

Resolved
05/10/2018

provide details of the temporary outlet structure.

Unresolved
05/10/2018

Storm drain lines are not constructed with the early grading. Remove from the Pre-Development GEC plans.

Identify temporary swales for conveyance and provide a typical cross section and update the proposed contours accordingly.

Added typ. lot drainage detail. However, this is an overlot grading plan. detailed grading around home provided by builder, based on this plan.

NOTES:

1. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE (ONE ACRE OR MORE AFTER JULY 1, 2022), THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

2. ALL DISTURBED AREAS TO BE RESEEDED UPON COMPLETION OF OVERLOT GRADING AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED OR WITHIN 60 DAYS, WHICHEVER IS LESS.

3. SEE SHEET 1 FOR EROSION CONTROL NOTES AND SHEET 4 FOR EROSION CONTROL DETAILS.

Resolved
05/16/2018

Add a VTC or place a barricade to prevent access during construction. Update the Financial Assurance Estimate accordingly.

Resolved
05/16/2018

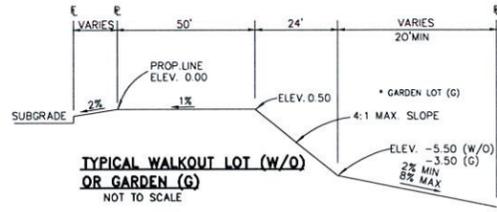
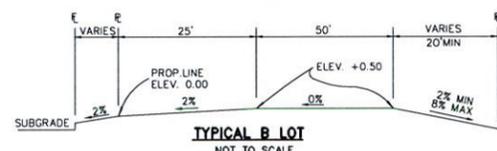
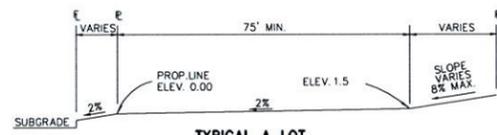
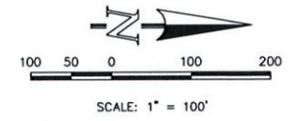
The proposed contours along the road is based on finished grade. Provide a typical cross section identifying the subgrade being graded relative to the finished grade shown. Or revise the proposed contour to reflect the subgrade elevation.

LEGEND

- (SF) SILT FENCE
- (BBB) STRAW BALE BARRIER
- (VTC) VEHICLE TRACKING CONTROL
- (IP) INLET PROTECTION
- 6600 EXISTING GROUND CONTOUR
- 6600 PROPOSED FINISHED CONTOUR
- FLOW DIRECTION
- EXISTING FLOW
- DAYLIGHT LINE
- SILT FENCE
- FLING BOUNDARY
- STRAW BALES
- H.P. HIGH POINT
- L.P. LOW POINT
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
- "G" GARDEN LOT

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

1. INSTALL INITIAL BMP'S BY COUNTY STAFF
 2. INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
 3. PRECONSTRUCTION MEETING WITH COUNTY STAFF
- | BEGN CONSTRUCTION UPON APPROVAL | ACTIVITY ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION | COMPLETION 6 MONTHS | EROSION CONTROL ALL SHOWN ON GRADING PLAN |
|---------------------------------|--|---------------------|---|
|---------------------------------|--|---------------------|---|



TYPICAL LOT TEMPLATES

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION OF COLORADO
IT'S THE LAW

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

NO. REVISION	DATE	REVIEW:
		PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
		MARC A. WHORTON, COLORADO P.E. #37155

DATE: _____

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

**PAINT BRUSH HILLS FILING 13C
GRADING & EROSION CONTROL PLAN**

DESIGNED BY	PRA	SCALE	DATE	3-6-18
DRAWN BY	PRA	(H) 1" = 100'	SHEET	2 OF 4
CHECKED BY	(V) 1" = N/A	JOB NO.	2053.50	



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05/16/2018

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Provide a typical cross section.

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

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2. INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF

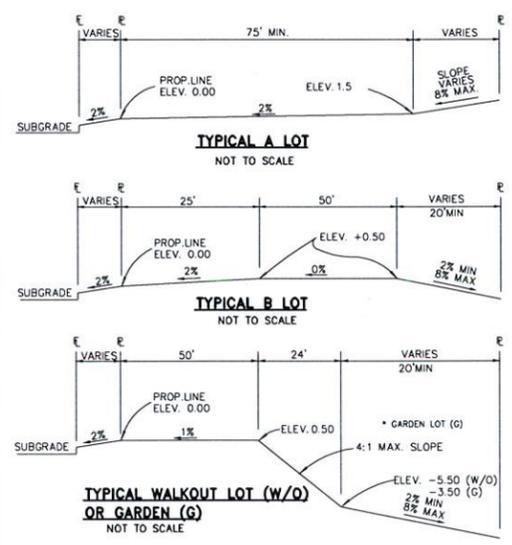
BEGN. CONSTRUCTION	ACTIVITY	COMPLETION	EROSION CONTROL
UPON APPROVAL	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	ALL SHOWN ON GRADING PLAN

NOTES:

1. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE (ONE ACRE OR MORE AFTER JULY 1, 2002), THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL 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:

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3. SEE SHEET 1 FOR EROSION CONTROL NOTES AND SHEET 4 FOR EROSION CONTROL DETAILS.



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NO. REVISION	DATE

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

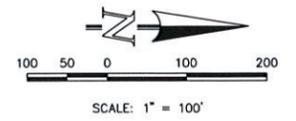
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (fax)

**PAINT BRUSH HILLS FILING 13E
GRADING & EROSION CONTROL PLAN**

DESIGNED BY	PRA	SCALE	DATE	3-6-18
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CHECKED BY	(V) 1" = N/A	JOB NO.	2053.50	

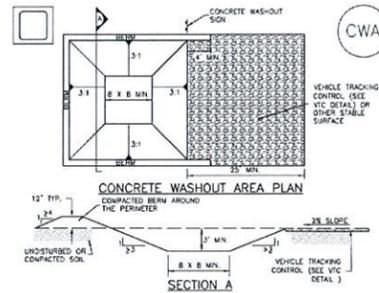
LEGEND

	6600 EXISTING GROUND CONTOUR	H.P. HIGH POINT
	6600 PROPOSED FINISHED CONTOUR	LP LOW POINT
	FLOW DIRECTION	"A" A LOT
	EXISTING FLOW	"B" B LOT
	DAYLIGHT LINE	"W/O" WALKOUT LOT
	SILT FENCE	"T" TRANSITION LOT
	FILING BOUNDARY	"G" GARDEN LOT
	STRAW BALES	



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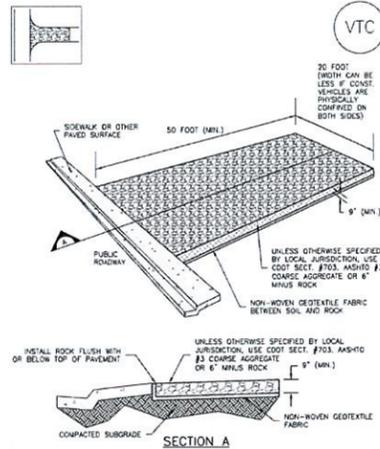
Concrete Washout Area (CWA) MM-1



- CWA-1. CONCRETE WASHOUT AREA**
- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION
 - DO NOT LOCATE AN UNLINED CWA WITHIN 100' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODIES. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/2 MIN. THICKNESS OR SURFACE STORAGE ALTERNATIVES USING PRECAST/CAST CONCRETE WASHOUT COICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - BOYS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE AT THE CWA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP PITS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

Vehicle Tracking Control (VTC) SM-4



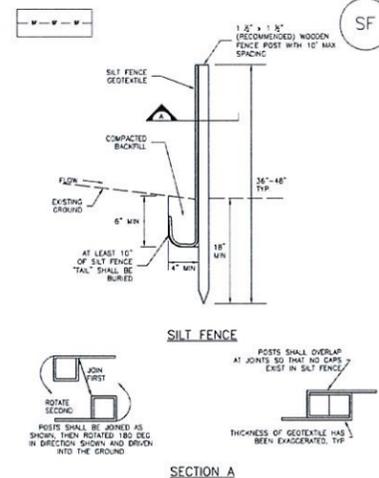
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

Add the temporary sediment detail. Include calculation for the required sizing. Specify the riser pipe sizing height and perforation sizing.

Resolved
05/16/2018

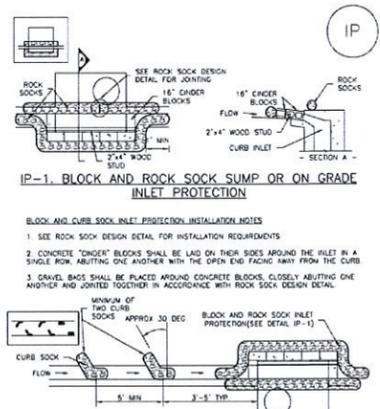
Silt Fence (SF) SC-1



SF-1. SILT FENCE

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

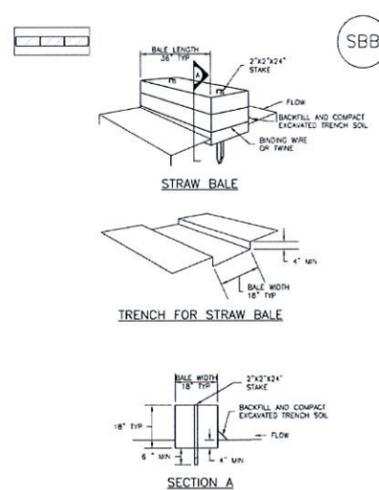
Inlet Protection (IP) SC-6



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

IP-4 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Straw Bale Barrier (SBB) SC-3



SBB-1. STRAW BALE

SBB-2 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

SEEDING GUIDELINES

- SEEDBED PREPARATION**
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRAGILE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THEN HARROWED, ROLLED, OR PAKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER**
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING**
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:1 (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD.
THE TIME OF SEEDING IS FROM OCTOBER 15TH - MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.
- MULCHING**
SEEDING AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRISTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGROWEAV MAT SHOULD BE USED.
- SUPPLEMENTAL WATER**
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

EROSION PROTECTION & VEGETATION REQUIREMENTS PER U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE GUIDELINES

1. PRACTICE NO. & NAME	B - LOAMY SAND	
2. PLANNED: SEEDS PREP:	SEEDING OPERATION:	
A. METHOD	B. DATES OCT 15 - MAY 31	A. METHOD: DRILL
C. CLEAN TILLED	XX	INTERSEED
FIRM SEEDING	XX	BROADCAST
STUBBLE COVER		B. DRILL SPACING 8-12"
INTERSEED		C. TYPE GRASS W/AGITATOR
OTHER		C. DATE OCT 15 - MAY 31
		D. PLANTING DEPTH 1/2-3/4"
FERTILIZER:		WEED CONTROL: N/A
POUNDS ACTUAL PER ACRE N2	40	MOWING: XX
(AVAILABLE)		CHEMICAL: XX
PHOS	40	DATES:
K	N/A	SEE S.C.S. FOR SPECIFIC RECOMMENDATIONS AT HERBICIDE APPLICATION TIME
MULCH:	LONG - STEM NATIVE HAY	
KIND:		
AMOUNT:	4,000	POUNDS/ACRE
HOW-APPLIED:	N/A	
HOW-ANCHORED:	CRIMPED	
ANCHORAGE DEPTH:	4	
SEED:		(1)
VARIETY	SPECIES	REQUIRED PLS RATES PER ACRES (1000)
KAW	BIG BLUE STEM	5.5
HOLT	YELLOW INDIAN GRASS	5.0
GOSHEN	PRAIRIE SANDREED	3.5
VAUGHN	SIDEGRASS GRAMMA	4.5
NEBRASKA 28	SWITCH GRASS	2.5
ARRIBA	PRAIRIE SANDREED	8.0
(2)	(3)	(4)
% OF SPECIES IN MIXTURE	PLS SEEDING RATE PER SPECIES/ACRE (1) x (2)	TOTAL PLS LBS/ SPECIES PLANNED (3) x (4)
25	1.4	75
25	1.3	75
15	0.5	75
5	0.2	75
25	0.6	75
5	0.4	75

11. 2/16/2018 10:00 AM CONSTRUCTION PLAN 3/16/2018 5:20:06 PM 1:1

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			<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p>	<p>DESIGNED BY PRA SCALE DATE 3/6/2018</p> <p>DRAWN BY PRA (H) 1"= 100' SHEET 4 OF 4</p> <p>CHECKED BY (V) 1"= N/A JOB NO. 2053.50</p>
				<p>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(Fax)</p>

PAINT BRUSH HILLS FILING 13E

COUNTY OF EL PASO, STATE OF COLORADO

PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN

FEBRUARY 2018

AGENCIES:

OWNER/DEVELOPER: AEROPLAZA FOUNTAIN LLC / HEIDI LLC
212 NORTH WAHSATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903
MR. JEFF MARK, (719) 635-3200

CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. MARC A. WHORTON, P.E. (719) 785-2802

COUNTY ENGINEERING: EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT (PCD)
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
MR. GILBERT LAFORCE (719) 520-7945

METRO DISTRICT: PAINT BRUSH HILLS METRO DISTRICT
9830 LIBERTY GROVE DR.
FALCON, CO 80831
MR. LEON GOMES (719) 495-8188

GAS COMPANY: BLACKHILLS ENERGY
37 WIDEFIELD BOULEVARD
WIDEFIELD, COLORADO 80911
MR. GEORGE M. PETERSON, (719) 392-3491

ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
MR. LES ULFERS, (719) 495-2283

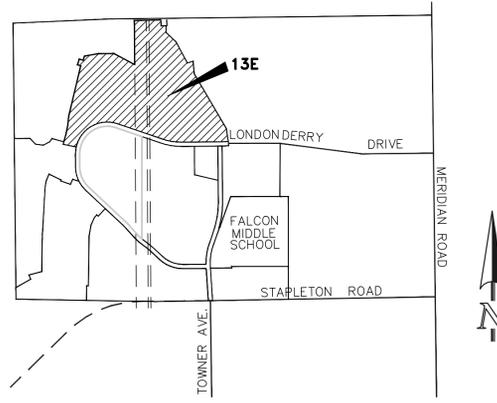
FIRE DEPARTMENT: FALCON FIRE PROTECTION DISTRICT
7030 N. MERIDIAN RD.
FALCON, COLORADO 80831
CHIEF HARWIG (719) 495-4050

TELEPHONE COMPANY: CENTURY LINK
(LOCATORS) 811
AT & T
(LOCATORS) 811

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRE-CONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
- 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.
- 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRE-CONSTRUCTION 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 PCD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPS MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY EARTH ENGINEERING CONSULTANTS, INC., TITLED "PRELIMINARY SUB-SURFACE EXPLORATION REPORT - PAINT BRUSH HILLS TRACT A", DATED MAY 5, 2000, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



VICINITY MAP
NTS

SHEET INDEX

SHEET 1 OF 4	TITLE SHEET
SHEET 2 OF 4	GRADING & EROSION CONTROL PLAN
SHEET 3 OF 4	GRADING & EROSION CONTROL PLAN
SHEET 4 OF 4	EROSION CONTROL DETAILS

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

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

MARC A. WHORTON, COLORADO P.E. #37155
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

OWNER/DEVELOPER STATEMENT:

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

JEFF MARK, PRESIDENT

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

PCD PROJECT NO. CDR-18-005

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW	NO. REVISION	DATE
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		

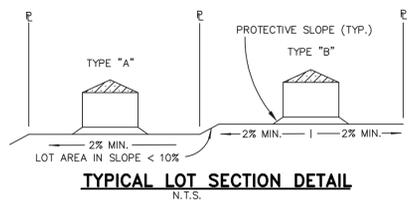
REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
MARC A. WHORTON, COLORADO P.E. #37155	DATE



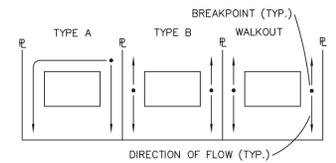
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

PAINT BRUSH HILLS FILING 13E			
GRADING AND EROSION CONTROL PLAN			
(PRE-DEVELOPMENT)			
TITLE SHEET			
DESIGNED BY	MAW	SCALE	DATE 3/6/2018
DRAWN BY	MAW	(H) 1"= N/A	SHEET 1 OF 4
CHECKED BY		(V) 1"= N/A	JOB NO. 2053.50





TYPICAL LOT SECTION DETAIL
N.T.S.



LOT DRAINAGE TYPES
N.T.S.

Storm drain lines re not constructed with the early grading. Remove from the Pre Development GEC plans. Identify temporary swales for conveyance and provide a typical cross section and update the proposed contours accordingly.

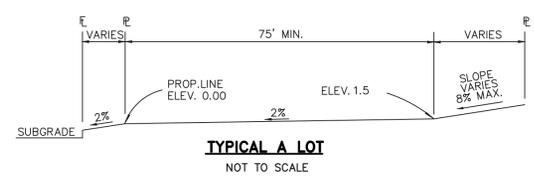
SCHEDULE OF ANTI:

1. INSTALL INITIAL BMP'S
 2. INSPECTION OF INITIAL BMP
 3. PRECONSTRUCTION MEETIN
- BEGIN CONSTRUCTION UPON APPROVAL
- ALL GR.
- Unresolved. Runoff during a storm event will pond and spill out onto Londonderry Drive based on the proposed grading shown. The plan needs to provide a temporary swale directing the stormwater into the temporary sediment with the pre-development grading and keeping the sediment on-site. The temporary swale will need to be appropriately sized which is why the GEC plan needs to include a typical section detail of the temporary swale identifying the minimum depth required.
- Analyze the other access to the east and see if the same problem would occur.

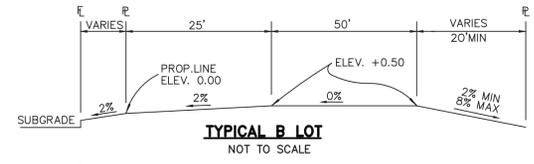
NOTES:

1. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE (ONE ACRE OR MORE AFTER JULY 1, 2002), THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL 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:

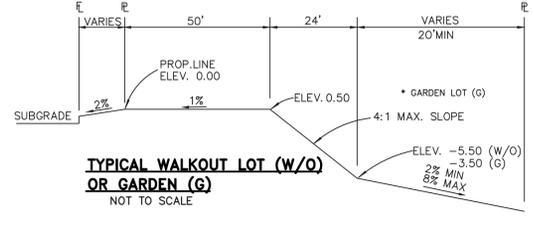
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT
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3. SEE SHEET 1 FOR EROSION CONTROL NOTES AND SHEET 4 FOR EROSION CONTROL DETAILS.



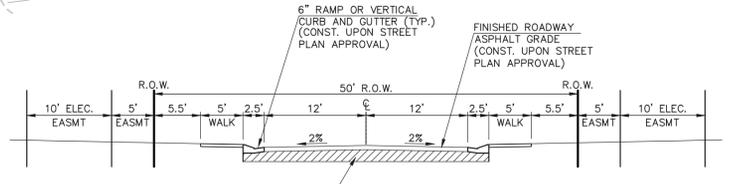
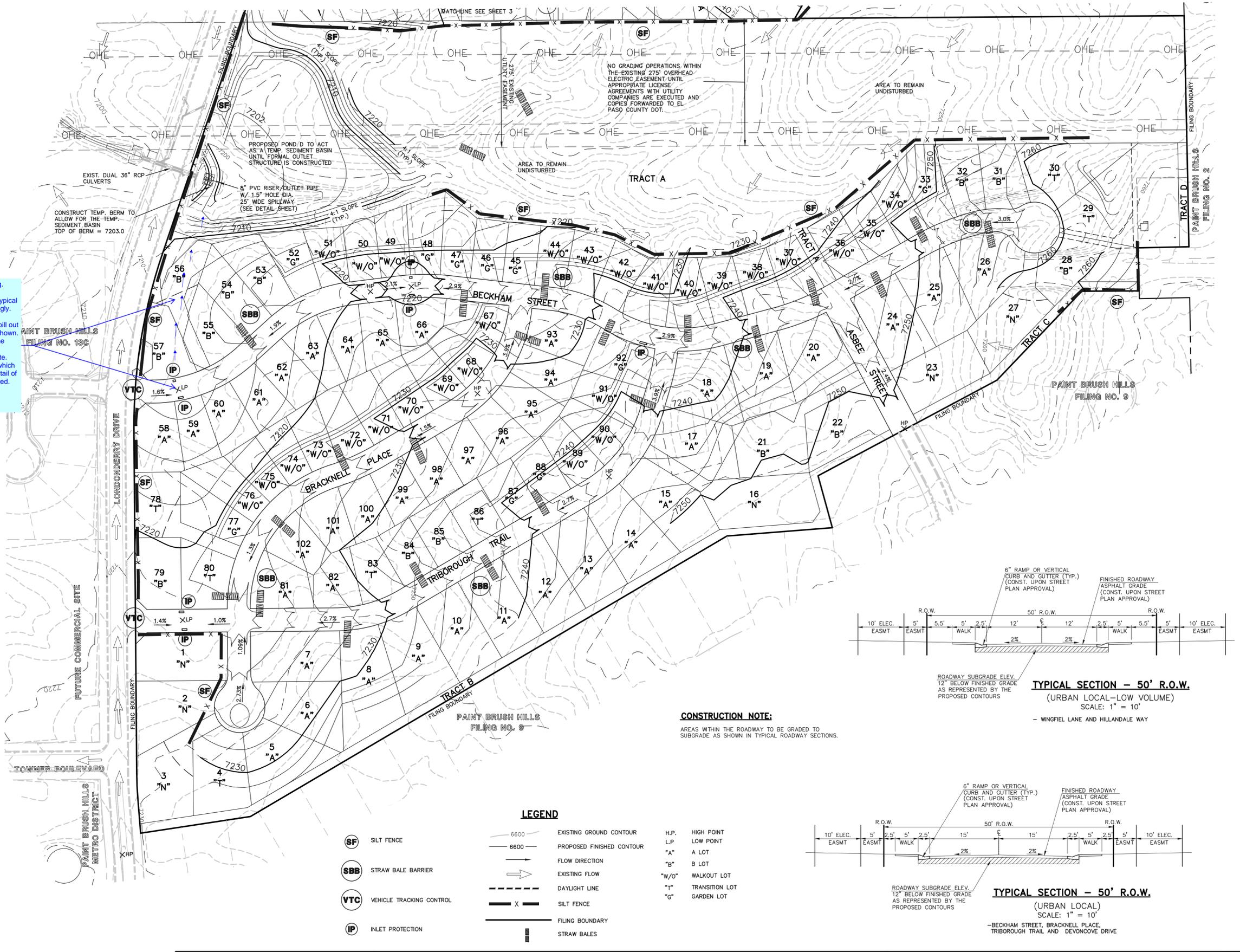
TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE

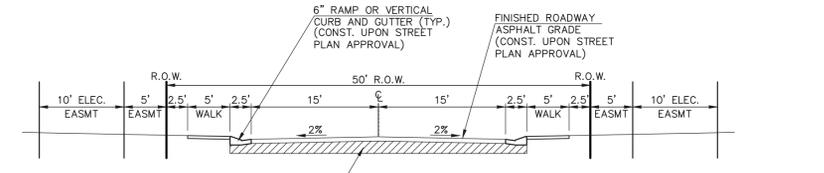


TYPICAL LOT TEMPLATES



TYPICAL SECTION - 50' R.O.W.
(URBAN LOCAL-LOW VOLUME)
SCALE: 1" = 10'
- WINGFIELD LANE AND HILLDALE WAY

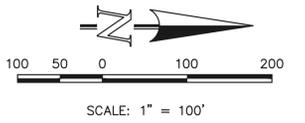
CONSTRUCTION NOTE:
AREAS WITHIN THE ROADWAY TO BE GRADED TO SUBGRADE AS SHOWN IN TYPICAL ROADWAY SECTIONS.



TYPICAL SECTION - 50' R.O.W.
(URBAN LOCAL)
SCALE: 1" = 10'
- BECKHAM STREET, BRACKNELL PLACE, TRIBOROUGH TRAIL AND DEVONCOVE DRIVE

LEGEND

- (SF) SILT FENCE
- (SBB) STRAW BALE BARRIER
- (VTC) VEHICLE TRACKING CONTROL
- (IP) INLET PROTECTION
- 6600 EXISTING GROUND CONTOUR
- 6600 PROPOSED FINISHED CONTOUR
- Flow Direction
- EXISTING FLOW
- DAYLIGHT LINE
- SILT FENCE
- FILING BOUNDARY
- STRAW BALES
- H.P. HIGH POINT
- L.P. LOW POINT
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
- "G" GARDEN LOT



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION OF COLORADO
IT'S THE LAW

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	4-30-18

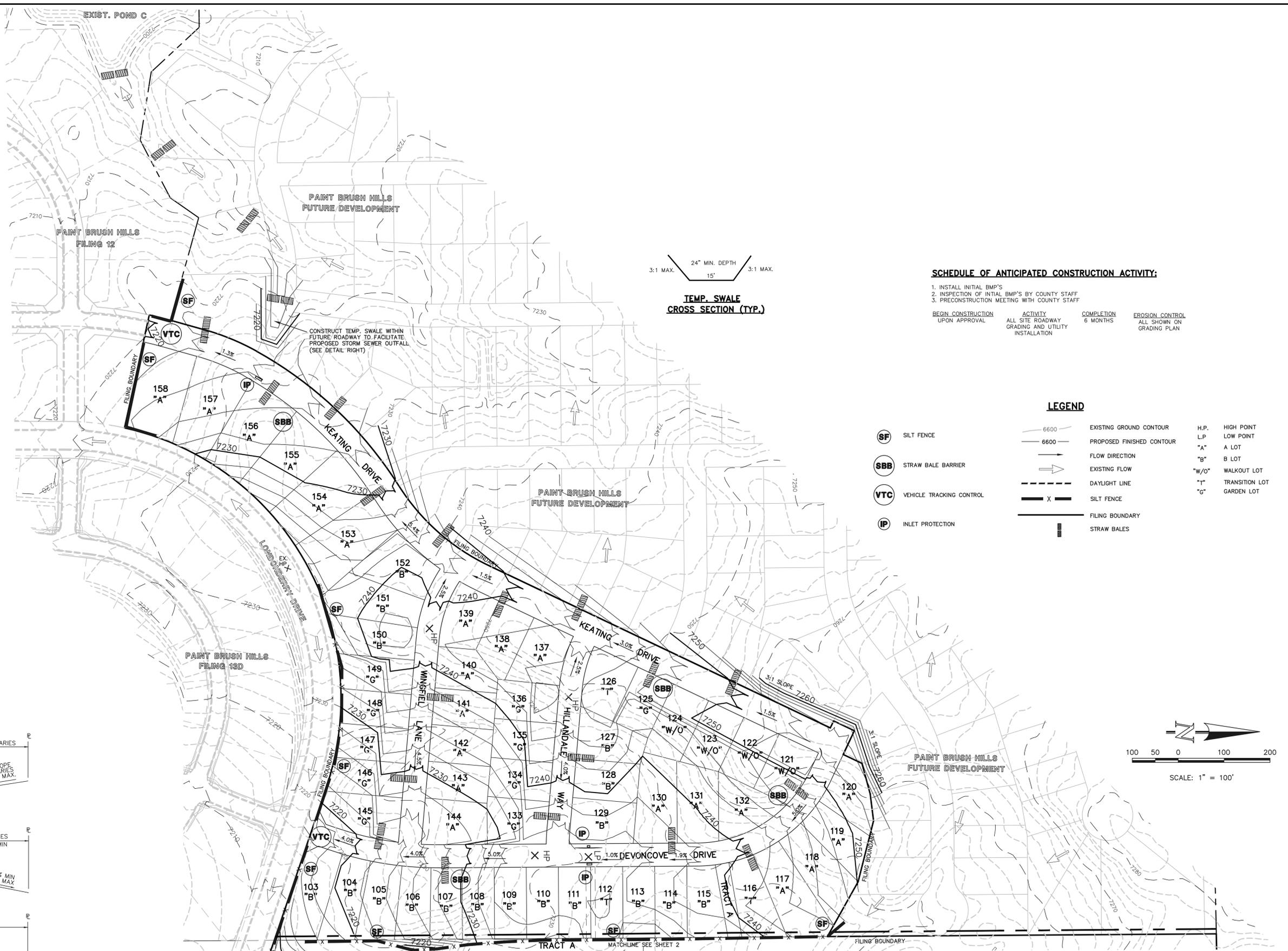
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

PAINT BRUSH HILLS FILING 13E
GRADING & EROSION CONTROL PLAN
(PRE-DEVELOPMENT)

DESIGNED BY	PRA	SCALE	DATE	3-6-18
DRAWN BY	PRA	(H) 1" = 100'	SHEET	2 OF 4
CHECKED BY	(V) 1" = N/A	JOB NO.	2053.50	

N:\205350\DRAWINGS\CONSTRUCT\CON Grading_Plan\205350GR_02.dwg, 5/4/2018 11:40:05 AM, 1:1



SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

1. INSTALL INITIAL BMP'S
2. INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF

BEGIN CONSTRUCTION UPON APPROVAL	ACTIVITY ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	COMPLETION 6 MONTHS	EROSION CONTROL ALL SHOWN ON GRADING PLAN
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NOTES:

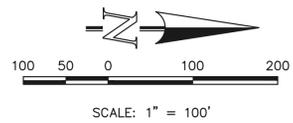
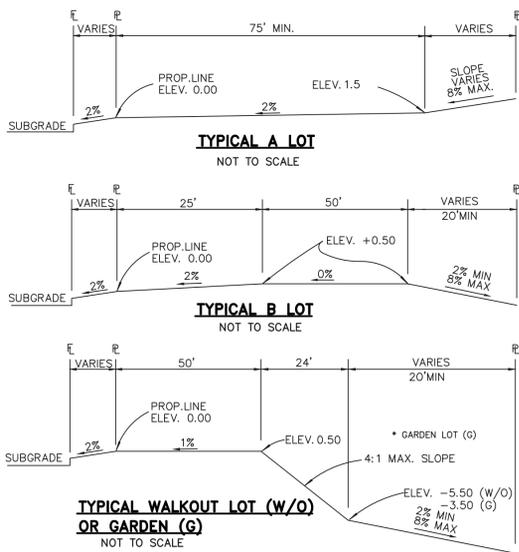
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 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
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LEGEND

SILT FENCE	EXISTING GROUND CONTOUR	H.P. HIGH POINT
STRAW BALE BARRIER	PROPOSED FINISHED CONTOUR	L.P. LOW POINT
VEHICLE TRACKING CONTROL	FLOW DIRECTION	"A" A LOT
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	STRAW BALES	



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DESIGNED BY	PRA	SCALE	DATE	3-6-18
DRAWN BY	PRA	(H) 1"= 100'	SHEET	3 OF 4
CHECKED BY		(V) 1"= N/A	JOB NO.	2053.50

CLASSIC
 CONSULTING ENGINEERS & SURVEYORS
618 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799(Fax)

PAINT BRUSH HILLS FILING 13E
GRADING & EROSION CONTROL PLAN
 (PRE-DEVELOPMENT)

CLASSIC
ENGINEERS & SURVEYORS

