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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 among EL PASO COUNTY (the “County”) by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (the “Board”), CND-CLOVELEAF, LLC, a Colorado limited liability company (“Developer”), WOSC, LLC, a Colorado limited liability company (“Offsite Owner”), and CLOVERLEAF METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “Metro District”). The above may occasionally be referred to herein singularly as “Party” and collectively as “Parties.”

Recitals

A. WHEREAS, the Metro District was organized as part of a common plan to provide certain public services and facilities serving the needs of the development known as Cloverleaf Filing No 2; and

B. WHEREAS, the Metro District is authorized pursuant to its Service Plan to provide various public improvements and services, including the design, financing, installation, construction, acquisition, operation, and maintenance of flood and surface drainage improvements, including but not limited to detention ponds, both within and without its boundaries; and

C. WHEREAS, the Metro District will own, operate and maintain those public improvements not dedicated to another governmental entity; and

D. WHEREAS, Developer is the owner of certain real estate (the “Property”) in El Paso County, Colorado, which Property is legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, and lies within the Metro District; and

E. WHEREAS, Developer desires to plat and develop on the Property a subdivision to be known as Cloverleaf Filing No. 2 (the “Subdivision”); and

F. WHEREAS, Offsite Owner owns property adjacent to the Property upon which Developer has been granted an easement to construct and maintain a detention pond to serve the Property (the “Offsite Pond Area”); and

G. 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 Developer’s promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices (“BMPs”) for the Subdivision; and

H. 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 construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

I. 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

J. 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

K. 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

L. WHEREAS, Developer desires to construct for the Subdivision five (5) 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

M. WHEREAS, Developer desires to construct the Detention Basin/BMP(s) designated as Pond 1, Pond 2, Pond 3, Pond 4, and Sand Filter on the map attached hereto as **Exhibit B** and incorporated herein by this reference, within the areas legally described in **Exhibit C**, attached hereto and incorporated herein by this reference; and

N. WHEREAS, Developer shall be charged with the duty of constructing the Detention Basin/BMP(s), and, following conveyance and acceptance of the Detention Basin/BMP(s) for maintenance by the Metro District, the Metro District shall be charged with the duties of operating, maintaining and repairing the Detention Basin/BMP(s) on the parcels and easements described in **Exhibit C**; and

O. 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 such detention basins/BMPs, and that such detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

P. 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 such 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 Developer’s or the Metro District’s failure to meet its obligations to do the same; and

Q. WHEREAS, the County conditions approval of this Subdivision on the Developer's promise to so construct the Detention Basin/BMP(s), and further conditions approval on the Developer's and/or Metro District'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

R. WHEREAS, the County could condition subdivision approval on the Developer'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 Developer's and the Metro District's promises contained herein; and

S. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Subdivision upon the Developer's and Offsite Owner's grant herein of a perpetual drainage easement and access easement over the portions of the Property and the Offsite Pond Area described in **Exhibit C** to both the County and the Metro District for the purpose of allowing the County and/or the Metro District, following acceptance of the Detention Basin/BMP(s), to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the Detention Basin/BMP(s); and

T. WHEREAS, pursuant to Colorado Constitution, Article XIV, Section 18(2) and Section 29-1-203, Colorado Revised Statutes, governmental entities may cooperate and contract with each other to provide any function, services, or facilities lawfully authorized to each.

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:** Developer and the Metro District 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**, and that this entire Agreement and the performance thereof shall be binding upon themselves and their respective successors and assigns.
3. **Construction:** Developer shall construct on those portions of the Property and the Offsite Pond Area described in **Exhibit C** five (5) Detention Basin/BMP(s). Developer shall not commence construction of a Detention Basin/BMP(s) until the El Paso County Planning and Community Development Department ("PCD") has approved in writing the plans and specifications for such Detention Basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer 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 of the Detention Basin/BMP(s) for the Subdivision (the "Project") 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 Developer and its respective successors and assigns for its actual costs and expenses incurred in the process of completing the Project. The term "actual costs and expenses" as used herein and in Paragraph 7 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:** Subject to Paragraph 17 below, the Developer and Metro District agree for themselves and their respective successors and assigns that they will regularly and routinely inspect, clean, and maintain the Detention Basin/BMP(s) and otherwise keep the same in good repair, all at their 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:** Developer hereby grants to the County and the Metro District, and Offsite Owner hereby grants to the County, a non-exclusive perpetual drainage easement and access easement, together with all rights and privileges as are incidental to the full use and enjoyment of the easement rights, upon, over, above, through and across those portions of the Property and the Offsite Pond Area, respectively, described in **Exhibit C** (collectively, the "Easement"). The purpose of the Easement is to allow the County and the Metro District, as applicable, 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), and the Metro District does not have the obligation to inspect, clean, repair and maintain the Detention Basin/BMP(s) until the Metro District accepts the Detention Basin/BMP(s) for maintenance.

6. **County's Rights and Obligations:** Any time the County determines, in the sole exercise of its discretion, that the Detention Basin/BMP(s) are not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer or to the Metro District once the Metro District accepts the Detention Basin/BMP(s) for maintenance, and their respective successors and assigns, that the Detention Basin/BMP(s) need 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) within the reasonable time provided or such other period of time with which the County agrees, the County may enter upon the Property and the Offsite Pond Area 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:** Subject to Paragraph 17 below, the Developer and the Metro District agree and covenant, for themselves and their respective successors and assigns, that they will reimburse the County for its actual 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.

8. **Contingencies of Subdivision Approval:** Developer's and the Metro District'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. Conveyance of the tracts and easements described in Exhibit C by separate instrument, if necessary, from Developer to the Metro District, which will include a reservation of easement in favor of the County for purposes of accessing, inspecting, cleaning, maintaining, and repairing the detention basin/BMP(s).

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, Developer and the Metro District agree, for themselves, their 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 Developer, the Metro District, 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 Developer and the Metro District

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 Developer and the Metro District, 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.

15. Governmental Immunity. Nothing in this Agreement shall be construed to be a waiver, in whole or in part, of any right, privilege or protection afforded the County or its Board, the Metro District or its Board of Directors, or their respective officers, employees, servants, agents or authorized volunteers pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.*, C.R.S.

16. Annual Appropriations. The Metro District does not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever.

17. Limitation on Developer and Metro District's Obligations and Liabilities: The obligation and liability of the Developer hereunder shall only continue until such time as all of the following occur: (i) the Final Plat for the Subdivision as described in Paragraph E of the Recitals set forth above is recorded; (ii) the Developer completes the construction of the Detention Basin/BMP(s); and (iii) the Detention Basin/BMP(s) are conveyed to and accepted for ownership and maintenance by the Metro District. By execution of this agreement, the Metro District agrees to accept conveyance of the Detention Basin/BMP(s) from the Developer and all responsibilities and duties assigned to it under this Agreement, upon completion of items (i), (ii) and (iii) herein.

18. Contract Modification. The Agreement may not be amended, altered or otherwise changed except by a written agreement signed by the Parties.

19. Counterpart Execution. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 26th day of JAN, 2022, by:

CND-CLOVERLEAF, LLC

By: [Signature]
Aziz Siddiqui, Area Land Development Manager

The foregoing instrument was acknowledged before me this 26th day of JANUARY, 2022, by Aziz Siddiqui as Area Land Development Manager of CND-Cloverleaf, LLC.

Witness my hand and official seal.

My commission expires: 5/22/2022

[Signature: Christine Falagario]
Notary Public



IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 18th day of January, 2022, by:

WOSC, LLC, a Colorado limited liability company

By: Tish Norman
Tish Norman, Director

By: Ray Sullivan
Ray Sullivan, Vice Director

State of Colorado }
 } ss.
County of El Paso }

The foregoing instrument was acknowledged before me this 18th day of January, 2022, by Tish Norman, Director and Ray Sullivan, Vice Director of WOSC LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 02-26-2022

KIMBERLY J MCGUIRE
Notary Public
State of Colorado
Notary ID # 20184008998
My Commission Expires 02-26-2022

Kimberly J McGuire
Notary Public

Executed this 18th day of January, 2022, by:

CLOVERLEAF METROPOLITAN DISTRICT

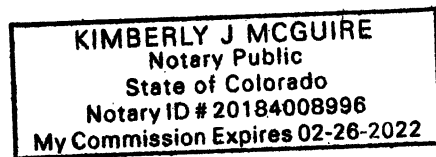
By: 
Andrew Biggs, President

State of Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 18th day of January,
2022, by Andrew Biggs as President of CLOVERLEAF METROPOLITAN
DISTRICT.

Witness my hand and official seal.

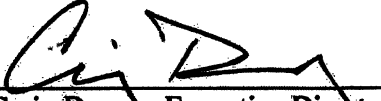
My commission expires: 02-26-2022




Notary Public

Executed this _____ day of _____, 20____, 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 24 day of February, 2022 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



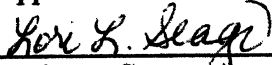
Approved as to Content and Form:

Assistant County Attorney

EXHIBIT A

THREE PARCELS OF LAND BEING ALL OF THOSE PROPERTIES RECORDED UNDER RECEPTION NOS. 220071778, 220071836 AND 221062390 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING $S89^{\circ}54'49''E$ AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE $N23^{\circ}36'18''W$ A DISTANCE OF 971.92 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHWESTERLY LINE, $N47^{\circ}53'03''W$ A DISTANCE OF 244.83 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51;

THENCE ON THE PERIMETER OF SAID TRACT H, THE FOLLOWING THREE (3) COURSES:

1. $N33^{\circ}23'09''W$ A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS $S33^{\circ}24'06''E$, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF $15^{\circ}37'05''$ AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;
3. $S52^{\circ}28'59''E$ A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. $N81^{\circ}20'01''E$ A DISTANCE OF 130.03 FEET;
2. $N26^{\circ}20'33''E$ A DISTANCE OF 511.07 FEET;
3. $N52^{\circ}03'56''E$ A DISTANCE OF 451.83 FEET;

4. N17°03'30"W A DISTANCE OF 222.24 FEET;
5. N07°26'50"W A DISTANCE OF 104.67 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID TRACT B, THE FOLLOWING TEN (10) COURSES:

1. N84°15'58"E A DISTANCE OF 126.43 FEET;
2. N84°03'34"E A DISTANCE OF 224.55 FEET;
3. S05°52'43"E A DISTANCE OF 936.00 FEET;
4. S52°15'31"E A DISTANCE OF 279.39 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 13.72 FEET, TO A POINT OF NON-TANGENT;
6. N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;
8. S34°31'56"E A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S45°14'01"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22°29'51" AND AN ARC LENGTH OF 90.31 FEET, TO A POINT OF TANGENT;
10. N67°15'50"E A DISTANCE OF 11.14 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 466, WOODMOOR GREENS, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 46°01'11" AND AN ARC LENGTH OF 329.31 FEET, TO A POINT OF NON-TANGENT;
2. S50°58'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
4. S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. N61°02'18"W A DISTANCE OF 958.19 FEET;
2. N60°38'25"W A DISTANCE OF 314.83 FEET;
3. N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,623,721 SQUARE FEET OR 37.2755 ACRES.

EXHIBIT B

(Map of Detention Ponds/BMPs)

EXHIBIT C

(legal description of pond easements; must be drawn so as to be adjacent to a public road for legal access)



J-R ENGINEERING

PUBLIC UTILITY AND DRAINAGE EASEMENT

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT A SOUTH WOODMOOR PRESERVE FILING NO. 1 RECORDED UNDER RECEPTION NO. 221714843 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER OF THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00 WC" AND THE 30.00' REFERENCE MONUMENT OF THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30.00' REFERENCE MONUMENT OF THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N43°45'49"E A DISTANCE OF 1,700.49 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT A, SOUTH WOODMOOR PRESERVE RECORDED UNDER RECEPTION NO. 221714843 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING EIGHT (8) COURSES:

1. S67°15'50"W A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22°29'51" AND AN ARC LENGTH OF 90.31 FEET, TO A POINT OF NON-TANGENT;
3. N34°31'56"W A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S34°31'56"E, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF TANGENT;
5. S28°37'11"W A DISTANCE OF 67.40 FEET, TO A POINT OF NON-TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S39°07'14"W, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 13.72 FEET, TO A POINT OF TANGENT;
7. N52°15'31"W A DISTANCE OF 279.39 FEET;
8. N05°52'43"W A DISTANCE OF 736.86 FEET;

THENCE N84°07'17"E A DISTANCE OF 63.40 FEET;

THENCE S05°14'18"E A DISTANCE OF 186.92 FEET, TO A POINT ON THE BOUNDARY LINE OF SAID TRACT A;

THENCE ON THE BOUNDARY LINE OF SAID TRACT A, THE FOLLOWING SIX (6) COURSES:

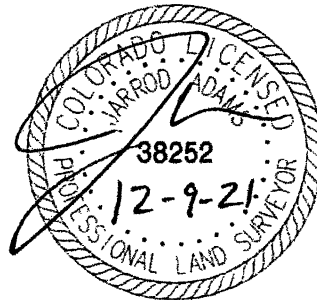
1. S33°46'05"E A DISTANCE OF 129.29 FEET;
2. S13°05'30"E A DISTANCE OF 130.71 FEET;
3. S31°50'53"E A DISTANCE OF 202.25 FEET;
4. S49°07'01"E A DISTANCE OF 173.30 FEET;
5. N28°12'21"E A DISTANCE OF 39.31 FEET;
6. S57°23'03"E A DISTANCE OF 176.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 155,300 SQUARE FEET OR 3.5652 ACRES.

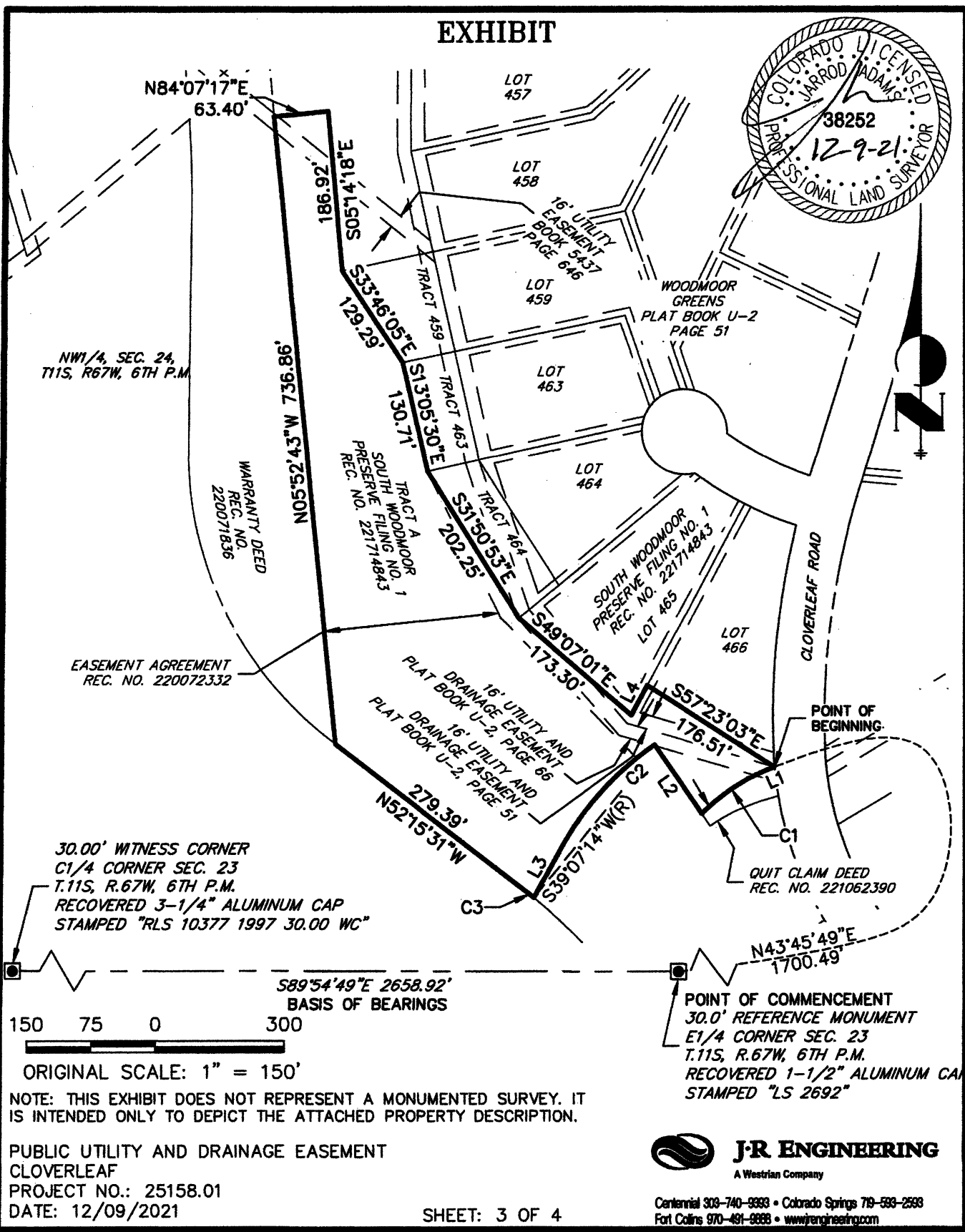
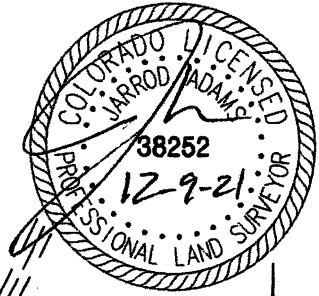
PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT



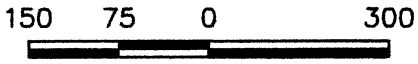
NW1/4, SEC. 24,
T11S, R67W, 6TH P.M.

WARRANTY DEED
REC. NO.
220071836

EASEMENT AGREEMENT
REC. NO. 220072332

30.00' WITNESS CORNER
C1/4 CORNER SEC. 23
T.11S, R.67W, 6TH P.M.
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED "RLS 10377 1997 30.00 WC"

S89°54'49"E 2658.92'
BASIS OF BEARINGS



ORIGINAL SCALE: 1" = 150'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

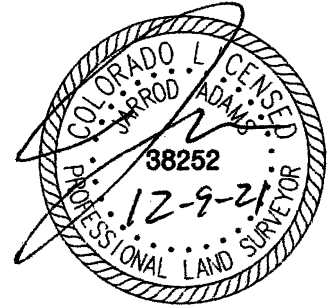
PUBLIC UTILITY AND DRAINAGE EASEMENT
CLOVERLEAF
PROJECT NO.: 25158.01
DATE: 12/09/2021

SHEET: 3 OF 4



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Fort Collins 970-491-9999 • www.jrengineering.com

EXHIBIT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°15'50"W	11.14'
L2	N34°31'56"W	97.38'
L3	S28°37'11"W	67.40'
L4	N28°12'21"E	39.31'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	22°29'51"	230.00'	90.31'
C2	26°50'54"	345.00'	161.66'
C3	1°22'45"	570.00'	13.72'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

PUBLIC UTILITY AND DRAINAGE EASEMENT
CLOVERLEAF
PROJECT NO.: 25158.01
DATE: 12/09/2021

SHEET: 4 OF 4



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A Westrian Company

ACCEPTED for FILE
Engineering Review

01/31/2021 3:28:12 PM

EPC Planning & Community
Development Department

**STORMWATER MANAGEMENT PLAN
FOR
CLOVERLEAF FILING NO. 2**

Prepared For (Applicant):

PT Cloverleaf, LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80920
(719) 476-0800
Contact: Joe Desjardin

Prepared By:

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

Qualified Stormwater Manager:

To Be Determined

Contractor:

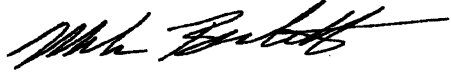

To Be Determined

August, 2021

El Paso County PCD File No.:
SF-21-023

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, 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

- A. Vicinity Map**
- B. Soils Map**
- C. GEC Plans and Details**
- D. SWMP Report and GEC Plan Checklists**

1. Applicant / Contact Information

Owner/Developer: PT Cloverleaf, LLC
Attn: Joe Desjardin
1864 Woodmoor Drive, Suite 100
Monument, CO 80920
(719) 476-0800

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

The site is located in Sections 23 and 24, Township 11 South, Range 67 West of the Sixth Principal Meridian, in the County of El Paso, State of Colorado. The subdivision will replat ~~portions of Tract H of Woodmoor Greens, Tract F of Woodmoor Greens vacation L496-500~~ and a Portion of Tract B of Woodmoor Placer. Cloverleaf is a 37.28 acre, single family-development and is comprised of 132 lots and associated infrastructure. Lot 1–Lot 132 will be an urban subdivision proposed for RS-6000 zoning. The site is bounded by Walters Commons Townhomes and Country Ridge Condos to the south, Bowstring Road to the west, Woodmoor Greens and Woodmoor Place subdivision to the north and Cloverleaf Road to the east. The nearest street intersection is located 500 feet northwest of the intersection of Cloverleaf Road and Higby Road. See Appendix A for a vicinity map.

Cloverleaf is currently unoccupied and undeveloped. The existing ground cover is sparse vegetation and open space. 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: 43.03 acres
 - i. Offsite grading is to be expected for this project.
- b. Estimated 100-year runoff coefficients:
 - i. Historic: C = 0.36
 - ii. Developed: C = 0.59

- c. **Soil Type:** Site soils include Tomah-Crowfoot loamy sand, 3 to 8 percent slopes. All of the soils are classified as Hydrologic Soils Group B (Soils having a moderately infiltration rate when thoroughly wet, which have a moderate runoff potential). Refer to Appendix B for a soils map. Eroded soil may adversely impact downstream drainage ways. BMP's will be installed and maintained to mitigate adverse impacts due to soil erosion.
- d. **Soil erosion potential and potential impacts upon discharge:**
 - i. Conduct land-disturbing activities in a manner that effectively reduces accelerated soil erosion and reduces sediment movement and deposition off site.
 - ii. Schedule construction activities to minimize the total amount of soil exposed at any given time.
 - iii. Establish temporary or permanent cover on areas that have been disturbed as soon as practical after grading is completed.
 - iv. Design and construct temporary or permanent facilities to limit the flow of water to non-erosive velocities for the conveyance of water around, through or from the disturbed area.
 - v. Remove sediment caused by accelerated soil erosion from surface runoff water before it leaves the site.
 - vi. Stabilize disturbed areas with permanent vegetative cover and provide permanent storm water quality control measures for the post-construction condition.
- e. **Existing vegetation:** Native meadow grasses (approximately 70% coverage), determined using a combination of visual field verification and aerial inspection.
- f. **Location and description of potential pollution sources:** Potential sources of pollution include: Onsite waste management, portable toilets, onsite vehicle fueling, and outdoor storage, vehicle tracking pads, dust management, and temporary stock pile. The locations of these sources are shown in the GEC plans in Appendix C or will be determined by the contractor.
 - i. Non-industrial waste sources such as worker trash and portable toilets – Clean up litter and debris from the construction site daily and worker trash receptacles will be located by entrance/exit for easy removal/replace access. All portable toilets should be kept a minimum of 50 feet from a storm drain inlet or drainage course and secured to the ground. Toilets will be cleaned regularly and inspected daily for any spills or leaks. Waste disposal bins will be reasonably maintained at regular intervals to check for leaks and overflow capacity, and will be emptied routinely to prevent overflow.
 - ii. Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc. – oil, grease, coolants, etc. that leak onto the soil or impervious surface should be cleaned up as soon as possible and on-site personnel notified.
 - iii. Vehicle, equipment maintenance, and fueling – all designated fueling and maintenance areas shall be located a minimum of 100 feet from any drainage course whenever possible. If the fueling area is located on a pervious surface, the area shall be covered with a non-pervious lining so

as to prevent soil contamination by way of infiltration. Any spillage shall be cleaned up immediately.

- iv. Raw materials, intermediate products, byproducts, process residuals, Finished products, containers, and materials storage areas can be sources of pollutants such as metals, oils and grease, sediment and other contaminants. Where practical, conduct operations indoors. Where impractical, select an appropriate temporary or permanent covering to reduce exposure of materials to rainfall and runoff.
- v. Vehicle tracking controls (VTC) provide stabilized construction site access where vehicles exit the site onto paved public roads. An effective vehicle tracking control helps remove sediment (mud or dirt) from vehicles, reducing tracking onto the paved surface. With aggregate vehicle tracking controls, ensure rock and debris from this area do not enter the public right-of-way. Inspect the VTC for degradation and replace aggregate or material used for a stabilized entrance/exit as needed.
- vi. Wind erosion and dust control BMPs help to keep soil particles from entering the air as a result of land disturbing construction activities. Dust control measures should be used on any site where dust poses a problem to air quality. Dust control is important to control for the health of construction workers and surrounding waterbodies.
- vii. Stockpile management should be used when soils or other erodible materials are stored at the construction site. Special attention should be given to stockpiles in close proximity to natural or manmade storm systems. Soils stockpiled for an extended period (typically for more than 30 days) mulched with a temporary grass cover once the stockpile is placed (typically within 21 days). An area that will remain in an interim state for over 60 days must also be seeded. Use of mulch only or a soil binder is acceptable if the stockpile will be in place for a more limited time period (typically 30-60 days). Refer to DCM Vol 2 – Section 3.2- General principles - Basic Grading, Erosion and Stormwater Quality Requirements and General Prohibitions #16 for more information.
- g. Spill prevention and pollution controls for dedicated batch plants: Not applicable for this site since there will be no dedicated batch plants.
- h. Street sweeping or vacuuming should be conducted when there is noticeable sediment accumulation on roadways adjacent to the construction site. Typically, this will be concentrated at the entrance/exit to the construction site. Well-maintained stabilized construction entrances and vehicle tracking controls can help reduce the necessary frequency of street sweeping and vacuuming.
- i. 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.
- j. Existing basin drainage patterns are generally from northeast to southwest by way of sheet flow.

- k. Receiving water: A roadside ditch along the west side of Cloverleaf Road will enter the existing Type C inlet at the northwest corner of Cloverleaf Road and Higby Road. Also flows from the pond will travel down the proposed street to the west to the existing Leggins Way, and ultimately to the existing 28"x 42" CMP beneath Bowstring Road. Runoff from the site will follow historic drainage patterns, flowing southwest into Teachout Creek, which flows into Monument Creek, which flows into Fountain Creek.
- l. There are no streams that cross the project site.

3. Proposed Sequence of Major Activities

The project will follow standard construction sequences for construction, i.e., clearing and grubbing, over excavation, 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. Install rough cut street control (July 2022).
4. Place Seed and Mulch (July 2022).
5. Clean up and final stabilization (August 2023).

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 (SB) to collect runoff before it enters receiving waters (initial, interim)
2. Silt fence (SF) along downstream limits of disturbed areas to filter sediment from runoff (initial, interim)
3. Stabilized staging area (SSA) near site entrance to consolidate construction equipment in a stabilized location (initial, interim)
4. Construction fence (CF) to identify limits of construction (LOC) where silt fence is not needed (initial, interim)
5. Vehicle tracking control (VTC) at site entrance to prevent sediment from leaving the site via vehicle tires (initial, interim)
6. Rough Cut Street Control (RCS) is material placed after a road has been cut and before base has been installed for paving (initial)

7. Erosion Control Blanket (ECB) is used on slopes greater than a 3:1 slope (interim)
 8. Temporary stock pile (TSP) to consolidate materials such as topsoil in a controlled area bounded by silt fence (interim)
 9. Inlet protection (IP) around culvert entrances (interim, final)
 10. Outlet protection (OP) at culvert outlets (interim, final)
 11. Concrete washout area (CWA) to allow a controlled area for concrete trucks to be washed (initial, interim)
 12. Temporary Swale (TSW) to Convey runoff to sediment basins (initial, interim)
 13. Straw Bale Barrier (STB) to be used as check dams in swales to slow and filter sediment from runoff (initial, interim)
 14. Sediment Control Logs (SCL) to slow and filter sediment from runoff, to be placed behind sidewalks (initial, interim)
- ii. Non-structural BMPs:
1. Mulching (MU) to stabilize soils and promote seed growth (final)
 2. Permanent seeding (PS) to stabilize disturbed areas (final)
- 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. Final Stabilization and Long-Term Stormwater Management

- a. Permanent seeding will be provided to achieve long-term stabilization of the site.
- b. Seed Mix: Sand dropseed, 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.
 - i. The overall project does not solely rely on another entity or control measures for final stabilization or permanent water quality or detention.
- g. Final Stabilization and Long-term Stormwater Quality:

- i. After final stabilization occurs, Stormwater Quality of the site will be maintained via the use of 4 detention ponds/water quality ponds, all flows on site will be routed to these ponds and treated.
 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.
- ii. The contractor will be responsible for any re-excavation of sediment and debris that collects in the basin depression required to ensure that the basin meets the design grades following construction. The storm lines shall also be cleaned and free of sediment once the site becomes stabilized.

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.
4. The SWMP should be viewed as a "living document" that is

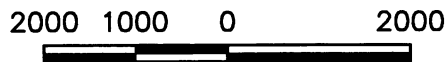
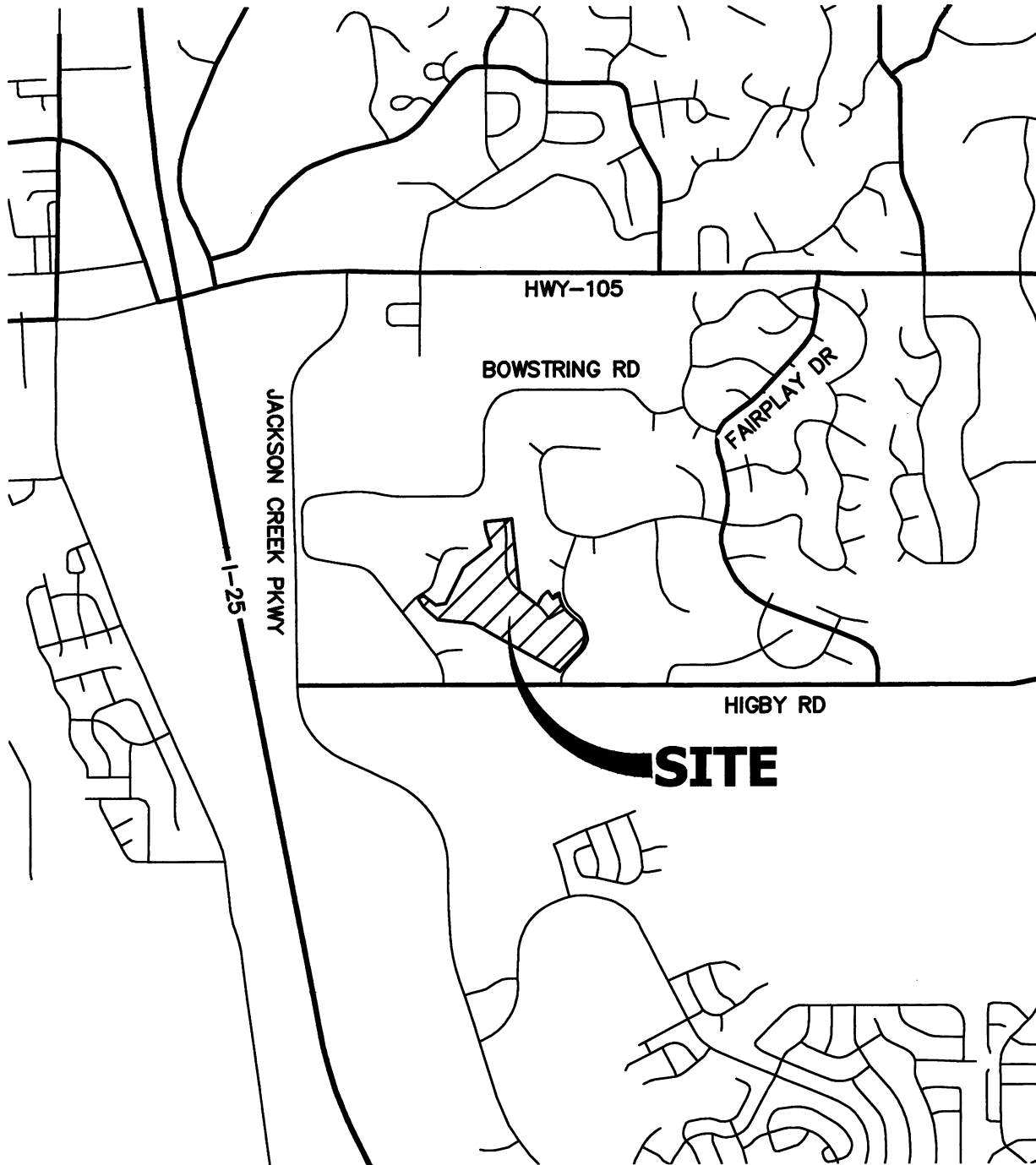
continuously being reviewed and modified as a part of the overall process of evaluating and managing storm water quality issues at the site.

5. The QSM will be sufficiently qualified for the required duties per the ECM Appendix I.5.2.A.
 6. The Qualified Storm water Manager shall amend the SWMP when there is a change in design, construction, operation or maintenance of the site which would require the implementation of new or revised BMPs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in storm water discharges associated with construction activity or when BMPs are no longer necessary and are removed.
- 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 SWMP should be viewed as a “living document” that is continuously being reviewed and modified as a part of the overall process of evaluating and managing storm water quality issues at the site.
 5. The Qualified Storm water Manager shall amend the SWMP when there is a change in design, construction, operation or maintenance of the site which would require the implementation of new or revised BMPs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in storm water discharges associated with construction activity or when BMPs are no longer necessary and are removed.
 6. 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**

APPENDIX A – VICINITY MAP

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ORIGINAL SCALE: 1" = 2000'

VICINITY MAP
 CLOVERLEAF FILING NO. 2
 JOB NO. 25158.01
 08/19/2021
 SHEET 1 OF 1



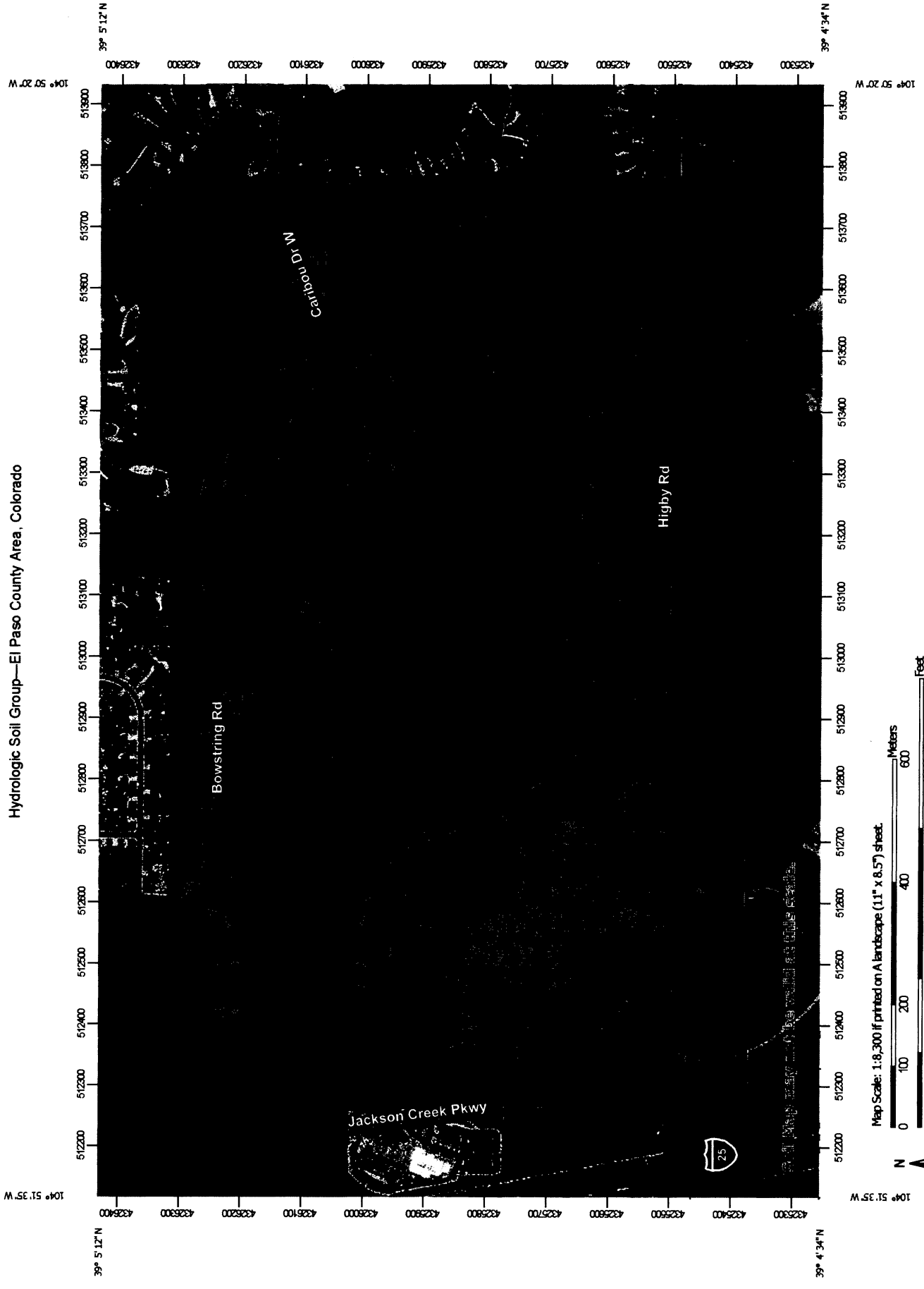
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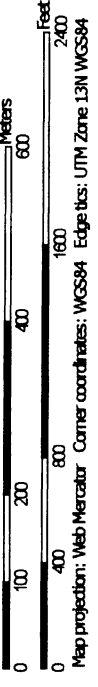
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 Fort Collins 970-491-8888 • www.jrengineering.com

APPENDIX B – SOILS MAP

Hydrologic Soil Group—El Paso County Area, Colorado




































Map Scale: 1:9,300 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
Soils	 D
Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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 16, Sep 10, 2018

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

Date(s) aerial images were photographed: Jul 4, 2010—Oct 16, 2017

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

Map unit symbol	Map unit name	Rating	Area in ACI	Percent of ACI
71	Pring coarse sandy loam, 3 to 8 percent slopes	B	0.8	0.2%
92	Tomah-Crowfoot loamy sands, 3 to 8 percent slopes	B	323.0	91.8%
93	Tomah-Crowfoot complex, 8 to 15 percent slopes	B	28.1	8.0%
Totals for Area of Interest			352.0	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

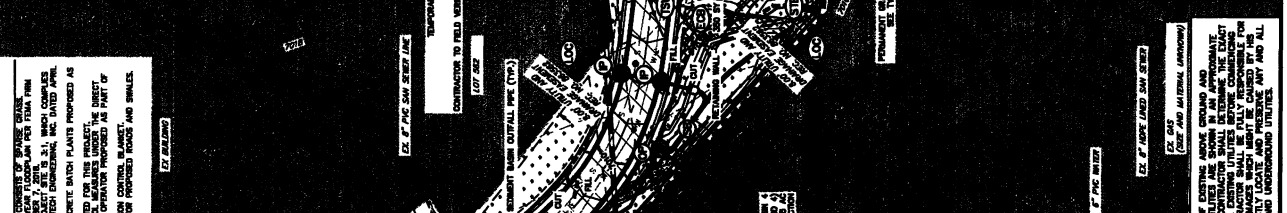
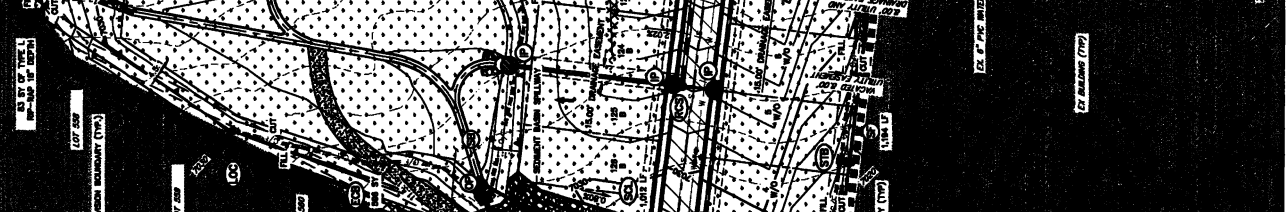
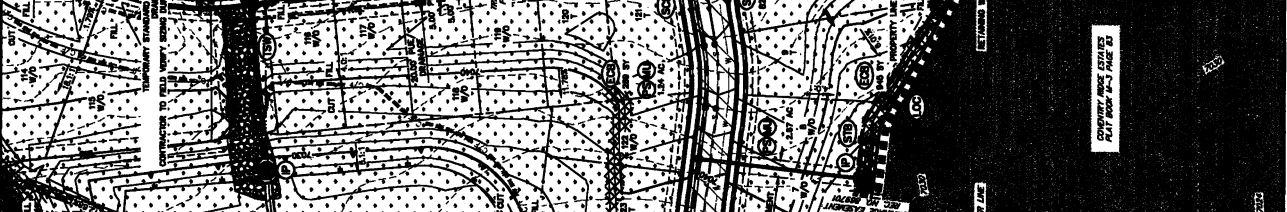
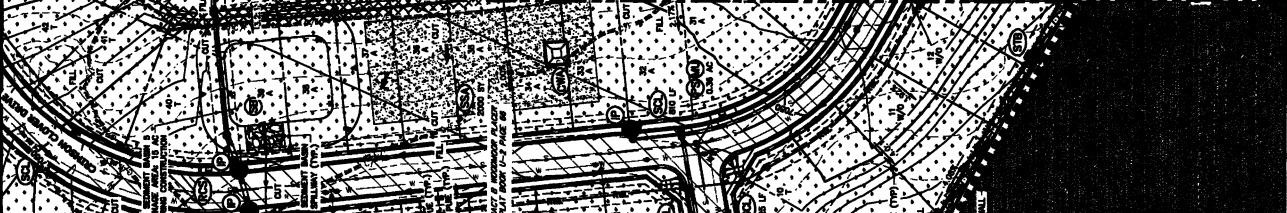
APPENDIX C – GEC PLANS AND DETAILS

CHECKED BY: RPD
 DRAWN BY: RPD
 DESIGNED BY: RPD
 DATE: 08/17/21
 V-SCALE: N/A
 H-SCALE: 1"=50'
 No. REVISION: BY DATE

J.R. ENGINEERING
 A Professional Engineering Firm
 1864 WOODLOR DR. STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-478-0800
 DESJARDIN@ROTERRACO.COM

Prepared For:
P.F. COVERLEAF, LLC
 1864 WOODLOR DR. STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-478-0800
 DESJARDIN@ROTERRACO.COM

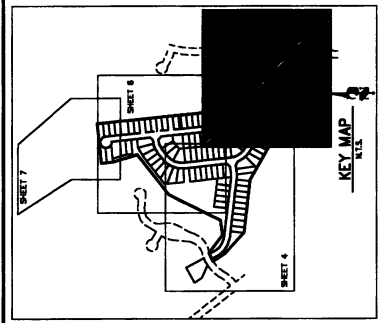
LITTLE, SUCH THAT AS THESE DRAWINGS ARE APPROVED BY ME, I AGREE TO BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



NOTES
 1. THE PROJECT WILL BE SUBJECT TO THE LOCAL COUNTY ORDINANCES AND STANDARDS. THE LOCAL COUNTY ORDINANCES AND STANDARDS SHALL BE THE GOVERNING AUTHORITY. THE LOCAL COUNTY ORDINANCES AND STANDARDS SHALL BE THE GOVERNING AUTHORITY. THE LOCAL COUNTY ORDINANCES AND STANDARDS SHALL BE THE GOVERNING AUTHORITY.

IMP PHASING

NO.	DESCRIPTION
1	INSTALL SILT FENCE
2	INSTALL CONSTRUCTION FENCE
3	INSTALL SEEDMENT BARRIERS
4	INSTALL CHECK DAMS
5	INSTALL SILT FENCE
6	INSTALL CONSTRUCTION FENCE
7	INSTALL SEEDMENT BARRIERS
8	INSTALL CHECK DAMS
9	INSTALL SILT FENCE
10	INSTALL CONSTRUCTION FENCE
11	INSTALL SEEDMENT BARRIERS
12	INSTALL CHECK DAMS
13	INSTALL SILT FENCE
14	INSTALL CONSTRUCTION FENCE
15	INSTALL SEEDMENT BARRIERS
16	INSTALL CHECK DAMS
17	INSTALL SILT FENCE
18	INSTALL CONSTRUCTION FENCE
19	INSTALL SEEDMENT BARRIERS
20	INSTALL CHECK DAMS



LEGEND

- STAIR BALE BARBER
- CONSTRUCTION FENCE
- CONCRETE WASHOUT AREA
- RAIL PROTECTION
- RAIL PROTECTION (WITH CONSTRUCTION)
- OUTLET PROTECTION
- PERMANENT SEEDING & MULCHING
- SEMENT BURN
- SOIL FENCE
- STABILIZED STAGING AREA
- TEMPORARY STOCK PILE
- TEMPORARY SWALE
- VEHICLE TRACKING CONTROL
- EROSION CONTROL BLANKET
- ROUGH CUT STREET CONTROL
- SEMI-TRUCK CONTROL LOS (HATCHED)
- CUT AND FILL LINE

50 25 0 50
 ORIGINAL SCALE: 1" = 50'
 Know what's below.
 Call before you dig.

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

ENGINEER'S STATEMENT
 THE GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND KNOWLEDGE AND BELIEF. THIS PLAN HAS BEEN PREPARED ACCORDING TO THE STANDARDS AND PRACTICES OF THE PROFESSION OF PROFESSIONAL ENGINEERING AS SET FORTH IN THE ENGINEERING CODES AND STATUTES OF THE STATE OF COLORADO. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR ANY NEARBY UTILITIES, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

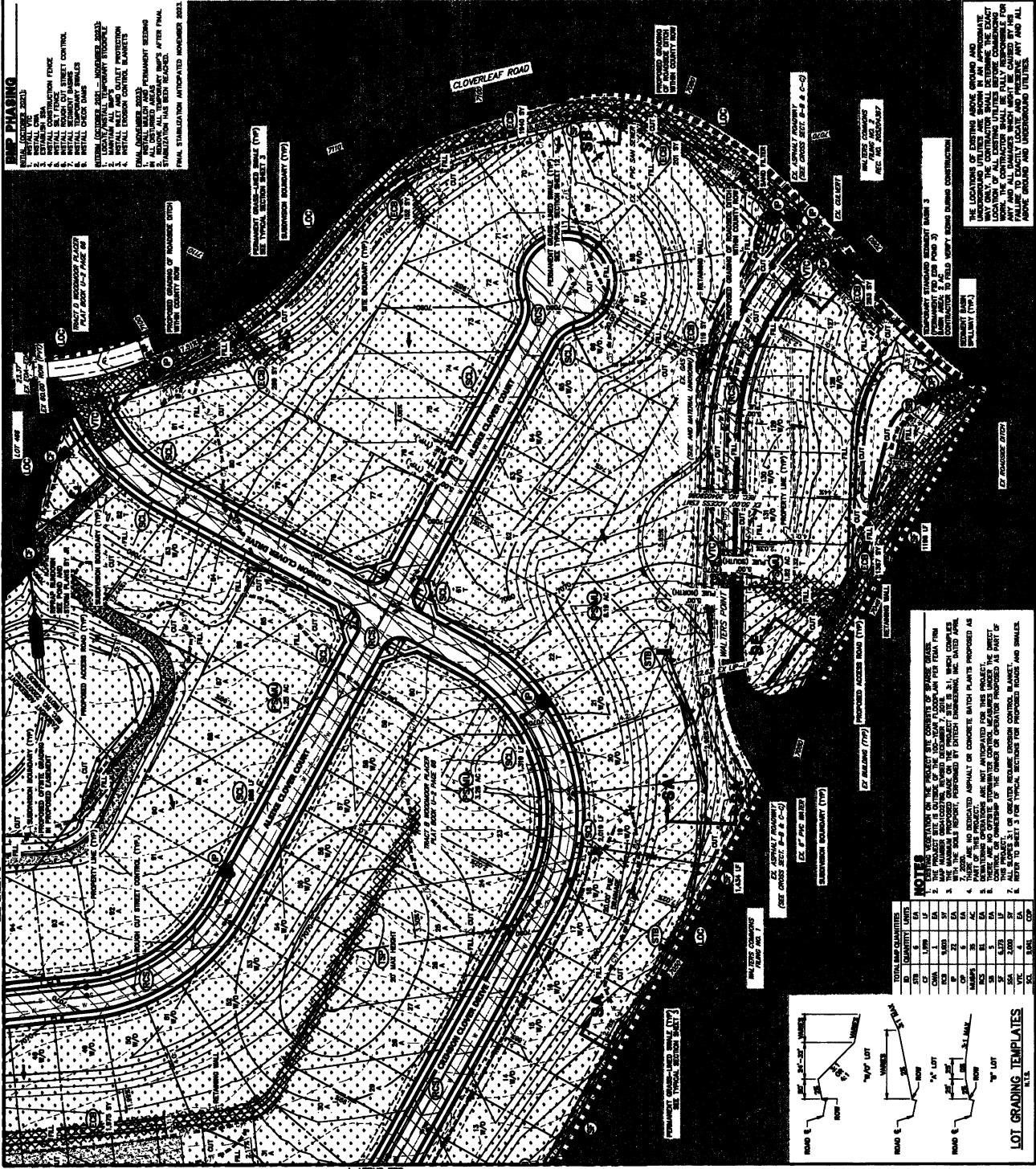
DATE: _____
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PT. CLOVERLEAF, LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO. 80902

ENGINEER'S STATEMENT
 THE GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY CLOSE PERSONAL SUPERVISION AND KNOWLEDGE AND BELIEF. THIS PLAN HAS BEEN PREPARED ACCORDING TO THE STANDARDS AND PRACTICES OF THE PROFESSION OF PROFESSIONAL ENGINEERING AS SET FORTH IN THE ENGINEERING CODES AND STATUTES OF THE STATE OF COLORADO. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR ANY NEARBY UTILITIES, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

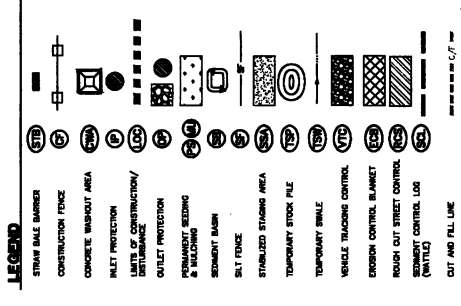
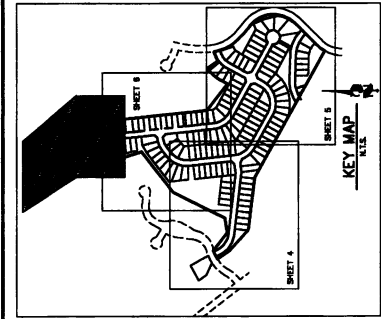
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PT. CLOVERLEAF, LLC
 1864 WOODMOOR DR., STE. 100
 COLORADO SPRINGS, CO. 80902



LOT GRADING TEMPLATES
 1/4" LOT
 1/2" LOT
 3/4" LOT
 1" LOT

NO.	QUANTITY	UNIT
1	1	EA
2	1	EA
3	1	EA
4	1	EA
5	1	EA
6	1	EA
7	1	EA
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10	1	EA
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OWNER/DEVELOPER STATEMENT
 I, THE UNDERSIGNED, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DATE: _____
 NAME: _____

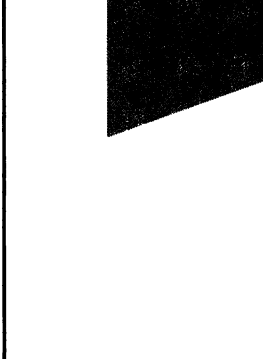
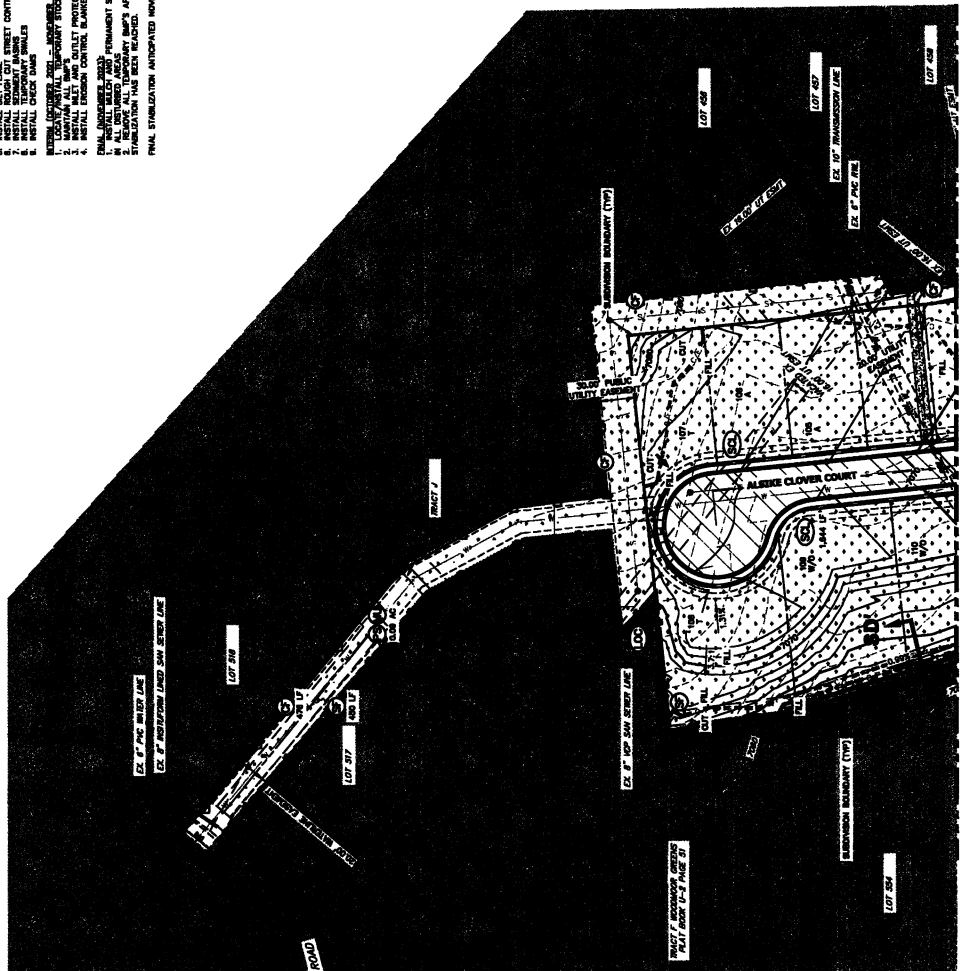
ENGINEER'S STATEMENT
 THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN HAS BEEN PREPARED ACCORDING TO THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ENGINEERING PROFESSION IN THE STATE OF COLORADO. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR ANY NEIGHBORHOOD, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

DATE: _____
 NAME: _____

PT CLOVERLEAF, LLC
 1864 WOODBORO DR, STE 100
 COLORADO SPRINGS, CO 80920

MICHAEL A. BRADLEY, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF COLORADO
 NO. 10000

- RMP PHASING**
1. INSTALL VIBRO STAKES
 2. INSTALL EROSION CONTROL FENCE
 3. ESTABLISH BERM
 4. INSTALL SILT FENCE
 5. INSTALL SEDIMENT BLANKET
 6. INSTALL CHECK DAMS
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- FINAL STABILIZATION ANTICIPATED NOVEMBER 2022.



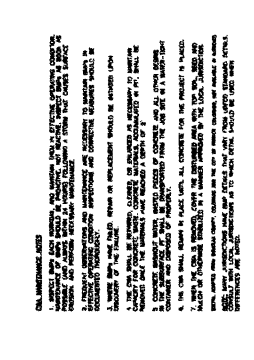
TOTAL BMP QUANTITIES

ID	QUANTITY	UNITS
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2	1	BA
3	1	BA
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5	1	BA
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7	1	BA
8	1	BA
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99	1	BA
100	1	BA

- NOTES**
1. EXISTING VEGETATION ON THE PROJECT SITE CONSISTS OF SPRUCE, BIRCH, ASPEN, AND PINE TREES.
 2. ALL EXISTING VEGETATION SHALL BE REMOVED BY THE CONTRACTOR.
 3. WITH THE SOIL REPORT, PERFORMED BY BRITTON ENGINEERING, INC. DATED APRIL 2020.
 4. THESE ARE NOT DESIGNATED ASPHALT OR CONCRETE PATCH PLANTS PROPOSED AS PART OF THIS PROJECT.
 5. THERE ARE NO SPECIAL REQUIREMENTS FOR THIS PROJECT.
 6. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT.
 7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 8. REFER TO SHEET 2 FOR TYPICAL DETAILS FOR PROPOSED ROADS AND BRIDGES.

THE LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES MAY ONLY BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

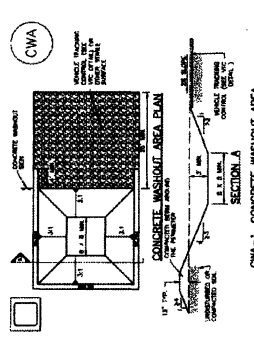
MM-1 Concrete Washout Area (CWA)



CONCRETE WASHOUT AREA

1. SEE GENERAL NOTES.
2. CONCRETE WASHOUT AREAS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE ON A 4" THICK GRANULAR FILL.
3. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
4. A 2" THICK POLYURETHANE MEMBRANE SHALL BE APPLIED TO THE BOTTOM OF THE CONCRETE SLAB.
5. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
6. THE CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
7. THE CONCRETE SHALL BE PAINTED WITH A RED-PAINTED SURFACE.
8. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
9. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
10. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.

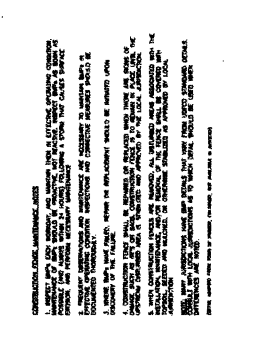
MM-1 Concrete Washout Area (CWA)



CONCRETE WASHOUT AREA

1. SEE GENERAL NOTES.
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5. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
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10. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.

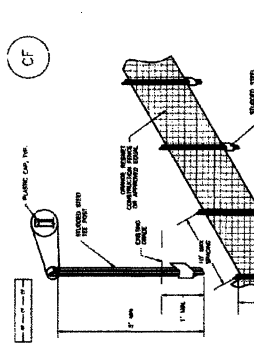
SM-3 Construction Fence (CF)



CONSTRUCTION FENCE

1. CONSTRUCTION FENCES SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE ON A 4" THICK GRANULAR FILL.
2. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
3. A 2" THICK POLYURETHANE MEMBRANE SHALL BE APPLIED TO THE BOTTOM OF THE CONCRETE SLAB.
4. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
5. THE CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
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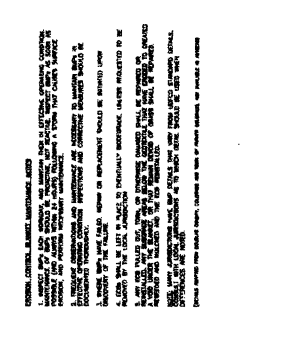
SM-3 Construction Fence (CF)



CONSTRUCTION FENCE

1. CONSTRUCTION FENCES SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE ON A 4" THICK GRANULAR FILL.
2. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
3. A 2" THICK POLYURETHANE MEMBRANE SHALL BE APPLIED TO THE BOTTOM OF THE CONCRETE SLAB.
4. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
5. THE CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
6. THE CONCRETE SHALL BE PAINTED WITH A RED-PAINTED SURFACE.
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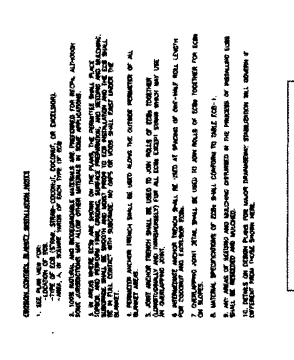
EC-6 Rolled Erosion Control Products (RECP)



ROLLED EROSION CONTROL PRODUCTS

1. SEE GENERAL NOTES.
2. ROLLED EROSION CONTROL PRODUCTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE ON A 4" THICK GRANULAR FILL.
3. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
4. A 2" THICK POLYURETHANE MEMBRANE SHALL BE APPLIED TO THE BOTTOM OF THE CONCRETE SLAB.
5. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
6. THE CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
7. THE CONCRETE SHALL BE PAINTED WITH A RED-PAINTED SURFACE.
8. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
9. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
10. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.

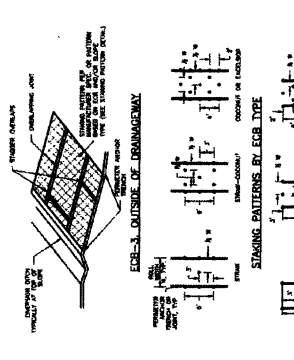
EC-6 Rolled Erosion Control Products (RECP)



ROLLED EROSION CONTROL PRODUCTS

1. SEE GENERAL NOTES.
2. ROLLED EROSION CONTROL PRODUCTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE ON A 4" THICK GRANULAR FILL.
3. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
4. A 2" THICK POLYURETHANE MEMBRANE SHALL BE APPLIED TO THE BOTTOM OF THE CONCRETE SLAB.
5. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
6. THE CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
7. THE CONCRETE SHALL BE PAINTED WITH A RED-PAINTED SURFACE.
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9. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
10. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.

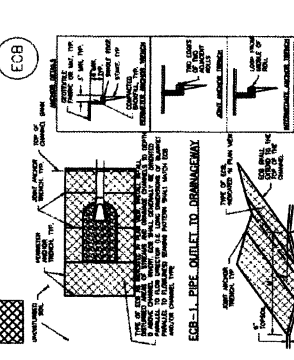
EC-4 Rolled Erosion Control Products (RECP)



ROLLED EROSION CONTROL PRODUCTS

1. SEE GENERAL NOTES.
2. ROLLED EROSION CONTROL PRODUCTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE ON A 4" THICK GRANULAR FILL.
3. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
4. A 2" THICK POLYURETHANE MEMBRANE SHALL BE APPLIED TO THE BOTTOM OF THE CONCRETE SLAB.
5. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
6. THE CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
7. THE CONCRETE SHALL BE PAINTED WITH A RED-PAINTED SURFACE.
8. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
9. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
10. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.

EC-6 Rolled Erosion Control Products (RECP)



ROLLED EROSION CONTROL PRODUCTS

1. SEE GENERAL NOTES.
2. ROLLED EROSION CONTROL PRODUCTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 4" THICK CONCRETE ON A 4" THICK GRANULAR FILL.
3. THE CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER.
4. A 2" THICK POLYURETHANE MEMBRANE SHALL BE APPLIED TO THE BOTTOM OF THE CONCRETE SLAB.
5. THE CONCRETE SHALL BE FINISHED TO A SMOOTH, LEVEL SURFACE.
6. THE CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
7. THE CONCRETE SHALL BE PAINTED WITH A RED-PAINTED SURFACE.
8. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
9. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.
10. THE CONCRETE SHALL BE INSTALLED WITH A 1/2" TOLERANCE.

ENGINEER'S STATEMENT
 I, the undersigned, a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the above-mentioned plans and specifications, and that I am a duly Licensed Professional Engineer in the State of Colorado. I am not aware of any unpermitted practice of engineering by any person named herein.
 I hereby certify that the above-mentioned plans and specifications were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Colorado.
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November 2010
 811
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SC-6 Inlet Protection (IP)

SC-4 Inlet Protection (IP)

SC-4 Inlet Protection (IP)

SC-6 Inlet Protection (IP)

CIP-1. CULVERT INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE GRATE OF CULVERT INLET PROTECTION SHALL BE MADE OF GALVANIZED STEEL WITH A MINIMUM WEIGHT OF 0.110 LBS/SQ. FT. (0.0051 CM/SQ. CM).
2. THE ROCK SOCK SHALL BE MADE OF RICE GRANULES OR EQUIVALENT AND SHALL BE 6 INCHES (152 MM) THICK AND 18 INCHES (457 MM) IN DIAMETER.
3. THE ROCK SOCK SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

CIP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE CURB ROCK SOCKS SHALL BE MADE OF RICE GRANULES OR EQUIVALENT AND SHALL BE 6 INCHES (152 MM) THICK AND 18 INCHES (457 MM) IN DIAMETER.
2. THE CURB ROCK SOCKS SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

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

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE BLOCK AND ROCK SOCK SHALL BE MADE OF RICE GRANULES OR EQUIVALENT AND SHALL BE 6 INCHES (152 MM) THICK AND 18 INCHES (457 MM) IN DIAMETER.
2. THE BLOCK AND ROCK SOCK SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE BLOCK AND ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE BLOCK AND ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE BLOCK AND ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE BLOCK AND ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE CURB ROCK SOCKS SHALL BE MADE OF RICE GRANULES OR EQUIVALENT AND SHALL BE 6 INCHES (152 MM) THICK AND 18 INCHES (457 MM) IN DIAMETER.
2. THE CURB ROCK SOCKS SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE CURB ROCK SOCKS SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

IP-3. ROCK SOCK, SUMP/AREA INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE ROCK SOCK SHALL BE MADE OF RICE GRANULES OR EQUIVALENT AND SHALL BE 6 INCHES (152 MM) THICK AND 18 INCHES (457 MM) IN DIAMETER.
2. THE ROCK SOCK SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

IP-4. SIL FENCE FOR SUMP INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE SIL FENCE SHALL BE MADE OF GALVANIZED STEEL WITH A MINIMUM WEIGHT OF 0.110 LBS/SQ. FT. (0.0051 CM/SQ. CM).
2. THE SIL FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE SIL FENCE SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE SIL FENCE SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE SIL FENCE SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE SIL FENCE SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

IP-5. OVERGARDEN INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE OVERGARDEN SHALL BE MADE OF GALVANIZED STEEL WITH A MINIMUM WEIGHT OF 0.110 LBS/SQ. FT. (0.0051 CM/SQ. CM).
2. THE OVERGARDEN SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE OVERGARDEN SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE OVERGARDEN SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE OVERGARDEN SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE OVERGARDEN SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

IP-6. STRAW BALE FOR SUMP INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE STRAW BALES SHALL BE MADE OF NATURAL STRAW AND SHALL BE 18 INCHES (457 MM) THICK AND 18 INCHES (457 MM) IN DIAMETER.
2. THE STRAW BALES SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE STRAW BALES SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE STRAW BALES SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE STRAW BALES SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE STRAW BALES SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

EC-8 Temporary Outlet Protection (TOP)

EC-8 Temporary Outlet Protection (TOP)

EC-4 Muckling (MU)

EC-6 Inlet Protection (IP)

TOP-1. TEMPORARY OUTLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE TOP SHALL BE MADE OF GALVANIZED STEEL WITH A MINIMUM WEIGHT OF 0.110 LBS/SQ. FT. (0.0051 CM/SQ. CM).
2. THE TOP SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

TOP-2. TEMPORARY OUTLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE TOP SHALL BE MADE OF GALVANIZED STEEL WITH A MINIMUM WEIGHT OF 0.110 LBS/SQ. FT. (0.0051 CM/SQ. CM).
2. THE TOP SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE TOP SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

Muckling (MU)

1. Check, wash, and seal the cover gate valves to be applied every 30 days or at the end of each shift. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary.

2. Check, wash, and seal the cover gate valves to be applied every 30 days or at the end of each shift. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary.

3. Check, wash, and seal the cover gate valves to be applied every 30 days or at the end of each shift. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary.

4. Check, wash, and seal the cover gate valves to be applied every 30 days or at the end of each shift. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary. The cover gate valves shall be inspected for leaks and repaired as necessary.

IP-7. ROCK SOCK, SUMP/AREA INLET PROTECTION

GENERAL INLET PROTECTION INSTALLATION NOTES

1. THE ROCK SOCK SHALL BE MADE OF RICE GRANULES OR EQUIVALENT AND SHALL BE 6 INCHES (152 MM) THICK AND 18 INCHES (457 MM) IN DIAMETER.
2. THE ROCK SOCK SHALL BE PLACED AROUND THE PERIMETER OF THE GRATE AND SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
3. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
4. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
5. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.
6. THE ROCK SOCK SHALL BE 18 INCHES (457 MM) FROM THE PERIMETER OF THE GRATE.

PREPARED FOR:
 PT GARDNER, LLC
 1864 WOODMOR DR, STE 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 JOE.DESJARDIN@PTGARDNER.COM

A Professional Engineering Firm
 J-R ENGINEERING
 Colorado Springs 719-576-0800
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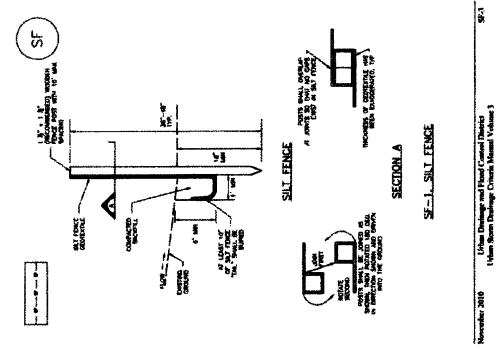
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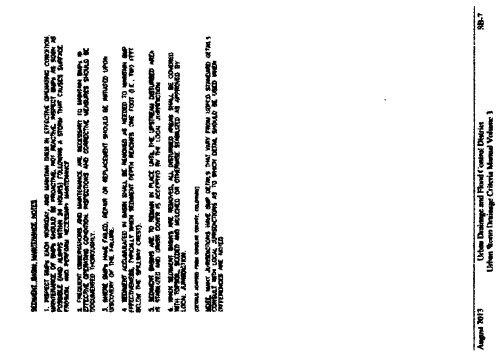
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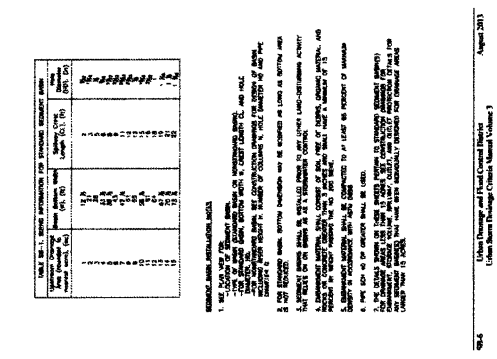
SC-1 Silt Fence (SF)



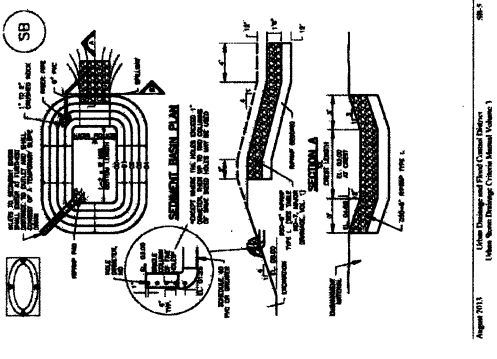
SC-7 Sediment Basin (SB)



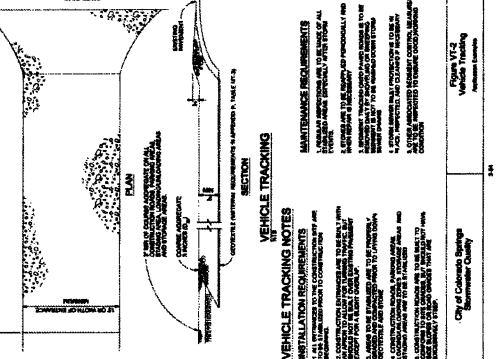
SC-7 Sediment Basin (SB)



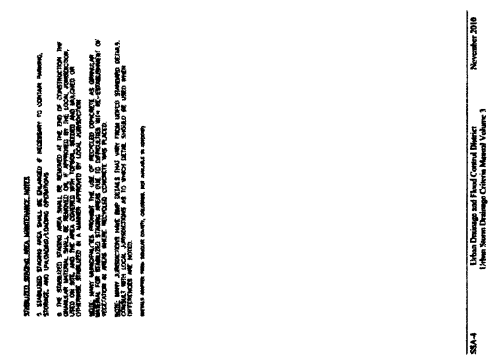
SC-7 Sediment Basin (SB)



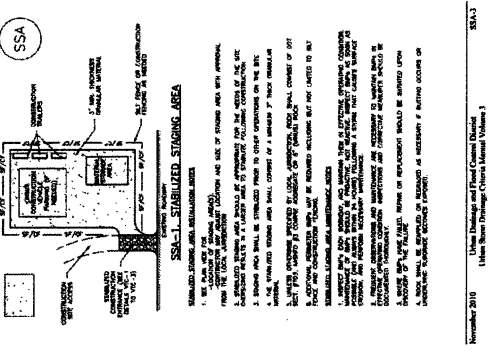
SC-1 Silt Fence



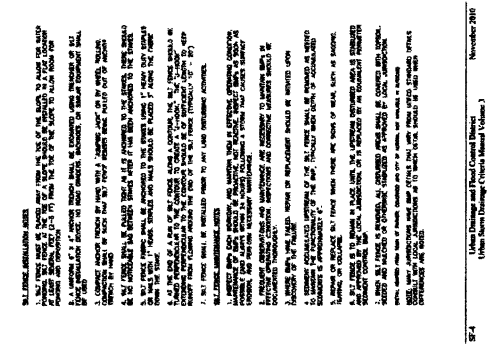
SC-7 Sediment Basin (SB)



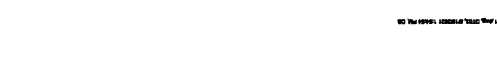
SC-7 Sediment Basin (SB)



SC-7 Sediment Basin (SB)



SC-1 Silt Fence (SF)



ENGINEER'S STATEMENT
 I hereby certify that the plans herein were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Colorado.

Call before you dig.
 Know what's below.

CITY OF COLORADO SPRINGS
 VEHICLE TRACKING

VEHICLE TRACKING NOTES
 1. TRACKING SHALL BE INSTALLED AT ALL...
 2. TRACKING SHALL BE MAINTAINED...
 3. TRACKING SHALL BE REMOVED...

VEHICLE TRACKING NOTES
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 2. TRACKING SHALL BE MAINTAINED...
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 2. TRACKING SHALL BE MAINTAINED...
 3. TRACKING SHALL BE REMOVED...

ENGINEER'S STATEMENT
 I HAVE REVIEWED THESE PLANS AND THEIR APPLICATION ON THIS PROJECT.
 I AM A LICENSED PROFESSIONAL ENGINEER
 IN THE STATE OF COLORADO.
 I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR AND ON BEHALF OF J.R. ENGINEERING.
 Please contact the Engineer for more information.
811
 Know what's below.
 Call before you dig.

NO.	REVISION	DATE

DESIGNED BY	RPD
CHECKED BY	RPD
DATE	08/12/21
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A
BY	DATE

J.R. ENGINEERING
 1760 South Broadway, Suite 100
 Denver, CO 80202
 Phone: (303) 733-3333
 Fax: (303) 733-3334
 Website: www.jrengineering.com

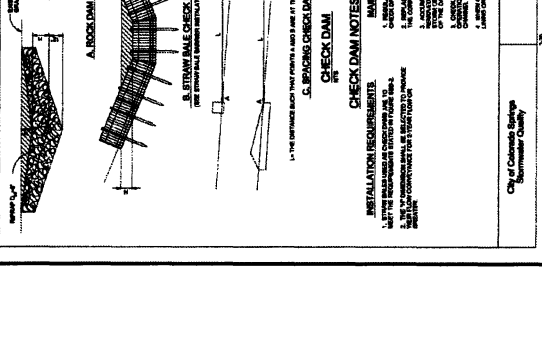
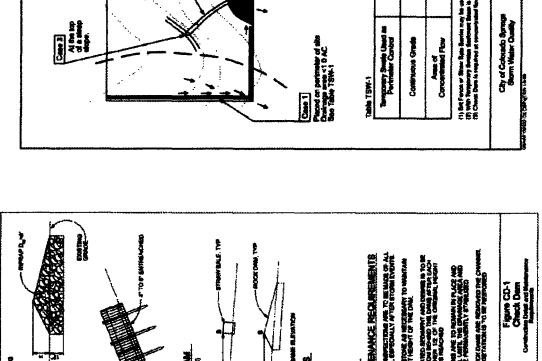
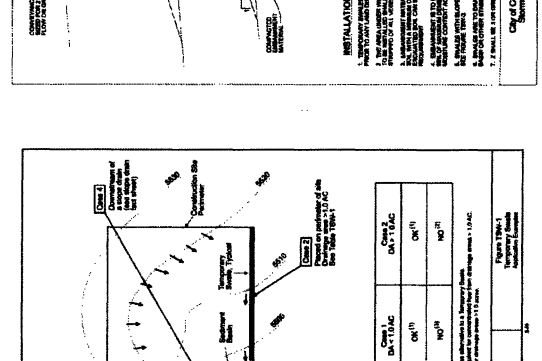
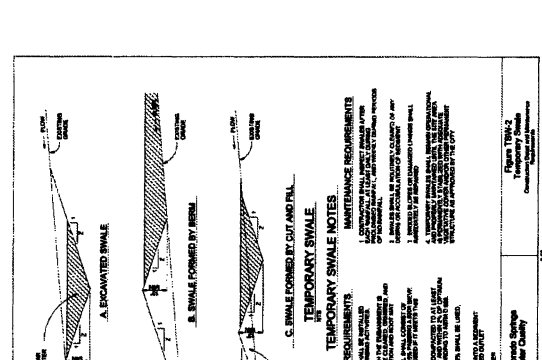
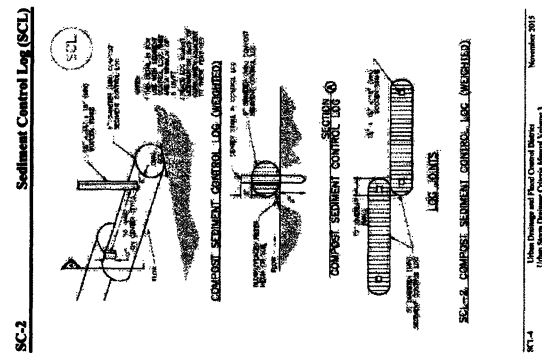
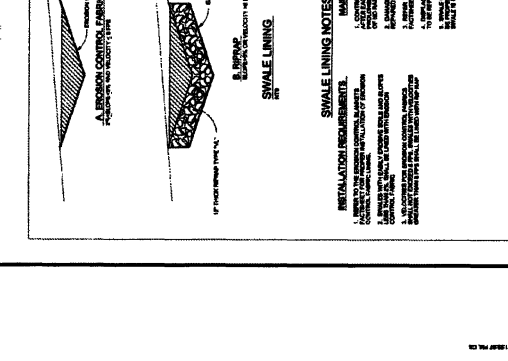
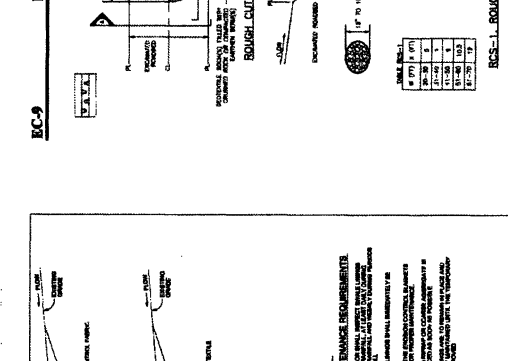
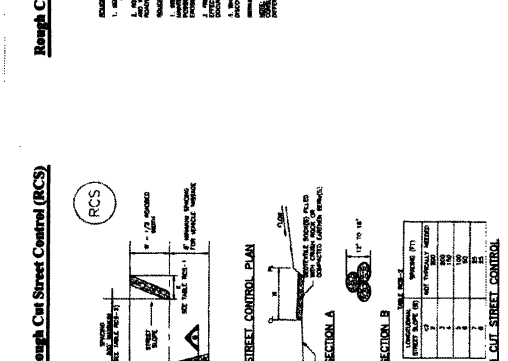
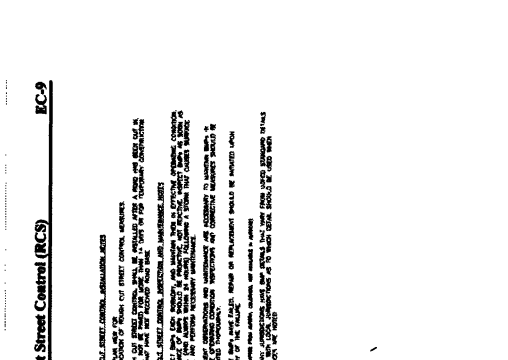
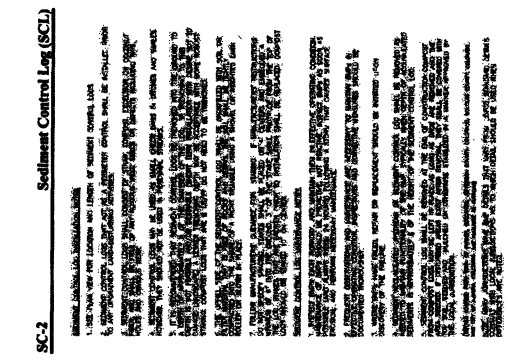
PREPARED FOR
PT. GLOVERLEAF, LLC
 1864 WOODLEAF DR. STE. 100
 COLORADO SPRINGS, CO 80920
 ATTN: JOE DESJARDIN
 719-476-0800
 DESJARDIN@PTGLOVERLEAF.COM

November 2011
 Urban Storm Drainage (Final Revised Version)

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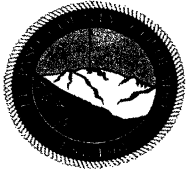
November 2011
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APPENDIX D – SWMP REPORT & GEC PLAN CHECKLIST



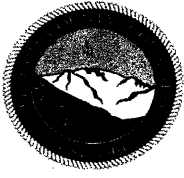
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**EL PASO COUNTY PLANNING AND
 COMMUNITY DEVELOPMENT
 DEPARTMENT**

STORMWATER MANAGEMENT PLAN CHECKLIST

Revised: July 2019

		Applicant	PCD
1. STORMWATER MANAGEMENT PLAN (SWMP)			
1	Applicant (owner/designated operator), SWMP Preparer, Qualified Stormwater Manager, and Contractor Information. (On cover/title sheet)	✓	
2	Table of Contents	✓	
3	Site description and location to include: vicinity map with nearest street/crossroads description.	✓	
4	Narrative description of construction activities proposed (e.g., may include clearing and grubbing, temporary stabilization, road grading, utility / storm installation, final grading, final stabilization, and removal of temporary control measures)	✓	
5	Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide “living maps” that can be revised in the field as conditions dictate.	✓	
6	Proposed sequence for major activities: Provide a construction schedule of anticipated starting and completion dates for each stage of land-disturbing activity depicting conservation measures anticipated, including the expected date on which the final stabilization will be completed.	✓	
7	Estimates of the total site area and area to undergo disturbance; current area of disturbance must be updated on the SWMP as changes occur.	✓	
8	Soil erosion potential and impacts on discharge that includes a summary of the data used to determine soil erosion potential	✓	
9	A description of existing vegetation at the site and percent ground cover and method used to determine ground cover	✓	
10	Location and description of all potential pollution sources including but not limited to: disturbed and stored soils; vehicle tracking; management of contaminated soils; loading and unloading operations; outdoor storage of materials; vehicle and equipment maintenance and fueling; significant dust generating process; routine maintenance activities involving fertilizers, pesticides, herbicides, detergents, fuels, solvents, oils, etc.; on-site waste management; concrete truck/equipment washing; dedicated asphalt, concrete batch plants and masonry mixing stations; non-industrial waste such as trash and portable toilets	✓	
11	Material handling to include spill prevention and response plan and procedures.	✓	
12	Spill prevention and pollution controls for dedicated batch plants	✓	
13	Other SW pollutant control measures to include waste disposal and off site soil tracking	✓	
14	Location and description of any anticipated allowable non-stormwater discharge (ground water, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.)	✓	
15	Name(s) of ultimate receiving waters; size, type and location of stormwater outfall or storm sewer system discharge	✓	
16	Description of all stream crossings located within the project area or statement that no streams cross the project area	✓	



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STORMWATER MANAGEMENT PLAN CHECKLIST

Revised: July 2019		Applicant	PCD
17	SWMP Map to include:	✓	
17a	construction site boundaries	✓	
17b	flow arrows to depict stormwater flow directions	✓	
17c	all areas of disturbance	✓	
17d	areas of cut and fill	✓	
17e	areas used for storage of building materials, soils (stockpiles) or wastes	✓	
17f	location of any dedicated asphalt / concrete batch plants	✓	
17g	location of all structural control measures	✓	
17h	location of all non-structural control measures	✓	
17i	springs, streams, wetlands and other surface waters, including areas that require maintenance of pre-existing vegetation within 50 feet of a receiving water	✓	
18	Narrative description of all structural control measures to be used. Modifications to EPC standard control measures must meet or exceed County-approved details.	✓	
19	Description of all non-structural control measures to be used including seeding, mulching, protection of existing vegetation, site watering, sod placement, etc.	✓	
20	Technical drawing details for all control measure installation and maintenance; custom or other jurisdiction's details used must meet or exceed EPC standards	✓	
21	Procedure describing how the SWMP is to be revised	✓	
22	Description of Final Stabilization and Long-term Stormwater Quality (describe nonstructural and structural measures to control SW pollutants after construction operations have been completed, including detention, water quality control measure etc.)	✓	
23	Specification that final vegetative cover density is to be 70% of pre-disturbed levels	✓	
24	Outline of permit holder inspection procedures to install, maintain, and effectively operate control measures to manage erosion and sediment	✓	
25	Record keeping procedures identified to include signature on inspection logs and location of SWMP records on-site	✓	
26	If this project relies on control measures owned or operated by another entity, a documented agreement must be included in the SWMP that identifies location, installation and design specifications, and maintenance requirements and responsibility of the control measure(s).	✓	
Please note: all items above must be addressed. If not applicable, explain why, simply identifying "not applicable" will not satisfy CDPHE requirement of explanation.			
2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS			
a	Grading and Erosion Control Plan (signed)		
b	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)		
3. Applicant Comments:			



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STORMWATER MANAGEMENT PLAN CHECKLIST

Revised: July 2019

	Applicant	PCD
a		
b		
c		

4. Checklist Review Certifications:

a	<p>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.</p>  6/17/21		
	<p>_____ Engineer of Record Signature</p> <p>_____ Date</p>		
b	<p>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.</p>		
	<p>_____ Review Engineer</p> <p>_____ Date</p>		



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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.	✓	
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.	✓	



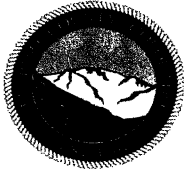
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		Applicant	PCD
y	Dewatering operations to include locations of diversion, pump and discharge(s) as anticipated at time of design.	N/A	
z	All proposed temporary construction control measure details. Custom or other jurisdiction's details used must 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.	✓	
ee	Plan certified by a Colorado Registered P.E., with EPC standard signature blocks for Engineer, Owner and EPC.	✓	
ff	<p>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.</p> <p>_____ Date</p> <p>Engineer of Record Signature</p>	✓	
gg	<p>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.</p> <p>_____ Date</p> <p>Engineer of Record Signature</p>	N/A	
hh	<p>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.</p> <p>_____ Date</p> <p>Owner Signature</p>	✓	



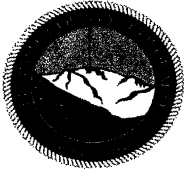
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		Applicant	PCD
ii	<p>Owner's Statement (for GEC Plan within Construction Drawing set): I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.</p> <p>_____ Date _____</p> <p>Owner Signature</p>	N/A	
jj	<p>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.</p> <p>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.</p> <p>_____ Date _____</p> <p>County Engineer/ECM Administrator</p>	✓	
2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS			
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.	✓	
c	Floodplain Development Permit	N/A	
d	USACE 404/wetlands permit/mitigation plan	N/A	
e	FEMA CLOMR	N/A	
f	State Engineer's permit/Notice Of Intent to Construct	N/A	
g	Stormwater Management Plan (SWMP)	✓	
h	Financial Assurance Estimate (FAE) (signed)	✓	
i	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)	✓	
j	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)	✓	
k	Conditions of Approval met?		



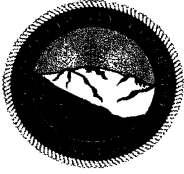
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		Applicant	PCD
3 STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS			
1	Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth 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.	✓	



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10	Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.	✓	
11	Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).	✓	
12	Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.	✓	
13	Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete 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.	✓	
14	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.	✓	
15	Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.	✓	
16	Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.	✓	
17	Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.	✓	
18	Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.	✓	
19	The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.	✓	
20	The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.	✓	
21	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.	✓	



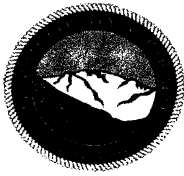
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22	Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.	✓	
23	No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.	✓	
24	Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, 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.	✓	
25	All construction traffic must enter/exit the site only at approved construction access points.	✓	
26	Prior to construction the permittee shall verify the location of existing utilities.	✓	
27	A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.	✓	
28	The soils report for this site has been prepared by _____ and shall be considered a part of these plans.	✓	
29	At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment Water Quality Control Division WQCD – Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permits Unit	✓	



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GRADING AND EROSION CONTROL PLAN CHECKLIST

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		Applicant	PCD
4. Applicant Comments:			
a	ALL ITEMS MARKED "N/A" ARE ITEMS THAT ARE NOT ASSOCIATED WITH THE PROJECT. ALL REQUIRED ITEMS APPLICABLE TO THE PROJECT ARE INCLUDED IN THE GEC PLANS.		
b			
c			
5. Checklist Review Certifications:			
a	<p>Engineer of Record: The Grading and Erosion Control Plan was prepared under my direction and supervision and is complete and 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.</p> <p><i>Mh. [Signature]</i> <i>2/17/21</i></p> <hr/> Engineer of Record Signature Date		
b	<p>Review Engineer: The Grading and Erosion Control Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.</p> <hr/> Review Engineer Date		