

provide pdf of GEC plan as opposed to the scanned version so that it is more legible

COLORADO CENTRE METROPOLITAN DISTRICT ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN

PCD File No. PPR-21-51

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

GRADING & EROSION CONTROL PLAN

LEGEND

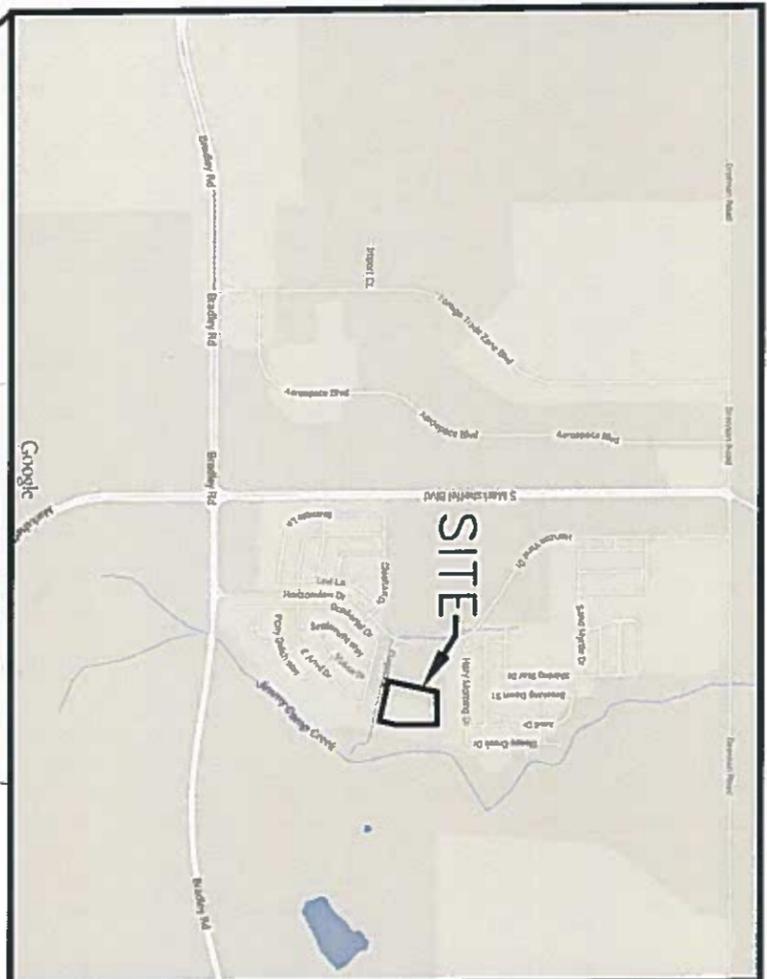
- EX PROPERTY LINE
- EX RIGHT-OF-WAY
- EX BARBED WIRE FENCE
- EX SPLIT RAIL FENCE
- EX CHAIN LINK FENCE
- EX CONTOURS-MAJOR
- EX CONTOURS-MINOR
- EX FIRE HYDRANT
- EX WATER LINE
- EX SANITARY SEWER LINE
- EX FIRE HYDRANT
- EX CONTOURS-MAJOR
- EX CONTOURS-MINOR
- CONTOURS-MAJOR
- CONTOURS-MINOR
- EROSION CONTROL SILT FENCE (INITIAL)
- EX VEGETATION (SIZE VARIES)
- PARKING LOT ISLAND LIGHT POLE
- VEHICLE TRACKING PAD (INITIAL)
- CHECK DAM (PERMANENT)
- STAGING AREA (INITIAL)
- CONCRETE WASHOUT (INITIAL)
- RIPPRAP (FINAL)
- AREA OF CUT
- AREA OF FILL
- PRE-DEVELOPED FLOW DIRECTION
- DEVELOPED FLOW DIRECTION

PRE-EXCAVATION CHECKLIST

- PRE-EXCAVATION CHECKLIST**
- Gas and Other Utility Lines Shown on Construction Plans
 - Utility Notification Center of Colorado (UNCC)-Call at Least Two (2) Business Days Ahead-1-800-922-1987
 - Utilities Located & Marked on the Ground
 - Employees Briefed on Working and Color Codes*
 - Employees Trained on Excavation and Safety Procedures for Natural Gas Lines
 - When Excavation Approaches Gas Lines, Employees Must Expose Lines by Careful Probing and Hand-Digging
- COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES**
- WHITE - UNIDENTIFIED
 - ORANGE - ELECTRIC
 - RED - GAS
 - YELLOW - TELEPHONE
 - GREEN - WATER
 - PURPLE - COMMUNICATION
 - BLUE - RADIATION
 - BLACK - UNKNOWN

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THE USER WITH THE REPORT ACCESSIBILITY CRITERIA AND THE SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF FOUNTAIN DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL, OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
COVER SHEET	COVER SHEET
C01	GRADING & EROSION CONTROL NOTES
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C2	GRADING & EROSION CONTROL DETAILS 1
C3	GRADING & EROSION CONTROL DETAILS 2
C4	GRADING & EROSION CONTROL DETAILS 3
C5	GRADING & EROSION CONTROL DETAILS 4
C6	GRADING & EROSION CONTROL DETAILS 5
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C8	GRADING & EROSION CONTROL DETAILS 7
LANDSCAPE	OVERALL ALTERNATE LANDSCAPE PLAN
LS1	ALTERNATE LANDSCAPE PLAN
LS2	LANDSCAPING SCHEDULES/NOTES
LS3	LANDSCAPING SCHEDULES/NOTES
LS4	LANDSCAPING DETAILS

SIGNATURE BLOCKS

ENGINEER OF RECORD

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 OR ON MY PART IN PREPARING THIS PLAN.

RYAN M. MANGINO, PE
43304
1/3/23
PROFESSIONAL ENGINEER

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Jackie McClintock
Jackie McClintock, CMD Board President
2/16/23
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 APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED. IN ACCORDANCE WITH EGM 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.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

EROSION CONTROL NOTES:

1. 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 METHODS:
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO PADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE REGULATORY ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. 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 SWAMP 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.
4. 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 G.C. 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.
5. 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.
6. 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. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. 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.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND-DISTURBING ACTIVITIES ARE COMPLETED AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH MINIMUM PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. 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.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. 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 MEASURES(S).
12. 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.
13. 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 WASHWATERS 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.
14. DURING DEMATERING 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 DEMATERING PERMIT IS IN PLACE.
15. EROSION CONTROL, BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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.
17. 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 DETERMINED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN RIMDOWS, STORM DRAINS, AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. 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 MANNER. ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, AND WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON SITE 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.
22. 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 ON SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS. ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, C.R.S.) AND THE "CLEAN WATER ACT" (33 USC 1344). IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, GCM VOLUME II AND THE EGM APPENDIX 1, ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES FLOODING, 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. THE SOILS REPORT FOR THIS SITE WAS PREPARED BY EARTH ENGINEERING CONSULTANTS, LLC (DATED 09/08/14) AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. 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 APPLICATIONS 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

TRACKING CONSTRUCTION STAGING AND SEQUENCING:

- EXPECTED START DATE: FALL 2022
- INSTALL TEMPORARY EROSION CONTROL: 2-4 DAYS
- PERIMETER SILT FENCING
- VEHICLE TRACKING CONTROL PAD
- CONCRETE WASHOUT
- CURB SOCK
- ROUGH GRADING - 5 DAYS
- INSTALL FINAL SITE IMPROVEMENTS - 10 MONTHS
- REMOVE TEMPORARY EROSION CONTROL - 5 DAYS

PROPOSED SITE
 CUT - 3,855.2 CY
 FILL - 1,688.6 (1.15) = 1,941.9 CY
 NET - 1,913.3 CY CUT

DISTURBED AREA - 152,246 SF, 3.50 AC

EROSION CONTROL FACILITIES:

- SILT FENCE - 1337 LF
- VEHICLE TRACKING PAD (VTP) - 1
- CURB SOCK LOCATIONS - 1
- ROCK CHECK DAMS - 4
- CONCRETE WASHOUT - 1
- EROSION CONTROL BLANKET - 470 SY

OVERALL LOT COVERAGE	
AREA OF TRACT	336,719
AREA OF BUILDING (EXISTING TREATMENT FACILITY)	3,777±
AREA OF BUILDING (PROPOSED ADMIN. BLDG.)	4,542
% TRACT COVERAGE WITH IMPROVEMENTS (INCLUDING PROPOSED ADMIN. BLDG.)	15%
TOTAL IMPERVIOUS AREA (PROPOSED IMPROVEMENTS)	36,376

GENERAL GRASS SEEDING NOTES:

1. AN ESTABLISHED STAND OF GRASS IN THIS COLORADO CLIMATE IS DEFINED AS 2 TO 3 PLANTS IN A SQUARE FOOT AREA.
2. GRASSES MUST BE PLANTED IN A FIRM, WEED-FREE SEEDBED. PRIMARYLY BECAUSE SUCCESS DEPENDS UPON GOOD SOIL-TO-SEED CONTACT. IF YOU ARE BROADCASTING SEED, IT MUST BE RAKED INTO THE SOIL. NATIVE GRASS SEED IS PLANTED ONLY 1/4 TO 1/2 INCHES DEEP. LOOSE SOIL DRIES OUT QUICKLY AT THE SURFACE COMPARED TO FIRM SOIL.
3. MOST GRASSES SHOULD BE PLANTED WITH A GRASS DRILL. THE AMOUNT OF SEED NEEDED WILL BE CUT IN HALF SINCE THE METHOD OF PLANTING IS MORE EFFICIENT.
4. IN MOST CASES, A GRASS SEEDLING NEEDS NO FERTILIZER DURING ESTABLISHMENT. HOWEVER, ON DISTURBED SITES, SUCH AS AREAS AROUND A NEW HOUSE, WATER LINES, TRENCING, ETC., SOIL NUTRIENTS MAY BE REQUIRED TO MAINTAIN THE WORK OF THE GRASSES.
5. RECOMMENDED SEEDING DATES FOR COLORADO ARE NOVEMBER 1 TO MAY 1, WHEN THE SOIL IS NOT FROZEN. GRASSES SHOULD BE SEEDING WHEN SOIL MOISTURE AND TEMPERATURE ARE OPTIMUM FOR GERMINATION (COOL OR WARM, SEASON BASED ON THEIR GROWTH CYCLE). COOL-SEASON GRASSES CAN BE PLANTED WHEN TEMPERATURES ARE COOLER AND DAY LENGTHS ARE SHORT. WARM-SEASON GRASSES NEED WARMER TEMPERATURES AND LONGER DAY LENGTHS TO GROW.
6. PREPARER SEEDBED IS FIRM AND FREE OF COMPETING VEGETATION. CORRECT FIRMNESS IS WHEN AN ADULT FOOTPRINT IS ONLY SLIGHTLY VISIBLE ON THE PREPARER SEEDBED. THE SEEDING OPERATOR SHOULD BE ABLE TO WALK ON THE SEEDBED WITHOUT LEAVING A SIGNIFICANT FOOTPRINT. THE SEEDBED SHOULD BE FIRM ENOUGH TO HOLD SEEDS IN PLACE. SEEDS SHOULD BE PLANTED TO A DEPTH OF 1/4 TO 1/2 INCHES. SEEDS SHOULD BE PLANTED TO A DEPTH OF 1/4 TO 1/2 INCHES. SEEDS SHOULD BE PLANTED TO A DEPTH OF 1/4 TO 1/2 INCHES. SEEDS SHOULD BE PLANTED TO A DEPTH OF 1/4 TO 1/2 INCHES.
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8. AND MINIMIZE THE WEED PROBLEM. THE COVER CROP SHOULD BE PLANTED IN THE SPRING MAY 15 THROUGH JULY 15, BUT PREFERABLY BEFORE JUNE 15. GRASS IS SEEDING DIRECTLY INTO THE STANDING STUBBLE IN THE FALL. IF YOU ARE HAYING THE COVER CROP, LEAVE 18 INCHES ON SANDY SOIL AND 12 INCHES ON LOAMY OR HEAVY SOILS. RECOMMENDED COVER CROPS ARE STERILE FORAGE SORGHUM, LONG-SEASON MAID, MILLET, OATS, SUON GRASS, ETC. MOST GRASSES GROW DOWN, NOT UP, DURING THE ESTABLISHMENT YEAR. THE TOP GROWTH NORMALLY AMOUNTS TO A NARROW, STRAIGHT LEAF UNTIL LATE SUMMER. THESE SEEDLINGS CAN BE HARD TO SEE, EVEN FOR THE EXPERIENCED GROWER. BE PATIENT. DO NOT GRAZE FOR AT LEAST 2 TO 3 GROWING SEASONS AND AFTER THE GRASS IS ESTABLISHED.

MINIMUM BEST MANAGEMENT PRACTICES ELEMENTS:

- STEP 1 - EROSION AND SEDIMENT CONTROL. INSTALL SEDIMENT TRAPPING DEVICES (PERIMETER CONTROLS) PRIOR TO THE START OF CONSTRUCTION.
- STEP 2 - SILT PREVENTION AND RESPONSE MATERIAL MANAGEMENT.
- STEP 3 - PREVENT DISCHARGE OF ANY MATERIAL IN RUNOFF. WASTE SHALL BE CONTAINED AND DISPOSED OF PROPERLY. MAINTAIN BMP'S DURING BUILDING AND UTILITY CONSTRUCTION.
- STEP 4 - INSPECTION AND MAINTENANCE (SEE EROSION CONTROL NOTES).
- STEP 5 - INSTALL FINAL STABILIZATION - PAYMENT, LANDSCAPING, EROSION CONTROL BLANKETS, AND SEEDING.
- STEP 6 - REMOVE TEMPORARY CONTROLS - SILT FENCING, CURB SOCK AFTER PERMANENT FEATURES ARE INSTALLED.

FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT:

FINAL STABILIZATION MEASURES INCLUDE PAVEMENT, PARTIAL LANDSCAPE, AND REVEGETATION. ALL AREAS DISTURBED BY EARTHWORK SHALL BE PERMANENTLY REVEGETATED WITH GRASS MIX BY DRILL SEEDING. SEED MIX FOR THIS PROJECT SHALL BE AS FOLLOWS (SEE BELOW).

TYPE: SHOTGUN MIX	RECOMMENDED VARIETY	% OF SEED MIX	P.L.S. RATE PER ACRE, DOUBLE IF BROADCAST
BLUESTEM, BIG	KAY, BISON, CHAMP	20.0%	1.08
GRAMA, BLUE	LOVINGTON, HACHITA, ALMA	10.0%	0.12
GREEN NEEDLEGRASS	LODDORM	10.0%	0.48
WHEATGRASS, WESTERN	ARRIBA, BARTON	20.0%	1.60
GRAMA, SIDEOATS	VAUGHN, BUTTE, EL RENO, NINER	10.0%	0.46
SWITCHGRASS	BLACKWELL, GREENVILLE	10.0%	0.20
PRAIRIE SANDREED	GOSSHEM, PRONCHORN	10.0%	0.32
YELLOW INDIANGRASS	CHEYENNE, HOLT, LLANO	10.0%	0.51

PCD File No. PPR-21-51

Project No. 247.07
Date 01/03/23
Design RMM
Drawn GJM/SKG
Check RMM

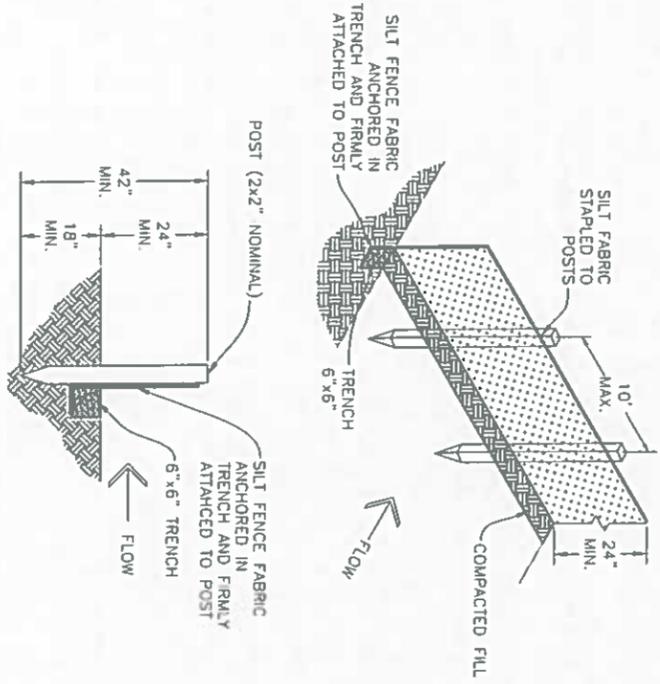
NO.	DESCRIPTION	BY	APP.	DATE
1				
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3				
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5				

100% DESIGN

COLORADO CENTRE METROPOLITAN DISTRICT
 ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
 GRADING & EROSION CONTROL NOTES

JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

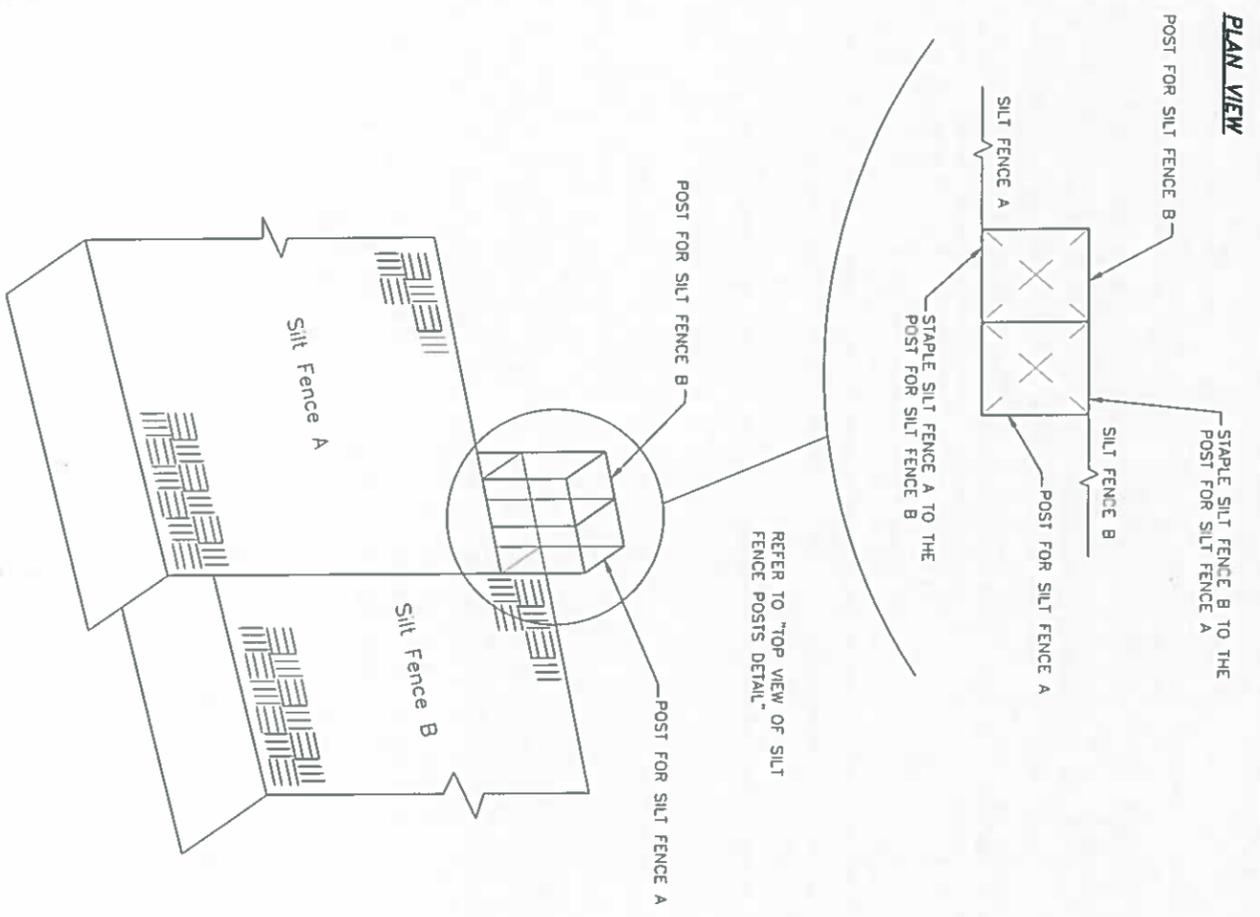
RELEASED: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.



SILT FENCE DETAIL

- INSTALLATION REQUIREMENTS:**
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPliced TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
 3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
 4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
 5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6 INCHES AND SHALL NOT EXTEND MORE THAN 3 FEET ABOVE THE ORIGINAL GROUND SURFACE.
- MAINTENANCE REQUIREMENTS:**
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
 2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
 3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED.

A SILT FENCE DETAIL
SCALE: N.T.S.



B SILT FENCE POSTS DETAIL
SCALE: N.T.S.

PCD File No. PPR-21-51

REVISIONS				
NO	DESCRIPTION	BY	APP	DATE
1				
2				
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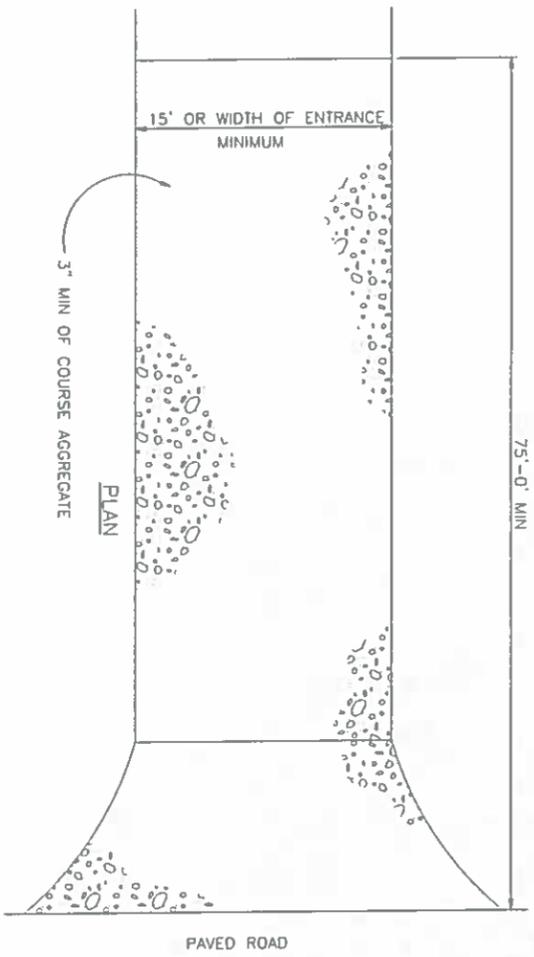
100% DESIGN

Project No: 247.07
Date: 01/03/23
Design: RMM
Drawn: GCU/SKG
Check: RMM

COLORADO CENTRE METROPOLITAN DISTRICT
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
GRADING & EROSION CONTROL DETAILS 1

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.



VEHICLE TRACKING PAD DETAIL

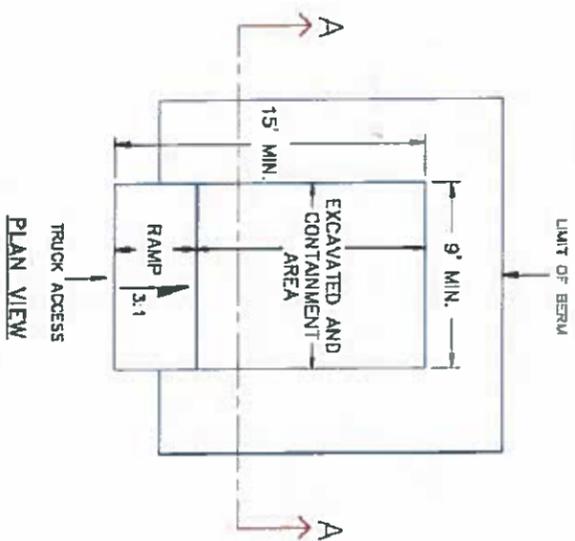
INSTALLATION REQUIREMENTS:

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. 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.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP

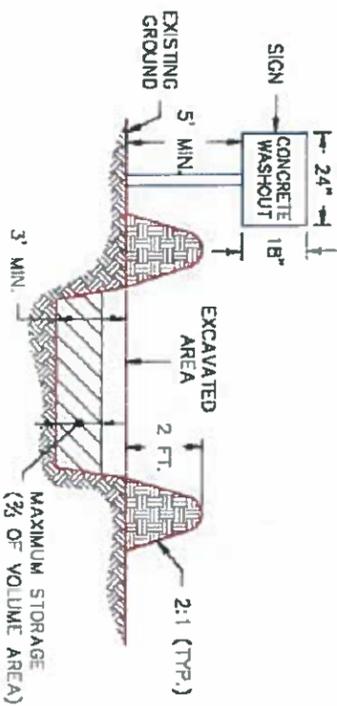
MAINTENANCE REQUIREMENTS:

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.
5. TO BE REMOVED JUST PRIOR TO FINAL SURFACING AND STABILIZATION.

A VEHICLE TRACKING PAD DETAIL
SCALE: N.T.S.



PLAN VIEW



SECTION A-A

- NOTES:**
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
 2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

DATE APPROVED: 1/1/08

John A. McCarty

DEPARTMENT OF TRANSPORTATION

Concrete Washout Structure

Standard Drawing

REVISION DATE: 7/17/07 FILE NAME: SD_3-84



B CONCRETE WASHOUT STRUCTURE DETAIL
SCALE: N.T.S.

COLORADO CENTRE METROPOLITAN DISTRICT
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN

GRADING & EROSION CONTROL DETAILS 2

JDS-HYDRO CONSULTANTS, INC.
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COLORADO SPRINGS, COLORADO 80919
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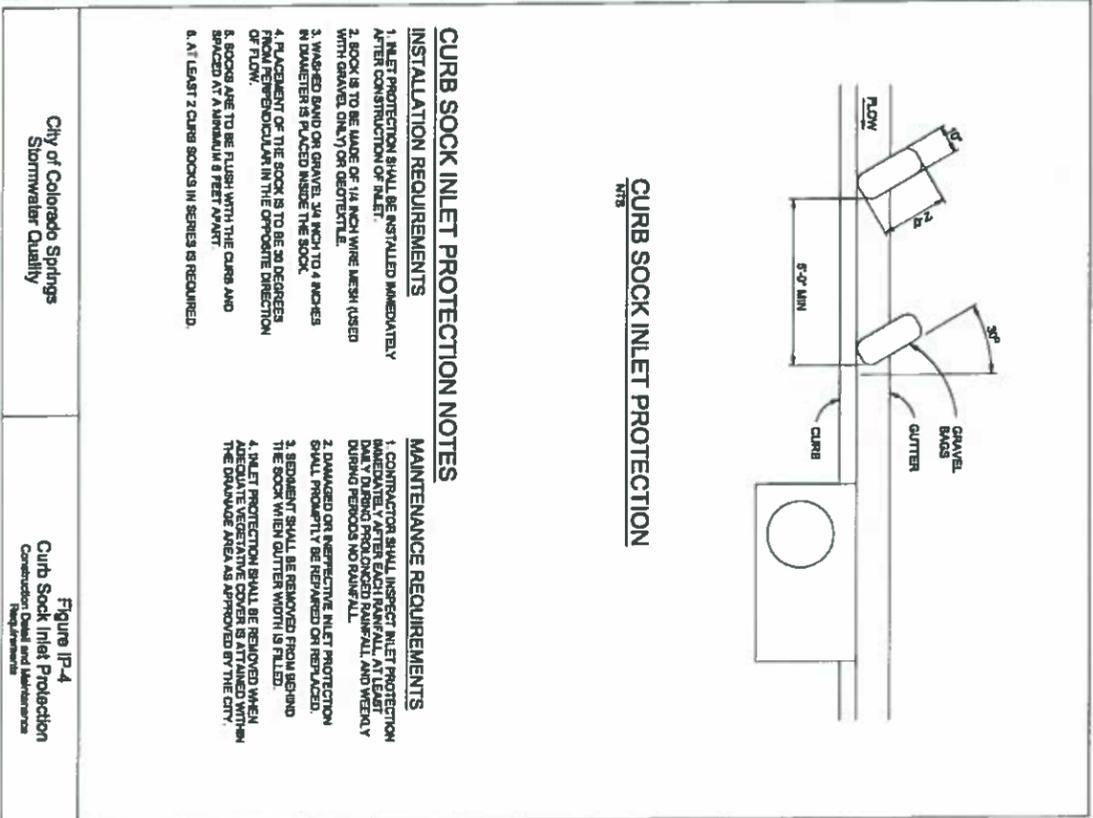
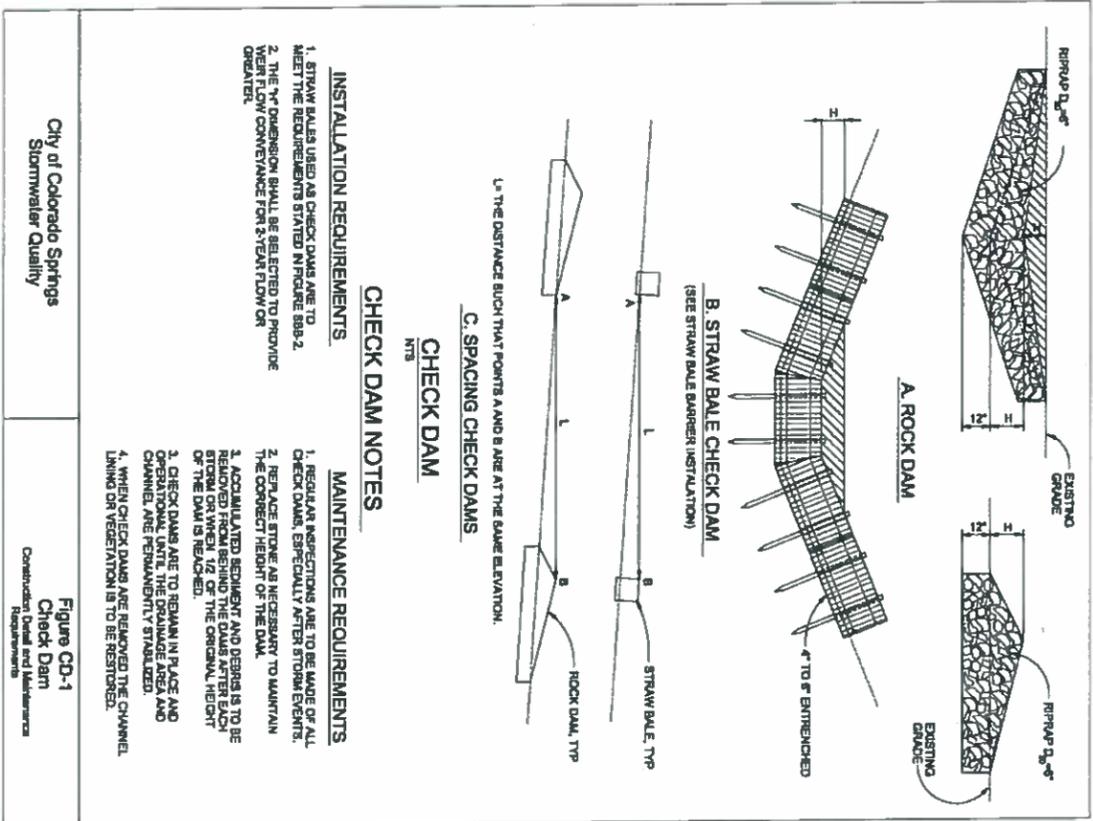
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Project No. 24707
Date: 07/03/23
Design: RMM
Drawn: GJM/SKG
Check: RMM

PCD File No. PPR-21-51

SHEET 4 OF 4
C4



City of Colorado Springs
Stormwater Quality

Figure CD-1
Check Dam
Construction Detail and Maintenance Requirements

City of Colorado Springs
Stormwater Quality

Figure IP-4
Curb Sock Inlet Protection
Construction Detail and Maintenance Requirements

INSTALLATION REQUIREMENTS

1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE 88B-2.
2. THE TOP DIMENSION SHALL BE SELECTED TO PROVIDE VEER FLOW CONVEYANCE FOR 3-YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND GRASS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL BANKS OR VEGETATION IS TO BE RESTORED.

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. SOCK IS TO BE MADE OF 1/4 INCH WIRE MESH (USED WITH GRAVEL ONLY) OR DESTRUCTIBLE.
3. WASHED SAND OR GRAVEL, 3/4 INCH TO 4 INCHES IN DIAMETER IS PLACED INSIDE THE SOCK.
4. PLACEMENT OF THE SOCK IS TO BE 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
5. SOCKS ARE TO BE FLUSH WITH THE CURBS AND SPACED AT A MINIMUM 8 FEET APART.
6. AT LEAST 2 CURB SOCKS IN SERIES IS REQUIRED.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL. AT LEAST 100% OF SOCKS SHALL BE INSPECTED AND REPAIRED DURING PERIODS OF RAINFALL.
2. DAMAGED OR DEFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

A CHECK DAM AND CURB SOCK INLET PROTECTION
SCALE: N.T.S.

PCD File No. PPR-21-51

Project No.	247.07
Date	01/03/23
Design	RMJ
Drawn	GGM/SKC
Checked	RMJ

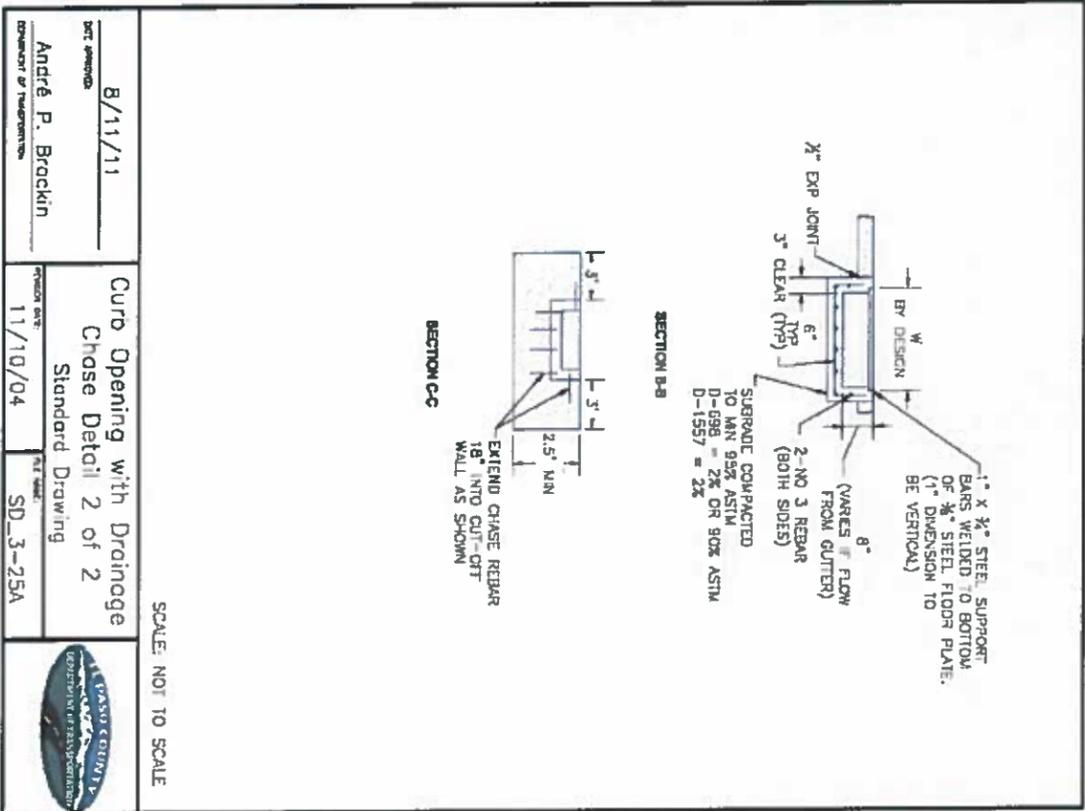
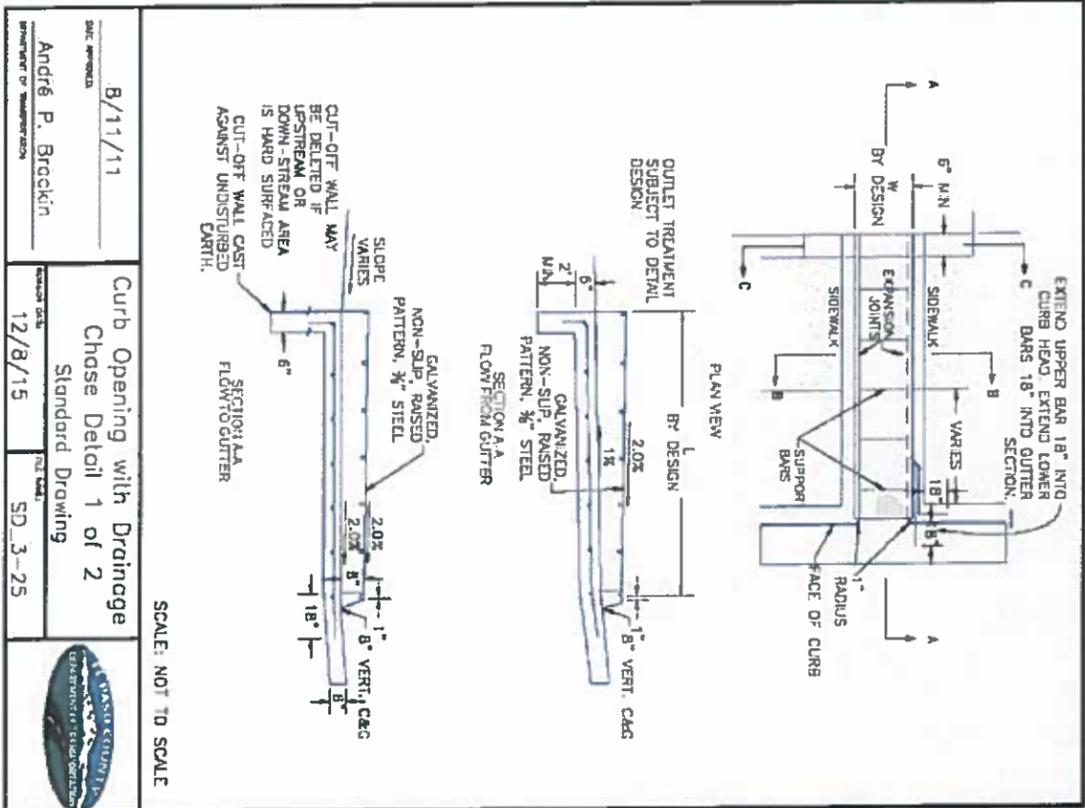
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100% DESIGN

COLORADO CENTRE METROPOLITAN DISTRICT
ADMINISTRATIVE BUILDING – SITE DEVELOPMENT PLAN
GRADING & EROSION CONTROL DETAILS 3

JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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DATE APPROVED: 8/11/11
 BY: André P. Brockin
 PROJECT NO.: 24707
 SHEET NO.: SD_3-25

DATE APPROVED: 8/11/11
 BY: André P. Brockin
 PROJECT NO.: 24707
 SHEET NO.: SD_3-25A

A CURB OPENING DETAILS
C6 SCALE: N.T.S.

REVISIONS			
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COLORADO CENTRE METROPOLITAN DISTRICT
 ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
 GRADING & EROSION CONTROL DETAILS 4

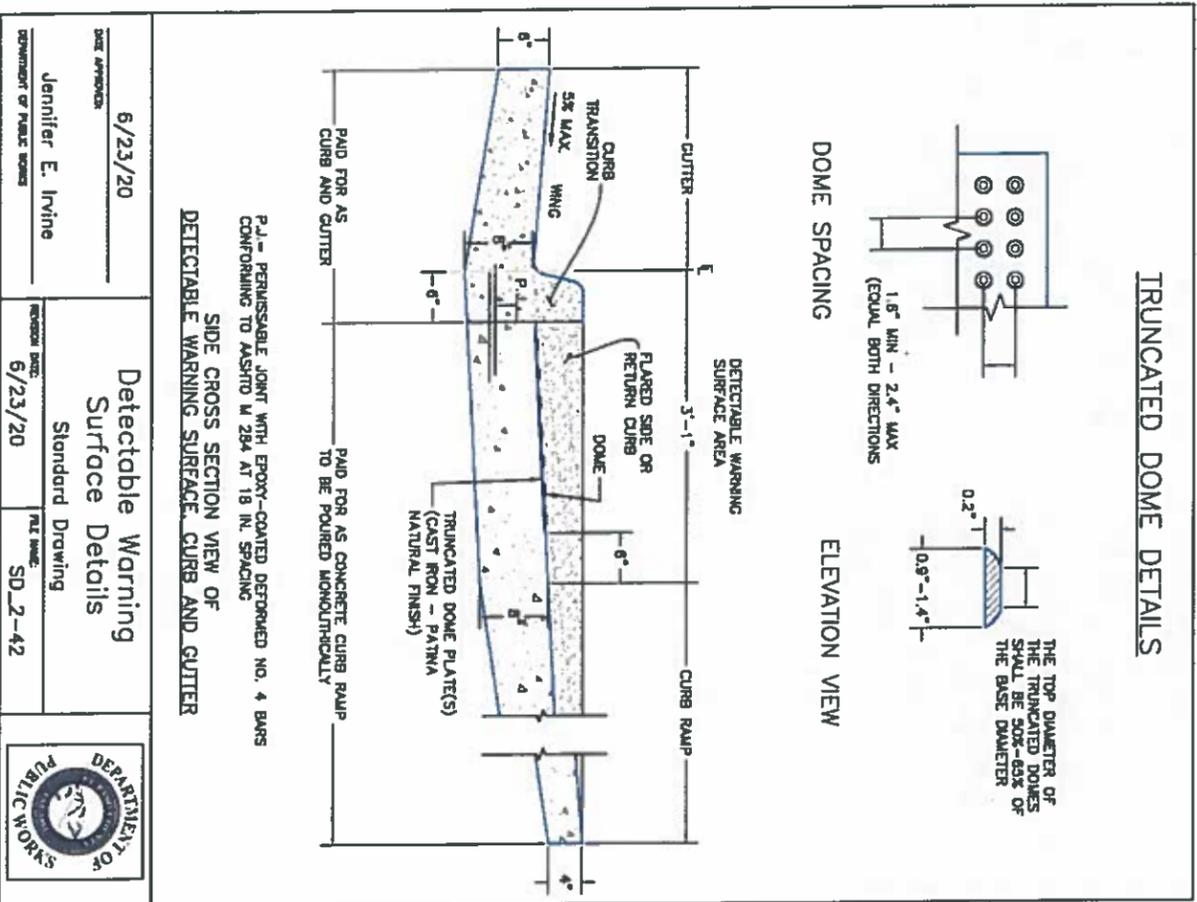
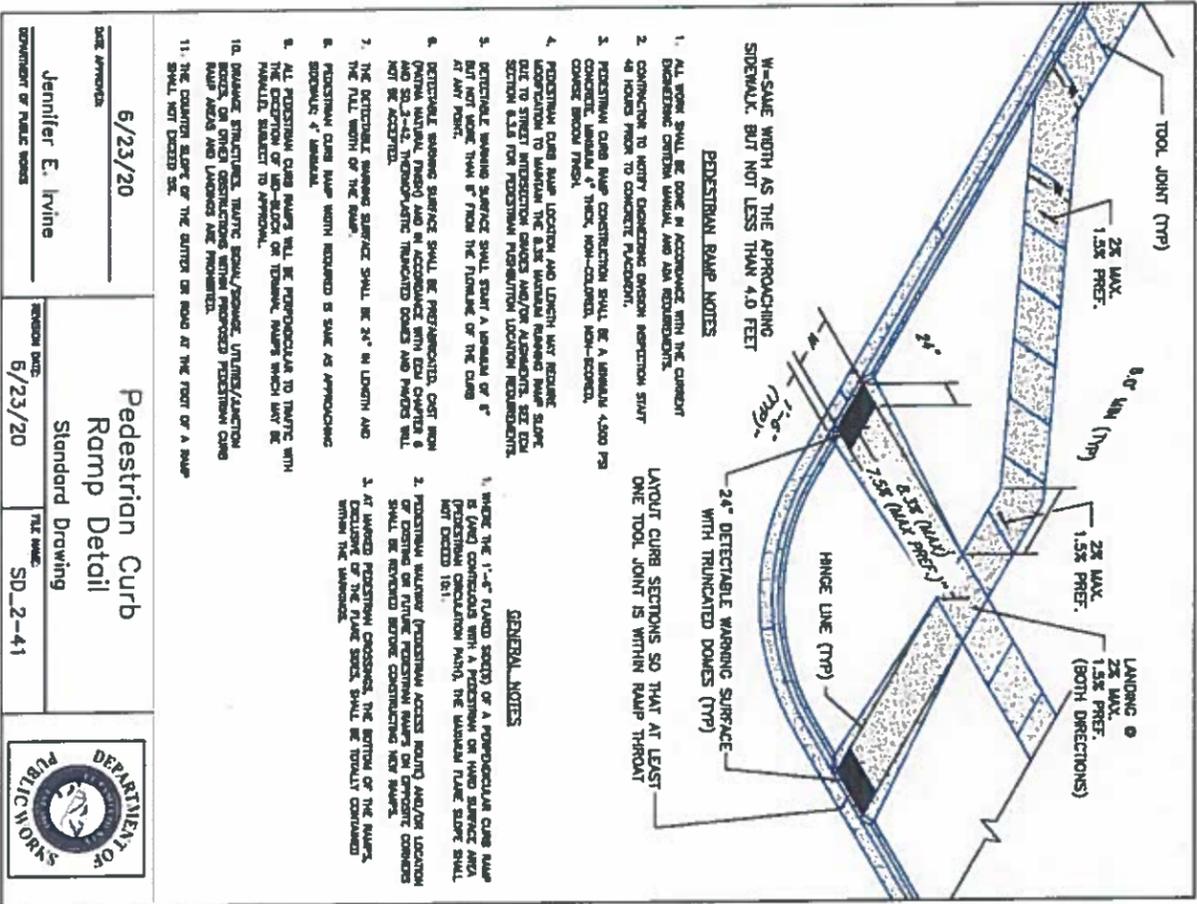
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PCD File No. PPR-21-51

Project No. 24707
 Date: 01/03/23
 Design: RMM
 Drawn: GJM/SKG
 Check: RMM

C6
 SHEET 6 OF



A PEDESTRIAN CURB RAMP
SCALE: N.T.S.

B DETECTABLE WARNING SURFACE
SCALE: N.T.S.

DATE APPROVED: 6/23/20
DESIGNED BY: Jennifer E. Irvine
REVISION DATE: 6/23/20
PROJECT NAME: SD_2-41

Pedestrian Curb Ramp Detail
Standard Drawing

DATE APPROVED: 6/23/20
DESIGNED BY: Jennifer E. Irvine
REVISION DATE: 6/23/20
PROJECT NAME: SD_2-42

Detectable Warning Surface Details
Standard Drawing

REVISIONS			
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100% DESIGN

COLORADO CENTRE METROPOLITAN DISTRICT
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
GRADING & EROSION CONTROL DETAILS 6

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