/07/20
JOB NUMBER: 91807	SHEET: GR6 OF 10



FOREBAY DISSIPATER STM-05
SCALE: N.T.S.

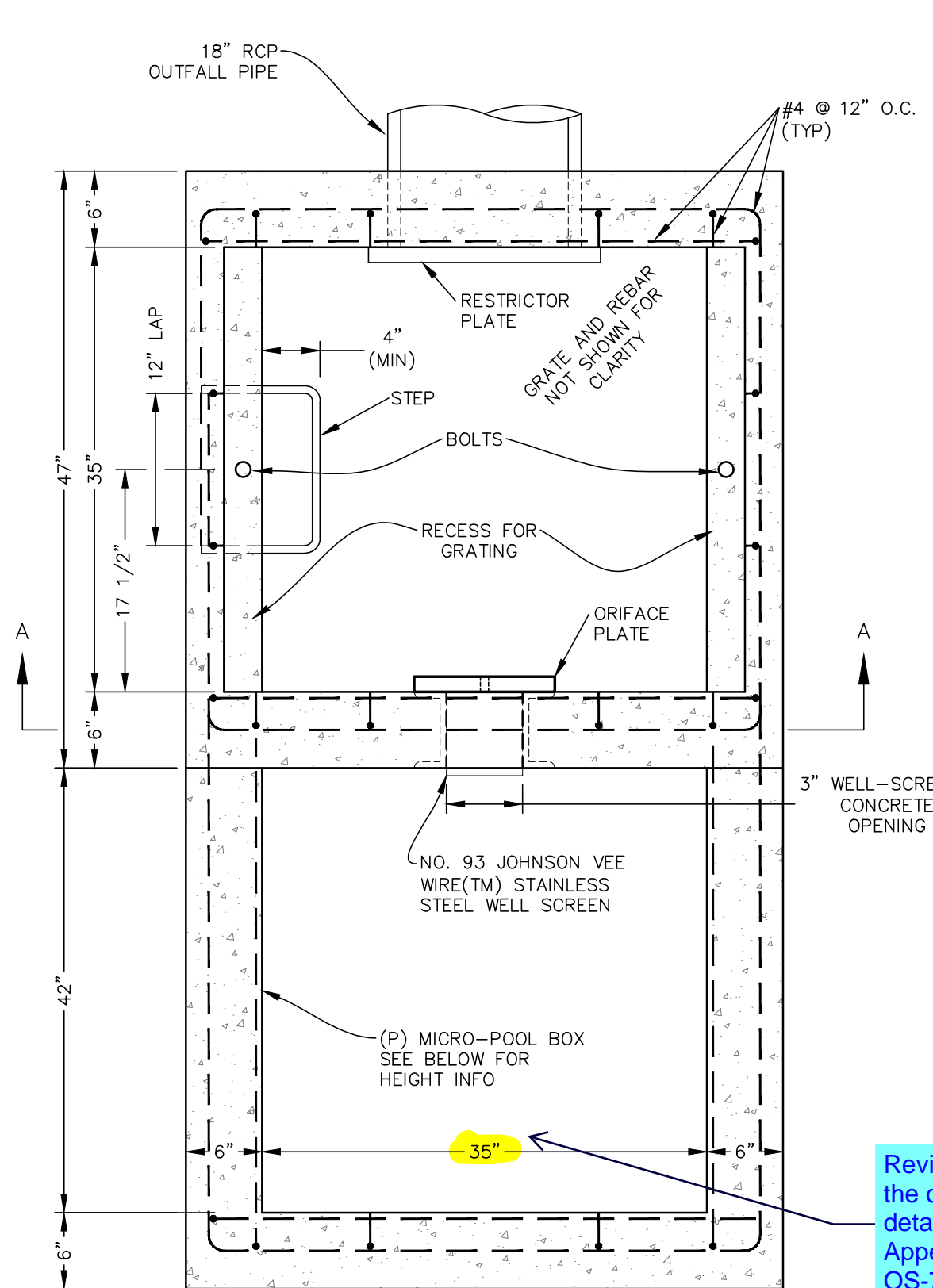


FOREBAY DISSIPATER STM-07
SCALE: N.T.S.



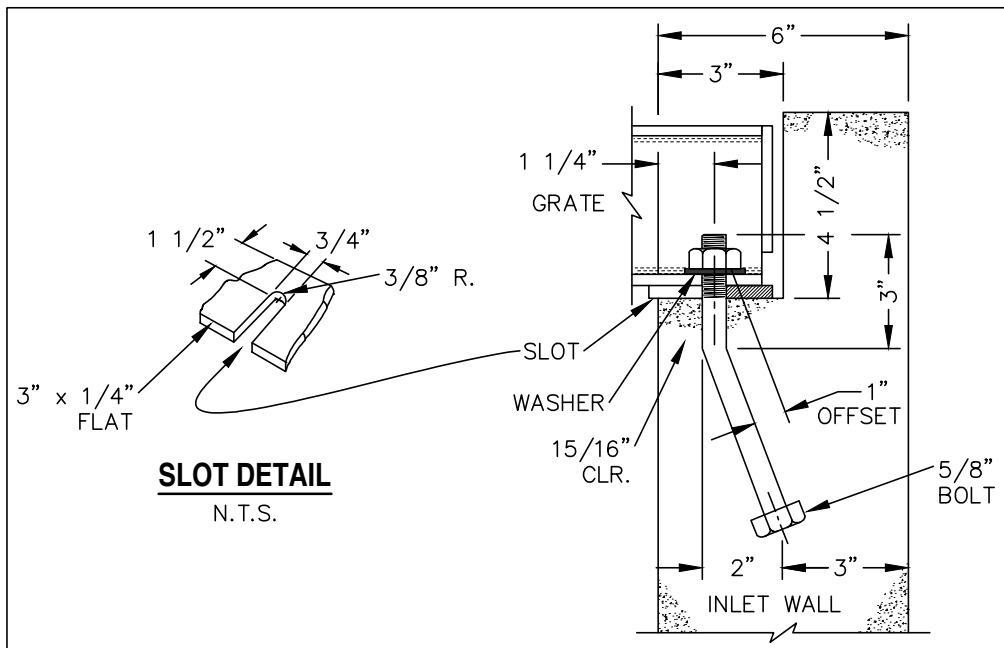
FOREBAY WALL DETAILS - STM-05 DISCHARGE
SCALE: N.T.S.

Update the detail to show the finish grade relative to trickle channel.

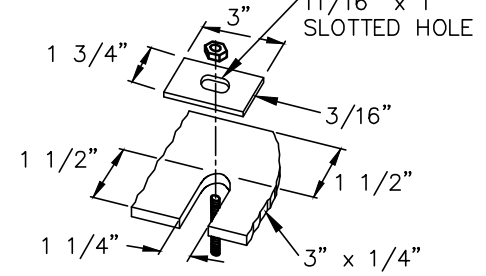


PLAN VIEW
N.T.S.

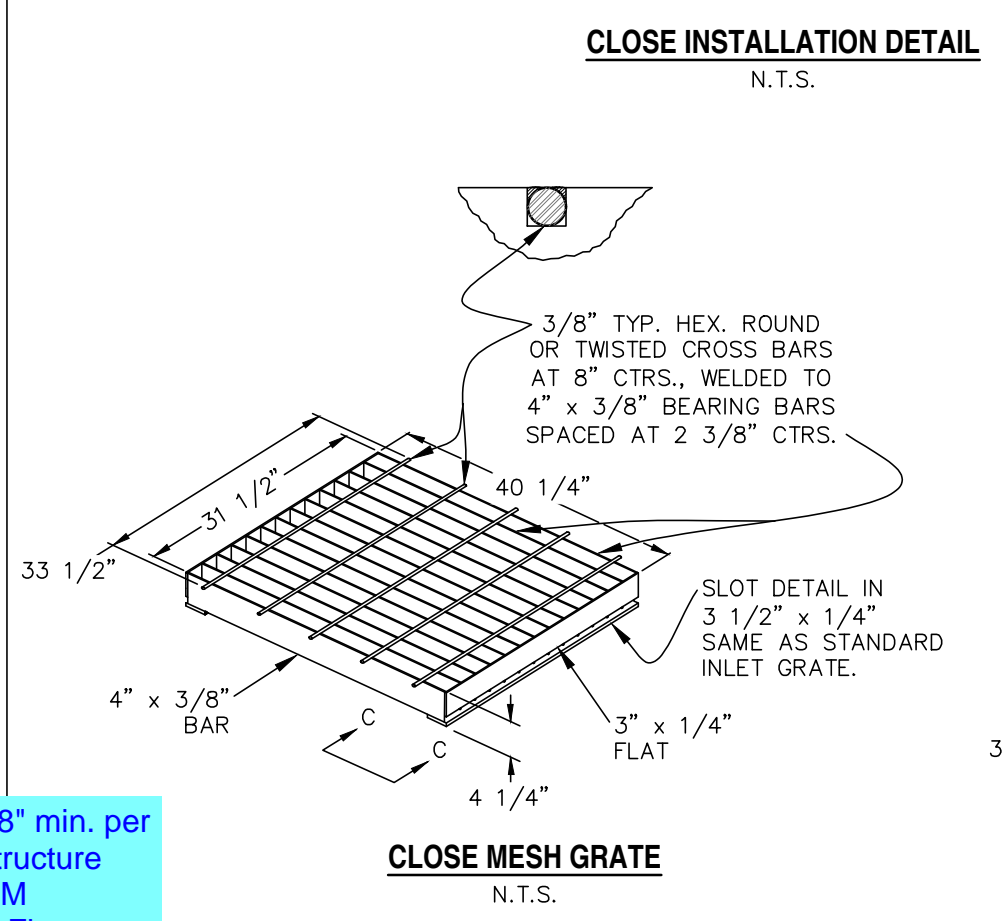
Revise to 48\"/>



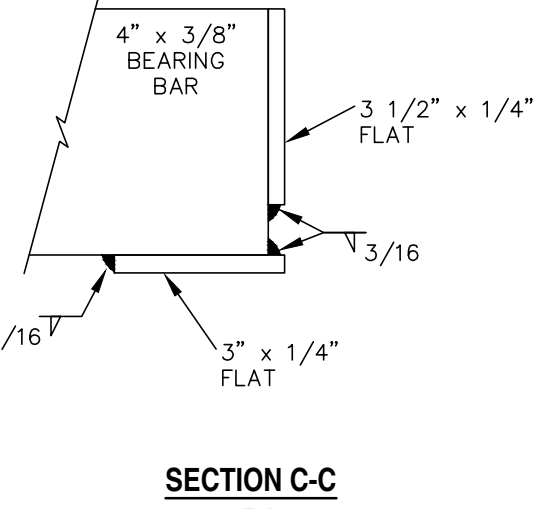
SLOT DETAIL
N.T.S.



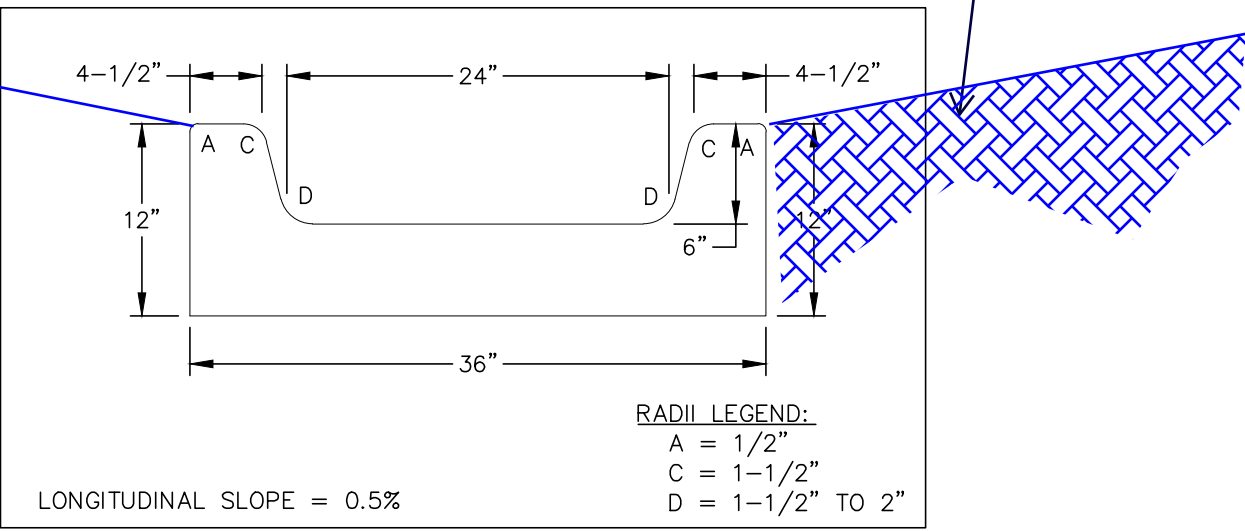
ALTERNATE SLOT & HOLD DOWN PLATE DETAIL
N.T.S.



CLOSE INSTALLATION DETAIL
N.T.S.



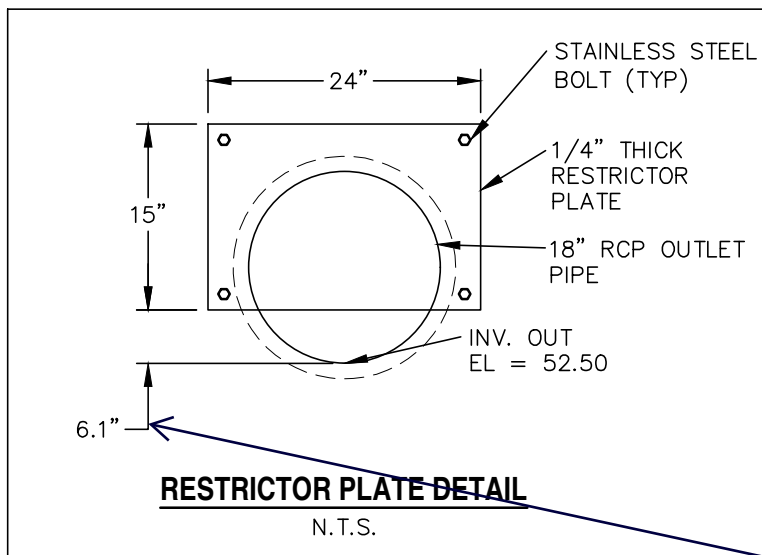
SECTION C-C
N.T.S.



CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.

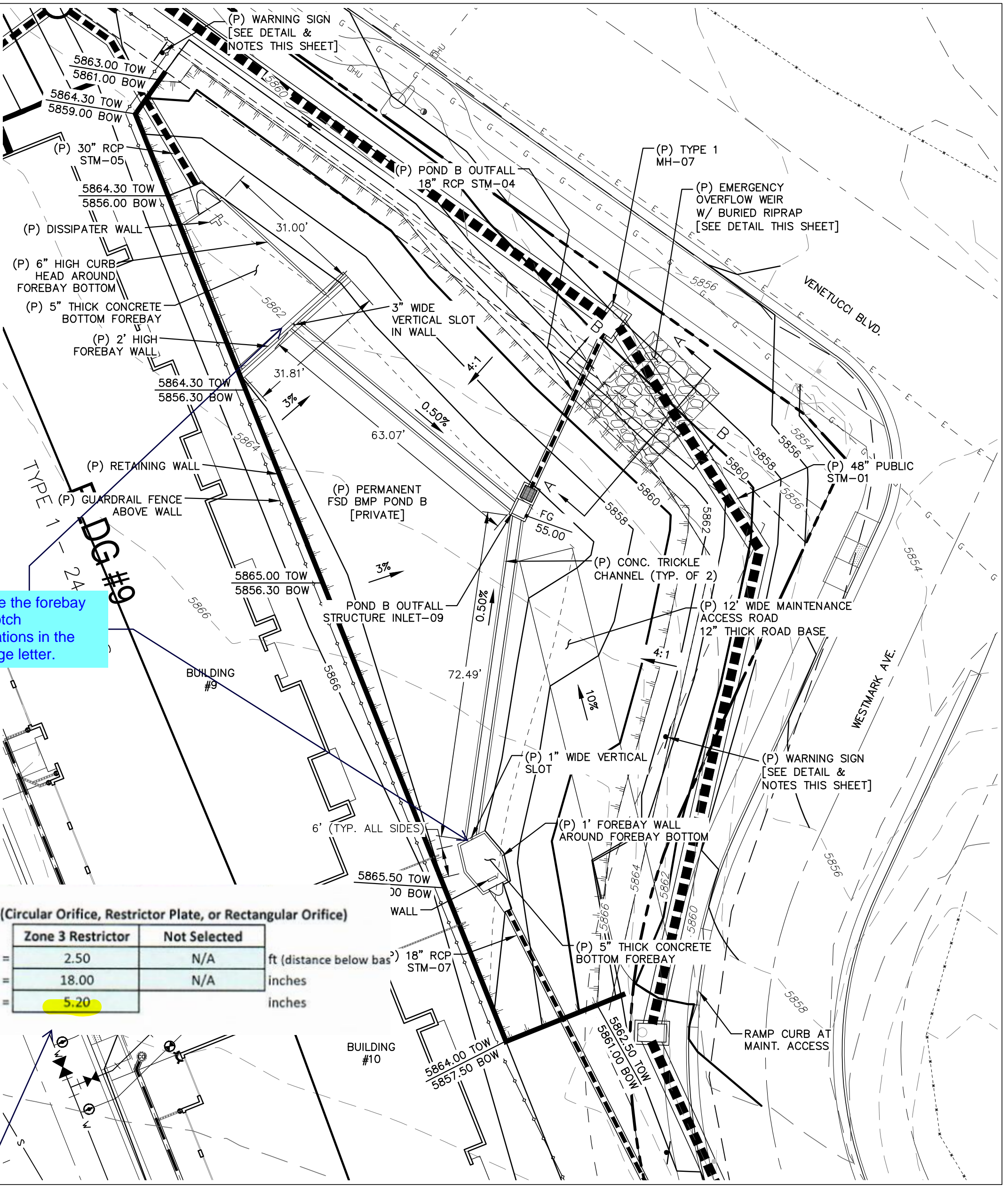
Clarify if this is for STM-05 or STM-07.
Provide the information for the second forebay

FOREBAY SIZE:
-REQUIRED = 0.03 AC-FT
-PROVIDED = 0.06 AC-FT

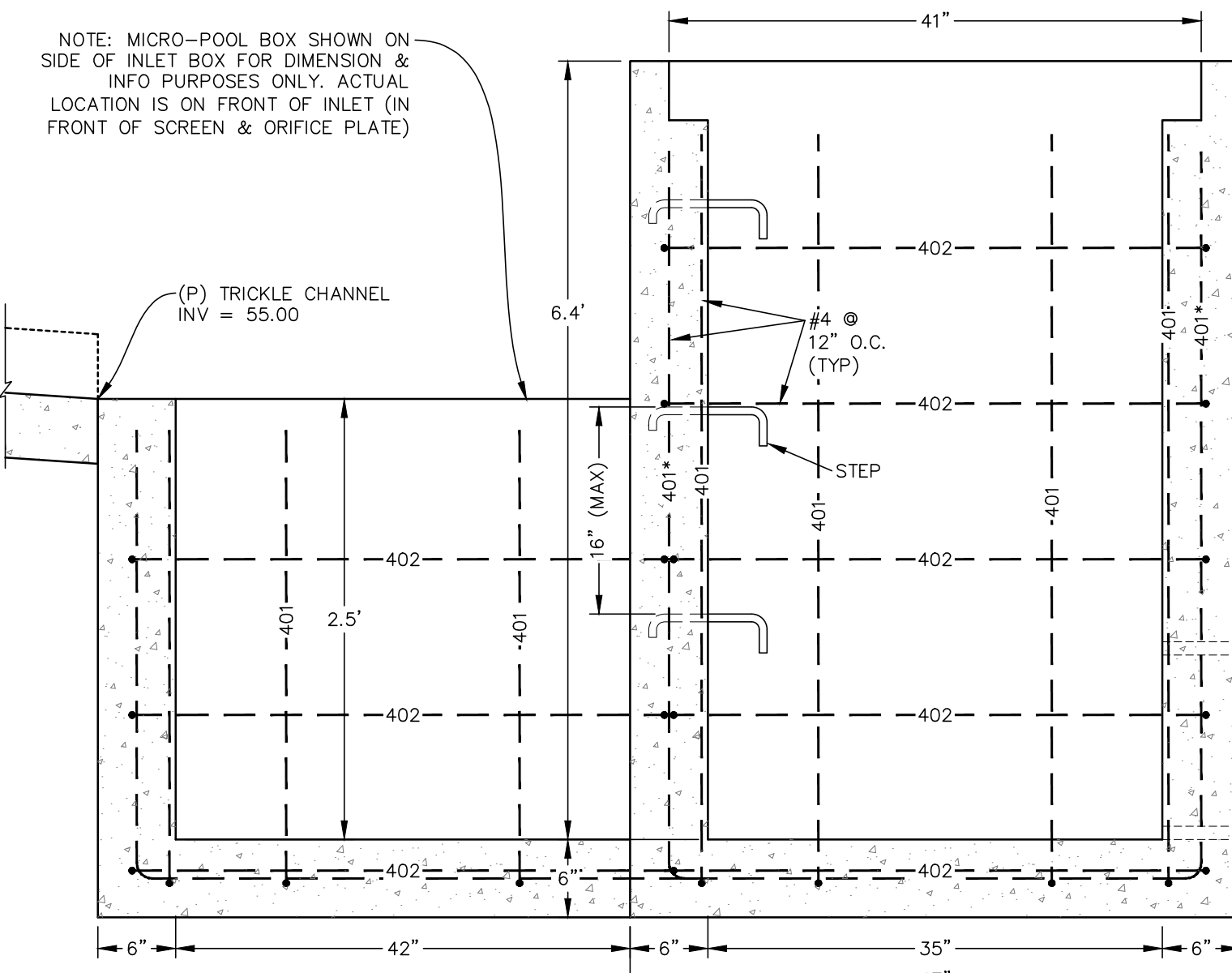


RESTRICTOR PLATE DETAIL
N.T.S.

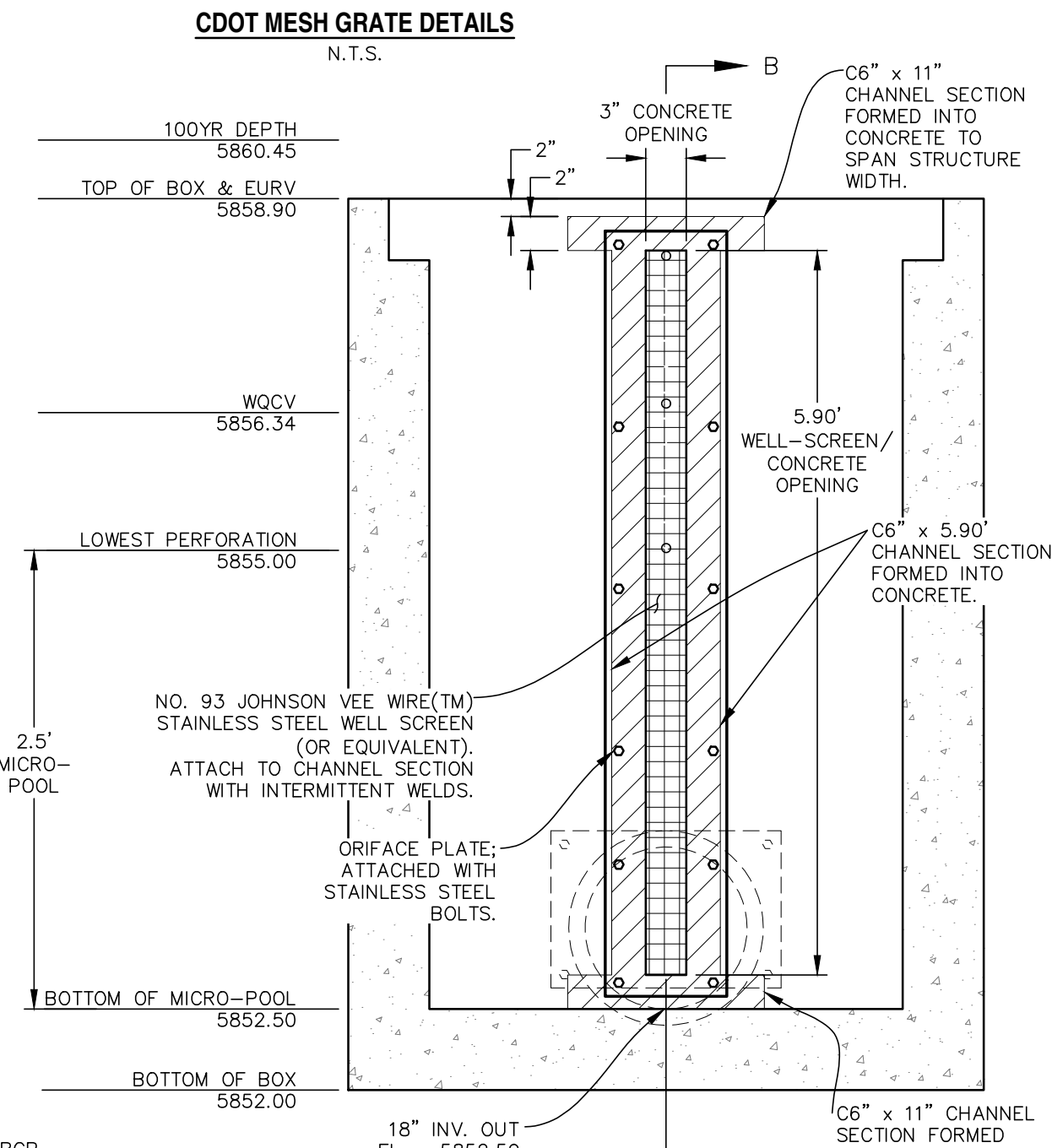
update height to match the UD-Detention design



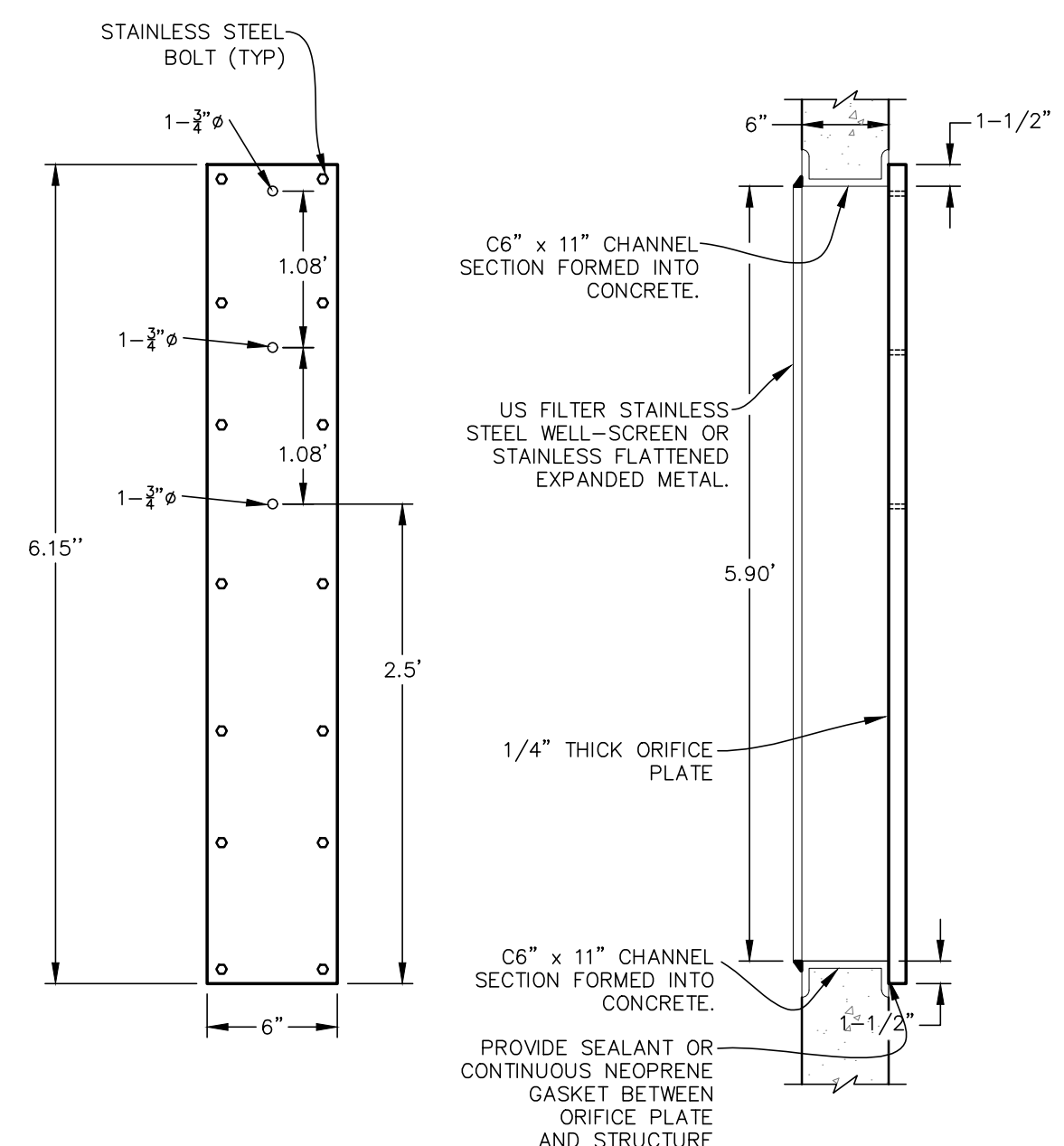
POND B
SCALE: 1" = 20'



ELEVATION
N.T.S.



CDOT MESH GRATE DETAILS
N.T.S.



ORIFICE PLATE
N.T.S.

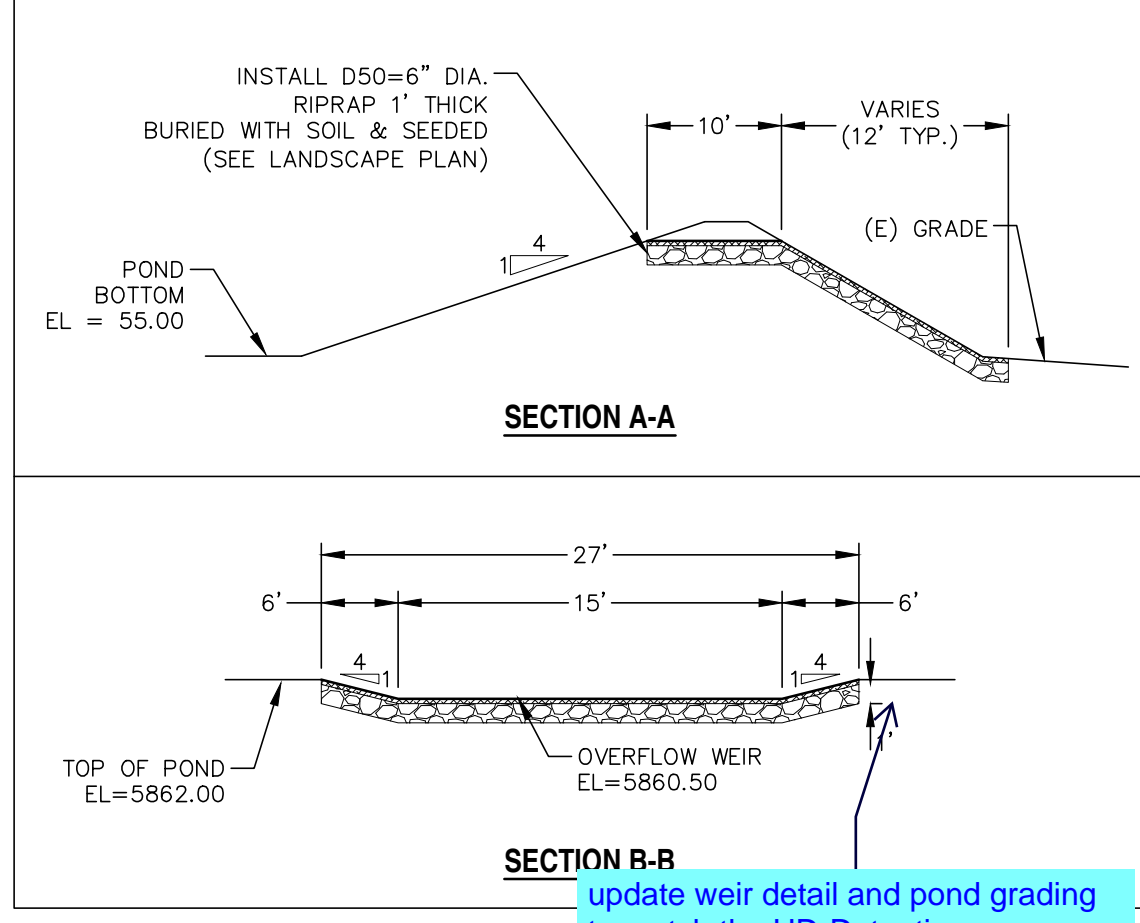
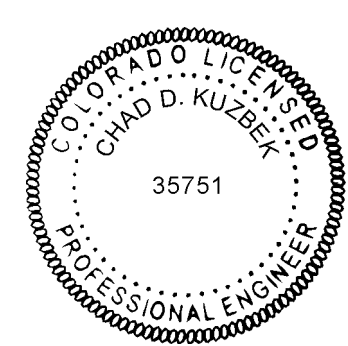
SECTION B-B
N.T.S.

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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.



SECTION A-A
SECTION B-B
OVERFLOW
SCALE

update weir detail and pond grading to match the UD-Detention calculation which shows 1.65' depth.

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



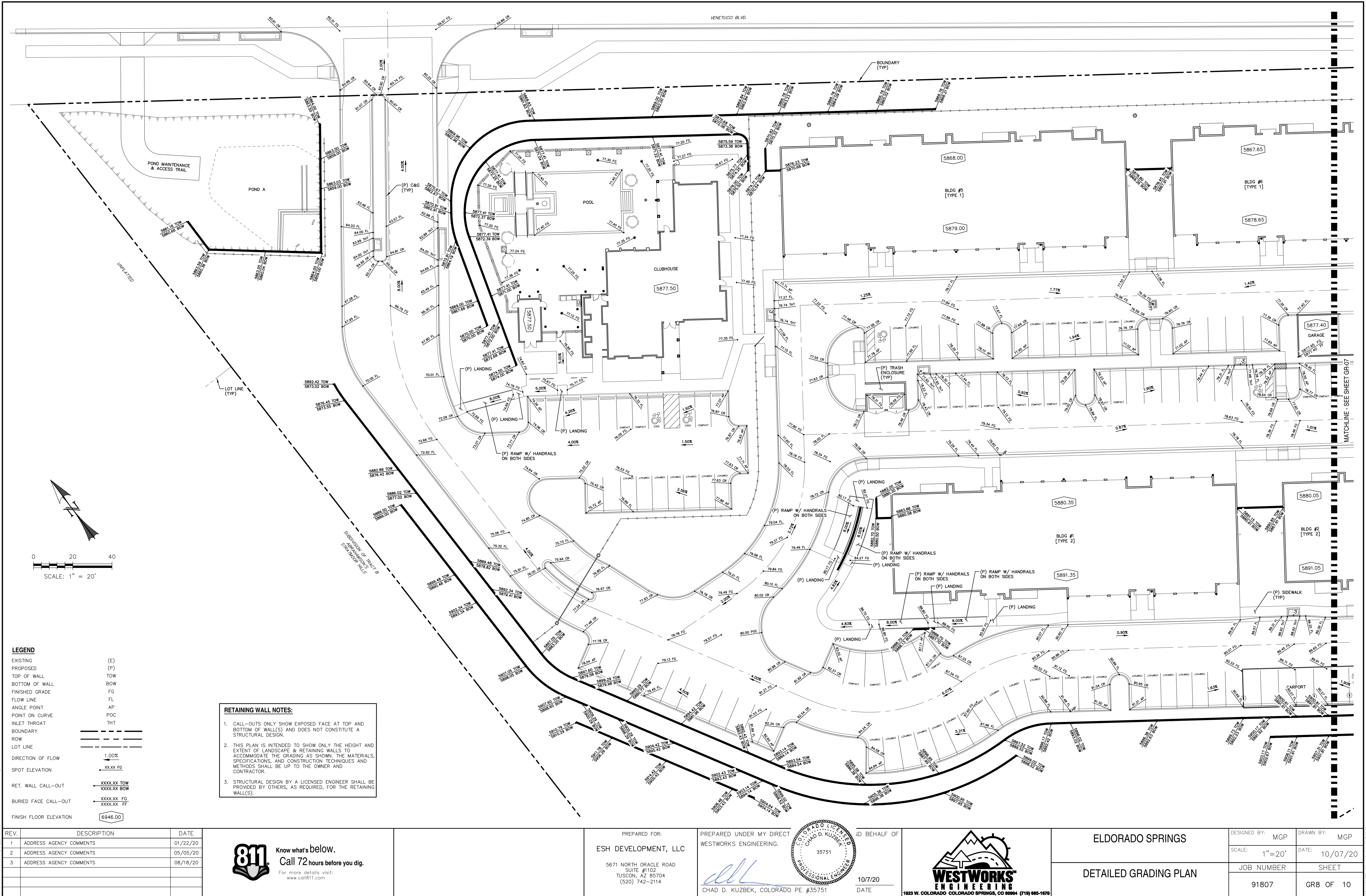
PREPARED FOR:
ESH DEVELOPMENT, LLC
5671 NORTH ORACLE ROAD
SUITE #1102
TUSCON, AZ 85704
(520) 742-2114

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

User Input: Emergency Spillway (Rectangular or Trapezoidal)	
Spillway Invert Stage=	5.50 ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length =	15.00 feet
Spillway End Slopes =	4.00 H:V
Freeboard above Max Water Surface =	1.00 feet

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

Calculated Parameters for Spillway	
Spillway Design Flow Depth=	0.65 feet
Stage at Top of Freeboard =	7.15 feet
Basin Area at Top of Freeboard =	0.29 acres



LEGEND

EXISTING (E)
PROPOSED (P)
TOP OF WALL TOW
BOTTOM OF WALL BOW
FINISHED GRADE FG
FLOW LINE FL
ANGLE POINT AP
POINT ON CURVE POC
BOUNDARY BOW
ROW
LOT LINE
DIRECTION OF FLOW
SPOT ELEVATION
RET. WALL CALL-OUT
BURIED FACE CALL-OUT
FINISH FLOOR ELEVATION

1.00%
XXXX.XX TOW
XXXX.XX BOW
XXXX.XX FG
XXXX.XX FF
6946.00

RETAINING WALL NOTES:

1. CALL-OUTS ONLY SHOW EXPOSED FACE AT TOP AND BOTTOM OF WALL(S) AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN.

2. 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.

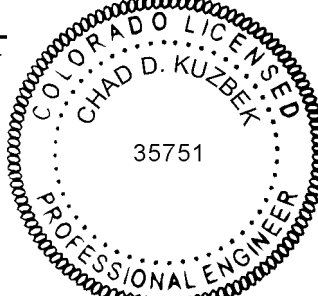
3. STRUCTURAL DESIGN BY A LICENSED ENGINEER SHALL BE PROVIDED BY OTHERS, AS REQUIRED, FOR THE RETAINING WALL(S).

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

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TUSCON, AZ 85704
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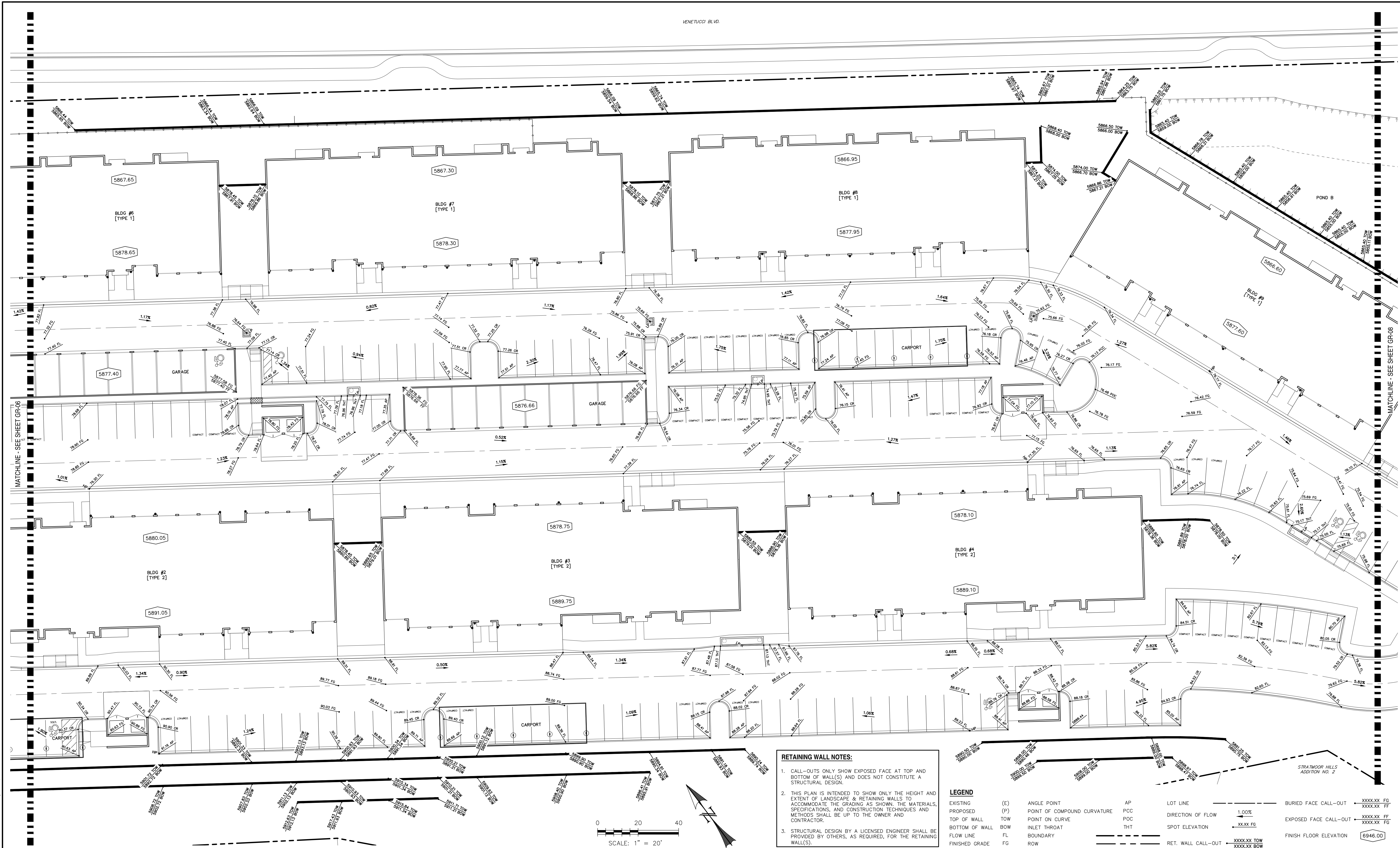
PREPARED UNDER MY DIRECT
WESTWORKS ENGINEERING.
CHAD D. KUZBEK, COLORADO PE #35751



ID BEHALF OF
10/7/20
DATE

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

ELDORADO SPRINGS	DESIGNED BY: MGP	DRAWN BY: MGP
DETAILED GRADING PLAN	SCALE: 1"=20'	DATE: 10/07/20
	JOB NUMBER: 91807	SHEET: GR8 OF 10



RETAINING WALL NOTES:

1. CALL-OUTS ONLY SHOW EXPOSED FACE AT TOP AND BOTTOM OF WALL(S) AND DOES NOT CONSTITUTE A STRUCTURAL DESIGN.
2. 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.
3. STRUCTURAL DESIGN BY A LICENSED ENGINEER SHALL BE PROVIDED BY OTHERS, AS REQUIRED, FOR THE RETAINING WALL(S).

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

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



PREPARED FOR:
ESH DEVELOPMENT, LLC
5671 NORTH ORACLE ROAD
SUITE #1102
TUSCON, AZ 85704
(520) 742-2114

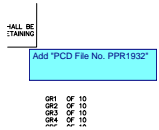
PREPARED UNDER MY DIRECT
WESTWORKS ENGINEERING.
CHAD D. KUZBEK, COLORADO PE #35751
10/7/20
DATE



ELDORADO SPRINGS		DESIGNED BY:	MGP	DRAWN BY:	MGP
DETAILED GRADING PLAN		SCALE:	1"=20'	DATE:	10/07/20
		JOB NUMBER	91807	SHEET	GR9 OF 10

GEC Plan_V6 engr redlines.pdf Markup Summary

dsdlaforce (30)



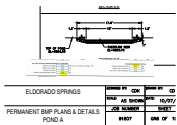
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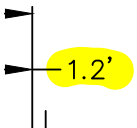


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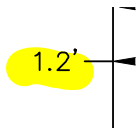
Add the B* in the legend



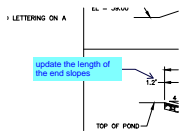
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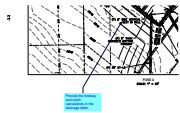


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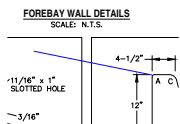
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update the length of the end slopes

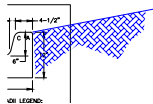


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Provide the forebay and notch calculations in the drainage letter.



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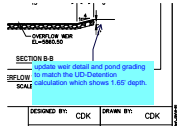


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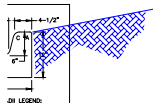
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update weir detail and pond grading to match the UD-Detention calculation which shows 1.65' depth.

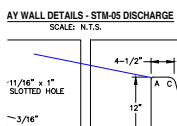


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Provide the forebay and notch calculations in the drainage letter.

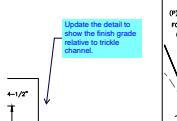


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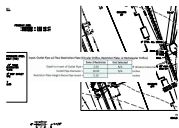


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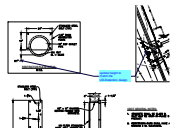
Update the detail to show the finish grade relative to trickle channel.



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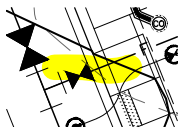


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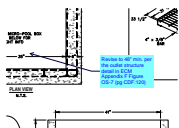
update height to match the UD-Detention design



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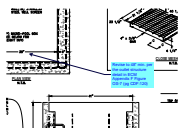


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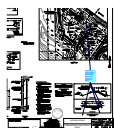
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Revise to 48" min. per the outlet structure detail in ECM Appendix F Figure OS-7 (pg CDF:120)



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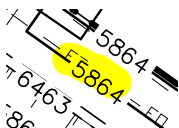
Revise to 48" min. per the outlet structure detail in ECM Appendix F Figure OS-7 (pg CDF:120)



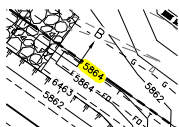
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Author: dsdlaforce
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revise depth to 1.43' per the UD-Detention design and update the pond grading.

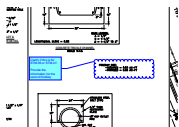
Based on current design the top of pond would be 5865.13



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Subject: Highlight
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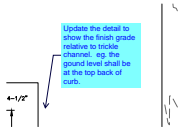
Clarify if this is for STM-05 or STM-07.

Provide the information for the second forebay



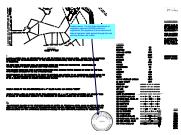
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Plans are missing from the latest construction drawings submitted. Will be reviewed on the resubmittal.



Subject: Callout
Page Label: 6
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Author: dsdlaforce
Date: 2/2/2021 9:10:08 AM
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Update the detail to show the finish grade relative to trickle channel. eg. the ground level shall be at the top back of curb.



Subject: Callout
Page Label: 1
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Author: dsdlaforce
Date: 2/2/2021 9:42:53 AM
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Update stamp. Per the State department of regulatory agencies (DORA) rules and regulations, the signature of the licensee and date of signature shall appear through the seal with the number still visible.