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El Paso County, CO
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PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and CS POWERS AND GALLEY, LLC, a limited liability company (Owner). The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, Owner is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

B. WHEREAS, Owner desires to plat and develop on the Property a subdivision to be known as Solace Apartment; and

C. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this subdivision on Owner's promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices ("BMPs") for the subdivision; and

D. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer's promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

E. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County's Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County's rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

F. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer's promise to maintain a subdivision's drainage facilities in the event the County does not assume such responsibility; and

G. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions,

which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

H. WHEREAS, Owner desires to construct for the subdivision two detention basin/stormwater quality BMP(s) ("detention basin/BMP(s)") as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County's MS4 Permit, and to provide for operating, cleaning, maintaining and repairing such detention basin/BMP(s); and

I WHEREAS, Owner desires to construct the detention basin/BMP(s) on property that is or will be platted as Tract B, and as set forth on Exhibit B attached hereto; and

J. WHEREAS, Owner shall be charged with the duty of constructing the detention basin/BMP(s) and with the duties of operating, maintaining and repairing the detention basin/BMP(s) on the property described in Exhibit B; and

K. WHEREAS, it is the County's experience that subdivision developers and property owners historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

L. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this Subdivision due to the Owner's failure to meet its obligations to do the same; and

M. WHEREAS, the County conditions approval of this Subdivision on the Owner's promise to so construct the detention basin/BMP(s), and further conditions approval on the Owner's promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this Subdivision; and

N. WHEREAS, the County could condition subdivision approval on the Owner's promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Owner's promises contained herein; and

O. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Subdivision upon the Owner's grant herein of a perpetual Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s).

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Owner agree that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon itself and its successors and assigns.

3. Construction: Owner shall construct on that portion of the Property described in Exhibit B attached hereto and incorporated herein by this reference, two detention basin/BMP(s). Owner shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Owner shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. Rough grading of the detention basin/BMP(s) must be completed and inspected by the El Paso County Planning and Community Development Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project and shall have the right to seek reimbursement from the Owner and its successors and assigns for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Owner agrees for itself and its successors and assigns that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s) and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement: Owner hereby grants the County a non-exclusive perpetual easement upon and across that portion of the Property described in Exhibit B. The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the detention

basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Owner and its successors and assigns that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. Reimbursement of County's Costs: The Owner agrees and covenants, for itself and its successors and assigns, that they will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Contingencies of Subdivision Approval: The Owner's execution of this Agreement is a condition of subdivision approval. Additional conditions of this Agreement include, but are not limited to, the following:

a. [Reserved]

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County Planning and Community Development Department and/or El Paso County Department of Public Works: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works.

10. Indemnification and Hold Harmless: To the extent authorized by law, Owner agrees, for itself and its respective successors and assigns, that they will indemnify, defend, and hold the County

harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their respective intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

11. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Owner, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Owner shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Owner, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 19 day of November, 2021, by:

CS Powers and Galley, LLC Owner

By: _____

Ryan Tobias, Managing Member

Attest:

By: _____
Dane Olmstead, Member

The foregoing instrument was acknowledged before me this 19 day of November, 2021, by Ryan Tobias, Managing Member, and Dane Olmstead, Member, CS Powers Galley, LLC, Owner

Witness my hand and official seal.

My commission expires: 7/31/25

ROBERT SCHIMMEL
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
July 31, 2025

_____
Notary Public

Executed this 15TH day of DECEMBER, 2021, by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this 15th day of December, 2021, by Craig Dossey, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: 9/2/2024

_____
Notary Public

Approved as to Content and Form:

_____
Assistant County Attorney

PETRA RANGEL
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20164033815
My Commission Expires 9/2/2024

Exhibit A

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 2, N00°27'47"E A DISTANCE OF 256.76 FEET, TO THE NORTHEASTERLY CORNER;

THENCE ON THE NORTHERLY LINE OF SAID LOT 2, N89°32'13"W A DISTANCE OF 414.58 FEET, TO A POINT ON THE EASTERLY LINE OF CDOT PARCEL EA-20 PROJECT C R200-142 RECORDED UNDER RECEPTION NO. 210035525, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°24'52"W, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17°54'45" AND AN ARC LENGTH OF 146.94 FEET, TO A POINT OF REVERSE CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 21°47'10" AND AN ARC LENGTH OF 410.66 FEET, TO A POINT OF COMPOUND CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 17°38'16" AND AN ARC LENGTH OF 184.70 FEET, TO A POINT OF NON-TANGENT;

4. N27°49'47"W A DISTANCE OF 104.02 FEET;

5. N03°44'19"E A DISTANCE OF 206.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF POWERS POINTE FILING NO. 5 RECORDED UNDER RECEPTION NO. 205094827;

THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF POWERS POINT FILING NO. 1 RECORDED UNDER RECEPTION NO. 97085192 AND O K SUBDIVISION RECORDED IN PLAT BOOK G-3 AT PAGE 42, SAID LINE BEING THE NORTHERLY LINE SHOWN ON THAT LAND SURVEY PLAT PREPARED BY OLIVER E. WATTS RECORDED UNDER RECEPTION NO. 212900123, N89°58'24"E A DISTANCE OF 1311.67 FEET, TO A POINT ON THE WESTERLY LINE OF CIMMARON INDUSTRIAL NO. 2 RECORDED IN PLAT BOOK Y-2 AT PAGE 22;

THENCE ON SAID WESTERLY LINE AND THE WESTERLY LINE OF CIMMARON-INDUSTRIAL NO. 1 RECORDED IN PLAT BOOK N-2 AT PAGE 6, S00°29'25"W A DISTANCE OF 1375.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLEY ROAD;

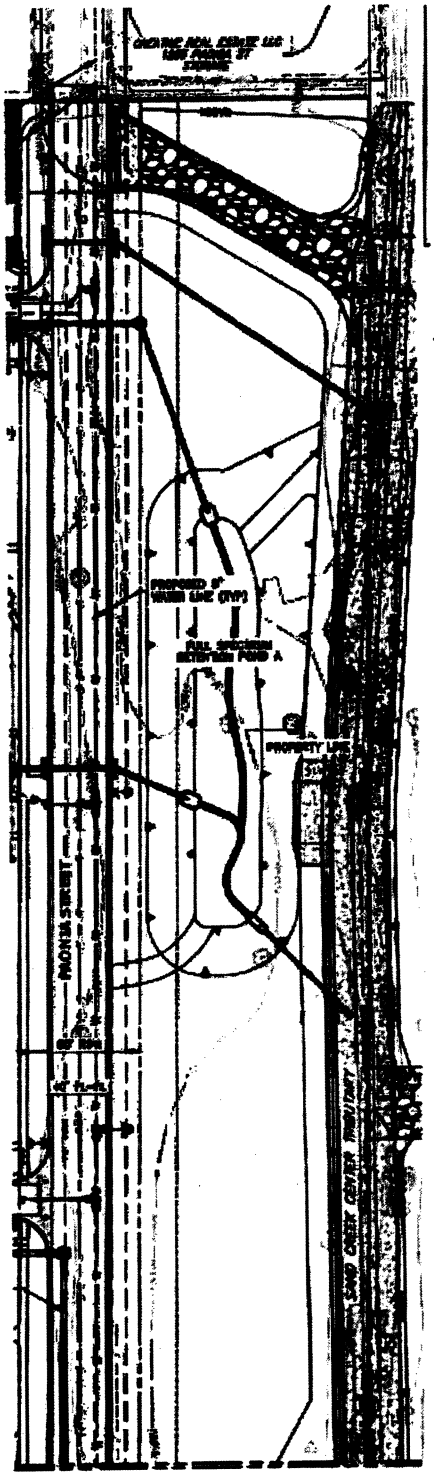
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°42'00"W A DISTANCE OF 376.01 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5913 AT PAGE 737;

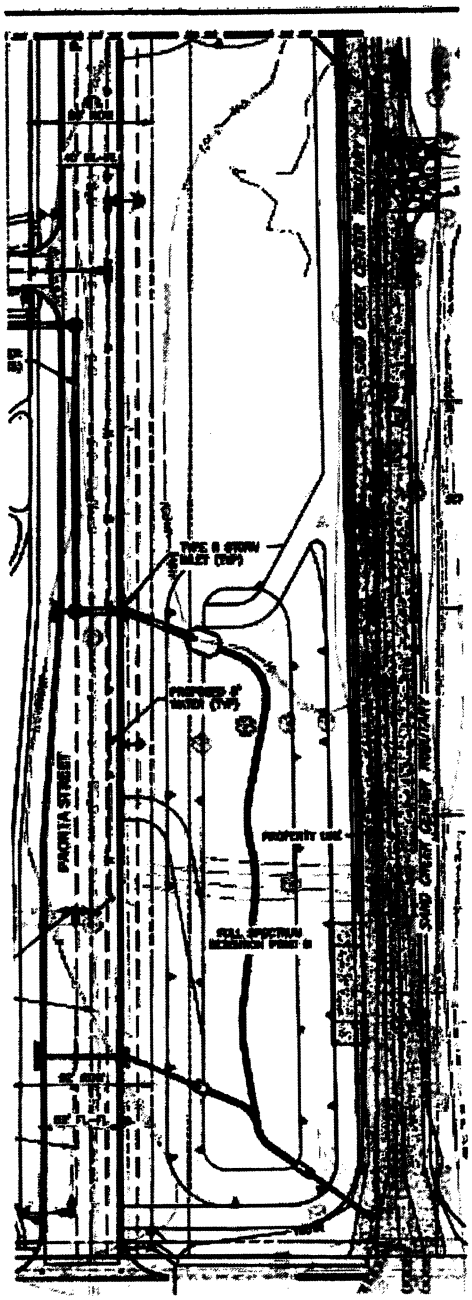
THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21538406, N00°27'47"E A DISTANCE OF 210.00 FEET;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 215138406, N89°42'00"W A DISTANCE OF 68.61 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,255,877 SQUARE FEET OR 28.8310 ACRES.

Exhibit B





Pond A & B, Stormwater Facilities in Tract B

Solace Apartments Filing No. 1

J·R ENGINEERING
A Westrian Company

STORMWATER MANAGEMENT PLAN FOR SOLACE APARTMENTS – FILING 1

Prepared For (Applicant):

CS Powers and Galley, LLC
510 S Neil St.
Champaign, IL 61820
(734) 216-2577
Contact: Dane Olmstead

Prepared By:

JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, Colorado 80919
(303) 267-6240
Contact: Mike Bramlett

Qualified Stormwater Manager:

_____

Contractor:

_____

November, 2021

JR Project No.: 2-5174.00

El Paso County PCD File No.: SF-20-032
PPR-20-047

ENGINEER OF RECORD:

The Stormwater Management 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 and State for Stormwater Management Plans.

Mike Bramlett 6/21/21

Mike Bramlett, P.E. Date
Registered Professional Engineer
State of Colorado No. 32314
For and on behalf of JR Engineering, LLC.

REVIEW ENGINEER:

The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.

Review Engineer Date

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Appendices

1. **Applicant / Contact Information**

Owner/Developer:	CS Powers and Galley, LLC Attn: Dane Olmstead 510 S Neil St Champaign, IL 61820 (734) 216-2577
Engineer:	JR Engineering, LLC 5475 Tech Center Drive, Suite 235 Colorado Springs, CO 80919 Attn: Mike Bramlett (303) 267-6240 mbramlett@jrengineering.com
SWMP Administrator:	To Be Determined
Contractor:	To Be Determined

2. **Site Description and Location**

Solstice Apartments Filing No. 1 is located in Section 7, Township 14 South, Range 65 West of the Sixth Principal Meridian, in the County of El Paso, State of Colorado. The site is east of N. Powers Blvd, and borders Sand Creek – Center Tributary to the east and Galley Rd to the south. Solace Apartments lies within the Sand Creek Drainage Basin. Flows from this site are ultimately tributary to Sand Creek. See Appendix A for a vicinity map.

The site is currently undeveloped grassland and encompasses approximately 29 acres. The development of the proposed site will include implementation of BMPs, site grading, utility and storm installation, roadway paving, associated residential site development, and removal of temporary BMPs. Refer to the GEC plans in Appendix C for the phasing of BMPs.

Site details:

a. Estimated area to undergo disturbance: 29 acres
b. Estimated 100-year runoff coefficients:
    i. Historic: C = 0.54
    ii. Developed: C = 0.66
c. Soil erosion potential and potential impacts upon discharge: Site soils includes mostly Blakeland loamy sand and Ellicott loamy coarse sand. The majority of the soils are classified as Hydrologic Soils Group B (moderate runoff potential). Refer to Appendix B for a soils map. Eroded soil may adversely impact downstream drainageways. BMPs will be installed and maintained to mitigate adverse impacts due to soil erosion.

d. Existing vegetation: Native meadow grasses (approximately 70% coverage), determined using a combination of visual field verification and aerial inspection.
e. Location and description of potential pollution sources: Potential sources of pollution include: onsite vehicle fueling, portable toilets, temporary stock pile, and concrete washout area. The locations of these sources are shown in the GEC plans in Appendix C or will be determined by the contractor.
f. Spill prevention and pollution controls for dedicated batch plants: Not applicable for this site since there will be no dedicated batch plants.
g. Location and description of anticipated non-stormwater components of discharge: There will be a concrete washout area (CWA) where the cleaning of concrete trucks could produce a non-stormwater discharge. Proper installation and maintenance of the CWA will not allow runoff from this area. Another potential source of non-stormwater discharge could be the irrigation of permanent seeding (PS). Irrigation will be kept at a rate so as to not create runoff.
h. Ultimate receiving waters: Sand Creek – Center Tributary
i. Streams located within project area: Sand Creek – Center Tributary
j. This project does not anticipate the use of an onsite batch plant.

3. Proposed Sequence of Major Activities

The project will follow standard construction sequences for construction, i.e., clearing and grubbing, overlot grading, utility installation, and street paving. The contractor will be responsible for implementing and maintaining the erosion and sediment control measures described in this document and the accompanying design drawings. The contractor may designate these tasks to certain subcontractors as they see fit, but the ultimate responsibility for implementing these controls and their proposed function at each phase of the project remains with the contractor. The order of major activities (with estimated completion dates) will be as follows:

1. Install VTC and other perimeter soil erosion control measures (June 2021).
2. Clear and rough grade for improvements (June 2021).
3. Excavate and install improvements including underground piping and drainage structures (July 2021).
4. Fine grading (July 2021).
5. Install paving (August 2021).
6. Install landscaping (March 2022).
7. Clean up and final stabilization (June 2022).

4. BMPs for Stormwater Pollution Prevention

See GEC plans in Appendix C for BMP locations and detail sheets.

a. Erosion and Sediment Controls
    i. Structural BMPs:
        1. Sediment basins (SBs) to collect runoff before it enters receiving waters

2. Silt fence (SF) along downstream limits of disturbed areas to filter sediment from runoff
3. Stabilized staging area (SSA) near site entrance to consolidate construction equipment in a stabilized location
4. Construction marker (CM) to identify limits of construction (LOC)
5. Vehicle tracking control (VTC) at site entrance to prevent sediment from leaving the site via vehicle tires
6. Temporary stock pile (TSP) to consolidate materials such as topsoil in a controlled area bounded by silt fence
7. Erosion control blanket (ECB) placed on any slopes of 3:1 or greater, including the sides of sediment basins
8. Inlet protection (IP) around culvert entrances
9. Outlet protection (OP) at culvert outlets
10. Diversion ditch (DD) to convey runoff to sediment basins
11. Concrete washout area (CWA) to allow a controlled area for concrete trucks to be washed
12. Reinforced rock berm (RRB) in Sand Creek – Center Tributary

ii. Non-structural BMPs:

1. Mulching (MU) to stabilize soils and promote seed growth
2. Permanent seeding (PS) to stabilize disturbed areas

b. Materials Handling and Spill Prevention

i. General Materials Handling Practices:

1. Potential pollutants shall be stored and used in a manner consistent with the manufacturer's instructions in a secure location. To the extent practical, material storage areas should not be located near storm drain inlets and should be equipped with covers, roofs, or secondary containment as required to prevent storm water from contacting stored materials. Chemicals that are not compatible shall be stored in segregated areas so that spilled materials cannot combine and react.
2. Disposal of materials shall be in accordance with the manufacturer's instructions and applicable local, state, and federal regulations.
3. Materials no longer required for construction shall be removed from the site as soon as possible.
4. Adequate garbage, construction waste, and sanitary waste handling and disposal facilities shall be provided as necessary to keep the site clear of obstruction and BMPs clear and functional.

ii. Specific Materials Handling Practices

1. All pollutants, including waste materials and demolition debris, that occur onsite during construction shall be handled in a way that does not contaminate storm water.
2. All chemicals including liquid products, petroleum products, water treatment chemicals, and wastes stored onsite shall be covered and protected from vandalism.
3. Maintenance, fueling, and repair of all equipment and vehicles involving oil changes, hydraulic system drain down, degreasing

operations, fuel tank drain down and removal, and other activities which may result in the accidental release of contaminants, shall be conducted under cover during wet weather and on an impervious surface to prevent release of contaminants onto the ground. Materials spilled during maintenance operations shall be cleaned up immediately and properly disposed of.

4. Wheel wash water shall be settled and discharged onsite by infiltration.
5. Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to storm water runoff. Follow manufacturer's recommendations for application rates and procedures.
6. pH-modifying sources shall be managed to prevent contamination of runoff and storm water collected onsite. The most common sources of pH-modifying materials are bulk cement, cement kiln dust (CKD), fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, and concrete pumping and mixer washout waters.

iii. Spill Prevention and Response Procedures

1. The primary objective in responding to a spill is to quickly contain the material(s) and prevent or minimize their migration into storm water runoff and conveyance systems. If the release has impacted onsite storm water, it is critical to contain the released materials onsite and prevent their release into receiving waters.
2. Spill Response Procedures:
    a. Notify site superintendent immediately when a spill, or the threat of a spill, is observed. The superintendent shall assess the situation and determine the appropriate response.
    b. If spills represent an imminent threat of escaping onsite facilities and entering the receiving waters, site personnel shall respond immediately to contain the release and notify the superintendent after the situation has stabilized.
    c. The site superintendent, or his/her designee, shall be responsible for completing a spill reporting form and for reporting the spill to the appropriate agency.
    d. Spill response equipment shall be inspected and maintained as necessary to replace any materials used in spill response activities.
3. Spill kits shall be on-hand at all fueling sites. Spill kit location(s) shall be reported to the SWMP administrator.
4. Absorbent materials shall be on-hand at all fueling areas for use in containing inadvertent spills. Containers shall be on-hand at all fueling sites for disposal of used absorbents.
5. Recommended components of spill kits include the following:

a. Oil absorbent pads (one bale)
b. Oil absorbent booms (40 feet)
c. 55-gallon drums (2)
d. 9-mil plastic bags (10)
e. Personal protective equipment including gloves and goggles

6. Concrete wash water: unless confined in a pre-defined, bermed containment area, the cleaning of concrete truck delivery chutes is prohibited at the job site.
7. Notification procedures:
   a. In the event of an accident or spill, the SWMP administrator shall be notified.
   b. Depending on the nature of the spill material involved, the Colorado Department of Public Health and Environment (24-hour spill reporting line: 887-518-5608), downstream water users, or other agencies may also need to be notified.
   c. Any spill of oil which 1) violates water quality standards, 2) produces a "sheen" on a surface water, or 3) causes a sludge or emulsion, or any hazardous substance release, or hazardous waste release which exceeds the reportable quantity, must be reported immediately by telephone to the National Response Center Hotline at (800) 424-8802.

5. <u>Final Stabilization and Long-Term Stormwater Management</u>

a. Permanent seeding will be provided to achieve long-term stabilization of the site.
b. Seed Mix: Pawnee Buttes Seed Inc. – "Low Grow native Mix" or approved equal.
c. Seeding Application Rate: Drill seed 0.25" to 0.5" into the soil. In small areas not accessible to a drill, hand broadcast at double the rate and rake 0.25" to 0.5" into the soil. Apply seed at the following rates:
   i. Dryland: 20-25 lbs/acre
   ii. Irrigated: 40 lbs/acre
d. Soil stabilization Practices:
   i. Mulching Application: Apply 1-1/2 tons of certified weed free hay per acre mechanically crimped into the soil in combination with an organic mulch tackifier. On slopes and ditches requiring a blanket, the blanket shall be placed in lieu of much and mulch tackifier.
e. Soil Conditioning and Fertilization Requirements:
   i. Soil conditioner, organic amendment shall be applied to all seeded areas at 3 CY / 1000 SF.
   ii. Fertilizer shall consist of 90% fungal biomass (mycelium) and 10% potassium-magnesia with a grade of 6-1-3 or approved equal. Fertilizer shall be applied as recommended by seed supplier.
f. Final stabilization is reached when all soil-disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plan density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.

Once vegetative plantings are in place, permanent seeding and mulching will be placed throughout the site. Once full site stabilization has occurred, all temporary BMP's should be removed and final site cleaning preformed.

g. Final Stabilization and Long-term Stormwater Quality.
    i. After final stabilization occurs, Stormwater Quality of site will be maintained via the use of detention ponds/water quality ponds, all flows on site will be routed to these ponds and treated before being released into the adjacent Sand Creek Channel.
        1. Mowing and Trimming shall occur on a regular basis in the ponds and at their spillways.
    ii. Onsite flows will also be treated via grass swales that route flows present in open spaces to the storm sewer system which eventually outfalls to the detention ponds.

6. Inspection and Maintenance

a. Inspection Schedules:
    i. The contractor shall inspect BMPs once every 14 days at a minimum, and immediately (within 24 hours) after any precipitation or snowmelt event that causes surface erosion (i.e. that results in storm water running across the ground), to ensure that BMPs are maintained in effective operating condition.

b. Inspection Procedures:
    i. Site Inspection / Observation Items:
        1. Construction site perimeter and discharge points
        2. All disturbed areas
        3. Areas used for material / waste storage that are exposed to precipitation
        4. Other areas having a significant potential for storm water pollution, such as demolition areas or concrete washout areas, or locations where vehicles enter or leave the site
        5. Erosion and sediment control measures identified in the SWMP
        6. Any other structural BMPs that may require maintenance, such as secondary containment around fuel tanks, or the conditions of spill response kits.
    ii. Inspection Requirements:
        1. Determine if there is any evidence of, or potential for, pollutants entering the receiving waters.
        2. Review BMPs to determine if they still meet design and operational criteria in the SWMP, and if they continue to adequately control pollutants at the site.
        3. Upgrade and/or revise any BMPs not operating in accordance with the SWMP and update the SWMP to reflect any revisions.
    iii. BMP Maintenance / Replacement and Failed BMPs:
        1. The contractor shall remove sediment that has been collected by perimeter controls, such as silt fence and inlet protection, on a

regular basis to prevent failure of BMPs, and remove potential of sediment from being discharged from the site in the event of BMP failure.

2. Removed sediment must be moved to an appropriate location where it will not become an additional pollutant source, and should never be placed in ditches or streams.
3. The contractor shall update the GEC as required with any new BMPs added during the construction period.
4. The contractor shall address BMPs that have failed or have the potential to fail without maintenance or modifications, as soon as possible, immediately in most cases, to prevent discharge of pollutants.

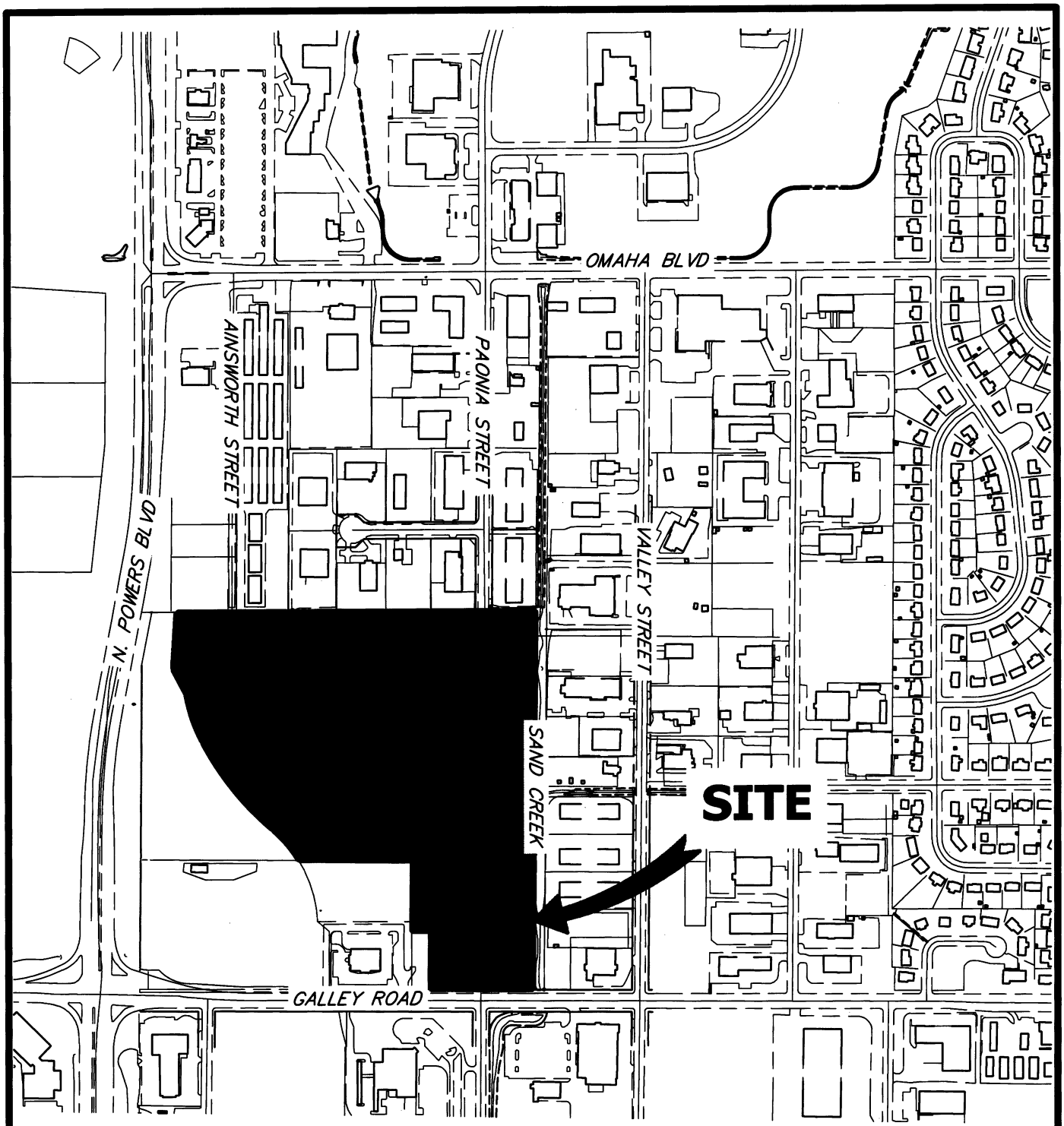
iv. Record Keeping and Documenting Inspections:

1. The contractor shall maintain records of all inspection reports, including signed inspection logs, at the project site.
2. The permittee shall document inspection results and maintain a record of the results for a period of 3 years following expiration or inactivation of permit coverage.
3. Site inspection records shall include the following:
    a. Inspection date
    b. Name and title of personnel making the inspection
    c. Location of discharges of sediment or other pollutants from the site
    d. Location(s) of BMPs in need of maintenance
    e. Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location
    f. Location(s) where additional BMPs are needed that were not in place at the time of inspection
    g. Deviations from the minimum inspection schedule

7. Additional Notes

a. Please note that this document shall be viewed as a living document that is subject to change per additional review and modifications. The document shall be modified and amended as necessary to manage changing Stormwater quality issues present on the site during is construction. The Qualified Stormwater Manager shall amend this document when there is a change is design, construction, operation or maintenance of the site that would require the use of new or revised BMPs, or if current BMPs prove ineffective in managing the site.
b. This project does not rely on BMPs or control measure operated or owned by another entity.

APPENDIX A – VICINITY MAP



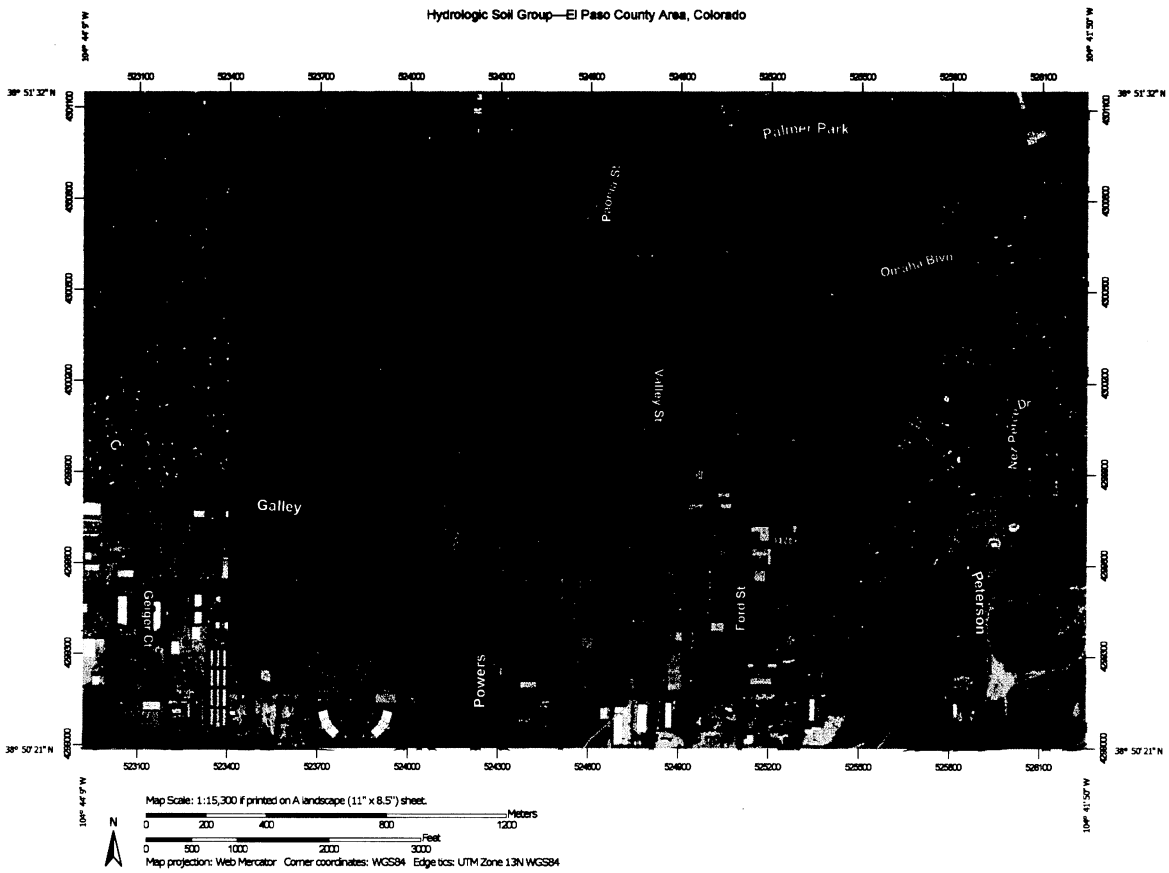
VICINITY MAP
SOLACE APARTMENTS
JOB NO. 15504.03
4/27/2018

500 250 0 500 1000

ORIGINAL SCALE: 1" = 500'

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

APPENDIX B – SOILS MAP


Hydrologic Soil Group—El Paso County Area, Colorado
Palmer Park
Omaha Blvd
Valley St
Galley
Geiger Ct
Powers
Ford St
Peterson
Map Scale: 1:15,300 if printed on A landscape (11" x 8.5") sheet.
Meters
0 200 400 800 1200
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 17, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2018—Sep 23, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
8	Blakeland loamy sand, 1 to 9 percent slopes	A	373.7	35.4%
10	Blendon sandy loam, 0 to 3 percent slopes	B	321.4	30.5%
11	Bresser sandy loam, cool, 0 to 3 percent slopes	B	31.9	3.0%
12	Bresser sandy loam, cool, 3 to 5 percent slopes	B	69.8	6.6%
13	Bresser sandy loam, cool, 5 to 9 percent slopes	B	41.4	3.9%
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	A	96.1	9.1%
56	Nelson-Tassel fine sandy loams, 3 to 18 percent slopes	B	3.7	0.3%
70	Pits, gravel	A	10.3	1.0%
94	Travessilla-Rock outcrop complex, 8 to 90 percent slopes	D	51.5	4.9%
95	Truckton loamy sand, 1 to 9 percent slopes	A	35.7	3.4%
96	Truckton sandy loam, 0 to 3 percent slopes	A	19.7	1.9%
Totals for Area of Interest			**1,055.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C – GEC PLANS AND DETAILS

APPENDIX D – SWMP Report and GEC Plan Checklists

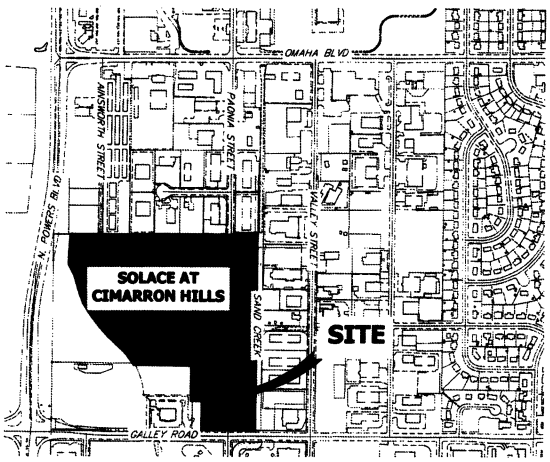
SOLACE APARTMENTS FILING NO. 1

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	RCP	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	HDPE	HIGH DENSITY POLYETHYLENE	STA	STATION
CB	CATCH BASIN	HGL	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
CDS	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	TYP	TYPICAL
CTRB	CONCRETE THRUST REDUCER BLOCK	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'

OWNER
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
P~734.216.2577

CIVIL ENGINEER
JR ENGINEERING
5475 TECH CENTER DR
SUITE 235
COLORADO SPRINGS, CO 80919
CONTACT: MIKE BRAMLETT
C~719.659.7679

PLANNER
N.E.S. INC.
619 N. CASCADE AVE
SUITE 200
COLORADO SPRINGS, CO 80903
CONTACT: TAMARA BAXTER
P~719.471.0073

ARCHITECT
LCM ARCHITECTS
819 S. WABASH AVE, FIFTH FLOOR
CHICAGO, IL 60605
P~312.995.5305

GEOTECHNICAL ENGINEER
CTL THOMPSON, INC
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
P~719.528.8300

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3-4	INITIAL GRADING AND EROSION CONTROL PLANS
5-6	INTERIM GRADING AND EROSION CONTROL PLANS
7-8	FINAL GRADING AND EROSION CONTROL PLANS
9-12	GRADING AND EROSION CONTROL DETAILS
TOTAL	12

Know what's below. Call before you dig.

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
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820

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. DATE
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
OFFICE PHONE
(734) 216-2577

J·R ENGINEERING

H-SCALE	1" = 300'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	11/11/21				
DESIGNED BY	JRM				
DRAWN BY	JRM				
CHECKED BY					

SOLACE APARTMENTS FILING NO. 1
COVER SHEET

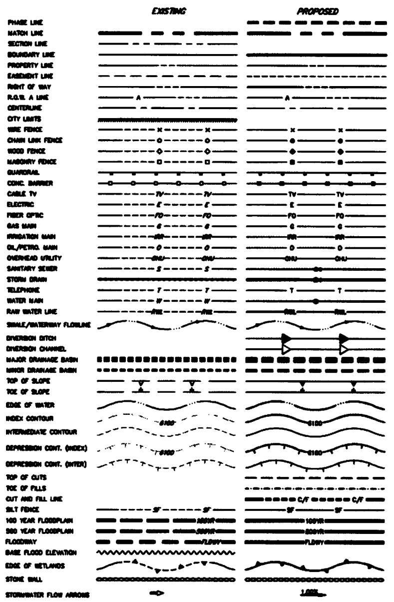
SHEET 1 OF 12
JOB NO. 25174.00

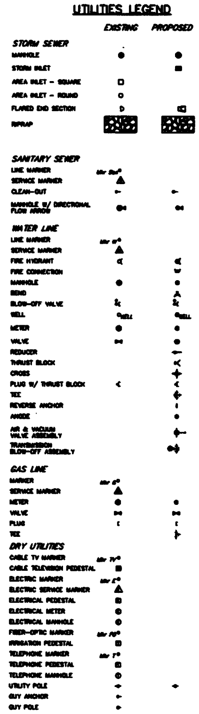
GRADING AND EROSION CONTROL STANDARD NOTES

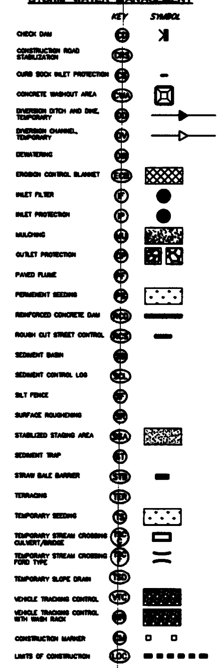
1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, 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 (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.
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 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
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

PCD FILE #: SF-20-032


LAYER LINETYPE LEGEND
EXISTING
PROPOSED
PHASE LINE
MATCH LINE
SECTION LINE
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
RIGHT OF WAY
R.O.W. A LINE
CENTERLINE
CITY LIMITS
WIRE FENCE
CHAIN LINK FENCE
WOOD FENCE
MASONRY FENCE
GUARDRAIL
CONC. BARRIER
CABLE TV
ELECTRIC
FIBER OPTIC
GAS MAIN
IRRIGATION MAIN
OIL/PETRO. MAIN
OVERHEAD UTILITY
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
RAW WATER LINE
SWALE/WATERWAY FLOWLINE
DIVERSION DITCH
DIVERSION CHANNEL
MAJOR DRAINAGE BASIN
MINOR DRAINAGE BASIN
TOP OF SLOPE
TOE OF SLOPE
EDGE OF WATER
INDEX CONTOUR
INTERMEDIATE CONTOUR
DEPRESSION CONT. (INDEX)
DEPRESSION CONT. (INTER)
TOP OF CUTS
TOE OF FILLS
CUT AND FILL LINE
SILT FENCE
100 YEAR FLOODPLAIN
500 YEAR FLOODPLAIN
FLOODWAY
BASE FLOOD ELEVATION
EDGE OF WETLANDS
STONE WALL
STORMWATER FLOW ARROWS


UTILITIES LEGEND
EXISTING
PROPOSED
STORM SEWER
MANHOLE
STORM INLET
AREA INLET – SQUARE
AREA INLET – ROUND
FLARED END SECTION
RIPRAP
SANITARY SEWER
LINE MARKER
SERVICE MARKER
CLEAN-OUT
MANHOLE W/ DIRECTIONAL FLOW ARROW
WATER LINE
LINE MARKER
SERVICE MARKER
FIRE HYDRANT
FIRE CONNECTION
MANHOLE
BEND
BLOW-OFF VALVE
WELL
METER
VALVE
REDUCER
THRUST BLOCK
CROSS
PLUG W/ THRUST BLOCK
TEE
REVERSE ANCHOR
ANODE
AIR & VACUUM VALVE ASSEMBLY
TRANSMISSION BLOW-OFF ASSEMBLY
GAS LINE
MARKER
SERVICE MARKER
METER
VALVE
PLUG
TEE
DRY UTILITIES
CABLE TV MARKER
CABLE TELEVISION PEDESTAL
ELECTRIC MARKER
ELECTRIC SERVICE MARKER
ELECTRICAL PEDESTAL
ELECTRICAL METER
ELECTRICAL MANHOLE
FIBER-OPTIC MARKER
IRRIGATION PEDESTAL
TELEPHONE MARKER
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
UTILITY POLE
GUY ANCHOR
GUY POLE


STORM WATER MANAGEMENT
KEY
SYMBOL
CHECK DAM
CONSTRUCTION ROAD STABILIZATION
CURB SOCK INLET PROTECTION
CONCRETE WASHOUT AREA
DIVERSION DITCH AND DIKE, TEMPORARY
DIVERSION CHANNEL, TEMPORARY
DEWATERING
EROSION CONTROL BLANKET
INLET FILTER
INLET PROTECTION
MULCHING
OUTLET PROTECTION
PAVED FLUME
PERMENENT SEEDING
REINFORCED CONCRETE DAM
ROUGH CUT STREET CONTROL
SEDIMENT BASIN
SEDIMENT CONTROL LOG
SILT FENCE
SURFACE ROUGHENING
STABILIZED STAGING AREA
SEDIMENT TRAP
STRAW BALE BARRIER
TERRACING
TEMPORARY SEEDING
TEMPORARY STREAM CROSSING CULVERT/BRIDGE
TEMPORARY STREAM CROSSING FORD TYPE
TEMPORARY SLOPE DRAIN
VEHICLE TRACKING CONTROL
VEHICLE TRACKING CONTROL WITH WASH RACK
CONSTRUCTION MARKER
LIMITS OF CONSTRUCTION

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

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 Bramlett 11/11/21

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
OFFICE PHONE
(734) 216-2577

JR ENGINEERING
A Westrian Company

H-SCALE	N/A
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

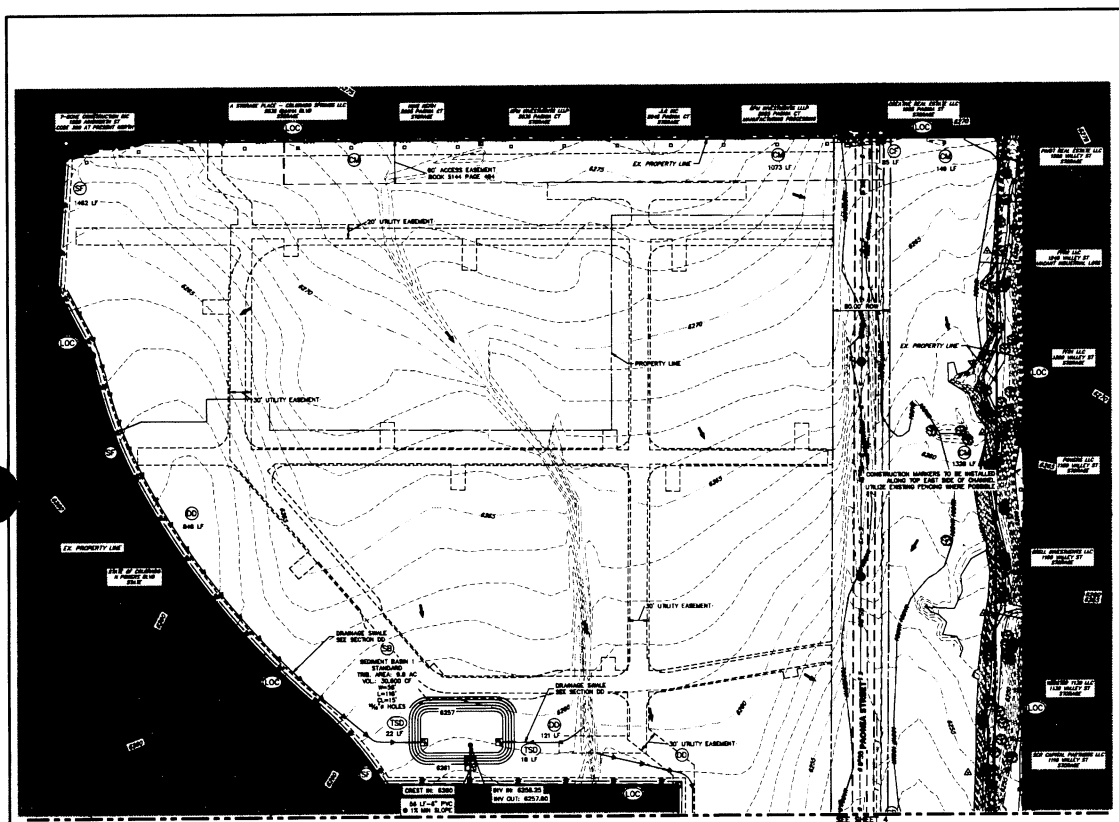
No.	REVISION	BY	DATE

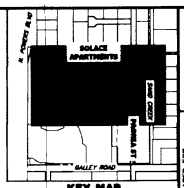
SOLACE APARTMENTS FILING NO. 1

GRADING & EROSION CONTROL DETAILS & LEGEND

SHEET 2 OF 12

JOB NO. 25174.00





KEY MAP
SCALE 1"=500'

LEGEND

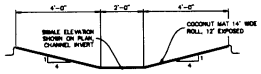
SEDIMENT BASIN	SB	TOE / TOP
SILT FENCE	SF	SF
CONSTRUCTION FENCE	CF	CF
STABILIZED STAGING AREA	STA	
CONSTRUCTION MARKER	CM	
VEHICLE TRACKING CONTROL	VTC	
TEMPORARY STOCK PILE	TSP	
EROSION CONTROL BLANKET	ECB	
INLET PROTECTION	IP	
OUTLET PROTECTION	OP	
EROSION DITCH AND DIKE, TEMPORARY	DD	
LIMITS OF CONSTRUCTION/DISTURBANCE	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

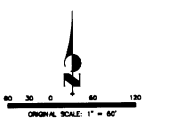
INITIAL:
1) INSTALL VTC
2) INSTALL CWA
3) ESTABLISH SBA
4) INSTALL CONSTRUCTION MARKERS
5) INSTALL SILT FENCE
6) INSTALL SEDIMENT BASINS
7) INSTALL DIVERSION DITCHES

INTERIM:
1) DOCUMENT/INSTALL TEMPORARY STOCKPILE
2) MAINTAIN ALL BMPS
3) INSTALL SL
4) INSTALL INLET AND OUTLET PROTECTION

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



DRAINAGE DITCH (DD1)
SCALE 1"=3'-0"



NOTES

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5. EXISTING VEGETATION ON-SITE IS NATIVE MEADOW GRASSES W/ APPROXIMATELY 70% COVERAGE.

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Mike Brimblett 1/11/21

MIKE A. BRIMBLETT, P.E.
COLORADO P.E. 30314
FOR AND ON BEHALF OF JR ENGINEERING

PCD FILE #: SF-20-032

PREPARED FOR
CS POWERS & GALLEY LLC
CHAMPION, IL 61820
OFFICE PHONE
(734) 216-2577

JR ENGINEERING
A Stantec Company
Colorado Springs: 719-593-2593 | Denver: 303-740-9393 | Fort Collins: 970-491-9888 | www.jrengineering.com

No.	REVISION	BY	DATE

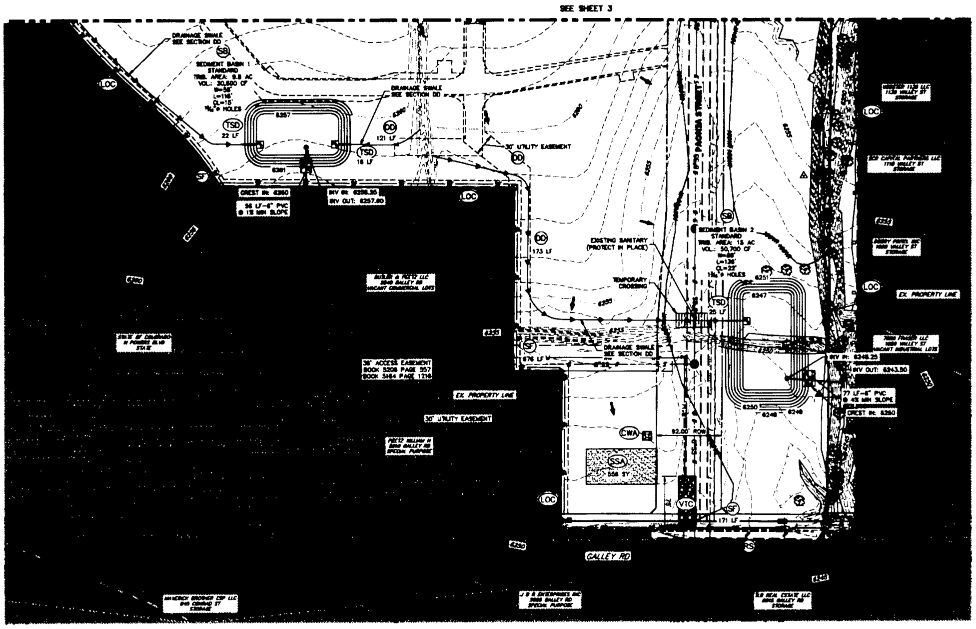
H-SCALE	1"=60'		
V-SCALE	N/A		
DATE	11/11/21		
DESIGNED BY	JRM		
DRAWN BY	JRM		
CHECKED BY			

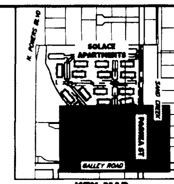
SOLACE APARTMENTS FILING NO. 1

INITIAL GRADING AND EROSION CONTROL PLANS

SHEET 3 OF 12

JOB NO. 25174.00





KEY MAP
SCALE 1"=500'

LEGEND

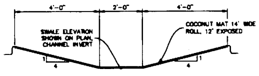
SEDIMENT BASIN	SB
SILT FENCE	SF
CONSTRUCTION FENCE	CF
STABILIZED STAGING AREA	SSA
CONSTRUCTION MARKER	CM
VEHICLE TRACKING CONTROL	VTC
TEMPORARY STOCK PILE	TSP
EROSION CONTROL BLANKET	ECB
INLET PROTECTION	IP
OUTLET PROTECTION	OP
DIVERSION DITCH AND DIKE, TEMPORARY	DD
LIMITS OF CONSTRUCTION/DISTURBANCE	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
6) INSTALL SEDIMENT BASINS
7) INSTALL DIVERSION DITCHES

INTERIM:
1) LOCATE/INSTALL TEMPORARY STOCKPILE
2) MAINTAIN ALL BMPS
3) INSTALL RS
4) INSTALL INLET AND OUTLET PROTECTION

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



DRAINAGE DITCH (DD1)
SCALE 1"=3'-0"

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

NOTES

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ENGINEER'S STATEMENT

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Mike Bramlett 11/11/21

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

COLORADO REGISTERED PROFESSIONAL ENGINEER — MIKE A. BRAMLETT

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CS POWERS & GALLEY LLC
510 S. NEIL ST
CHAMPAIGN, IL 61820
OFFICE PHONE
(734) 218-2577

JR ENGINEERING
A Westrian Company

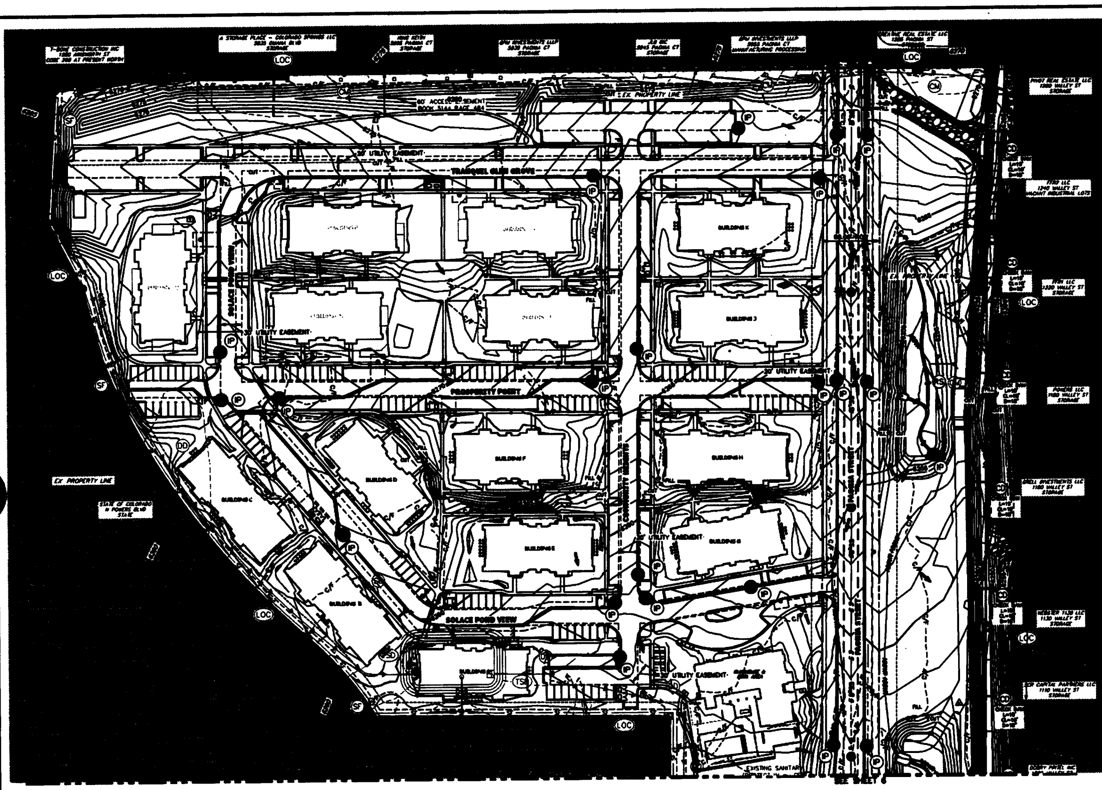
No.	REVISION	BY	DATE

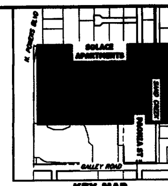
H-SCALE	1"=60'
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

SOLACE APARTMENTS FILING NO. 1
INITIAL GRADING AND EROSION CONTROL PLANS

SHEET 4 OF 12
JOB NO. 25174.00

PCD FILE #: SF-20-032





KEY MAP
SCALE 1"=500'

LEGEND

SEDIMENT BASIN	SB	TOE / TOP
SILT FENCE	SF	—SF—
CONSTRUCTION FENCE	CF	—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	
CUT AND FILL LINE		C/F C/F
LIMITS OF CONSTRUCTION/DISTURBANCE	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
6) INSTALL SEDIMENT BASINS
7) INSTALL DIVERSION DITCHES

INTERIM:
1) LOCATE/INSTALL TEMPORARY STOCKPILE
2) MAINTAIN ALL BMPS
3) INSTALL RS
4) INSTALL INLET AND OUTLET PROTECTION

FINAL:
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2) REMOVE SILT FENCE AFTER STABILIZED

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Mike Bramlett 1/11/21

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

COLORADO REGISTERED PROFESSIONAL ENGINEER MIKE A. BRAMLETT

NOTES

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60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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PREPARED FOR
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
OFFICE PHONE
(734) 216-2577

JR ENGINEERING
A Westrian Company

H-SCALE	1"=60'
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

No.	REVISION	BY	DATE

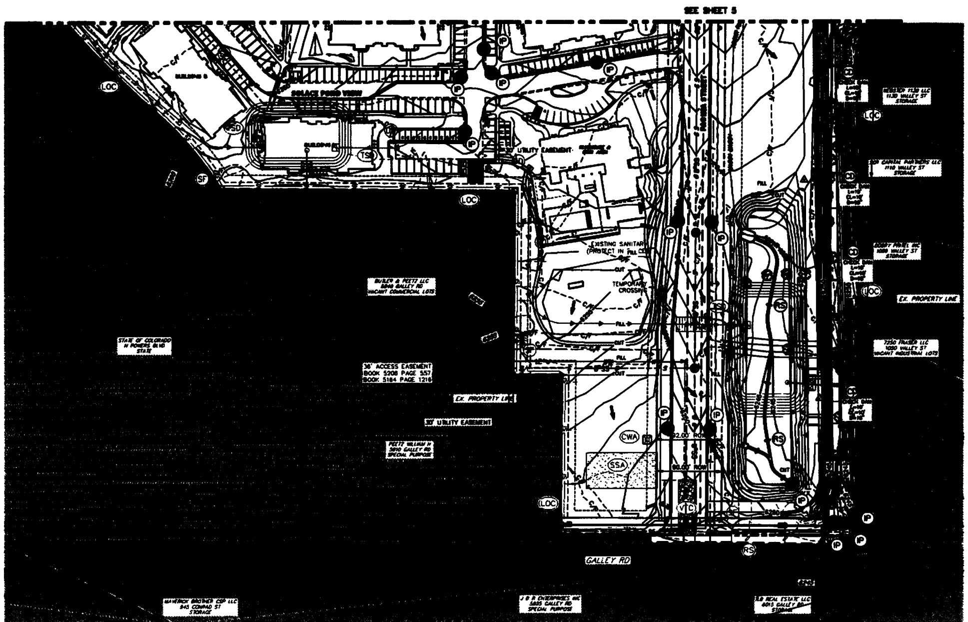
SOLACE APARTMENTS FILING NO. 1

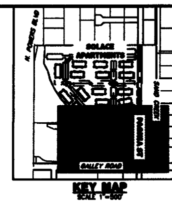
INTERIM GRADING AND EROSION CONTROL PLANS

SHEET 5 OF 12

JOB NO. 25174.00

PCD FILE #: SF-20-032





KEY MAP
SCALE 1"=500'

LEGEND

- SEDIMENT BASIN (SB)
- SILT FENCE (SF)
- 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)
- CUT AND FILL LINE — C/F —
- LIMITS OF CONSTRUCTION/DISTURBANCE (LOC)
- CONCRETE WASHOUT AREA (CWA)
- SEEDING & MULCHING & SURFACE ROUGHENING (SM) (SR)
- TEMPORARY SLOPE DRAIN (TSD)
- CHECK DAM (CD)
- ROCK SOCKS (RS)
- STORMWATER FLOW ARROWS

BMP PHASING

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

INTERIM:
1) LOCATE/INSTALL TEMPORARY STOCKPILE
2) MAINTAIN ALL BMPS
3) INSTALL RS
4) INSTALL INLET AND OUTLET PROTECTION

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

N

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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5. EXISTING VEGETATION ON-SITE IS NATIVE MEADOW GRASSES W/ APPROXIMATELY 70% COVERAGE.

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ENGINEER'S STATEMENT

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Mike. Bramlett 11/11/21

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

COLORADO REGISTERED MIKE A. BRAMLETT PROFESSIONAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
OFFICE PHONE
(734) 216-2577

JR ENGINEERING
A Westrian Company

No.	REVISION	BY	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

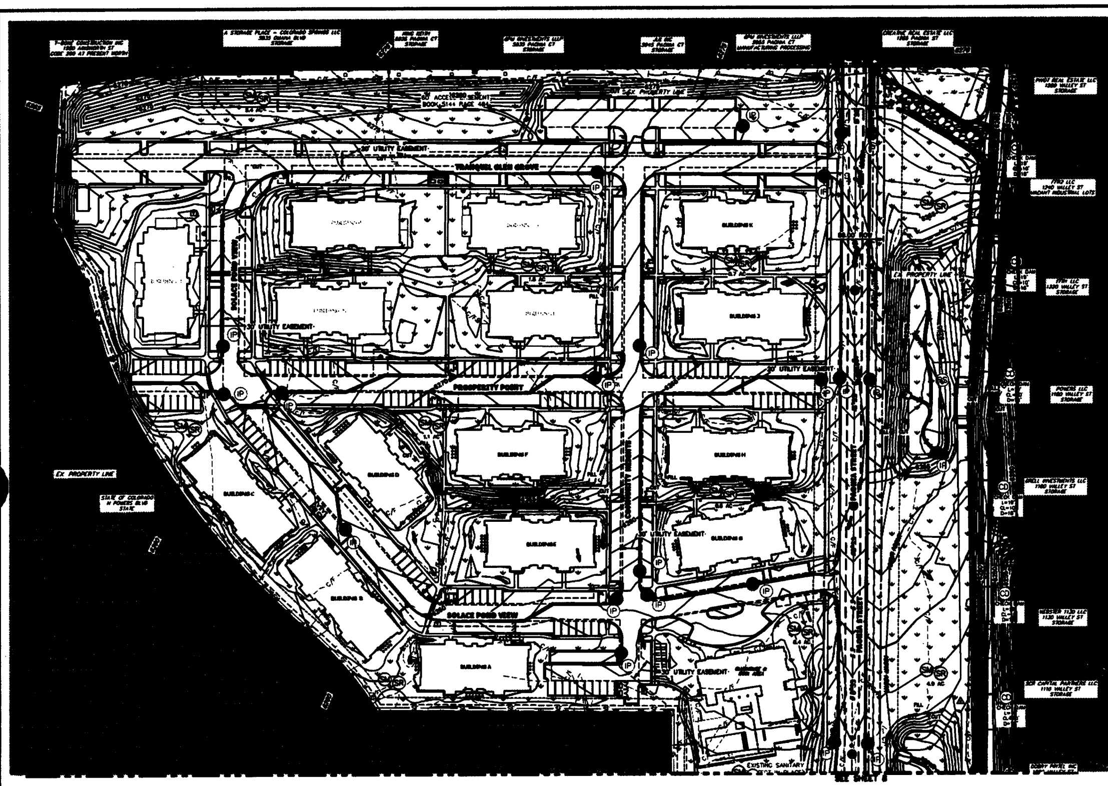
SOLACE APARTMENTS FILING NO. 1

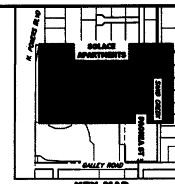
INTERIM GRADING AND EROSION CONTROL PLANS

SHEET 6 OF 12

JOB NO. 25174.00

PCD FILE #: SF-20-032





KEY MAP
SCALE 1"=500'

LEGEND

SEDIMENT BASIN	SB	
SILT FENCE	SF	——SF——
CONSTRUCTION FENCE	CF	——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	
CUT AND FILL LINE		——C/F——C/F——
LIMITS OF CONSTRUCTION/DISTURBANCE	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
6) INSTALL SEDIMENT BASINS
7) INSTALL DIVERSION DITCHES

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11/11/21 DATE

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

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

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JR ENGINEERING
A Westrian Company

H-SCALE	1"=60'
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

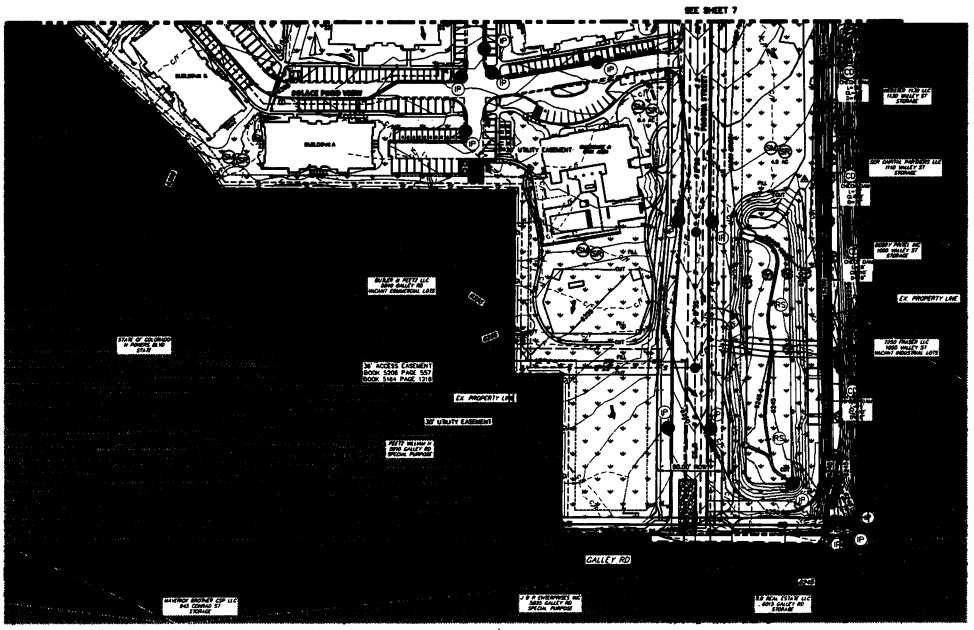
No.	REVISION	BY	DATE

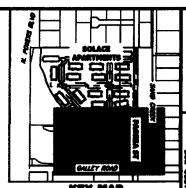
SOLACE APARTMENTS FILING NO. 1

FINAL GRADING AND EROSION CONTROL PLANS

SHEET 7 OF 12

JOB NO. 25174.00





KEY MAP
SCALE 1"=600'

LEGEND

SEDIMENT BASIN	SB	TOE TOP
SILT FENCE	SF	SF
CONSTRUCTION FENCE	CF	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	
CUT AND FILL LINE		C/F C/F
LIMITS OF CONSTRUCTION/DISTURBANCE	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		

MAP PHASING

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COLORADO REGISTERED PROFESSIONAL ENGINEER 30344

11/11/21

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 30344
FOR AND ON BEHALF OF JR ENGINEERING

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OFFICE PHONE
(734) 216-2577

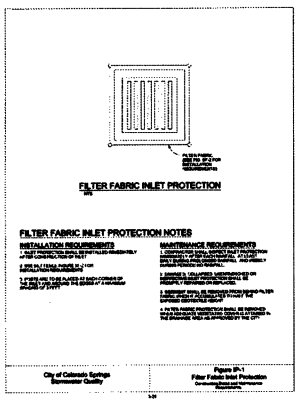
JR ENGINEERING
A Westrian Company
Contact: 303-740-9393 • Colorado Springs, CO 80907
Toll Free: 877-337-3063 • www.jrengineering.com

No.	REVISION	BY	DATE

1"=60' | N/A
1"=SCALE | DATE
DESIGNED BY | JRM
DRAWN BY | JRM
CHECKED BY

SOLACE APARTMENTS FILING NO. 1
FINAL GRADING AND EROSION CONTROL PLANS

SHEET 8 OF 12
JOB NO. 25174.00



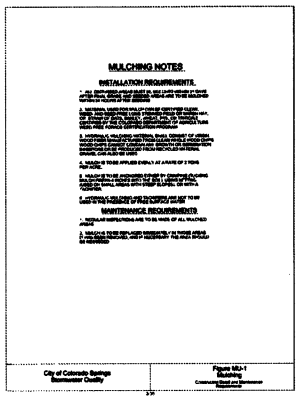
FILTER FABRIC INLET PROTECTION

FILTER FABRIC INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

MAINTENANCE REQUIREMENTS

City of Colorado Springs Stormwater Quality | Figure SR-1 Filter Fabric Inlet Protection

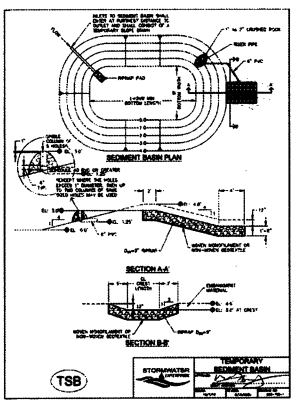


MULCHING NOTES

INSTALLATION REQUIREMENTS

MAINTENANCE REQUIREMENTS

City of Colorado Springs Stormwater Quality | Figure MU-1 Mulching



SEDIMENT BASIN PLAN

SECTION A-A'

SECTION B-B'

TSB

TEMPORARY SEDIMENT BASIN

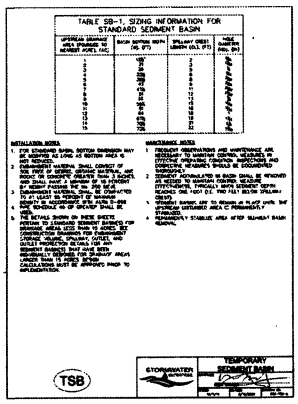


TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

INSTALLATION NOTES

MAINTENANCE NOTES

TSB

TEMPORARY SEDIMENT BASIN

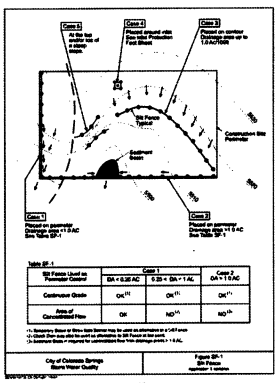
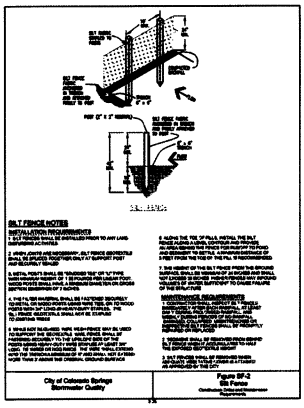


Table SF-1

Silt Fence Used to Promote Control	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	DA < 1 DAC
Continuous Grade	OK[1]	OK[1]	OK[1*]
Area of Concentrated Flow	OK	NO[1A]	NO[1A]

City of Colorado Springs Storm Water Quality | Figure SF-1 Silt Fence

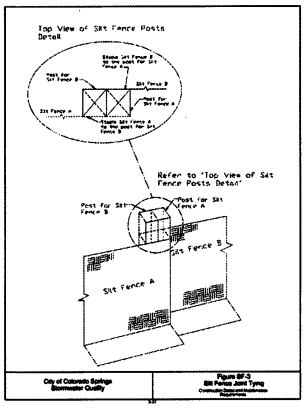


SILT FENCE NOTES

INSTALLATION REQUIREMENTS

MAINTENANCE REQUIREMENTS

City of Colorado Springs Stormwater Quality | Figure SF-2 Silt Fence Joint Tying



Top View of Silt Fence Posts Detail

Refer to "Top View of Silt Fence Posts Detail"

Post for Silt Fence A

Post for Silt Fence B

Silt Fence A

Silt Fence B

SURFACE ROUGHENING NOTES

APPLICATION TECHNIQUES

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL SURFACE ROUGHENED AREAS
2. SURFACE ROUGHENING IS TO BE REPEATED AS OFTEN AS NECESSARY.
3. VEHICLES OR EQUIPMENT IS NOT TO BE DRIVEN OVER AREAS THAT HAVE BEEN ROUGHENED.
4. AS SURFACE ROUGHENING IS ONLY A TEMPORARY CONTROL, ADDITIONAL TREATMENTS MAY BE NECESSARY TO MAINTAIN THE SOIL SURFACE IN A ROUGHENED CONDITION.

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ENGINEER'S STATEMENT

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

11/11/21

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 36344
FOR AND ON BEHALF OF JR ENGINEERING

PREPARED FOR
CS POWERS & GALLEY LLC
310 S. NEVADA AVE
COLORADO SPRINGS, CO 80903
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Visit Us on the Web: www.jrengineering.com

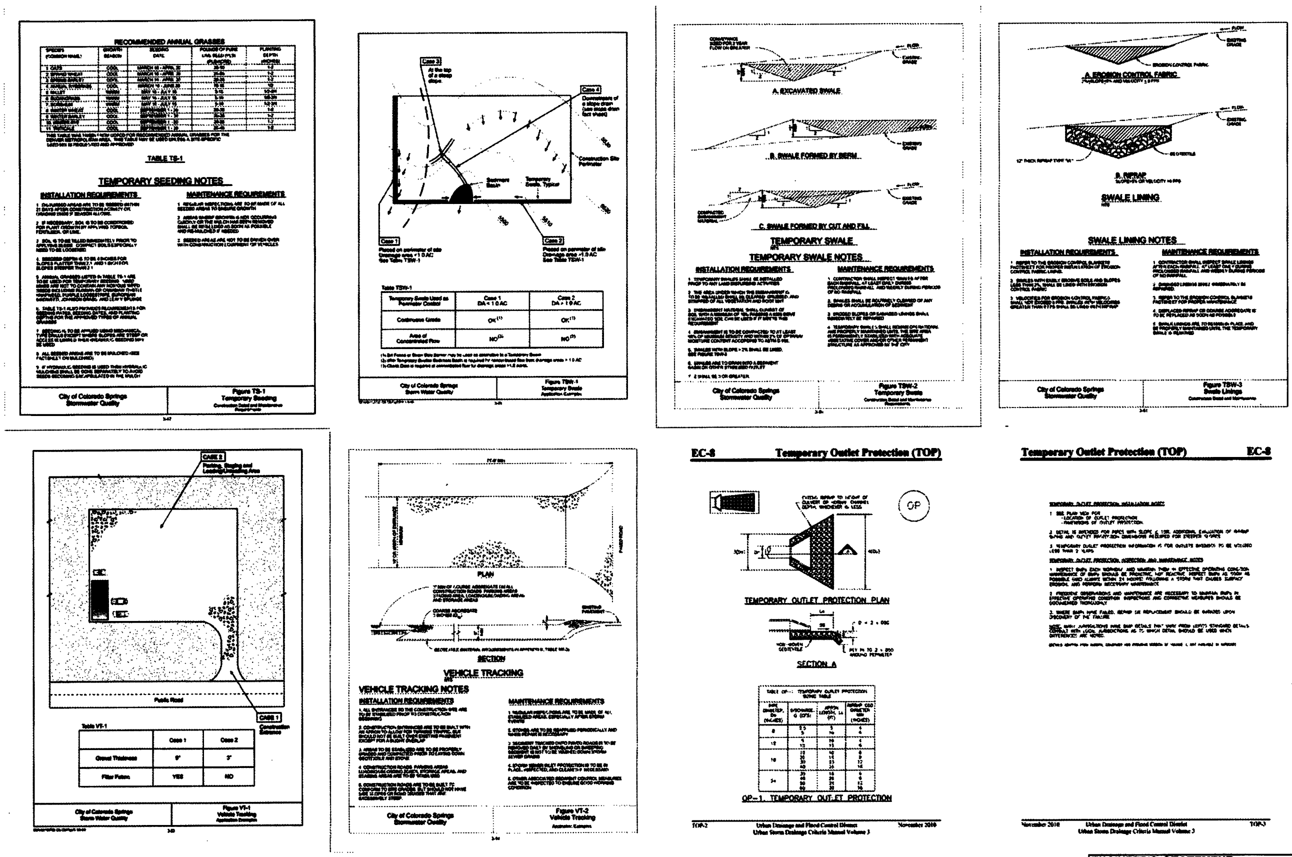
No.	REVISION	BY	DATE

H-SCALE N/A
V-SCALE N/A
DATE 11/11/21
DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

SOLACE APARTMENTS FILING NO. 1
GRADING AND EROSION CONTROL DETAILS

SHEET 9 OF 12
JOB NO. 25174.00

PCD FILE #: SF-20-032



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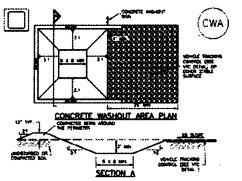
GRADING AND EROSION CONTROL DETAILS

SHEET 10 OF 12

JOB NO. 25174.00

PCD FILE #: SF-20-032

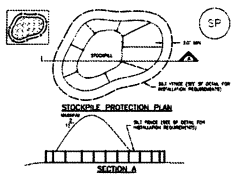
Concrete Washout Area (CWA) MM-1



CWA-1: CONCRETE WASHOUT AREA

MM-1 Concrete Washout Area (CWA)

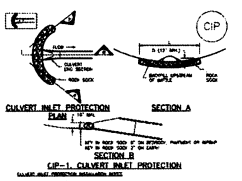
Stockpile Management (SP) MM-2



SP-1: STOCKPILE PROTECTION

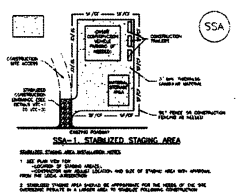
MM-2 Stockpile Management (SM)

Inlet Protection (IP) SC-6



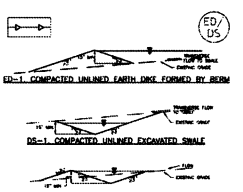
CIP-1: CULVERT INLET PROTECTION

Stabilized Staging Area (SSA) SM-6



SM-6 Stabilized Staging Area (SSA)

Earth Dikes and Drainage Swales (ED/DS) EC-10



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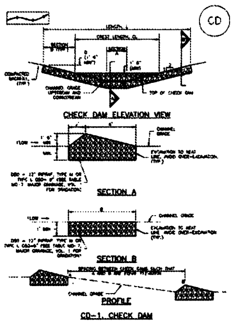

CHECK DAM INSTALLATION NOTES

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. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

CHECK DAM MAINTENANCE NOTES

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

[illegible]

NOTE: [illegible]

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JOB NO. 25174.00

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Colorado Springs, CO 80910
Phone 719-520-6300
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www.elpasoco.com

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GRADING AND EROSION CONTROL PLAN CHECKLIST

Revised: July 2019

		Applicant	PCD
1. GRADING AND EROSION CONTROL PLAN			
a	Vicinity map.	✓	
b	Adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers labeled.	✓	
c	North arrow and acceptable scale (1"=20' to 1"=100').	✓	
d	Legend for all symbols used in the plan.	✓	
e	Existing and proposed property lines. Proposed subdivision boundary for subdivision projects.	✓	
f	All existing structures.	✓	
g	All existing utilities.	✓	
h	Construction site boundaries.	✓	
i	Existing vegetation (notes are acceptable in cases where there is no notable vegetation, only grasses/weeds, or site has already been stripped).	✓	
j	FEMA 100-yr floodplain.	✓	
k	Existing and proposed water courses including springs, streams, wetlands, detention ponds, stormwater quality structures, roadside ditches, irrigation ditches and other water surfaces. Show maintenance of pre-existing vegetation within 50 feet of a receiving water.	✓	
l	Existing and proposed contours 2 feet or less (except for hillside).	✓	
m	Limits of disturbance delineating all anticipated areas of soil disturbance.	✓	
n	Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate.	✓	
o	Offsite grading clearly shown and called out.	N/A	
p	Areas of cut and fill identified.	✓	
q	Conclusions from soils/geotechnical report and geologic hazards report incorporated in grading design (slopes, embankments, materials, mitigation, etc.)	✓	
r	Proposed slopes steeper than 3:1 with top and toe of slope delineated. Erosion control blanketing or other protective covering required.	✓	
s	Stormwater flow direction arrows.	✓	
t	Location of any dedicated asphalt / concrete batch plants.	N/A	
u	Areas used for staging, storage of building materials, soils (stockpiles) or wastes. The use of construction office trailers requires PCD permitting.	✓	
v	All proposed temporary construction control measures, structural and non-structural. Temporary construction control measures shall be identified by phase of implementation to include" "initial," "interim," and "final" or shown on separate phased maps identifying each phase.	✓	
w	Vehicle tracking provided at all construction entrances/exits. Construction fencing, barricades, and/or signage provided at access points not to be used for construction.	✓	
x	Temporary sediment ponds provided for disturbed drainage areas greater than 1 acre.	✓	

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y	Dewatering operations to include locations of diversion, pump and discharge(s) as anticipated at time of design.	N/A	
z	All proposed temporary construction control measure details. Custom or other jurisdiction's details used must meet or exceed EPC standards.	✓	
aa	Any offsite stormwater control measure proposed for use by the project and not under the direct control or ownership of the Owner or Operator.	N/A	
bb	Existing and proposed permanent storm water management facilities, including areas proposed for stormwater infiltration or subsurface detention.	✓	
cc	Existing and proposed easements (permanent and construction) including required off site easements.	✓	
dd	Retaining walls (not to be located in County ROW unless approved via license agreement). Design by P.E. and building permit from Regional Building Department required for walls greater than or equal to 4 feet in height, series of walls, or walls supporting a surcharge.	N/A	
ee	Plan certified by a Colorado Registered P.E., with EPC standard signature blocks for Engineer, Owner and EPC.	✓	
ff	Engineer's Statement (for standalone GEC Plan): 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 plan. _____ _____ Engineer of Record Signature Date	✓	
gg	Engineer's Statement (for GEC Plan within Construction Drawing set): These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications. _____ _____ Engineer of Record Signature Date	N/A	
hh	Owner's Statement (for standalone GEC Plan): I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan. _____ _____ Owner Signature Date	✓	

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ii	Owner's Statement (for GEC Plan within Construction Drawing set): 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. _____ _____ Owner Signature Date	N/A	
jj	El Paso County (standalone GEC Plan): 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 Director's discretion. _____ _____ County Engineer/ECM Administrator Date	✓	
a	Soils report / geotechnical investigation as appropriate for grading/utilities/drainage/road construction.	✓	
b	Use Agreement/easement between the Owner or Operator and other third party for use of all offsite grading or stormwater control measures, used by the owner or operator but not under their direct control or ownership.	N/A	
c	Floodplain Development Permit	X	
d	USACE 404/wetlands permit/mitigation plan	X	
e	FEMA CLOMR	N/A	
f	State Engineer's permit/Notice Of Intent to Construct		
g	Stormwater Management Plan (SWMP)	X	
h	Financial Assurance Estimate (FAE) (signed)	X	
i	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)	X	
j	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)	X	
k	Conditions of Approval met?	X	

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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 wetlands.	✓	
2	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.	✓	
3	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.	✓	
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 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.	✓	
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 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.	✓	
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 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.	✓	
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 ECM Administrator prior to implementation.	✓	