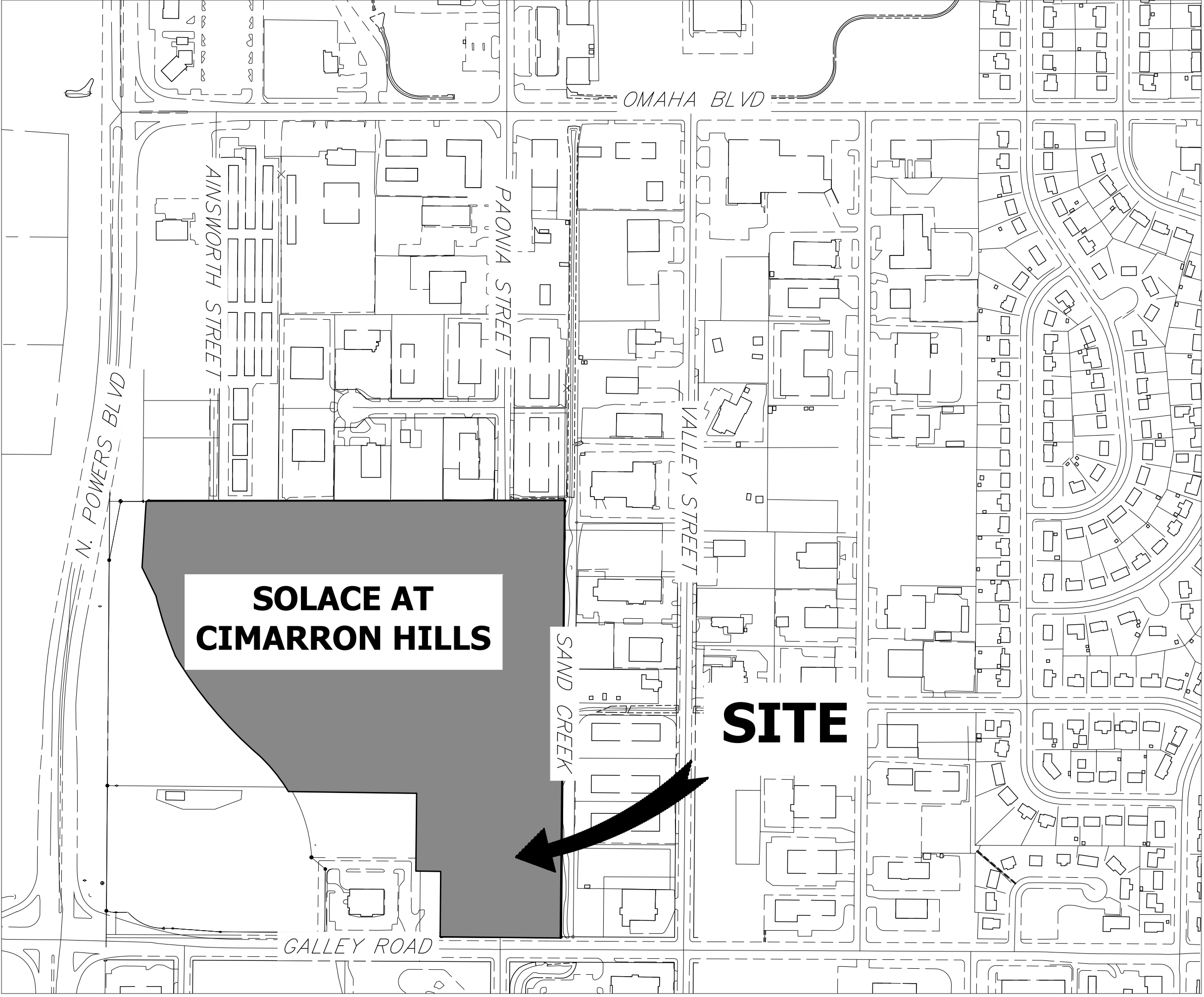


SOLACE AT CIMARRON HILLS
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE P.M.
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS

ABBREVIATIONS

AC	ACRE	FDP	FINAL DEVELOPMENT PLAN	PL	PROPERTY LINE
AD	ALGEBRAIC DIFFERENCE	FDR	FINAL DRAINAGE REPORT	PR	PROPOSED
AH	AHEAD	FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVATURE
ARCH	ARCHITECT	FG	FINISHED GRADE	PT	POINT OF TANGENCY
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	FH	FIRE HYDRANT	PV	PLUG VALVE
ASSY	ASSEMBLY	FL	FLOWLINE	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FIL	FILING	R	RADIUS
BB	BOX BASE	FO	FIBER OPTIC CABLE	RC	REINFORCED CONCRETE PIPE
BK	BACK	GB	GRADE BREAK	RD	ROAD
BNDY	BOUNDARY	GE	GAS EASEMENT	ROW	RIGHT OF WAY
BOP	BOTTOM OF PIPE	GIS	GEOGRAPHIC INFORMATION SYSTEM	RT	RIGHT
BOV	BLOW OFF VALVE	GL	GAS LINE	S	SOUTH
BFV	BUTTERFLY VALVE	GPS	GLOBAL POSITIONING SYSTEM	STE	STEEL
BLVD	BOULEVARD	GV	GATE VALVE	SAN	SANITARY SEWER
BW	BOTTOM OF WALL	HC	HANDICAP	SF	SQUARE FEET
C&G	CURB & GUTTER	HDC	HIGH DEFLECTION COUPLING	ST	STREET
CATV	CABLE TELEVISION	HDP	HIGH DENSITY POLYETHYLENE	STA	STATION
CB	CATCH BASIN	HDL	HYDRAULIC GRADE LINE	STM	STORM SEWER
CBC	CONCRETE BOX CULVERT	HOA	HOME OWNERS ASSOCIATION	SY	SQUARE YARD
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	HP	HIGH POINT	SY-IN	SQUARE YARD INCH
CD	CUL-DE-SAC	I	INLET	TB	THRUST BLOCK
CFS	CUBIC FEET PER SECOND	IE	IRRIGATION EASEMENT	TBC	TOP BACK OF CURB
CL	CENTER LINE	INT	INTERSECTION	TBW	TOP BACK OF WALK
CLOMR	CONDITIONAL LETTER OF MAP REVISION	INV	INVERT	TEL	TELEPHONE
CLR	CLEAR	IRR	IRRIGATION	TOA	TOP OF ASPHALT
CMP	CORRUGATED METAL PIPE	KB	KICK (THRUST) BLOCK	TOB	TOP OF BOX
CO	CLEAN OUT	LE	LANDSCAPE EASEMENT	TOC	TOP OF CURB OR CONCRETE
CONC	CONCRETE	LF	LINEAR FEET	TOF	TOP OF FOUNDATION
CR	CIRCLE	LN	LANE	TOP	TOP OF PIPE
CSP	CORRUGATED STEEL PIPE	LOMR	LETTER OF MAP REVISION	TW	TOP OF WALL
CT	COURT	LP	LOW POINT	TY	TYPICAL
CTRB	CONCRETE THRUST REDUCER	LS	LUMP SUM	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CY	CUBIC YARD	LT	LEFT	UE	UTILITY EASEMENT
DBPS	DRAINAGE BASIN PLANNING STUDY	MAX	MAXIMUM	U&DE	UTILITY & DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	UGE	UNDERGROUND ELECTRIC
DIA	DIAMETER	MH	MANHOLE	VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE	MIN	MINIMUM	VPC	VERTICAL POINT OF CURVATURE
DR	DRIVE	N	NORTH	VPI	VERTICAL POINT OF INTERSECTION
DRC	DESIGN REVIEW COMMITTEE	NRCP	NON-REINFORCED CONCRETE PIPE	VPT	VERTICAL POINT OF TANGENCY
DU	DWELLING UNITS	ODP	OFFICIAL DEVELOPMENT PLAN	VTC	VEHICLE TRACKING CONTROL
E	EAST	OHE	OVERHEAD ELECTRIC	W	WEST
EA	EACH	OHU	OVERHEAD UTILITY	WL	WATER LINE
EGL	ENERGY GRADE LINE	PC	POINT OF CURVATURE	WM	WATER MAIN
EL	ELEVATION	PCC	POINT OF COMPOUND CURVATURE	WRD	WATER RESOURCES DEPARTMENT
ELEC	ELECTRIC	PCR	POINT OF CURB RETURN	WS	WATER SURFACE
EOA	EDGE OF ASPHALT	PDP	PRELIMINARY DEVELOPMENT PLAN	WSE	WATER SURFACE ELEVATION
ESMT	EASEMENT	PE	PROFESSIONAL ENGINEER	WTR	WATER
EST	ESTIMATE	PI	POINT OF INTERSECTION	YR	YEAR
EX	EXISTING	PKWY	PARKWAY		



VICINITY MAP
SCALE: 1" = 300'

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3-4	INITIAL GRADING AND EROSION CONTROL PLANS
5-6	FINAL GRADING AND EROSION CONTROL PLANS
7-10	GRADING AND EROSION CONTROL DETAILS

TOTAL 10

EL PASO COUNTY STATEMENT

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 MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

OWNER/DEVELOPER STATEMENT

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

DANE OLMSTEAD

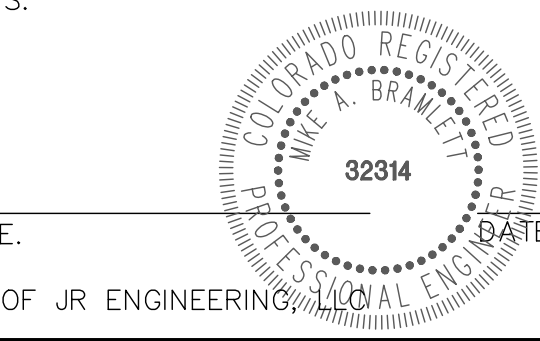
DATE

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

ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



DEVELOPER

JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
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P~734.216.2577

CIVIL ENGINEER

JR ENGINEERING
5475 TECH CENTER DR
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CONTACT: MIKE BRAMLETT
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CONTACT: TAMARA BAXTER
P~719.471.0073

ARCHITECT

LCM ARCHITECTS
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GEOTECHNICAL ENGINEER

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COLORADO SPRINGS, CO 80918
P~719.528.8300



PREPARED FOR
JACKSON DEARBORN PARTNERS

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A Western Company



Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY

DATE

No.

REVISION

1"=300'

H-SCALE

V-SCALE

N/A

DATE

03/12/21

DESIGNED BY

JRM

DRAWN BY

JRM

CHECKED BY

SOLACE AT CIMARRON HILLS

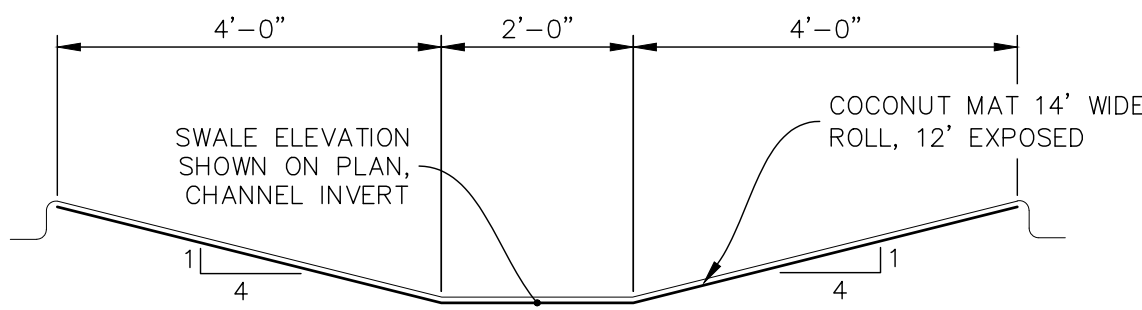
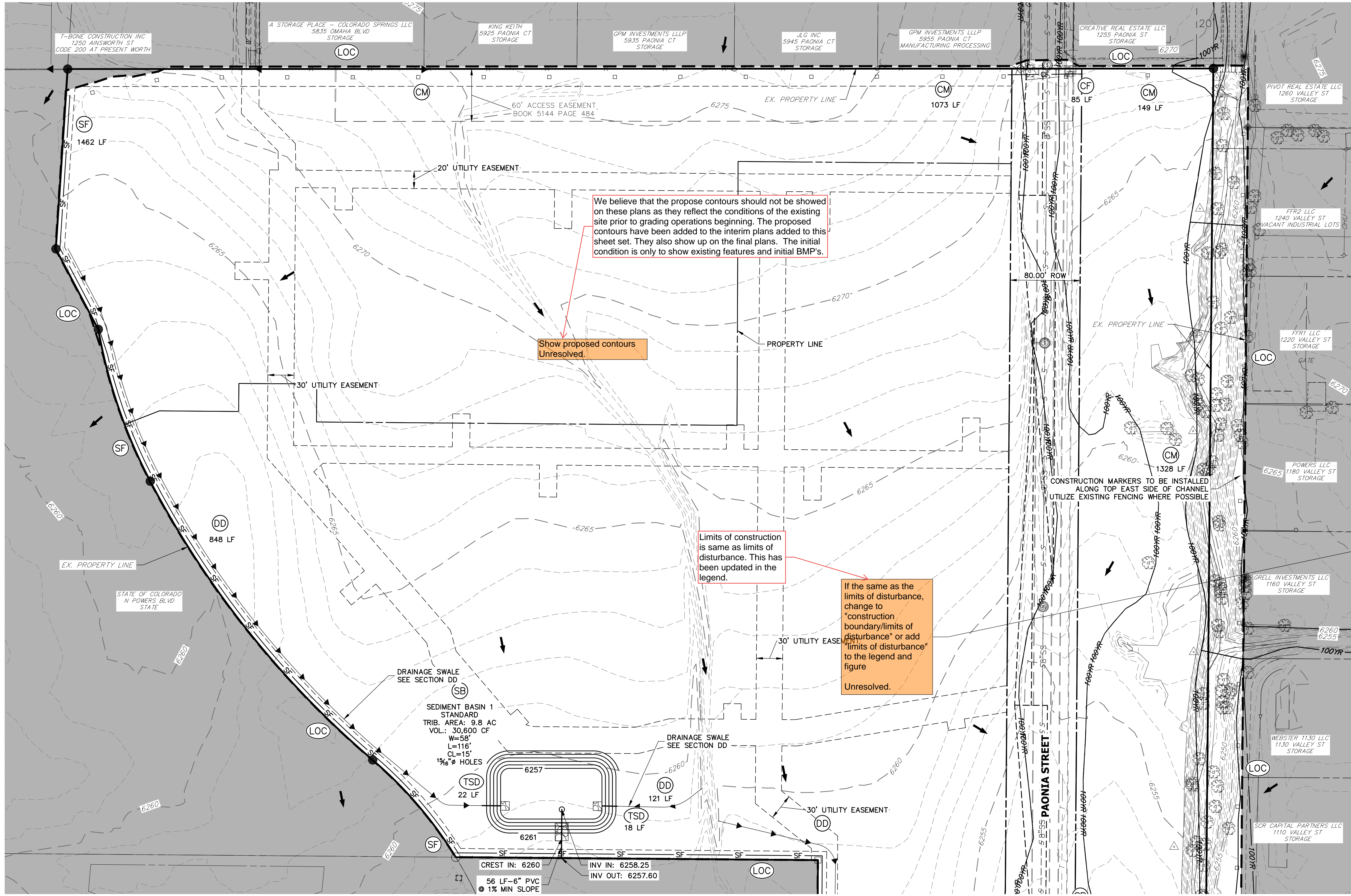
COVER SHEET

SHEET 1 OF 10

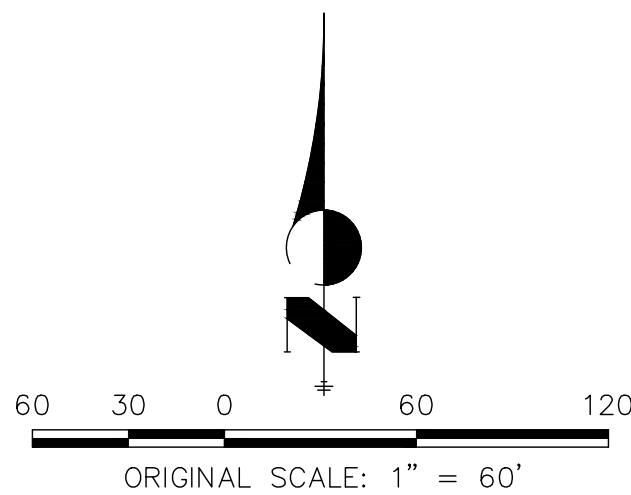
JOB NO. 25174.00

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



DRAINAGE DITCH (DD1)
SCALE 1"=2'-0"



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

Please see section 2. Site Description and Location discussion added to SWMP report which addresses the following. Additional notes have been added to these sheets to also address these comments.

Note that this project does not anticipate utilizing batch plants in the SWMP text
Note the existing on-site vegetation
Unresolved.



OWNER/DEVELOPER STATEMENT

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

DANE OLMSTEAD

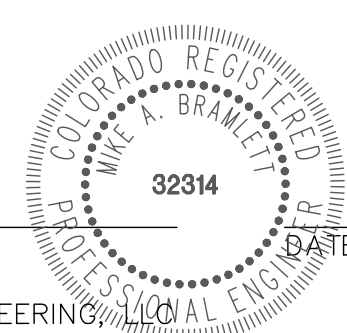
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JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
CHICAGO, IL 60607

ENGINEER'S STATEMENT

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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



LEGEND

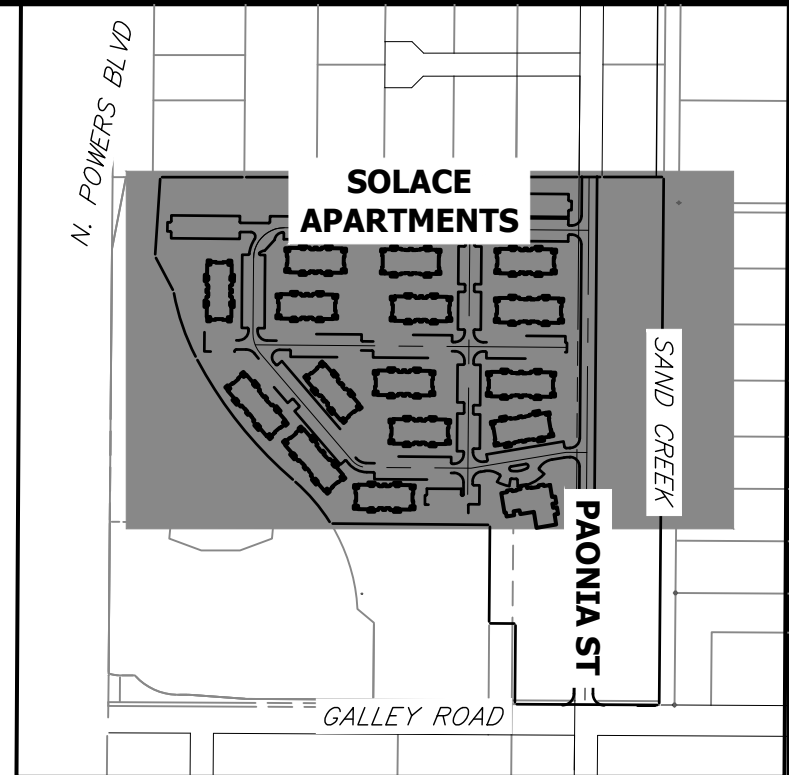
SEDIMENT BASIN	(SB)	TOE
SILT FENCE	(SF)	TOP
CONSTRUCTION FENCE	(CF)	
STABILIZED STAGING AREA	(SSA)	
CONSTRUCTION MARKER	(CM)	
VEHICLE TRACKING CONTROL	(VTC)	
TEMPORARY STOCK PILE	(TSP)	
EROSION CONTROL BLANKET	(ECB)	
INLET PROTECTION	(IP)	
OUTLET PROTECTION	(OP)	
DIVERSION DITCH AND DIKE, TEMPORARY	(DD)	
LIMITS OF CONSTRUCTION	(LOC)	
CONCRETE WASHOUT AREA	(CWA)	
SEEDING & MULCHING & SURFACE ROUGHENING	(SM) (SR)	
TEMPORARY SLOPE DRAIN	(TSD)	
CHECK DAM	(CD)	
ROCK SOCKS	(RS)	
STORMWATER FLOW ARROWS		
PROPERTY LINES		

BMP PHASING

- INITIAL:
- 1) INSTALL VTC
 - 2) INSTALL CWA
 - 3) ESTABLISH SSA
 - 4) INSTALL CONSTRUCTION MARKERS
 - 5) INSTALL SILT FENCE
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 - 7) INSTALL DIVERSION DITCHES

- INTERIM:
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- FINAL:
- 1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
 - 2) REMOVE SILT FENCE AFTER STABILIZED



KEY MAP
SCALE 1"=500'

PREPARED FOR

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BY DATE

No. REVISION

1"=60'

H-SCALE

V-SCALE

N/A

DATE

03/12/21

DESIGNED BY

JRM

DRAWN BY

JRM

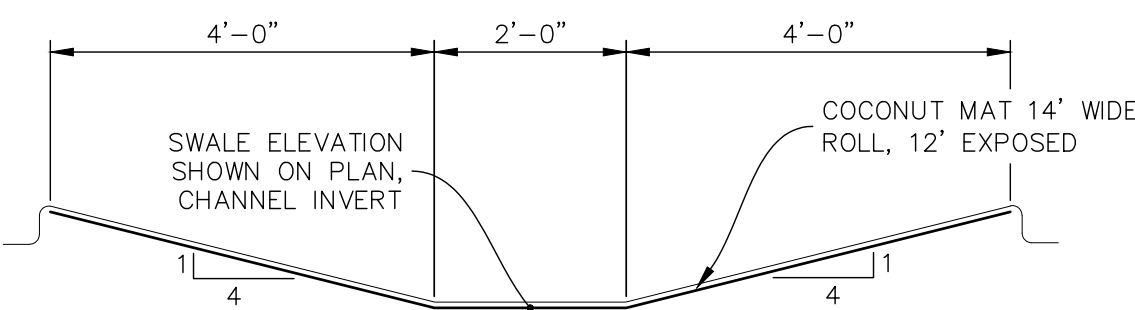
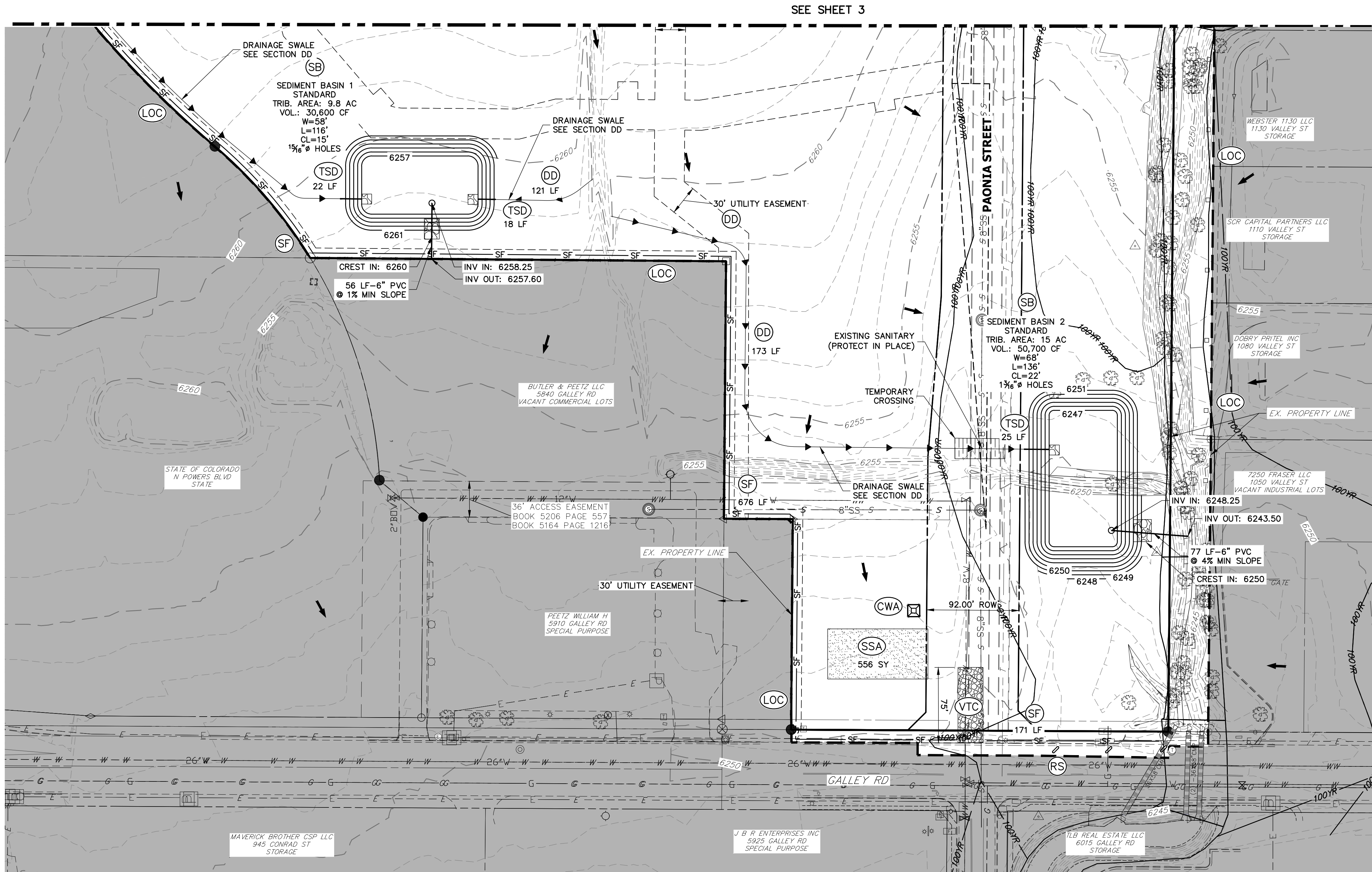
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SOLACE AT CIMARRON HILLS

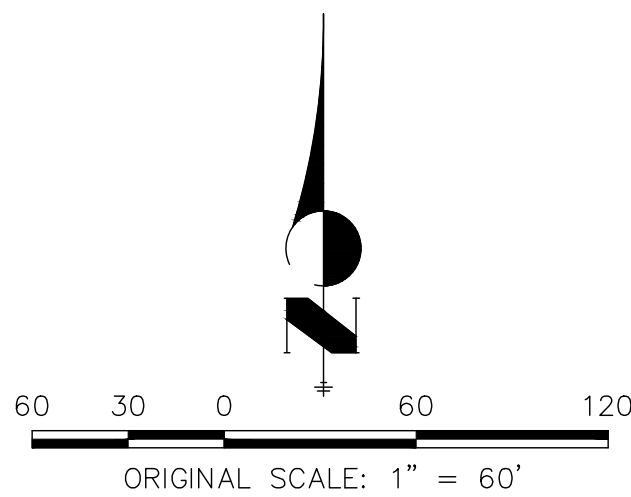
INITIAL GRADING AND
EROSION CONTROL PLANS

SHEET 3 OF 10

JOB NO. 25174.00



DRAINAGE DITCH (DD1)
SCALE 1"=2'-0"



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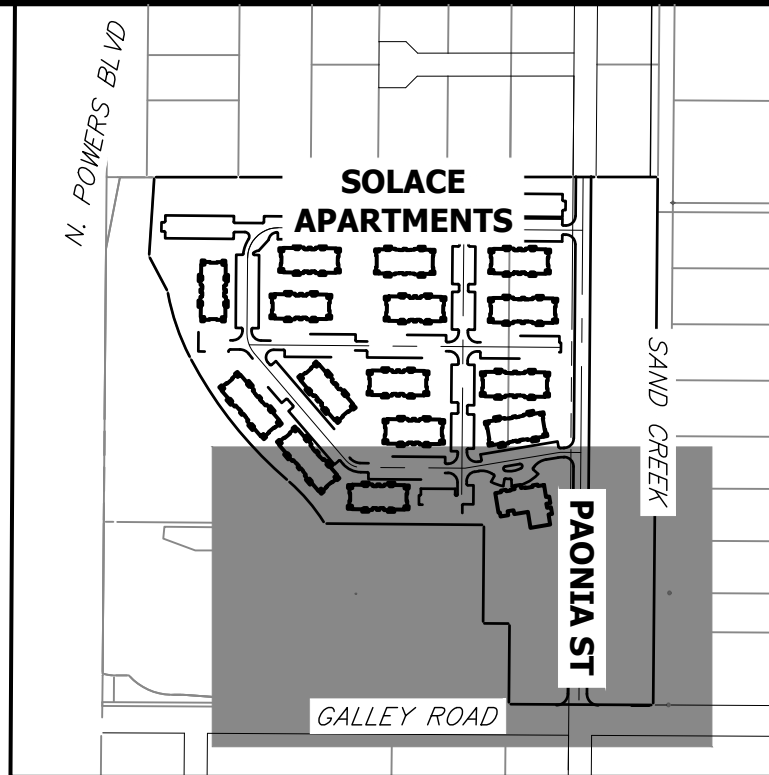
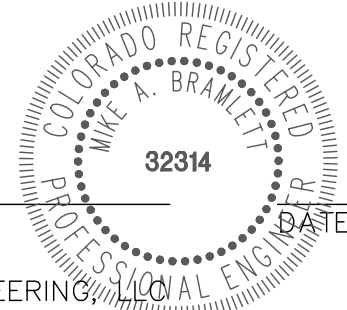
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



KEY MAP
SCALE 1"=500'

LEGEND

SEDIMENT BASIN	SB		TOE
SILT FENCE	SF		TOP
CONSTRUCTION FENCE	CF		
STABILIZED STAGING AREA	SSA		
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VEHICLE TRACKING CONTROL	VTC		
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SOLACE AT CIMARRON HILLS

INITIAL GRADING AND
EROSION CONTROL PLANS

SHEET 4 OF 10

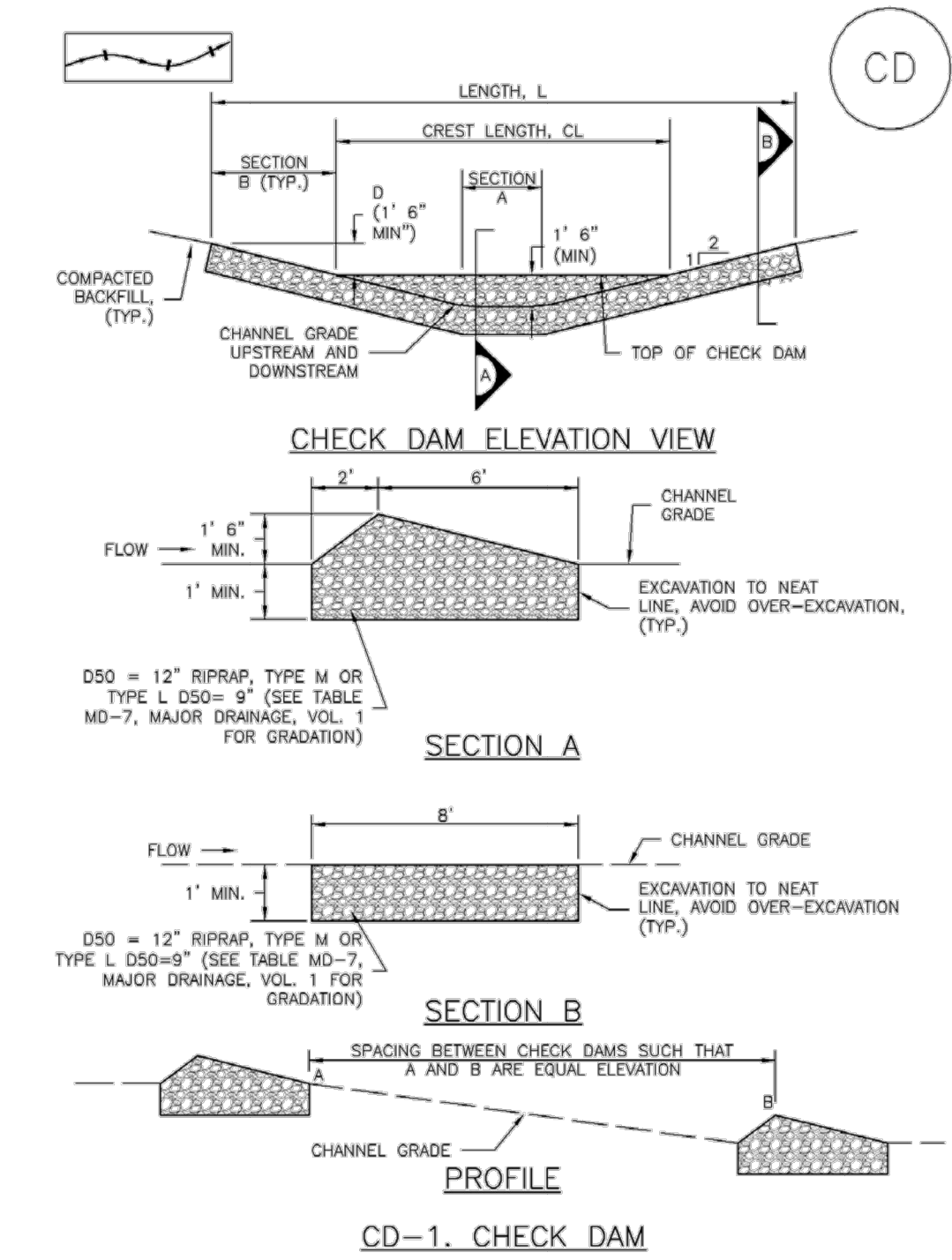
JOB NO. 25174.00

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CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF CHECK DAMS.
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
 - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
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").
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

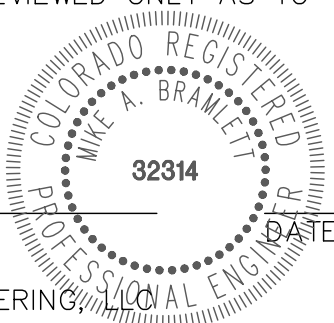
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. 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 1/2 OF THE HEIGHT OF THE CREST.
 5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 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.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)
- 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.



ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SOLACE AT CIMARRON HILLS

GRADING AND EROSION
CONTROL DETAILS

SHEET 10 OF 10

JOB NO. 25174.00

REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	03/12/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

PREPARED FOR
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