

SEEGER HOMES INC. - SALES OFFICE

SITE DEVELOPMENT PLANS  
LOT 3, APPALOOSA HIGHWAY 24 SUBDIVISION

Due to the lack of information, El Paso County reserves the right to provide additional comments with subsequent submittal.

- GENERAL CONSTRUCTION NOTES:
1. INSTALLATION OF ALL GRADING, EROSION CONTROL BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 7. CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THIS MANUAL DURING CONSTRUCTION.
  2. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEEDDED.

LEGEND

- VTC

VEHICLE TRACKING CONTROL
- SF

SILT FENCE
- SCL

SEDIMENT CONTROL LOG
- CWA

CONCRETE WASHOUT AREA

Add Standard notes for El Paso County Grading and Erosion Control Plan and add Standard Signature Blocks for El Paso County, Design Engineer, and Owner Statement.

Add Vicinity Map

Identify the limits of construction, limits of disturbance, property boundary, existing and proposed contours, curb and gutter, etc.

Provide standards details for all construction BMPs used.

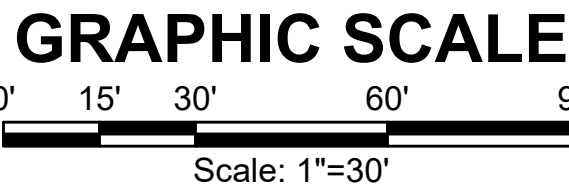
- Show all existing and proposed easements (permanent and construction)
- Show existing and proposed storm drainage facilities
- Submit geotechnical investigation from soil engineer

A complete review has not been done because a SWMP was not submitted. Please see attached checklist. Note: if the item on the checklist is not applicable you must add a note (on this plan or on the SWMP) that states why, N/A on the checklist is not acceptable.

Provide flow arrows for the site.

100% of the area that is gravel or pavement must flow to the water quality facility.

Add PCD File No. PPR1831



NO.	REVISIONS	BY	DATE

**FORSGREN**  
*Associates, Inc.*  
56 Inverness Drive East, Suite 112, Englewood, CO 80112  
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-18-0012
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
QA/QC	J. MOORE

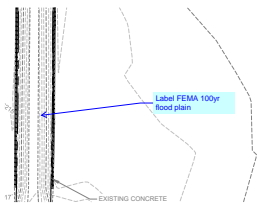
**OWNER**  
SEEGER HOMES  
COLORADO SPRINGS, CO

**SALES OFFICE**  
**GRADING AND EROSION CONTROL PLAN**

SHEET NO:  
**GP-01**  
DATE:  
05/25/18  
PAGE NO:  
X OF X

# Markup Summary

Daniel Torres (6)



**Subject:** Callout  
**Page Label:** [1] C-01  
**Author:** Daniel Torres  
**Date:** 8/29/2018 2:50:06 PM  
**Color:**  

Label FEMA 100yr flood plain

Add Vicinity Map

**Subject:** Text Box  
**Page Label:** [1] C-01  
**Author:** Daniel Torres  
**Date:** 8/29/2018 2:54:02 PM  
**Color:**  

Add Vicinity Map

Show all existing and proposed easements (permanent and construction)  
Show existing and proposed storm drainage facilities  
Submit geotechnical investigation from soil engineer

**Subject:** Text Box  
**Page Label:** [1] C-01  
**Author:** Daniel Torres  
**Date:** 8/29/2018 3:21:45 PM  
**Color:**  

- ☐ Show all existing and proposed easements (permanent and construction)
- ☐ Show existing and proposed storm drainage facilities
- ☐ Submit geotechnical investigation from soil engineer

CWA CONCRETE WASHOUT AREA

Add Standard notes for El Paso County Grading and Erosion Control Plan and add Standard Signature Blocks for El Paso County, Design Engineer, and Owner Statement.

**Subject:** Text Box  
**Page Label:** [1] C-01  
**Author:** Daniel Torres  
**Date:** 8/29/2018 3:23:12 PM  
**Color:**  

Add Standard notes for El Paso County Grading and Erosion Control Plan and add Standard Signature Blocks for El Paso County, Design Engineer, and Owner Statement.

Add PCD File No. PPR1831

**Subject:** Text Box  
**Page Label:** [1] C-01  
**Author:** Daniel Torres  
**Date:** 8/29/2018 3:27:00 PM  
**Color:**  

Add PCD File No. PPR1831

100% of the area that is gravel or pavement must flow to the water quality facility.

**Subject:** Text Box  
**Page Label:** [1] C-01  
**Author:** Daniel Torres  
**Date:** 9/4/2018 4:14:12 PM  
**Color:**  

100% of the area that is gravel or pavement must flow to the water quality facility.



**Subject:** Engineer  
**Page Label:** [1] C-01  
**Author:** dsdgrimm  
**Date:** 8/29/2018 2:39:29 PM  
**Color:** ■

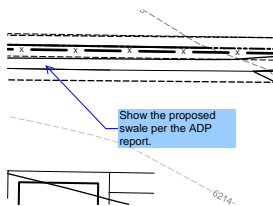
Provide standards details for all construction BMPs used.

Provide standards details for all construction BMPs used.

**Subject:** Engineer  
**Page Label:** [1] C-01  
**Author:** dsdgrimm  
**Date:** 8/30/2018 7:24:57 AM  
**Color:** ■

Identify the limits of construction, limits of disturbance, property boundary, existing and proposed contours, curb and gutter, etc.

Identify the limits of construction, limits of disturbance, property boundary, existing and proposed contours, curb and gutter, etc.



**Subject:** Engineer  
**Page Label:** [1] C-01  
**Author:** dsdgrimm  
**Date:** 9/4/2018 3:28:15 PM  
**Color:** ■

Show the proposed swale per the ADP report.

A complete review has not been done because a SWMP was not submitted. Please see attached checklist. Note: if the item on the checklist is not applicable you must add a note (on this plan or on the SWMP) that states why. N/A on the checklist is not acceptable.

**Subject:** Engineer  
**Page Label:** [1] C-01  
**Author:** dsdgrimm  
**Date:** 9/4/2018 3:30:36 PM  
**Color:** ■

A complete review has not been done because a SWMP was not submitted. Please see attached checklist. Note: if the item on the checklist is not applicable you must add a note (on this plan or on the SWMP) that states why, N/A on the checklist is not acceptable.

Identify all adjacent property owners or subdivision names.

**Subject:** Engineer  
**Page Label:** [1] C-01  
**Author:** dsdgrimm  
**Date:** 9/4/2018 3:31:19 PM  
**Color:** ■

Identify all adjacent property owners or subdivision names.

Provide flow arrows for the site.

**Subject:** Engineer  
**Page Label:** [1] C-01  
**Author:** dsdgrimm  
**Date:** 9/4/2018 3:34:04 PM  
**Color:** ■

Provide flow arrows for the site.

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**Subject:** Engineer  
**Page Label:** [1] C-01  
**Author:** dsdgrimm  
**Date:** 9/4/2018 3:34:55 PM  
**Color:** ■

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