

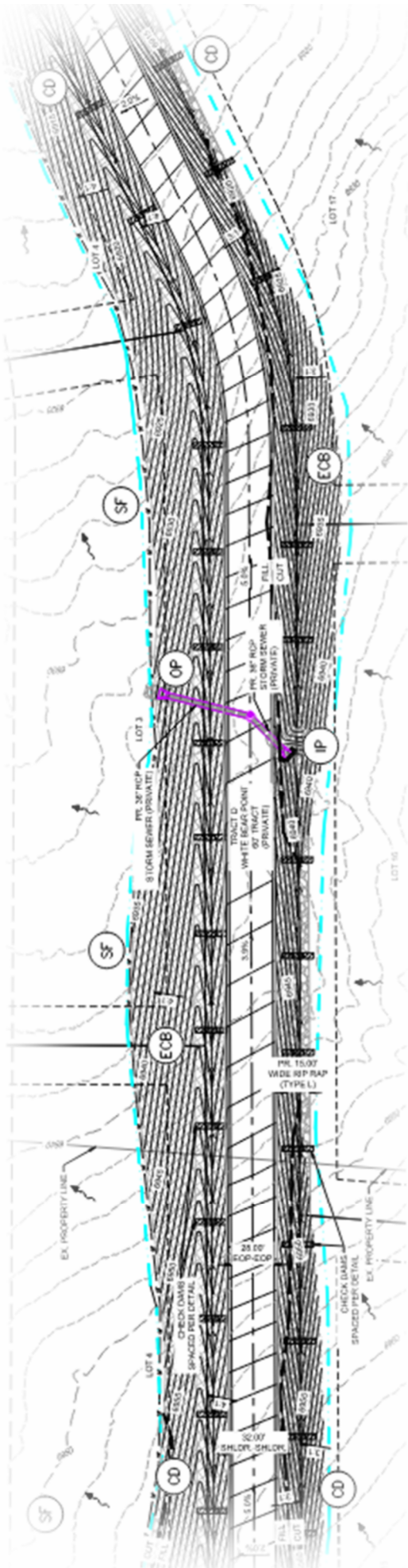
STORMWATER MANAGEMENT PLAN (SWMP)

Hay Creek Valley
El Paso County, Colorado
PCD File No. SF-23-24

VIEW HOMES, INC.
555 Middle Creek Parkway, Suite 500
Colorado Springs, Colorado 80921
(719) 382-9433

January 2024

EDARP Filing No.: SF2324



This Page is intentionally blank

STORMWATER MANAGEMENT PLAN (SWMP)

Hay Creek Valley El Paso County, Colorado

Applicant (Owner):

VIEW HOMES, INC.
555 Middle Creek Parkway, Suite 500
Colorado Springs, CO 80921

SWMP Prepared By:

Jeff Odor, PE
Project Manager
Matrix Design Group, Inc.
2435 Research Parkway, suite 300
Colorado Springs, Colorado 80920
(719) 575-0100

Qualified Stormwater Manager:

Contractor Information:



Matrix Design Group, Inc.
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100

This Page is intentionally blank

TABLE OF CONTENTS

1. GENERAL INFORMATION 7

 1.1 Site Description 8

 1.2 Site Location 8

 1.3 Project Contact Information..... 9

 1.4 Disturbance Area and Import/Export Volume 9

 1.5 Construction Activities 9

 1.6 Construction Sequencing and Phasing 10

 1.7 Soils..... 11

 1.8 Vegetation 12

 1.9 Allowable Non-Stormwater Discharges 12

 1.10 Receiving Waters 13

 1.11 Stream Crossings within the Project Area 13

 1.12 Pollution Sources 13

 1.13 Spill Prevention and Response Plan..... 15

2. BEST MANAGEMENT PRACTICES..... 17

 2.1 Structural BMPs..... 17

 2.2 Non-Structural BMPs..... 20

 2.3 Housekeeping BMPs..... 21

 2.4 Stormwater Management Plan Non-Applicable Items 23

3. FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT 24

 3.1 Inspection and Maintenance..... 24

 3.2 Self Inspection 25

 3.3 BMP Replacement and Failed BMPs 26

 3.4 Qualified Inspectors..... 26

 3.5 Additional SWMP and BMP Practices..... 26

Attachments

- SWMP Drawings
- SWMP Inspection and Maintenance Log
- Soil Survey of El Paso County Area Soils Map
- FEMA FIRM Floodplain Maps
- CDPHE General Permit

This Page is intentionally blank

1. GENERAL INFORMATION

This Stormwater Management Plan (SWMP) is being submitted on behalf of View Homes, Inc. for a tract of land known as Hay Creek Valley in El Paso County, Colorado. The purpose of this SWMP is to identify potential source areas that may contribute pollutants to stormwater and to identify Best Management Practices (BMP)s that will reduce or eliminate adverse water quality impacts. Development, implementation, and maintenance of this SWMP will provide the general contractor with the framework for reducing soil erosion and minimizing pollutants in stormwater during construction of the project site.

This SWMP has been prepared in accordance with engineering, hydrologic and pollution control practices and will cover this facility only (the extents of the Project construction site) using BMPs to reduce the pollutants in stormwater discharges as described in Section 2 of this SWMP. The SWMP will be administrated by the Qualified Stormwater Manager identified in Section 1.3. The Qualified Stormwater Manager's duties include the following:

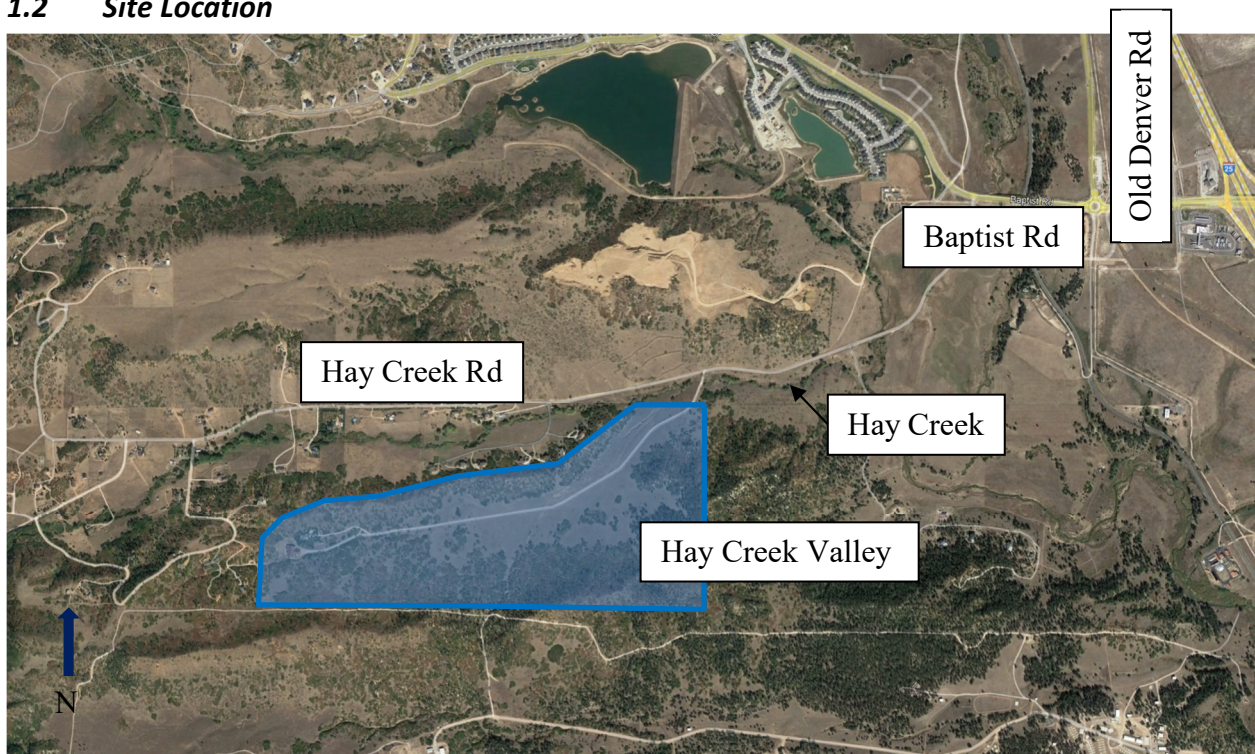
- Implement the SWMP
- Oversee installation and maintenance of BMPs as identified in the SWMP
- Implement and oversee employee training
- Conduct or provide for inspection and monitoring activities
- Identify potential pollutant sources and make sure they are included in the SWMP
- Identify any deficiencies in the SWMP and make sure they are corrected
- Ensure that any changes in construction plans, phasing, or use of BMP's are addressed in the SWMP

The provisions of this SWMP must be implemented as they are written and updated, from the initiation of construction until final stabilization is complete. The Water Quality Control Division reserves the right to review the SWMP, and to require the permittee to develop and implement additional measures to prevent and control pollution as is needed.

1.1 Site Description

Hay Creek Valley, located in Monument, Colorado, is a 214.6-acre site that is currently comprised of six (6) parcels which are to be subdivided into 20 lots and three (3) tracts. The site is located at Latitude: 39.049381 and Longitude: -104.877202 and is bounded to the north by existing residential property and Hay Creek Road. The site is bounded to the west by residential property. To the east and the south of the site is undeveloped land. The site is currently located on Smow Mountain Heights approximately 700 feet south of its intersection with Hay Creek Road. The existing access road will be replaced with a private road, to be named White Bear Point, having a 60-foot right of way that will terminate with a cul-de-sac in the southwestern section of the site.

1.2 Site Location



1.3 Project Contact Information

Contact Information/Responsible Parties			
Owner	View Homes, Inc. 555 Middle Creek Parkway Suite 500 Colorado Springs, CO 80921	719-382-9433	
Project Manager/Site Supervisor	Tim Buschar View Homes, Inc. 555 Middle Creek Parkway, Suite 500 Colorado Springs, CO 80921		tbuschar@aspviewhomes.net
Qualified Stormwater Manager			
SWMP Preparer	Jeff Odor, PE Matrix Design Group 2435 Research Pkwy, Suite 300 Colorado Springs, CO 80920	719-575-0100	Jeff_Odor@matrixdesigngroup.com

1.4 Disturbance Area and Import/Export Volume

The following is the total site area and the expected area of disturbance. Any changes to the area of disturbance (current disturbance) must be updated as changes occur.

Total Site Area	214.6 acres	Date: 12/05/2023
Initial Estimate of Disturbance Area	17.28 acres	Date: 12/05/2023
Import/Export Volume Estimate	26,274 CY	<input type="checkbox"/> Import <input checked="" type="checkbox"/> Export
Updated Disturbance Area		
Updated Disturbance Area		
Updated Disturbance Area		

1.5 Construction Activities

Initial stabilization methods (BMPs) will be installed prior to construction. Following initial BMPs, construction will consist initially of site clearing and grubbing, temporary stabilization BMPs, initial grading, storm drain installation, road paving, and final grading. Open spaces will be maintained with the vegetation placed prior to commencement of construction. There will be no concrete or asphalt batched onsite. All concrete and asphalt will be imported from off-site batch

plants. Final stabilization and removal of temporary control measures will be completed following placement of permanent landscaping and hardscaping.

1.6 Construction Sequencing and Phasing

Construction Schedule	Estimated Start Date	Estimated Completion Date
Anticipated Project Start Date	Jan 2024	Oct 2024
1. Install Initial BMPs	Jan 2024	Jan 2024
2. Clearing and Grubbing	Jan 2024	Jan 2024
3. Temporary Stabilization BMPs	Feb 2024	Feb 2024
4. Initial Road Grading	Mar 2024	Mar 2024
5. Storm Drain Installation	Mar 2024	May 2024
6. Street Paving	May 2024	Jun 2024
7. Final Stabilization	Jun 2024	Aug 2024
8. Removal of Temporary Control Measures		Oct 2024
Anticipated Project End Date		Oct 2024

Construction Phase	Description and Conservation Measures
Install Initial BMPs	Silt Fencing (perimeter BMP) will be installed at designated locations (see Plan) as outlined in Section 2. The VTC will be installed at the entrance/exit to any disturbed areas as work progresses as outlined in Section 2. All construction traffic must enter/exit the site at approved construction access points. Sediment basins shall be installed prior to any land-disturbing activities that will rely on the basin for stormwater control (Section 2).
Clearing and Grubbing	Clearing and Grubbing of the site will be the initial construction phase. BMPs outlined in Section 2 will be used to control erosion and sediment runoff.
Temporary Stabilization BMPs	Temporary stabilization measures to control erosion and sediment runoff will be implemented as outlined in Section 2.
Road Grading	Road grading will be completed using BMPs outlined in Section 2 to control erosion and sediment runoff.
Storm Drain Installation	Storm Drain Installation will happen concurrently with Road Grading using BMPs outlined in Section 2 to control erosion and sediment runoff.
Final Grading	Final grading will be completed following installation of curb and gutter at the site. BMPs outlined in Section 2 will be used to control erosion and sediment runoff.
Street Paving	Streets and roads will be paved following final site grading activities. BMPs outlined in Section 2 will be used to control erosion and sediment runoff.

Final Stabilization and Removal of Temporary BMPs	Once construction activity ceases, the area shall be stabilized with permanent landscaping and/or seed and mulch as outlined in Section 2. Final stabilization is complete when all ground disturbing activities are complete and all disturbed areas have either a uniform vegetative cover with an individual plant density of 70% of pre-disturbance levels, permanent hardscaping or paving is in place, or an equivalent permanent alternative stabilization method is implemented. Once stabilization is complete, all temporary sediment and erosion control measures shall be removed.
---	--

1.7 Soils

The United States Department of Agriculture, Natural Resources Conservation Service (NRCS); Web Soil Survey of El Paso County Area, Colorado, published by the United States Department of Agriculture, dated November 2023, was utilized to investigate the existing general soil types within and surrounding the Project area. A soil map for this area is provided in the Attachments. Per the information given within the Soil Conservation Survey, hydrologic soil group “B” characteristics are predominant across the study area (an estimated 100% coverage area) as described in the following table.

Soil ID Number	Soil Type	Soil Description	Estimated Coverage Area	Hydrologic Classification
38	Jarre-Tecolote Complex, 8% to 65% slopes	Surface runoff is medium to low, well drained soil, the hazard of erosion and soil blowing are moderate to high.	50.8%	B
71	Pring Coarse Sandy Loam, 3% to 8% slopes	Surface runoff is low, well drained soil, the hazard of erosion and soil blowing are low to moderate.	14.5%	B
93	Tomah-Crowfoot Complex, 8% to 15% slopes	Surface runoff is medium, well drained soil, the hazard of erosion and soil blowing are moderate.	34.7%	B

**Hay Creek Valley
Stormwater Management Plan**

Runoff Coefficients for Rational Method from the Urban Drainage and Flood Control District (UDFCD 2001) are listed below:

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients											
		2-year		5-year		10-year		25-year		50-year		100-year	
		HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D
Business													
Commercial Areas	95	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.87	0.87	0.88	0.88	0.89
Neighborhood Areas	70	0.45	0.49	0.49	0.53	0.53	0.57	0.58	0.62	0.60	0.65	0.62	0.68
Residential													
1/8 Acre or less	65	0.41	0.45	0.45	0.49	0.49	0.54	0.54	0.59	0.57	0.62	0.59	0.65
1/4 Acre	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
1/3 Acre	30	0.18	0.22	0.25	0.30	0.32	0.38	0.39	0.47	0.43	0.52	0.47	0.57
1/2 Acre	25	0.15	0.20	0.22	0.28	0.30	0.36	0.37	0.46	0.41	0.51	0.46	0.56
1 Acre	20	0.12	0.17	0.20	0.26	0.27	0.34	0.35	0.44	0.40	0.50	0.44	0.55
Industrial													
Light Areas	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Heavy Areas	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Parks and Cemeteries													
Playgrounds	7	0.05	0.09	0.12	0.19	0.20	0.29	0.30	0.40	0.34	0.46	0.39	0.52
Railroad Yard Areas	13	0.07	0.13	0.16	0.23	0.24	0.31	0.32	0.42	0.37	0.48	0.41	0.54
Undeveloped Areas													
Historic Flow Analysis-- Greenbelts, Agriculture	2	0.03	0.05	0.09	0.16	0.17	0.26	0.26	0.38	0.31	0.45	0.36	0.51
Pasture/Meadow	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Forest	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Exposed Rock	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Offsite Flow Analysis (when landuse is undefined)	45	0.26	0.31	0.32	0.37	0.38	0.44	0.44	0.51	0.48	0.55	0.51	0.59
Streets													
Paved	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Gravel	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Drive and Walks													
Drive and Walks	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Roofs													
Roofs	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Lawns													
Lawns	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50

All exposed soil throughout the Project site will be landscaped and/or seeded with a locally approved seed mix as described in Section 2.2.

1.8 Vegetation

The existing vegetation consists of sparse, natural vegetative land cover in the form of grasses and shrubs with sparse trees throughout. Based on site visits and a review of aerial photography, the vegetative cover at Hay Creek Valley is approximately 85%.

1.9 Allowable Non-Stormwater Discharges

Uncontaminated groundwater may be discharged onsite, but may not leave the site in the form of surface runoff. Concrete washout areas will be used as described in Section 2.3.

1.10 Receiving Waters

Ultimate Receiving Water(s): Beaver Creek Drainage Basin and the Air Force Academy Major Drainage Basin.

Stormwater Outfalls/Storm Sewer System Discharge:

Detention Pond:

- Discharge: 18" Reinforced Concrete Pipe (RCP)
- Location of Discharge: Northeast corner of site
- Receiving Conveyance: Existing natural swale that drains into Hay Creek.

1.11 Stream Crossings within the Project Area

The proposed road will cross Hay Creek within the Project Area.

1.12 Pollution Sources

Pollutants that result from clearing, grading, maintenance, operations, and excavation have the potential to be present in stormwater runoff and are potential sources for stormwater contamination. The following is a description of potential source areas for pollutant that may be released during construction, maintenance, operation, and excavation activities:

Source Area:

1. Disturbed and stored soils, erosion.
2. Vehicle tracking of sediments.
3. Management of contaminated soils.
4. Loading and unloading operations.
5. Outdoor storage activities (erodible building materials, fertilizers, chemicals, etc.).
6. Vehicle and equipment maintenance, cleaning, and fueling operations.
7. Significant dust or particulate generation activities.
8. Routine maintenance activities involving fertilizers, pesticides, herbicides, detergents, fuels, solvents, etc.
9. Onsite waste management practices (waste piles, liquid wastes, dumpsters, chemical containers etc.).
10. Concrete truck/equipment washing
11. Non-industrial waste sources (trash, portable toilets)

The following pollutants may impact stormwater runoff for each of the source areas listed above.

**Hay Creek Valley
Stormwater Management Plan**

Potential Pollutant	Chemical/Physical Description	Stormwater Impacts	Potential Source Area (listed above)
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	3, 4, 5, 8, 9
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	3, 4, 5, 8, 9
Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	3, 4, 5, 6, 8, 9, 10, 11
Concrete	White solid	Limestone, sand	3, 5, 9, 10, 11
Paints	Various colored liquid	Metal oxides, stoddard solvent, talc, calcium carbonate, arsenic	3, 5, 6, 9
Wood preservatives	Clear amber or dark brown liquid	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	3, 5, 8
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	3, 4, 5, 6, 8, 9, 11
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	2, 3, 4, 5, 6, 8, 9, 10
Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes	2, 3, 4, 5, 6, 8, 9, 10
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	5, 6, 8, 9
Antifreeze/coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	2, 3, 4, 5, 6, 8, 9, 10
Particulates	Dust, airborne particulates	Sediment	1, 2, 4, 5, 6, 10, 11
Biological	Human/animal waste	Bacterial	11

The largest possible sources of non-stormwater pollution will be from trucks during equipment maintenance and refueling operations. The contractor shall be responsible for any spill cleanup during refueling operations in accordance with applicable city, county and state regulations. The contractor will also be responsible for cleanup of any off-site vehicle tracking on paved roads. Other sources of pollution such as vehicle washing, chemical storage or waste disposal are not anticipated. No recognized environmental conditions (REC) have been identified within Project site.

1.13 Spill Prevention and Response Plan

The Spill Prevention and Response Plan (SPRP) is designed to outline requirements for the handling and management of hazardous substances (pesticides, herbicides, fuels, cleaners, etc.) stored or used at the Project area.

Materials Management and Handling

- Chemicals that have the potential to be released in stormwater are to be used only where necessary and, in a manner, consistent with industry-standard uses and handling procedures.
- Ensure all hazardous materials are properly labeled.
- Store, dispense, and/or use hazardous substances in a way that prevents releases.
- Provide secondary containment when storing hazardous substances in bulk quantities (greater than 55-gallons).
- Maintain good housekeeping practices for chemicals stored onsite.
- Complete routine checks of hazardous substance storage areas.
- Provide monthly inspections of hazardous substance storage areas, secondary containment, and above ground and/or underground storage tanks.

Spill Containment and Reporting

A release of any chemical, oil, petroleum product, sewage, etc. that has the potential to enter surface water, groundwater, dry gullies, or storm sewers leading to surface water must be reported to the CDPHE immediately (25-8-601 CRS). When a spill is identified, the proper spill response should be implemented:

1. Assess the area for any immediate dangers or health and safety concerns. If any immediate dangers are present, call 911.
2. Contain any spilled materials. Assess the size of the leak and immediate threat of the spill reaching storm drains or permeable surfaces. If there is an immediate threat and no safety concerns, attempt to block the spill from reaching storm drains or other impermeable surfaces.
3. Stop the source of the spill if possible.
4. Cleanup spill in a timely manner. Use adsorbent materials (cat litter) and/or sock booms or rags to clean up the spill. Dispose of used materials appropriately.
5. Report and record spills to Qualified Stormwater Manager. Once the spill has been contained and any immediate threat to storm drains or permeable surfaces has been minimized, contact the Qualified Stormwater Manager. If necessary, a specialized cleanup contractor should be used to clean up the remaining contamination.
6. Follow applicable Colorado Discharge Permit System (CDPS) terms and conditions regarding spill reporting and response.
7. Report spills to the Colorado Department of Public Health and Environment (CDPHE). For non-permitted activities or in the case of an activity where a permit does not address reporting of or response to a spill which may cause pollution of surface or subsurface waters of the State, notify

the Environmental Release and Incident Reporting Line within 24 hours at **(877) 518-5608**. Reporting should include:

- a. Name of responsible person or name of Qualified Stormwater Manager
 - b. An estimate of the date and time of the release
 - c. The location of the spill and its source (saddle tank, manhole, storage container, etc.),
 - d. The type of material spilled (untreated wastewater, petroleum products, etc.)
 - e. The estimated volume of the spill
 - f. The time and date the spill was controlled or stopped
 - g. If the spill is ongoing, the estimated rate of flow and when the spill is expected to be controlled/contained
 - h. Measures being taken to contain, reduce, and/or clean the spill
 - i. A list of potentially impacted areas and known downstream water uses that will be or have been notified
 - j. The phone number and email of the Qualified Stormwater Manager.
8. Any accidental discharge to the sanitary sewer system must be reported immediately to the local sewer authority and the affected wastewater treatment plant.
 9. Written notification following a reportable spill shall be submitted to the CDPHE within five days (5 CCR 1002-31, Section 61.8(5)(d)).

2. BEST MANAGEMENT PRACTICES

Best Management Practices (BMP's) encompass a wide range of erosion and sediment control practices, both structural and non-structural in nature, that are intended to reduce or eliminate any possible water quality impacts from stormwater leaving a construction site. The individual BMP's appropriate for a particular construction site are largely dependent on the types of potential pollutant sources present, the nature of the construction activity, and specific-site conditions.

Most of the BMP's referenced herein are widely used in the construction industry. They generally involve a simple and low-cost approach and can be very effective *when properly installed and maintained*. To prevent soil from washing into the public right-of-way or the undisturbed areas of the site, the following is a discussion of BMPs and an indication of which BMPs are expected to be implemented as part of this Project.

BMPs for all slopes, channels, ditches, or any disturbed land area shall be completed immediately after grading or earth disturbance has occurred. All temporary soil erosion control measures and BMP's shall be maintained until site reaches final stabilization and permanent soil erosion control measures are implemented.

The Stormwater Manager may modify the planned BMPs based on construction sequencing, site conditions, and/or other factors. The SWMP should be modified by field notes including dates of modifications and the purpose of the modification. The Grading and Erosion Control Plan should reflect what has been constructed or modified onsite. The Stormwater Manager will be responsible for documenting BMP's (including phasing of BMP implementation).

2.1 Structural BMPs

Structural BMPs are used to minimize erosion and sediment transport and include but are not limited to: silt fencing, erosion control blankets, turf reinforcement mat, wattles/sediment control logs, earth dikes, drainage swales, sediment traps, gravel inlet protection, inlet/outlet protection, straw bales, concrete washout areas, and temporary or permanent sediment basins. Structural BMPs shall be coordinated with construction activities so the BMP is in place before construction begins. The structural BMPs outlined below are general definitions and guidelines. Project-specific specifications for selected BMPs are detailed in the SWMP Drawings included in the Attachments.

- Silt Fencing: A silt fence is a structural sediment control device that typically consists of a geotextile fabric attached to wooden stakes inserted into a ground trench and rising to a vertical height of approximately 18-inches. The silt fence is generally used as perimeter sediment control and as a primary containment around storage areas, staging areas, stockpiles, etc.

Used for this project? Yes No

Application notes: Temporary perimeter controls (e.g. silt fences) will be installed *before* any clearing and grading begins. The use of rebar, steel stakes, or steel fence posts to anchor silt fencing is prohibited. Once the site is cleaned and the surrounding disturbed areas are 70% established with vegetation, the silt fences around the Project site can be removed.

- **Erosion Control Blanket:** An erosion control blanket (ECB) is a rolled-fiber product typically made up of straw, coconut, or synthetic fibers that are used to prevent scour erosion, stabilize slopes, and to aid revegetation by providing a protective layer over seeded areas. Turf reinforcement mats are similar to ECBs and are made to withstand greater stress such as traffic, extended life, or continuous and frequent water flow. ECBs are available in both biodegradable and photodegradable varieties.

Used for this project? Yes No

Application Notes: Exposed slopes greater than 3:1 will be covered by an erosion control blanket. The use of rebar, steel stakes, or steel fence posts to anchor ECB is prohibited.

- **Inlet Protection (gravel):** Storm sewer inlet protection is typically comprised of 1.5-inch angular rock (gravel) wrapped in a chicken wire mesh to form an approximate 6-inch diameter roll in varying lengths. The gravel roll should be firmly secured in front of the inlet opening with a spacing device to prevent the roll from entering the inlet. A sufficiently-sized overflow opening should be left to prevent flooding during high surface water flow volumes. The basic design applies to curb and drop-style inlets.

Used for this project? Yes No

Application Notes: Inlet protection measures for existing inlets shall be installed *before* clearing and grading is initiated.

- **Check Dams:** A check dam is a small, sometimes temporary, grade control mechanism constructed across a swale, drainage ditch, or waterway to counteract erosion by reducing water flow velocities.

Used for this project? Yes No

Application Notes: Rip-rap will line the designed drainage swales and will decrease water flow velocity in steep areas.

- **Inlet/Outlet Protection:** Inlet/outlet protection can be composed of 4- to 6-inch rock (rip-rap) underlain with geotextile fabric placed at the outlet or inlet of a drainage pipe, culvert, or other areas where high surface water flow may be encountered. Geotextile socks filled with gravel may also be used as a temporary BMP. This BMP is used to reduce erosion sediment transport by reducing flow velocity.

Used for this project? Yes No

Application Notes: Temporary rip rap outlet protection specified in the SWMP specification drawings is for outlets intended to be utilized less than 2 years. Rough cut street control measures (geotextile socks filled with gravel or compacted earthen berms) shall be installed after a road has been cut and will not be paved for more than 14 days, or for temporary construction roads that have not received road base.

- **Drainage Swales:** Swales can be permanent or temporary and are typically designed to control storm water runoff in a non-erosive manner to a destination such as a detention pond or other stormwater collection facility. Swales can also be designed with velocity control devices and can be made of concrete or lined with materials such as rock or grass.

Used for this project? Yes No

Application Notes:

- **Sediment/Detention Basins:** Sediment/Detention basins are designed according to project size and runoff volume and are used for flood control and to aid in temporary retention of runoff to aid in sediment deposition. A release point for runoff water is typically present and consists of an emergency overflow or regulating structure.

Used for this project? Yes No

Application Notes: Sediment basins will be installed prior to any other land disturbing activities that rely on basins for stormwater control. Embankment materials shall consist of soil free of debris. Organic material, and rocks or concrete greater than 3-inches diameter and shall have a minimum of 15% by weight passing a No. 200 sieve. Embankment materials must be compacted to at least 95% of maximum density.

- **Stabilized Staging Area:** A staging area for equipment and material storage, parking, and loading/unloading operations should be sized appropriately for the needs of the site and should be constructed prior to the onset of construction activities. Site stabilization may include structural BMPs (e.g. perimeter fencing, gravel laydown, VTC) and housekeeping BMPs and should be maintained appropriately.

Used for this project? Yes No

Application Notes: A stabilized staging area will be constructed prior to other operations for parking, construction trailers, portable toilet facilities, storage, and construction equipment.

- **Vehicle Tracking Control:** VTC is used to limit off-site tracking of sediment from disturbed or unpaved areas to paved areas. VTC can include: TRM or mud mats installed at the point of access from unpaved areas (used when traffic is limited or light), a 1.5-inch diameter rock gravel access pad combined with pavement sweeping (used when traffic is limited or light), or a 3+-inch rock with

geotextile underlayment combined with street sweeping (used for heavy construction traffic or at the main access point to a development site).

Used for this project? Yes No

Application Notes: VTC Entrances to disturbed areas will be constructed *before* clearing and grading begins.

2.2 Non-Structural BMPs

Non-structural BMPs are implemented at the site to minimize erosion and sediment transport and may include temporary or permanent vegetation, mulching, landscaping, geotextiles, sod stabilization, surface roughening, vegetative buffer strips (VBS), and protection/preservation of trees and other mature vegetation. The non-structural BMPs outlined below are general definitions and guidelines. Project-specific specifications for selected BMPs are detailed in the SWMP Drawings included in the Attachments.

- **Temporary and permanent seeding:** Seeding of disturbed areas provides soil stabilization and helps prevent erosion and sediment transport. Seeding is usually performed by ripping the area, spreading the appropriate seed mix, and applying straw mulch at a rate of two tons per acre over the seeded area. In some cases, a tackifier may be used to anchor the straw mulch. Managing and applying the proper seed mix and following the specified maintenance procedures are very important in promoting timely growth of grasses while minimizing weed growth. This BMP is effective on slopes up to 3:1 and where soil conditions are adequate.

Used for this project? Yes No

Application Notes: A mixture developed for elevations 3,000 feet to 8,000 feet will provide natural cover under dryland conditions. Seed for this project will be broadcast spread at a rate of 20 to 25 pounds per acre or drilled at a rate of 15 to 20 pounds per acre. Overseeding will be broadcast spread at a rate of 10 to 15 pounds per acre or drilled at a rate of 5 to 10 pounds per acre. Seed mixture specifications are included in the attached SWMP Drawings. Seed will be mulched with weed-free straw mulch. Temporary seeding may be used on disturbed areas not planned for activity within 30 days. Top soil stock piles will be stabilized with temporary seed and mulch no later than fourteen days from the last construction activities in that area. Once construction activity ceases permanently in an area, the area will be stabilized with permanent seed and mulch. Permanent seeding will be used in designated Open Space areas. Soils that are stockpiled for more than 30 days shall be mulched and seeded with a temporary or permanent grass cover within 21 days of stockpile construction.

- **Mulching:** A layer of suitable mulch is typically applied at a rate of two tons per acre and can be tacked or fastened by an approved method suitable for the type of mulch used. Rough cut streets can be mulched in lieu of a layer of aggregate road base or asphalt paving. Seeding shall be placed in areas designated as being in an interim state.

Used for this project? Yes No

Application Notes: A layer of suitable mulch shall be applied at a rate of two tons per acre to all disturbed portions of the site within 21 days of the completion of grading. If the area is to remain in an interim state for more than 60 days, seeding BMPs shall be used. Mulch can be used in areas of rough cut streets unless a layer of road base or asphalt paving is planned within 21 days.

2.3 Housekeeping BMPs

Housekeeping BMPs are maintenance practices implemented to keep the site clean, reduce potential chemical or biological exposures, and to minimize the tracking of soils to hard surfaces and airborne particles. Maintenance BMPs include street sweeping, dust suppression techniques, spill prevention and response (Section 1.13), waste management and disposal, and materials handling and management (Section 1.14). Project-specific specifications for selected BMPs are detailed in the SWMP Drawings included in the Attachments.

- Street Sweeping: Street sweeping is the practice of removing soil clumps, scraping packed dirt/mud, and sweeping loose soils tracked onto paved surfaces to prevent sediment transport in runoff water. Materials removed as part of this BMP should be deposited in an area contained by perimeter BMPs or disposed offsite.

Used for this project? Yes No

Application Notes: Street sweeping methods will be employed in areas of ingress/egress from paved areas to the construction site. Vehicle tracking of soils and construction debris off-site shall be minimized. Materials tracked offsite shall be cleaned up and properly disposed immediately. The owner, site developer, contractor, and their agents shall be responsible for the removal of dirt, rock, construction debris, trash, sediment, and sand that accumulates in public right of ways, storm sewers, or other drainage conveyance system and stormwater appurtenances.

- Dust Suppression: Dust suppression BMPs are typically used to minimize the transport of fine particles through the air. Dust suppression techniques may include keeping the site wet using water trucks or other wetting methods or covering of loose soils in disturbance areas. During periods of high wind, the following activities should be monitored: limited street sweeping, restriction of major grading activities, restriction of soil stockpiling, controlling vehicular speed.

Used for this project? Yes No

Application Notes: A water source shall be available onsite during earthwork operations and utilized as required to minimize dust from earth working operations and wind.

- Load Covering: Trucks or other vehicles carrying cut or fill materials to or from the site should be covered to prevent accidental loss of material during transport onto public right of ways

Used for this project? Yes No

Application Notes: Loads of cut and fill must be properly covered.

- **Site Waste Management and Disposal:** Construction waste disposal and trash generated by onsite personnel should be collected in dumpsters or similar trash containers and emptied on a regular basis. Construction waste and trash should be kept in a secure area and lidded if required to avoid accidental spreading of waste. Trash containers should be kept on permeable surfaces within perimeter BMPs. Loose trash should be collected daily and disposal services should be on a regular schedule to avoid overfilling of containers. Hazardous materials may not be disposed in trash containers and no waste materials should be buried onsite.

Used for this project? Yes No

Application Notes: Trash at the site will be cleared daily and kept in secured and/or covered receptacles. Waste disposal will be managed through a licensed contractor.

- **Portable Toilet Facilities:** A proper amount of portable toilets should be located at the Project Site and should be kept within the perimeter BMPs on permeable surfaces. Portable toilets should be anchored to prevent tipping and should be at least five feet behind curbs and at least 50 feet from any storm sewer inlets. Toilets should also be kept away from preferential flow pathways and from all water bodies. Regularly scheduled maintenance should be in place to empty and clean the receptacles to prevent overflow and waste collecting.

Used for this project? Yes No

Application Notes: Portable toilets will be provided and maintained through a private contractor.

- **Concrete Washout:** Concrete washout areas typically consist of an unlined pit in the ground with a vehicle tracking control (VTC) entrance and are designed to capture and contain concrete washout water. In areas with a high groundwater table, poly-lined pits or a portable waste bin may be used. Pits should be placed to minimize the potential for pollutant discharge. Washout basin deposits (hardened concrete waste) should be removed and properly disposed offsite as solid waste on a regular basis after liquids have evaporated.

Used for this project? Yes No

Application Notes: Concrete wash water shall be contained and disposed in accordance with the SWMP. No concrete wash water shall be discharged to or allowed to runoff to State waters. Concrete washout areas shall not be located in an area where shallow groundwater may be present or within 50 feet of a surface water body. Unless confined to a predefined, bermed containment area, the cleaning of concrete truck delivery chutes is prohibited at the Project area.

2.4 Stormwater Management Plan Non-Applicable Items

SWMP Checklist Number	Description	Comments
12	Spill prevention and pollution controls for dedicated batch plants	Asphalt/concrete batch plants not proposed
14	Location and description of any anticipated allowable non-stormwater discharge (ground water, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.)	Non-stormwater discharge not anticipated
17f	Location of any dedicated asphalt / concrete batch plants	Asphalt/concrete batch plants not proposed
26	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).	Project does not rely on control measures owned or operated by another entity.

3. FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

Once construction activity ceases permanently in an area, the area shall be stabilized with permanent seeding and mulching as designated below. Final stabilization is complete when all ground disturbing activities are complete and all disturbed areas have either a uniform vegetative cover with an individual plant density of 70% of pre-disturbance levels, permanent hardscaping or paving is in place, or an equivalent permanent alternative stabilization method is implemented. Once stabilization is complete, all temporary sediment and erosion control measures shall be removed.

Final Stabilization for this site will consist of permanent seeding including the following:

- *Paving/Hardscaping.* Areas not planned for permanent seeding should be paved or hardscaped such as proposed roadways.
- *Temporary controls.* Temporary erosion and sediment control measures should be maintained on un-stabilized areas until landscaping or hardscaping activities are complete. Disturbed areas should be surface-roughened and slopes steeper than 3:1 should be covered with erosion control blankets. Temporary controls may be removed once stabilization is complete.
- *Permanent BMPs.* Permanent post-construction BMPs should remain onsite after construction activities have been completed and the site is stabilized. These BMPs may include detention facilities, storm drain systems, swales, and natural depressions.

3.1 Inspection and Maintenance

Visual inspections of all cleared and graded areas of the construction site will be performed on a minimum occurrence of once per week and/or within 24 hours of the end of any precipitation or snowmelt event that causes surface erosion. The inspection will be the responsibility of the Qualified Stormwater Manager. An inspection report form has been provided in the Attachments. The inspection will verify that the structural BMPs described in Section 2.1 of this SWMP are functioning properly, in good condition, up to date and continue to minimize erosion. The inspection will also verify that the procedures used to prevent stormwater contamination from construction materials and petroleum products are effective. The inspection logs will be signed by the Qualified Stormwater Manager. The following inspection and maintenance practices will be used to maintain erosion and sediment controls:

- Accumulated sediment and debris shall be removed from a BMP when the sediment/debris level reaches one half the height of the BMP or at any time that sediment or debris adversely impacts the functioning BMP.
- Built up sediment will be removed from silt fencing when it has reached one-third the height of the fence.
- Silt fences will be inspected for depth of sediment, for tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.

- Sediment basins will be inspected for depth of sediment and built up sediment will be removed when it reaches 1 foot in depth.
- Temporary and permanent seeding will be inspected AND noted for bare spots, washouts, and healthy growth.
- The stabilized construction entrances will be inspected for sediment tracked on the road, for clean gravel, and to make sure that all traffic uses the stabilized entrance when leaving the site.
- The maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the Qualified Stormwater Manager is provided in the Attachments. Completed forms will be maintained on-site during the entire construction project. Following construction and the expiration or inactivation of the permit, the completed forms will be retained at the general contractor's office, for a minimum of 3 years.
- If construction activities or design modifications are made to the site plan which could impact stormwater, this SWMP will be amended appropriately. The amended SWMP will have a description of the new activities that contribute to the increased pollutant loading and the planned source control activities.

3.2 Self Inspection

The purpose of these inspections is to ensure that all Control Measures are installed according to the approved plans, appropriate as to the intended use, operating effectively, and being properly maintained.

The GEC Administrator shall, at a minimum, make a thorough inspection at least once every 14 calendar days. Also, post-storm event inspections must be conducted within 24 hours following the end of any precipitation or snowmelt event that causes surface erosion. Provided the timing is appropriate, the post-storm inspections may be used to fulfill the 14-day routine inspection requirement. Alternatively, the GEC Administrator may choose to perform self-inspections every 7 calendar days and forego post-storm event inspections. The self inspection schedule must be identified in the GEC Administrator's most recent self-inspection. A more frequent inspection schedule than the minimum described may be necessary to ensure that Control Measures continue to operate as needed to comply with the GEC Plan. Site conditions such as steep grades and close proximity to a state water are reasons for increasing the frequency of self-inspections.

The GEC Administrator shall keep documentation of self-inspections available either physically or electronically at the construction site at all times throughout the duration of the project. GEC Inspectors will review self-inspections during City compliance inspections.

For sites or portions of sites where construction activities have been completed and final stabilization measures installed but final stabilization has not yet been achieved, the GEC Administrator shall make a thorough inspection of their Control Measures at least once every month. Post-storm event inspections must be conducted within 72 hours following the end of any precipitation or snowmelt event that causes surface erosion. The GEC Plan must be amended to indicate those areas where construction activities have been completed but final stabilization has not yet been achieved that will be inspected once a month. When site conditions make the schedule required in this section impractical, the permittee may petition

the City to grant an alternate inspection schedule. The alternative inspection schedule may not be implemented prior to written approval by the City and incorporation into the SWMP. The Permittee is responsible to confirm that the frequency of inspections is sufficient to ensure that Control Measures remain in good working condition at all times.

3.3 BMP Replacement and Failed BMPs

At a minimum, the contractor shall inspect and keep a log of all BMPs on a weekly basis and after a significant precipitation event. BMPs should be assessed by a qualified inspector to determine if new or replacement BMPs are necessary. Where BMPs have failed, the failure must be addressed as soon as possible to minimize discharge of additional pollutants. As new BMPs are installed and/or replaced, this SWMP should be updated to reflect the change(s).

3.4 Qualified Inspectors

The Qualified stormwater manager will be sufficiently qualified for the required duties per the ECM Appendix I.5.2.A. Qualified inspectors should be knowledgeable in the principals and practices of erosion and sediment control and should have a good working knowledge of the regulation and BMPs included in this SWMP. Inspectors should also be able to anticipate site conditions and assess BMP functionality that could impact stormwater runoff.

3.5 Additional SWMP and BMP Practices

An employee training program should be developed and implemented to educate employees about the requirements of the SWMP. This education program will include background on the components and goals of the SWMP and hands-on training in erosion controls, spill prevention and response, good housekeeping, proper material handling, disposal and control of waste, equipment fueling, and proper storage, washing, and inspection procedures.

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 stormwater quality issues at the site. The qualified stormwater manager shall amend the SWMP when there is a change in design, construction, O&M 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 stormwater discharges associated with construction activity or when BMPs are no longer necessary and are removed.

This plan was prepared in accordance with the CDPS General Permit. A copy of this permit is provided in the Attachments.

Attachments

SWMP Drawings



Know what's below.
Call before you dig.

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

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

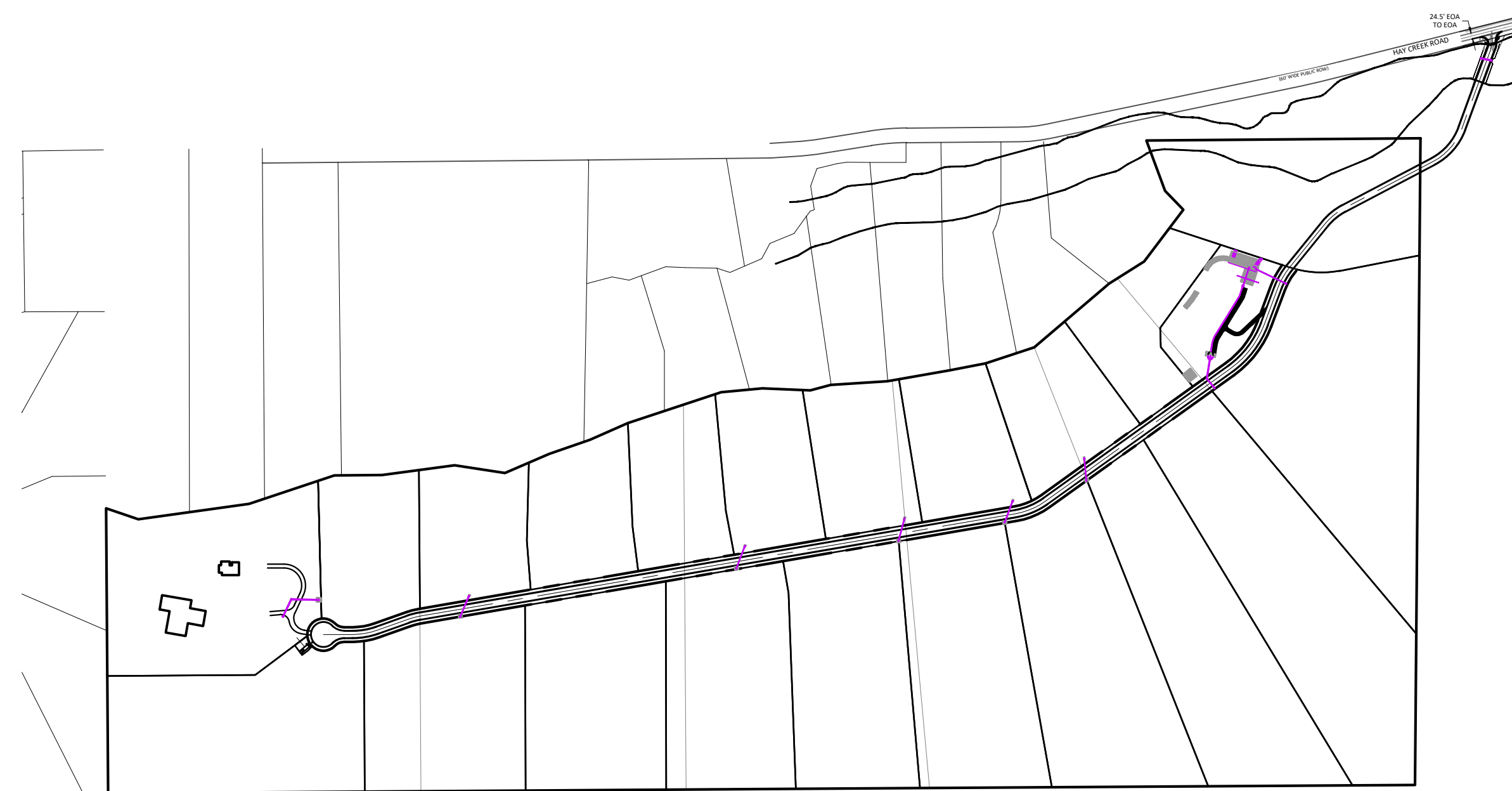
FINAL GRADING & EROSION CONTROL PLANS

JANUARY 2024

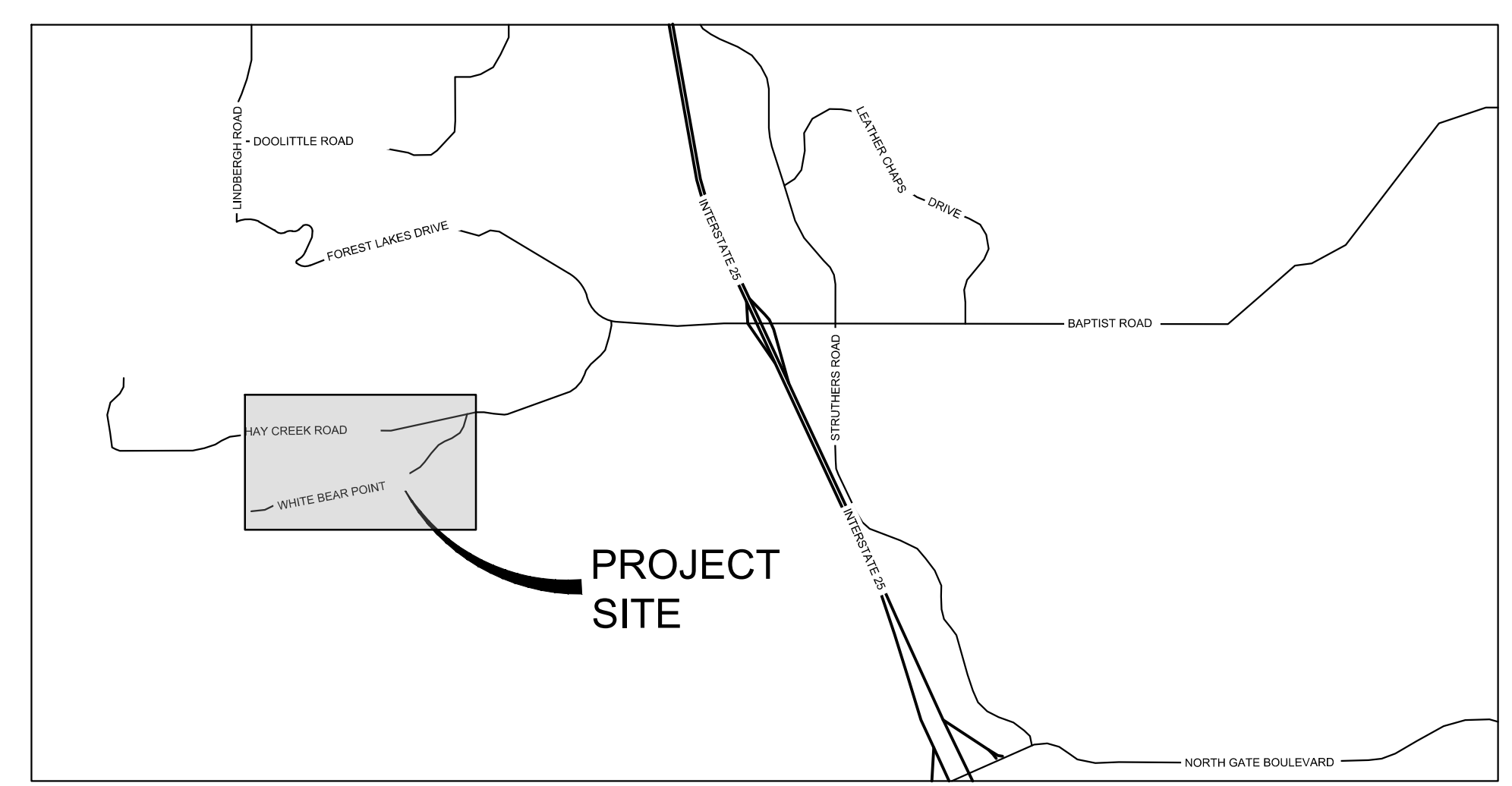
INDEX OF SHEETS		SHEET No.
TS01	TITLE SHEET	01
GN01	KEY MAP	02
GN02	GENERAL NOTES	03
GEC01-GEC06	GRADING & EROSION CONTROL PLAN	04-09
ECN01-ECN03	DETAILS	10-12

AGENCY CONTACT INFO

OWNER/DEVELOPER	VIEW HOMES, INC. 555 MIDDLE CREEK PARKWAY, SUITE 500 COLORADO SPRINGS, CO 80921 TIM BUSCHAR, (719)-382-9433
CIVIL ENGINEER	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 (719)-575-0100
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION 15706 JACKSON CREEK PARKWAY, SUITE 100 MONUMENT, CO 80132 GINA PERRY, (719) 494-2636
GAS	BLACK HILLS ENERGY 105 S VICTORIA AVENUE PUEBLO, CO 81003 (800) 303-0752
ENGINEERING	EL PASO COUNTY PUBLIC WORKS DEPARTMENT 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 (719) 520-6460
TRAFFIC	EL PASO COUNTY PUBLIC WORKS DEPARTMENT 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 (719) 520-6460
DRAINAGE	EL PASO COUNTY PUBLIC WORKS DEPARTMENT 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 (719) 520-6460
FIRE DEPARTMENT	MONUMENT FIRE DISTRICT 16055 OLD FOREST POINT, SUITE 102 MONUMENT, CO 80132 (719)-484-0911



SITE MAP
1" = 500'



VICINITY MAP
N.T.S.

OWNER/DEVELOPER'S STATEMENT:

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

NAME _____ DATE _____

TIM BUSCHAR, (719)-382-9433
VIEW HOMES, INC.
555 MIDDLE CREEK PARKWAY, SUITE 500
COLORADO SPRINGS, CO 80921

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.

BY: _____ DATE: _____

JEFFREY A. ODOR, PE #39265
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

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 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.

JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

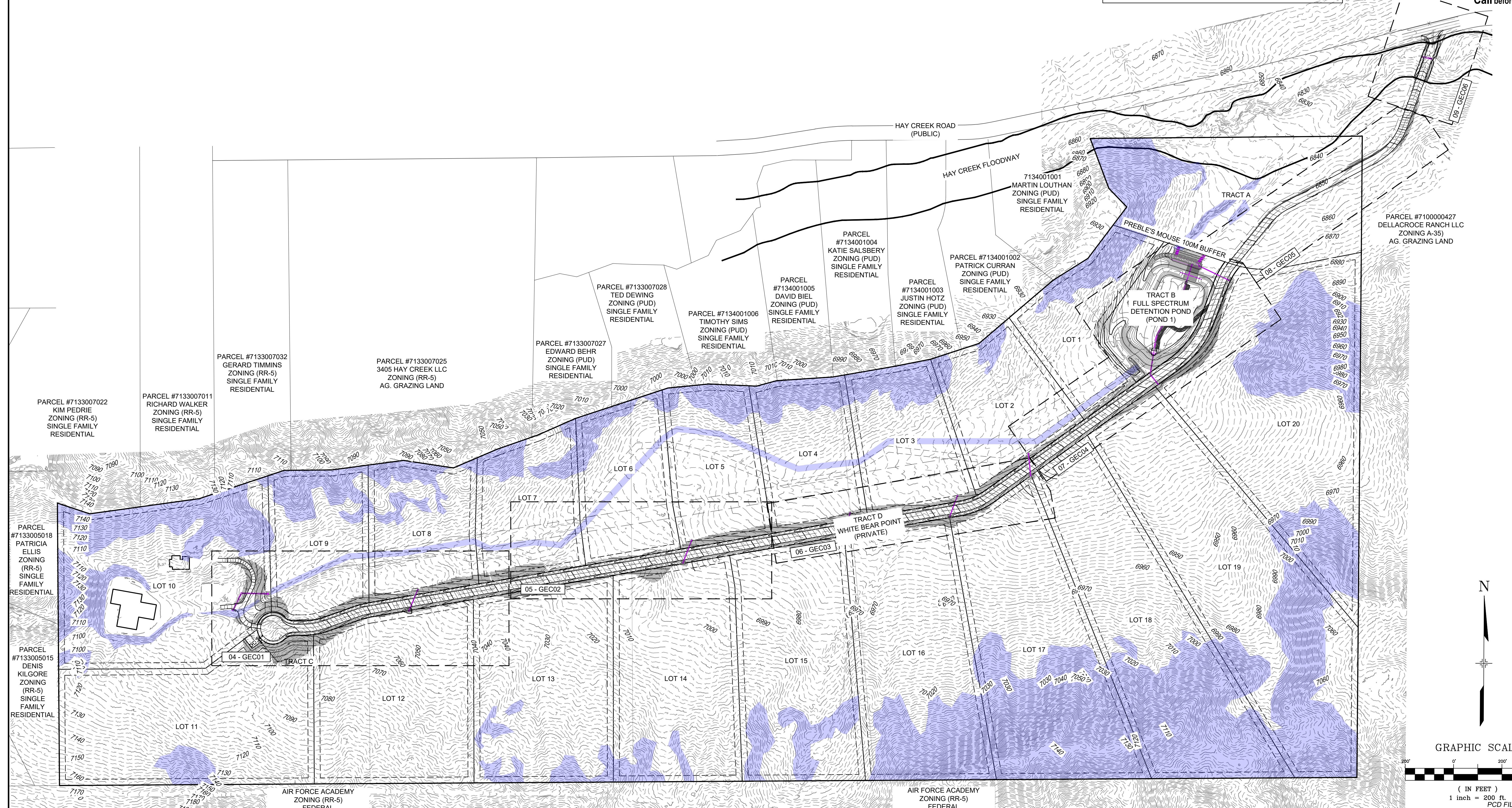
PCD FILE #: SF2324

REFERENCE DRAWINGS	NO.	DATE	DESCRIPTION	BY	SHEET KEY	BENCHMARK	PREPARED BY:	SEAL	HAY CREEK VALLEY			
X-TITLE-CD X-886-PR-SITE FEI&A_XS X-886-066-EX-MAP-1 164022-01 Hay Creek Road BNDY X-886-ALTA-SURVEY Hay Creek BFEs						PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.	MATRIX Excellence by Design	PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE	EL PASO COUNTY, COLORADO FINAL GRADING & EROSION CONTROL PLANS			
COMPUTER FILE MANAGEMENT									TITLE SHEET			
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\TS01.dwg									DESIGNED BY: CVW	SCALE	DATE ISSUED: JANUARY 2024	DRAWING No.
CTB FILE: Matrix.ctb									DRAWN BY: CVW	HORIZ N/A		
PLOT DATE: 1/25/2024 11:42 AM									CHECKED BY: JAO	VERT. N/A	SHEET 01 OF 12	TS01
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.									FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 22.886.076			

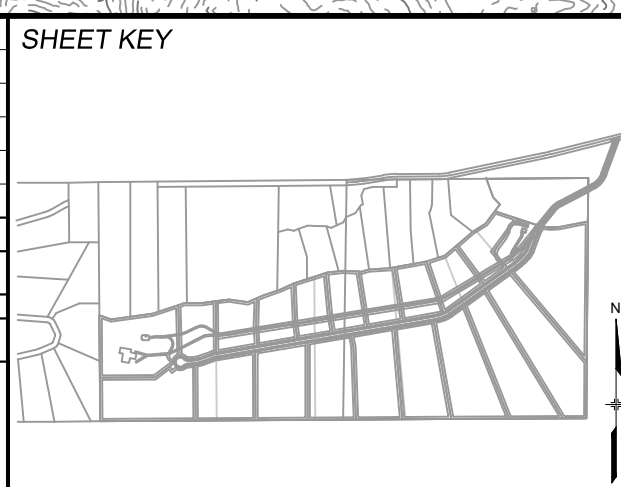


Know what's below. Call before you dig.

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



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-TITLE-CD X-886-PR-SITE FEMA_XS X-886-066-EX-MAP-1 164022-01 Hay Creek Road BMDY X-886-ALTA-SURVEY Hay Creek BFEs				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\TS01.dwg				
CTB FILE: Matrix.ctb				
PLOT DATE: 1/25/2024 12:13 PM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				



BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T16S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY:

Excellence by Design

SEAL

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 22.886.076

HAY CREEK VALLEY
EL PASO COUNTY, COLORADO
FINAL GRADING & EROSION CONTROL PLANS

KEY MAP

DESIGNED BY: CVW	SCALE: HORIZ. 1"=200'	DATE ISSUED: JANUARY 2024	DRAWING No. GN01
DRAWN BY: CVW	VERT. N/A	SHEET 02 OF 12	
CHECKED BY: JAO			



Know what's below. Call before you dig.

GENERAL CONSTRUCTION NOTES:

- 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.
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.
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.

- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
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.

THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON, DATED SEPTEMBER 19, 2023, AND SHALL BE CONSIDERED A PART OF THESE PLANS.

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

NRCS SOIL SURVEY FOR EL PASO COUNTY

Table with 3 columns: SOIL ID NO., SOIL TYPE, HYDROLOGIC CLASSIFICATION. Rows include Jarre-Tecolote Complex, Pring Coarse Sandy Loam, and Tomah-Crowfoot Complex.

TIMING
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
WINTER 2024 THRU FALL 2024
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:
FALL 2024

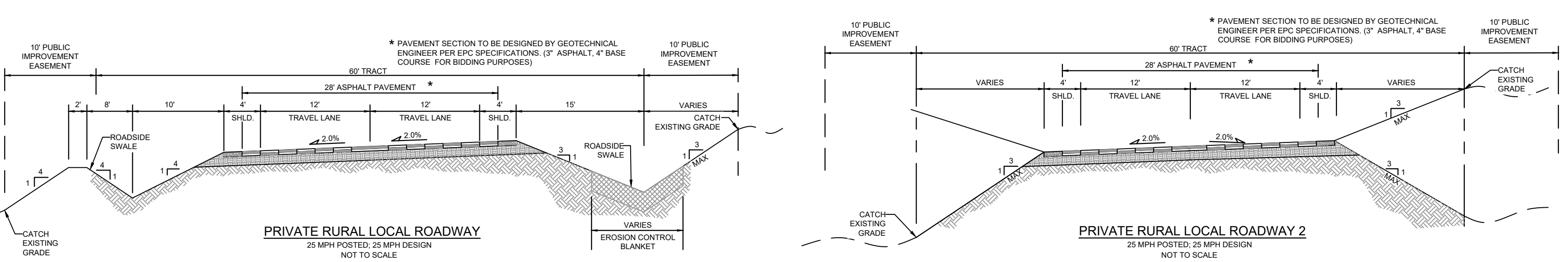
AREAS
TOTAL DISTURBED AREA: 17.28 ACRES

RECEIVING WATERS
NAME OF RECEIVING WATERS
HAY CREEK (ULTIMATE)

ENGINEER'S NOTES:
THE EXISTING VEGETATION CONSISTS OF MODERATELY DENSE NATIVE GRASSES AND SHRUBS. BASED ON SITE VISITS AND A REVIEW OF AERIAL PHOTOGRAPHY, THE VEGETATIVE COVER AT HAY CREEK VALLEY IS APPROXIMATELY 80%.

ABBREVIATIONS table with columns for symbols and their meanings: BOW, EL, EX, HORIZ, INV, MIN, N,S,E,W, PL, PSI, RCP, SHLDR, TOW, TYP, PROPERTY LINE, POUNDS PER SQUARE INCH, REINFORCED CONCRETE PIPE, SHOULDER, TOP OF WALL, TYPICAL.

TYPICAL ROADWAY CROSS SECTIONS



REFERENCE DRAWINGS table with columns for No., DATE, DESCRIPTION, and BY. Includes sections for COMPUTER FILE MANAGEMENT and SHEET KEY.

BENCHMARK
PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A No. 5 REBAR HAVING AN ELEVATION OF 5769.92.
BASIS OF BEARING
THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PL252955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T16S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

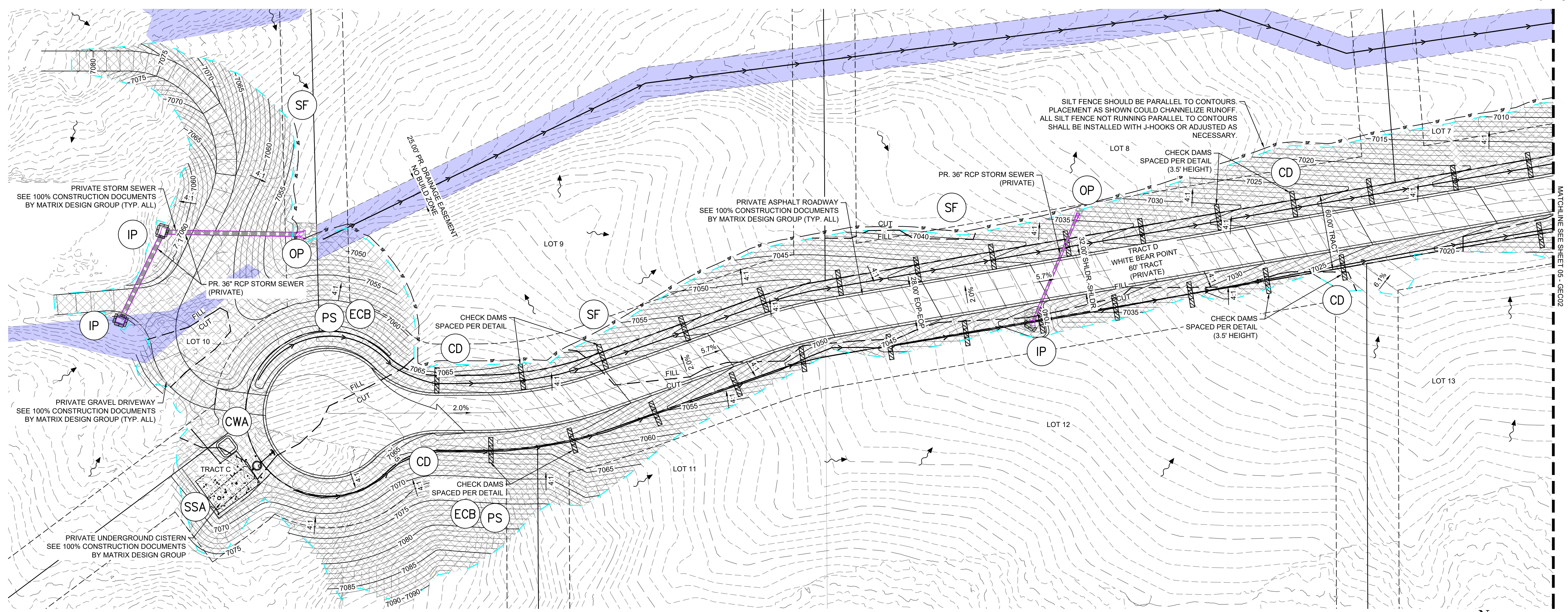
SEAL area containing the PRELIMINARY stamp and the Matrix logo with the slogan 'Excellence by Design'.

HAY CREEK VALLEY EL PASO COUNTY, COLORADO FINAL GRADING & EROSION CONTROL PLANS GENERAL NOTES. Includes project details, scale, date issued (January 2024), and drawing number GN02.



Know what's below.
Call before you dig.

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

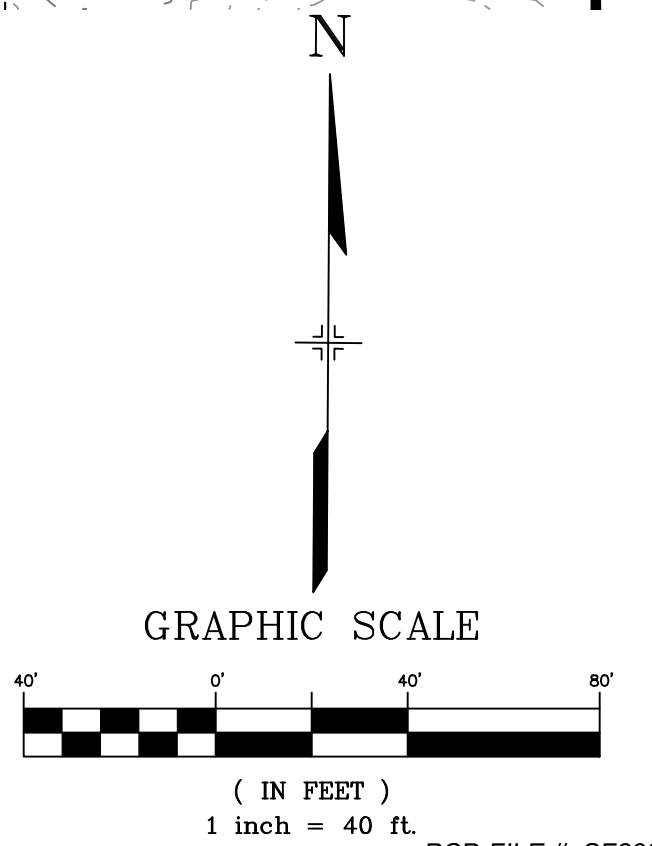


EROSION CONTROL LEGEND

SF	PERMANENT SEEDING	MU	MULCHING		EXISTING CONTOURS
SF	SILT FENCE	TSB	TEMPORARY SEDIMENT BASIN		DRAINAGE SWALE
ECB	EROSION CONTROL BLANKET	CWA	CONCRETE WASHOUT		OVERLAND FLOW
OP	OUTLET PROTECTION	SSA	STOCKPILE MANAGEMENT / STABILIZED STAGING AREA		LIMITS OF DISTURBANCE / CONSTRUCTION SITE BOUNDARY
IP	INLET PROTECTION	HP	HIGH POINT / LOW POINT		PROJECT BOUNDARY LINE
VTC	VEHICLE TRACKING CONTROL	LP	PROPOSED CONTOURS		OVERFLOW ROUTE
VTC	PROPOSED RIP RAP		EXISTING FENCE		CUT/FILL LINE
CD	CHECK DAM		EXISTING STORM DRAIN		100 YEAR FLOODPLAIN BOUNDARY
			PROPOSED STORM DRAIN		MATCHLINE
			NO BUILD ZONE (SLOPE GREATER THAN 29.99%)		PROPOSED LOT/TRACT LINE
					EASEMENT
					PROPOSED BUILDING SETBACK

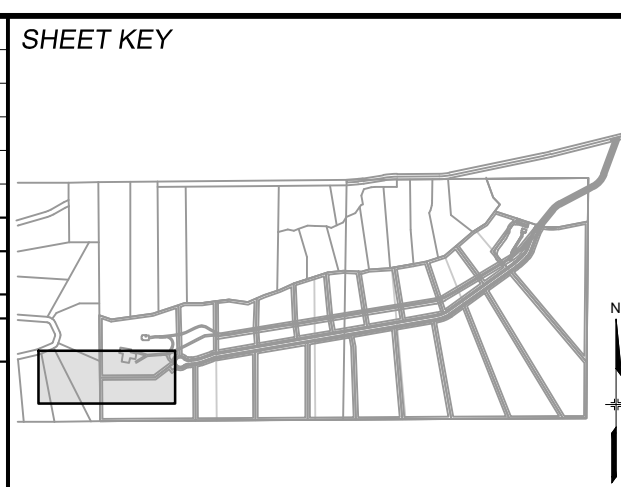
BMP SEQUENCING	
INITIAL	SILT FENCE, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, CONCRETE WASHOUT, INLET/OUTLET PROTECTION, STOCKPILES, STAGING, ROUGH CUT STREET CONTROL
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING, PERMANENT CONTROL MEASURE(S)

NOTES:
1. SEE CHECK DAM (CD) DETAIL EC-12 ON SHEET ECN01 FOR SPACING.
2. ALL EROSION CONTROL BLANKET SHALL BE INSPECTED 24-MONTHS AFTER INSTALLATION. EROSION CONTROL BLANKET MAY BE REQUIRED TO BE RE-INSTALLED PER MANUFACTURER SPECIFICATIONS.



NO.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
 FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
 CTB FILE: Matrix.ctb
 PLOT DATE: 1/25/2024 12:17 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
 PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
 THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PL S25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T16S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

SEAL

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 22.886.076

Matrix
 Excellence by Design

HAY CREEK VALLEY
 EL PASO COUNTY, COLORADO
 FINAL GRADING & EROSION CONTROL PLANS

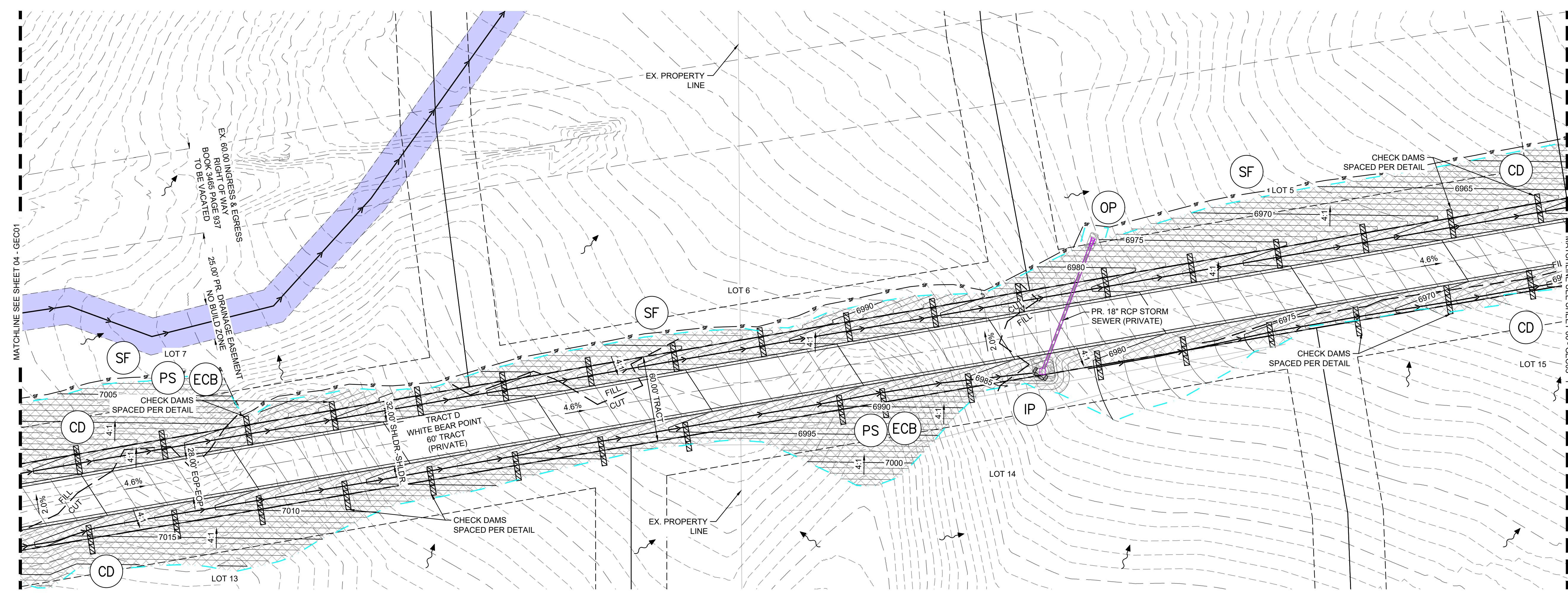
GRADING & EROSION CONTROL PLAN

DESIGNED BY: CVW	SCALE: HORIZ 1"=40'	DATE ISSUED: JANUARY 2024	DRAWING No. GEC01
DRAWN BY: CVW	VERT. N/A	SHEET 04 OF 12	
CHECKED BY: JAO			



Know what's below.
Call before you dig.

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

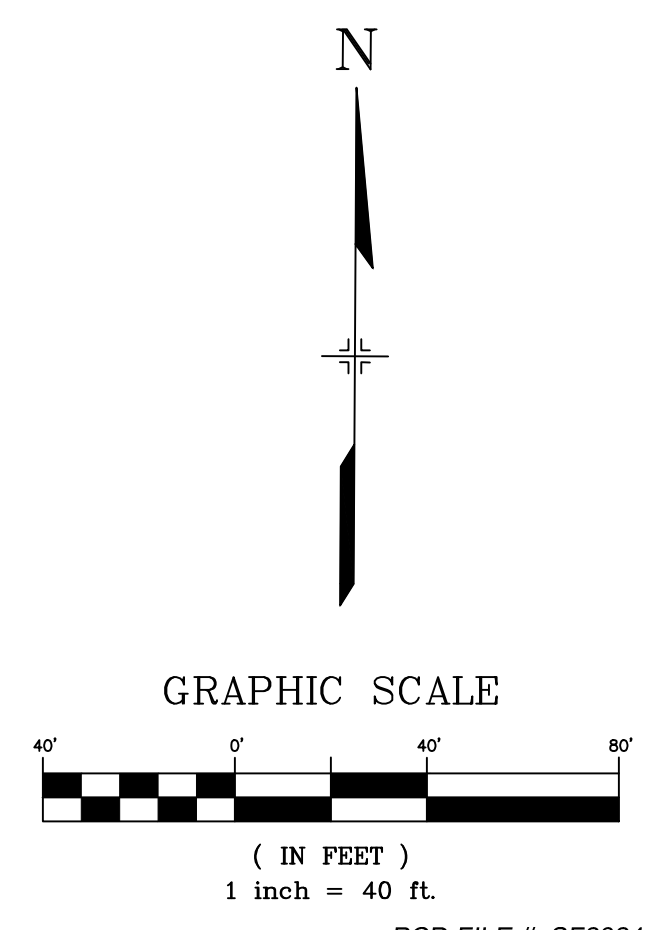
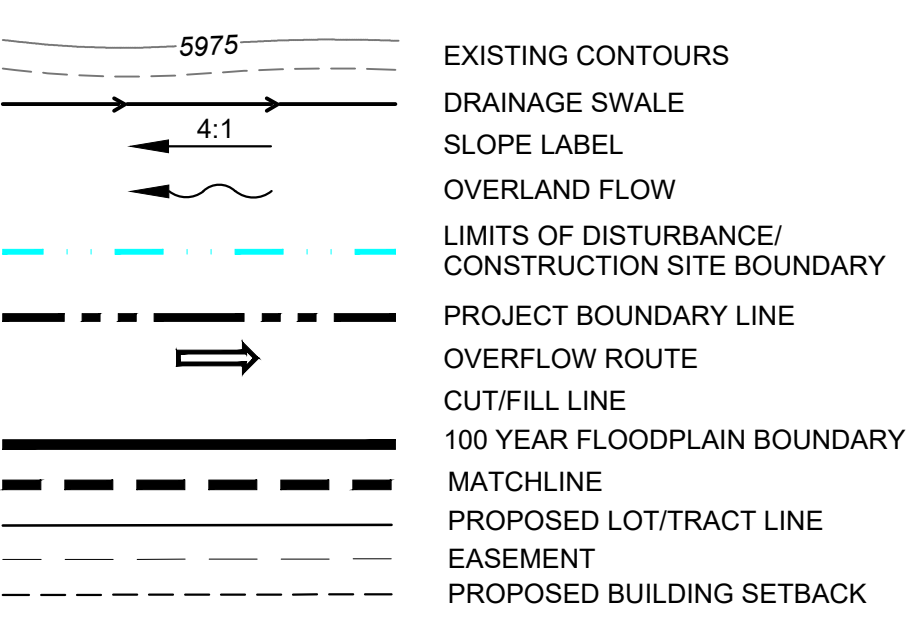


BMP SEQUENCING	
INITIAL	SILT FENCE, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, CONCRETE WASHOUT, INLET/OUTLET PROTECTION, STOCKPILES, STAGING, ROUGH CUT STREET CONTROL
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING, PERMANENT CONTROL MEASURE(S)

NOTES:
 1. SEE CHECK DAM (CD) DETAIL EC-12 ON SHEET ECN01 FOR SPACING.
 2. ALL EROSION CONTROL BLANKET SHALL BE INSPECTED 24-MONTHS AFTER INSTALLATION. EROSION CONTROL BLANKET MAY BE REQUIRED TO BE RE-INSTALLED PER MANUFACTURER SPECIFICATIONS.

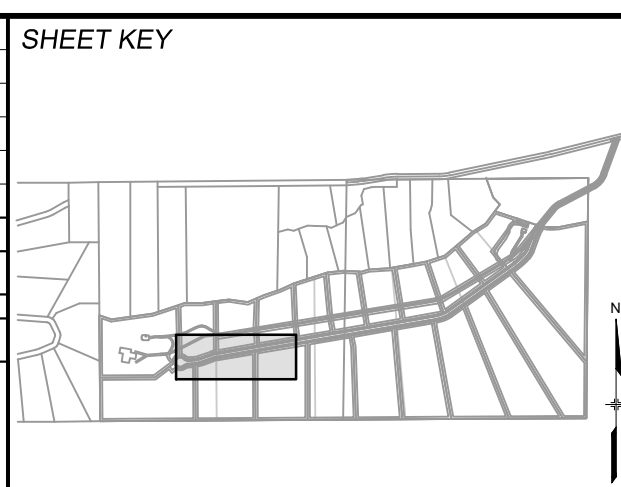
EROSION CONTROL LEGEND

(PS)	PERMANENT SEEDING	(MU)	MULCHING
(SF)	SILT FENCE	(TSB)	TEMPORARY SEDIMENT BASIN
(ECB)	EROSION CONTROL BLANKET	(CWA)	CONCRETE WASHOUT
(OP)	OUTLET PROTECTION	(SSA)	STOCKPILE MANAGEMENT / STABILIZED STAGING AREA
(IP)	INLET PROTECTION	(HP)	HIGH POINT / LOW POINT
(VTC)	VEHICLE TRACKING CONTROL	(LP)	LOW POINT / HIGH POINT
(RIP)	PROPOSED RIP RAP	(7050)	PROPOSED CONTOURS
(CD)	CHECK DAM	(X)	EXISTING FENCE
		(---)	EXISTING STORM DRAIN
		(---)	PROPOSED STORM DRAIN
		(---)	NO BUILD ZONE (SLOPE GREATER THAN 29.99%)



No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
 FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
 CTB FILE: Matrix.ctb
 PLOT DATE: 1/25/2024 12:17 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
 PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
 THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY:
Matrix
 Excellence by Design

SEAL
PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 22.886.076

HAY CREEK VALLEY
 EL PASO COUNTY, COLORADO
 FINAL GRADING & EROSION CONTROL PLANS

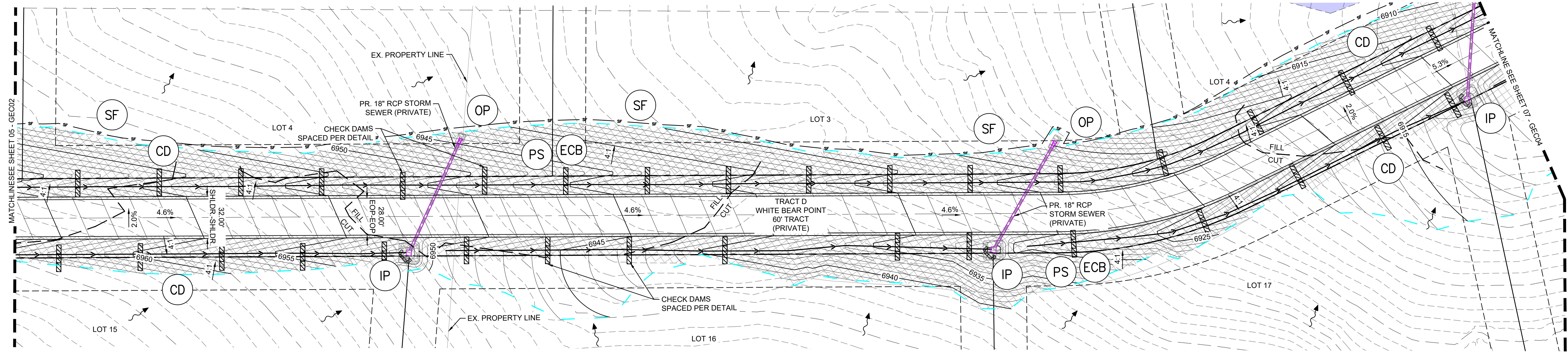
GRADING & EROSION CONTROL PLAN

DESIGNED BY: CVW	SCALE: HORIZ 1" = 40'	DATE ISSUED: JANUARY 2024	DRAWING No. GEC02
DRAWN BY: CVW	VERT. N/A	SHEET 05 OF 12	
CHECKED BY: JAO			



Know what's below.
Call before you dig.

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



BMP SEQUENCING	
INITIAL	SILT FENCE, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, CONCRETE WASHOUT, INLET/OUTLET PROTECTION, STOCKPILES, STAGING, ROUGH CUT STREET CONTROL
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING, PERMANENT CONTROL MEASURE(S)

NOTES:
 1. SEE CHECK DAM (CD) DETAIL EC-12 ON SHEET ECN01 FOR SPACING.
 2. ALL EROSION CONTROL BLANKET SHALL BE INSPECTED 24-MONTHS AFTER INSTALLATION. EROSION CONTROL BLANKET MAY BE REQUIRED TO BE RE-INSTALLED PER MANUFACTURER SPECIFICATIONS.

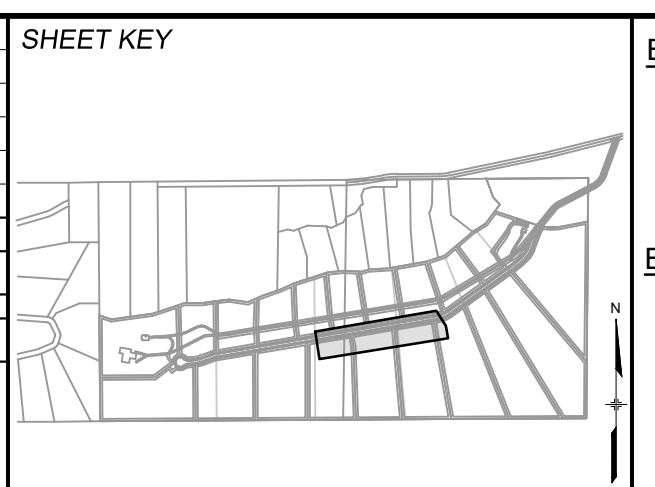
EROSION CONTROL LEGEND

SF	PERMANENT SEEDING	MU	MULCHING
TSB	SILT FENCE	TSB	TEMPORARY SEDIMENT BASIN
ECB	EROSION CONTROL BLANKET	CWA	CONCRETE WASHOUT
OP	OUTLET PROTECTION	SSA	STOCKPILE MANAGEMENT / STABILIZED STAGING AREA
IP	INLET PROTECTION	HP	HIGH POINT / LOW POINT
VTC	VEHICLE TRACKING CONTROL	LP	PROPOSED CONTOURS
RIP RAP	PROPOSED RIP RAP	FENCE	EXISTING FENCE
CD	CHECK DAM	SD	EXISTING STORM DRAIN
		PSD	PROPOSED STORM DRAIN
		NO BUILD	NO BUILD ZONE (SLOPE GREATER THAN 29.99 %)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
 FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
 CTB FILE: Matrix.ctb
 PLOT DATE: 1/25/2024 12:23 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
 PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
 THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY:
Matrix
 Excellence by Design

SEAL
PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 22.886.076

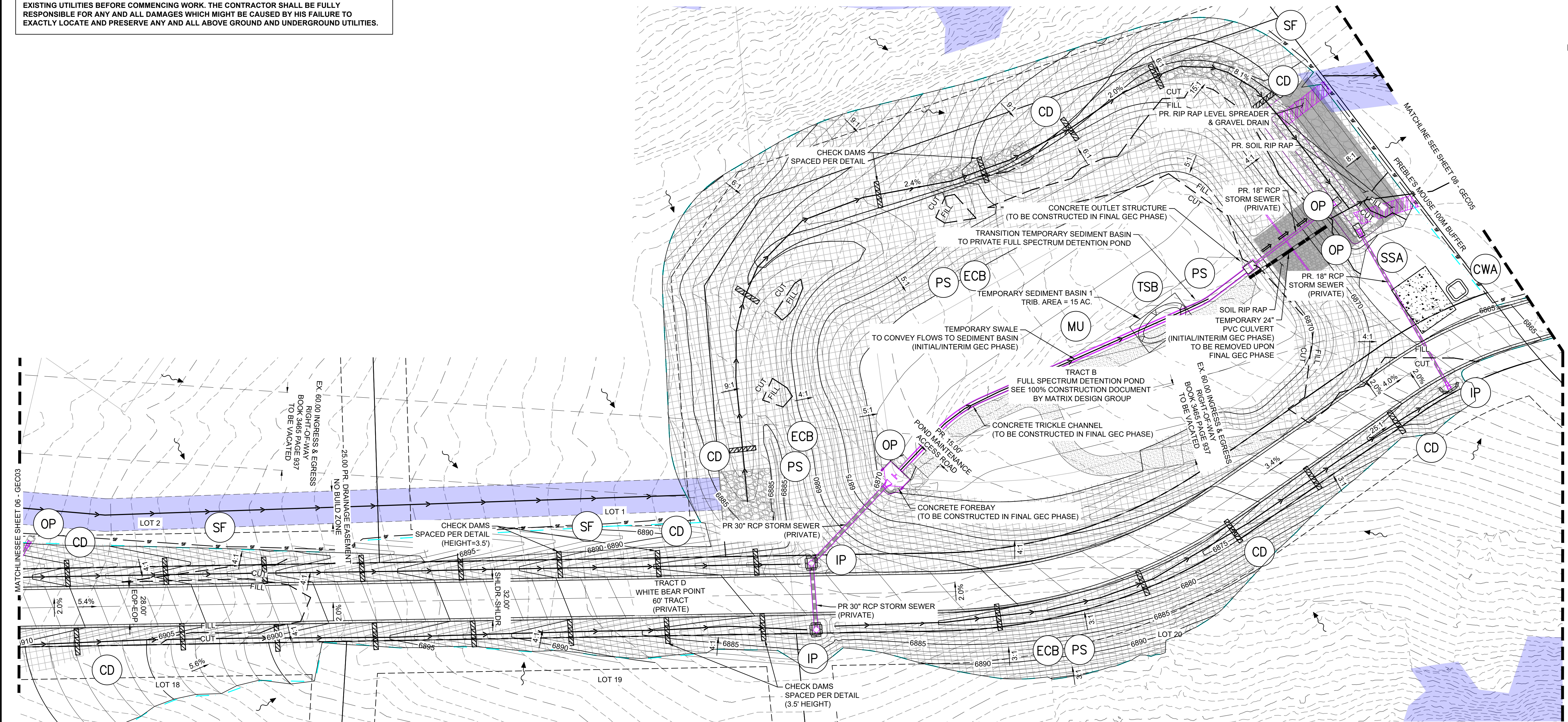
HAY CREEK VALLEY
 EL PASO COUNTY, COLORADO
 FINAL GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL PLAN

DESIGNED BY: CVW	SCALE: HORIZ 1" = 40'	DATE ISSUED: JANUARY 2024	DRAWING No. GEC03
DRAWN BY: CVW	VERT. N/A	SHEET 06 OF 12	
CHECKED BY: JAO			



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



ID	BASIN BOTTOM WIDTH (FT)	SPILLWAY CREST LENGTH (FT)	HOLE DIAMETER (IN)	# ROWS OF HOLES	REQUIRED VOLUME (CF)
1	73.25	22	1 3/16	5	41,070

INITIAL	SILT FENCE, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, CONCRETE WASHOUT, INLET/OUTLET PROTECTION, STOCKPILES, STAGING, ROUGH CUT STREET CONTROL
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING, PERMANENT CONTROL MEASURE(S)

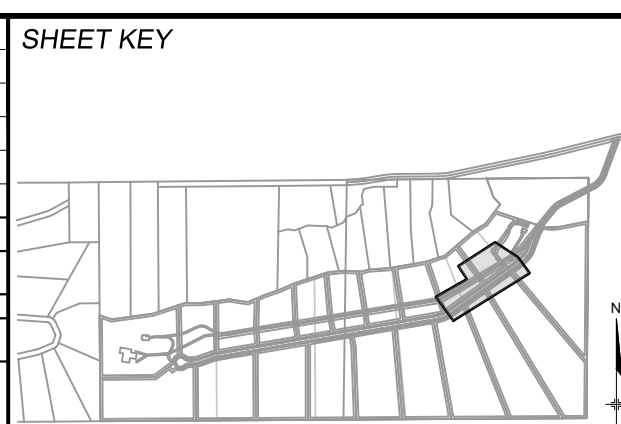
NOTES:
 1. SEE CHECK DAM (CD) DETAIL EC-12 ON SHEET ECN01 FOR SPACING.
 2. ALL EROSION CONTROL BLANKET SHALL BE INSPECTED 24-MONTHS AFTER INSTALLATION. EROSION CONTROL BLANKET MAY BE REQUIRED TO BE RE-INSTALLED PER MANUFACTURER SPECIFICATIONS.

EROSION CONTROL LEGEND

SF	SILT FENCE	MU	MULCHING
ECB	EROSION CONTROL BLANKET	TSB	TEMPORARY SEDIMENT BASIN
OP	OUTLET PROTECTION	CWA	CONCRETE WASHOUT
IP	INLET PROTECTION	SSA	STOCKPILE MANAGEMENT / STABILIZED STAGING AREA
VTC	VEHICLE TRACKING CONTROL	HP	HIGH POINT / LOW POINT
CD	CHECK DAM	LP	LOW POINT
	PROPOSED RIP RAP		PROPOSED CONTOURS
	EXISTING FENCE		SLOPE LABEL
	PROPOSED STORM DRAIN		OVERLAND FLOW
	NO BUILD ZONE (SLOPE GREATER THAN 29.99%)		LIMITS OF DISTURBANCE / CONSTRUCTION SITE BOUNDARY
			PROJECT BOUNDARY LINE
			OVERFLOW ROUTE
			CUT/FILL LINE
			100 YEAR FLOODPLAIN BOUNDARY
			MATCHLINE
			PROPOSED LOT/TRACT LINE
			EASEMENT
			PROPOSED BUILDING SETBACK

X-TITLE-CD	
X-886-PR-SITE	
FEMA XS	
X-886-066-EX-MAP-1	
164022-01 Hay Creek Road BNDY	
X-886-ALTA-SURVEY	
Hay Creek BFEs	
2023-02-28 TOPO 164022-01	

No.	DATE	DESCRIPTION	BY
REVISIONS			



BENCHMARK
 PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
 THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PL325955 C1/4 S22 T16S, R65W 1999," AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T16S, R65W 2000," BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY:
Matrix
 Excellence by Design

SEAL
PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 22.886.076

HAY CREEK VALLEY
 EL PASO COUNTY, COLORADO
 FINAL GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL PLAN

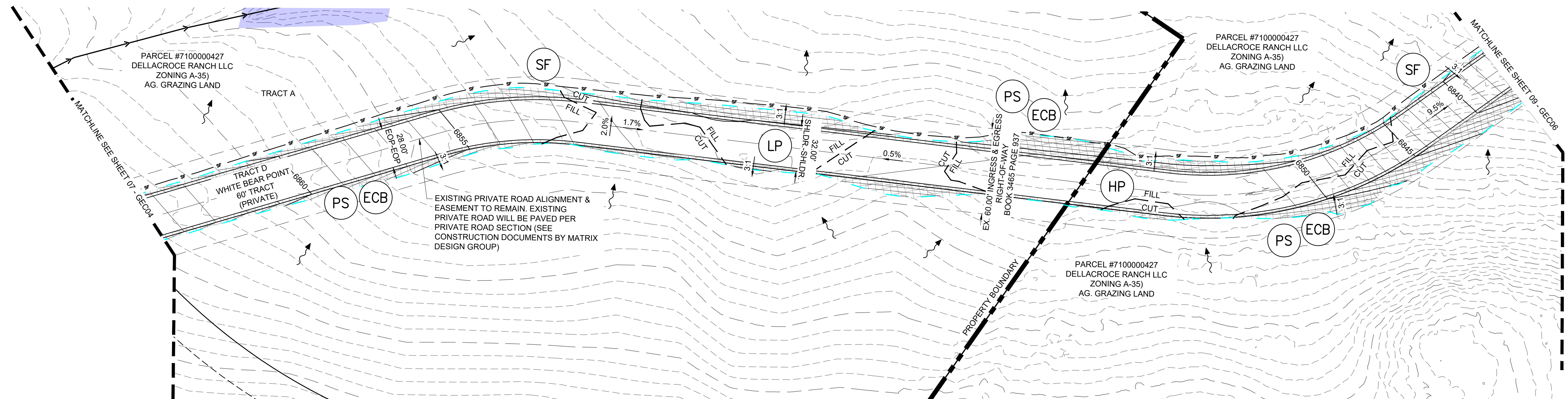
DESIGNED BY: CVW	SCALE: HORIZ 1"=40'	DATE ISSUED: JANUARY 2024	DRAWING No. GEC04
DRAWN BY: CVW	VERT. N/A	SHEET 07 OF 12	
CHECKED BY: JAO			

PCD FILE #: SF2324



Know what's below.
Call before you dig.

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

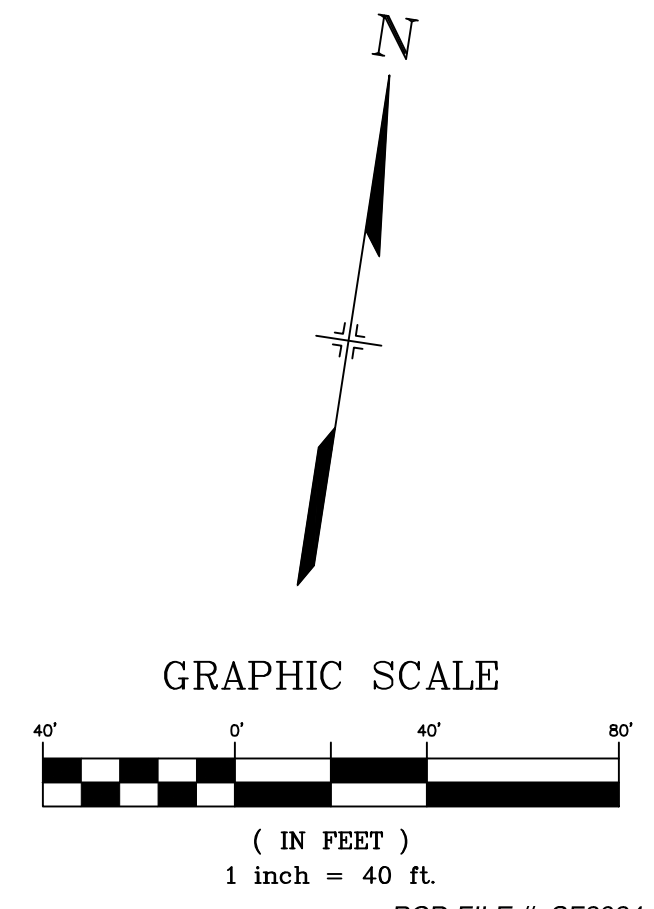


BMP SEQUENCING	
INITIAL	SILT FENCE, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, CONCRETE WASHOUT, INLET/OUTLET PROTECTION, STOCKPILES, STAGING, ROUGH CUT STREET CONTROL
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING, PERMANENT CONTROL MEASURE(S)

NOTES:
 1. SEE CHECK DAM (CD) DETAIL EC-12 ON SHEET ECN01 FOR SPACING.
 2. ALL EROSION CONTROL BLANKET SHALL BE INSPECTED 24-MONTHS AFTER INSTALLATION. EROSION CONTROL BLANKET MAY BE REQUIRED TO BE RE-INSTALLED PER MANUFACTURER SPECIFICATIONS.

EROSION CONTROL LEGEND

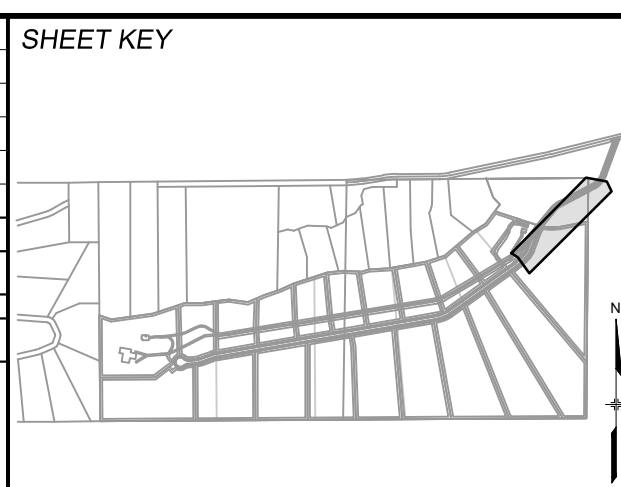
PERMANENT SEEDING	MULCHING	EXISTING CONTOURS
SILT FENCE	TEMPORARY SEDIMENT BASIN	DRAINAGE SWALE
EROSION CONTROL BLANKET	CONCRETE WASHOUT	SLOPE LABEL
OUTLET PROTECTION	STOCKPILE MANAGEMENT / STABILIZED STAGING AREA	OVERLAND FLOW
INLET PROTECTION	HIGH POINT / LOW POINT	LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY
VEHICLE TRACKING CONTROL	PROPOSED CONTOURS	PROJECT BOUNDARY LINE
PROPOSED RIP RAP	EXISTING FENCE	OVERFLOW ROUTE
CHECK DAM	EXISTING STORM DRAIN	CUT/FILL LINE
	NO BUILD ZONE (SLOPE GREATER THAN 29.99 %)	100 YEAR FLOODPLAIN BOUNDARY
		MATCHLINE
		PROPOSED LOT/TRACT LINE
		EASEMENT
		PROPOSED BUILDING SETBACK



PCD FILE #: SF2324

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT
 FILE NAME: S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
 CTB FILE: Matrix.ctb
 PLOT DATE: 1/25/2024 12:27 PM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK
 PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

BASIS OF BEARING
 THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY:

Excellence by Design

SEAL

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 22.886.076

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO
 FINAL GRADING & EROSION CONTROL PLANS

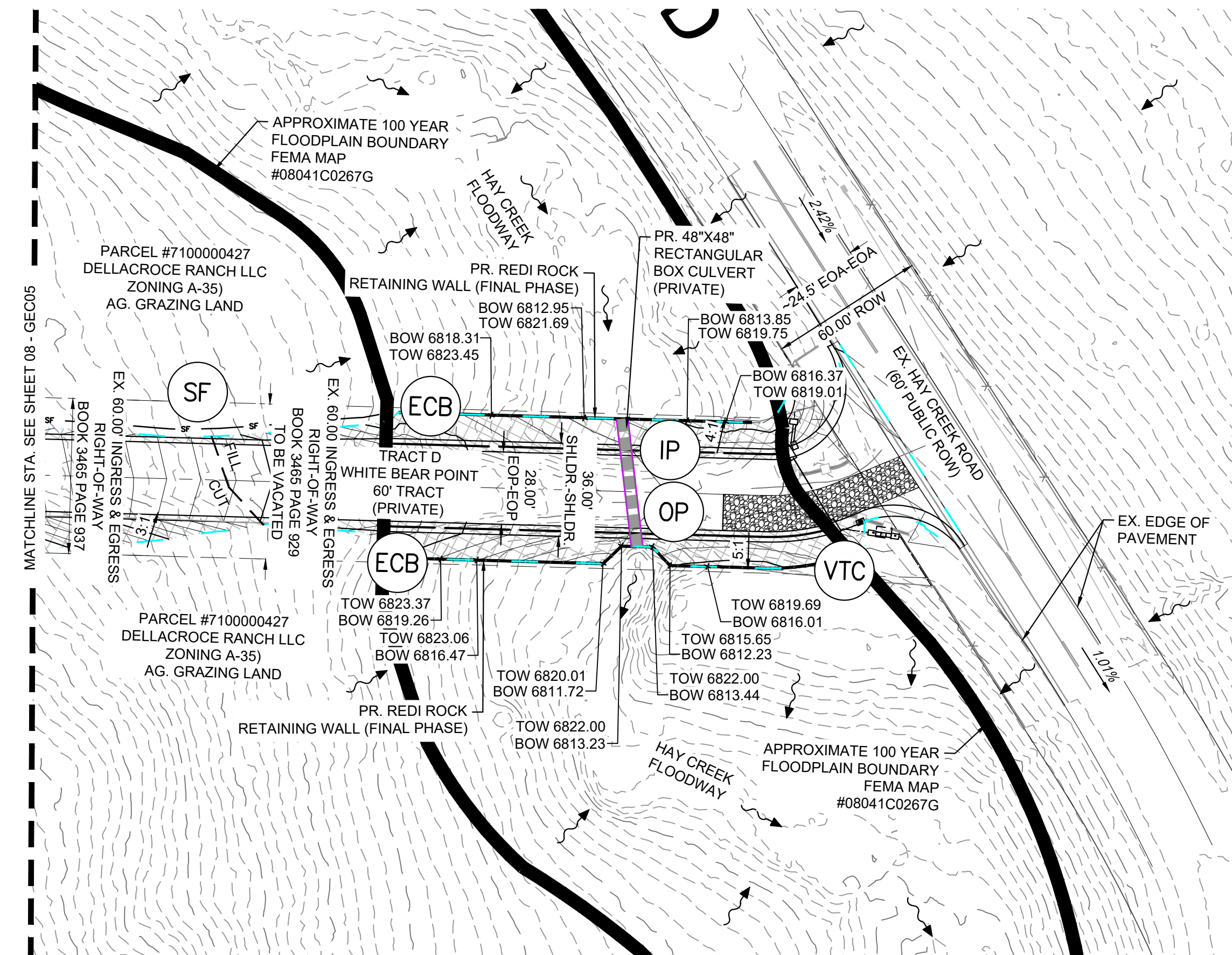
GRADING & EROSION CONTROL PLAN

DESIGNED BY: CVW	SCALE: 1" = 40'	DATE ISSUED: JANUARY 2024	DRAWING No. GEC05
DRAWN BY: CVW	HORIZ. N/A	SHEET 08 OF 12	
CHECKED BY: JAO	VERT. N/A		



Know what's below.
Call before you dig.

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



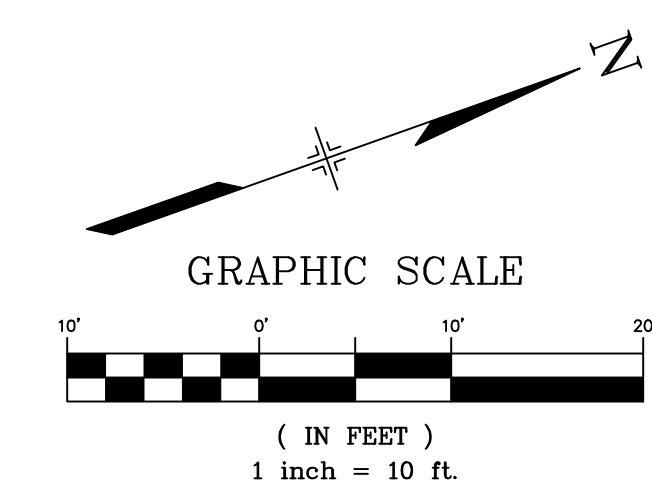
BMP SEQUENCING	
INITIAL	SILT FENCE, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, CONCRETE WASHOUT, INLET/OUTLET PROTECTION, STOCKPILES, STAGING, ROUGH CUT STREET CONTROL
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING, PERMANENT CONTROL MEASURE(S)

NOTES:
 1. SEE CHECK DAM (CD) DETAIL EC-12 ON SHEET ECN01 FOR SPACING.
 2. ALL EROSION CONTROL BLANKET SHALL BE INSPECTED 24-MONTHS AFTER INSTALLATION. EROSION CONTROL BLANKET MAY BE REQUIRED TO BE RE-INSTALLED PER MANUFACTURER SPECIFICATIONS.

EROSION CONTROL LEGEND

SF	SILT FENCE	PS	PERMANENT SEEDING	MU	MULCHING
ECB	EROSION CONTROL BLANKET	TSB	TEMPORARY SEDIMENT BASIN	CWA	CONCRETE WASHOUT
OP	OUTLET PROTECTION	SSA	STOCKPILE MANAGEMENT / STABILIZED STAGING AREA	HP	HIGH POINT / LOW POINT
IP	INLET PROTECTION	LP		7050	PROPOSED CONTOURS
VTC	VEHICLE TRACKING CONTROL	X		X	EXISTING FENCE
ZZZZ	PROPOSED RIP RAP	- - - -		- - - -	PROPOSED STORM DRAIN
CD	CHECK DAM	- - - -		- - - -	NO BUILD ZONE (SLOPE GREATER THAN 29.99 %)

5975	EXISTING CONTOURS
- - - -	DRAINAGE SWALE
4:1	SLOPE LABEL
~~~~~	OVERLAND FLOW
- - - -	LIMITS OF DISTURBANCE / CONSTRUCTION SITE BOUNDARY
- - - -	PROJECT BOUNDARY LINE
- - - -	OVERFLOW ROUTE
- - - -	CUT/FILL LINE
- - - -	100 YEAR FLOODPLAIN BOUNDARY
- - - -	MATCHLINE
- - - -	PROPOSED LOT/TRACT LINE
- - - -	EASEMENT
- - - -	PROPOSED BUILDING SETBACK



PCD FILE #: SF2324

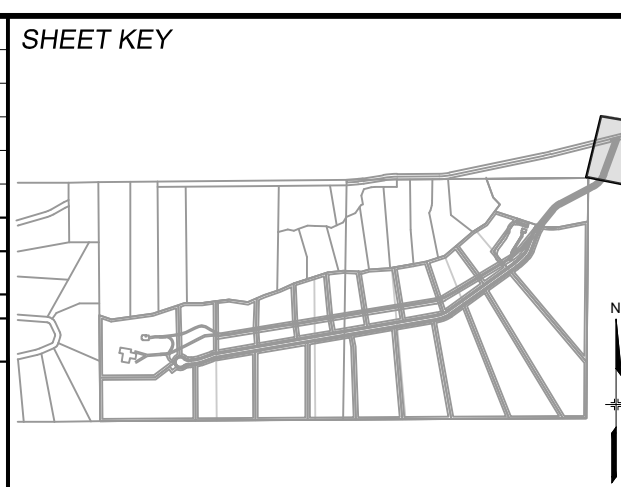
REFERENCE DRAWINGS	
X-TITLE-CD	
X-886-PR-SITE	
FEMA_XS	
X-886-066-EX-MAP-1	
164022-01 Hay Creek Road BNDY	
X-886-ALTA-SURVEY	
Hay Creek BFES	
2023-02-28 TOPO 164022-01	

No.	DATE	DESCRIPTION	BY
REVISIONS			

COMPUTER FILE MANAGEMENT	
FILE NAME:	S:\22.886.076 Hay Creek-Forest Manor-O'Leary Properties\500 CADD\504 Plan Sets\Construction Plans\GEC Plan\GEC01.dwg
CTB FILE:	Matrix.ctb
PLOT DATE:	1/25/2024 12:28 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.	



**BENCHMARK**  
 PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.

**BASIS OF BEARING**  
 THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS25955 C1/4 S22 T16S, R65W 1999, "AND THE WESTERLY END BY A2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000, "BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY:

Excellence by Design

SEAL

**PRELIMINARY**  
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

**HAY CREEK VALLEY**

EL PASO COUNTY, COLORADO  
 FINAL GRADING & EROSION CONTROL PLANS

**GRADING & EROSION CONTROL PLAN**

DESIGNED BY:	CWV	SCALE:	HORIZ 1" = 40'	DATE ISSUED:	JANUARY 2024	DRAWING No.	GEC06
DRAWN BY:	CWV	VERT.	N/A	SHEET	09 OF 12		
CHECKED BY:	JAO						



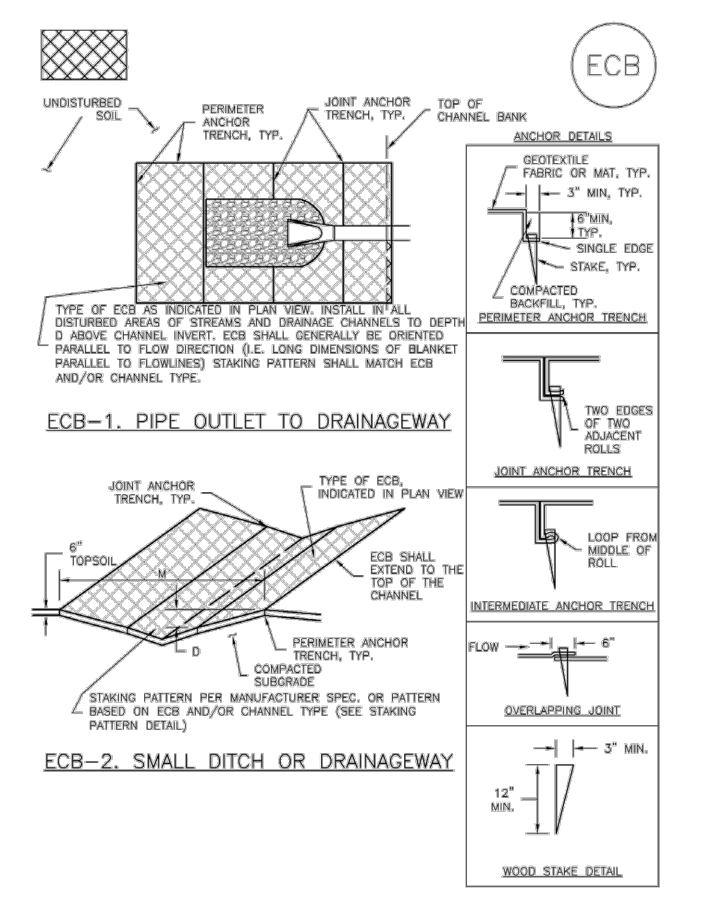


Know what's below. Call before you dig.

Rolled Erosion Control Products (RECP) EC-6

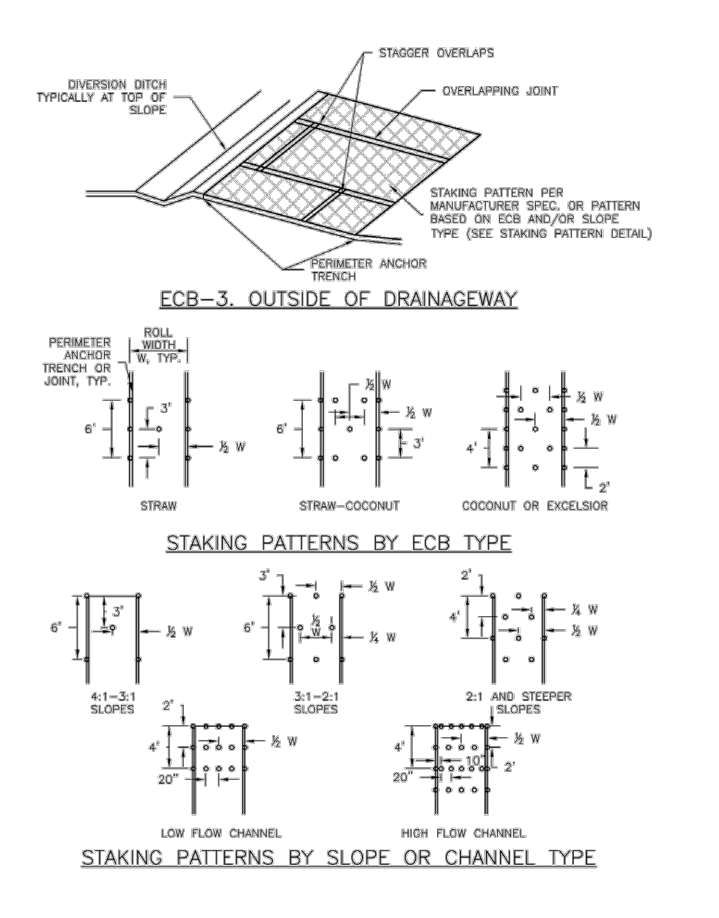
Staking patterns are also provided in the design details according to these factors:
• ECB type
• Slope or channel type
For other types of RECPs including TRMs, these design details are intended to serve as general guidelines for design and installation; however, engineers should adhere to manufacturer's installation recommendations.
Maintenance and Removal
Inspection of erosion control blankets and other RECPs include:
• Check for general signs of erosion, including voids beneath the mat. If voids are apparent, fill the void with suitable soil and replace the erosion control blanket, following the appropriate staking pattern.
• Check for damaged or loose stakes and secure loose portions of the blanket.
Erosion control blankets and other RECPs that are biodegradable typically do not need to be removed after construction. If they must be removed, then an alternate soil stabilization method should be installed promptly following removal.
Turf reinforcement mats, although generally resistant to biodegradation, are typically left in place as a dense vegetated cover grows through the turf matrix. The turf reinforcement mat provides long-term stability and helps the established vegetation resist erosion forces.

EC-6 Rolled Erosion Control Products (RECP)



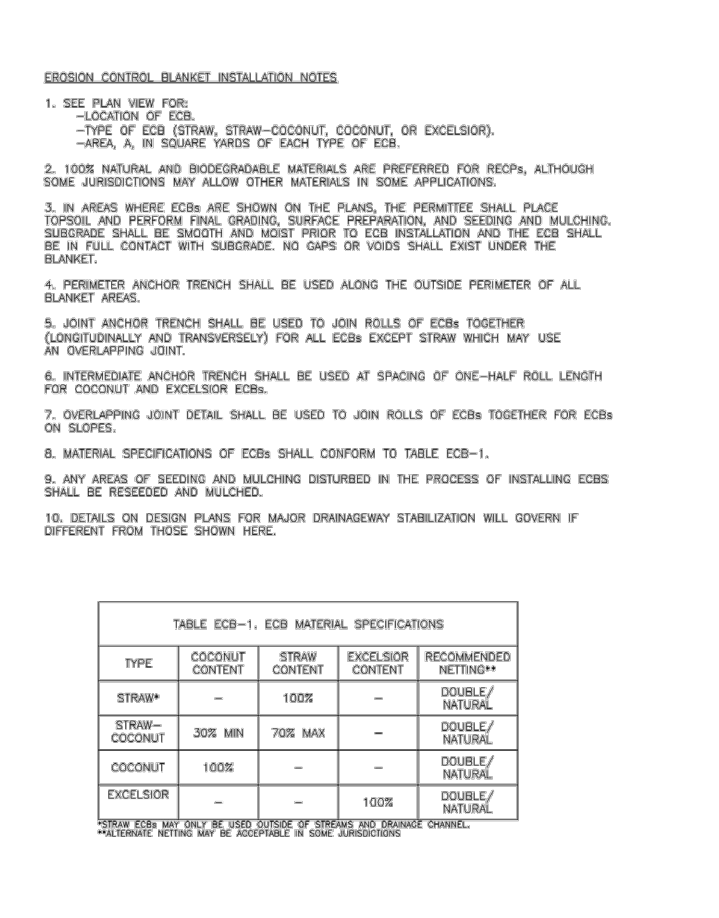
RECP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Rolled Erosion Control Products (RECP) EC-6



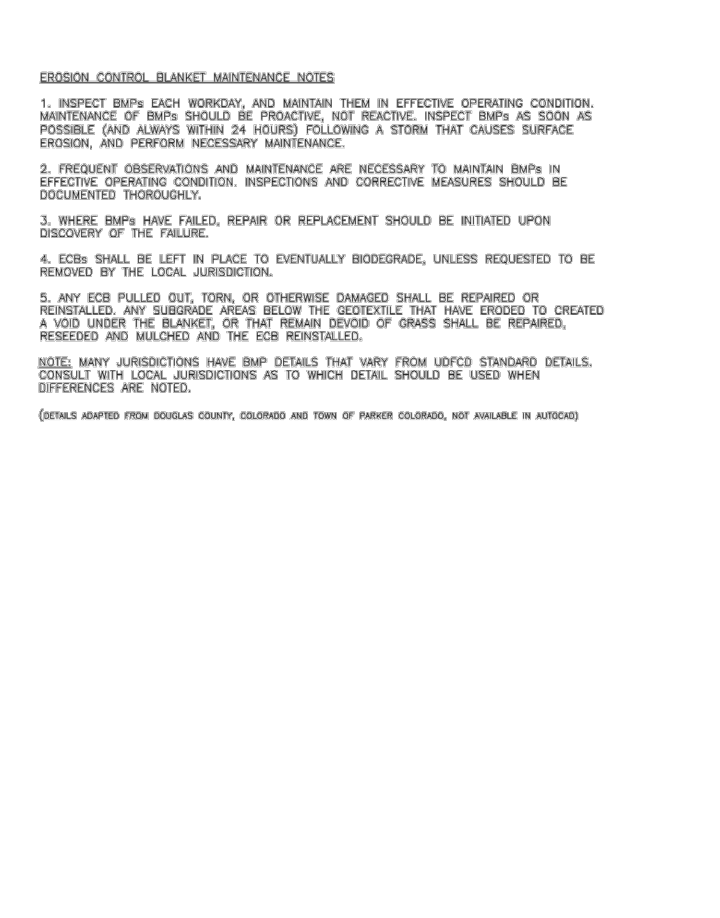
RECP-7 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

EC-6 Rolled Erosion Control Products (RECP)



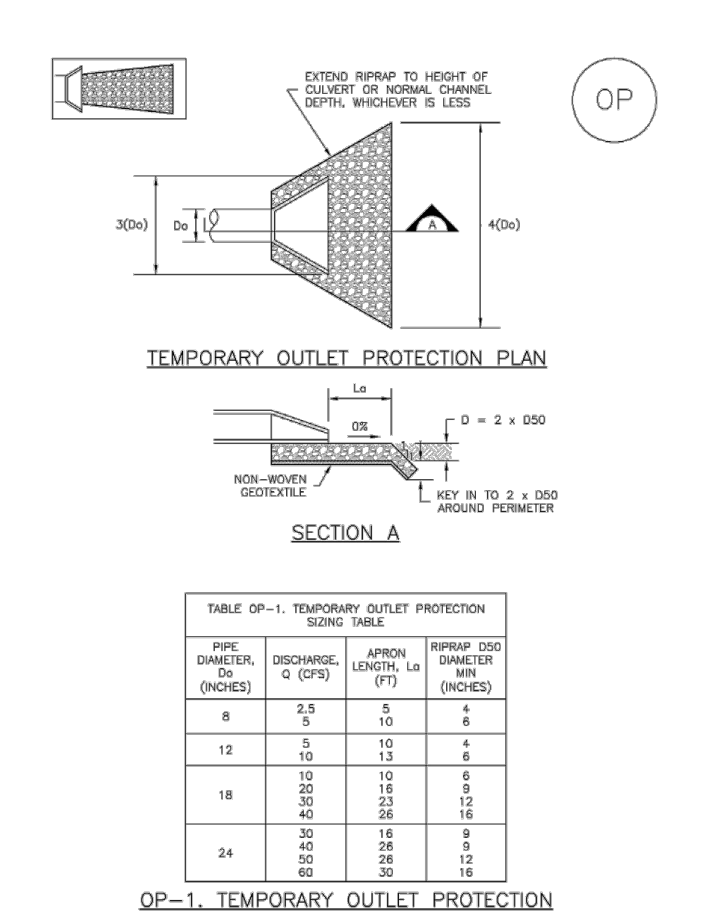
RECP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Rolled Erosion Control Products (RECP) EC-6



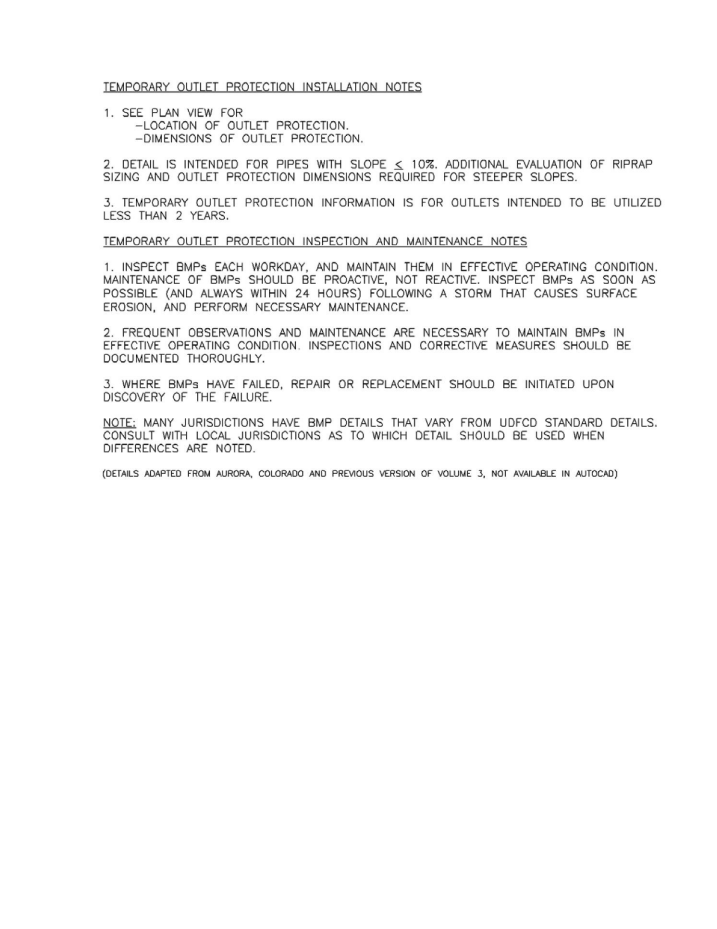
RECP-9 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

EC-8 Temporary Outlet Protection (TOP)



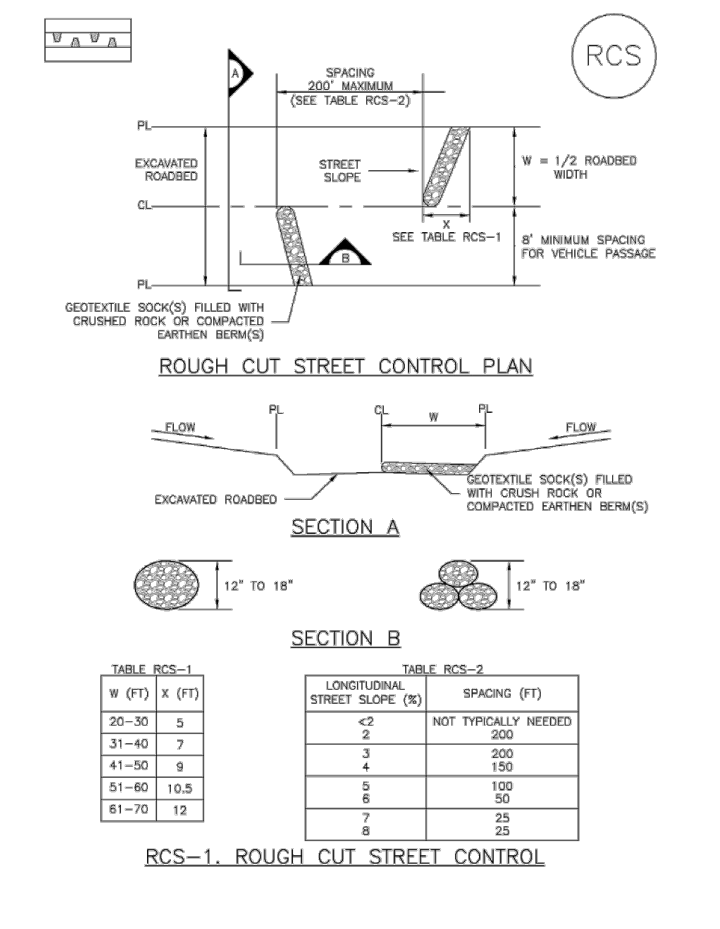
TOP-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Temporary Outlet Protection (TOP) EC-8



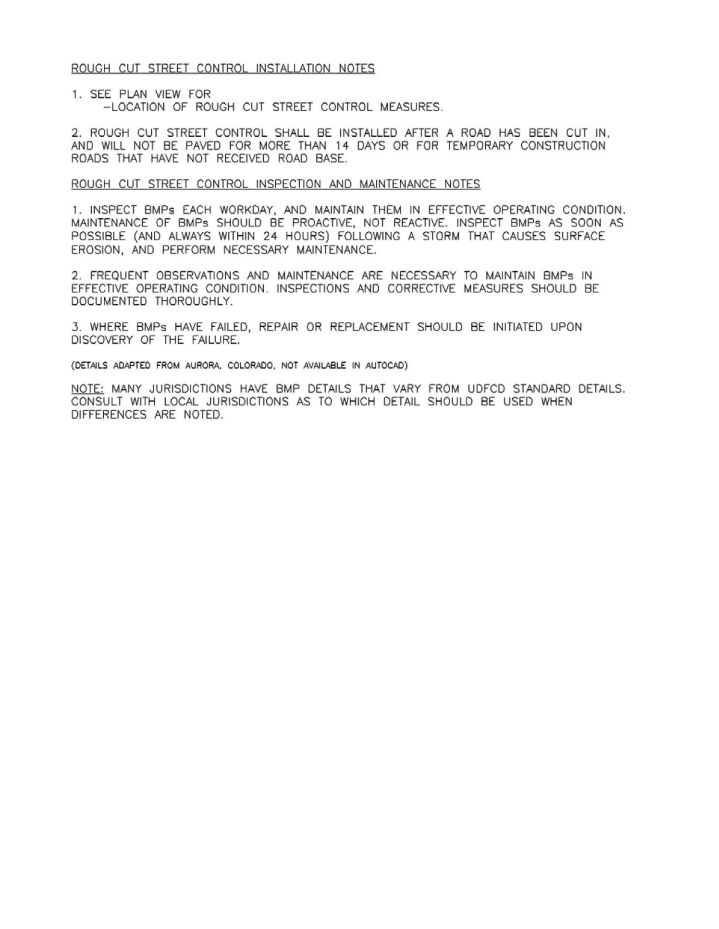
TOP-3 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

EC-9 Rough Cut Street Control (RCS)



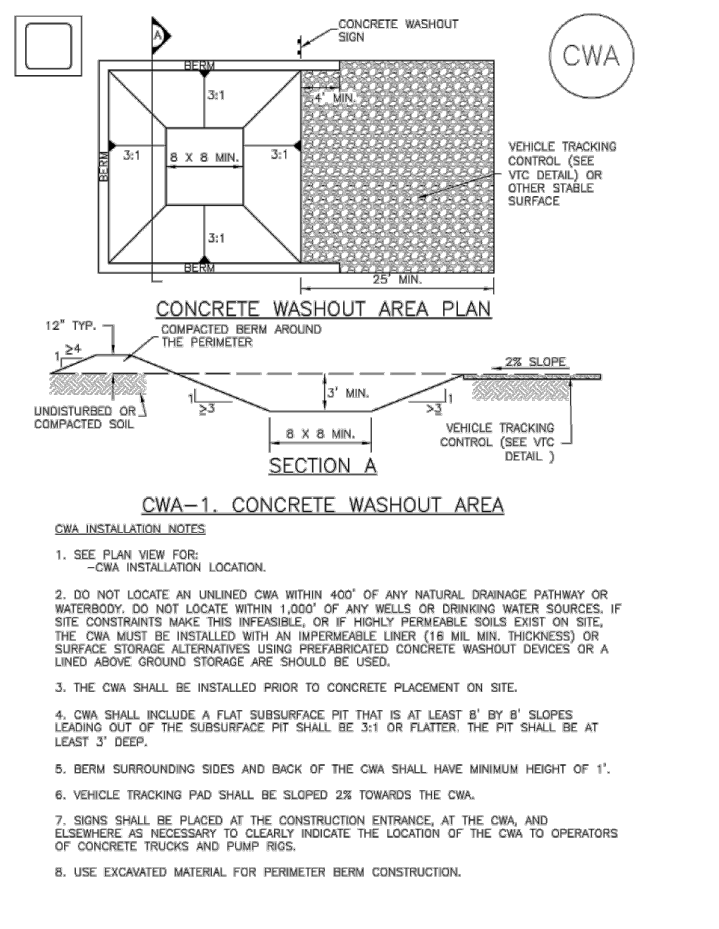
RCS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Rough Cut Street Control (RCS) EC-9



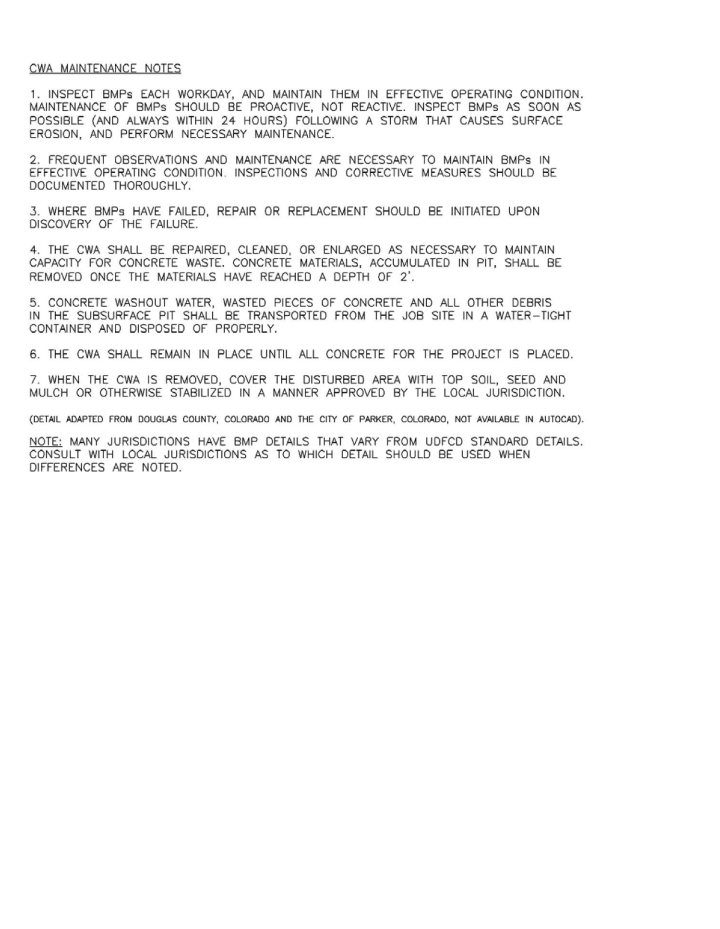
RCS-3 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA) MM-1



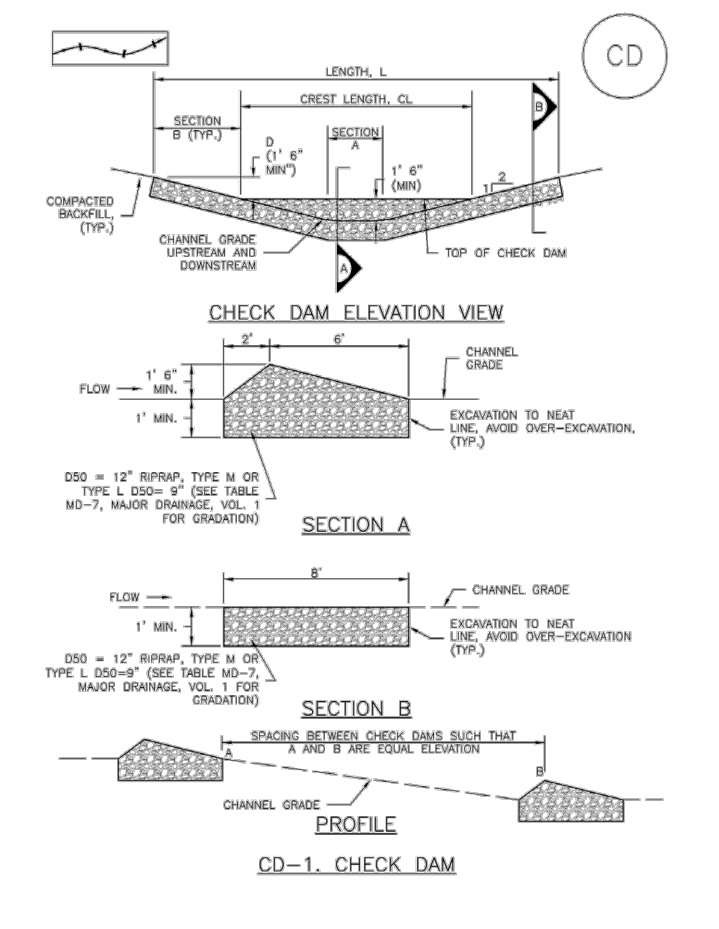
CWA-3 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

MM-1 Concrete Washout Area (CWA)



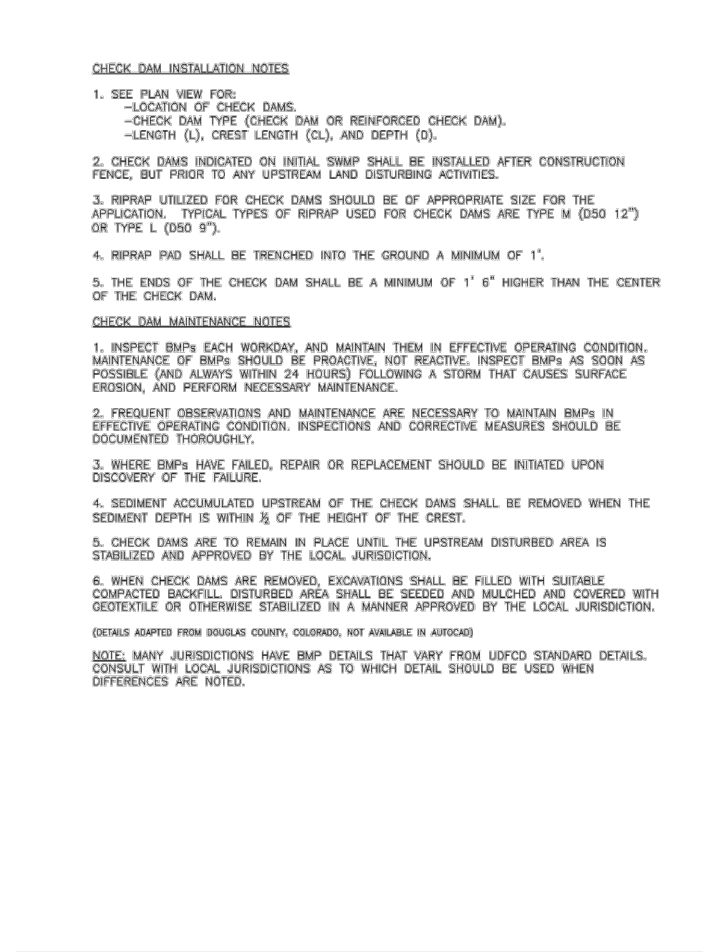
CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Check Dams (CD) EC-12



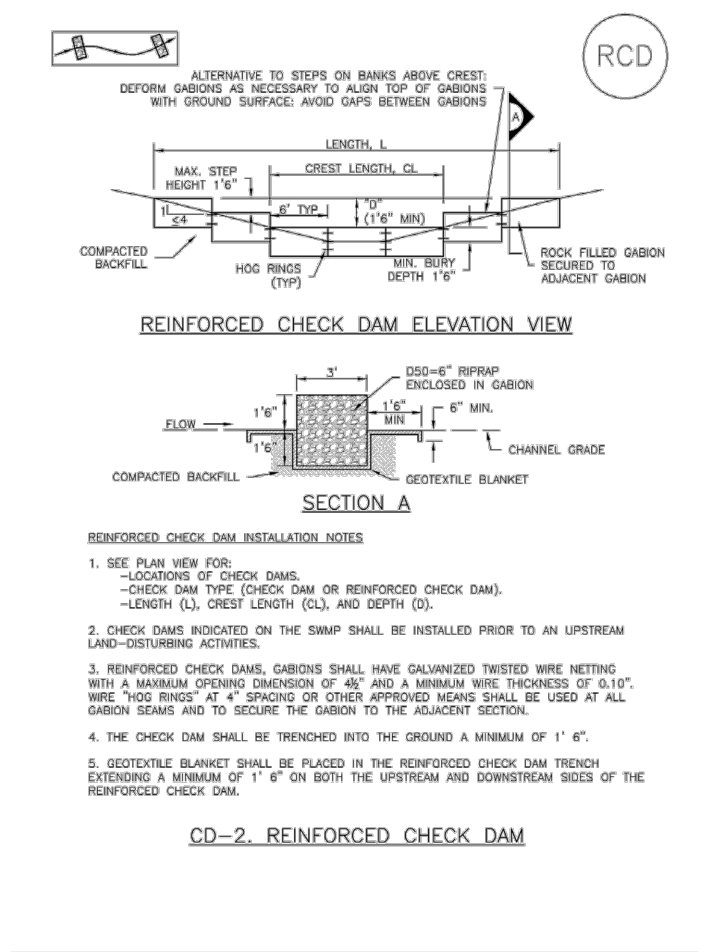
CD-3 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

EC-12 Check Dams (CD)



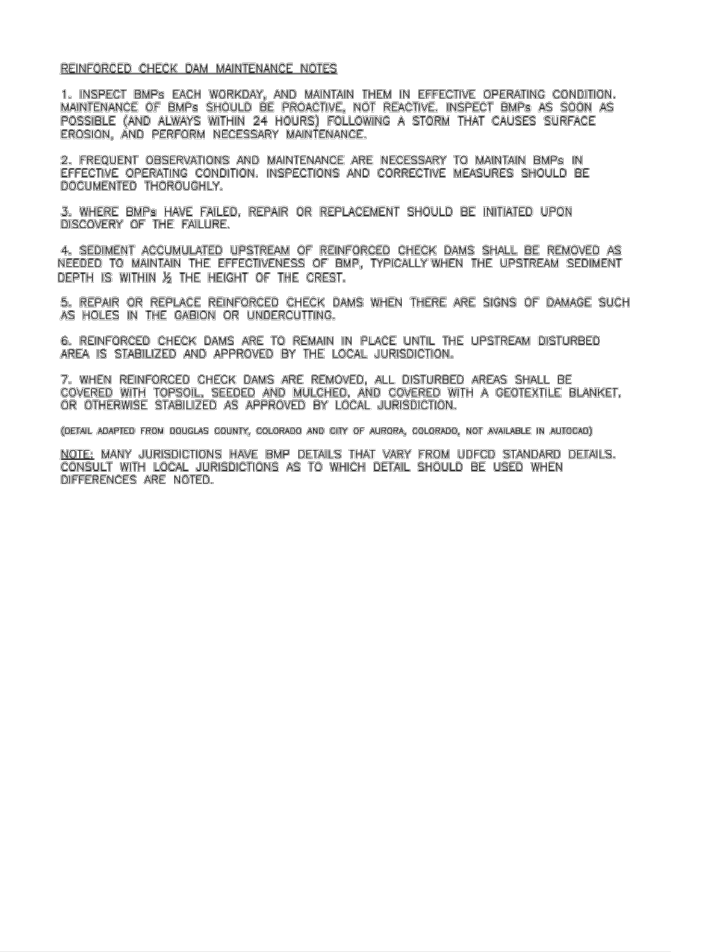
CD-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Check Dams (CD) EC-12



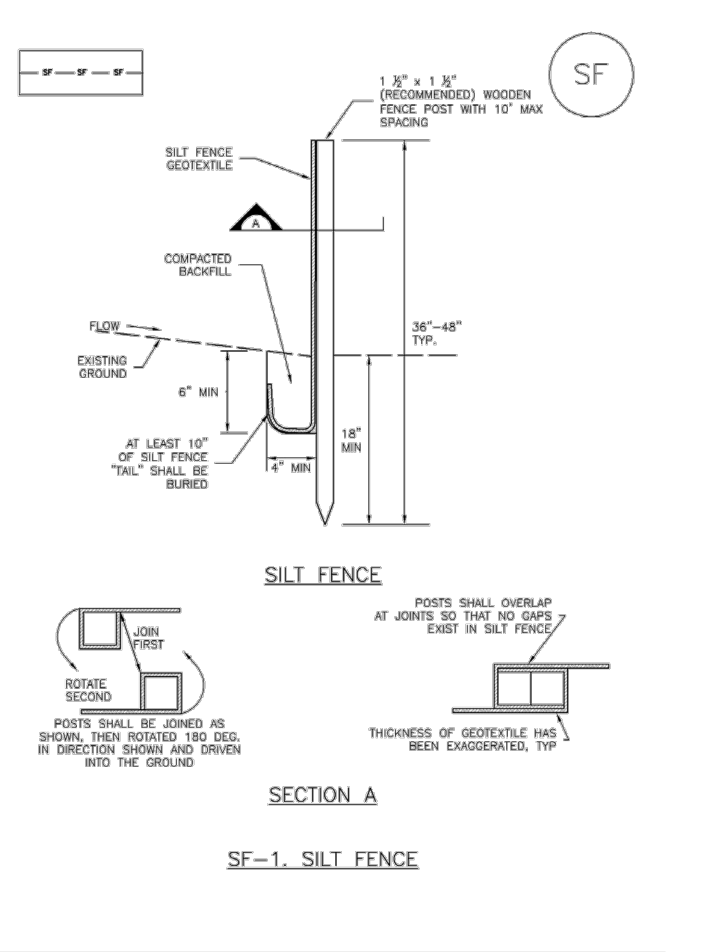
CD-5 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

EC-12 Check Dams (CD)



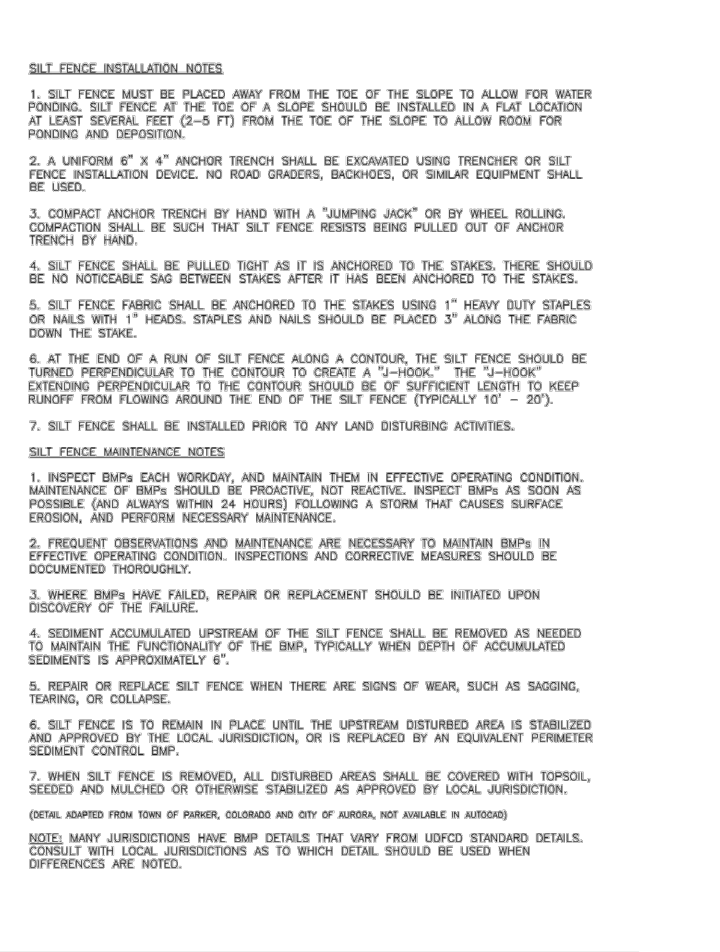
CD-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

Silt Fence (SF) SC-1



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

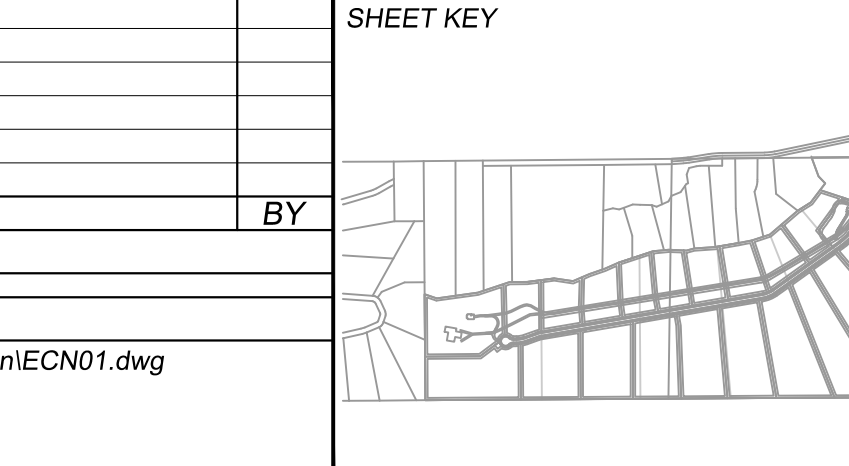
SC-1 Silt Fence (SF)



SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

REFERENCE DRAWINGS table with columns for No., DATE, and DESCRIPTION. Includes entries for X-TITLE-CD, X-888-FR-SITE, etc.

COMPUTER FILE MANAGEMENT table with columns for FILE NAME, CTB FILE, PLOT DATE, and THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK PROJECT ELEVATIONS ARE NAVD 88 ELEVATIONS BASED ON AN OPUS DERIVED ELEVATION ON CONTROL POINT 10, A NO. 5 REBAR HAVING AN ELEVATION OF 5769.92.
BASIS OF BEARING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PL325955 C1/4 S22 T165, R65W 1999," AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T165, R65W 2000," BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

PREPARED BY: Matrix Excellence by Design

PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

HAY CREEK VALLEY EL PASO COUNTY, COLORADO FINAL GRADING & EROSION CONTROL PLANS DETAILS. Includes project information, scale, date issued (JANUARY 2024), and drawing number (ECN01).









Know what's below. Call before you dig.

Temporary and Permanent Seeding (TS/PS) EC-2

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparing a seedbed, selecting an appropriate seed mixture, using proper planting techniques, and protecting the seeded area with mulch, geotextiles, and other appropriate measures.



Photograph TS-PS-1: Equipment used to drill seed into soil. Photo courtesy of Douglas County.

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically determined by local government requirements), protective stabilization measures, including planting a temporary seed mix, should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity of up to one year, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

The USDCM Volume 2 Revegetation Chapter contains suggested annual grains and native seed mixes to use for temporary seeding. Alternatively, local governments may have their own seed mixes and timelines for seeding. Check jurisdictional guidelines for seeding of temporary stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, selecting an appropriate seed mixture, using appropriate seeding equipment to ensure proper coverage and density, and protecting seeded areas with mulch or fabric until plants are established.

The USDCM Volume 2 Revegetation Chapter contains detailed seed mixes, soil preparation practices, and seeding and mulching recommendations that should be referenced to supplement this sheet.

Drill seeding is the preferred seeding method. Hydroseeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in those instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydro-mulching.

Temporary and Permanent Seeding

Table with 2 columns: Functions, and Yes/No/Modest/No.

Table with 3 columns: Date, Title, and Reference.

EC-2 Temporary and Permanent Seeding (TS/PS)

here low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other soil amendments and trowel them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. If present, at a minimum of the upper 6 inches of topsoil should be stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well-digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Topsoil should not be placed when either the salvaged topsoil or receiving ground are frozen or snow covered.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but not too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding in the proper depth and according to plant growth. Seed-soil contact is the key to good germination.

Refer to MHRD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and match the planted area. Temporary grain seed mixes available for the Denver metropolitan area are listed in Table TS-PS-1. Native temporary seed mixes are provided in USDCM Volume 2, Chapter 13, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seedings should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in seed mix tables in the USDCM Volume 2 Revegetation Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment. These are to be considered only as general rates for seed applied using proper drill-seeding equipment.

Table with 3 columns: Date, Title, and Reference.

Temporary and Permanent Seeding (TS/PS) EC-2

recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (Chrysothamnus nauseosus), forsythia (Forsythia), and shrubland sumac (Rhus trilobata) could be added to the upland seed mixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (Prunus americana), woody rose (Rosa woodsii), plains cottonwood (Populus sargentii), and willow (Salix spp.) may be considered. On non-opposed upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May. The most favorable time to plant non-irrigated areas is during the fall, so that seed can take advantage of winter and spring moisture. Seed should not be planted if the soil is frozen, snow covered, or wet.

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS-PS-2 for appropriate seeding dates.

Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

See Table TS-PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

Seeding rates should be doubled if seed is broadcast or increased by 50 percent if done using a Hillborn Drill or by hydraulic seeding.

Table with 3 columns: Date, Title, and Reference.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS-PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Table with 4 columns: Species (Common name), Growth, Pounds of Pure Live Seed (PLS)/acre, and Planting Depth (inches).

* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

See Table TS-PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

Seeding rates should be doubled if seed is broadcast or increased by 50 percent if done using a Hillborn Drill or by hydraulic seeding.

Table with 3 columns: Date, Title, and Reference.

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS-PS-2. Seeding Dates for Annual and Perennial Grasses

Table with 5 columns: Seeding Dates, Annual Grasses (Warm/Cool), and Perennial Grasses (Warm/Cool).

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 Revegetation Chapter and Volume 3 Mulching BMP Fact Sheet (EC-4) for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Re-seed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Re-seed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

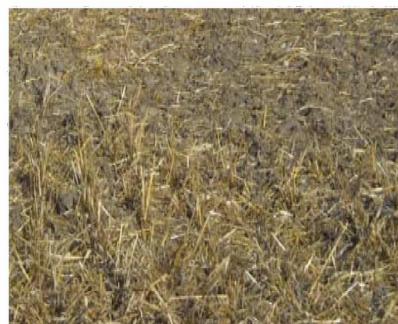
Protect seeded areas from construction equipment and vehicle access.

Table with 3 columns: Date, Title, and Reference.

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tacking, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.



Photograph MU-1: An area that was recently seeded, mulched, and crimped.

Mulch can be applied either using standard mechanical dry application methods or using hydro-mulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydro-mulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Table with 2 columns: Functions and Yes/No/Modest/No.

Table with 3 columns: Date, Title, and Reference.

EC-4 Mulching (MU)

Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimping must be capable of tacking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.

Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).

On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.

Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2,000 pounds per acre may be required for effective hydroseeding. Hydro-mulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.

Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and pine, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)

Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)

Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

Table with 3 columns: Date, Title, and Reference.

Project details including Reference Drawings, Sheet Key, Benchmark, Basis of Bearing, Matrix logo, Seal, Hay Creek Valley title, Preliminary status, Designer/Checker info, Date Issued (January 2024), and Drawing No. (ECN03).

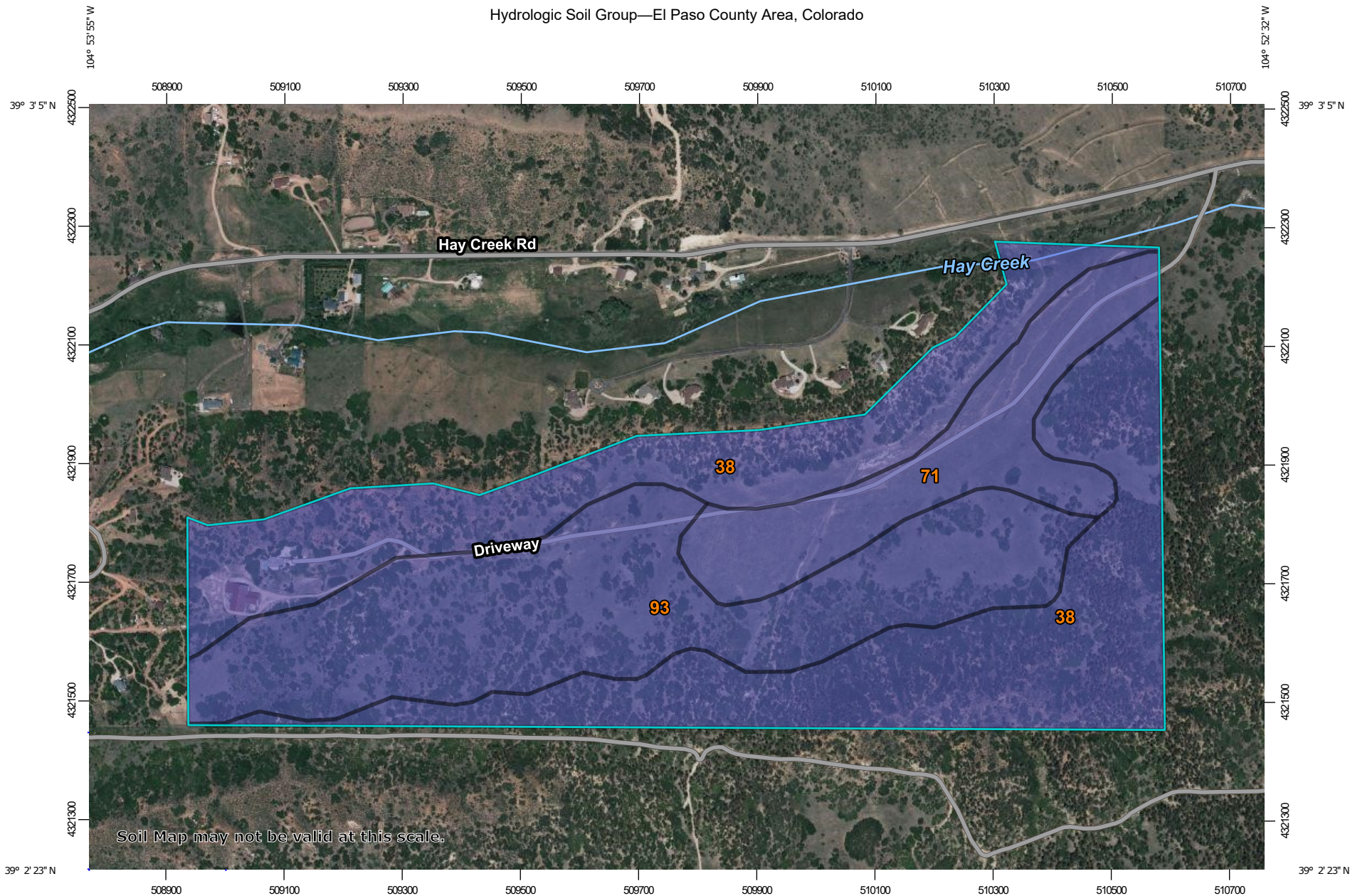


## **SWMP Inspection & Maintenance Log**

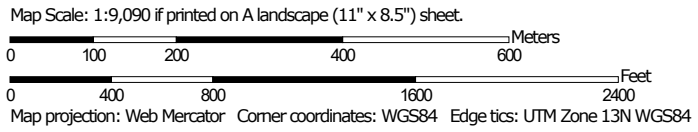


# **Soil Survey of El Paso County Area Soils Map**

Hydrologic Soil Group—El Paso County Area, Colorado




Soil Map may not be valid at this scale.



### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**



-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

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

**Background**

 Aerial Photography

### MAP INFORMATION

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

**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 20, Sep 2, 2022

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

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

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	Acres in AOI	Percent of AOI
38	Jarre-Tecolote complex, 8 to 65 percent slopes	B	109.5	50.8%
71	Pring coarse sandy loam, 3 to 8 percent slopes	B	31.1	14.5%
93	Tomah-Crowfoot complex, 8 to 15 percent slopes	B	74.8	34.7%
<b>Totals for Area of Interest</b>			<b>215.4</b>	<b>100.0%</b>

### 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

## **FEMA FIRM Floodplain Maps**

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage areas of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **Floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Coastal areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83, GRS80 spheroid. Differences in datum, UTM projection, or FIRM zones zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the **North American Vertical Datum of 1988 (NAVD88)**. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NNGS-1  
National Geodetic Survey  
SSMC-3, #5202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3202 or visit its website at <http://www.ngs.noaa.gov>.

**Base Map** information shown on this FIRM was provided in digital format by El Paso County, Colorado Springs Utilities, City of Fountain, Bureau of Land Management, National Oceanic and Atmospheric Administration, United States Geological Survey, and Anderson Consulting Engineers, Inc. These data are current as of 2006.

This map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

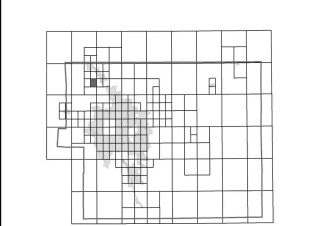
Contact **FEMA Map Service Center (MSC)** via the FEMA Map Information eXchange (FMIX) 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1-800-368-9620 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

**El Paso County Vertical Datum Offset Table**

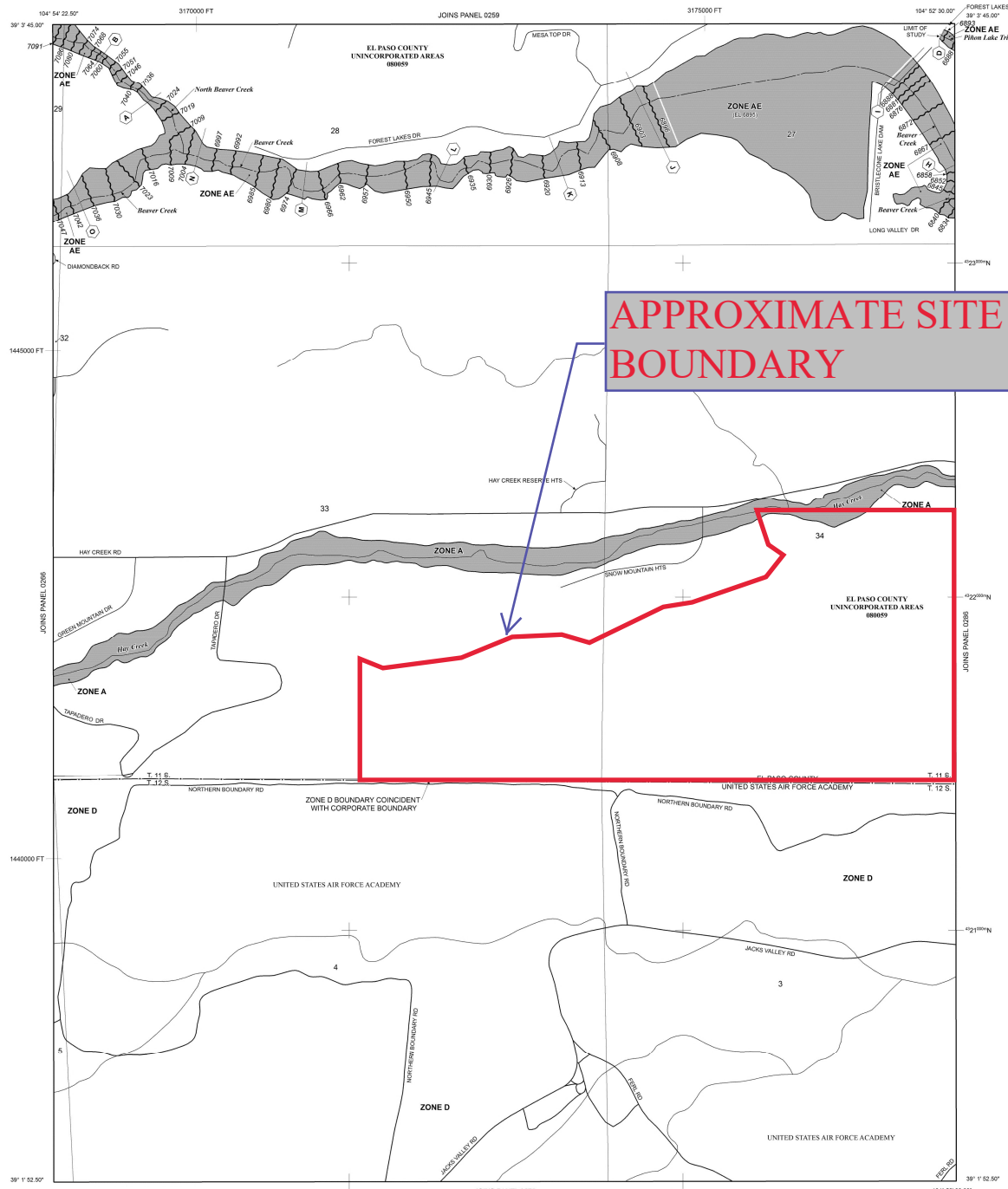
REFER TO SECTION 3.3 OF THE EL PASO COUNTY FLOOD INSURANCE STUDY REPORT FOR STREAM-BY-STREAM VERTICAL DATUM CONVERSION INFORMATION

**Panel Location Map**



This Digital Flood Insurance Rate Map (DFIRM) was produced through a Cooperating Technical Partner (CTP) agreement between the State of Colorado Water Conservation Board (CWCB) and the Federal Emergency Management Agency (FEMA).

Additional Flood Hazard information and resources are available from local communities and the Colorado Water Conservation Board.



**APPROXIMATE SITE BOUNDARY**

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 11 SOUTH, RANGE 67 WEST, AND TOWNSHIP 12 SOUTH, RANGE 67 WEST.

**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include: ZONE AE, AH, AO, AR, AV, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined; Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, vehicles also determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, vehicles also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that has been substantially destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE AV** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**  
**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or average areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**  
**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.  
**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodline boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations; flood depths or flood velocities.  
 Base Flood Elevation line and value; elevation in feet*  
 Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

(A) (A) Cross section line

(23) (23) Transsect line

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

1000-meter Universal Transverse Mercator grid ticks, zone 13

5000-foot grid ticks: Colorado State Plane coordinate system, central zone (EPSK000 090)

Lambert Conformal Conic Projection

Bench mark (see explanation in Notes to Users section of this FIRM panel)

M 1.5 River Mile

MAP REPOSITORIES  
 Refer to Map Repositories List on Map Index

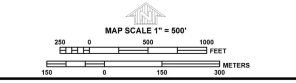
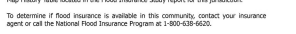
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
 MARCH 11, 1997

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

DECEMBER 2, 2018 To update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History Table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-639-6620.



**NFP**  
**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0267G**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**EL PASO COUNTY,**  
**COLORADO**  
**AND INCORPORATED AREAS**

**PANEL 267 OF 1300**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	COMMUNITY:	NUMBER:	PANEL:	SUFFIX:
	EL PASO COUNTY	8808	0267	G

Notice to User: The Map Number shown below should be used when ordering your policy. The Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**08041C0267G**

**MAP REVISED**  
**DECEMBER 7, 2018**

Federal Emergency Management Agency

## **CDPHE General Permit**



# COLORADO

Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

ASSIGNED PERMIT NUMBER

Date Received

MM DD YYYY HH:MM:SS

Revised: 3-2016

## STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES APPLICATION COLORADO DISCHARGE PERMIT SYSTEM (CDPS)

**PHOTO COPIES, FAXED COPIES, PDF COPIES OR EMAILS WILL NOT BE ACCEPTED.**

Any additional information that you would like the Division to consider in developing the permit should be provided with the application. Examples include effluent data and/or modeling and planned pollutant removal strategies.

**Beginning July 1, 2016, invoices will be based on acres disturbed.  
DO NOT PAY THE FEES NOW – Invoices will be sent after the receipt of the application.**

Disturbed Acreage for this application (see page 4)

- Less than 1 acre (\$83 initial fee, \$165 annual fee)
- 1-30 acres (\$175 initial fee, \$350 annual fee)
- Greater than 30 acres (\$270 initial fee, \$540 annual fee)

### A. PERMIT INFORMATION

#### Reason for Application

- NEW CERT
- MODIFICATION
- CHANGE OF CONTACT
- RENEW CERT
- TRANSFER
- TERMINATION

Existing Cert # _____

### B. PERMITTED PROJECT/FACILITY INFORMATION

Facility Name: _____ Original ID: _____  
 Property Address 1: _____ Property Address 2: _____ County: _____  
 City: _____ State: _____ Zip Code: _____  
 Latitude : _____ Longitude : _____

SIC Code	Description
----------	-------------

Receiving Water Name	Receiving Water Type
----------------------	----------------------

### C. CONTACT INFORMATION

**1) *OPERATOR – RESPONSIBLE OFFICIAL - the party that has operation control over day to day activities – may be the same as the Owner**

Responsible Person (Title): _____ First Name: _____ Last Name: _____  
 Telephone No: _____ Email Address: _____ Organization: _____  
 Mailing Address: _____  
 City: _____ State: _____ Zip Code: _____

**2) *PROPERTY OWNER (CO-PERMITTEE) RESPONSIBLE OFFICIAL**

Responsible Person (Title): _____ First Name: _____ Last Name: _____  
Telephone No: _____ Email Address: _____ Organization: _____  
Mailing Address: _____  
City: _____ State: _____ Zip Code: _____

**3) *SITE CONTACT (local contact for questions relating to the facility & discharge authorized by this permit)**

Responsible Person (Title): _____ First Name: _____ Last Name: _____  
Telephone No: _____ Email Address: _____ Organization: _____  
Mailing Address: _____  
City: _____ State: _____ Zip Code: _____

**4) *BILLING CONTACT**

Responsible Person (Title): _____ First Name: _____ Last Name: _____  
Telephone No: _____ Email Address: _____ Organization: _____  
Mailing Address: _____  
City: _____ State: _____ Zip Code: _____

**5) OTHER CONTACT TYPES**

Title	First Name	Last Name	Phone	Email	Address	City	State	Zip	Contact Type	Other
-------	------------	-----------	-------	-------	---------	------	-------	-----	--------------	-------

**6) Former Permittee (transfer)**

Responsible Person (Title): _____ First Name: _____ Last Name: _____  
Email Address: _____ Company: _____

**D. LEGAL DESCRIPTION**

Legal description: if subdivided, provide the legal description below, or indicate that it is not applicable. Do not supply Township/Range/Section or metes and bounds description of the site.

Subdivision(s): _____ Lot(s): _____ Block(s): _____

OR

- Not applicable (site has not been subdivided)
- Facility additional description info

**E. AREA OF CONSTRUCTION SITE**

Total area of construction site _____ acres

Total area of project disturbance _____ acres

**F. NATURE OF CONSTRUCTION ACTIVITY**

Check the appropriate box(s) or provide a brief description that indicates the general nature of the construction activities. (The full description of activities must be included in the Stormwater Management Plan.)

- Commercial Development
- Residential Development
- Highway and Transportation Development
- Pipeline and Utilities (including natural gas, electricity, water, and communications)

- Oil and Gas Exploration and Well Pad Development
- Non-structural and other development (i.e. parks, trails, stream realignment, bank stabilization, demolition, etc.)
- Other _____

**G. ANTICIPATED CONSTRUCTION SCHEDULE**

Construction Start Date: _____ Final Stabilization Date: _____

- Construction Start Date - This is the day you expect to begin ground disturbing activities, including grubbing, stockpiling, excavating, demolition, and grading activities.
- Final Stabilization Date - in terms of permit coverage, this is when the site is finally stabilized. This means that all ground surface disturbing activities at the site have been completed and all disturbed areas have either been built on, paved, or a uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels.
- Permit coverage must be maintained until the site is finally stabilized. Even if you are only doing one part of the project, the estimated final stabilization date must be for the overall project. If permit coverage is still required once your part is completed, the permit certification may be transferred to a new responsible operator.

**SIGNATURE REQUIREMENTS:**

**TERMINATION CERTIFICATION**

- By checking this box I understand that by submitting this notice of termination, I am no longer authorized to discharge stormwater associated with construction activity by the general permit. I understand that discharging pollutants in stormwater associated with construction activities to the waters of the State of Colorado, where such discharges are not authorized by a CDPS permit, is unlawful under the Colorado Water Quality Control Act and the Clean Water Act.
- STORMWATER MANAGEMENT PLAN CERTIFICATION (on new and renewals)**  
**By checking this box** "I certify under penalty of law that a complete Stormwater Management Plan, has been/or will be completed, prior to the commencement of any construction activity. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the Stormwater Management Plan is/or will be, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for falsely certifying the completion of said SWMP, including the possibility of fine and imprisonment for knowing violations."

**THIS PORTION OF THE SIGNATURE LANGUAGE IS REQUIRED ON ALL SUBMITTALS**

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I understand that submittal of this application is for coverage under the State of Colorado General Permit for Stormwater Discharges Associated with Construction Activity for the entirety of the construction site/project described and applied for, until such time as the application is amended or the certification is transferred, inactivated, or expired."

_____  
Signature of Operator

_____  
Date Signed

_____  
Name (printed)

_____  
Title

_____  
Signature of Owner

_____  
Date Signed

_____  
Name (printed)

_____  
Title

Signature: The applicant must be either the owner and operator of the construction site. Refer to Part B of the instructions for additional information. The application must be signed by the applicant to be considered complete. In all cases, it shall be signed as follows: (Regulation 61.4 (1e))

- a) In the case of corporations, by the responsible corporate officer is responsible for the overall operation of the facility from which the discharge described in the form originates
- b) In the case of a partnership, by a general partner.
- c) In the case of a sole proprietorship, by the proprietor.
- d) In the case of a municipal, state, or other public facility, by either a principal executive officer, ranking elected official, (a principal executive officer has responsibility for the overall operation of the facility from which the discharge originates).

FORMER PERMITTEE used for transfers

Signature (Legally Responsible Party)

Date

Name (printed)

Title