GRADING AND EROSION CONTROL PLAN
for
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY
EL PASO COUNTY, COLORADO

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF SANCTUARY OF PEACE RESIDENTIAL COMMUNITY TO BEAR N89°51'41"W.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATUM).

GENERAL NOTES:

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS ANO/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND LOCATIONS HAVE NOT BEEN PERFORMED. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EARTH WORK OR DIGGING (1-800-922-1987 OR 811). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE AND ANY DISRUPTION SHALL BE SETTLED BY THE CONTRACTOR.
4. EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL ENDEAVOR NOT TO DISTURB ANY OFFSITE AREAS. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, ADJACENT (OFF-SITE) PROPERTY DISTURBED BY THIS OPERATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL GRADING WORK IS ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. CONTRACTOR IN THE PERFORMANCE OF THIS WORK SHALL, AT ALL TIMES, WHETHER OR NOT SPECIFICALLY DIRECTED BY OWNER OR ENGINEER, STRICTLY OBSERVE SAFETY PROVISIONS OF ALL FEDERAL, STATE AND MUNICIPAL LAWS AND BUILDING AND CONSTRUCTION CODES RELATING TO PUBLIC SAFETY. CONTRACTOR SHALL CONTINUOUSLY CONDUCT HIS OPERATIONS WORK IN A MANNER THAT SUCH WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF THE PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY ASSOCIATED WITH THIS PROJECT.
8. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED ACCORDING TO THE EL PASO COUNTY STANDARD SPECIFICATIONS, LATEST REVISION.

STANDARD EL PASO COUNTY GRADING & EROSION CONTROL PLAN 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.

25. All construction traffic must enter/exit the site only at approved construction access points.

26. Prior to construction the permittee shall verify the location of existing utilities.

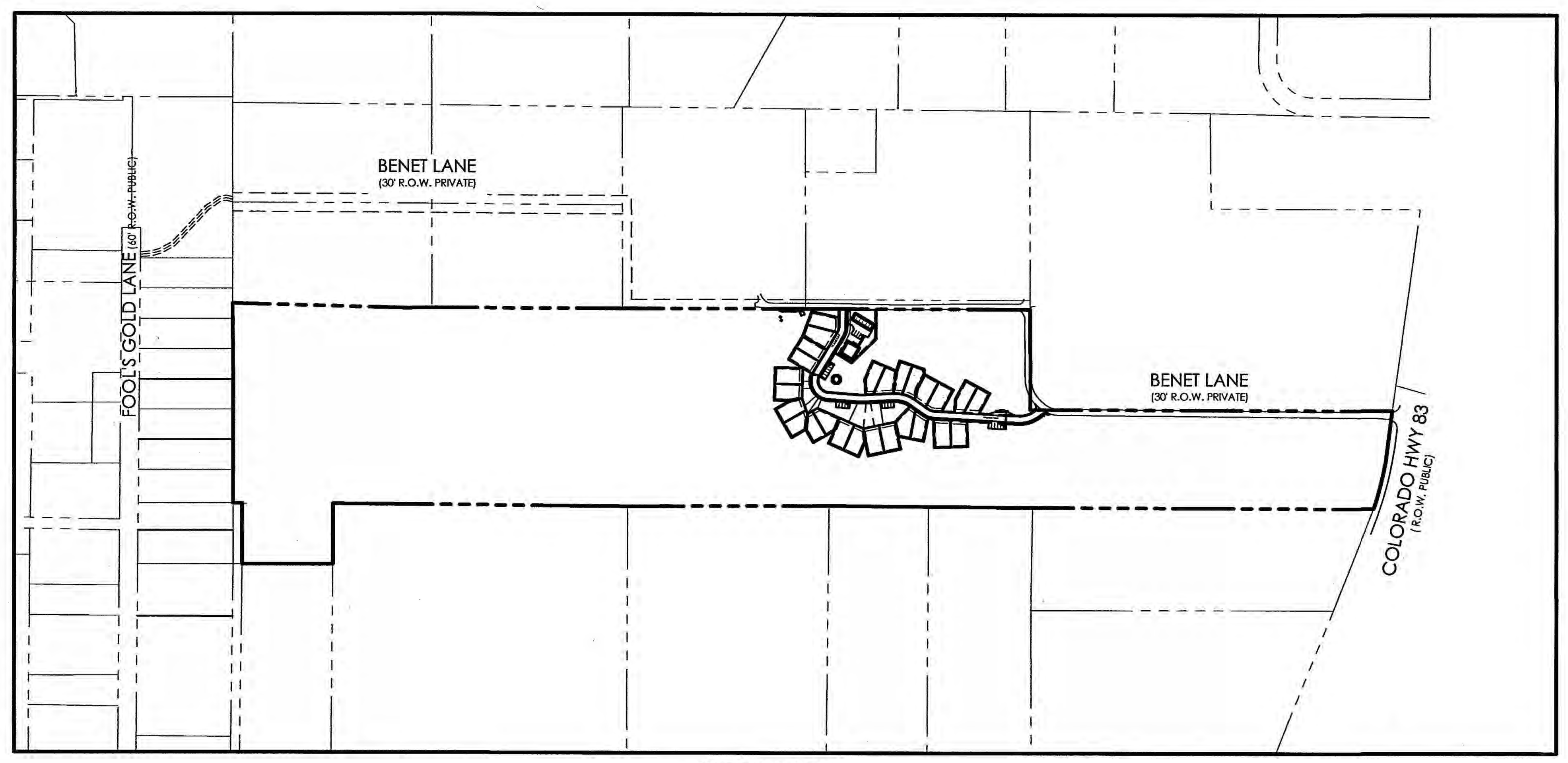
27. A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.

28. The soils report for this site has been prepared by Entech Engineering titled Soil, Geology and Geologic Hazard Study, Sanctuary of Peace Filing No. 1, and dated October 28, 2019 and shall be considered a part of these plans.

29. At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact:

Colorado Department of Public Health and Environment
Water Quality Control Division
WQCD – Permits
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Attn: Permits Unit

CALL BEFORE YOU DIG... COLORADO 811 — CALL 811 OR 1-800-922-1987 — 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER



SITE MAP
1" = 400'

GRADING NOTES:

1. ALL WEEDS, TRASH, DEBRIS, RUBBLE, BROKEN ASPHALT, ORGANIC MATERIAL (EXCLUDING TOPSOIL) AND REFUSE, OR ANY OTHER MATERIAL WHICH WOULD NOT BE DELETERIOUS AS FILL MATERIAL OR INCAPABLE OF SUPPORTING THE BUILDING, VEHICULAR AND/OR OVERBURDEN LOADS TO BE IMPOSED SHALL BE CLEARED, GRUBBED OR EXCAVATED AS THE CASE MAY DICTATE PRIOR TO GRADING AND SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
2. PROPOSED CONTOURS SHOWN ARE FINISH GRADES AND READ TO TOP OF PAVEMENT AND FINISH SOIL GRADE.
3. THE CONTRACTOR SHALL ENDEAVOR NOT TO DISTURB ANY OFFSITE AREAS. THE CONTRACTOR SHALL RESTORE TO THE ORIGINAL CONDITION, ADJACENT (OFF-SITE) PROPERTY DISTURBED BY HIS OPERATIONS.
4. THE GENERAL CONTRACTOR SHALL STRIP TOPSOIL FROM CONSTRUCTION AREAS AND STOCKPILE TOPSOIL AT AREA SHOWN ON THIS PLAN. PLACE TOPSOIL WITH APPROPRIATE EROSION CONTROL AND IN A MANNER SO AS TO NOT CONFLICT WITH OTHER TRADES AND CONSTRUCTION PROCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT GRADED AREAS FROM, AND AS NECESSARY RESTORE TO GRADE, ANY RUTS, WASHES OR OTHER CHANGES FROM THE DESIGN ELEVATIONS SHOWN HEREON, UNTIL GRADING WORK IS ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
4. ALL GRADING SHALL BE DONE TO INSURE POSITIVE DRAINAGE AWAY FROM FOUNDATIONS AND STRUCTURES.
5. FINISHED GRADE OF ALL PERVIOUS EARTH SURFACES THAT CONTACT FOUNDATION WALLS SHALL BE A MINIMUM OF 6" BELOW ANY UNTREATED WOOD MATERIAL OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
6. PERVIOUS EARTH SURFACES SHALL SLOPE AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 6" IN 10 FEET (5%) FOR THE FIRST 10 FEET ADJACENT TO THE FOUNDATION OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
7. CONCRETE OR OTHER IMPERVIOUS SURFACES THAT CONTACT FOUNDATION WALLS SHALL SLOPE AWAY FROM ALL FOUNDATION WALLS AT A MINIMUM RATE OF 1/4" PER FOOT (2.00%) OR IN ACCORDANCE WITH APPLICABLE CODES AND THE RECOMMENDATIONS OF THE OWNER'S GEOTECHNICAL ENGINEERING REPORT OR DESIGN.
8. ANY FILL MATERIAL REQUIRED TO BRING GRADES UP TO PROPOSED ELEVATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING TOPSOIL THROUGHOUT THE LAWN AND PLANTING AREAS ACCORDING TO APPROVED LANDSCAPE PLANS, BY OTHERS.
10. THE NATURE OF WORK PROPOSED BY THIS PLAN IS GRADING AND THE EXTENT OF SAID PROPOSED GRADING IS SHOWN BY THE EXISTING AND PROPOSED CONTOURS HEREON.
11. M.V.E., INC. OR THE ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR USE OF THIS GRADING PLAN FOR ANY OTHER PURPOSE THAN OVER LOT GRADING OPERATIONS.
12. CONTRACTOR SHALL USE MECHANICAL METHODS TO GO FROM THE EXISTING TO PROPOSED CONTOURS IN ACCORDANCE WITH THIS GRADING PLAN. QUALITY CONTROL OF SOILS AND GRADING OPERATION WILL BE AS DIRECTED BY OWNERS GEOTECHNICAL ENGINEER.
13. CONTRACTOR IN THE PERFORMANCE OF HIS GRADING WORK SHALL, AT ALL TIMES, WHETHER OR NOT SPECIFICALLY DIRECTED BY OWNER OR ENGINEER, STRICTLY OBSERVE SAFETY PROVISIONS OF ALL FEDERAL, STATE AND MUNICIPAL LAWS AND BUILDING AND CONSTRUCTION CODES RELATING TO PUBLIC SAFETY. CONTRACTOR SHALL CONTINUOUSLY CONDUCT HIS GRADING OPERATIONS WORK IN A MANNER THAT SUCH WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF THE PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY SHOWN ON THIS GRADING PLAN. GRADING OPERATIONS WORK COMPLETED IN ACCORDANCE WITH THIS GRADING PLAN WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF THE PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY SHOWN ON THIS GRADING PLAN.
14. WHENEVER OWNER, ENGINEER OR CITY SAFETY DIRECTOR OR HIS DESIGNATED REPRESENTATIVE BECOMES AWARE OF CONTRACTORS FAILURE TO COMPLY WITH APPLICABLE SAFETY REGULATIONS, THE OWNER, ENGINEER OR CITY SAFETY DIRECTOR OR HIS DESIGNATED REPRESENTATIVE WILL INFORM THE CONTRACTOR WHO SHALL TAKE IMMEDIATE STEPS TO REMEDY THE NONCOMPLIANCE.
15. CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION CONTROL MEASURES DURING EARTHWORK OPERATIONS TO CONTROL EROSION AND SEDIMENT TRANSFER TO ADJACENT PROPERTIES. EROSION CONTROL MEASURES ARE NOT LIMITED TO THOSE NOTED ON THE EROSION CONTROL PLAN.
    A. ALL DISTURBED AREAS SHALL BE REVEGETATED OR OTHERWISE LANDSCAPED AFTER CONSTRUCTION IN ACCORDANCE WITH THE REVEGETATION GUIDELINES CONTAINED IN THE STANDARD EROSION CONTROL NOTES ON THIS PLAN AND IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN FOR THIS PROJECT. THE APPROVED LANDSCAPE PLAN DEPICTS SOD AND SEEDING AREAS WITH SPECIFIED TYPES AND AMOUNTS.
    B. NETTING WILL BE PLACED ON CONSTRUCTED SLOPES GREATER THAN 3:1. SLOPE VALUES ARE ARE SHOWN ON THE PLAN. NETTING SHALL BE GREENFIX AMERICA WS072 OR EQUAL AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES. NETTING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
    C. STRAW BALES WILL BE PLACED AT TOP OF NEWLY CONSTRUCTED SLOPES OF 3:1 OR GREATER AT SELECTED LOCATIONS AS REQUIRED.
    D. PLACE SILT FENCE AS SHOWN ON THE EROSION CONTROL PLAN AND AS MAY BE REQUIRED TO PREVENT SEDIMENT MOVEMENT TO ADJACENT PROPERTY. STRAW BALES OR EROSION CONTROL LOGS MAY BE SUBSTITUTED WITH APPROVAL OF THE ENGINEER.
22. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED ACCORDING TO THE EL PASO COUNTY STANDARD SPECIFICATIONS, LATEST REVISION.

SHEET INDEX

CONCRETE & CONCRETE REINFORCEMENT NOTES

1. ALL CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE YIELD STRENGTH OF 4,000 PSI UNLESS OTHERWISE SHOWN ON THESE PLANS. HIGHER COMPRESSIVE STRENGTH CONCRETE IS ACCEPTABLE TO ACHIEVE EARLY CONCRETE STRENGTH THAT MAY BE DEEMED NECESSARY TO MEET CONSTRUCTION SCHEDULE PRIORITIES.

2. ALL CAST IN PLACE CONCRETE REINFORCEMENT SHALL HAVE A MINIMUM TENSILE YIELD STRENGTH OF 60,000 PSI UNLESS OTHERWISE SHOWN ON THESE PLANS AND CONFORMANCE WITH CITY OF COLORADO SPRINGS SPECIFICATIONS, SECTION 603 IS REQUIRED.

3. ALL CONCRETE TESTING SHALL BE IN CONFORMANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

STREET CONSTRUCTION NOTES:

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS, EL PASO COUNTY ENGINEERING CRITERIA MANUAL, LATEST EDITION, AND THE EL PASO COUNTY LAND DEVELOPMENT CODE, LATEST EDITION AND THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL, LATEST EDITION.
2. ALL PRIVATE STREET CONSTRUCTION SHALL BE IN COMPLIANCE WITH WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS, UNLESS SHOWN OTHERWISE ON THESE PLANS.
3. CONCRETE USED IN CURB AND GUTTER, SIDEWALK AND CROSS PAN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4. THE STREET PAVEMENT SECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT DESIGN REPORT AS PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.
5. ALL BACKFILL, PAVEMENT SECTION SUBGRADE, SUB-BASE, AND/OR BASE COURSE (CLASS 5 OR 6) MATERIAL SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
6. ALL CURB RETURNS AND 10' EITHER SIDE OF CURB RETURNS SHALL BE 6" VERTICAL CURB ((EL PASO COUNTY TYPE A CURB AND GUTTER) WITH AN ADDITIONAL 10' OF TRANSITION TO 6" RAMP CURB (EL PASO COUNTY TYPE C CURB AND GUTTER), UNLESS OTHERWISE SHOWN.
7. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS, UNLESS OTHERWISE INDICATED ALL ELEVATIONS ARE TOP BACK OF CURB (TBC) AND FLOWLINE (FL) AS INDICATED, FINISHED GRADE (FG) OF SIDEWALK OR ASPHALT PAVEMENT, OR TOP OF INLET OR BOX (TOB) AS INDICATED.
8. ALL PEDESTRIAN RAMPS SHALL BE INSTALLED AT INTERSECTIONS SHOWN AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE EL PASO COUNTY STANDARDS AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL, LATEST EDITION. ALL PEDESTRIAN RAMP MATERIALS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY APPROVED MATERIALS.
9. THE CONTRACTOR SHALL PERFORM ALL GRADING OPERATIONS IN ACCORDANCE WITH THE APPROVED GRADING AND EROSION CONTROL PLAN FOR THIS PROJECT AND SHALL OBSERVE THE REQUIREMENTS OF THE STORM WATER MANAGEMENT PLAN.
10. IN THE CASE OF ANY DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND EL PASO COUNTY STANDARDS AND SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR RESOLUTION.
11. CONTRACTOR IN THE PERFORMANCE OF THIS WORK SHALL, AT ALL TIMES, WHETHER OR NOT SPECIFICALLY DIRECTED BY OWNER OR ENGINEER, STRICTLY OBSERVE SAFETY PROVISIONS OF ALL FEDERAL, STATE AND MUNICIPAL LAWS AND BUILDING AND CONSTRUCTION CODES RELATING TO PUBLIC SAFETY. CONTRACTOR SHALL CONTINUOUSLY CONDUCT HIS OPERATIONS WORK IN A MANNER THAT SUCH WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF THE PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY ASSOCIATED WITH THIS PROJECT.
12. THE CONTRACTOR SHALL SECURE ALL APPLICABLE LICENSES AND PERMITS TO COMPLETE THE CONSTRUCTION IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
13. CONTRACTOR SHALL OBTAIN COPIES OF THE LATEST EDITION OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL TO BE KEPT ON SITE DURING ALL PUBLIC IMPROVEMENT CONSTRUCTION OPERATIONS.
14. CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT AND PAVEMENT DESIGN REPORT FROM THE GEOTECHNICAL ENGINEER TO BE KEPT ON SITE DURING ALL EARTHWORK AND STREET CONSTRUCTION OPERATIONS.

LEGEND

PROPERTY LINE
EASEMENT LINE
LOT LINE
BUILDING SETBACK LINE
ADJACENT PROPERTY LINE

EXISTING		PROPOSED	
5985	INDEX CONTOUR	5985	INDEX CONTOUR
84	INTERMEDIATE CONTOUR	84	INTERMEDIATE CONTOUR
	CONCRETE AREA		CONCRETE AREA
	ASPHALT AREA		ASPHALT AREA
	CURB AND GUTTER		CURB AND GUTTER
	BUILDING/ BUILDING OVERHANG		BUILDING/ BUILDING OVERHANG
	DECK		DECK
	RETAINING WALL - SOLID/ ROCK		RETAINING WALL - SOLID ROCK
	SIGN		SIGN
B	BOLLARD	B	BOLLARD
	WOOD FENCE	86.0 TW / 83.0 FG	TOP OF WALL/GRADE AT BOTTOM OF WALL
	CHAIN LINK FENCE	86.85 / 83.35	TOP OF CURB/FLOWLINE
	BARBED WIRE FENCE	84.96 / TSW	SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
	TREE (EVERGREEN/DECIDUOUS)	FF = 5986.00	FINISHED FLOOR ELEVATION
	SHRUB		
	ROCK		

P.E. CERTIFICATION OF PERMANENT BMP's

1. EL PASO COUNTY REQUIRES THE ISSUANCE OF A CERTIFICATION LETTER BY A COLORADO REGISTERED ENGINEER FOR THE PERMANENT BMP FACILITIES. ADHERENCE TO THE ITEMS LISTED BELOW WILL HELP FACILITATE A P.E. CERTIFICATION AT THE COMPLETION OF THE PERMANENT BMP CONSTRUCTION.
2. CONTRACTOR TO OBSERVE ALL MATERIAL TESTING AND COMPACTION TESTING REQUIREMENTS OF EL PASO COUNTY STANDARDS AND SPECIFICATIONS FOR ALL BMP EMBANKMENTS. CONTRACTOR TO PROVIDE SUBMITTALS FOR ANY BMP RIP RAP, GRANULAR BEDDING, GRANULAR FILTER MATERIAL, OR GROWING MEDIA AS INDICATED ON THESE PLANS AND PROVIDE VERIFICATION OF MATERIALS USED AT COMPLETION OF THE FACILITY IF REQUESTED.
3. CONTRACTOR TO CONTACT THE DESIGN ENGINEER IMMEDIATELY IF CONSTRUCTION VARIES IN ANY WAY FROM THE PLANS.
4. CONTRACTOR TO PROVIDE PROJECT SCHEDULE TO ENGINEER IN WRITING AND WILL NOTIFY ENGINEER OF KEY POINT MILESTONES AS DETERMINED IN THE PRE-CONSTRUCTION MEETING.

P.E. CERTIFICATION OF PUBLIC IMPROVEMENTS

1. COUNTY ACCEPTANCE OF PUBLIC STREET AND STORM DRAIN IMPROVEMENTS REQUIRES THE ISSUANCE OF A CERTIFICATION LETTER BY A COLORADO REGISTERED ENGINEER. ADHERENCE TO THE ITEMS LISTED BELOW WILL HELP FACILITATE A P.E. CERTIFICATION AT THE COMPLETION OF THE PUBLIC IMPROVEMENT CONSTRUCTION.
2. CONTRACTOR TO OBSERVE ALL TESTING MATERIAL AND COMPACTION TESTING REQUIREMENTS OF EL PASO COUNTY. CONTRACTOR TO PROVIDE GEOTECHNICAL ENGINEERING CERTIFICATION LETTERS AT THE COMPLETION OF CONSTRICTION OF PUBLIC IMPROVEMENTS.
3. CONTRACTOR TO CONTACT THE DESIGN ENGINEER IMMEDIATELY IF CONSTRUCTION VARIES IN ANY WAY FROM THE PLANS. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO THE START OF CONSTRUCTION FOR THE PRE-CONSTRUCTION MEETING.
4. CONTRACTOR TO PROVIDE PROJECT SCHEDULE TO ENGINEER IN WRITING AND WILL NOTIFY ENGINEER OF KEY POINT MILESTONES AS DETERMINED IN THE PRE-CONSTRUCTION MEETING.

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: SEPTEMBER 2020 - MARCH 2021
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: FALL 2021

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: 3.61 ACRES

RECEIVING WATERS

NAME OF RECEIVING WATERS: BLACK SQUIRREL & SMITH CREEKS

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA's) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0295G, EFFECTIVE DECEMBER 7, 2018

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.

APPROVED
Engineering Department
10/08/2020 7:30:59 AM
dsdnijkamp
EPC Planning & Community Development Department

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

OWNERS STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

VINCENT CROWDER, BENET HILL MONASTERY OF COLORADO SPRINGS INC. — 7.22.20
DATE

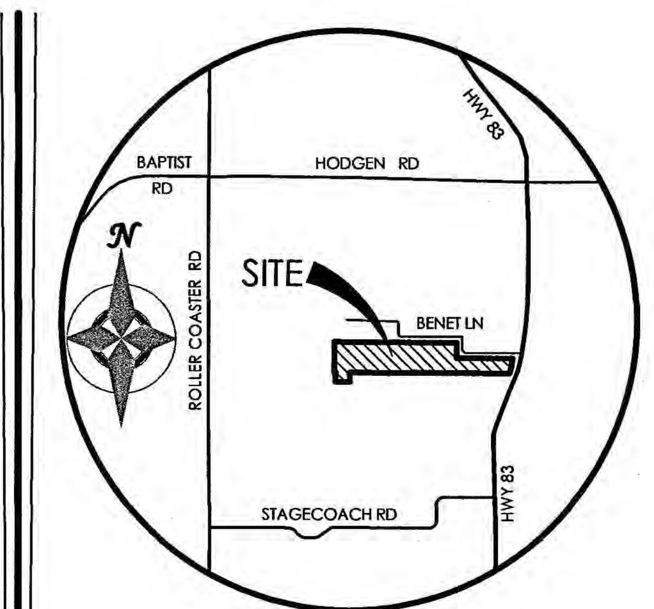
ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

COLORADO LICENSED — DAVID RAYMOND GORMAN — 31672 — 7/22/20 — PROFESSIONAL ENGINEER

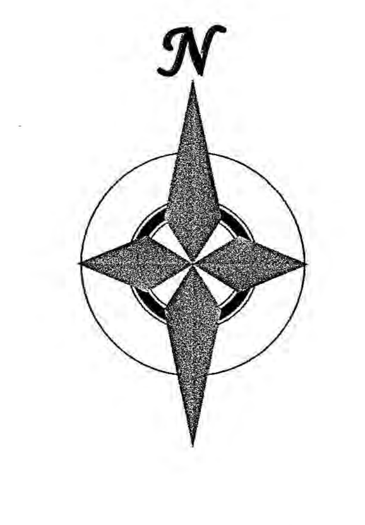
DAVID R. GORMAN, P.E. COLORADO NO. 31672 — 7/22/20
FOR AND ON BEHALF OF M.V.E., INC.
DATE

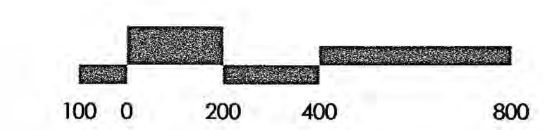
PUDSP-19-002



VICINITY MAP
NOT TO SCALE

BENCHMARK
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83), ELEVATION = 7502.79'





1" = 400' 1:4,800

MVE, INC. ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

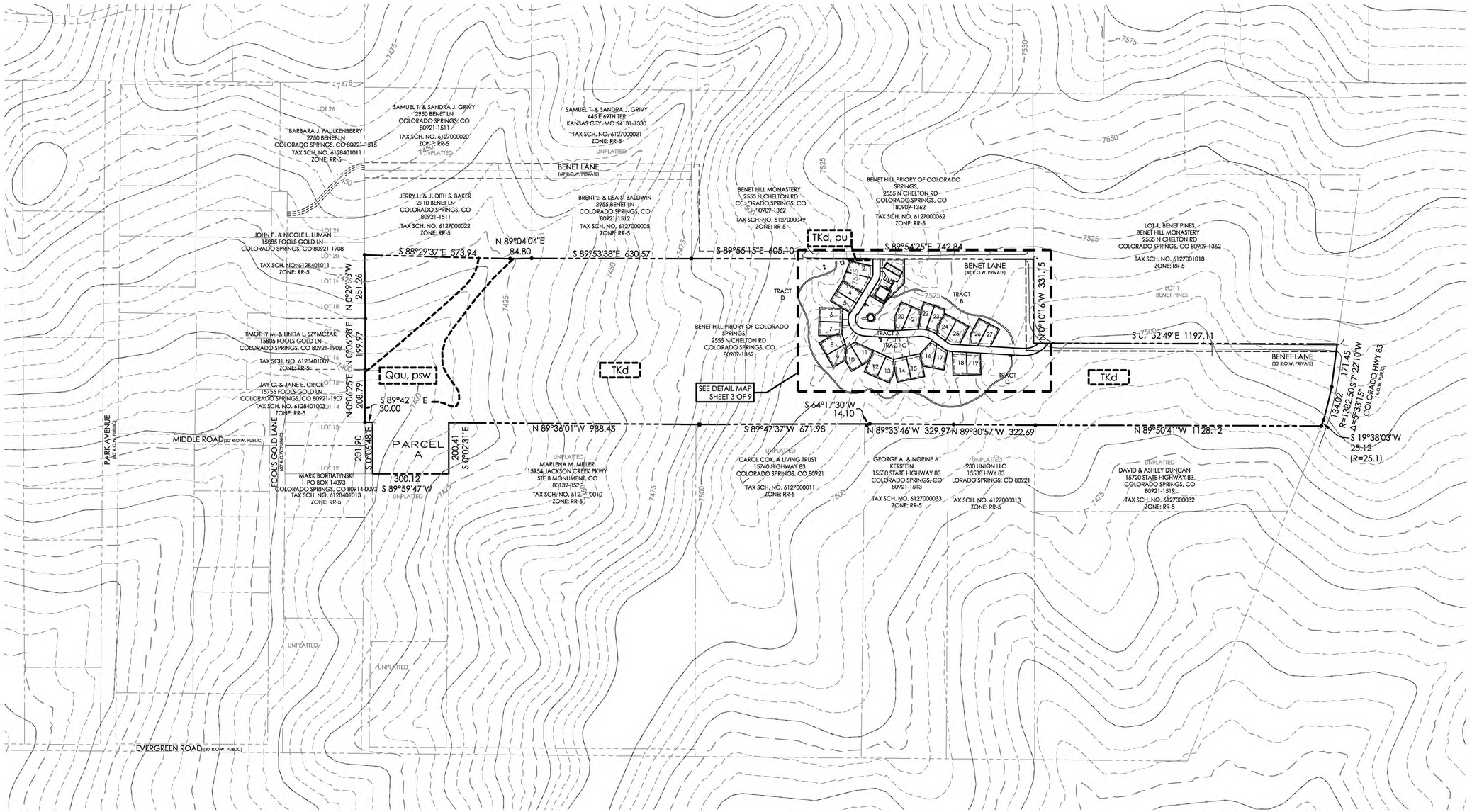
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

SANCTUARY OF PEACE
RESIDENTIAL COMMUNITY

GRADING & EROSION CONTROL PLAN COVER SHEET

C-1
MVE PROJECT 61087
MVE DRAWING -GEC-CS

APRIL 28, 2020
SHEET 1 OF 10



OVERALL SITE MAP
1" = 200'

GEOLOGIC HAZARD LEGEND

Qau	RECENT ALLUVIUM OF QUATERNARY AGE
TKda	DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE
psw	POTENTIALLY SEASONAL SHALLOW GROUNDWATER
pu	POTENTIALLY UNSTABLE SLOPE

SOIL & GEOLOGY CONDITIONS

GEOLOGIC HAZARD NOTE: LOTS 1 THRU 27, TRACTS A, B, C, & D HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY FOR SANCTUARY OF PEACE FILING NO. 1 PREPARED BY ENTECH ENGINEERING, FEBRUARY 11, 2019, JOB NO. 190118, IN THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY FILE (PUDSP-19-002) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- EXPANSIVE SOILS (LOTS 1 THRU 27, TRACTS A, B, C, & D)
- POTENTIALLY SEASONAL SHALLOW GROUND WATER (LOTS 1 THRU 27, TRACTS A, B, C, & D)
- POTENTIALLY UNSTABLE SLOPE (TRACT D & LOT 2)

MAP NOTES

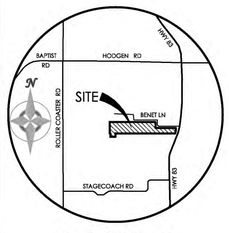
1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF LOT 1, BENET PINES, ASSUMED TO BEAR S89°52'49"E.
2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)
3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

ABBREVIATIONS

EL	ELEVATION	R	RADIUS
PC	POINT OF CURVATURE	T	TANGENT
PI	POINT OF INTERSECTION	L	LENGTH
PT	POINT OF TANGENCY	LF	LINEAR FEET
PCR	POINT OF CURVE RETURN	CL	CENTERLINE
PRC	POINT OF REVERSE CURVATURE	X.XX' R	DIMENSION RIGHT OF CL
PVC	POINT OF VERTICAL CURVATURE	X.XX' L	DIMENSION LEFT OF CL
PVI	POINT OF VERTICAL INTERSECTION	PL	PROPERTY LINE
PVT	POINT OF VERTICAL TANGENCY	PVRC	POINT OF VERTICAL REVERSE CURVATURE
GB	GRADE BREAK		
CSP	CORRUGATED STEEL PIPE	VC	VERTICAL CURVE
RCP	REINFORCED CONCRETE PIPE	AP	ANGLE POINT
CBC	CONCRETE BOX CULVERT	STA	STATION
TBC	TOP BACK CURB	INV	INVERT
TC	TOP OF CURB	TW	TOP OF WALL
FL	FLOW LINE	FG/FW	FINISHED GRADE AT FACE WALL
BT	BEGIN TAPER / TRANSITION	LP	LOW POINT
ET	END TAPER / TRANSITION	HP	HIGH POINT
EC	EDGE OF CONCRETE		
ROW	RIGHT-OF-WAY		

EPC 10/8/2020

PUDSP-19-002



VICINITY MAP
NOT TO SCALE

BENCHMARK
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83). ELEVATION = 7502.79'

50 0 100 200 400
1" = 200' 1:2,400

MVE, INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

COLORADO LICENSED DAVID R. RICHMOND 31672 PROFESSIONAL ENGINEER
7/22/20

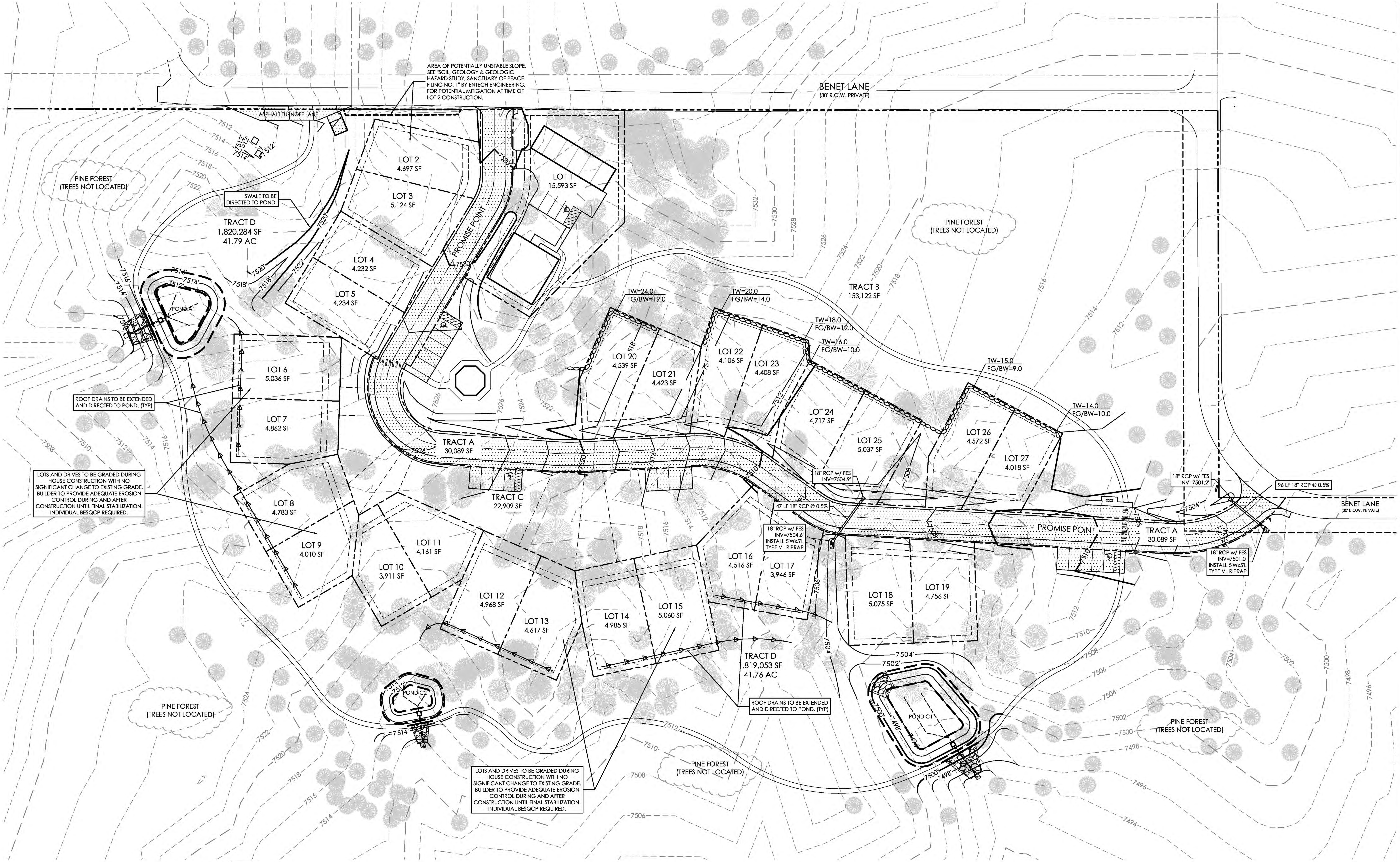
DESIGNED BY
DRAWN BY
CHECKED BY ____ _____
AS-BUILTS BY
CHECKED BY ____ _____

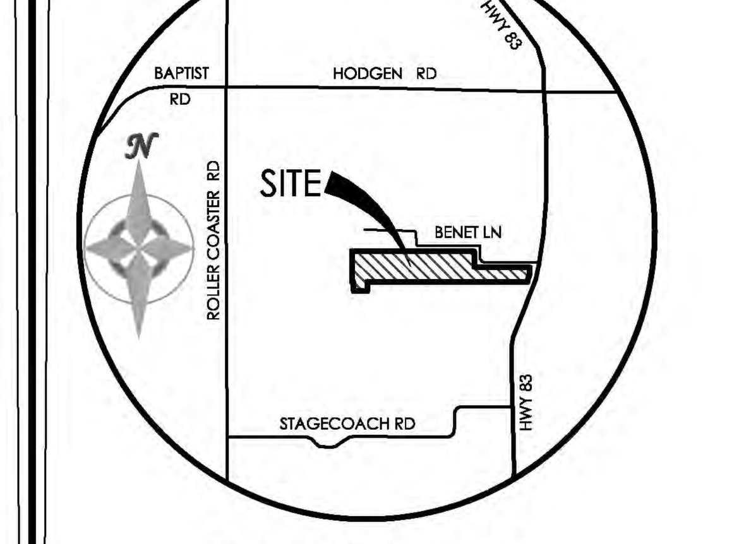
SANCTUARY OF PEACE
RESIDENTIAL COMMUNITY

GRADING & EROSION CONTROL PLAN
OVERALL GRADING

C-2
MVE PROJECT 61087
MVE DRAWING -GEC-CS

APRIL 28, 2020
SHEET 2 OF 10

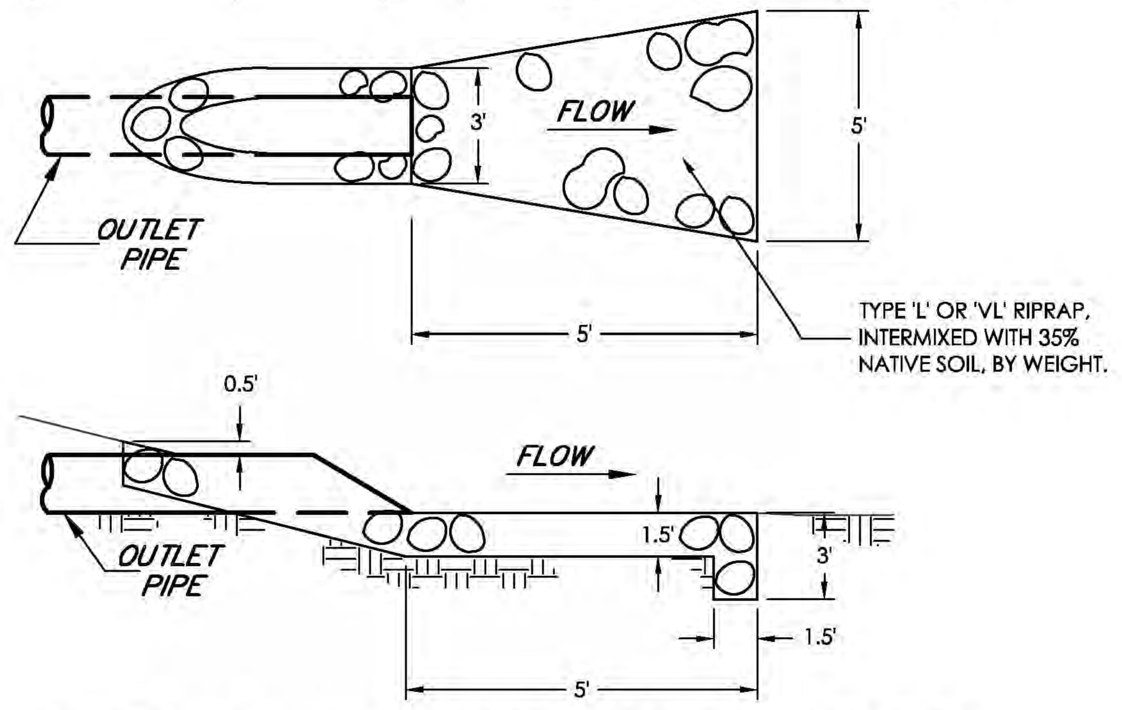




VICINITY MAP
NOT TO SCALE

BENCHMARK
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83), ELEVATION = 7502.79'

10 0 20 40 80
1" = 40' 1:480



RIPRAP AT CULVERT OUTLETS
NTS

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ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

COLORADO LICENSED PROFESSIONAL ENGINEER 31672 7/22/20

SANCTUARY OF PEACE
RESIDENTIAL COMMUNITY

GRADING & EROSION CONTROL PLAN
GRADING PLAN

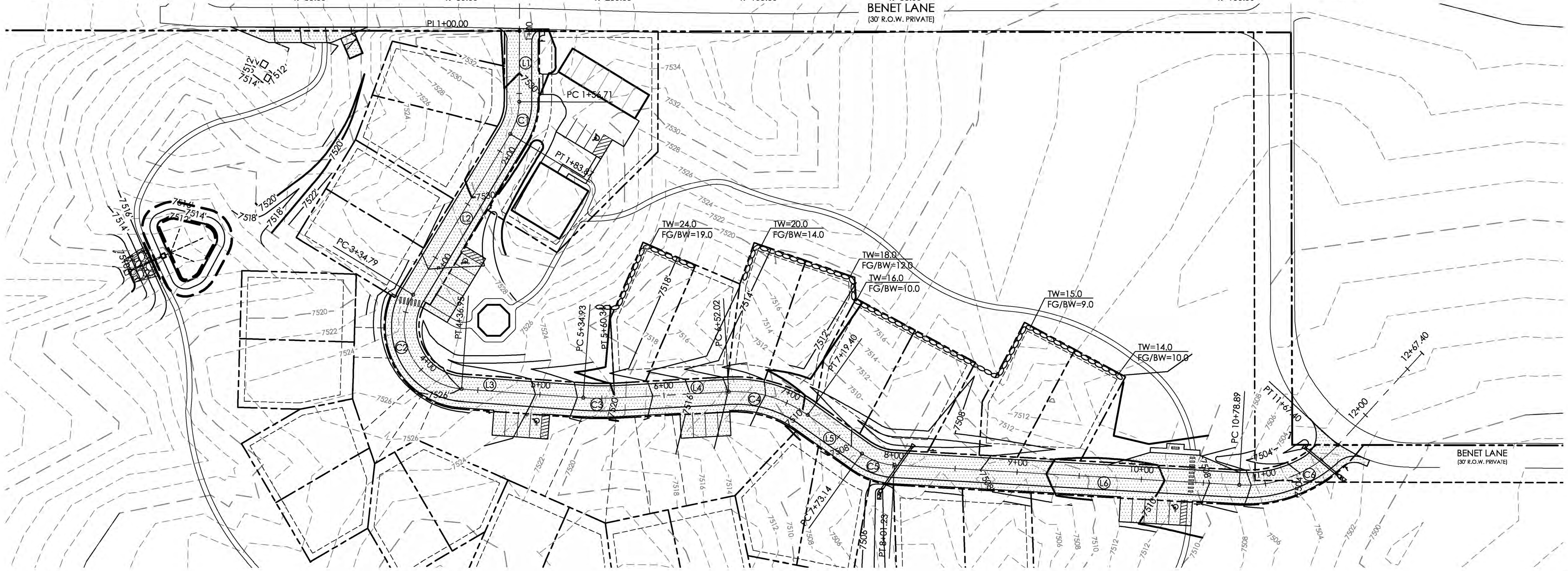
C-3 MVE PROJECT 61087
MVE DRAWING GEC-GP2

EPC 10/8/2020
PUDSP-19-002

APRIL 28, 2020
SHEET 3 OF 10

PROMISE POINT CENTERLINE DATA:

STA-0+00.00	L1	C1	L2	C2	L3	C3	L4	C4	L5	C5	L6	C6	STA-11+67.40
N: 5,643.85' E: 10,016.29'	S 00°05'55" W 56.71'	L=27.15' Δ=31°06'57" R=50.00'	S 31°12'32" W 150.93'	L=102.15' Δ=117°03'30" R=50.00'	S 85°50'58" E 97.98'	L=25.42' Δ=7°16'52" R=200.00'	N 86°52'10" E 91.68'	L=67.38' Δ=38°36'15" R=100.00'	S 54°31'35" E 53.74'	L=28.09' Δ=32°11'23" R=50.00'	S 86°42'58" E 277.66'	L=88.51' Δ=50°42'49" R=100.00'	N: 5,311.62' E: 10,674.55'



ABBREVIATIONS

EL	ELEVATION	R	RADIUS
PC	POINT OF CURVATURE	T	TANGENT
PI	POINT OF INTERSECTION	L	LENGTH
PT	POINT OF TANGENCY	LF	LINEAR FEET
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PRC	POINT OF REVERSE CURVATURE	X.XX' R	DIMENSION RIGHT OF CL
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GB	GRADE BREAK		
CSP	CORRUGATED STEEL PIPE	VC	VERTICAL CURVE
RCP	REINFORCED CONCRETE PIPE	AP	ANGLE POINT
CBC	CONCRETE BOX CULVERT	STA	STATION
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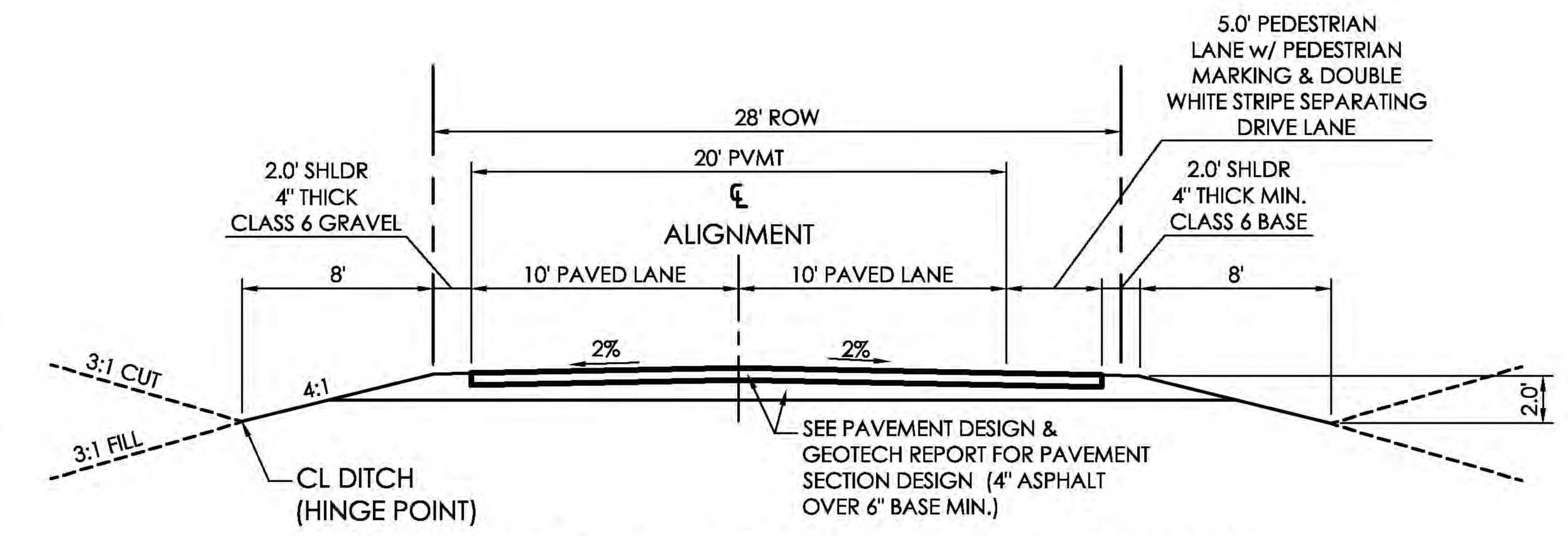
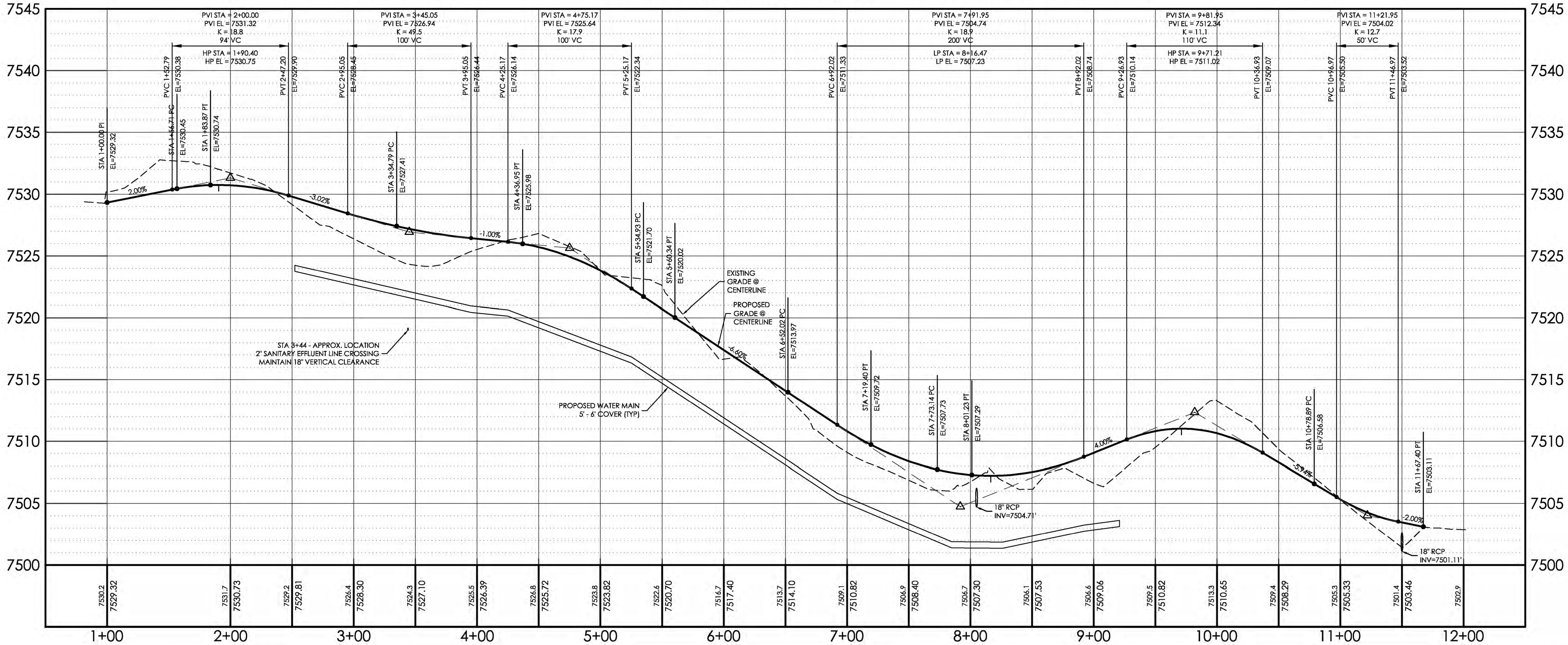
BT	BEGIN TAPER / TRANSITION	LP	LOW POINT
ET	END TAPER / TRANSITION	HP	HIGH POINT
EC	EDGE OF CONCRETE		
ROW	RIGHT-OF-WAY		



PRIVATE ROAD SECTION (PROMISE POINT)

NOT TO SCALE



PUDSP-19-002

BENCHMARK:

FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83). ELEVATION = 7502.79'

DESIGN DATA:

SIDEWALKS: WIDTH______
LOCATION: Attached ☐ Detached ☐
DESIGN SPEED______
CURB TYPE: 1☐ 2☐ 3☐ 4☐ 5☐
ROW WIDTH:______ FL-FL
STREET TYPE:______

PAVEMENT:
TYPE: HMA☐ PCC☐
THICKNESS:______
COMPOSITE SECTION:
HMA______ BASE______
SUBGRADE STABILIZATION:
CHEMICAL TYPE______ MECHANICAL THICKNESS______

VERTICAL SCALE 1" = 5' 1:60

HORIZONTAL SCALE 1" = 50' 1:600

COLORADO LICENSED PROFESSIONAL ENGINEER 31672 DAVID RAYMOND GORMAN 7/22/20

MVE, INC.
ENGINEERS SURVEYORS
1903 lelaray street colorado springs 719.635.5736
suite 200 co 80909 www.mvecivil.com

REVISIONS

MVE PROJECT
MVE DRAWING 61087-GEC-PP

APRIL 28, 2020

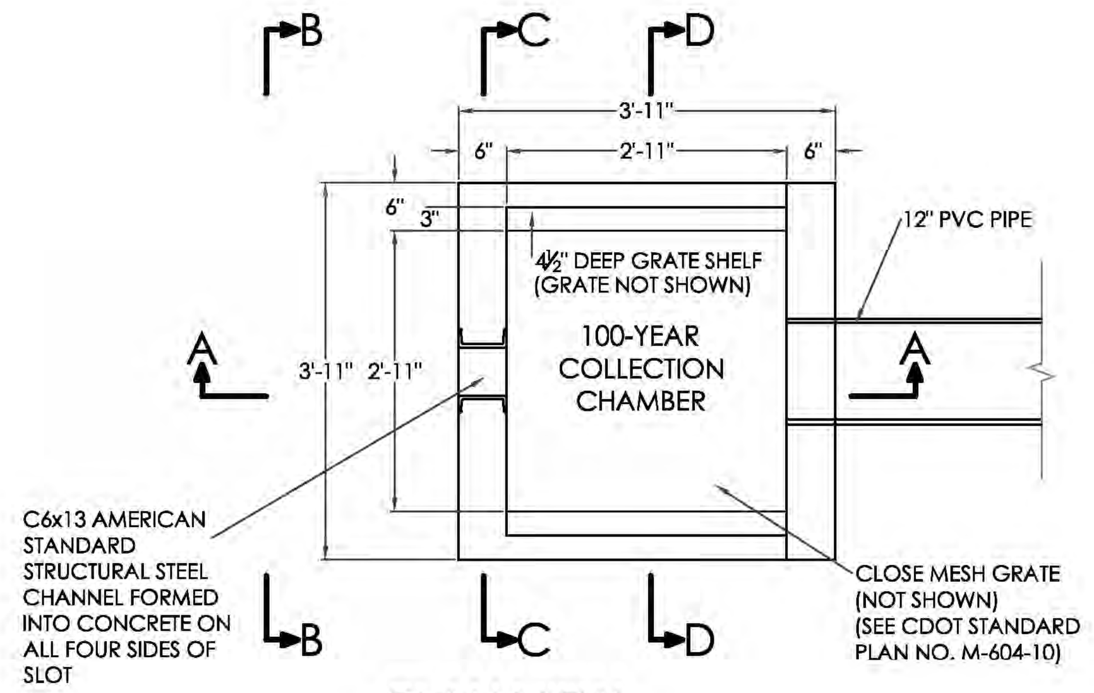
DESIGNED BY
DRAWN BY
CHECKED BY ______
AS-BUILTS BY
CHECKED BY ______

PLAN & PROFILE SHEET
FROM STA 0+00.00
TO STA 15+00.00

EPC 10/8/2020

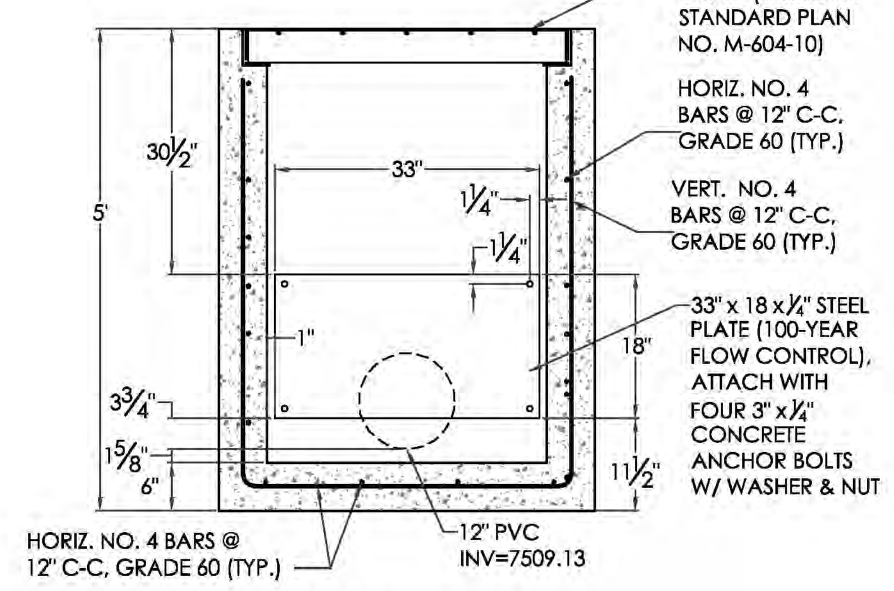
C-4

SHEET 4 OF 10



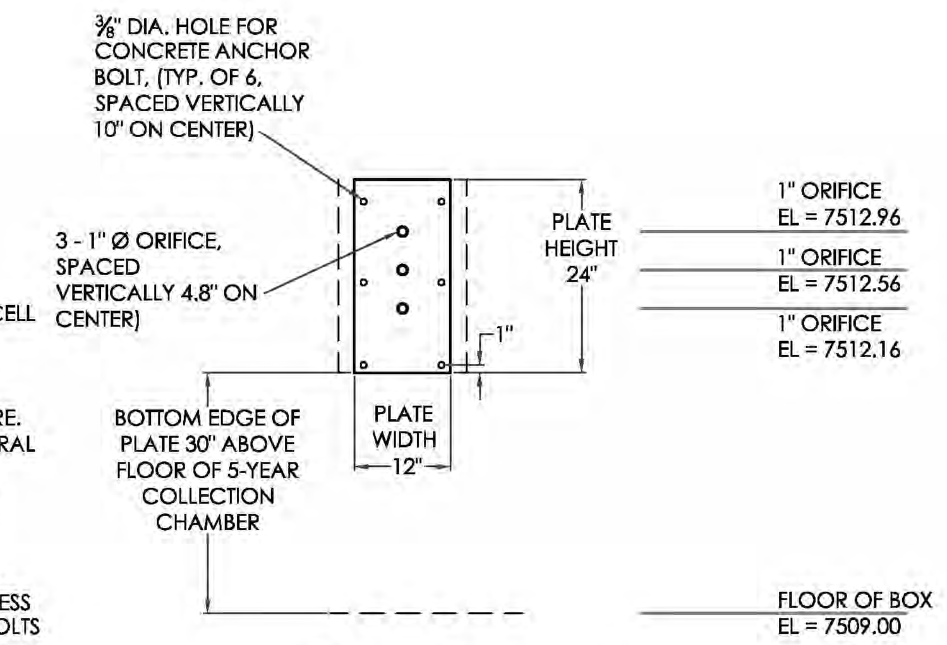
PLAN VIEW

NOTE
THE STEEL PLATE INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

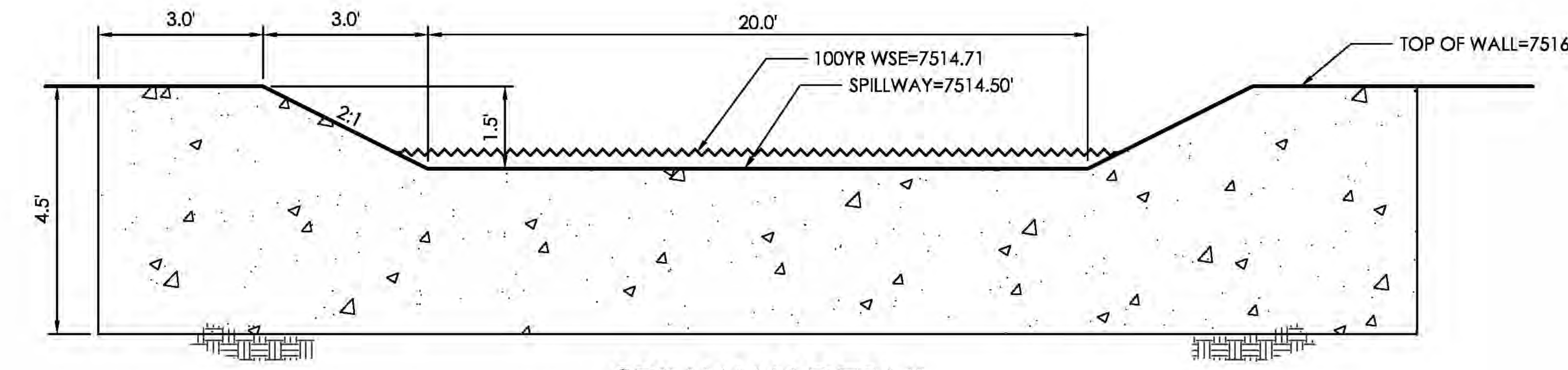


SECTION D-D

NOTES:
1. INSTALL NEOPRENE CLOSED CELL MEDIUM GASKETS WITH ADHESIVE ON ONE SIDE, 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.
2. ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3" x½" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.



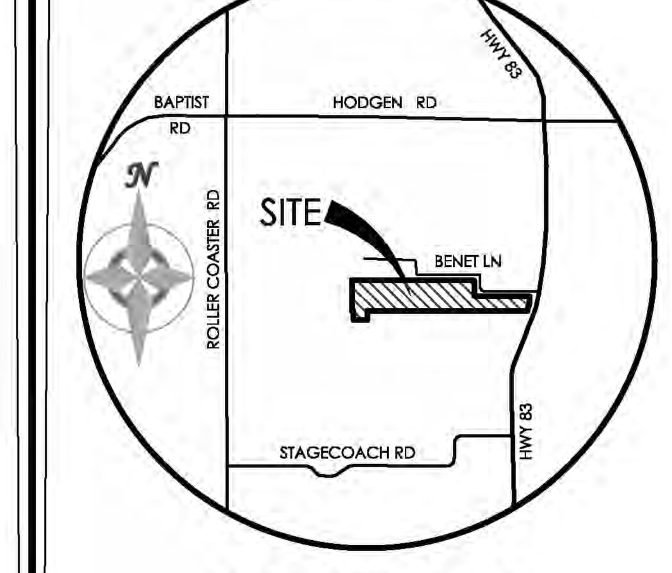
ORIFICE PLATE



SPILLWAY DETAIL

SCALE: NTS

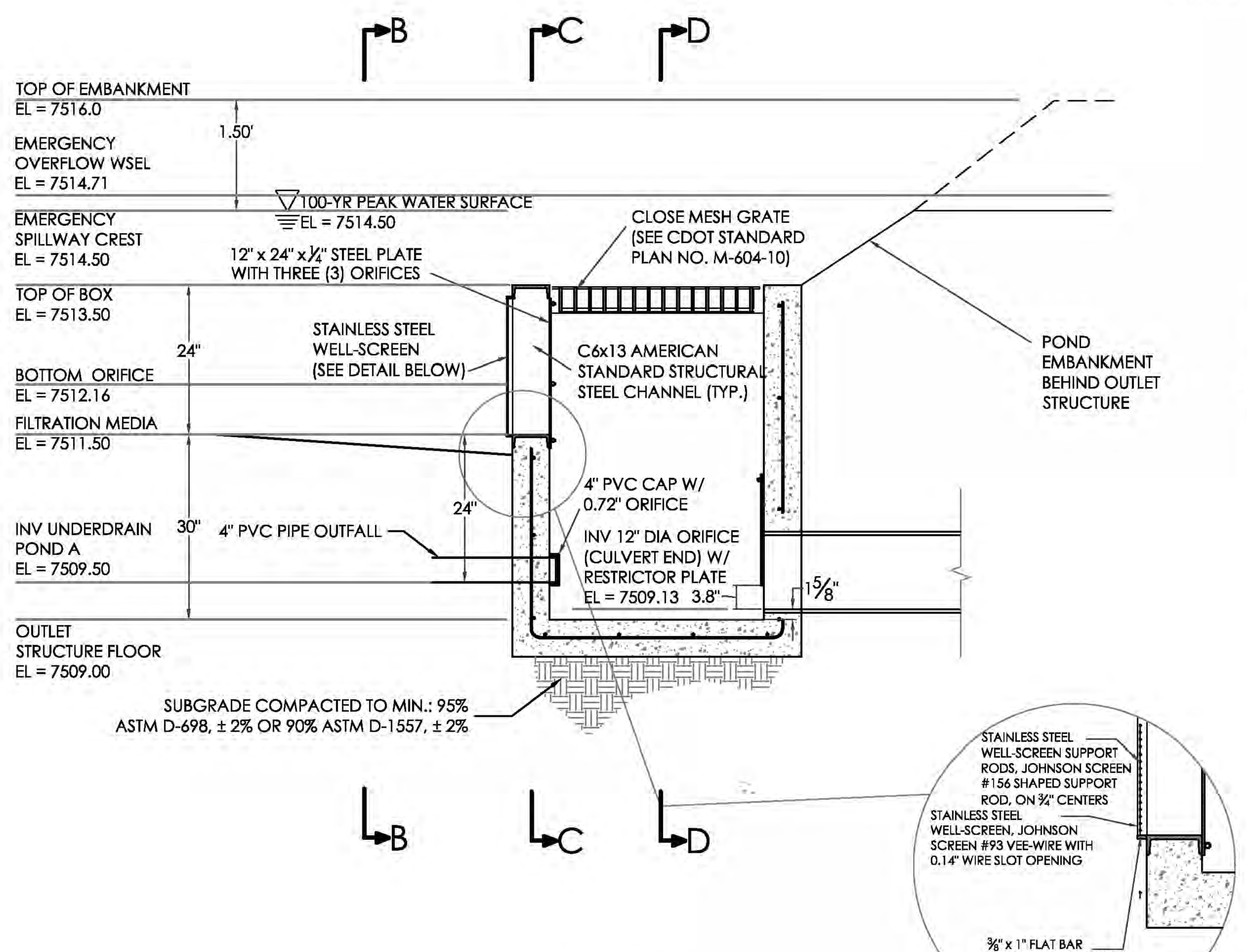
TABLE SF-2 (SLOTTED PIPE DIMENSIONS)				
PIPE Ø	SLOT LENGTH	SLOT WIDTH	SLOT CENTERS	OPEN AREA (PER SF)
4"	1-1/16"	0.032"	0.413"	1.90 SQ. IN.



VICINITY MAP

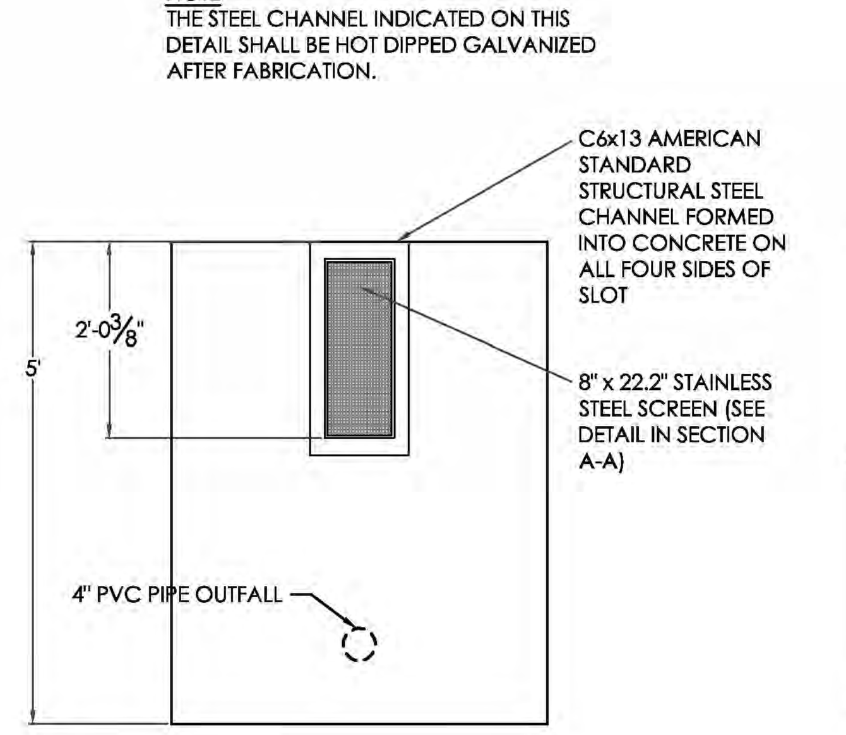
NOT TO SCALE

BENCHMARK
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83), ELEVATION = 7502.79'

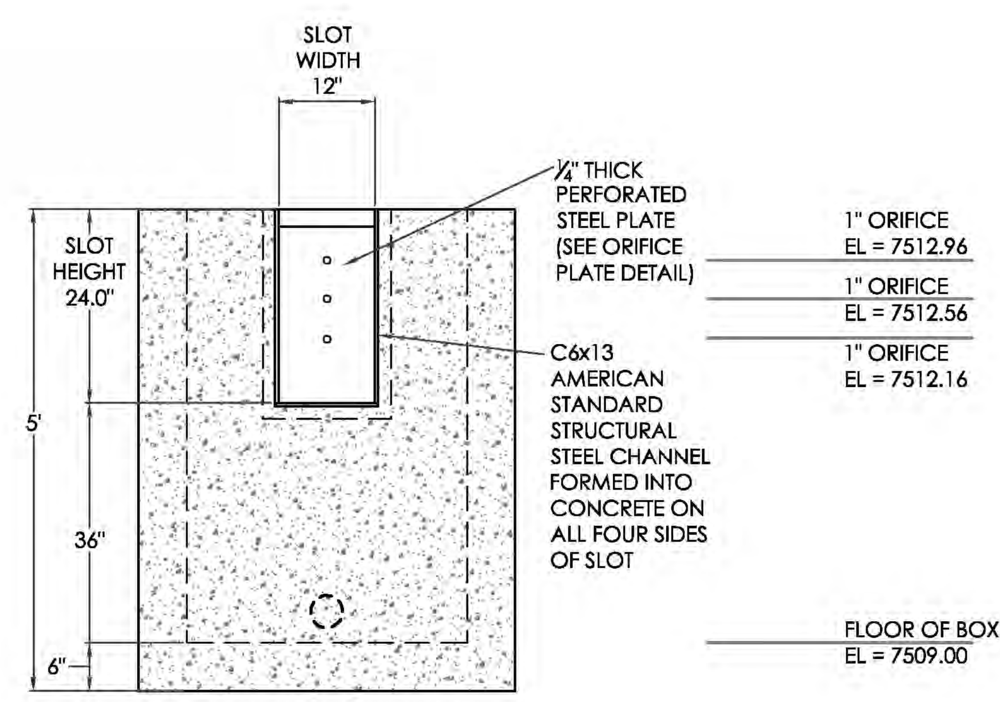


SECTION A-A

NOTE
THE STEEL CHANNEL INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.



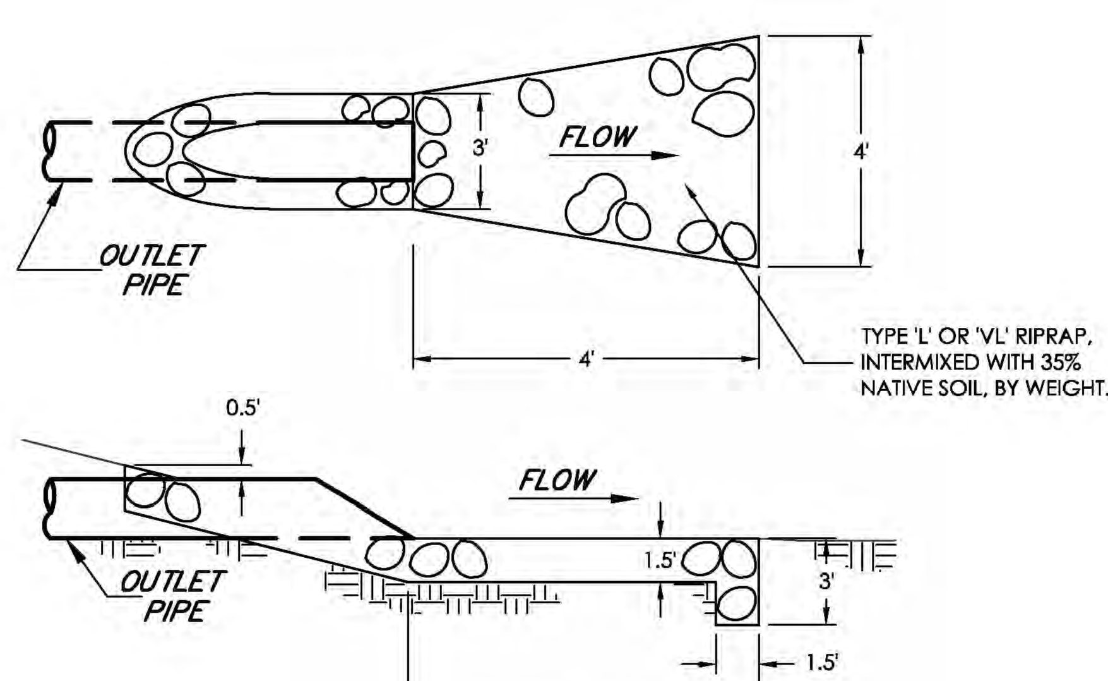
SECTION B-B



SECTION C-C

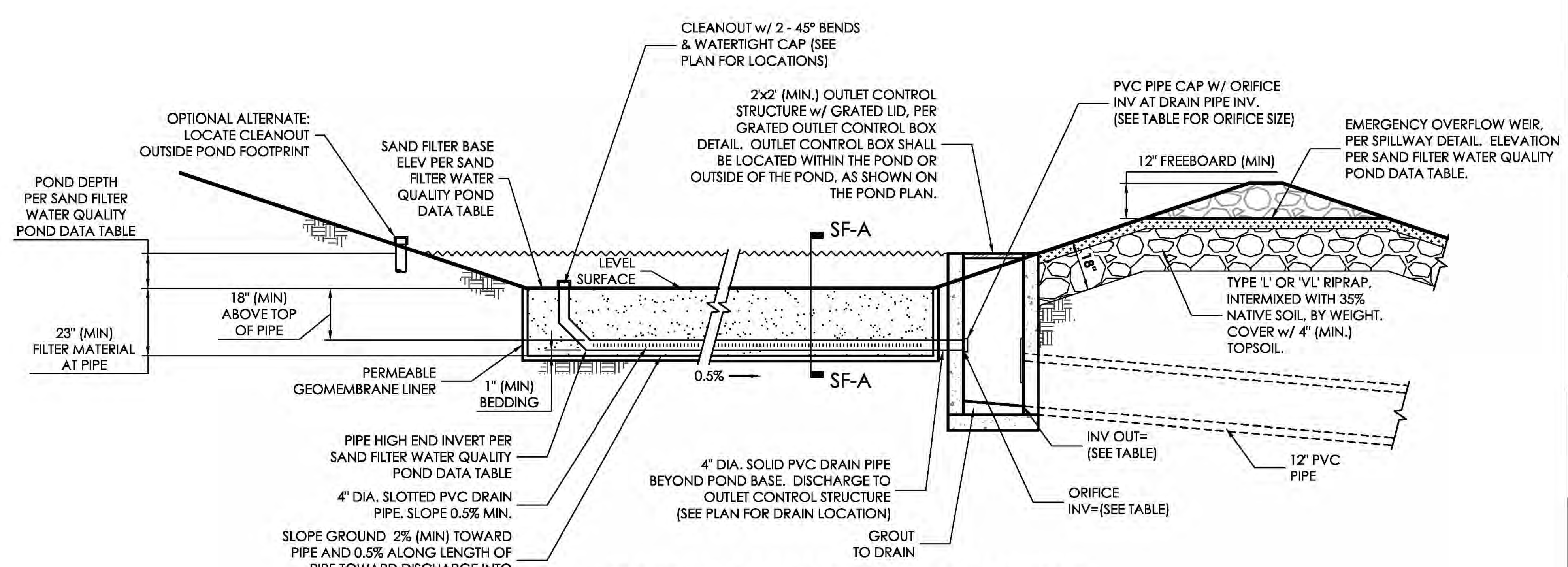
SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND A1)

SCALE: 1" = 2'



RIPRAP AT CULVERT OUTLETS

NTS



TYPICAL SAND FILTER BASIN DETAIL

SCALE: NTS

SOIL MATERIAL GRADATION TABLE
(SOURCE: UDFCD BIORETENTION (RG) TABLE B-1 & SAND FILTER BASIN (SFB) TABLE SF-1)

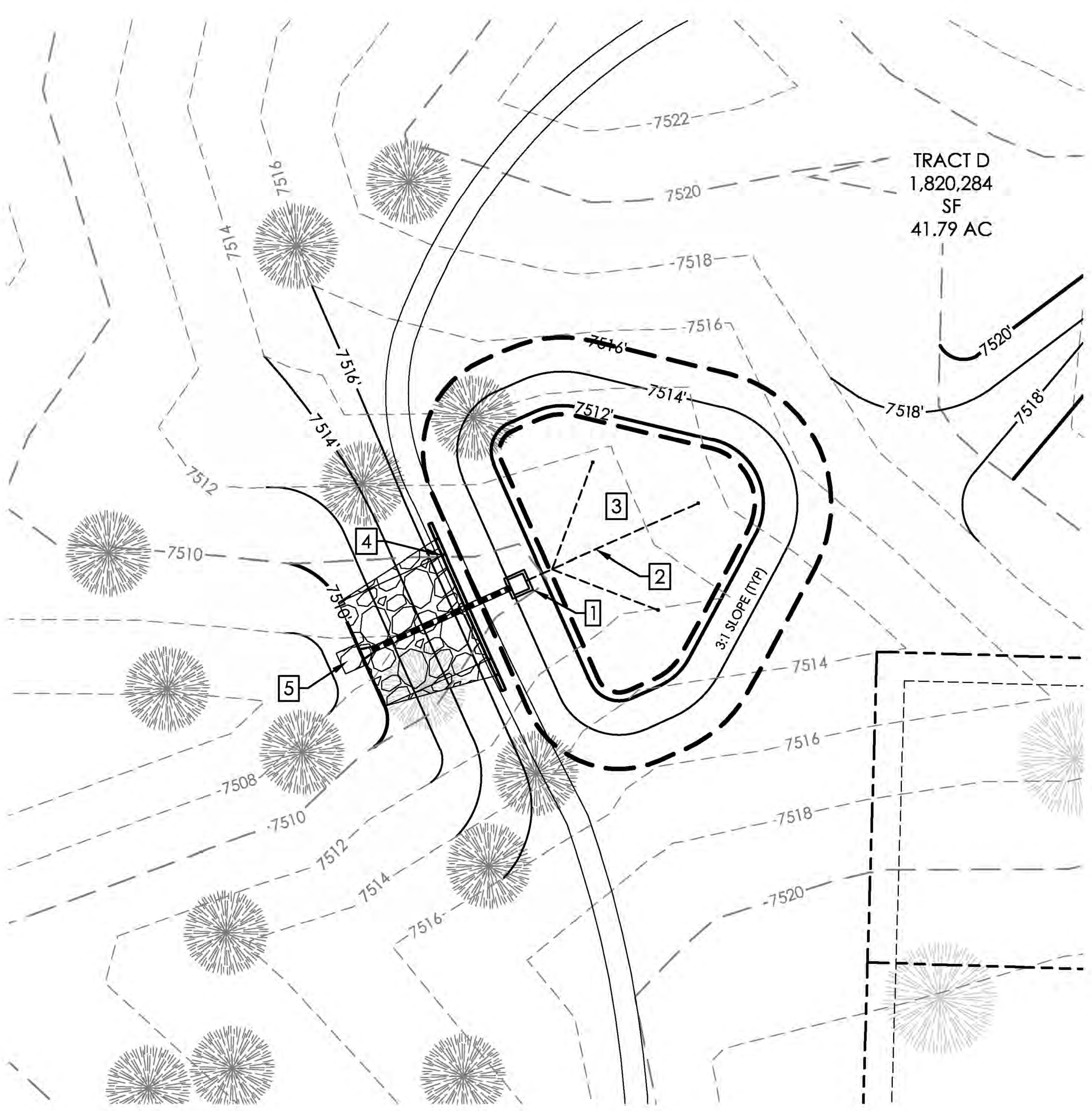
STANDARD SIEVE SIZE	% PASSING		
	GROWING MEDIA(1)(2)	FILTER MATERIAL(3)	
		CLASS B	CLASS C
1-1/2"		100	
3/4"			100
NO. 4	100	20-60	60-100
NO. 10	85-100		
NO. 50		10-30	10-30
NO. 100			0-10
NO. 200	80-90	0-3	0-3
NO. 230	3-17		

(1)RAIN GARDEN ONLY
(2)LESS THAN 1.5% ORGANIC MATERIAL
(3)APPLIES TO BOTH SAND FILTER BASIN AND RAIN GARDEN

SAND FILTER SPECIFICATIONS, NOTES & REFERENCES:
REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD), *URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3*, SECTION T-6, FOR FULL SET OF SAND FILTER DETAILS AND SPECIFICATIONS AS IDENTIFIED.
- **FILTER MATERIAL** - CLASS B or CLASS C FILTER MATERIAL, PER SOIL MATERIAL GRADATION TABLE
- **PERMEABLE GEOTEXTILE SEPARATOR FABRIC** - TENCATE MIRAFI 170N, OR EQUAL, PER UDFCD TABLE SF-3.
- **CONCENTRATED INFLOW** - PER CONCENTRATED INFLOW DETAIL
- **SLOTTED PIPE** - CONTECH A-2000, OR EQUAL, PER PIPE SPECIFICATION TABLE

BASIN DATA TABLE									
SAND FILTER BASIN	BASE AREA (SQUARE FEET)	FILTER BASIN VOLUME (FT^3)	FILTER BASIN BTM/INV IN ELEV	POND DEPTH (FT)	TOP OF BOX ELEVATION (W.S.)	OUTLET ORIFICE INV	OUTLET ORIFICE DIAMETER (IN)	INV OUT ELEV	RESTRICTOR PLATE HEIGHT (FT)
POND A1	1,222	5,991	7511.5	3.0	7513.5	7509.5	.72"	7509.13	3.80"

5 0 10 20 40
1" = 20' 1:240

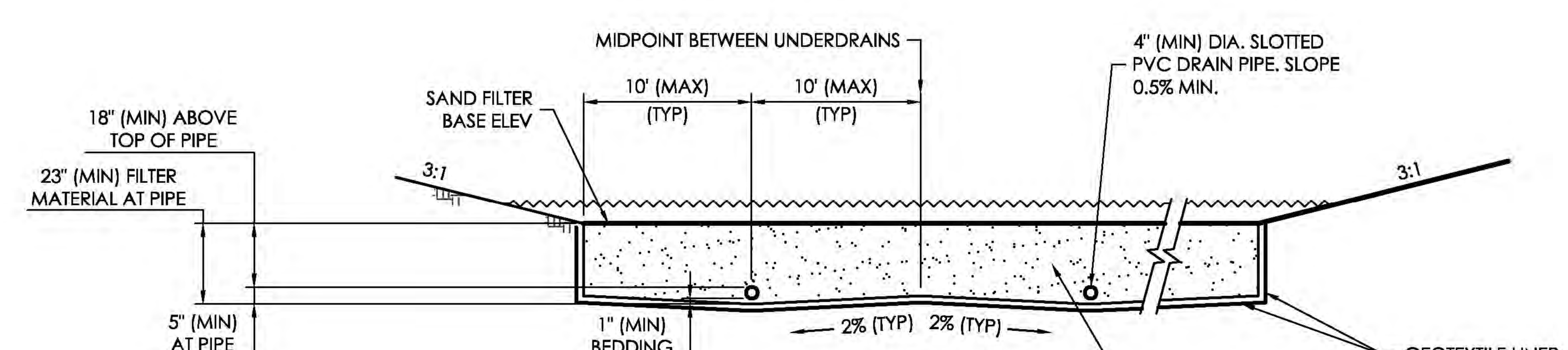


EXTENDED DETENTION SAND FILTER BASIN DETAIL (POND A1)

SCALE 1" = 20'

NOTE LEGEND:

1 INSTALL OUTLET STRUCTURE (SEE OUTLET STRUCTURE DETAIL)
2 INSTALL 4" PVC SLOTTED UNDERDRAIN (SEE DETAIL)
3 SAIND FILTER (SEE DETAIL).
4 20' WIDE EMERGENCY SPILLWAY (SEE SPILLWAY DETAIL)
5 INSTALL 4' X 4' TYPE VL OR L SOIL RIP-RAP PAD



SECTION 'SF-A'

SCALE: NTS

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AS-BUILTS BY
CHECKED BY

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

GRADING & EROSION CONTROL PLAN POND PLAN (A1)

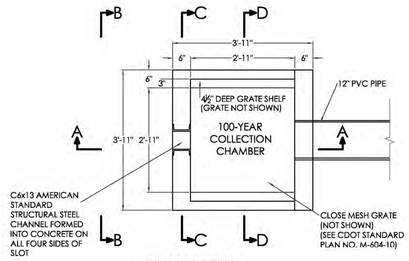
COLORADO LICENSED PROFESSIONAL ENGINEER DAVID RAYMOND GORMAN 31672 7/22/20

C-5
MVE PROJECT 61087
MVE DRAWING -GEC-PD1

EPC 10/8/2020

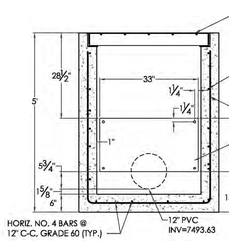
PUDSP-19-002

APRIL 28, 2020

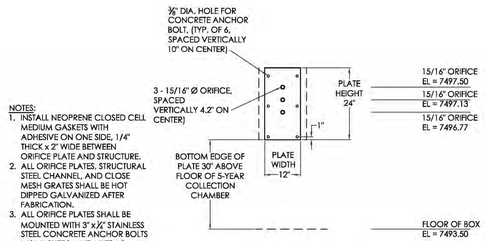


PLAN VIEW

NOTE
THE STEEL PLATE NDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

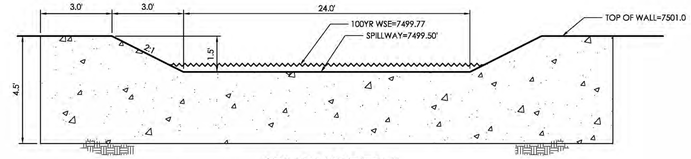


SECTION D-D



NOTES:
1. INSTALL NEOPRENE CLOSED CELL MEDIUM GASKETS WITH ADHESIVE ON ONE SIDE, 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.
2. ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3" x ½" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.

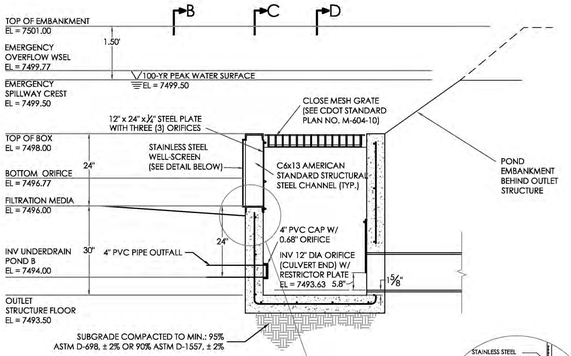
ORIFICE PLATE



SPILLWAY DETAIL
SCALE: NTS

TABLE SF-2 (SLOTTED PIPE DIMENSIONS)

PIPE Ø	SLOT LENGTH	SLOT WIDTH	SLOT CENTERS	OPEN AREA (PER SF)
4"	1-1/16"	0.032"	0.413"	1.90 SQ. IN.



SECTION A-A

NOTE
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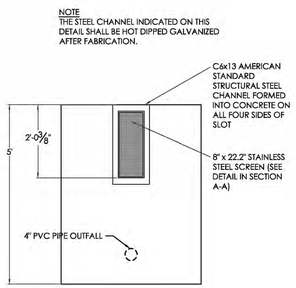
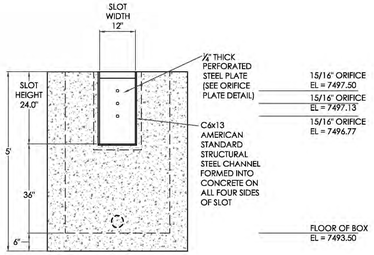
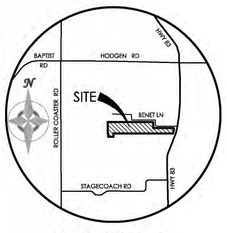


SECTION B-B



SECTION C-C

SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND C1)
SCALE: 1" = 2'



VICINITY MAP
NOT TO SCALE

BENCHMARK
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83), ELEVATION = 7502.79'

SOIL MATERIAL GRADATION TABLE
(SOURCE: UDFCD BIORETENTION (BG) TABLE 8-1 & SAND FILTER BASIN (SFB) TABLE SF-1)

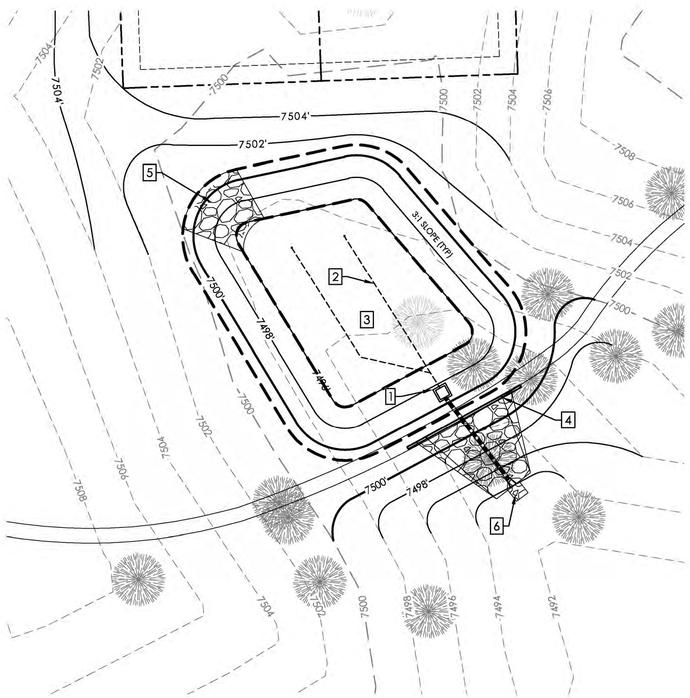
STANDARD SIEVE SIZE	% PASSING		
	GROWING MEDIA[1][2]	FILTER MATERIAL[3]	
		CLASS B	CLASS C
1-1/2"		100	
3/4"			100
NO. 4	100	95-100	60-100
NO. 10	85-100		
NO. 50		10-30	10-30
NO. 100			0-10
NO. 200	80-90	0-3	0-3
NO. 230	3-17		

[1] RAIN GARDEN ONLY
[2] LESS THAN 1.5% ORGANIC MATERIAL
[3] APPLIES TO BOTH SAND FILTER BASIN AND RAIN GARDEN

SAND FILTER SPECIFICATIONS, NOTES & REFERENCES:
REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD), *URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3*, SECTION T-6, FOR FULL SET OF SAND FILTER DETAILS AND SPECIFICATIONS AS IDENTIFIED.
- **FILTER MATERIAL** - CLASS B or CLASS C FILTER MATERIAL, PER SOIL MATERIAL GRADATION TABLE
- **PERMEABLE GEOTEXTILE SEPARATOR FABRIC** - TENCATE MIRAFI 170N, OR EQUAL, PER UDFCD TABLE SF-3.
- **CONCENTRATED INFLOW** - PER CONCENTRATED INFLOW DETAIL
- **SLOTTED PIPE** - CONTECH A-2000, OR EQUAL, PER PIPE SPECIFICATION TABLE

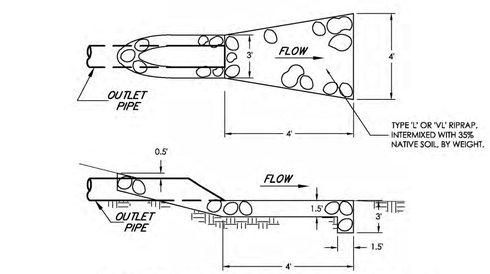
BASIN DATA TABLE

SAND FILTER BASIN	BASE AREA (SQUARE FEET)	FILTER BASIN VOLUME (FT^3)	FILTER BASIN BTM/INV IN ELEV	POND DEPTH (FT)	TOP OF BOX ELEVATION (W.S.)	OUTLET ORIFICE INV	OUTLET ORIFICE DIAMETER (IN)	INV OUT ELEV	RESTRICTOR PLATE HEIGHT (FT)
POND C1	1,843	10,563	7496.0	3.5	7498.0	7494.0	1"	7493.63	5.80"

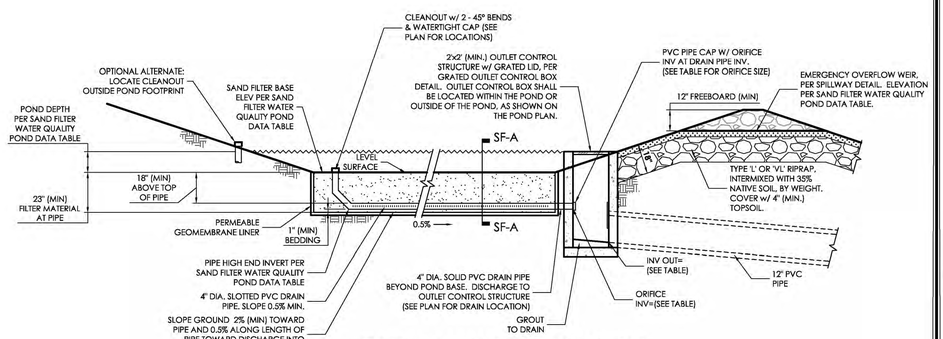


NOTE LEGEND:
1. INSTALL OUTLET STRUCTURE (SEE OUTLET STRUCTURE DETAIL)
2. INSTALL 4" PVC SLOTTED UNDERDRAIN (SEE DETAIL)
3. SAIND FILTER (SEE DETAIL).
4. 24' WIDE EMERGENCY SPILLWAY (SEE SPILLWAY DETAIL)
5. INSTALL 16' WIDE TYPE VL SOIL RIPRAP 18" THICK
6. INSTALL 4' X 4' TYPE VL OR L SOIL RIP-RAP PAD

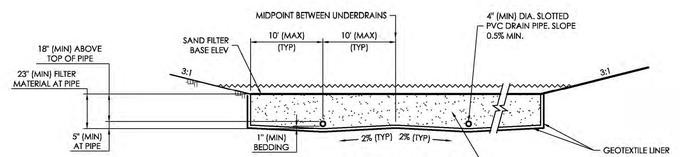
EXTENDED DETENTION SAND FILTER BASIN DETAIL (POND C1)
SCALE 1" = 20'



RIPRAP AT CULVERT OUTLETS
NTS



TYPICAL SAND FILTER BASIN DETAIL
SCALE: NTS



SECTION 'SF-A'
SCALE: NTS

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5 0 10 20 40
1" = 20' 1:240

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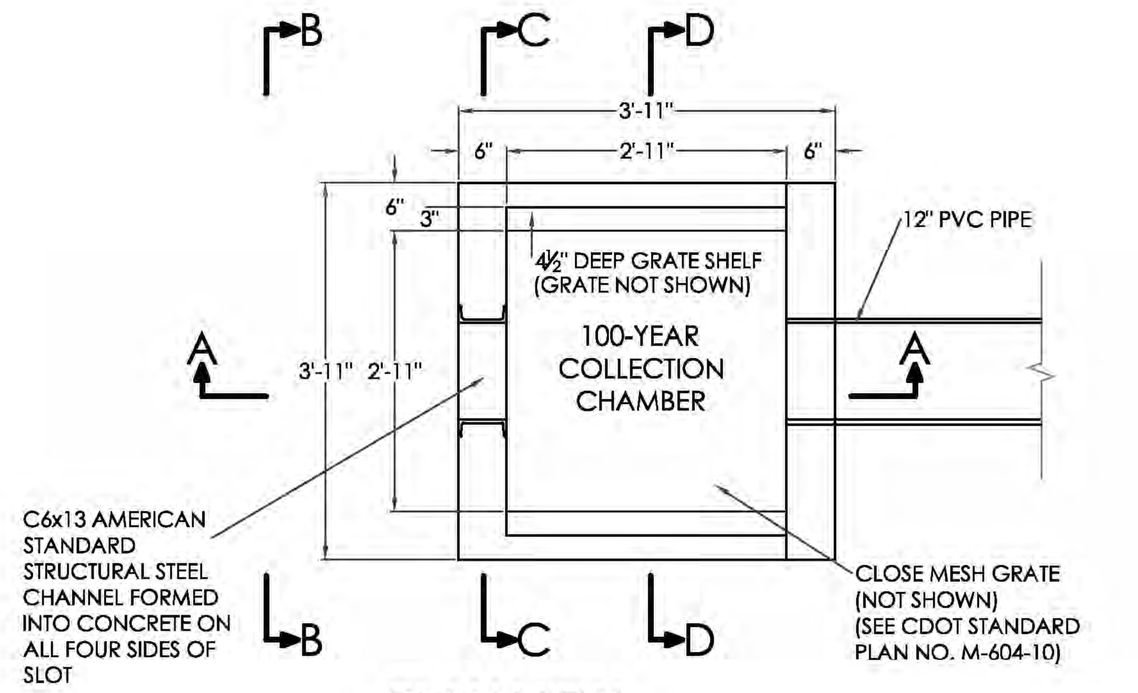
GRADING & EROSION CONTROL PLAN
POND PLAN (C1)

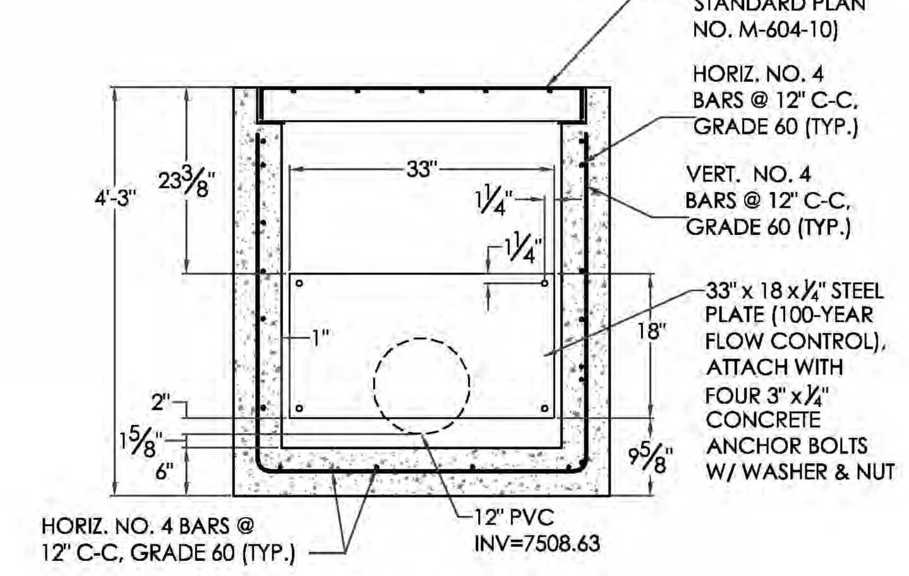
C-6
MVE PROJECT 61087
MVE DRAWING GEC-PD2

APRIL 28, 2020
SHEET 6 OF 10



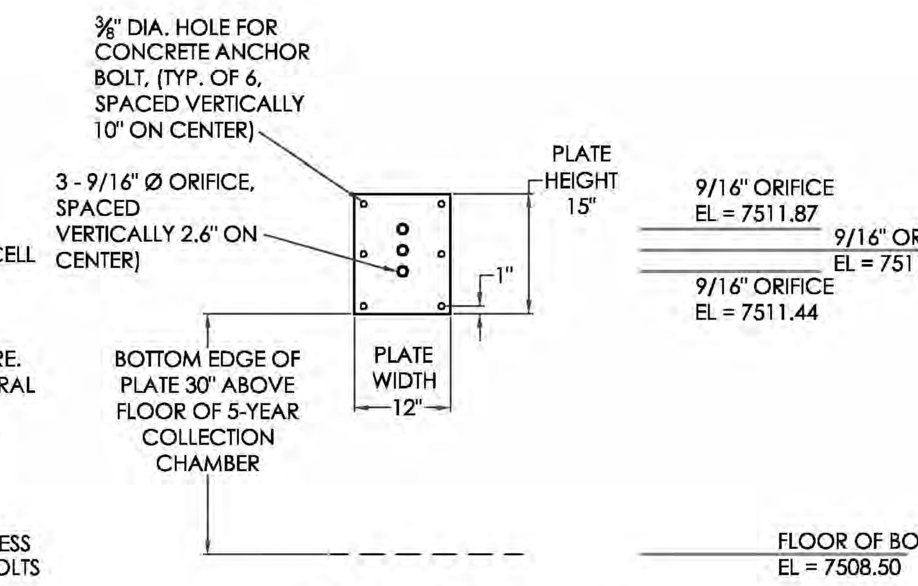
PLAN VIEW

NOTE
THE STEEL PLATE INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

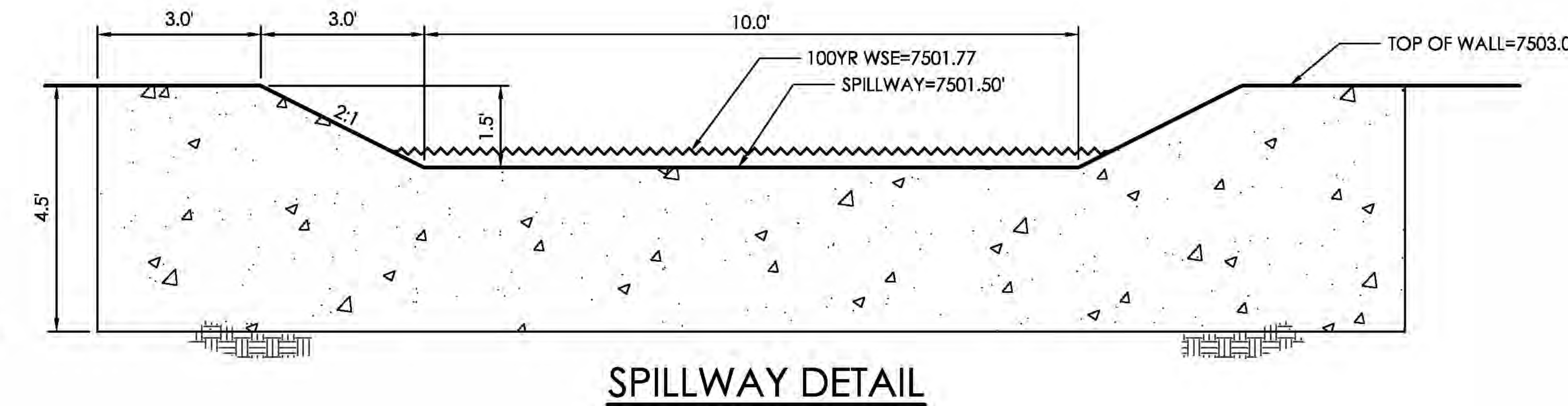


SECTION D-D

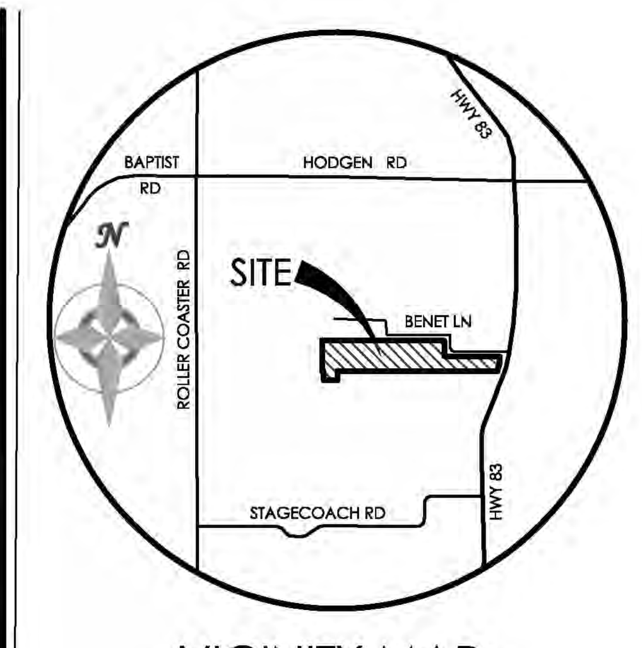
NOTES:
1. INSTALL NEOPRENE CLOSED CELL MEDIUM GASKETS WITH ADHESIVE ON ONE SIDE, 1/4" THICK x 2" WIDE BETWEEN ORIFICE PLATE AND STRUCTURE.
2. ALL ORIFICE PLATES, STRUCTURAL STEEL CHANNEL, AND CLOSE MESH GRATES SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
3. ALL ORIFICE PLATES SHALL BE MOUNTED WITH 3" x ¼" STAINLESS STEEL CONCRETE ANCHOR BOLTS W/ WASHERS, AND NUTS AS SHOWN.



ORIFICE PLATE



SPILLWAY DETAIL
SCALE: NTS



VICINITY MAP
NOT TO SCALE

BENCHMARK
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83), ELEVATION = 7502.79'

TABLE SF-2 (SLOTTED PIPE DIMENSIONS)				
PIPE Ø	SLOT LENGTH	SLOT WIDTH	SLOT CENTERS	OPEN AREA (PER SF)
4"	1-1/16"	0.032"	0.413"	1.90 SQ. IN.

SOIL MATERIAL GRADATION TABLE
(SOURCE: UDFCD BIORETENTION (RG) TABLE B-1 & SAND FILTER BASIN (SFB) TABLE SF-1)

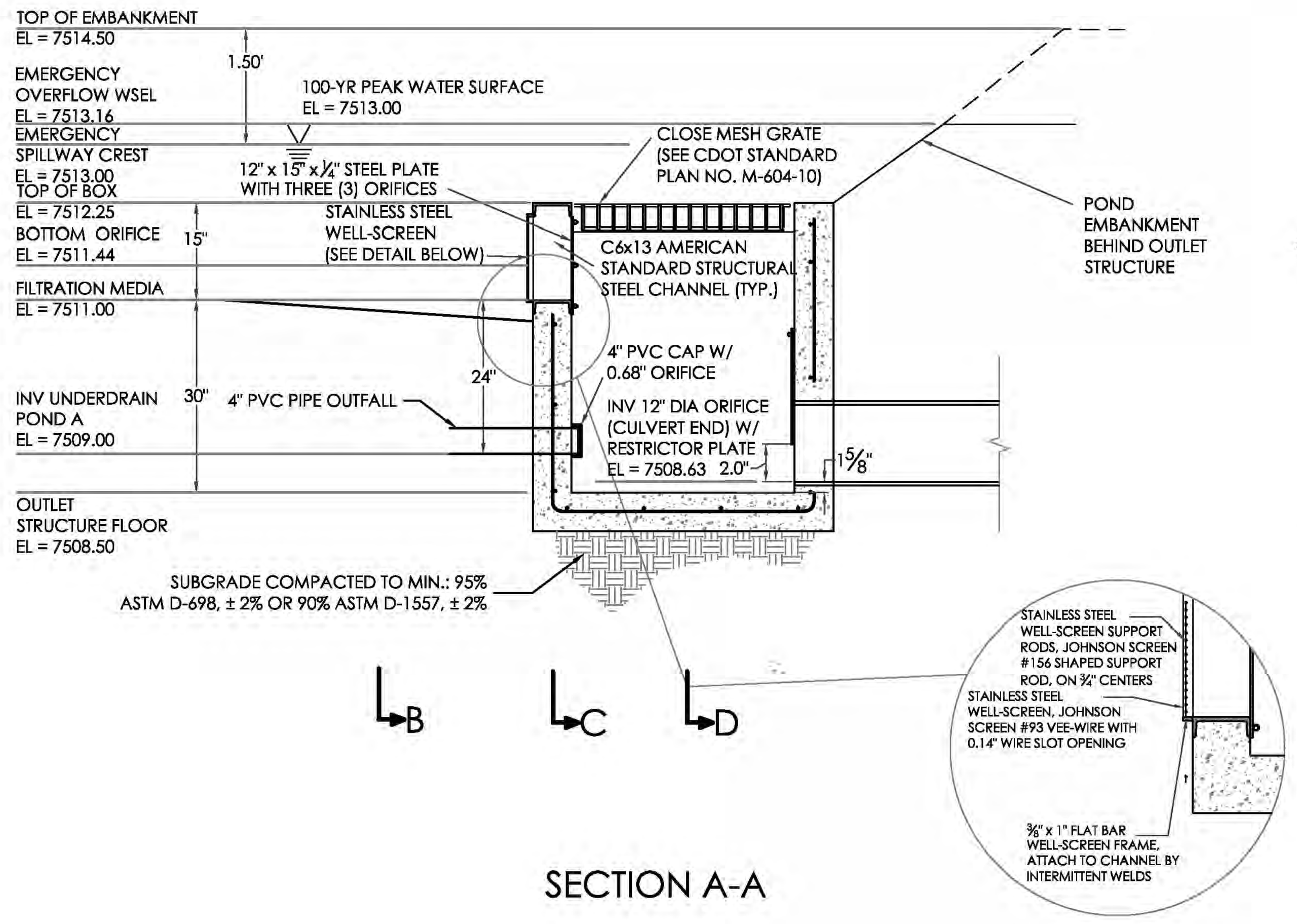
STANDARD SIEVE SIZE	% PASSING		
	GROWING MEDIA(1)(2)	FILTER MATERIAL(3) CLASS B	FILTER MATERIAL(3) CLASS C
1-1/2"		100	
3/4"			100
NO. 4	100	20-60	60-100
NO. 10	85-100		
NO. 50		10-30	10-30
NO. 100			0-10
NO. 200	80-90	0-3	0-3
NO. 230	3-17		

(1) RAIN GARDEN ONLY
(2) LESS THAN 1.5% ORGANIC MATERIAL
(3) APPLIES TO BOTH SAND FILTER BASIN AND RAIN GARDEN

SAND FILTER SPECIFICATIONS, NOTES & REFERENCES:
REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD), *URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3*, SECTION T-6, FOR FULL SET OF SAND FILTER DETAILS AND SPECIFICATIONS AS IDENTIFIED.
- **FILTER MATERIAL** - CLASS B or CLASS C FILTER MATERIAL, PER SOIL MATERIAL GRADATION TABLE
- **PERMEABLE GEOTEXTILE SEPARATOR FABRIC** - TENCATE MIRAFI 170N, OR EQUAL, PER UDFCD TABLE SF-3.
- **CONCENTRATED INFLOW** - PER CONCENTRATED INFLOW DETAIL
- **SLOTTED PIPE** - CONTECH A-2000, OR EQUAL, PER PIPE SPECIFICATION TABLE

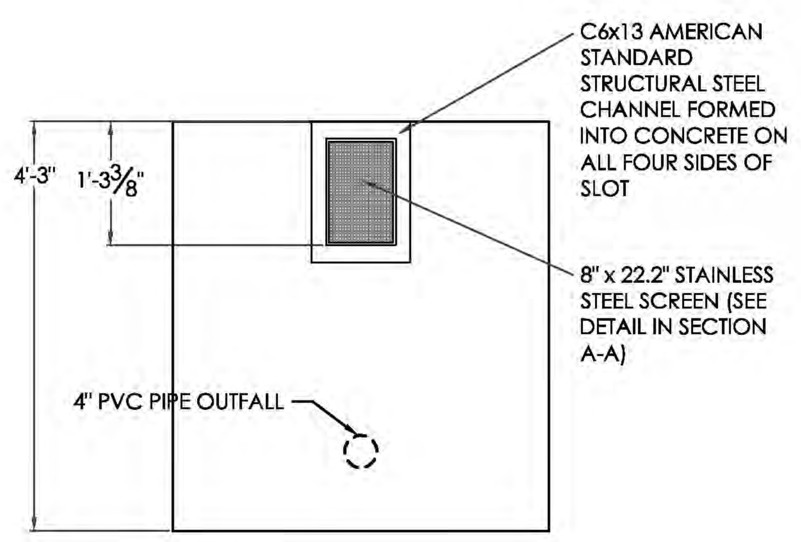
1" = 40' 1:480

BASIN DATA TABLE									
SAND FILTER BASIN	BASE AREA (SQUARE FEET)	FILTER BASIN VOLUME (FT^3)	FILTER BASIN BTM/INV IN ELEV	POND DEPTH (FT)	TOP OF BOX ELEVATION (W.S.)	OUTLET ORIFICE INV	OUTLET ORIFICE DIAMETER (IN)	INV OUT ELEV	RESTRICTOR PLATE HEIGHT (FT)
POND C2	546	1,783	7511.0	2.0	7512.25	7509.0	.38"	7509.63	2.0"

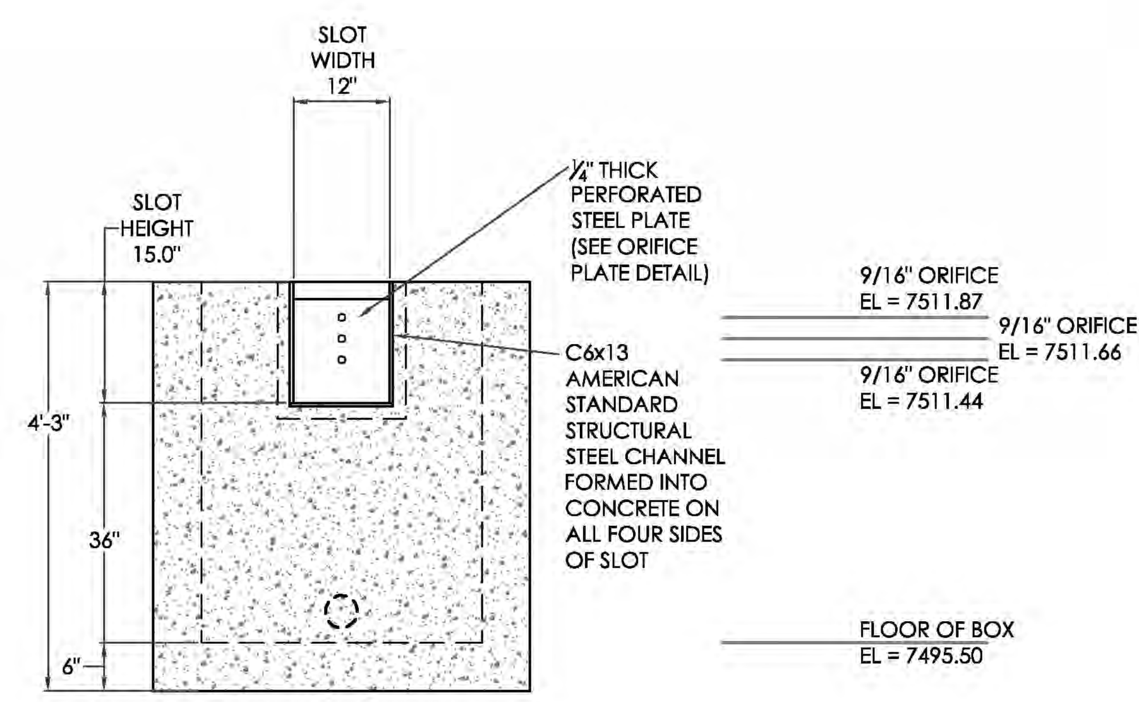


SECTION A-A

NOTE
THE STEEL CHANNEL INDICATED ON THIS DETAIL SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

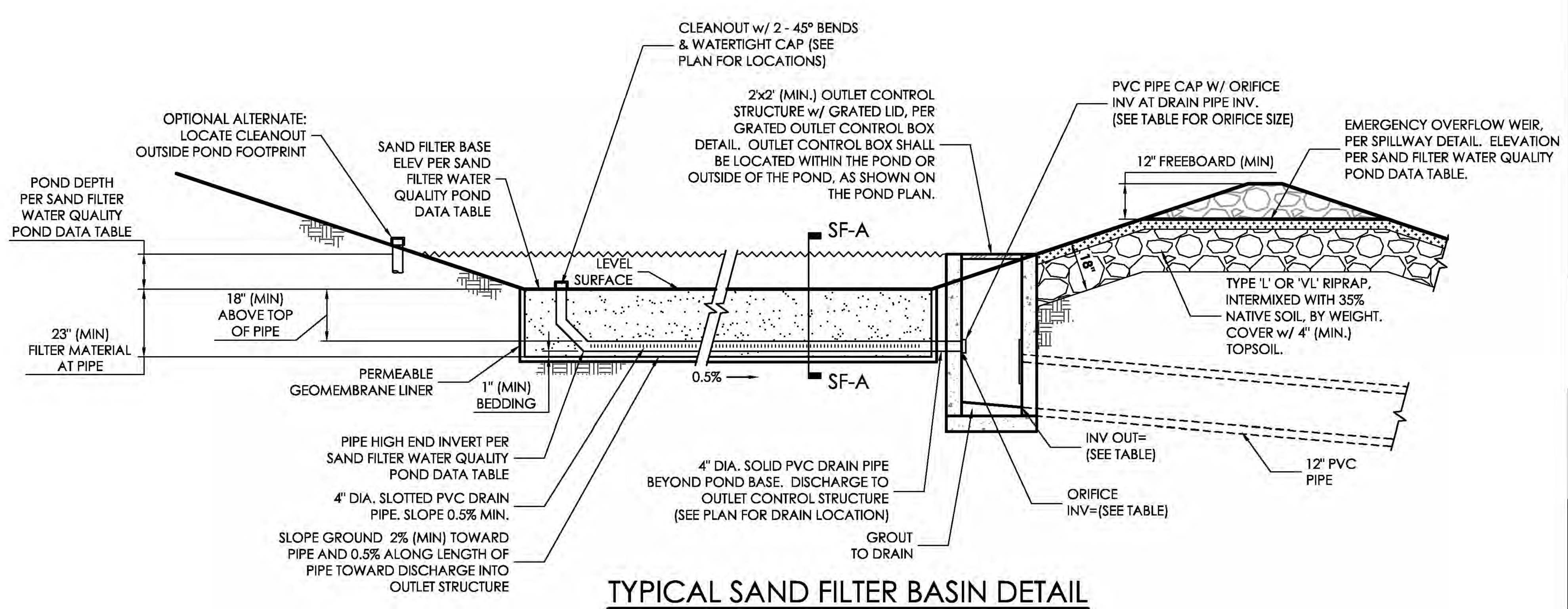


SECTION B-B

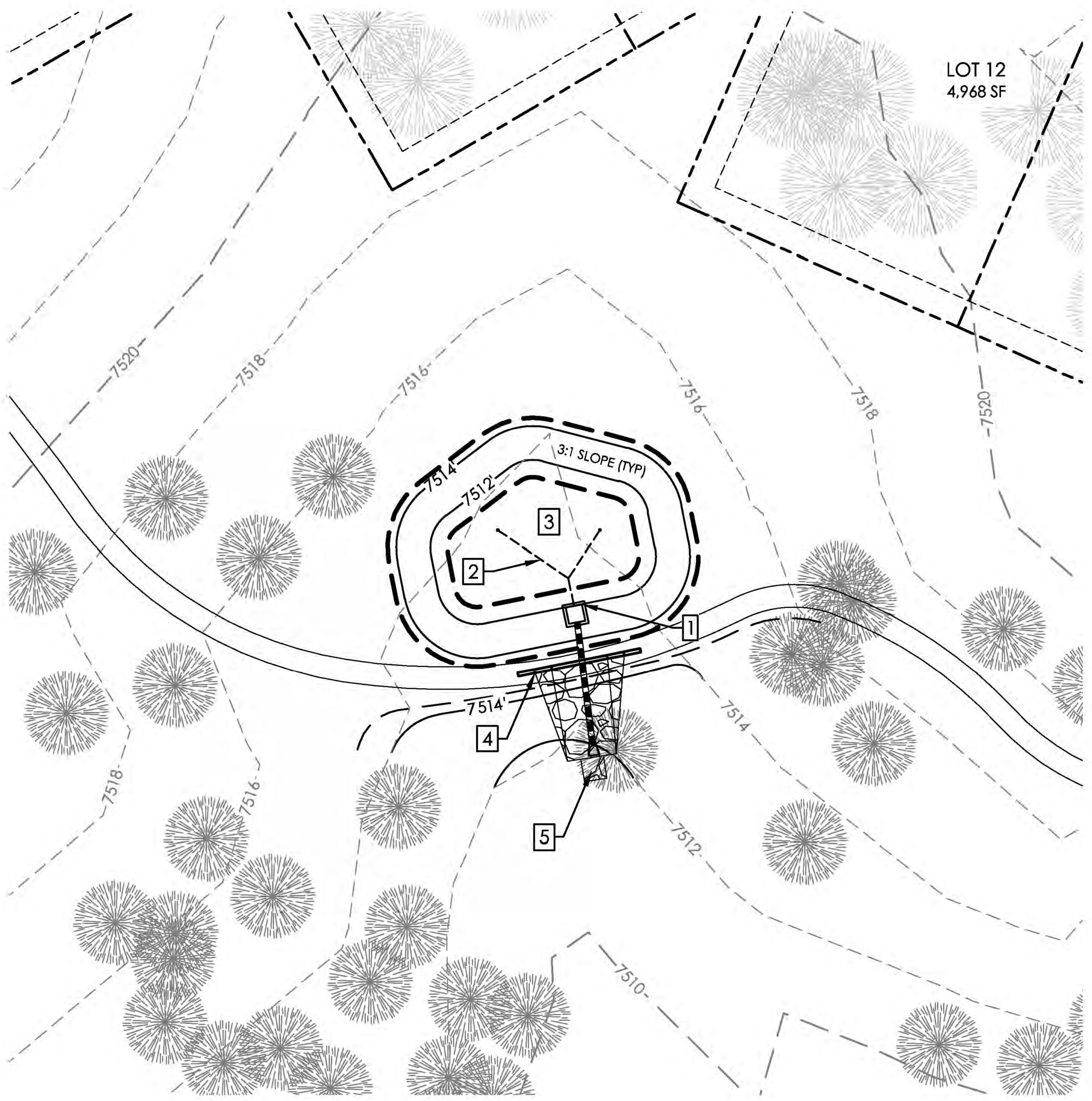


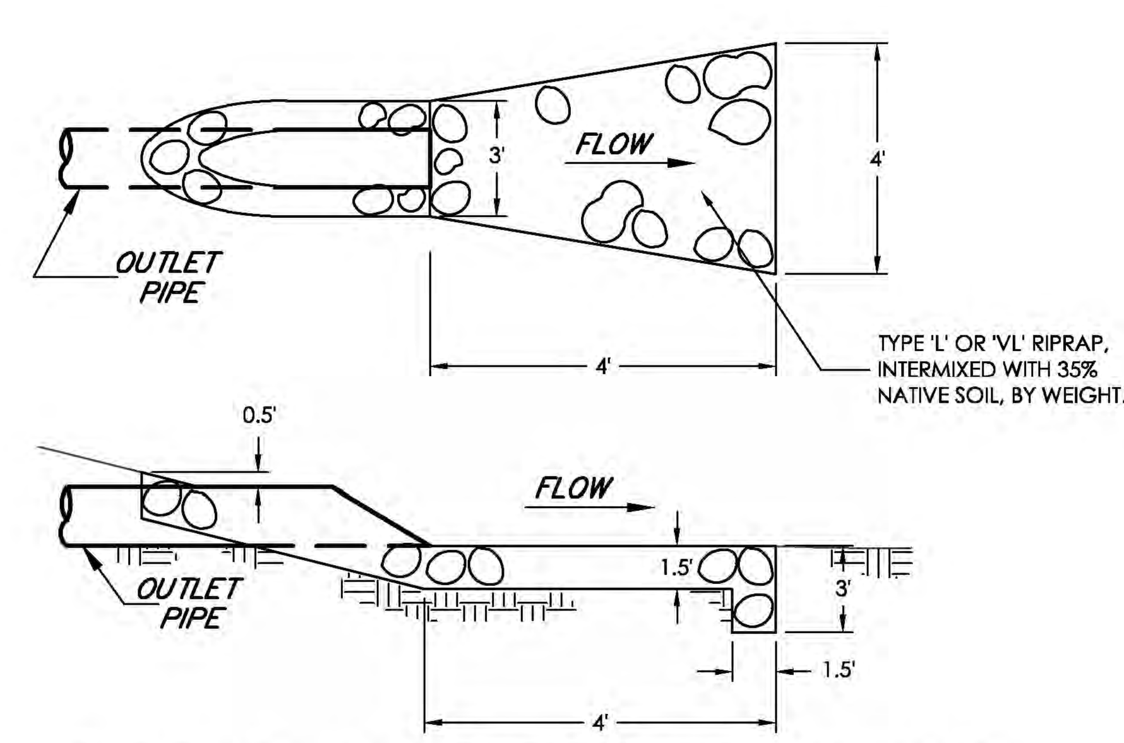
SECTION C-C

SAND FILTER BASIN OUTLET STRUCTURE DETAILS (POND C2)
SCALE: 1" = 2'



TYPICAL SAND FILTER BASIN DETAIL
SCALE: NTS



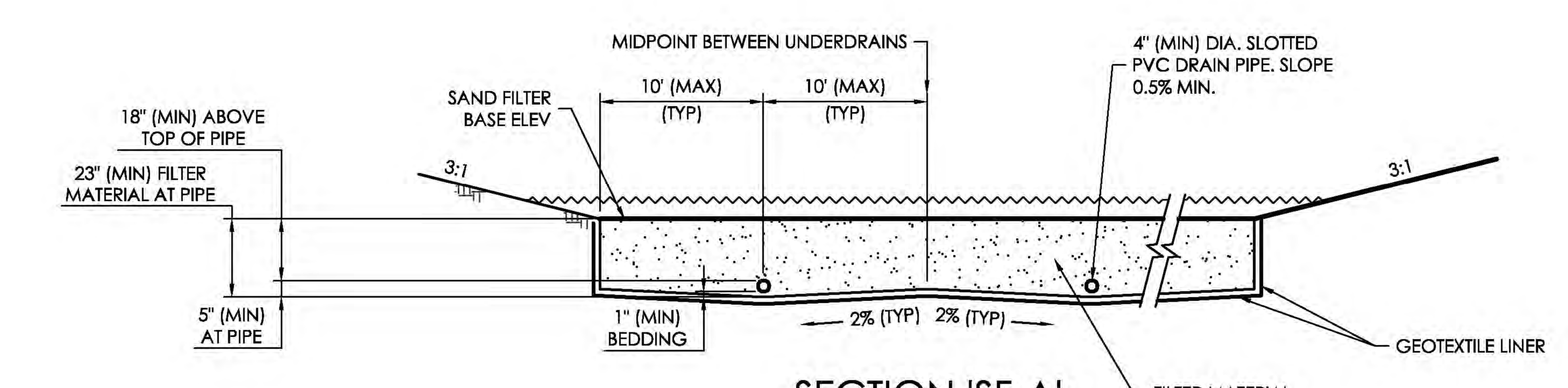


RIPRAP AT CULVERT OUTLETS
NTS

EXTENDED DETENTION SAND FILTER BASIN DETAIL (POND C2)
SCALE 1" = 20'

NOTE LEGEND:

1	INSTALL OUTLET STRUCTURE (SEE OUTLET STRUCTURE DETAIL)
2	INSTALL 4" PVC SLOTTED UNDERDRAIN (SEE DETAIL)
3	SAIND FILTER (SEE DETAIL).
4	20' WIDE EMERGENCY SPILLWAY (SEE SPILLWAY DETAIL)
5	INSTALL 4' X 4' TYPE VL OR L SOIL RIP-RAP PAD



SECTION 'SF-A'
SCALE: NTS

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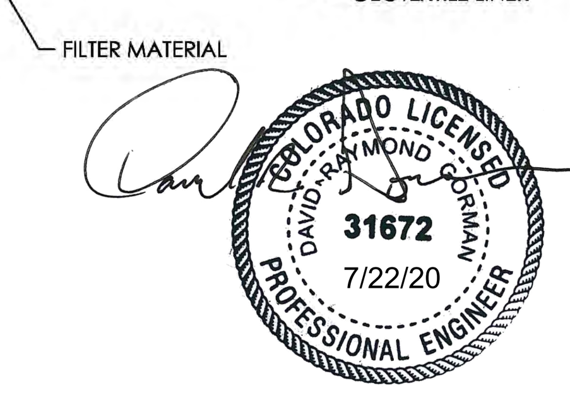
GRADING & EROSION
CONTROL PLAN
POND PLAN (C2)



C-7
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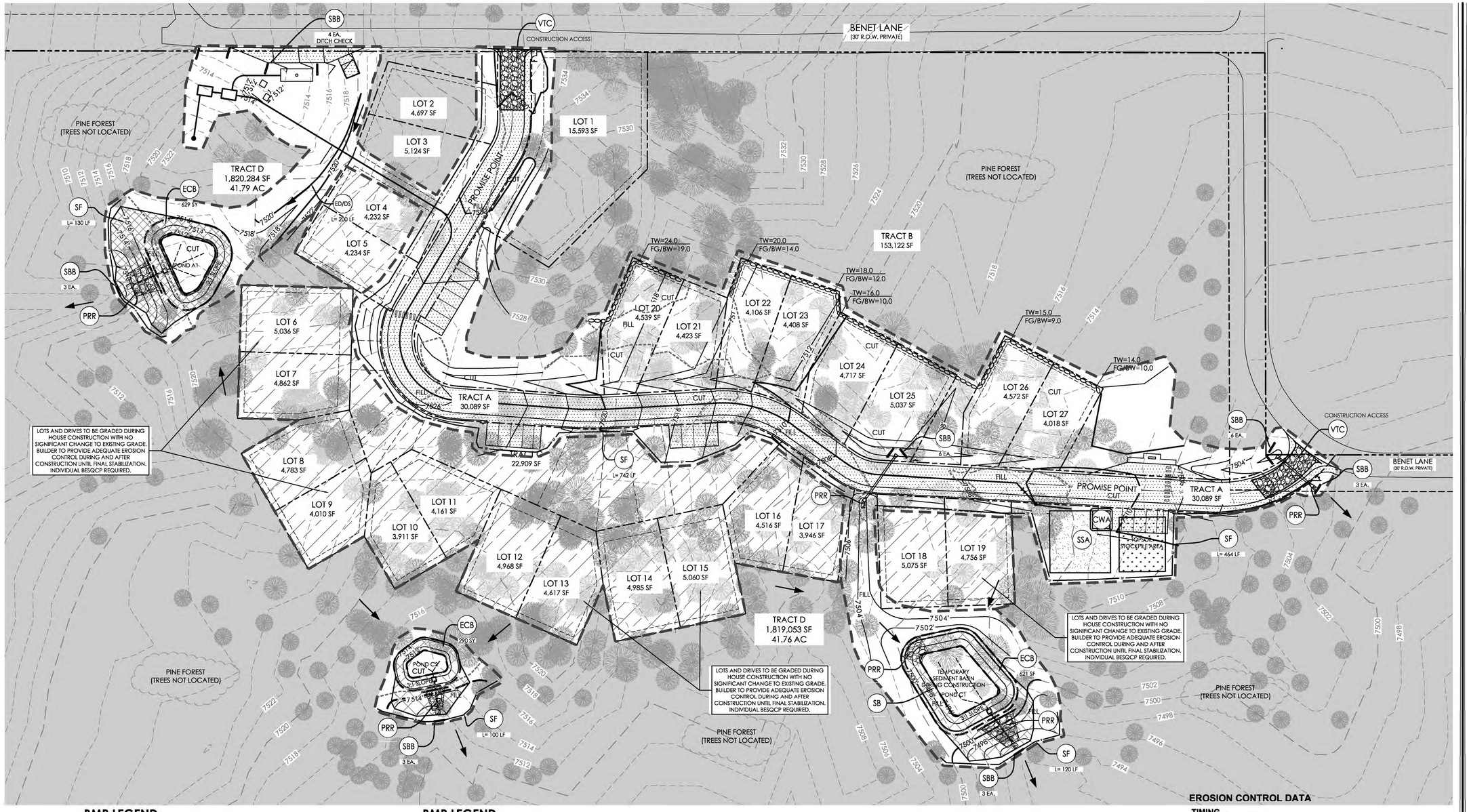

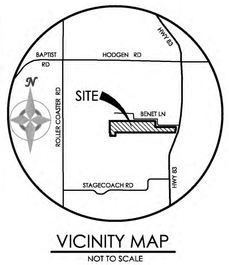

VICINITY MAP
NOT TO SCALE

BENCHMARK

10 0 20 40 80
1" = 40' 1:480

BMP LEGEND

MAP SYMBOL	KEY	DESCRIPTION
—— > ——	ED/DS	EARTH DIKE / DRAINAGE SWALE (FINAL)
— SF — SF —	SF	SILT FENCE (INITIAL)
—SCL—	SCL	SEDIMENT CONTROL LOG (INTERIM)
	SBB	STRAW BALE BARRIER (INTERIM)
	VTC	VEHICLE TRACKING CONTROL (INITIAL)
UNDISTURBED AREA / LIMITS OF DISTURBANCE / DISTURBED AREA		LIMITS OF CONSTRUCTION SITE BOUNDARIES
CUT / FILL / NGC		LIMITS OF CUT/FILL/NO GRADE CHANGE
9		LIMITS OF SOIL TYPE

BMP LEGEND

MAP SYMBOL	KEY	DESCRIPTION
	SB	TEMPORARY SEDIMENT BASIN (INITIAL)
	PRR	PERMANENT RIPRAP PROTECTION (FINAL) (SEE CONSTRUCTION PLANS)
	SSA	STABILIZED STAGING AREA (INITIAL)
	CWA	CONCRETE WASHOUT AREA (INTERIM)
	ECB	EROSION CONTROL BLANKET (INTERIM)

TREE LEGEND

EXISTING PONDEROSA PINE TREE TO REMAIN

EXISTING PONDEROSA PIPE TREE TO BE REMOVED (CLOUDED AREAS INDICATE AREAS OF TREE REMOVAL AS NECESSARY FOR DEVELOPMENT)

EROSION CONTROL DATA

TIMING

ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING	SEPT 2020 TO MARCH 2021
EXPTECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED	FALL 2021

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED	3.61 ACRES

RECEIVING WATERS

NAME OF RECEIVING WATERS	SMITH & BLACK SQUIRREL CREEKS

SOIL DATA

PRIMARY SOIL DESCRIPTION	KETTLE GRAVELLY LOAMY SAND
PERMEABILITY	RAPID
SURFACE RUNOFF	MEDIUM
HAZARD OF EROSION	MODERATE
HYDROLOGIC SOIL GROUP	B
EXISTING PERCENT IMPERVIOUS	0.0%
DEVELOPED PERCENT IMPERVIOUS	7.44%

COLORADO LICENSED
DAVID RAYMOND DORMAN
31672
7/22/20
PROFESSIONAL ENGINEER

EPC 10/8/2020
PUDSP-19-002

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GRADING & EROSION CONTROL PLAN
EROSION CONTROL

C-8
MVE PROJECT 61087
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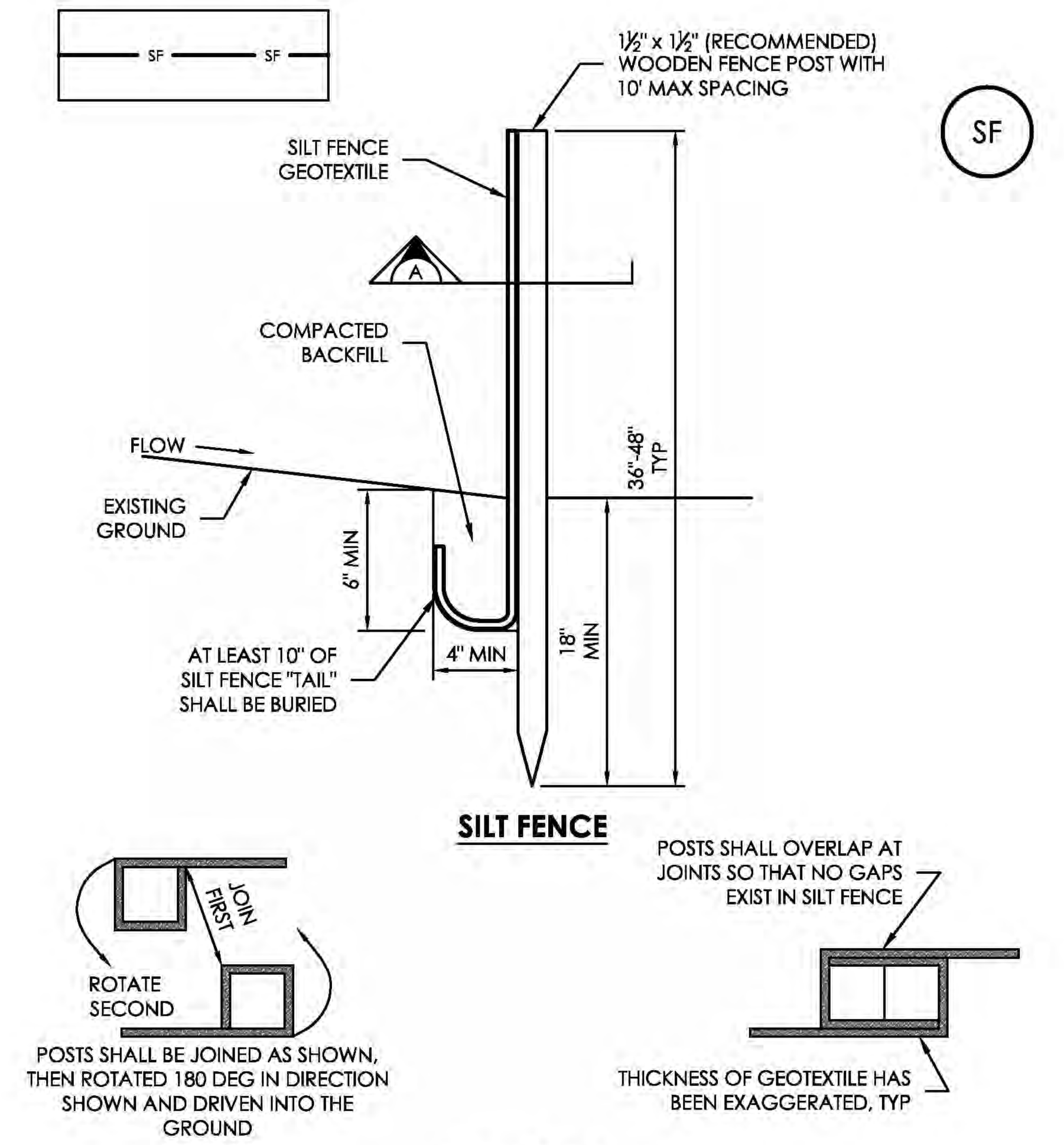


SECTION A

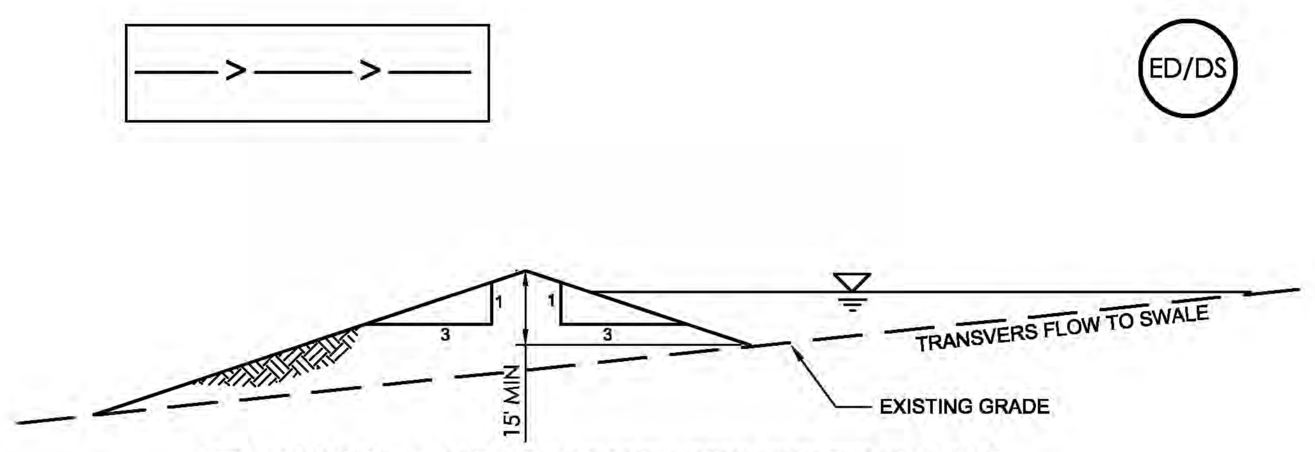
SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES:

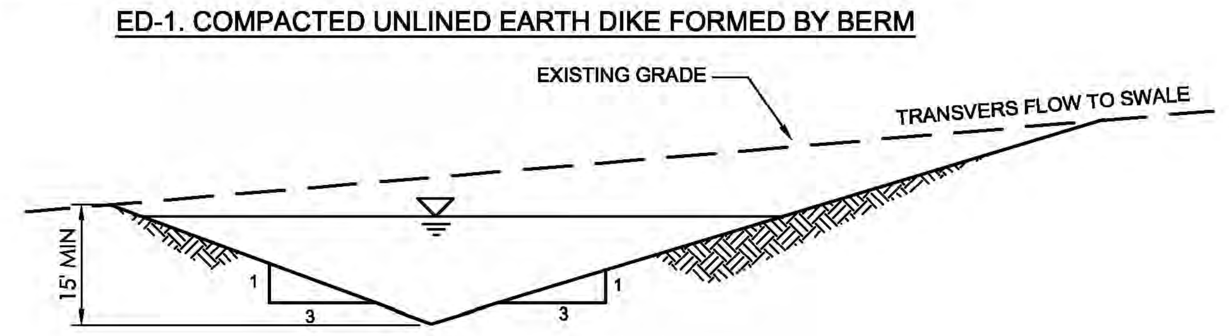
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS. BACKHOES. OR SIMILAR EOUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING I" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J—HOOK." THE "J—HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

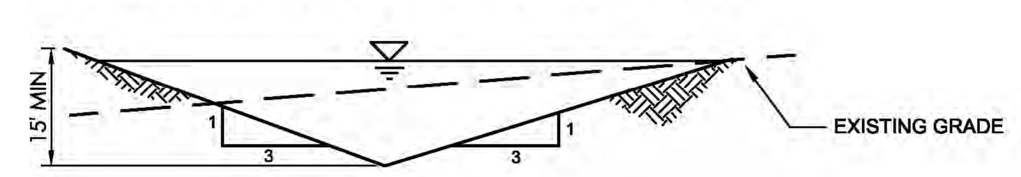
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED. ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



ED-1. COMPACTED UNLINED EARTH DIKE FORMED BY BERM



DS-1. COMPACTED UNLINED EXCAVATED SWALE

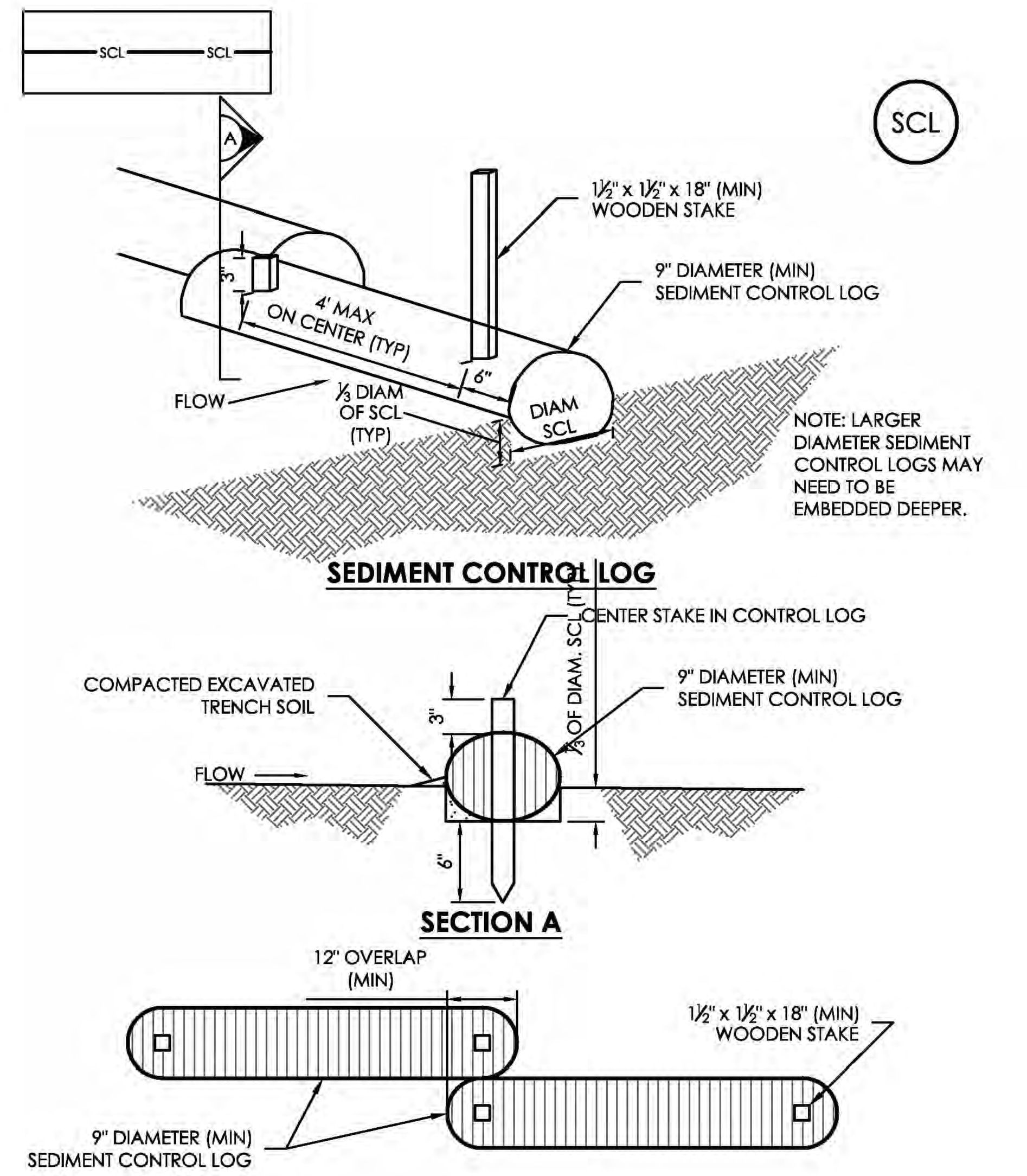


DS-2. COMPACTED UNLINED SWALE FORMED BY CUT AND FILL

Earth Dikes and Drainage Swales (ED/DS)

NOT TO SCALE

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF 1HE FAILURE.
4. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
5. WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED, AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL. JURISDICTION.



SEDIMENT CONTROL LOG JOINTS

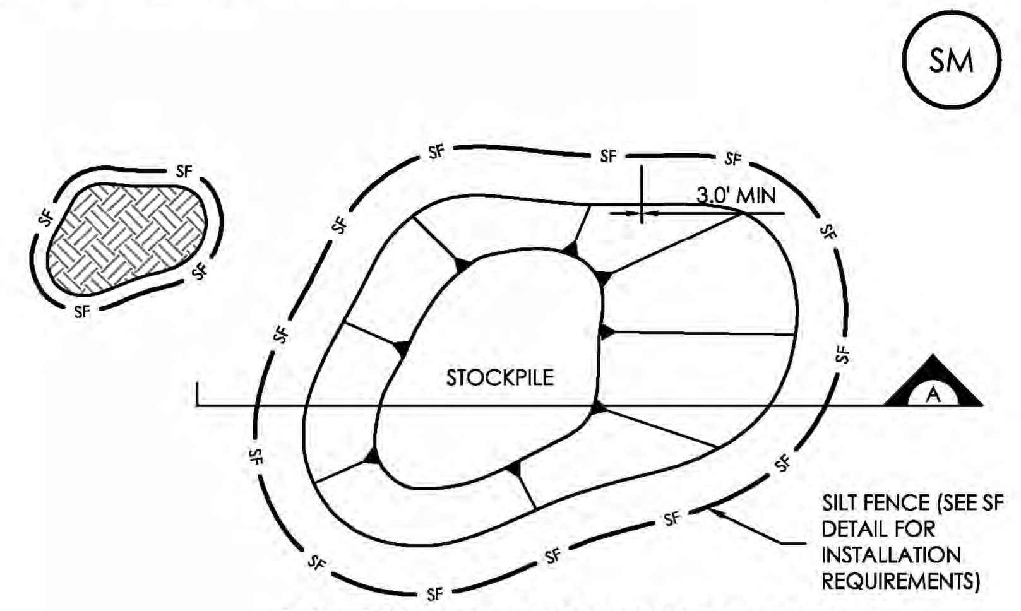
SCL-1. SEDIMENT CONTROL LOG

SEDIMENT CONTROL LOG INSTALLATION NOTES:

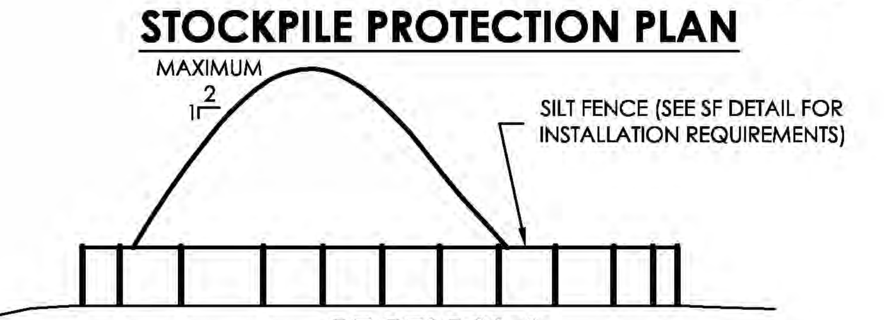
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND—DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER. THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL. THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



STOCKPILE PROTECTION PLAN



SECTION A

SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   —LOCATION OF STOCKPILES.
   —TYPE OF STOCKPILE PROTECTION.
2. 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.
3. 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).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE. WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL. ARE IN PLACE. STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED. REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE. REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

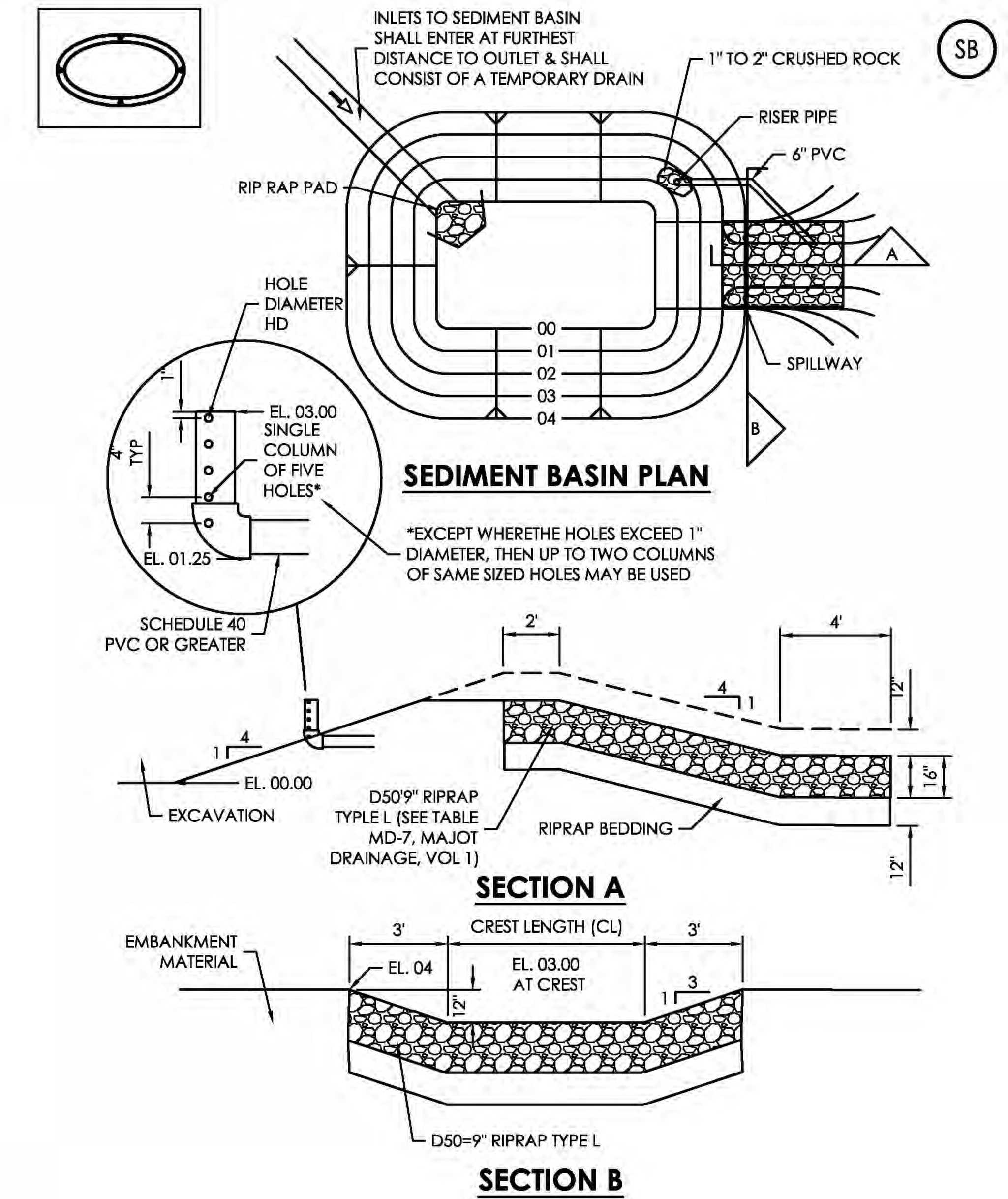


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE). (AC)	BASIN BOTTOM WIDTH (W). (FT)	SPILLWAY CREST LENGTH (CL). (FT)	HOLE DIAMETER (HD). (IN)
1	12 1/2	2	9/32
2	21	3	13/16
3	28	5	1/2
4	33 1/2	6	9/16
5	38 1/2	8	21/32
6	43	9	21/32
7	47 1/4	11	25/32
8	51	12	27/32
9	55	13	7/8
10	58 1/4	15	15/16
11	61	16	31/32
12	64	18	1
13	67 1/2	19	1 1/16
14	70 1/2	21	1 1/8
15	73 1/4	22	1 3/16

USE 4 AC. SIZING → 4

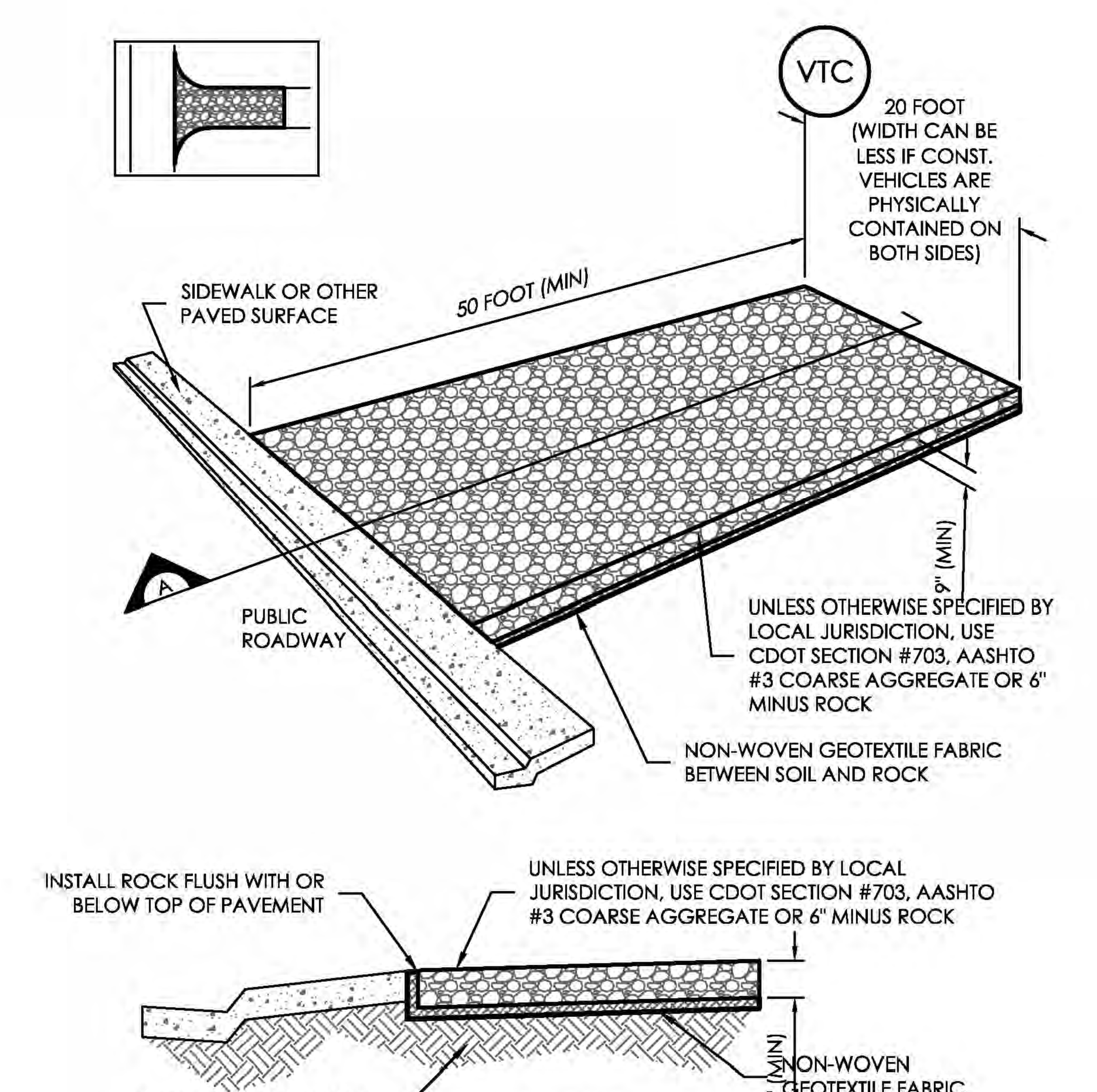
SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
LOCATION OF SEDIMENT BASIN.
- TYPE OF BASIN {STANDARD BASIN OR NONSTANDARD BASIN).
- FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
- FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM 0698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 1 S ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN{S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. 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, ANO PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6, WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION,
(DETAILS ADOPTED FROM DOUGLAS COUNTY, COLORADO)

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



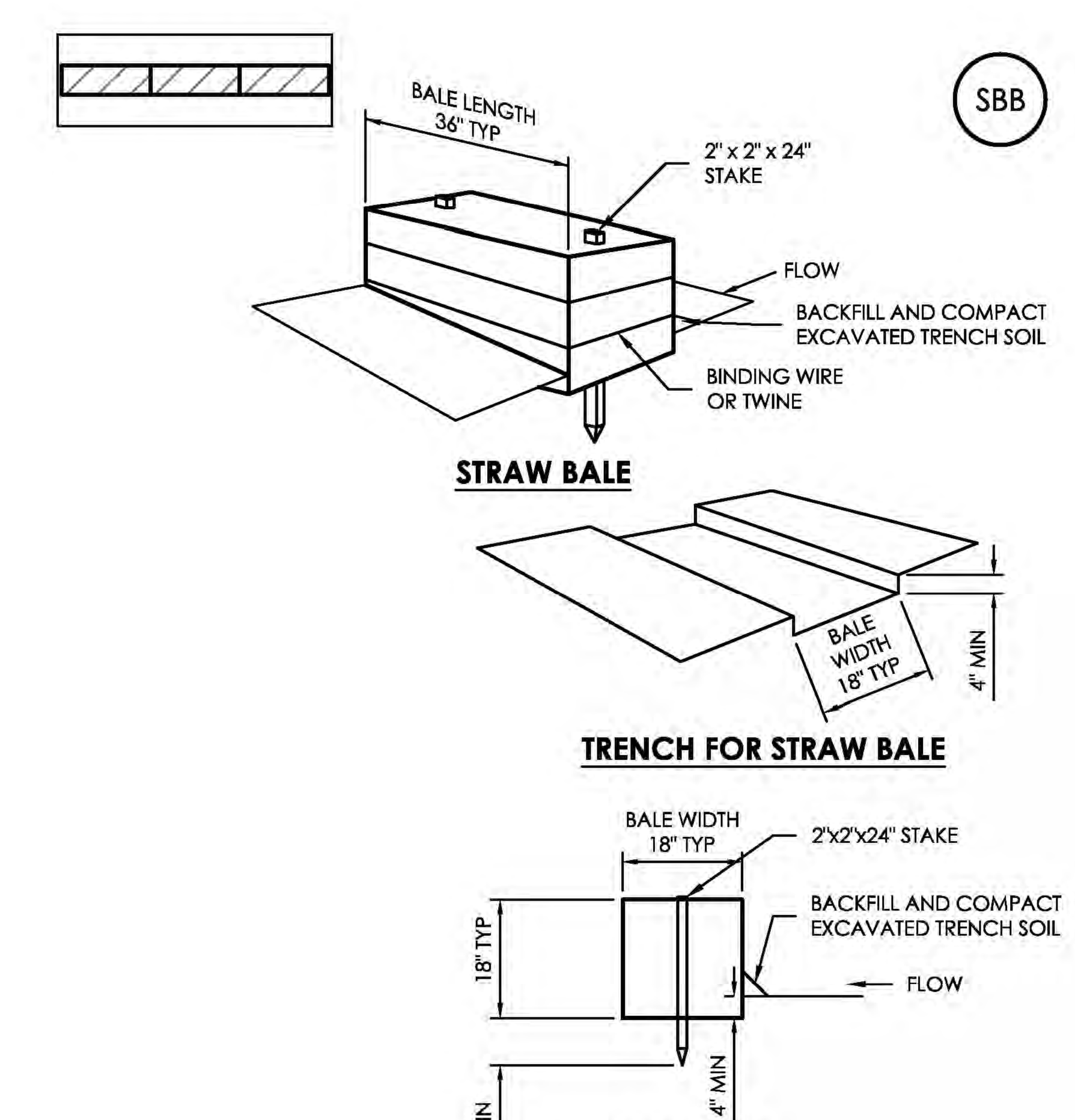
SECTION A

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   —LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   —TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON—WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION. ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE EXIT MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.



SECTION A

SBB-1. STRAW BALE

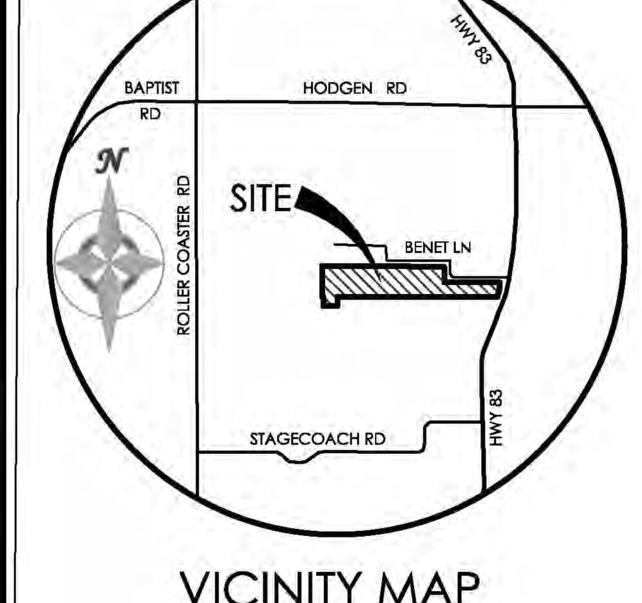
STRAW BALE INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
   —LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
6. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALE(S) AND COMPACTED.
7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

STRAW BALE MAINTENANCE NOTES

1. 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.
2. FREOUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED. REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ¼, OF THE HEIGHT OF THE STRAW BALE BARRIER.
6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

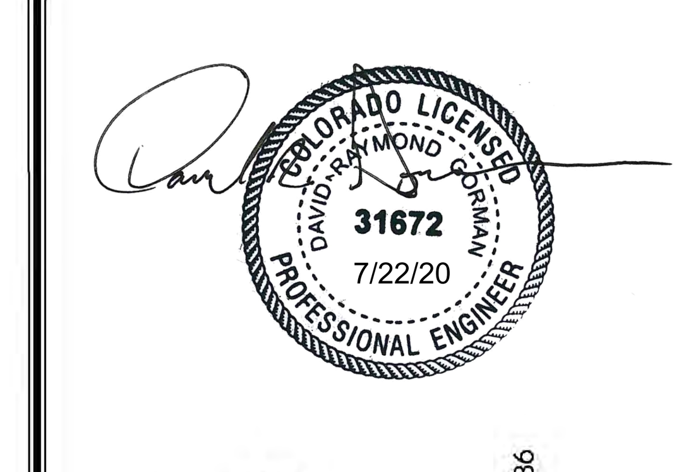
PUDSP-19-002
EPC 10/8/2020



VICINITY MAP

NOT TO SCALE

BENCHMARK



MVE INC.
ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

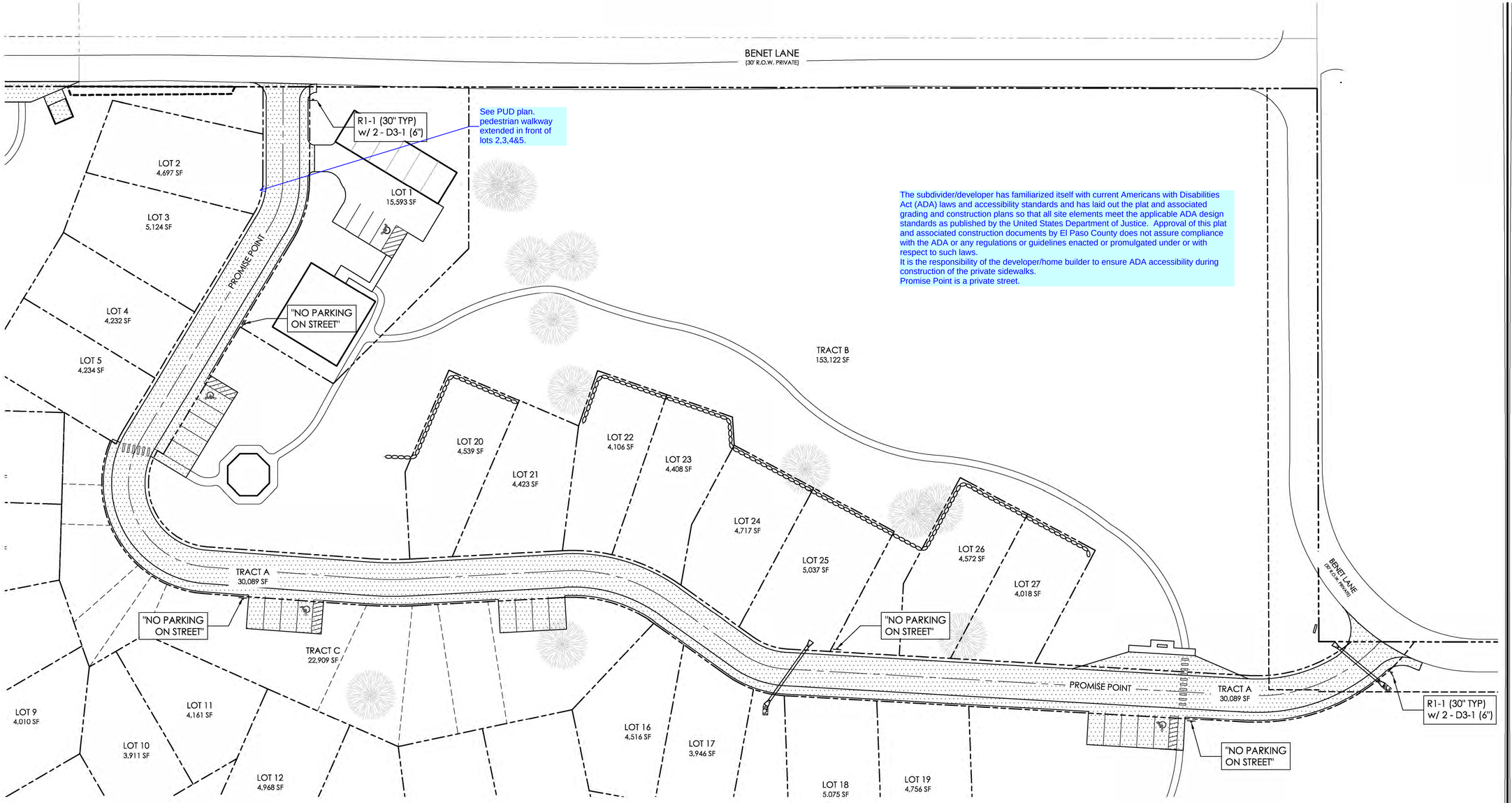
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

SANCTUARY OF PEACE
RESIDENTIAL COMMUNITY

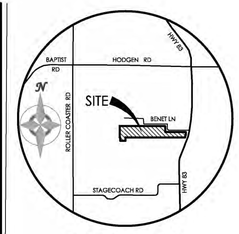
GRADING & EROSION
CONTROL PLAN
EROSION DETAIL

C-9 MVE PROJECT 610ED
MVE DRAWING -GEC-CS

APRIL 28, 2020



The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.
Promise Point is a private street.



VICINITY MAP
NOT TO SCALE

BENCHMARK
FOUND PROPERTY CORNER SOUTHWEST OF BENET LANE WHERE BENET LANES TURNS NORTH (APPROX. 1200 FT FROM HIGHWAY 83). ELEVATION = 7502.79'

10 0 20 40 80
1" = 40' 1:480

MVE, INC.
ENGINEERS / SURVEYORS
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REVISIONS

STANDARD EL PASO COUNTY SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS"
8. GROUND-MOUNT SIGNS SHALL HAVE RETROREFLECTIVE SHEETING BACKGROUND MATERIAL OF TYPE OF ASTM 4956 TYPE IV.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE A SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH APPROACH EDGE TAPERING PER CDOT STANDARD S-627-1. ARROW PAVEMENT MARKINGS SHALL BE THE OPTIONAL MUTCD NARROW ELONGATED DESIGN. STOP BARS SHALL BE 24" IN WIDTH. CONTINENTAL CROSSWALK LINES SHALL BE 12 INCHES WIDE AND AT LEAST 8 FOOT LONG, PER CDOT S-627-1.
12. LONGITUDINAL LINE PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH CDOT STANDARD SPECIFICATIONS SECTION 627 PAVEMENT MARKING AND CDOT STANDARD PLAN, S-627-1 PAVEMENT MARKINGS.
13. THE CONTRACTOR SHALL NOTIFY EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

8" HIGH

STREET NAME SIGN (D3-1)
NOT TO SCALE

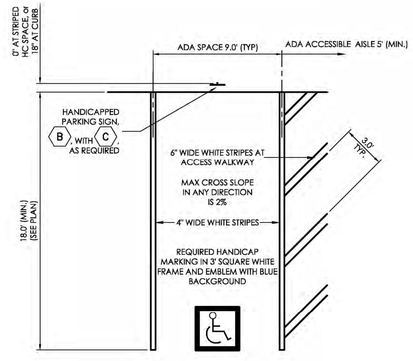
30" X 30"

STOP SIGN (R1-1)
NOT TO SCALE

18"x24"

1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. SIGNS TO BE MOUNTED ON METAL SIGN POST: 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

NO PARKING SIGNAGE
SCALE: 1" = 1'-0"



TYPICAL HANDICAP PARKING SPACE
SCALE: 1" = 5'

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

SANCTUARY OF PEACE
RESIDENTIAL COMMUNITY

GRADING & EROSION CONTROL PLAN
SIGNAGE & STRIPING

C-10 MVE PROJECT 61087
MVE DRAWING -GEC-GP

APRIL 28, 2020
SHEET 10 OF 10

PUDSP-19-002
EPC 10/8/2020