

1

GRANDWOOD RANCH

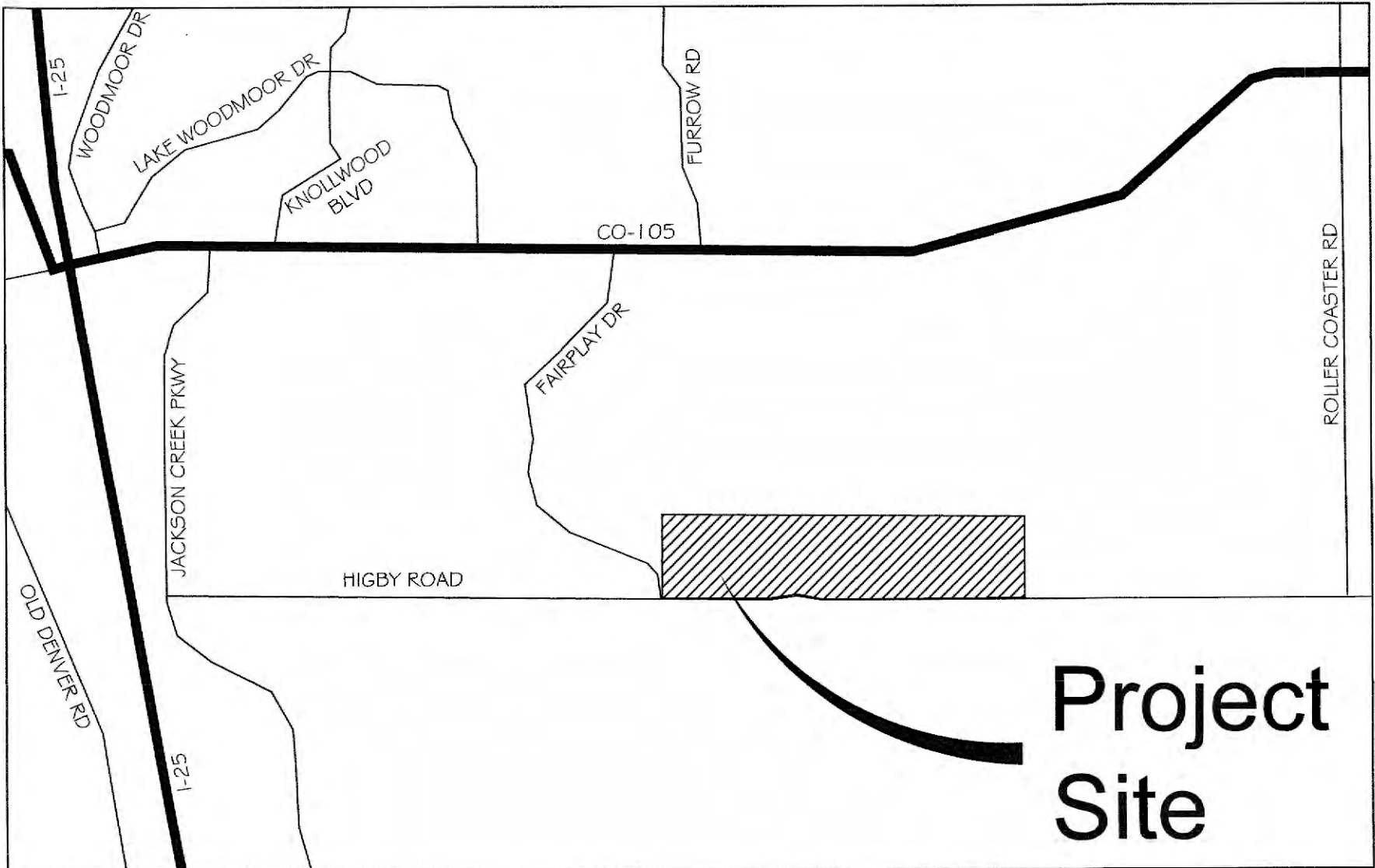
EL PASO COUNTY, CO

FINAL GRADING & EROSION CONTROL PLANS

FEBRUARY, 2021

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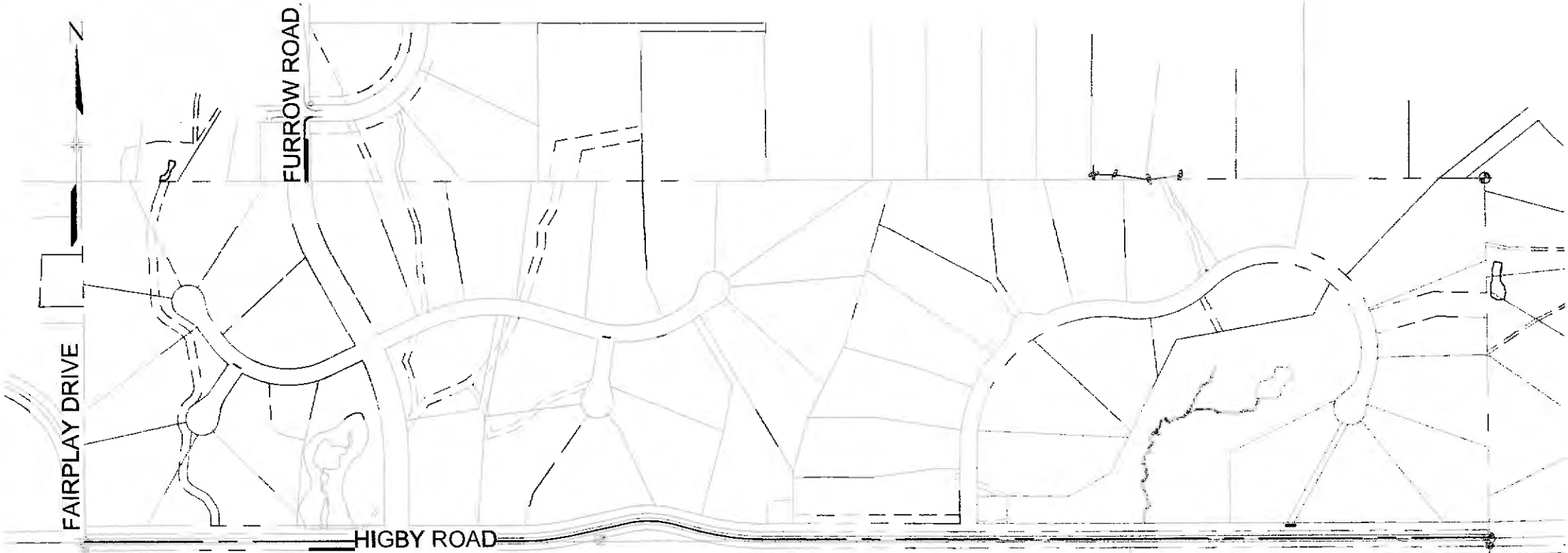
THIS FINAL GRADING AND EROSION CONTROL PLAN IS AN ACCURATE REPRESENTATION OF THE GENERAL DRAINAGE PATTERNS ON THE SITE, BUT IS NOT A COMPREHENSIVE DETAILED GRADING PLAN THAT ADDRESSES ALL CONDITIONS THAT MAY OCCUR. THE GRADING OF EACH LOT SHOULD BE CHECKED BY THE HOMEBUILDER TO ENSURE THAT DRAINAGE WILL NOT BE COMPROMISED ON THE LOT OR THE ADJACENT LOTS. CONTRACTOR TO CONTACT DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN WITHIN THESE PLANS.



VICINITY MAP

N.T.S.

OWNER/DEVELOPER	SYLVAN VISTA, INC. 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921
CIVIL ENGINEER	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920
ELECTRIC	MOUNTAINVIEW ELECTRIC ASSOCIATION (719) 495-2283
GAS	BLACK HILLS ENERGY 105 SOUTH VICTORIA AVENUE PUEBLO, CO (888) 890-5554
STREET	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6819
DRAINAGE	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS STORMWATER TEAM 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 (719) 520-6877
FIRE DEPARTMENT	TRI-LAKES MONUMENT FIRE RESCUE 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 (719) 484-0911



SITE MAP

1" = 500'

OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN,

William F. Herebic II 2-5-21
WILLIAM F. HEREBIC II DATE
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

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 REPORT.

COREY A. PETERSEN, PE #56571 2/5/2021 DATE

EL PASO COUNTY:

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

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

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

APPROVED
Engineering Department
04/16/2021 9:12:16 AM
dsdnjkamp
EPC Planning & Community
Development Department

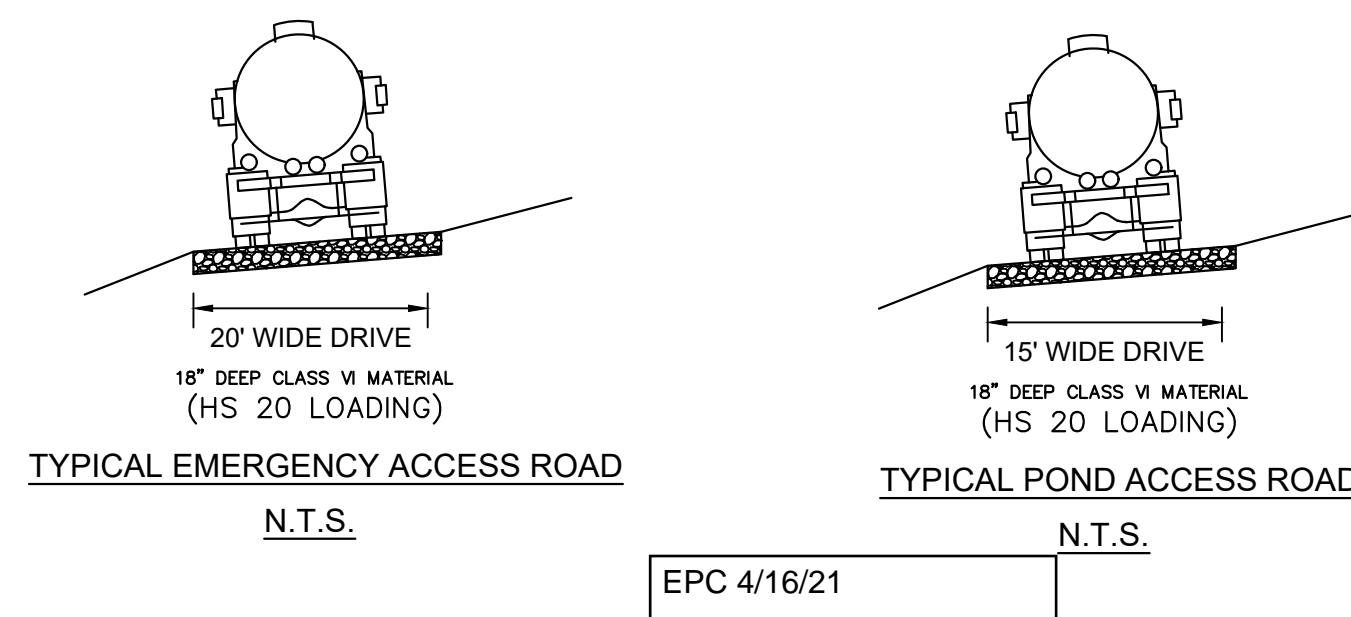
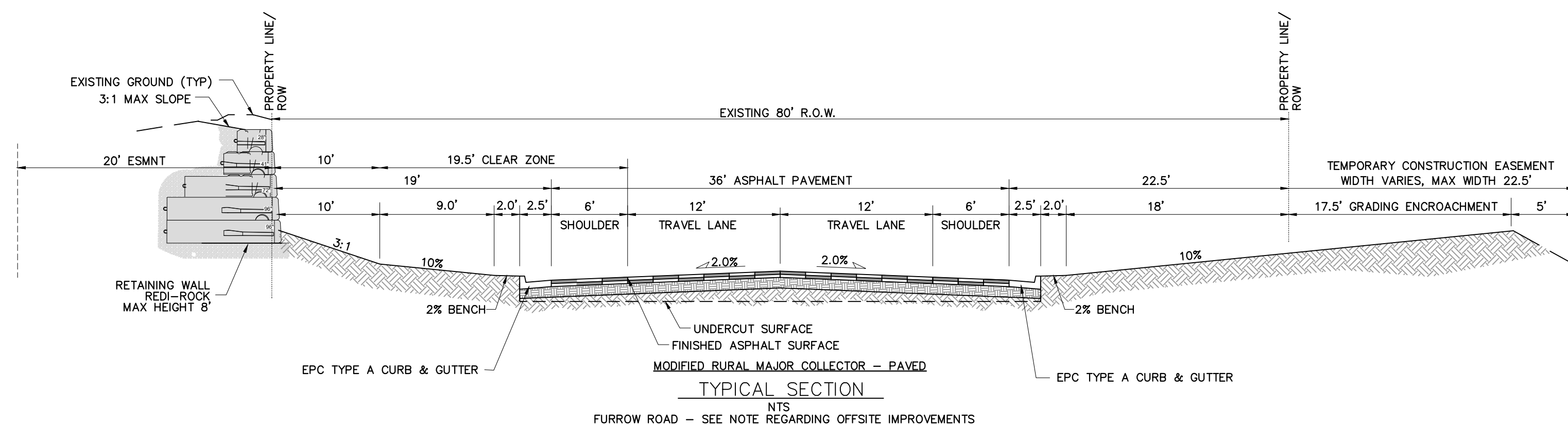
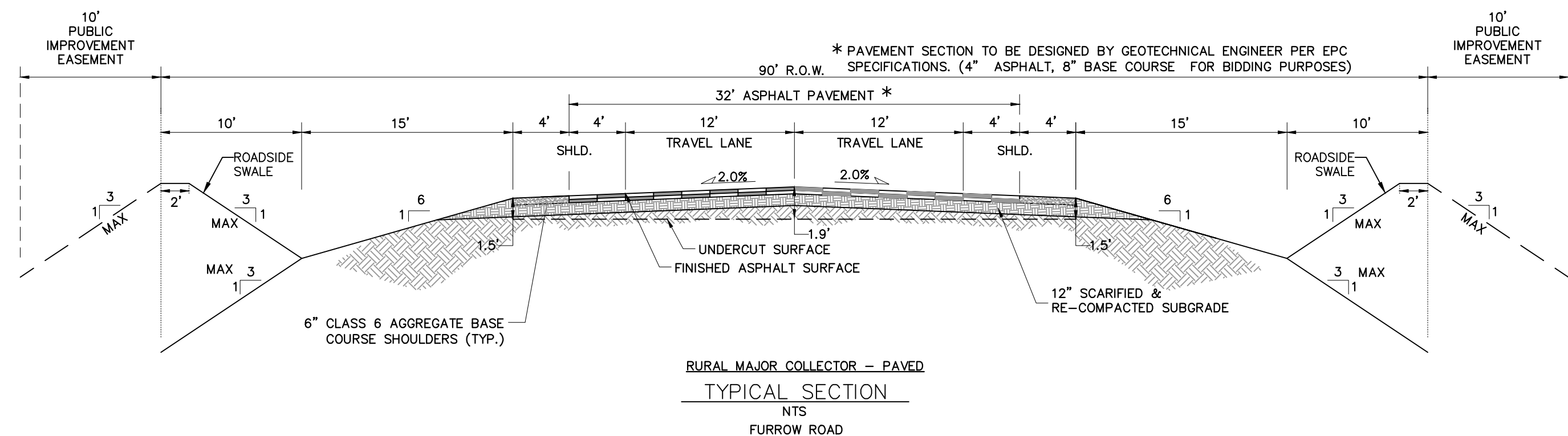
JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

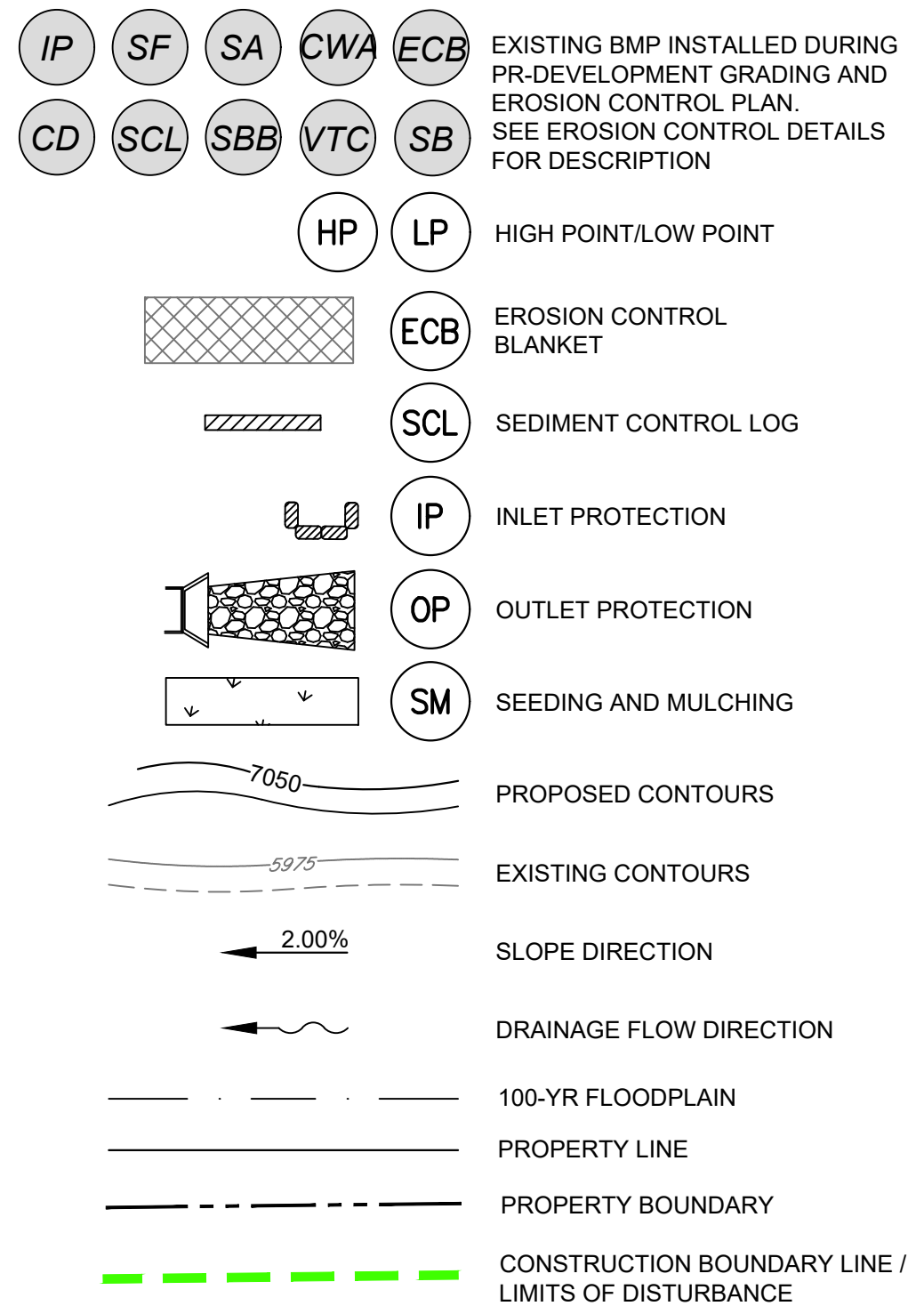
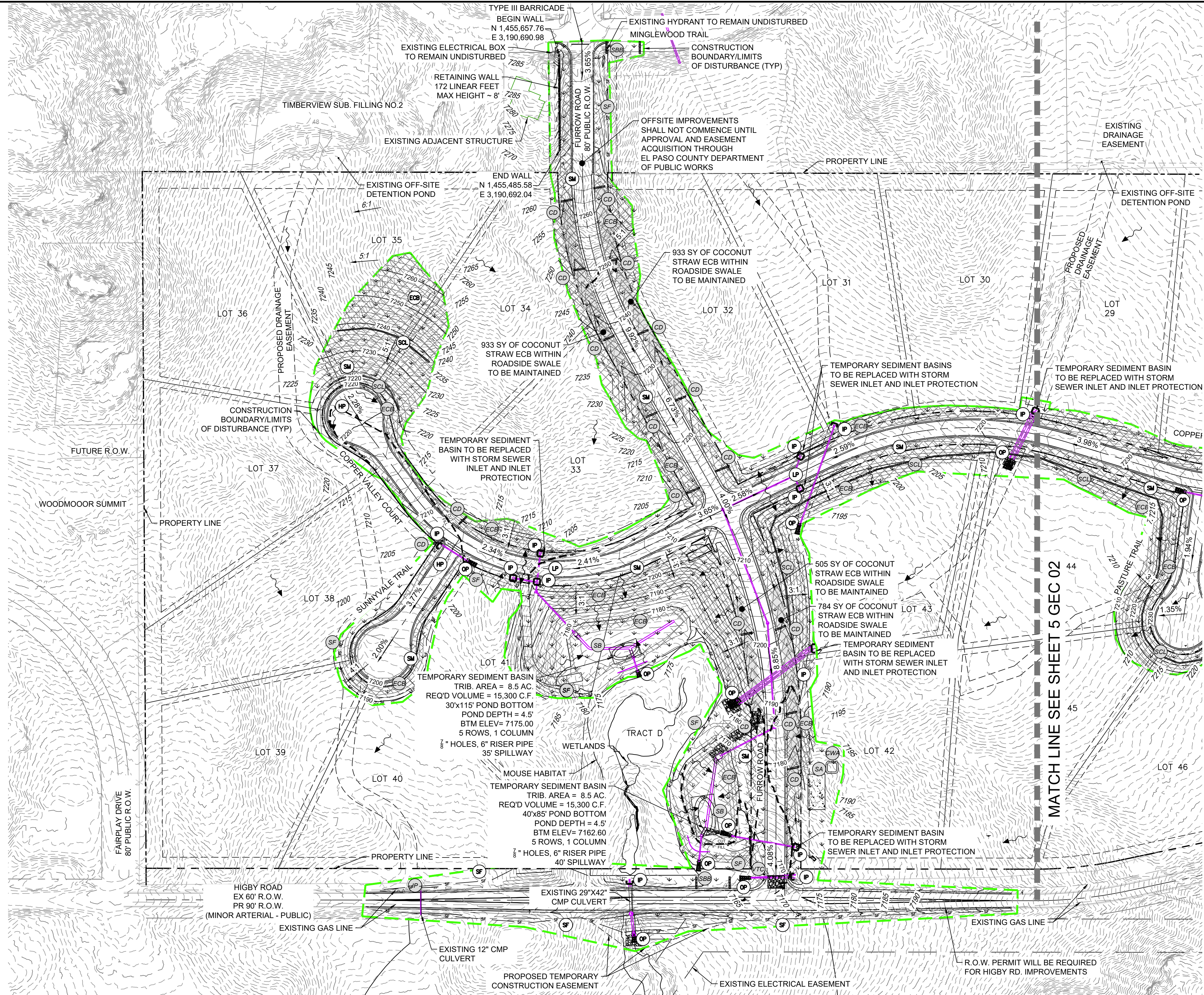
TRAFFIC CONTROL NOTE:

THE CONTRACTOR SHOULD PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS, AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

PCD FILE NO.:
SF-20-026

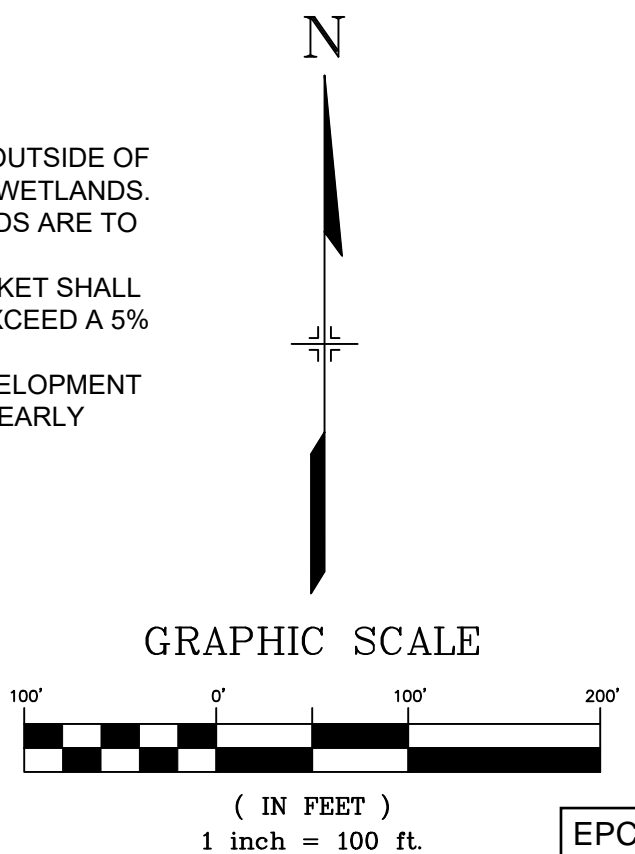
REFERENCE DRAWINGS X:\Title-W\Final X:\1105-EX SITE DESIGN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												</
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[illegible]



BMP SEQUENCING	
INITIAL	SILT FENCE, CONCRETE WASHOUT, VEHICLE TRACKING, TEMP SEDIMENT BASINS, INLET/OUTLET PROTECTION
INTERIM	CHECK DAMS, COCONUT WASHOUT, STRAW BARRIERS, STOCKPILES, STAGING
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING

- CONSTRUCTION NOTES:
- ALL GRADING OPERATIONS SHALL REMAIN OUTSIDE OF DESIGNATED PREBLE MOUSE HABITAT AND WETLANDS. DESIGNATED MOUSE HABITAT AND WETLANDS ARE TO REMAIN UNDISTURBED.
 - COCONUT STRAW EROSION CONTROL BLANKET SHALL BE USED IN ALL ROADSIDE SWALES THAT EXCEED A 5% LONGITUDINAL SLOPE.
 - REFERENCE GRANDWOOD RANCH PRE-DEVELOPMENT GRADING & EROSION CONTROL PLANS FOR EARLY OVERLOT GRADING BMP'S.



EPC 4/16/21

REFERENCE
DRAWINGSX-Title-W-Final
X-1105-PR-SITE

No.	DATE	DESCRIPTION
REVISIONS		

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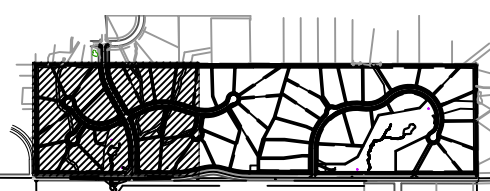
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CTB FILE:

PLOT DATE: February 4, 2021 3:27:08 PM

THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

SHEET KEY



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56.32'W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

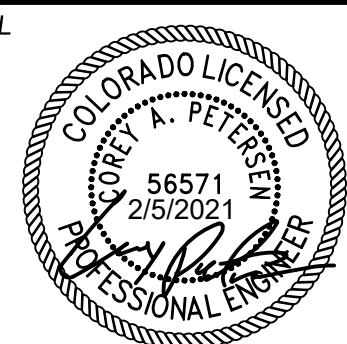
OWNER:

SYLVAN VISTA, INC.
WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL



FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1105.004

GRANDWOOD RANCH

EL PASO COUNTY - SF-20-026
FINAL GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL PLAN

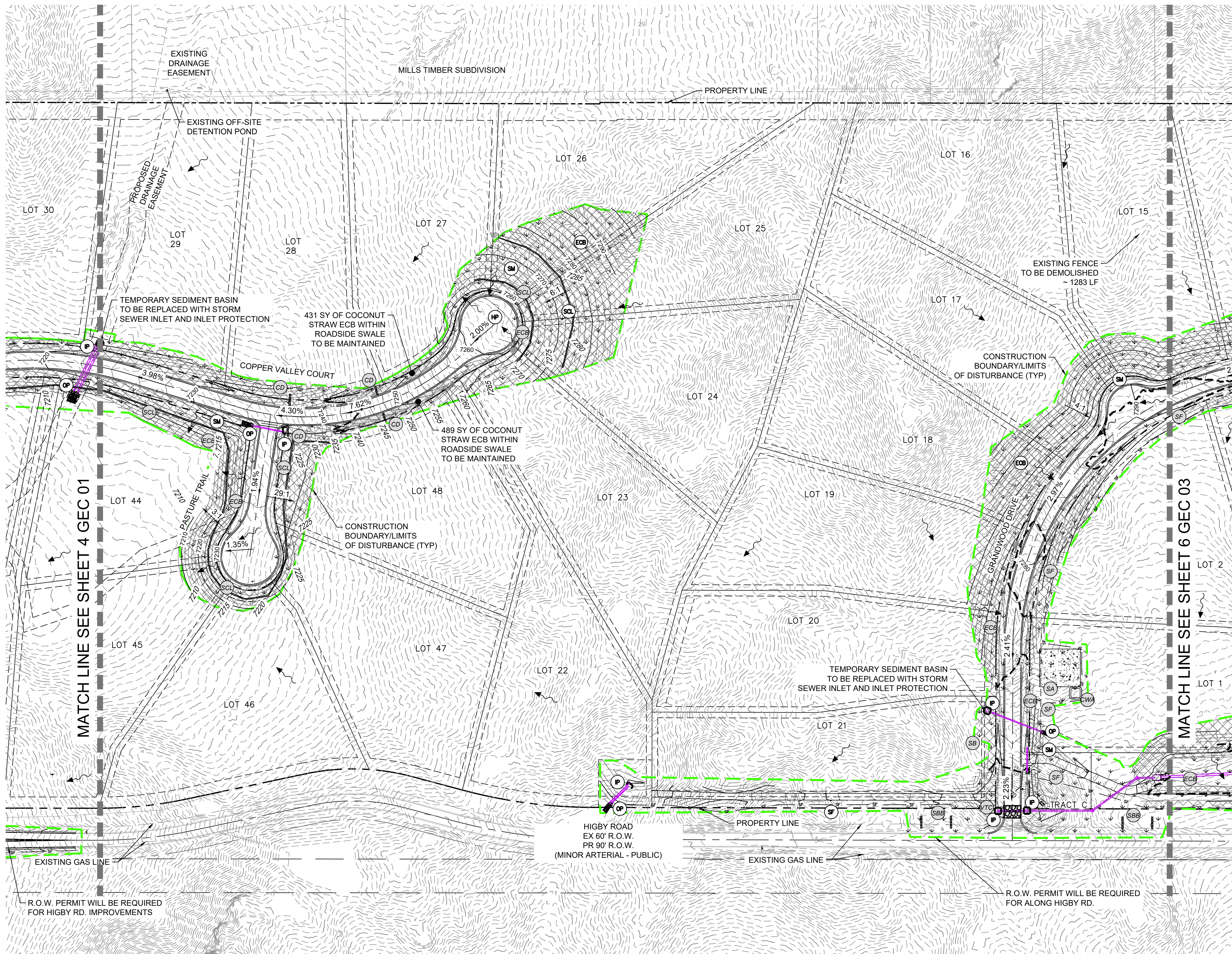
DESIGNED BY:	CP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	TS	HORIZ	1"=100'		
CHECKED BY:	NS	VERT.	N/A	SHEET	4 OF 9

GEC01



Know what's below.
Call before you dig.

5



- IP SF SA CWA ECB
CD SCL SBB VTC SB

HP LP HIGH POINT/LOW POINT

ECB EROSION CONTROL BLANKET

SCL SEDIMENT CONTROL LOG

IP INLET PROTECTION

OP OUTLET PROTECTION

SM SEEDING AND MULCHING

7050 PROPOSED CONTOURS

5975 EXISTING CONTOURS

2.00% SLOPE DIRECTION

DRAINAGE FLOW DIRECTION

100-YR FLOODPLAIN

PROPERTY LINE

PROPERTY BOUNDARY
CONSTRUCTION BOUNDARY LINE / LIMITS OF DISTURBANCE

BMP SEQUENCING

INITIAL	SILT FENCE, CONCRETE WASHOUT, VEHICLE TRACKING, TEMP SEDIMENT BASINS, INLET/OUTLET PROTECTION
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N

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

EPC 4/16/21

REFERENCE DRAWINGS

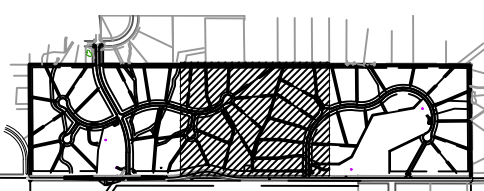
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BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

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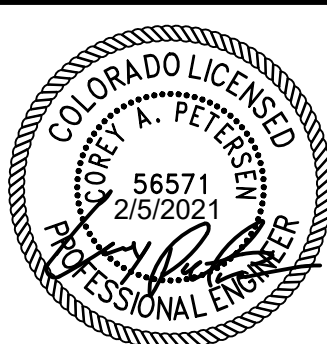
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PREPARED BY:



SEAL



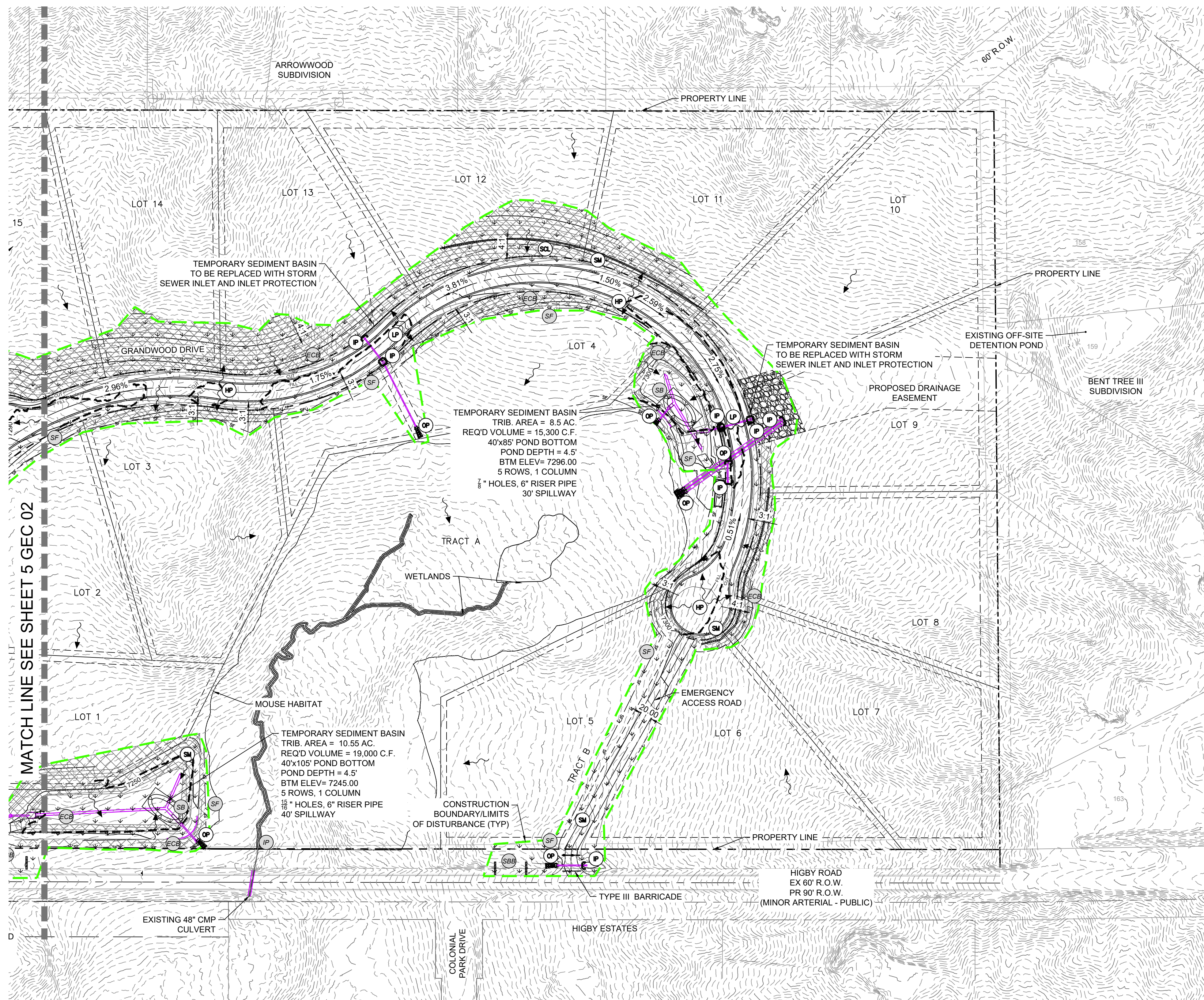
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GRANDWOOD RANCH

EL PASO COUNTY - SF-20-026
FINAL GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL PLAN

DESIGNED BY:	CP	SCALE	DATE ISSUED:	FEBRUARY, 2021	DRAWING No.
DRAWN BY:	TS	HORIZ 1" = 100'			GEC02
CHECKED BY:	NS	VERT. N/A	SHEET	5 OF 9	



IP SF SA CWA ECB
CD SCL SBB VTC SB

EXISTING BMP INSTALLED DURING
PR-DEVELOPMENT GRADING AND
EROSION CONTROL PLAN.
SEE EROSION CONTROL DETAILS
FOR DESCRIPTION

HP LP HIGH POINT/LOW POINT

ECB EROSION CONTROL
BLANKET

SCL SEDIMENT CONTROL LOG

IP INLET PROTECTION

OP OUTLET PROTECTION

SM SEEDING AND MULCHING

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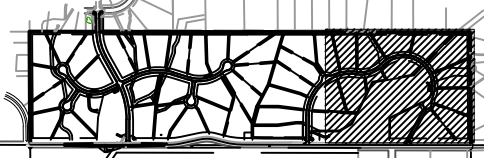
REFERENCE DRAWINGS

X-Title-W-Final
X-1105-PR-SITE

No. DATE

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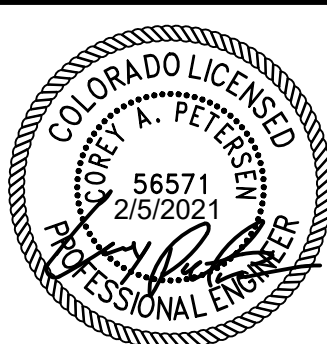
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WILLIAM F. HEREBIC II, MANAGER
14160 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921

PREPARED BY:



SEAL



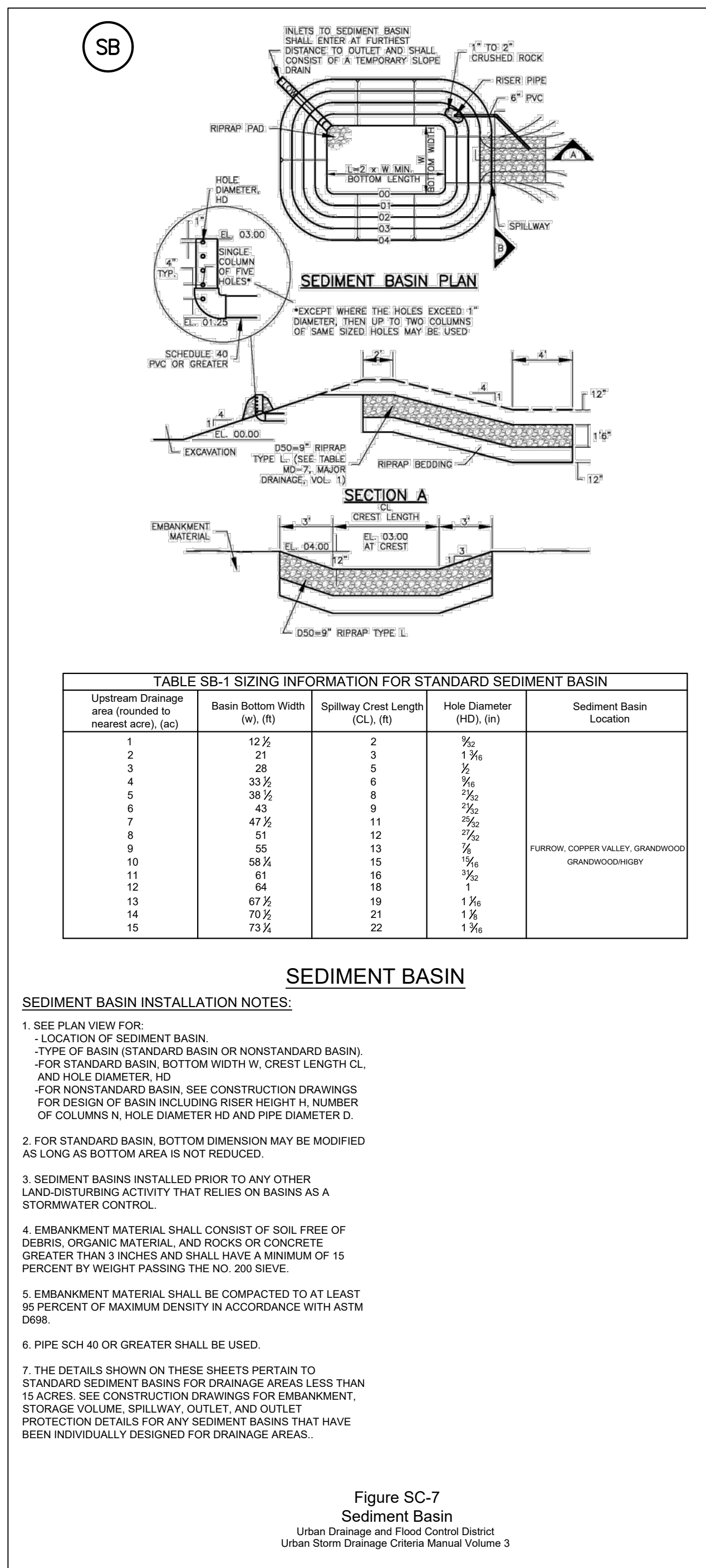
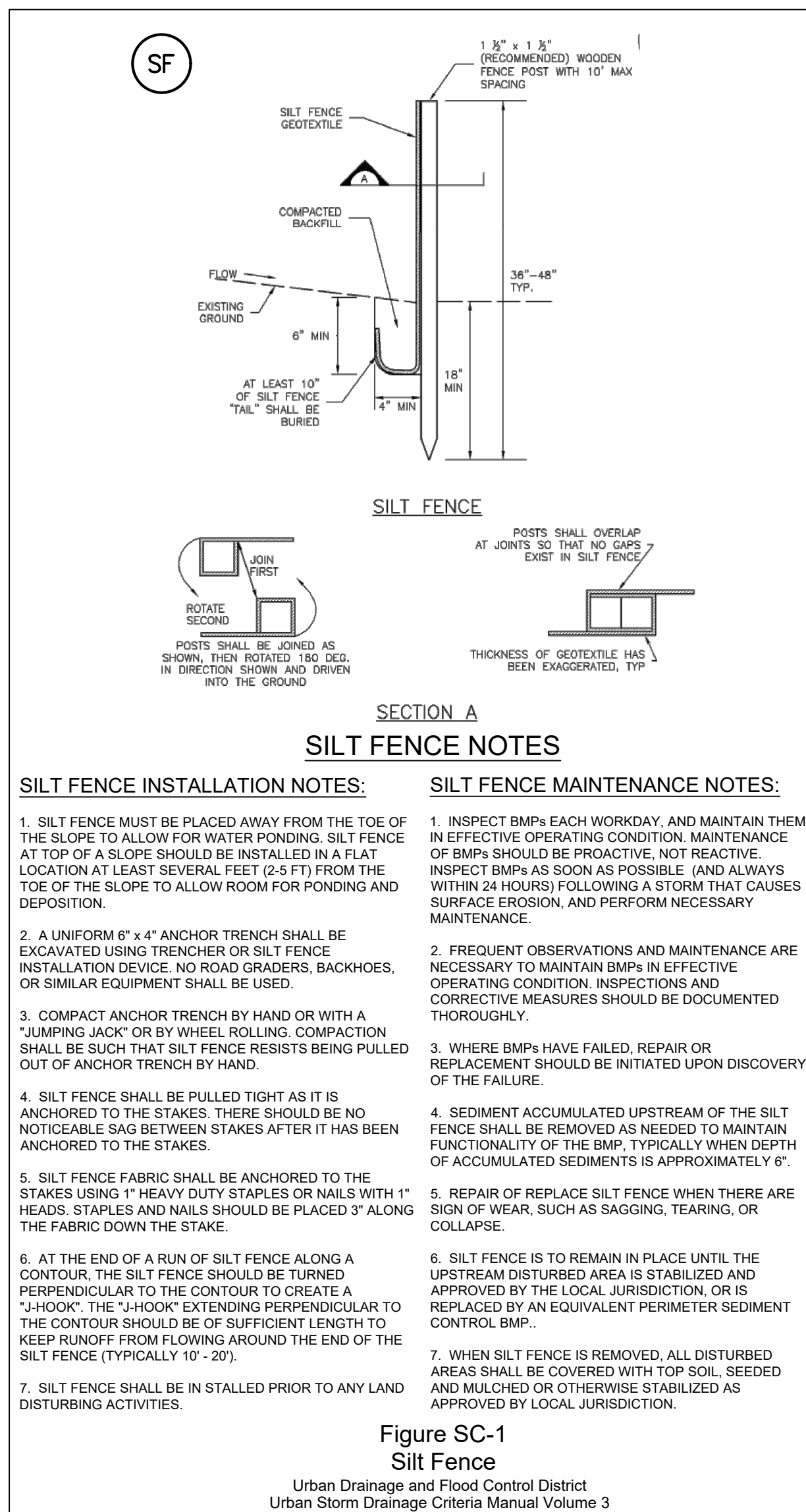
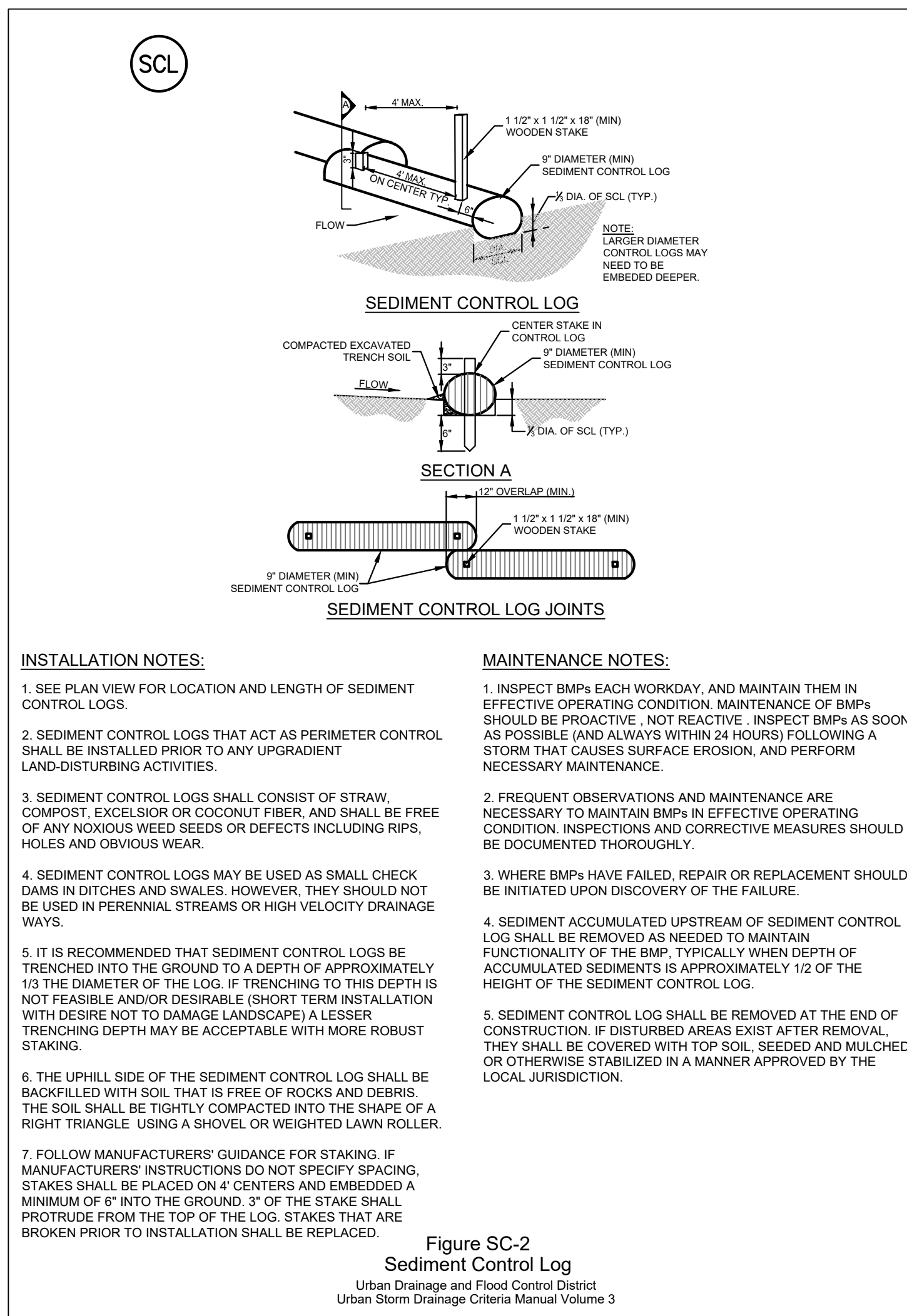
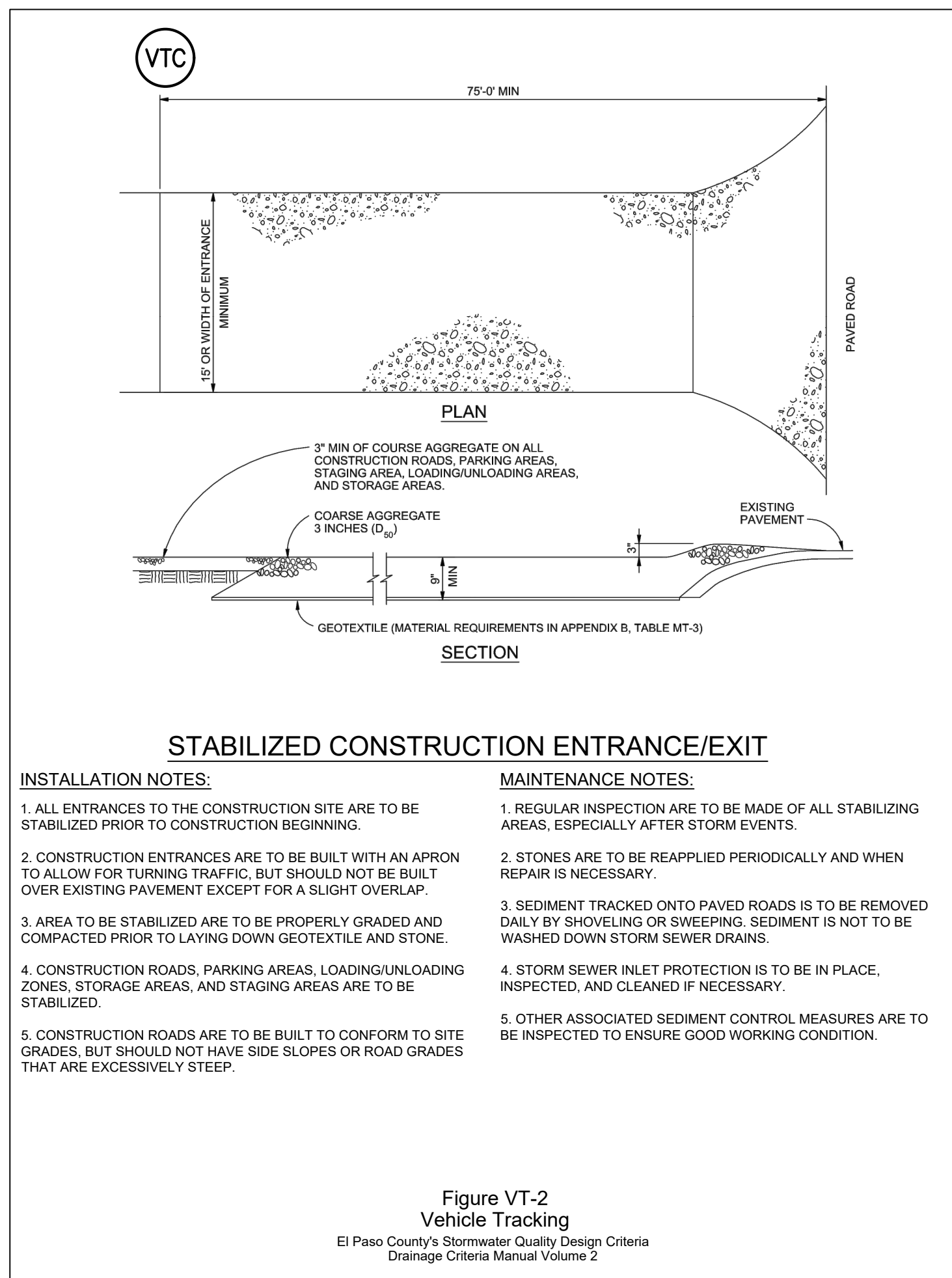
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1105.004

GRANDWOOD RANCH

EL PASO COUNTY - SF-20-026
FINAL GRADING & EROSION CONTROL PLANS

GRADING & EROSION CONTROL PLAN

DESIGNED BY: CP SCALE DATE ISSUED: FEBRUARY, 2021 DRAWING No. GEC03
DRAWN BY: TS HORIZ 1" = 100' SHEET 6 OF 9
CHECKED BY: NS VERT N/A



Common Name (Variety)	Scientific Name	Growth Season	Growth Form	Seeds/Lb	Lbs Planted/Acre Drilled	Lbs Broadcast or Hydroseeded
Sheep fescue (Dawn)	<i>Festuca ovina</i>	Cool	Bunch	680,000	1.3	2.6
Western wheatgrass (Arihpa)	<i>Pascopyrum smithii</i>	Cool	Sod	110,000	7.9	15.8
Alkali sacaton	<i>Sporobolus airoides</i>	Warm	Bunch	1,758,000	0.5	1.0
Slender wheatgrass (Ruebens)	<i>Elymus trachycalyx</i>	Cool	Bunch	159,000	5.5	11.0
Canadian bluegrass (Swathgrass)	<i>Poa compressa</i>	Cool	Sod	2,500,000	0.3	0.6
Swathgrass (Pathfinder)	<i>Panicum virgatum</i>	Warm	Sod/ Bunch	389,000	1.3	2.6
Annual rye	<i>Lolium multiflorum</i>	Cool	Cover crop	227,000	10.0	20.0
				TOTAL	26.8	53.6
Wildflowers						
Blanket flower	<i>Faillardia aristata</i>	---	---	132,000	0.25	0.50
Prairie coneflower	<i>Ratibida columnaris</i>	---	---	1,230,000	0.20	0.40
Purple prairie clover	<i>Petalostemum purpurea</i>	---	---	210,000	0.20	0.40
Gayfeather	<i>Liatris punctata</i>	---	---	138,000	0.06	0.12
Flax	<i>Linum lewisii</i>	---	---	293,000	0.20	0.40
Penstemon	<i>Penstemon strictus</i>	---	---	592,000	0.20	0.40
Yarrow	<i>Achillea millefolium</i>	---	---	2,770,000	0.03	0.06
				TOTAL	1.14	2.28

²Substitute 1.7 lbs PLS/acre of inland saltgrass (*Distichlis spicata*) in salty soils.

SEED MIX NOTES:

A MIXTURE DEVELOPED FOR ELEVATIONS 3,000 TO 8,000 FEET TO PROVIDE NATURAL COVER UNDER DRYLAND CONDITIONS. CONTAINS BOTH COOL AND WARM SEASON GRASSES ADAPTED TO THE WESTERN GREAT PLAINS AND SOUTHWESTERN REGION. HAS EXCELLENT COLD AND DROUGHT TOLERANCE. GOOD FOR SOIL STABILIZATION ON POOR SOILS.

CHARACTERISTICS:
GROWS 30-60 INCHES WITH AVERAGE RAINFALL.

SEEDING RATE:
 BROADCAST: 20-25 LBS/ACRE
 DRILLED: 15-20 LBS/ACRE
OVERSEEDING
 BROADCAST: 10-15 LBS/ACRE
 DRILLED: 5-10 LBS/ACRE

MIX CONTAINS:

KIND AND VARIETY:	PURE	GERM	ORIGIN
ANNUAL RYEGRASS	15.72	97	OR
SLENDER WHEATGRASS	14.75	98	WA
CRESTED WHEATGRASS	10.91	96	SD
MOUNTAIN BROME	9.91	97	WY
CANADA BLUEGRASS	9.80	87	WA
HARD FESCUE	9.78	86	MT
SIDEOTS GRAMA	5.78	80	TX
SWITCHGRASS	4.99	93	MN
BAL BLUESTEM	4.55	95	KS
BLUE GRAMA	2.37	95	MN
SAND DROPSEED	0.99	95	CO

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDING AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.

2. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.

3. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. GRAVEL CAN ALSO BE USED.

4. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.

5. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES), OR WITH A TACKIFIER.

6. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

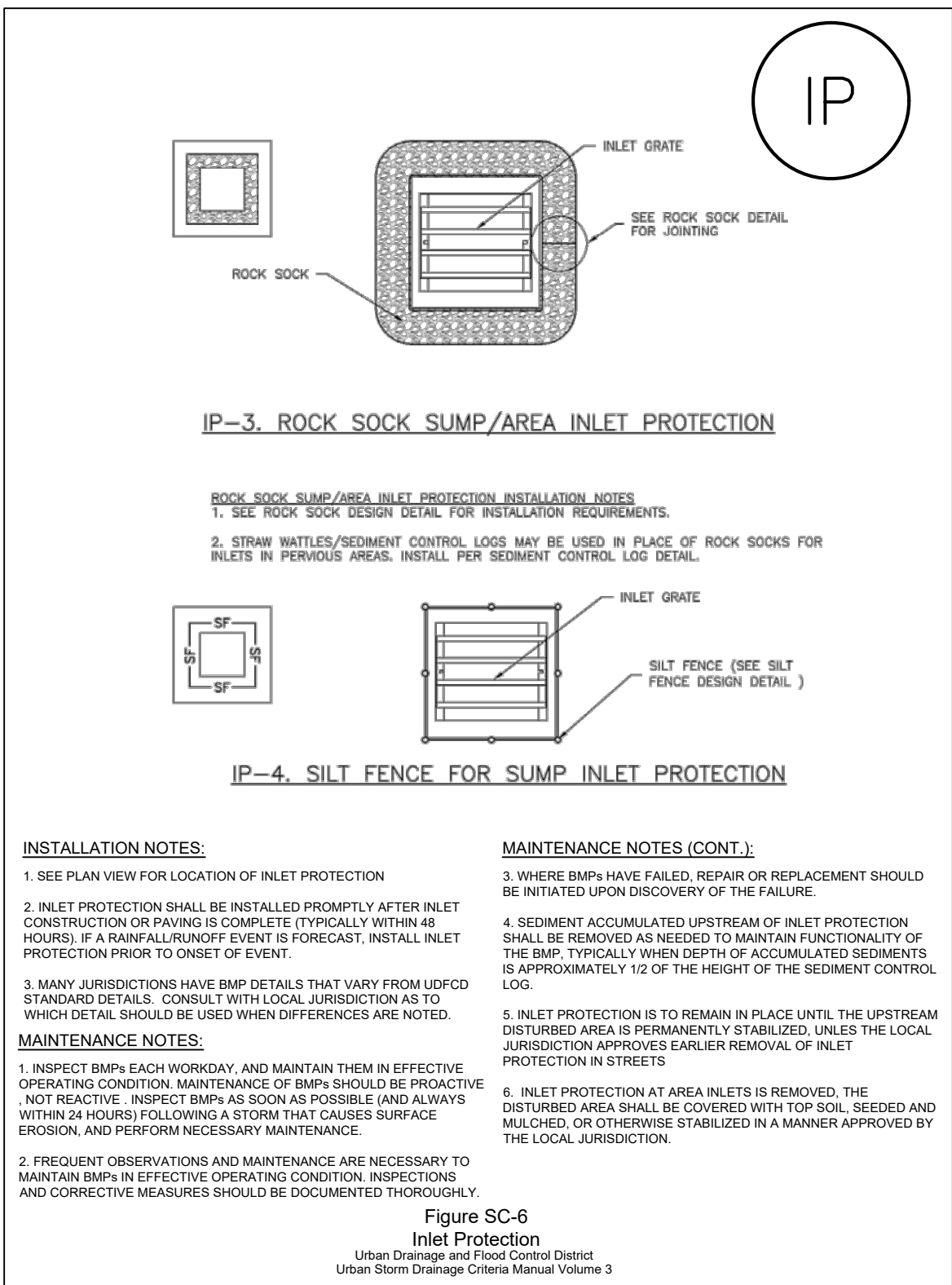
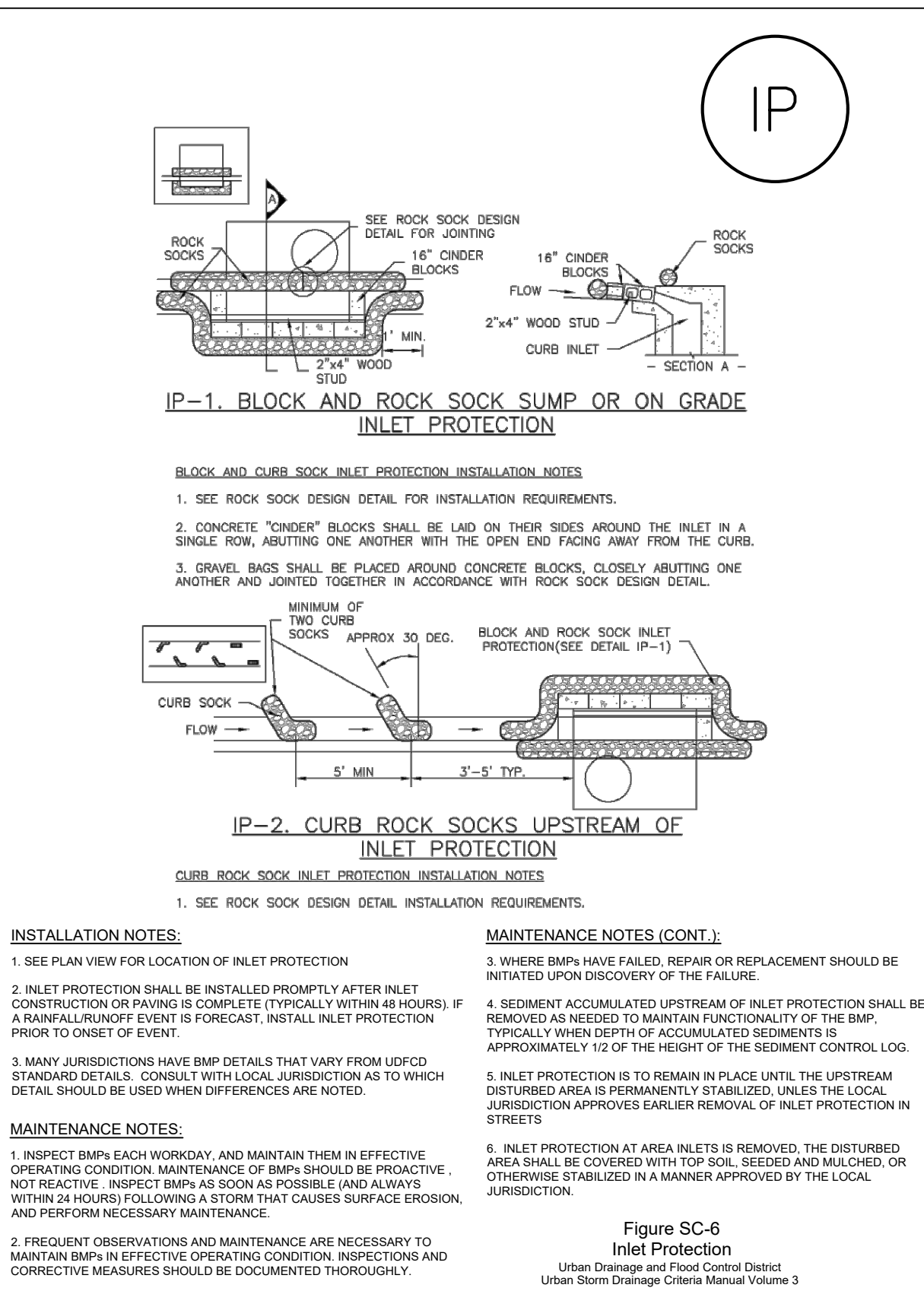
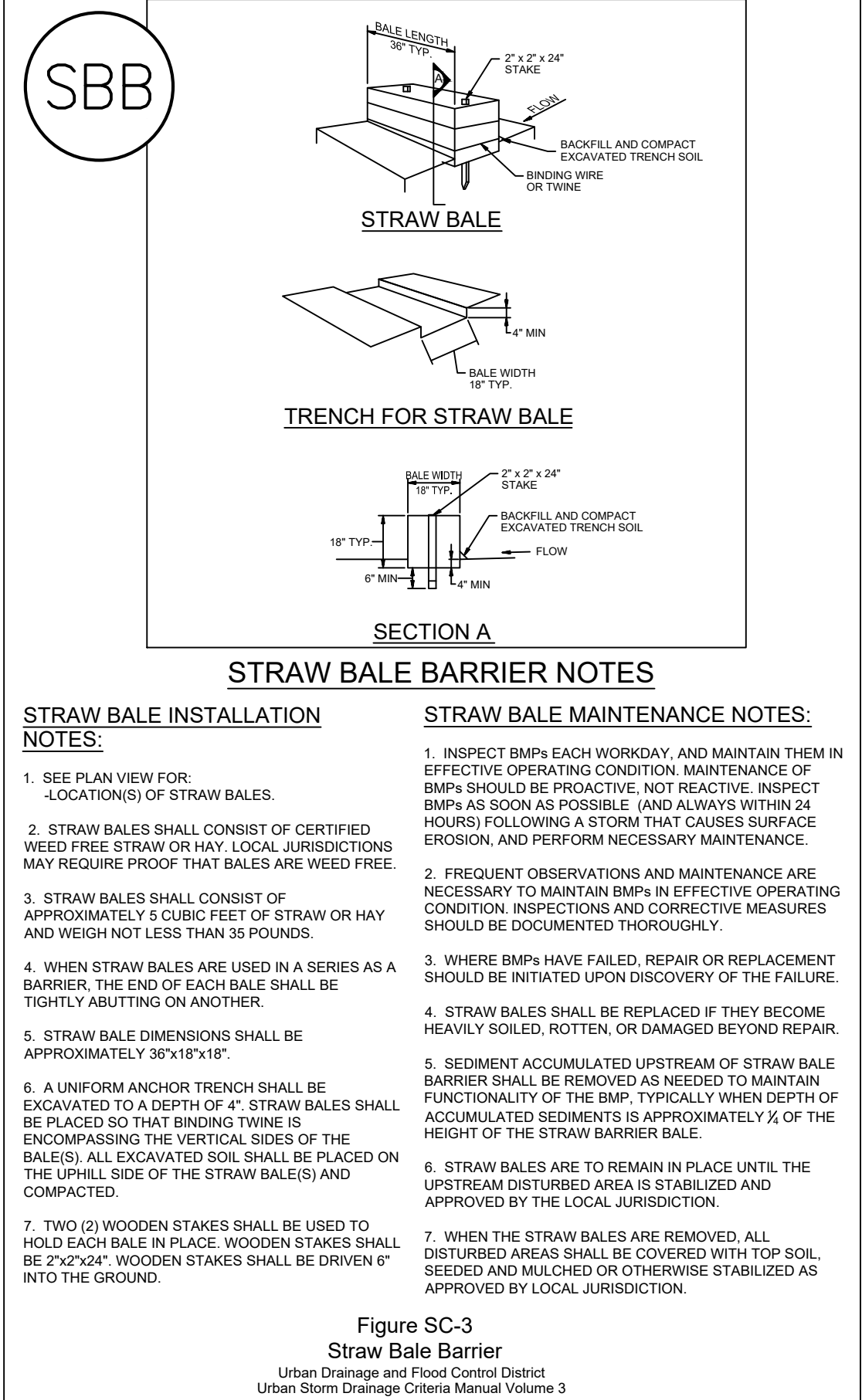
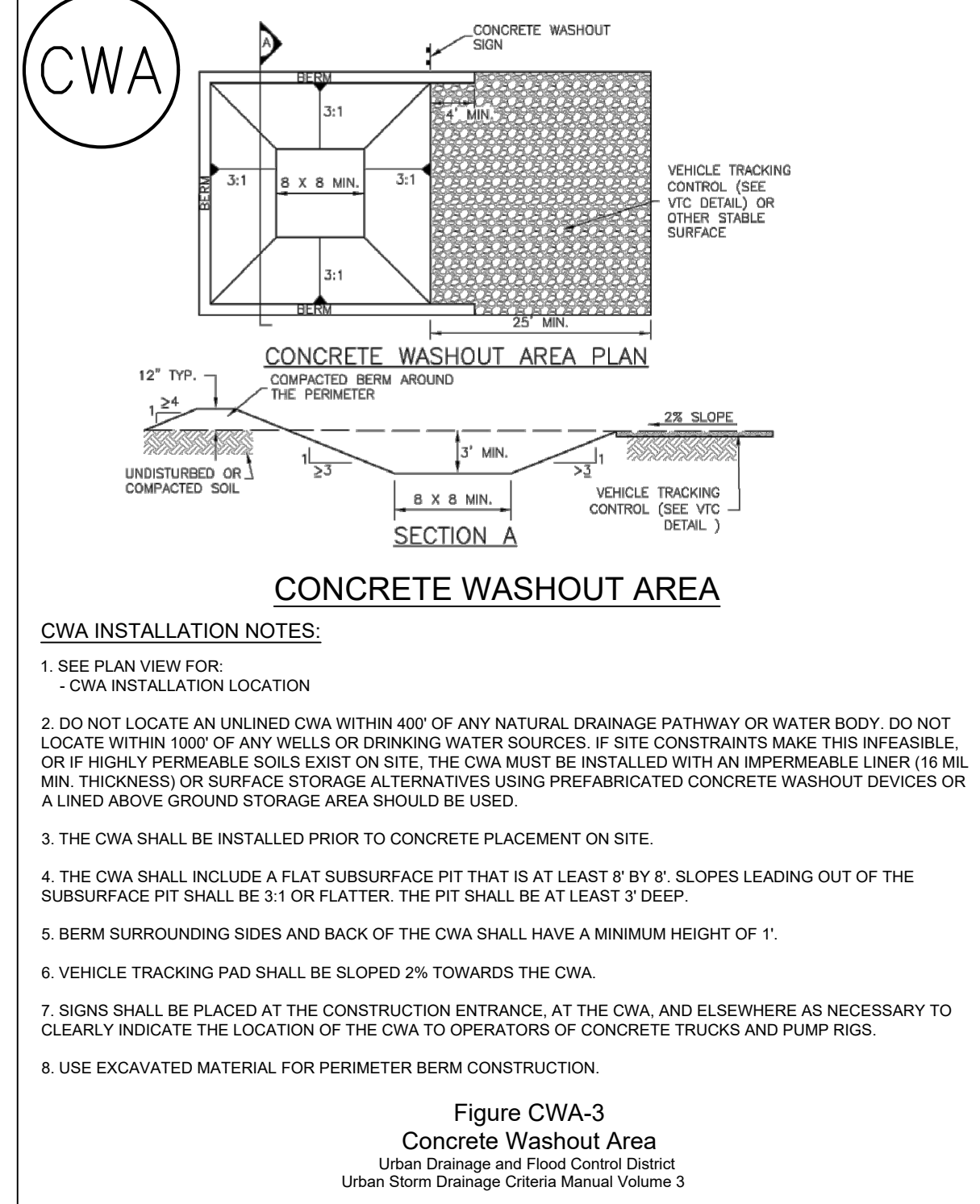
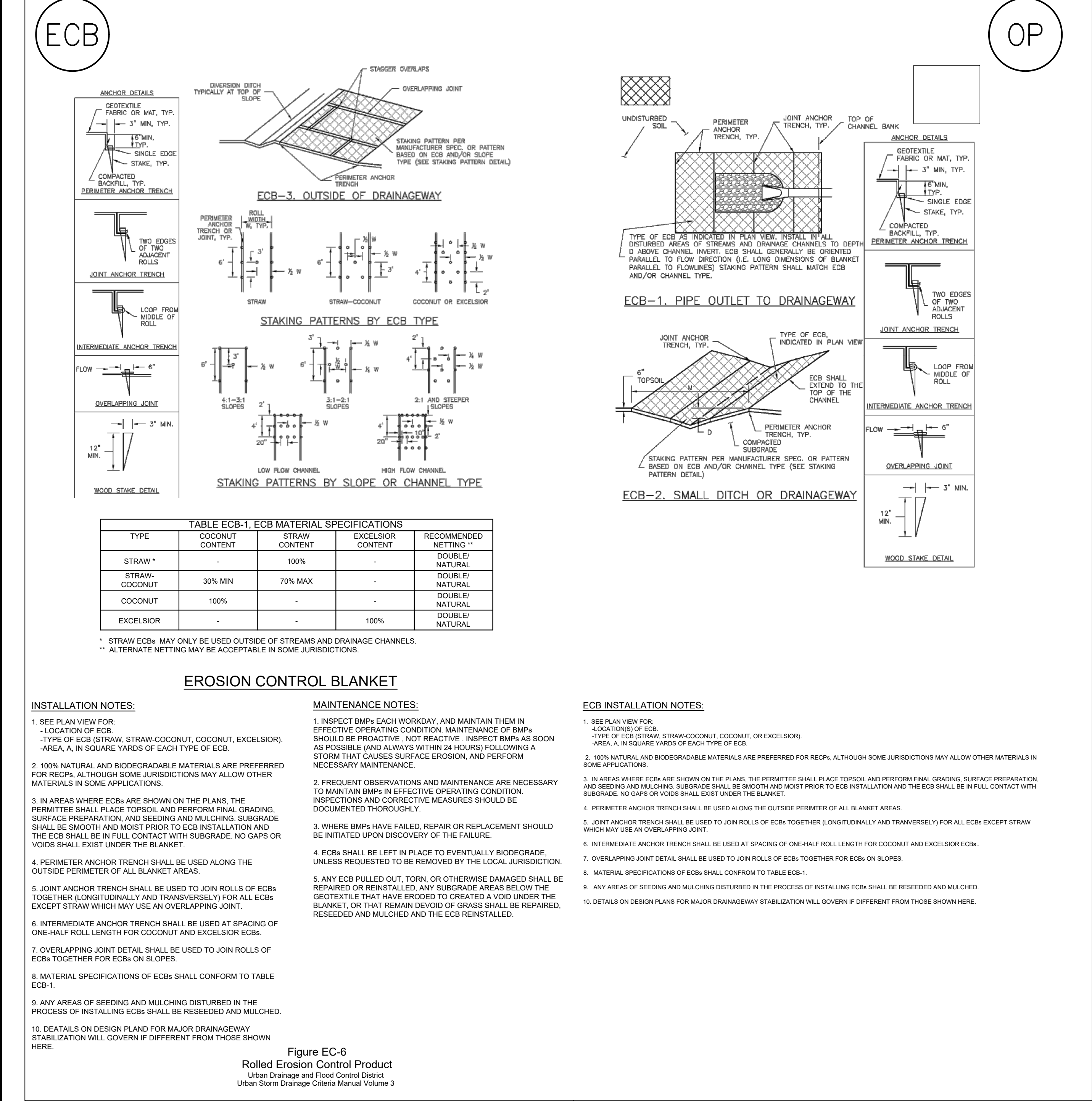
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.

2. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEED.

Figure MU-1
Mulching

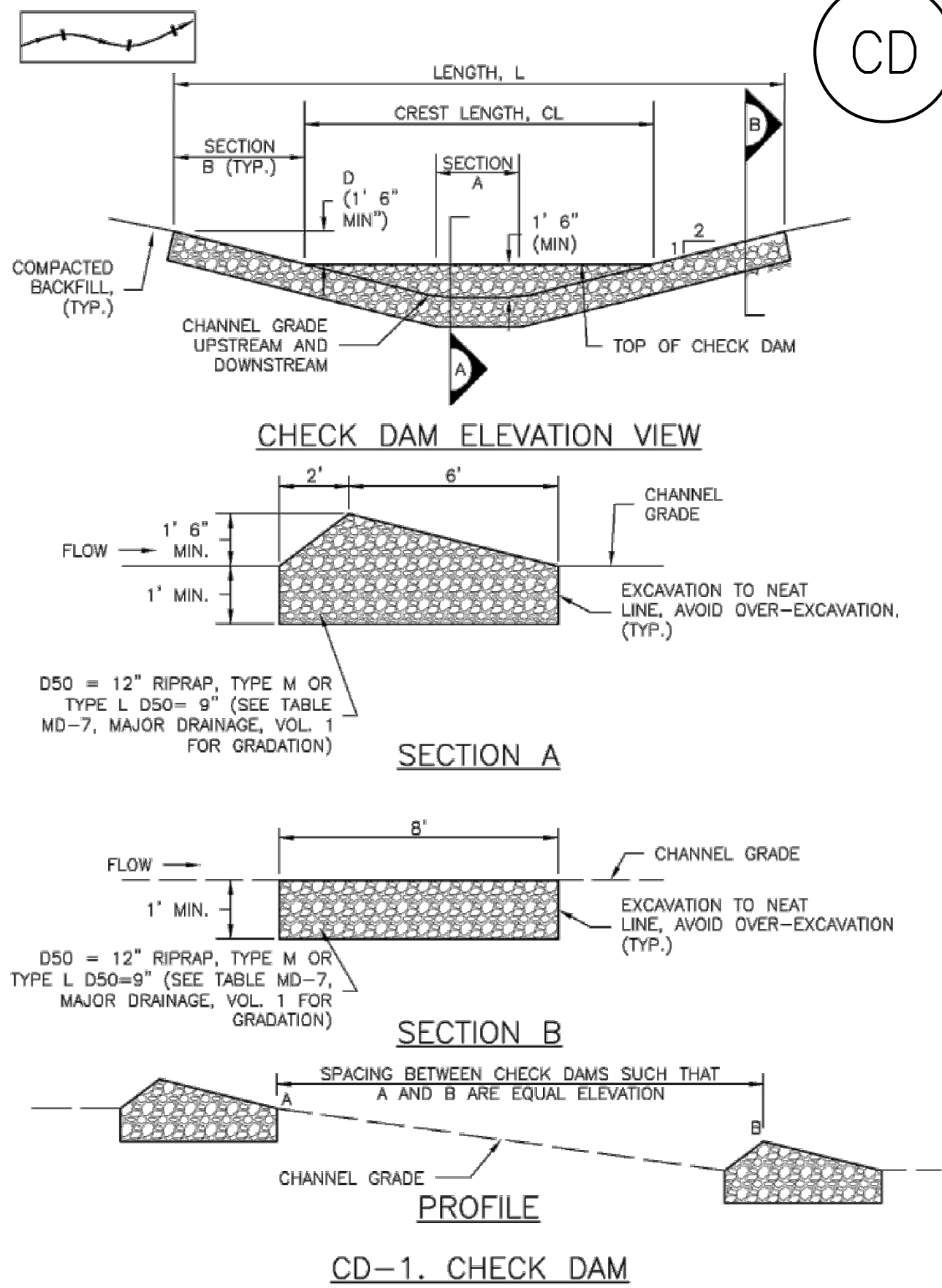
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 2

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Check Dams (CD)

EC-12



CHECK DAM INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CHECK DAMS.
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
 - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
- CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
- RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
- RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
- THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

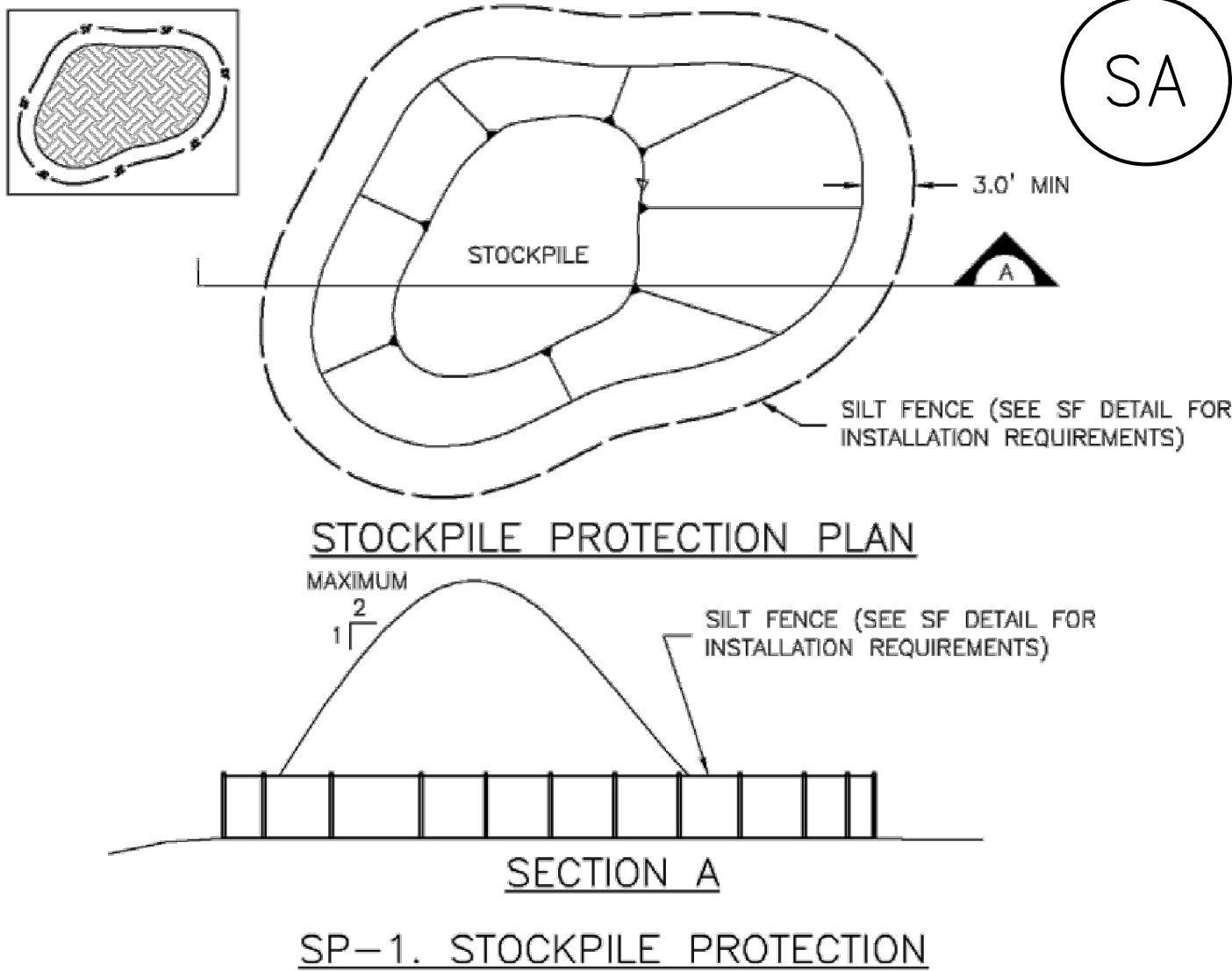
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
- CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UD/CD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Stockpile Management

MM-2

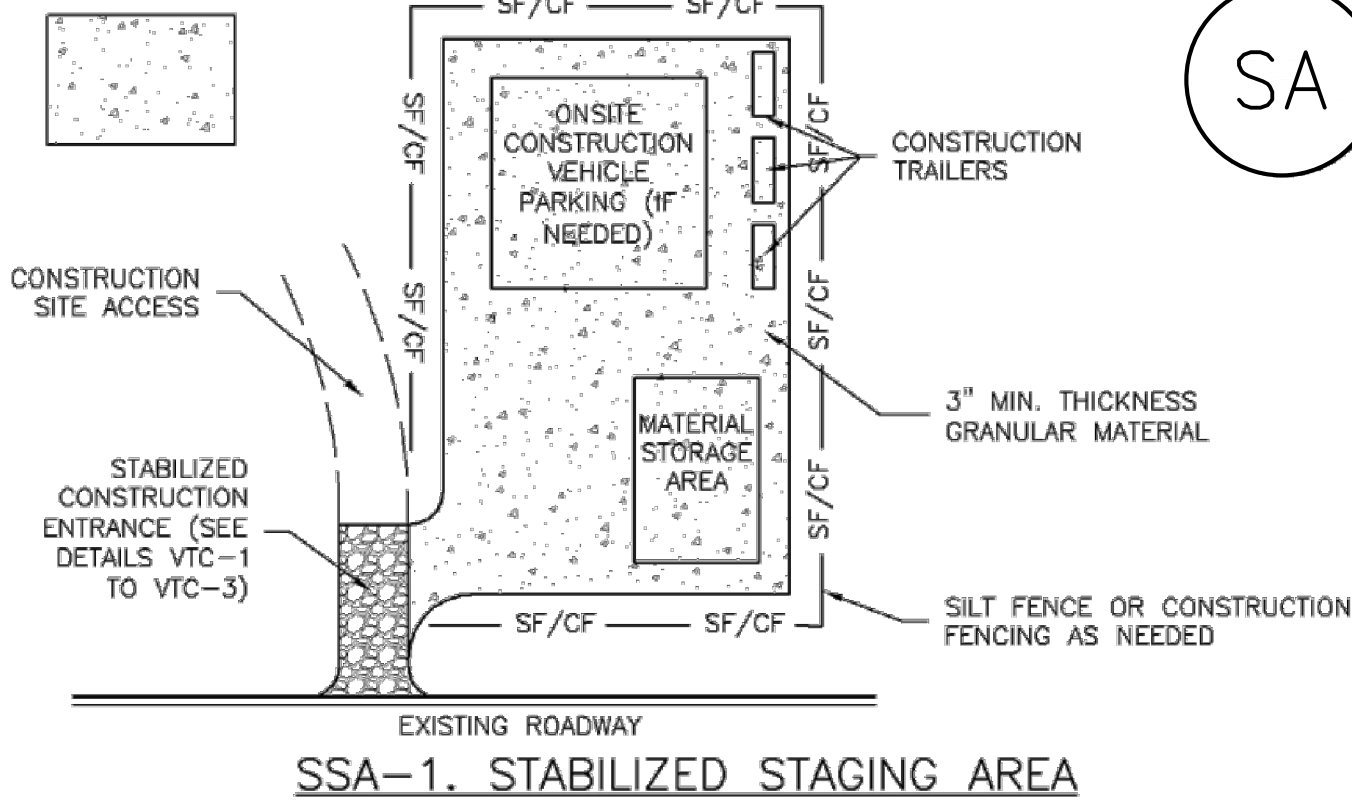


STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADE CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE. STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

Stabilized Staging Area (SSA)

SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

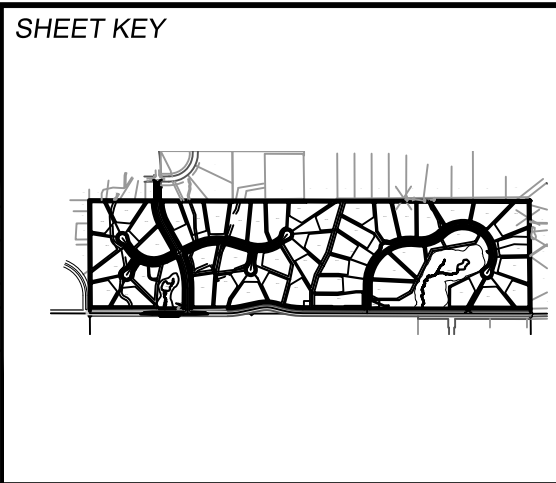
- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

EPC 4/16/21

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BENCHMARK	
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A LINE THAT IS 20° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56:32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"	

OWNER:	
SYLVAN VISTA, INC. WILLIAM F. HEREBIG II, MANAGER 14160 GLENEAGLE DRIVE COLORADO SPRINGS, CO 80921	
PREPARED BY:	
Matrix	

SEAL	
FOR AND ON BEHALF OF	
MATRIX DESIGN GROUP, INC. PROJECT No. 20.1105.004	

GRANDWOOD RANCH			
EL PASO COUNTY - SF-20-026 FINAL GRANDING & EROSION CONTROL PLANS			
EROSION CONTROL DETAILS			
DESIGNED BY:	CP	SCALE	DATE ISSUED: FEBRUARY, 2021
DRAWN BY:	TS	HORIZ N/A	DRAWING No.
CHECKED BY:	NS	VERT. N/A	SHEET 9 OF 9
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