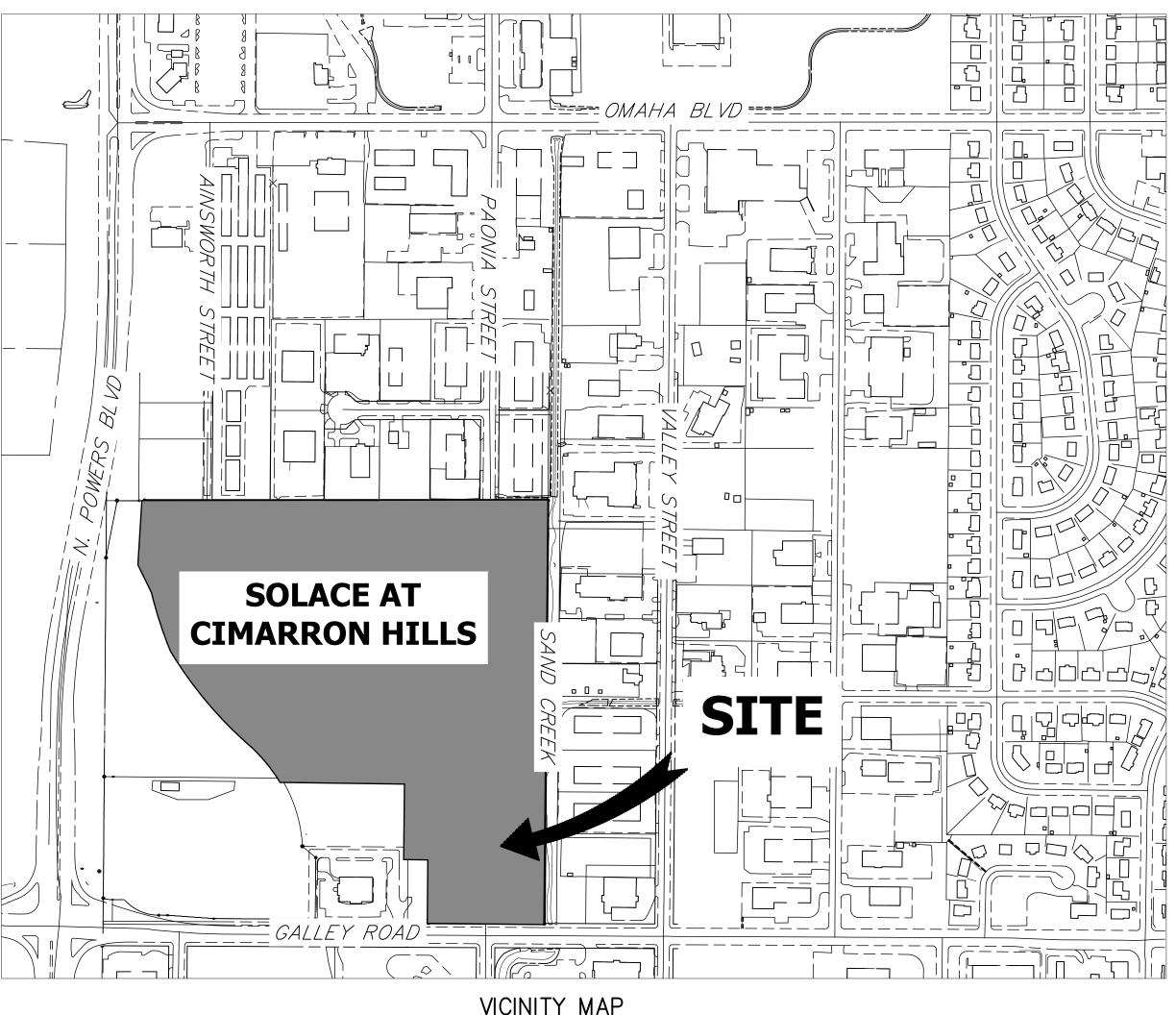
SOLACE A A PORTION OF SECTION 7, TO EL |

ABBREVIATIONS

-		
AC AD AH ARCH ASCE	ACRE ALGEBRAIC DIFFERENCE AHEAD ARCHITECT AMERICAN SOCIETY OF CIVIL ENGINEERS	FD FD FE FG FH FL
AVE BB BK BNDY	ASSEMBLY AVENUE BOX BASE BACK BOUNDARY	FIL FO GB GE GIS
BOF BOV BFV BLVD BW C&G CATV	BLOW OFF VALVE BUTTERFLY VALVE BOULEVARD BOTTOM OF WALL CURB & GUTTER	GL GP GV HC HD HD
CB CBC CDOT	CATCH BASIN CONCRETE BOX CULVERT	HG HC HP I
CDS CFS CL CLOMR	CUL-DE-SAC CUBIC FEET PER SECOND CENTER LINE CONDITIONAL LETTER OF MAP	IE IN IN IRF KB
CLR CMP CO CONC CR	CLEAR CORRUGATED METAL PIPE CLEAN OUT CONCRETE CIRCLE	LE LF LO LP
CT CTRB	COURT CONCRETE THRUST REDUCER BLOCK	LS LT MA MD
CY DBPS	DRAINAGE BASIN PLANNING STUDY	HM 11M
DE DIA DIP	DIAMETER	N NR
DR DRC DU E EA	DRIVE DESIGN REVIEW COMMITTEE DWELLING UNITS EAST EACH	OD OH OH PC PC
EL ELEC	ELEVATION ELECTRIC	PC PD
EGA ESMT EST EX	EDGE OF ASPHALT EASEMENT ESTIMATE EXISTING	PE PI PK
	AD AH ARCH ASCE ASS'Y AVE BB BK BNDY BOP BOV BFV BLVD BW C&G CATV CB CDOT CDS CFS CLOMR CCDOT CDS CFS CLOMR CCDOT CDS CFS CLOMR CMP CONC CCR CTRB DIA DIP DR DC DU EA EGL ELEC EOA EST	ADALGEBRAIC DIFFERENCEAHAHEADARCHARCHITECTASCEAMERICAN SOCIETY OF CIVILENGINEERSASSYASSEMBLYAVEAVENUEBBBOX BASEBKBACKBNDYBOUNDARYBOPBOTTOM OF PIPEBOVBLOW OFF VALVEBFVBUTTERFLY VALVEBLVDBOULEVARDBWBOTTOM OF WALLC&GCURB & GUTTERCATVCABLE TELEVISIONCBCATCH BASINCBCCONCRETE BOX CULVERTCDOTCOLORADO DEPARTMENT OF TRANSPORTATIONCDSCUL-DE-SACCFSCUBIC FEET PER SECONDCLCENTER LINECLOMRCONDITIONAL LETTER OF MAP REVISIONCLRCLEARCMPCORRUGATED METAL PIPECOCLEAN OUTCONCCONCRETECRCIRCLECSPCORRUGATED STEEL PIPECTCOURTCTRBCONCRETE THRUST REDUCER BLOCKCYCUBIC YARDDBPSDRAINAGE BASIN PLANNING STUDYDEDRAINAGE EASEMENTDIADIAMETERDIPDUCTILE IRON PIPEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVEDRDRIVE

HGL HOA HP	FINAL DEVELOPMENT PLAN FINAL DRAINAGE REPORT FLARED END SECTION FINISHED GRADE FIRE HYDRANT FLOWLINE FILING FIBER OPTIC CABLE GRADE BREAK GAS EASEMENT GEOGRAPHIC INFORMATION SYSTEM GAS LINE GLOBAL POSITIONING SYSTEM GATE VALVE HANDICAP HIGH DEFLECTION COUPLING HIGH DENSITY POLYETHYLENE HYDRAULIC GRADE LINE HOME OWNERS ASSOCIATION HIGH POINT
I IE INT IRR KB LE LF LN	INLET IRRIGATION EASEMENT INTERSECTION INVERT IRRIGATION KICK (THRUST) BLOCK LANDSCAPE EASEMENT LINEAR FEET LANE
LOMR LP LS LT MAX MDDP	LETTER OF MAP REVISION LOW POINT LUMP SUM LEFT MAXIMUM MASTER DEVELOPMENT DRAINAGE PLAN
MH MIN N NRCP	MANHOLE MINIMUM NORTH NON-REINFORCED CONCRETE PIPE
ODP OHE OHU PC PCC	OFFICIAL DEVELOPMENT PLAN OVERHEAD ELECTRIC OVERHEAD UTILITY POINT OF CURVATURE POINT OF COMPOUND CURVATURE
PCR PDP	POINT OF CURB RETURN PRELIMINARY DEVELOPMENT
PE PI PKWY	PLAN PROFESSIONAL ENGINEER POINT OF INTERSECTION PARKWAY

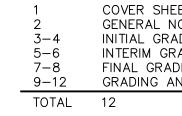


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PCD FILE #: SF-20-032

GRADING AN

<u>SHEET</u>



AT CIMARRON HIL TOWNSHIP 14 SOUTH, RANGE 65 WE PASO COUNTY, COLORADO D EROSION CONTROL P	ST OF THE P.M.					A PPROVED BY THE APPROVED BY THE	APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES	DESIGNATED BY WRITTEN AUTHORIZATION.
		DEVELOPER JACKSON DEARBORN PA 404 S. WELLS ST. SUITE 400 CHICAGO, IL 60607 P~734.216.2577 DIVIL ENGINEERING 5475 TECH CENTER DR SUITE 235 COLORADO SPRINGS, CO	ER 0 80919	JR ENGINEERING	PREPARED FOR	JACKSON DEARBORN PARTNER	404 3. WELLS 31. Suite 400 Chicago, il 60607	0FFICE PHONE (734) 216-2577
AT HILLS		CONTACT: MIKE BRAMLE C~719.659.7679 PLANNER N.E.S. INC. 619 N. CASCADE AVE SUITE 200 COLORADO SPRINGS, CO CONTACT: TAMARA BAX P~719.471.0073 ARCHITECTS 819 S. WABASH AVE, F CHICAGO, IL 60605 P~312.995.5305 GEOTECHNICA CTL THOMPSON, INC 5170 MARK DABLING BI COLORADO SPRINGS, CO P~719.528.8300	D 80903 KTER TIFTH FLOOR AL ENGINEER			J-R ENGINEERING	A Westrian Company	Centennial 303–740–9393 • Colorado Springs 719–593–2593 Fort Collins 970–491–9888 • www.jrengineering.com
Image: second					REVISION BY DATE			
COVER SHEET					=300' No.	A S	JRM	N N
GENERAL NOTES INITIAL GRADING AND EROSION CONTROL PLANS INTERIM GRADING AND EROSION CONTROL PLANS FINAL GRADING AND EROSION CONTROL PLANS GRADING AND EROSION CONTROL DETAILS 12					H-SCALE 1"=	-SCALE	UAIE U5, GNED BY	DRAWN BY JI CHECKED BY
DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.	OWNER/DEVELOPER STA I, THE OWNER/DEVELOPER HAVE READ AND REQUIREMENTS OF THE GRADING AND EROS	WILL COMPLY WITH THE	DIRECTION AND SUPERVISIC KNOWLEDGE AND BELIEF. S THE CRITERIA ESTABLISHED CONTROL PLANS. I ACCEPT	A CONTROL PLAN WAS PREPARED UNDER AND IS CORRECT TO THE BEST OF MAD AND IS CORRECT TO THE BEST OF MAD BY THE COUNTY FOR GRADING AND ER RESPONSIBILITY FOR ANY LIABILITY CAU	ER MY IY DING TO ROSION USED	SULACE A I CIMARKUN HILLS	COVER SHEET	
COUNTY ENGINEER/ECM ADMINISTRATOR DATE	DANE OLMSTEAD JACKSON DEARBORN PARTNERS 404 S. WELLS ST. CHICAGO, IL 60607	DAIE	MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 FOR AND ON BEHALF OF J	R ENGINEERING		HEET DB NO.	1 OF	12 4.00

GRADING AND EROSION CONTROL STANDARD NOTES

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANING AND COMMUNITY DEVELOPMENT INSPECTIONS.
- 2. 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.
- 3. 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.
- 4. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- 5. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- 11. 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.
- 12. 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).
- 13. 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.
- 14. 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.
- 15. 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.
- 16. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 17. 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.
- 18. 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.
- 19. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 20. 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.
- 21. 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.
- 22. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 23. 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.
- 24. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 25. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- 27. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 28. 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.
- 29. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON INCORPORATION (DECEMBER 2019) AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 30. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORÉ, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

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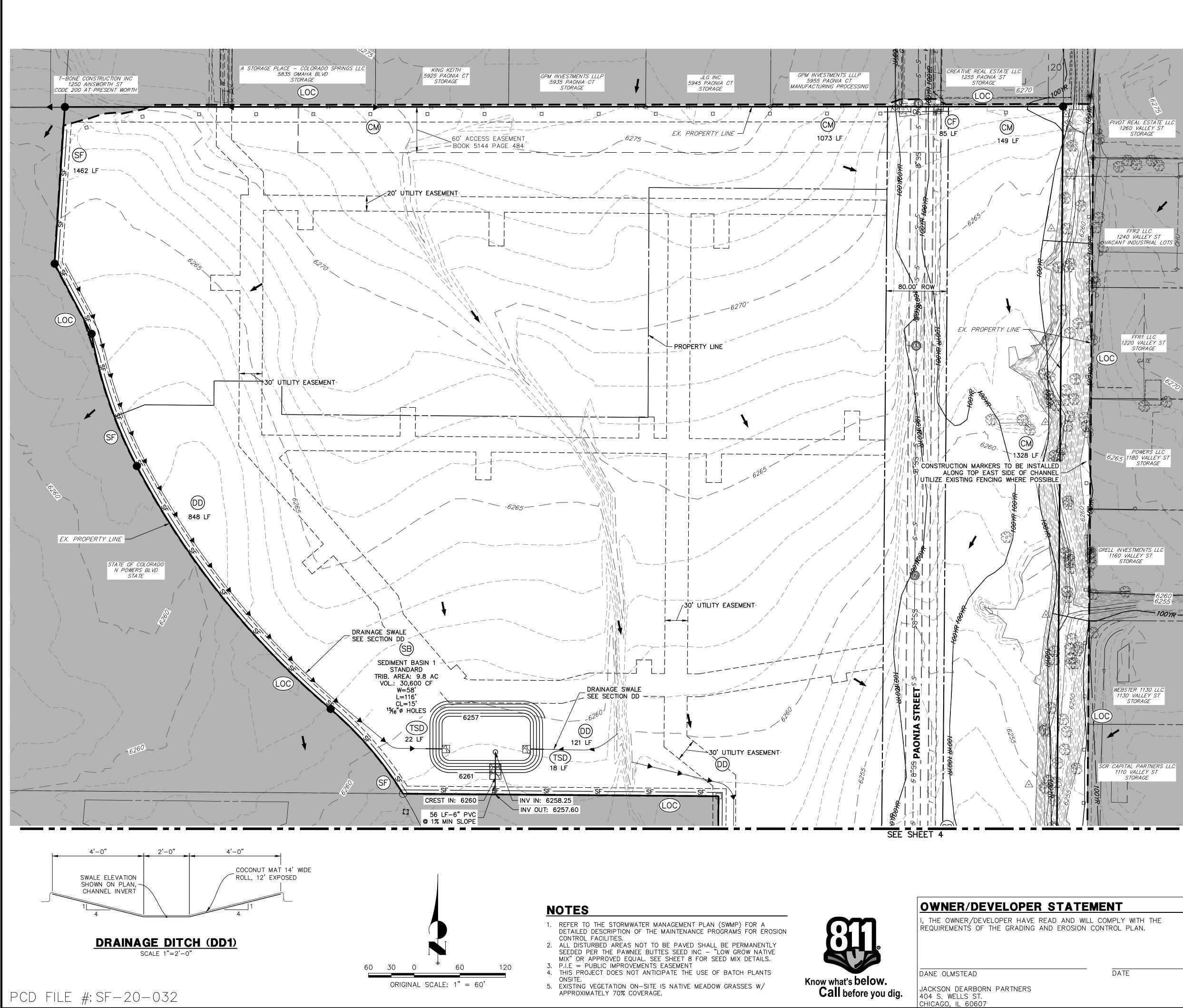
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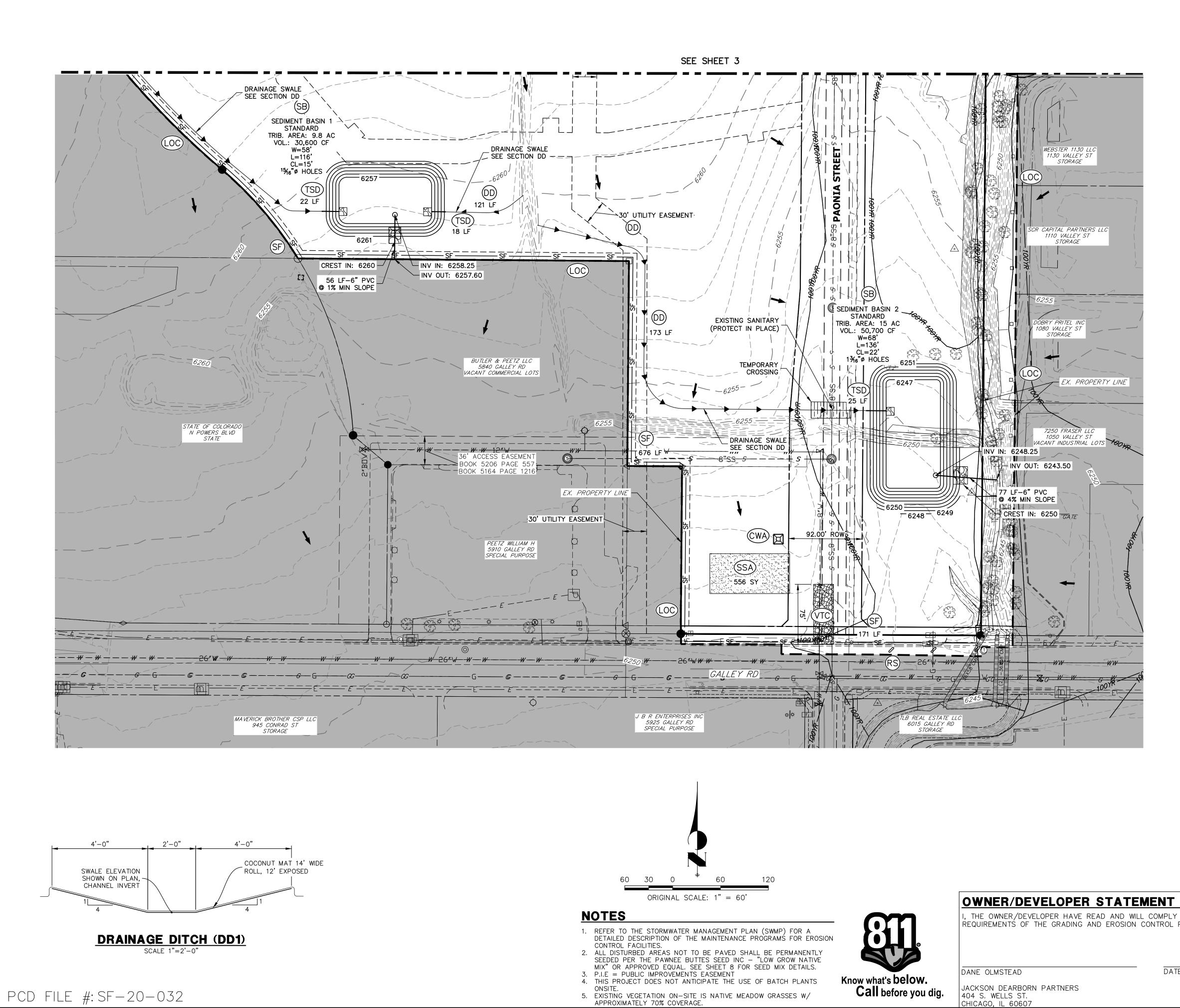


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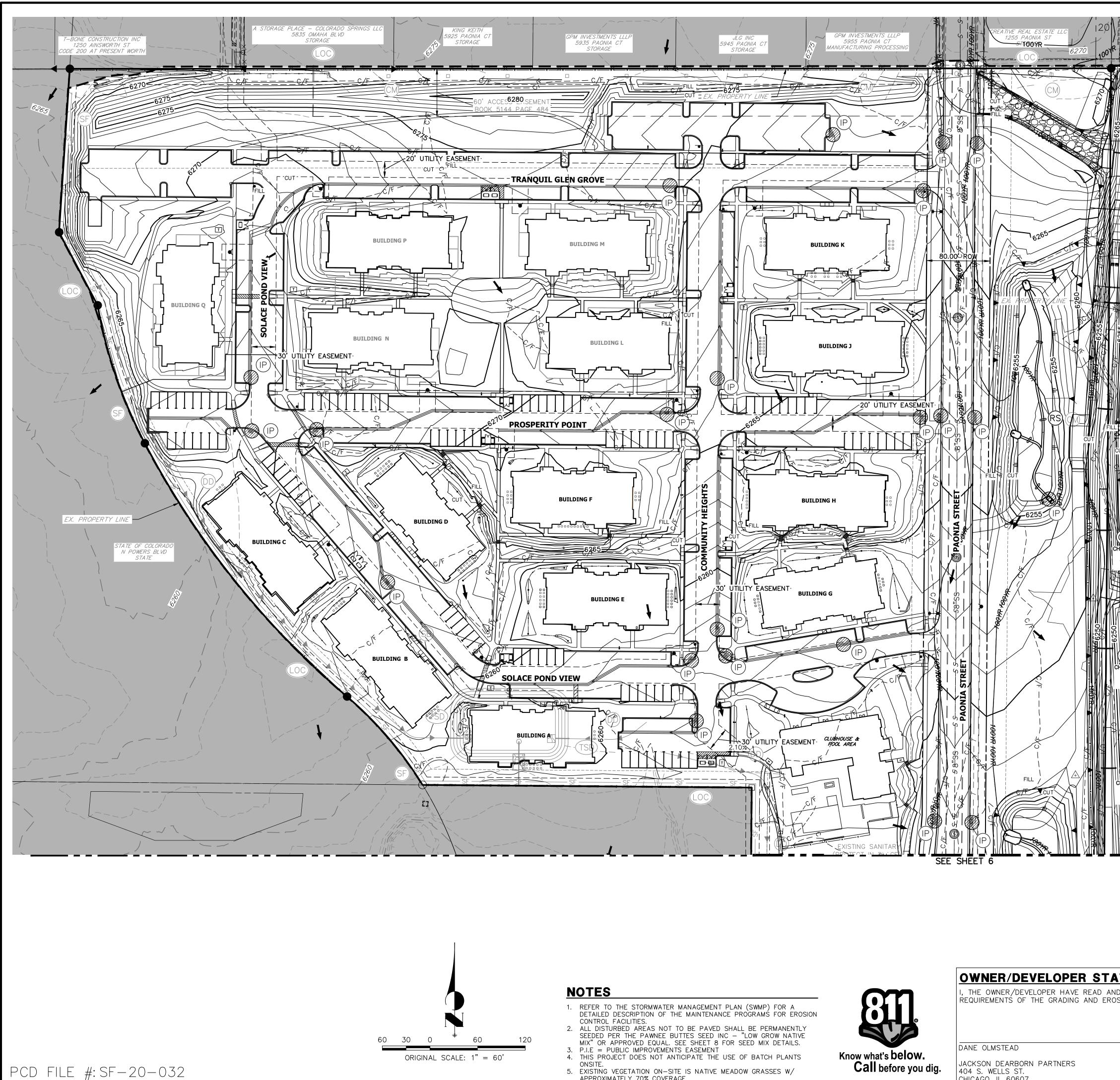


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· L	PREPARING THIS PLANS.						
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	MIKE A. BRAMLETT, P.E.	SH	EET	3	OI	- 12	2
	COLORADO P.E. 32314	JOE	8 NO.		2517	74.00	0



REQUIREMENTS OF THE GRADING AND EROSION CONTROL F

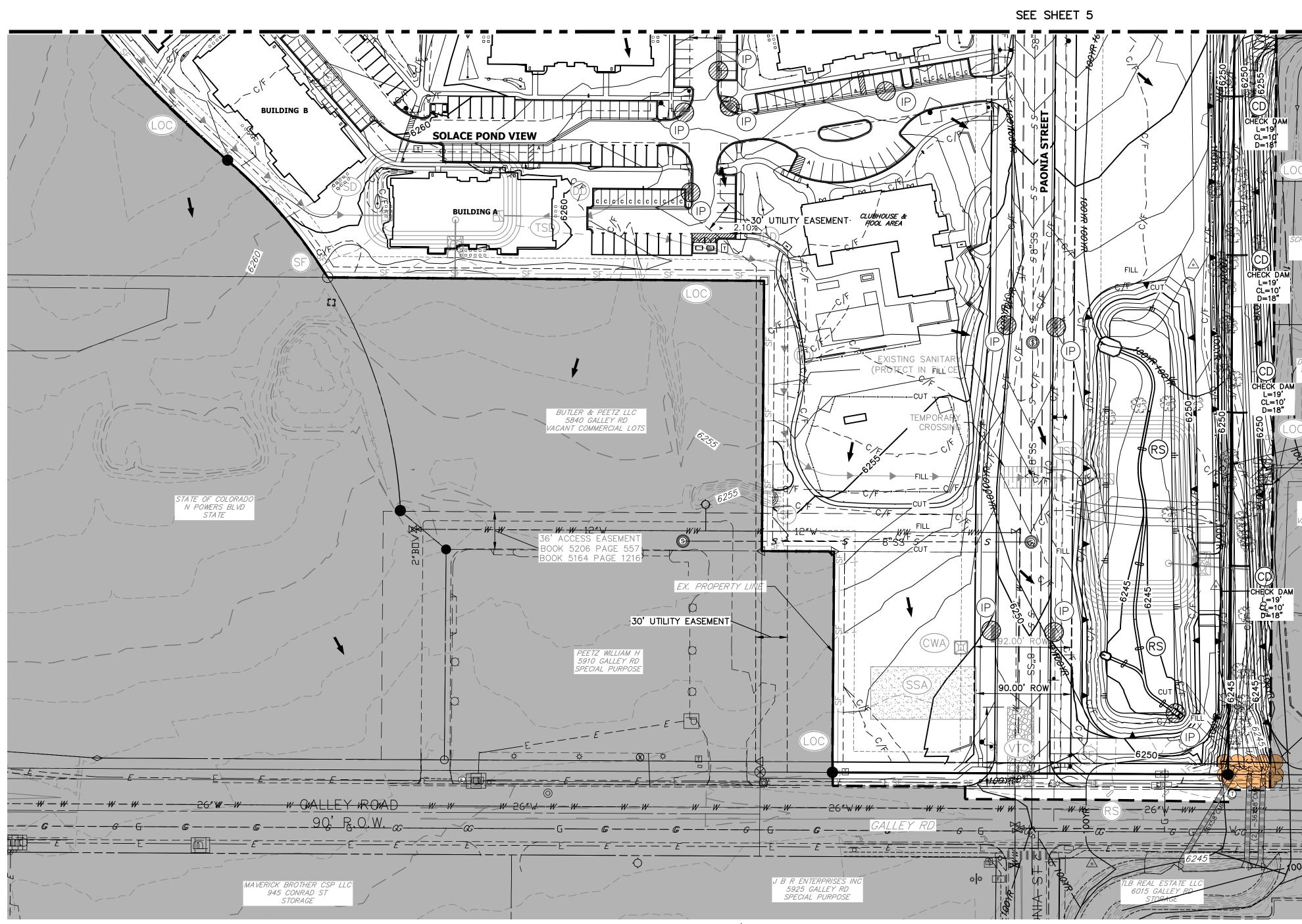
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		GALLEY ROAD	PREPARED FOR		MELL TE 4(CHICAGU, IL 60607 Office Phone (734) 216-2577
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	ROCK SOCKS	RS	REVISION			
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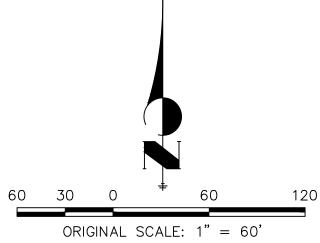
- ONSITE.
 5. EXISTING VEGETATION ON-SITE IS NATIVE MEADOW GRASSES W/ APPROXIMATELY 70% COVERAGE.

JACKSON DEARBORN PARTNERS 404 S. WELLS ST. CHICAGO, IL 60607

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PCD FILE #:SF-20-032



NOTES

- REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
 ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE PERMANENTLY SEEDED PER THE PAWNEE BUTTES SEED INC "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 8 FOR SEED MIX DETAILS.
 P.I.E = PUBLIC IMPROVEMENTS EASEMENT
 THIS PROJECT DOES NOT ANTICIPATE THE USE OF BATCH PLANTS ONSITE

- ONSITE.
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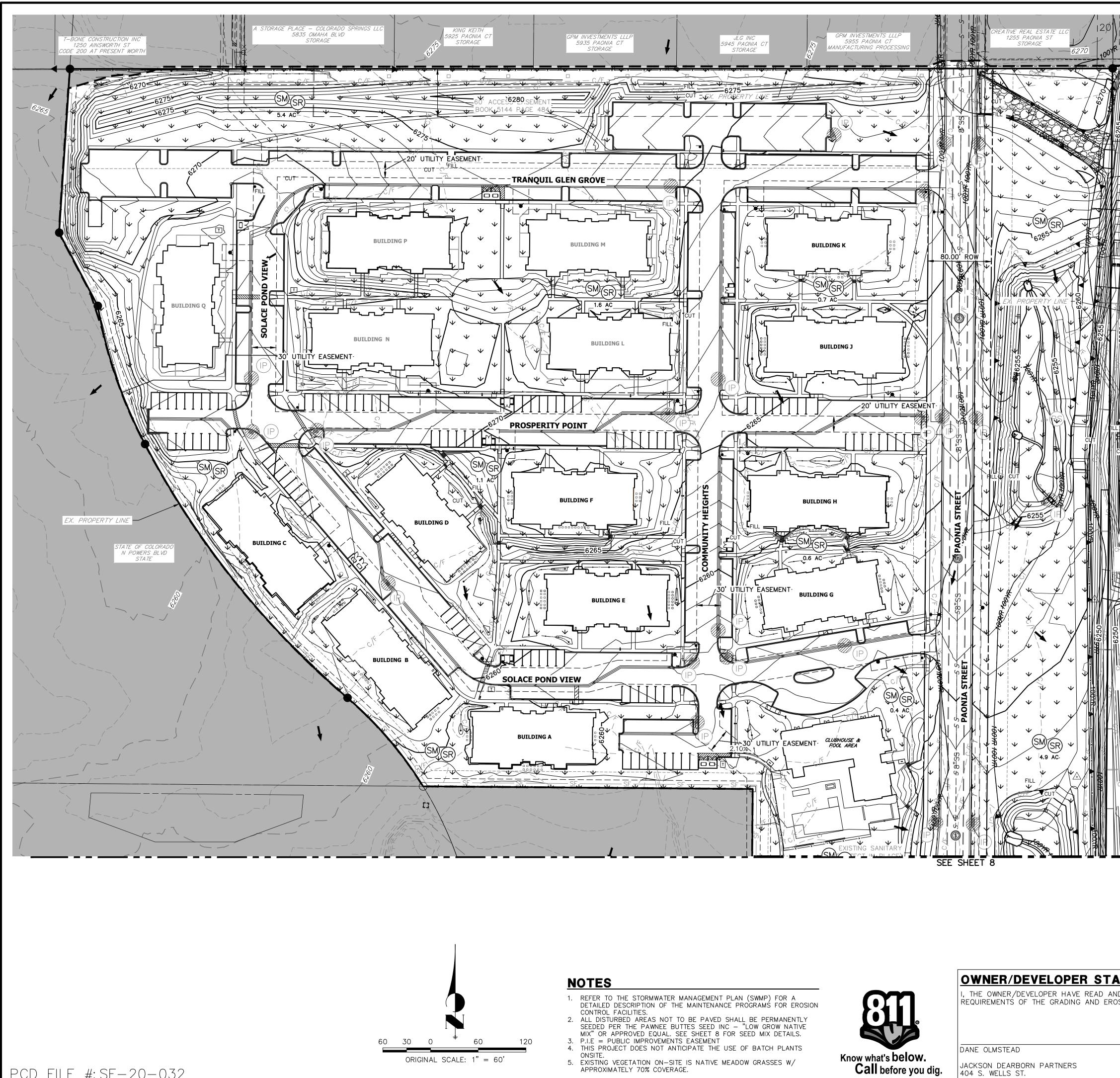
OWNER/DEVELOPER STAT

I, THE OWNER/DEVELOPER HAVE READ AND REQUIREMENTS OF THE GRADING AND EROSIC

DANE OLMSTEAD JACKSON DEARBORN PARTNERS 404 S. WELLS ST. CHICAGO, IL 60607

Know what's **below. Call** before you dig.

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	CONSTRUCTION FENCE	(CF) -	CF			RING		Colorado Springs 719-593-2593	E
CAPITAL PARTNERS LLC 1110 VALLEY ST STORAGE	STABILIZED STAGING AREA	(SSA)				NEE		Springs 719	-9000 • www.jrengineering.com
	CONSTRUCTION MARKER	(CM)				ENGI	ompany	 Colorado 	• www.jren
	VEHICLE TRACKING CONTROL	(VTC)				·R E	A Westrian Company	740-9393	-4919888
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and the second s	SEEDING & MULCHING & SURFACE ROUGHENING	SM (SR							
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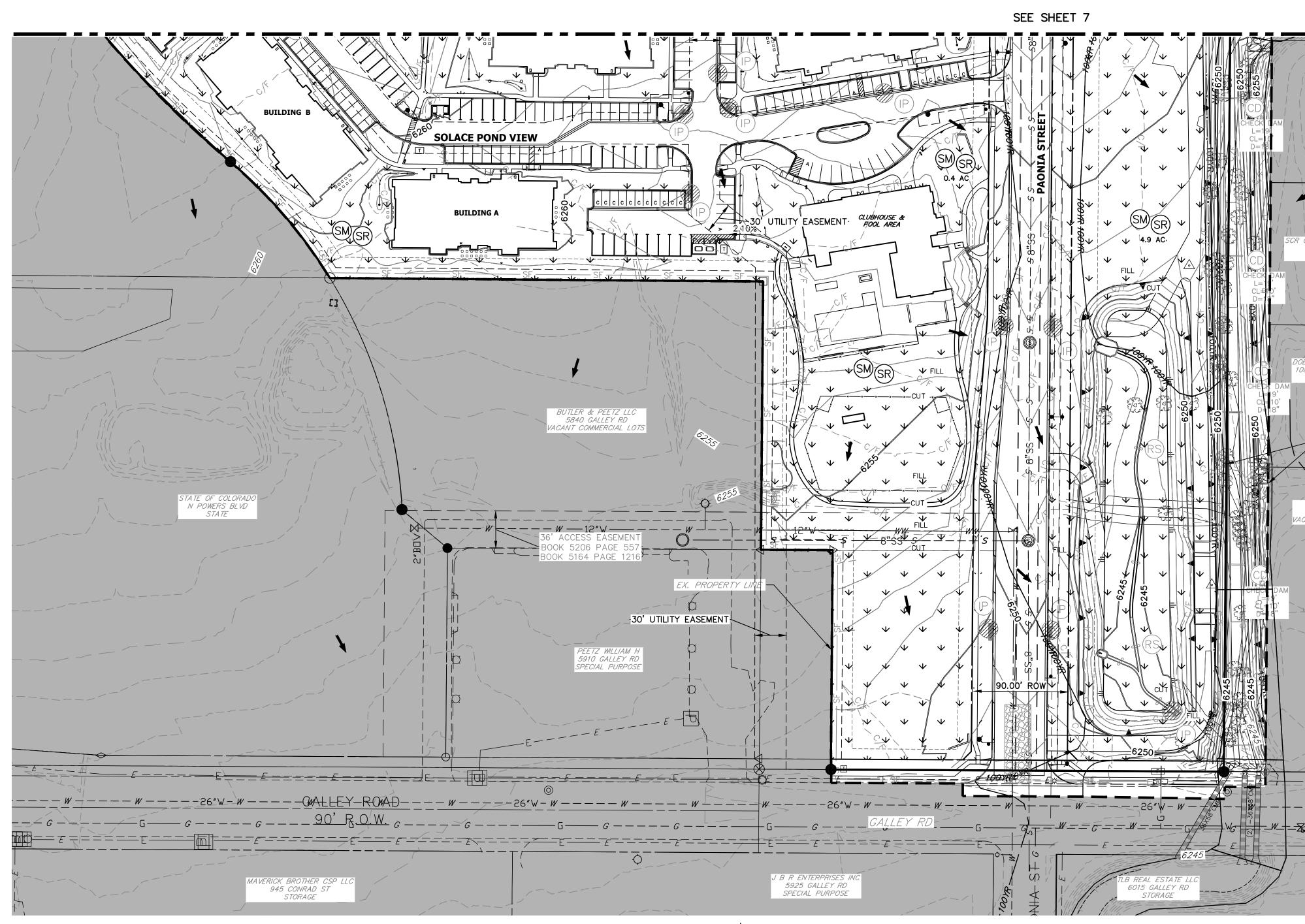


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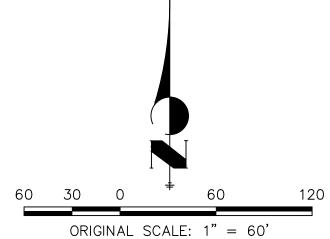
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JACKSON DEARBORN PARTNERS 404 S. WELLS ST. CHICAGO, IL 60607

PIVOT REAL ESTATE LLC 1260 VALLEY ST STORAGE	A SUMO N N EEGEND SEDIMENT BASIN		SOLACE PARTMENTS GALLEY ROAD CALLEY ROAD CALLE 1"=500'	SAND CREEK		DEARBORN F	S, JR ENG	CHICAGO, IL 60607 APPROVES THEIR USE ONLY FOR THE PURPOSES OFFICE PHONE DESIGNATED BY WRITTEN	t) 216–2577
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PCD FILE #:SF-20-032



NOTES

- 1. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION
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 3. P.I.E = PUBLIC IMPROVEMENTS EASEMENT
 4. THIS PROJECT DOES NOT ANTICIPATE THE USE OF BATCH PLANTS ONSITE
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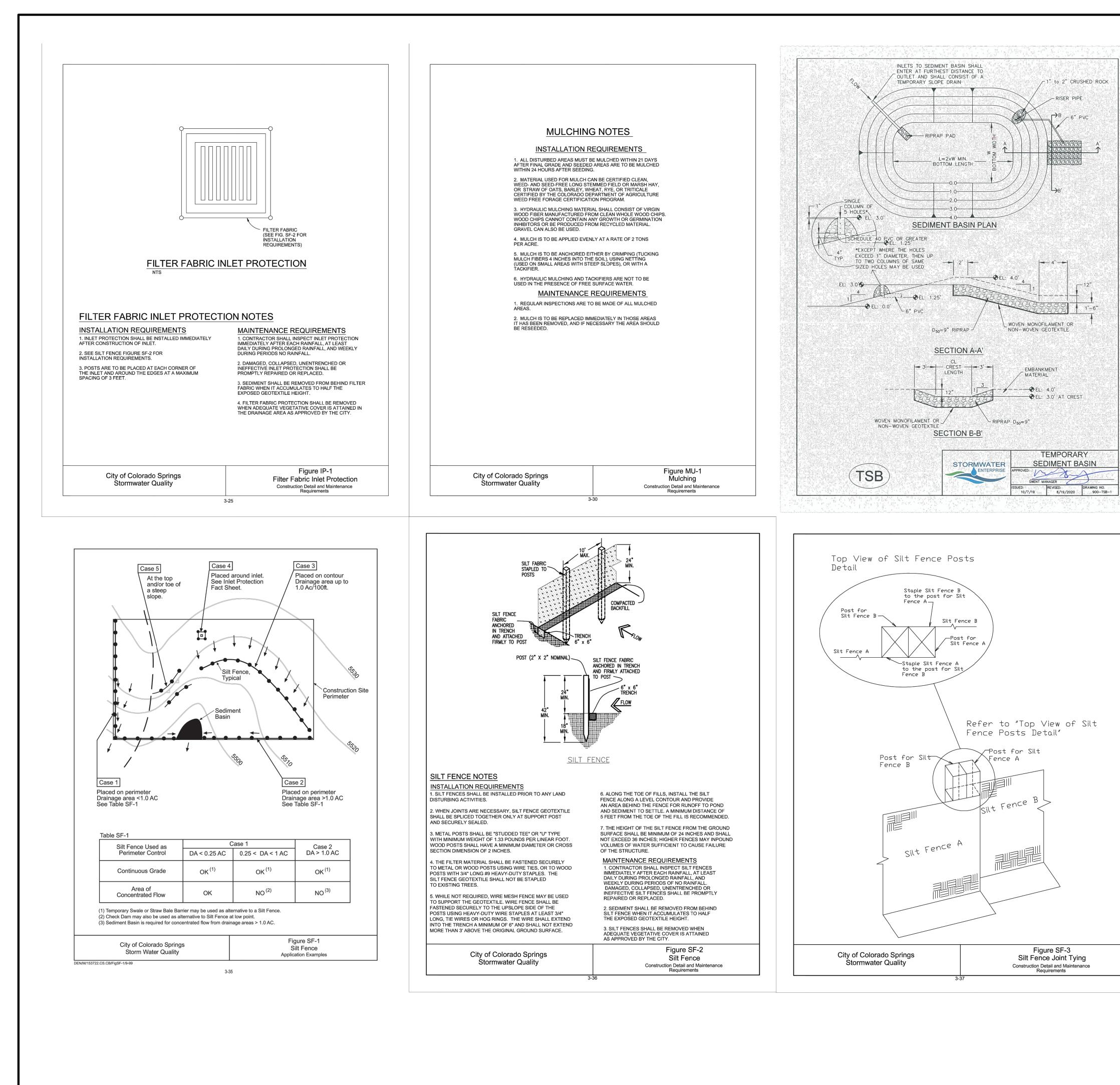


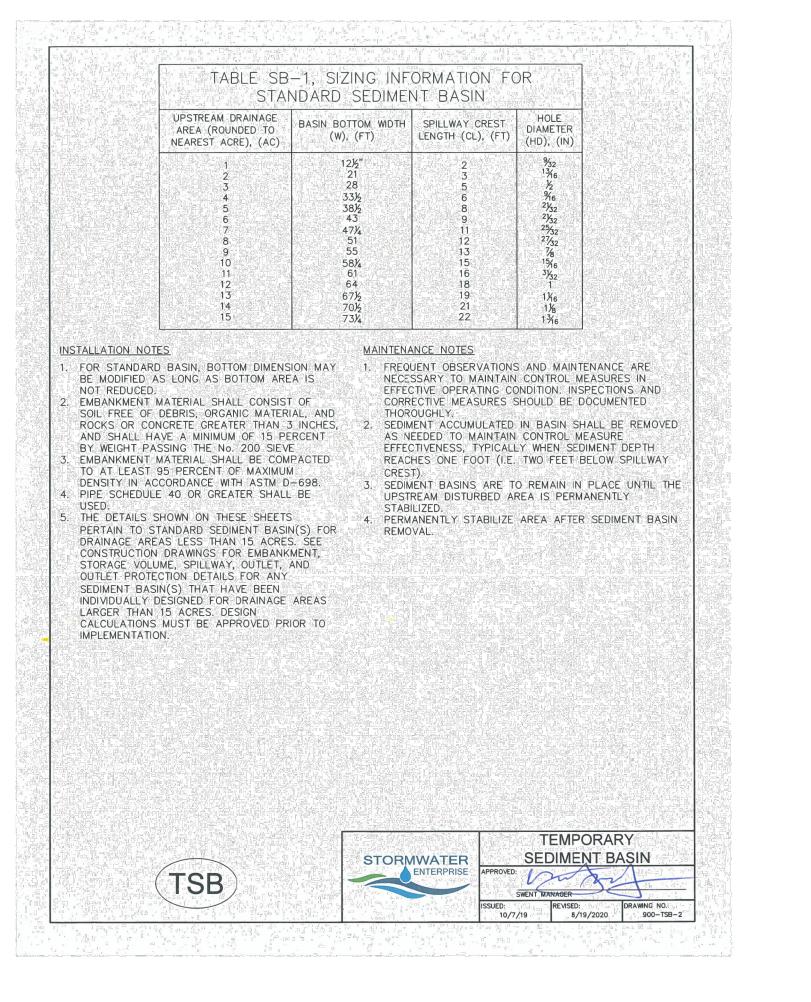
OWNER/DEVELOPER STAT

I, THE OWNER/DEVELOPER HAVE READ AND WIREQUIREMENTS OF THE GRADING AND EROSION

DANE OLMSTEAD JACKSON DEARBORN PARTNERS 404 S. WELLS ST. CHICAGO, IL 60607

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CAPITAL PARTNERS LLC 1110 VALLEY ST STORAGE	STABILIZED STAGING AREA	(SSA)				EER	Colorado Springs 719–593–2593 www.irenoringering.com	
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	TEMPORARY SLOPE DRAIN	TSD		_				
	CHECK DAM	CD ®			REVISION			
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	_	C 0200	32314		SC			
DATE	MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 FOR AND ON BEHALF OF JR EI	NGINEERING			SHEET		OF 1 6174.0	2





SURFACE ROUGHENING NOTES

APPLICATION TECHNIQUES

- STAIR STEP GRADING USED ON SLOPES WITH GRADIENTS BETWEEN 3:1 AND 2:1 AND FOR SOIL CONTAINING A LARGE AMOUNT OF SMALL ROCKS. STAIRS ARE TO BE WIDE ENOUGH TO WORK WITH STANDARD EARTH MOVING EQUIPMENT.
- GROOVE CUTTING USED ON SLOPES WITH GRADIENTS BETWEEN 3:1 AND 2:1. GROOVES ARE TO BE AT LEAST 3 INCHES DEEP AND NO MORE THAN 15 INCHES APART.
- 3. TRACKING USED ON SOILS WITH HIGHER SAND CONTENT DUE TO COMPACTION BY HEAVY MACHINERY.
- MAINTENANCE REQUIREMENTS
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL SURFACE ROUGHENED AREAS.

AREAS THAT HAVE BEEN ROUGHENED.

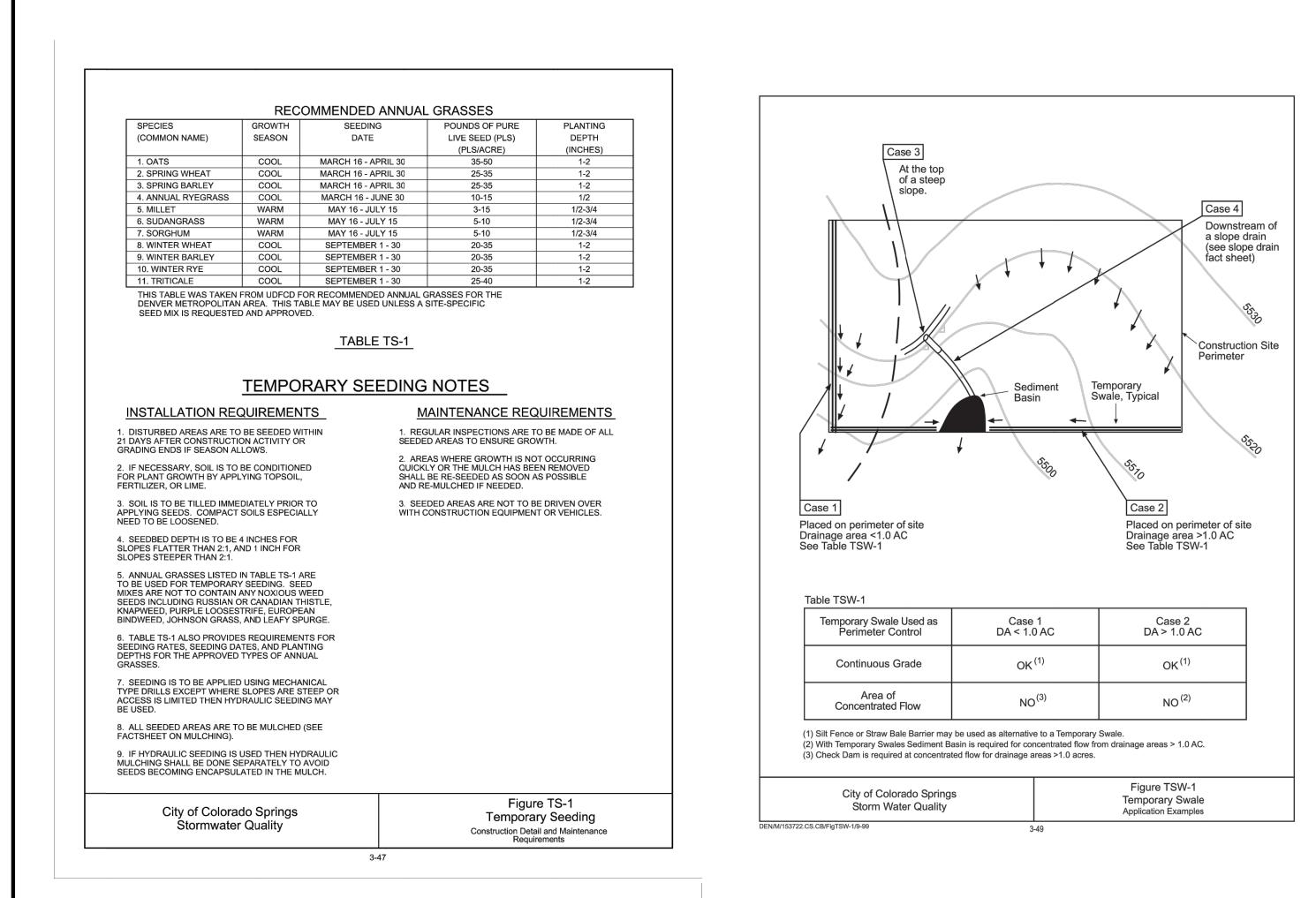
- SURFACE ROUGHENING IS TO BE REPEATED AS OFTEN AS NECESSARY.
- 3. VEHICLES OR EQUIPMENT IS NOT TO BE DRIVEN OVER
- AS SURFACE ROUGHENING IS ONLY A TEMPORARY CONTROL, ADDITIONAL TREATMENTS MAY BE NECESSARY TO MAINTAIN THE SOIL SURFACE IN A ROUGHENED CONDITION.

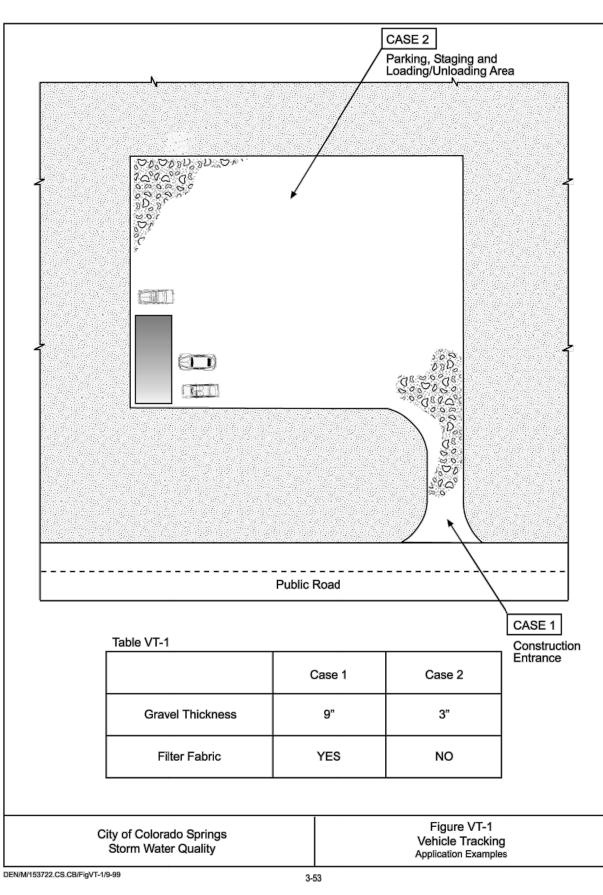
Know what's below. Call before you dig.

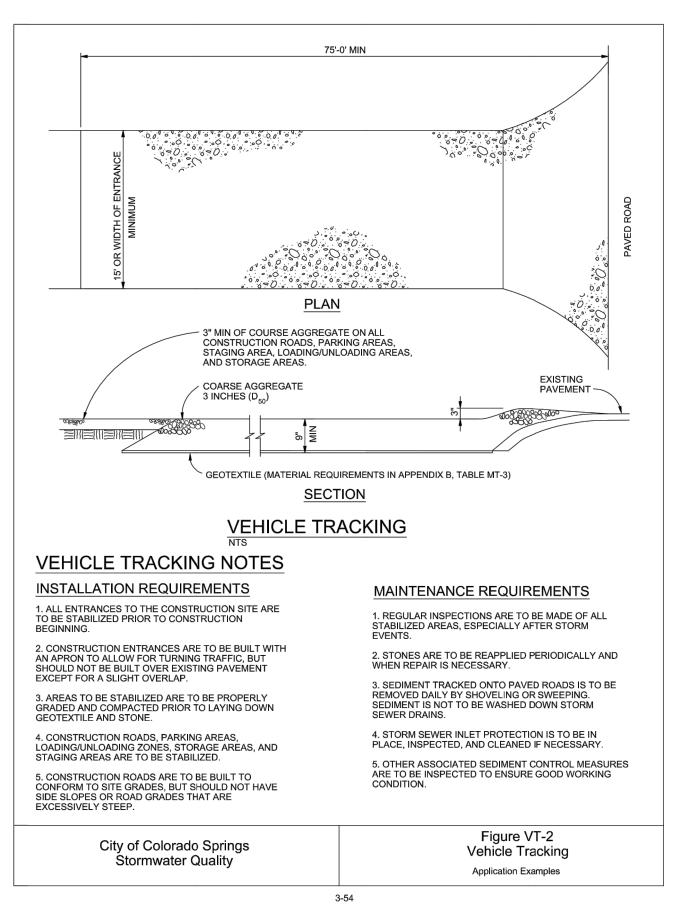
STORMWATER QUALITY BMP MANUAL

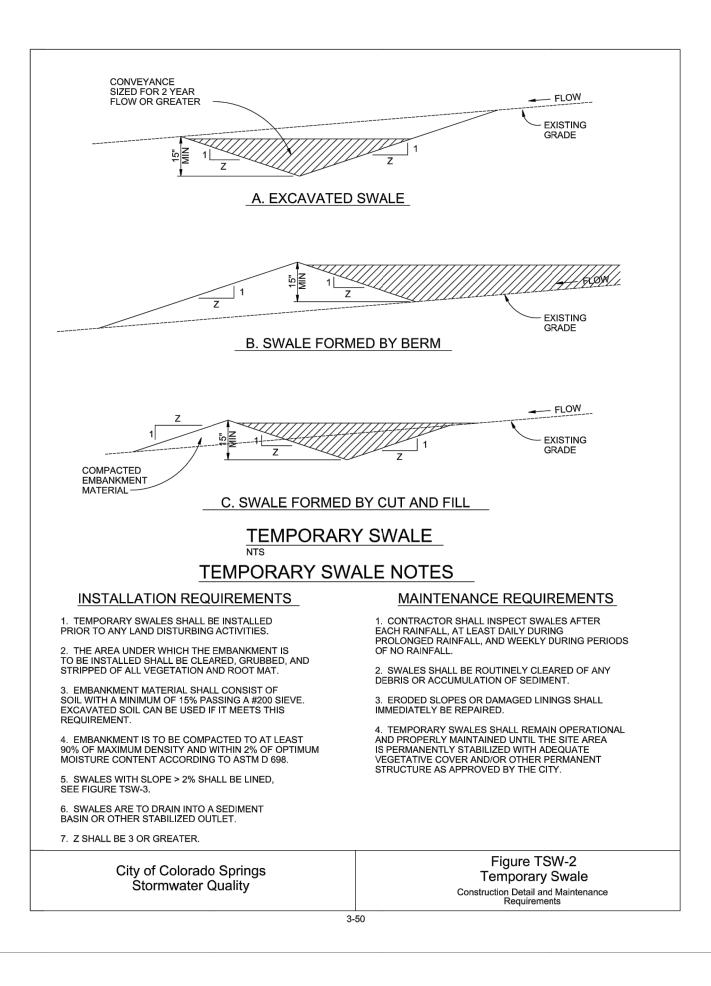
ENGINEER'S STATEMENT STANDARD DETAILS SHOWN WERE APPLICATION ON THIS PROJECT	SOLACE AT CI	GRADING AI CONTROL	
IIKE A. BRAMLETT, P.E.	SHEET	9 OF 1	2
COLORADO P.E. 32314	JOB NO.	25174.0	00

RRON HILLSH-SCALEN/ANo.REVISIONV-SCALEN/ANo.REVISIONV-SCALEN/AN/AV-SCALEN/AN/ADATE05/16/21NDATE05/1	PREPARED FOR	JACKSON DEARBORN PARTNERS THESE DRAWINGS ARE	404 S. WELLS ST. APPROPRIATE REVIEWING	CHICAGO II 60607 APPROVES THEIR USE		(734) 216-2577 AUTHORIZATION.
LS H-SCALE N/A No. REVISION BY V-SCALE N/A No. REVISION BY DATE 05/16/21 DATE 05/16/21 DESIGNED BY JRM DESIGNED BY JRM DESIGNED BY JRM CHECKED BY CHECKED BY DRAWN BY					Centennial 303-740-9393 • Colorado Springs 719-593-2593	Fort Collins 9/0-491-9888 • www.jrengineering.com
LLS H-SCALE N/A V-SCALE N/A V-SCALE N/A DATE 05/16/21 DESIGNED BY JRM DRAWN BY JRM CHECKED BY	BY DATE					
	N/A					CHECKED BY
SOLACE AT CIMARRON GRADING AND EROSI CONTROL DETAILS	 SOLACE AT CIMARRON HILLS					









Temporary Outlet Protection (TOP)

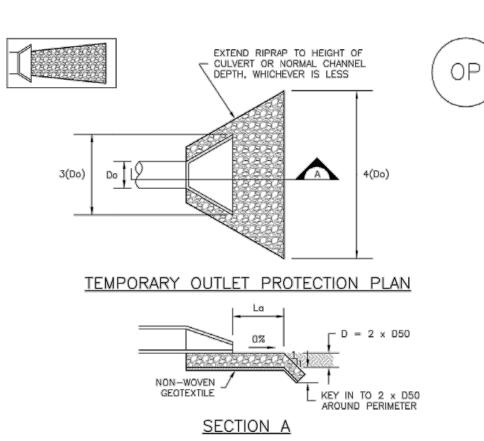


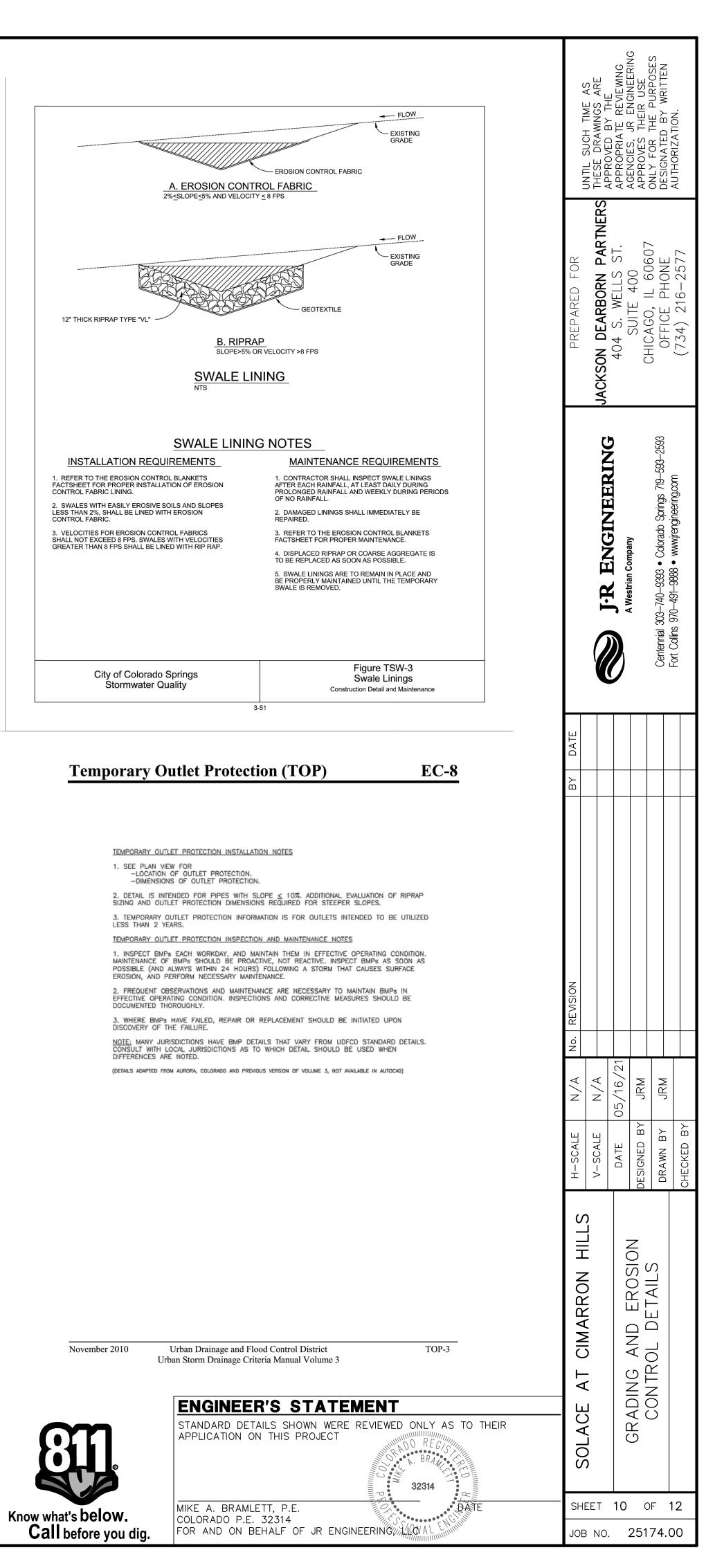
TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE							
PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, Lα (FT)	RIPRAP D50 DIAMETER MIN (INCHES)				
8	2.5	5	4				
	5	10	6				
12	5	10	4				
	10	13	6				
18	10	10	6				
	20	16	9				
	30	23	12				
	40	26	16				
24	30	16	9				
	40	26	9				
	50	26	12				
	60	30	16				

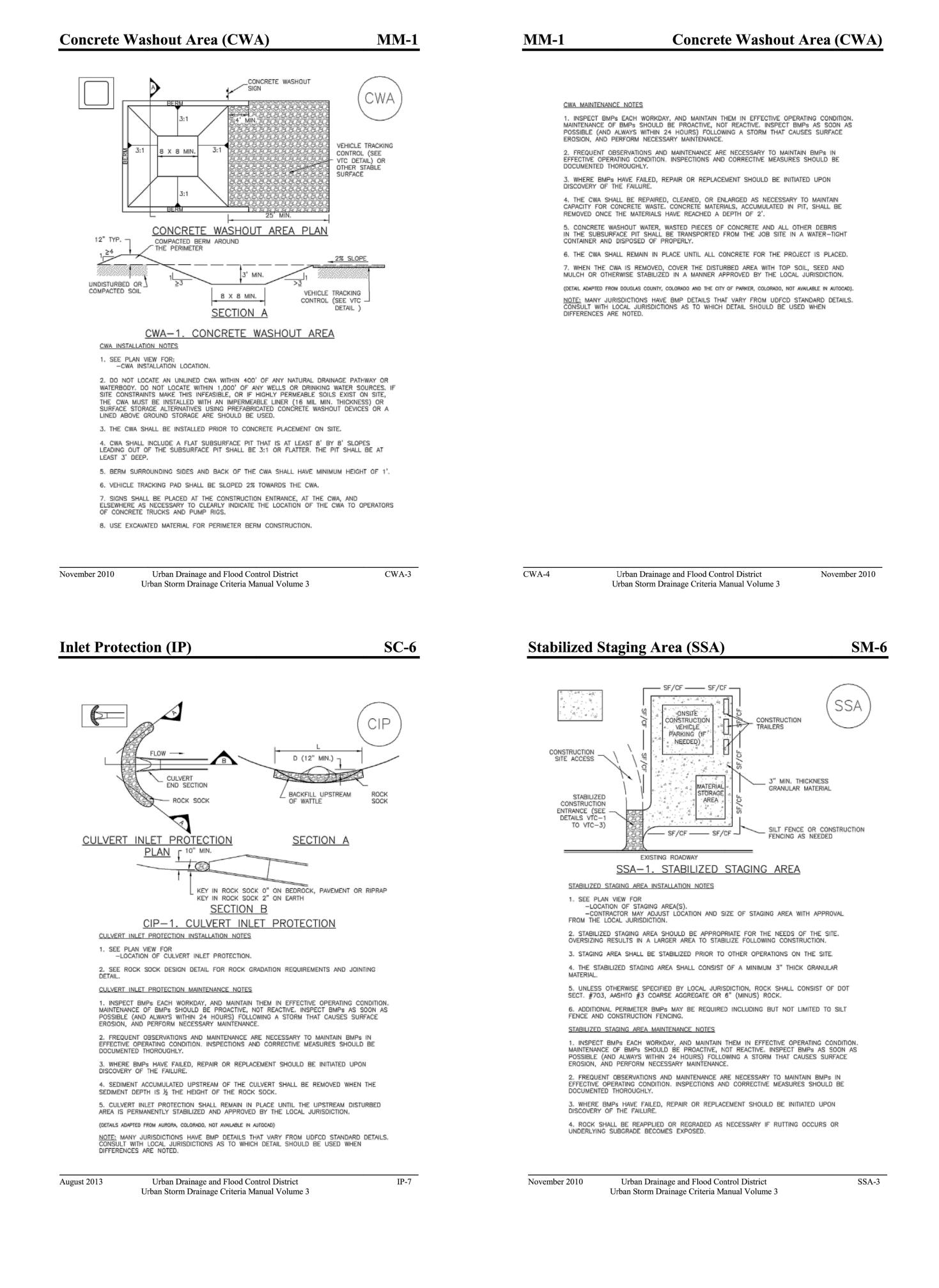
OP-1. TEMPORARY OUTLET PROTECTION

TOP-2

EC-8

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Stockpile Management (SP)

SP - 3.0' MIN STOCKPILE A SILT FENCE (SEE SF DETAIL FOR INSTALLATION REQUIREMENTS) STOCKPILE PROTECTION PLAN MAXIMUM SILT FENCE (SEE SF DETAIL FOR INSTALLATION REQUIREMENTS) SECTION A SP-1. STOCKPILE PROTECTION STOCKPILE PROTECTION INSTALLATION NOTES 1. SEE PLAN VIEW FOR: -LOCATION OF STOCKPILES. -TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS. 3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS). 4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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SM-6

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES 5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED. NOTE: 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.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

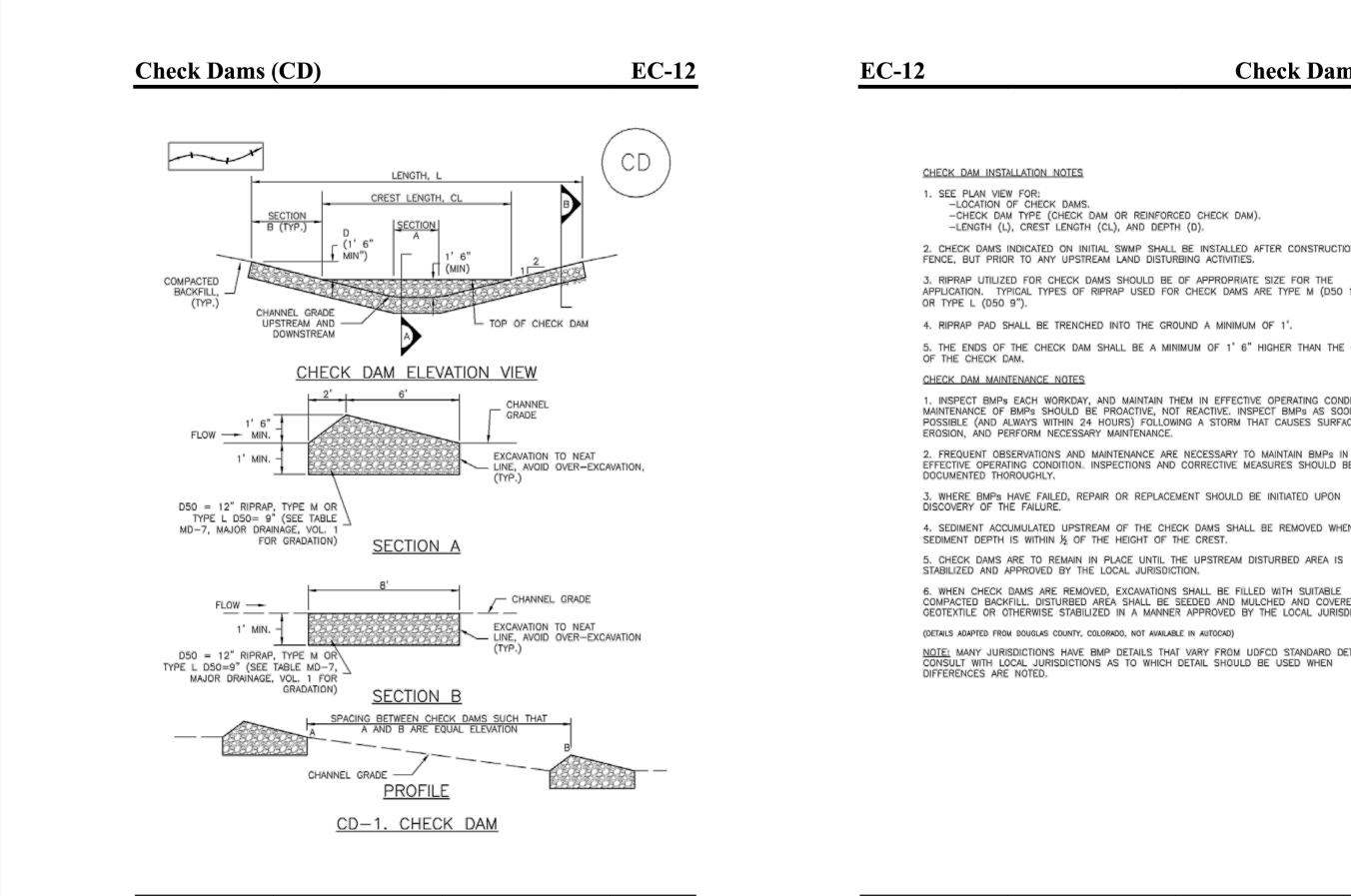
MM-2

	Stockpile Man			APPROVEU BY IHE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING	APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN	AUTHORIZATION.
MAINTENANC POSSIBLE (EROSION, A 2. FREQUEI EFFECTIVE DOCUMENTE 3. WHERE I DISCOVERY <u>STOCKPILE</u> 4. IF PERIM PERIMETER 5. STOCKPILE (DETAILS ADAP) <u>NOTE:</u> MAN CONSULT W	BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OF ECOF BMP'S SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT ON ND PERFORM NECESSARY MAINTENANCE. IN OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAI OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASUR ID THOROUGHLY. BMP'S HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE IN OF THE FAILURE. PROTECTION MAINTENANCE NOTES METER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKE CONTROLS BY THE END OF THE WORKDAY. LE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE N HAS BEEN USED. TED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD) Y JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD ITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE IN IS ARE NOTED.	BMPs AS SOON AS CAUSES SURFACE NTAIN BMPs IN RES SHOULD BE ITIATED UPON PILE, REPLACE MATERIAL FROM THE	JACKSON DEARBORN PARTNERS	\sim	л П П П П П П	4) 216-25
				A Westrian Company	Centennial 303-740-9393 • Colorado Springs 719-593-2593	Fort Collins 970-491-9888 • www.jrengineering.com
SP-4 Earth Dike	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 es and Drainage Swales (ED/I	November 2010	BY DATE			
	DMPACTED UNLINED EARTH DIKE FO	TRAN <u>SVER</u> SE FLOW TO ^T SWALE – EXISTING GRADE	REVISION			
	OMPACTED UNLINED SWALE FORMED <u>FILL</u> W (5' MIN.) CXTILE OR MAT (SEE ECB) D (10" MIN.)	(SEE ECB) ANCHOR TRENCH AT PERIMETER OF BLANKET AND AT	H-SCALE N/A No. V-SCALE N/A	DATE 05,	DESIGNED BY JRM DRAWN BY JRM	B \
ONE-	PERIMETER OF E	DINTS WITH ANY ADJACENT KET (SEE ECB)	CIMARRON HILLS	D FROSION	DETAILS	
November 2010	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 ENGINEER'S STATE STANDARD DETAILS SHOWN WERE APPLICATION ON THIS PROJECT	REVIEWED ONLY AS TO THEIR	SOLACE AT CIM	GRADING ANI	ONTRO	
at's below.	MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314	BATE	SHEET	11	OF	12

FOR AND ON BEHALF OF JR ENGINEERING

JOB NO. 25174.00

Call before you dig.



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CD-4

CD-3

Check Dams (CD)

2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.

3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").

5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

1. 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

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.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN ${\rm M}_2$ OF THE HEIGHT OF THE CREST.

6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

NOTE: 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.

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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PREPARED FOR		JACKSON DEARBORN PARINERS	404 S. WELLS ST.	SULLE 400 CHICACO II ROROZ	CHICAGO, IL DUGUI		(734) 216–2577
		I'R ENGINEERING			Centennial 303-740-9393 • Colorado Sorings 719-593-2593	Eart Milline 070-104-0000 - www.innor.inno.mm	
BY DATE							
No. REVISION							
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SOLACE AT CIMADONI LILIS				GRADING AND EROSION	CONTROL DETAILS		
 SH	IEE	T 10.	12	c 251)F 74		2

Know what's below. Call before you dig.

ENGINEER'S STATEMENT	
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT	
MIKE A. BRAMLETT, P.E.	
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT MIKE A. BRAMLETT, P.E.	