



1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN CRITERIA MANUALS ON THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

- A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (EOM)
- B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- C. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- D. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- E. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- F. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- G. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- H. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- I. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- J. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- K. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- L. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- M. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- N. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- O. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- P. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- Q. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- R. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- S. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- T. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- U. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- V. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- W. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- X. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- Y. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
- Z. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

1. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO OMISSIONS, OR CHANGED CONDITIONS SHALL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
2. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (P&D) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (EQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
4. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR DISCREPANCIES.
5. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
6. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
7. CONTRACTOR SHALL COORDINATE GUTTER/CURB TESTING PER ECD STANDARDS. PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
8. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
9. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
10. SHORT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SHORT TRIANGLES.
11. SLOWING AND STOPPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
12. SLOWING AND STOPPING SHALL COMPLY WITH EL PASO DEPARTMENT OF PUBLIC WORKS (DPW) AND MUTCD CRITERIA.
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO DEPARTMENT OF PUBLIC WORKS (DPW), INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNERS PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.

2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.

3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.

14. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
15. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF RECAVATION.
16. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
17. RESEEDING OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
18. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
19. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
20. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND NEIGHBORHOODS FROM EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND FUTURE MAINTENANCE ACTIVITIES.
21. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
22. THE CONTRACTOR WILL MAKE THE NECESSARY PREPARATIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO EXCAVATION. ANY UTILITIES NOT SHOWN ON THE DRAWING SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY EXCESSIVE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
23. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND AUSTIN STANDARDS AND SPECIFICATIONS.
24. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1:0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
25. IN CASE OF CONFLICT BETWEEN PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
26. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.

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 DAMAGE THE MATERIALS DURING THE REMOVAL. THE PAVEMENT MARKINGS SHALL BE REMOVED SUCH 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 COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCDD).

- [illegible]

ROAD CLASSIFICATION:	RURAL	LOCAL	STANDARD
DESIGN SPEED:	30 MPH	ECM TABLE 2-5	
POSTED SPEED:	30 MPH	ECM TABLE 2-5	
ROADWAY WIDTH:	28'	ECM FIGURE 2-8	
HORIZONTAL RADIUS:	300'	ECM TABLE 2-5	
MAX. GRADE:	1.0%	ECM TABLE 2-5	
MAX. CUL-DE-SAC GRADE	8.0%	ECM TABLE 2-5	
MIN. K-VALUE (CREST):	2.0%	ECM TABLE 2-31	
MIN. K-VALUE (SAG):	19	ECM TABLE 2-12	
	37	ECM TABLE 2-14	

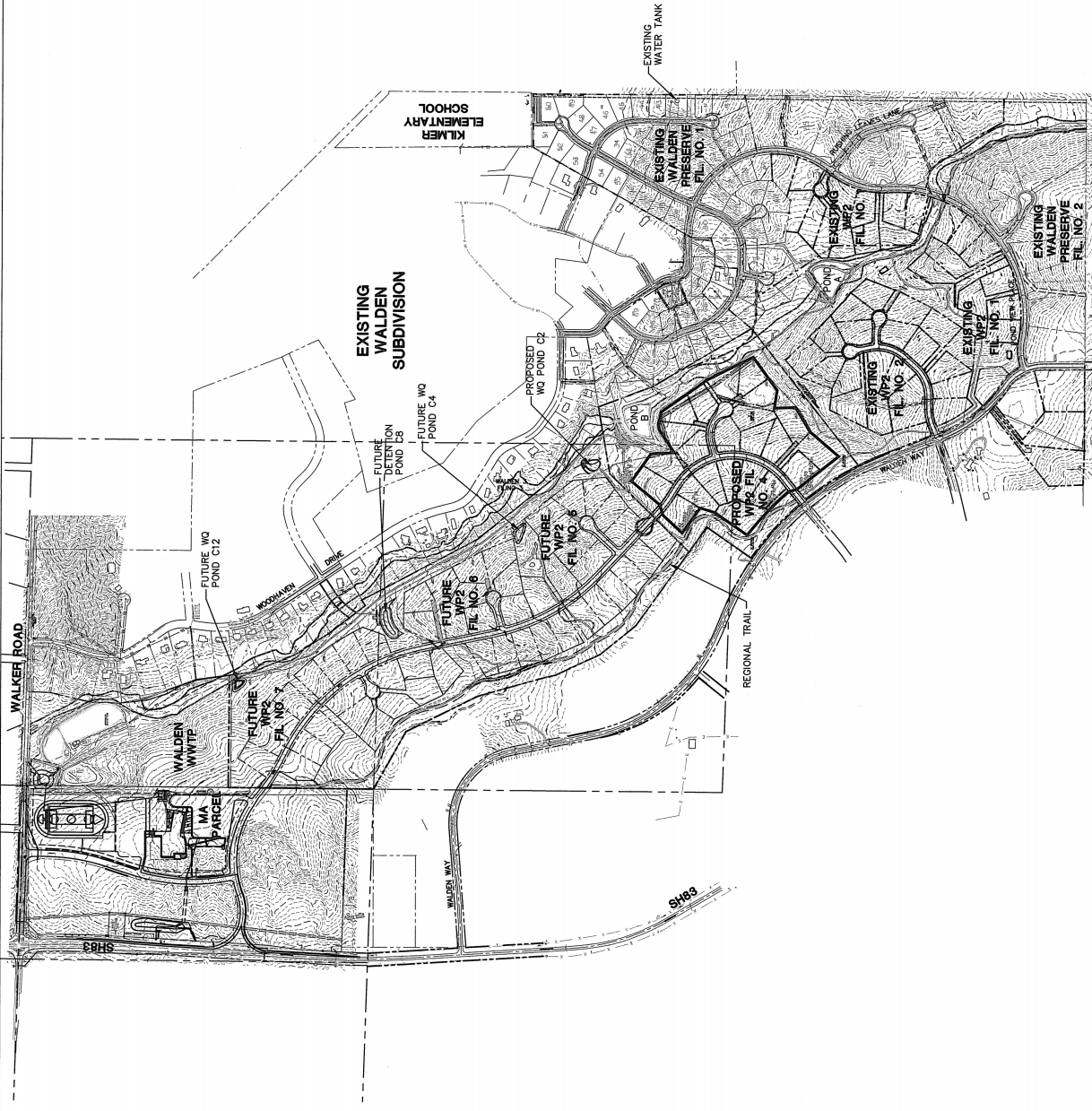
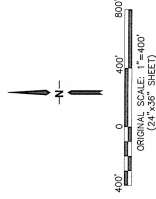
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EPC 10/30/19	HORIZ. SCALE:	HS	DRAWN:	BJJ
	VERT. SCALE:	VS	DESIGNED:	JPS
	SURVEYED:	RAMPART	CHECKED:	JPS
	CREATED:	9/05/18	LAST MODIFIED:	5/15/19
	PROJECT NO:	040201	MODIFIED BY:	JPS
	SHEET:			



DRIVEWAY CULVERT TABLE		
FILE #	LOT NO.	SIZE (O)
1	2	18"
3	4	18"
5	6	18"
7	8	18"
9	10	42"
11	12	42"
13	14	18"
15	16	18"
17	18	18"
19	20	18"
21	22	18"
23	24	18"

NOTE: AT LOCATIONS WHERE ROADSIDE DITCHES ARE MINIMAL, DRIVEWAY CULVERTS MAY BE DELETED IN SOME CASES UPON FIELD REVIEW WITH COUNTY APPROVAL





## DETAILS

No.	REVISION	BY	DATE
	FINAL PLAT SUBMITTAL	JPS	9/05/18
	COUNTY COMMENTS	JPS	2/15/19

WALDEN PRESERVE 2 - FILING NO. 4



**JPS**  
**ENGINEERING**

19 E. Wilamette Ave.  
Colorado Springs, CO  
80903

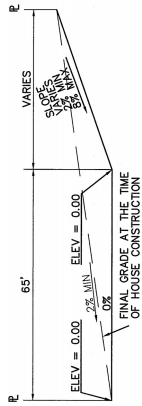
PH: 719-477-9429  
FAX: 719-471-0766  
[www.jpsengr.com](http://www.jpsengr.com)



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

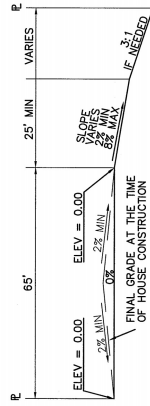
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	VERT. SCALE:	N/A	DESIGNED:
	SURVEYED:	RAMPART	CHECKED:
	CREATED:	10/21/14	LAST MODIFIED: 2/2/15
	PROJECT NO:	040201	MODIFIED BY:
SHEET:			

## C1.2



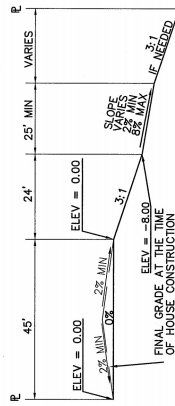
TYPICAL "A" LOT

SCALE: 1"=20'



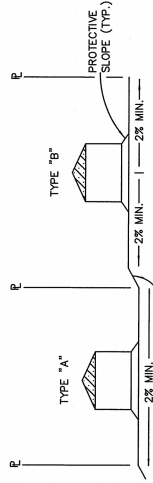
TYPICAL "B" LOT

SCALE: 1"=20'



TYPICAL "WALK-OUT" LOT - "C" LOT

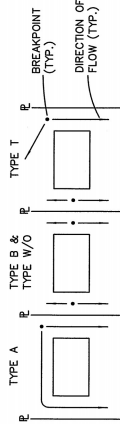
SCALE: 1"=20'



TYPICAL LOT SECTION DETAIL

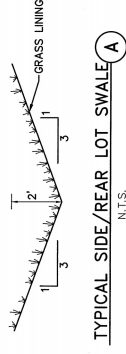
N.T.S.

**NOTE:** FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.



LOT DRAINAGE TYPES

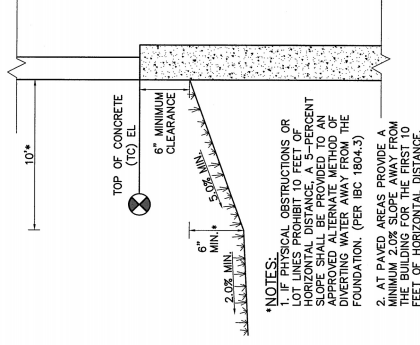
N.T.S.



TYPICAL SIDE/REAR LOT SWALE (A)

N.T.S.

**NOTE:** BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.



**•NOTES:**

1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

TYPICAL BUILDING  
DRAINAGE DETAIL

NTS

**OVERLOT GRADING NOTE:**  
WHILE SIGNIFICANT OVERLOT GRADING IS NOT PLANNED AS PART OF THIS SUBDIVISION DEVELOPMENT, SELECTED LOTS MAY BE GRADED PER THE RECOMMENDED LOT TYPES AS NOTED ON SH. C1.1 TO ASSIST IN BALANCING EARTHWORK ON SITE.

1. LOT GRADING & DRAINAGE IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT BUILDERS & OWNERS.

2. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWNGRADIENT LOTS.

3. FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.





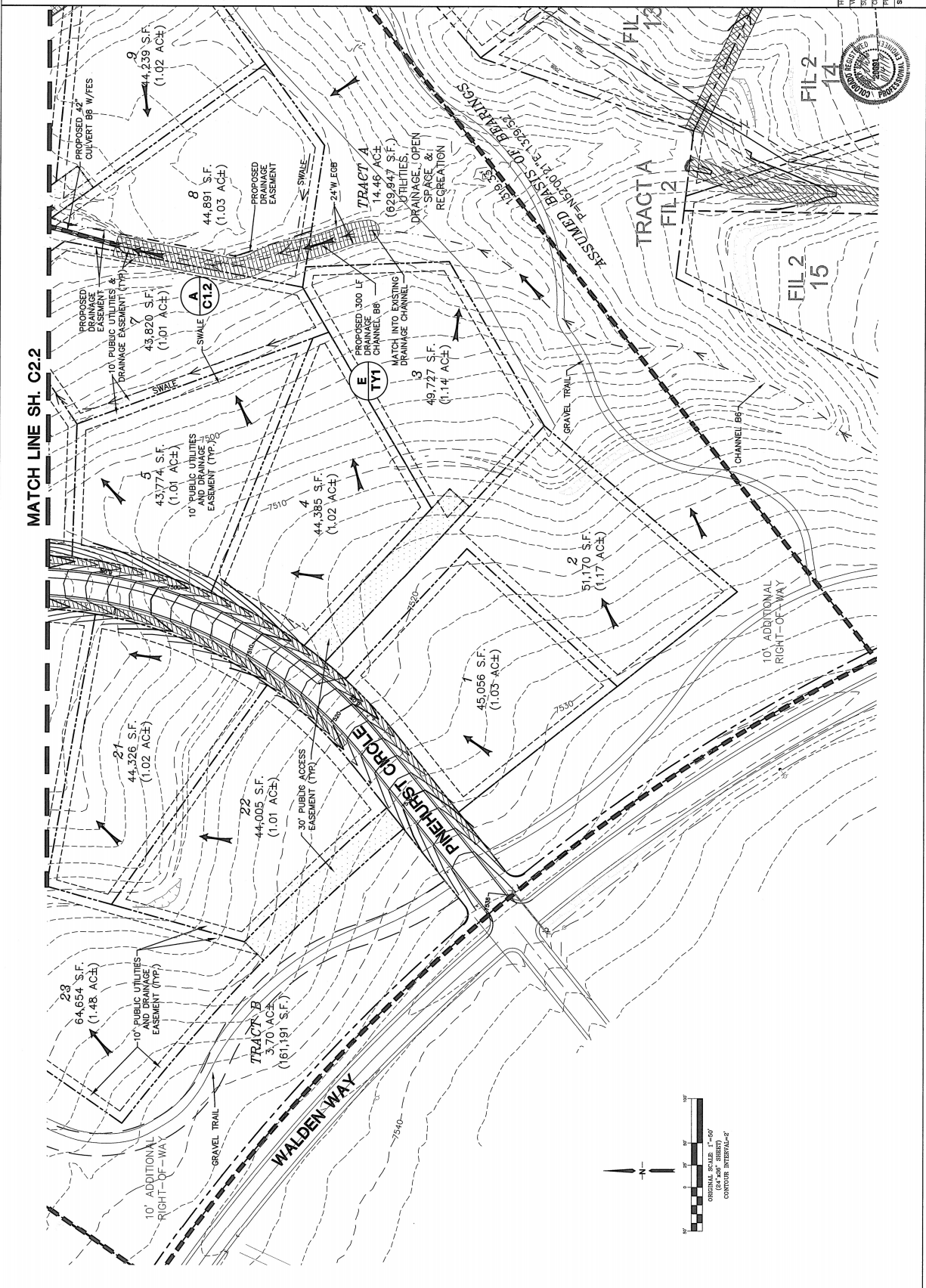
CALL UTILITY NOTIFICATION  
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1-800-922-1987  
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BEFORE YOU DIG, GRADE, OR EXCAVATE  
MEMBER UTILITIES.

7/03/19	JP	COUNTY COMMENTS	
5/15/19	JP	COUNTY COMMENTS	
2/25/19	JP	COUNTY COMMENTS	
9/05/18	JP	FINAL PLAT SUBMITTAL	

ENLARGED SITE  
GRADING PLAN - SOUTH

EPC 10/30/19	HORIZ. SCALE: 1"=50'		DRAWN: RMD	
	VERT. SCALE: N/A		DESIGNED: JPS	
	SURVEYED: RAMPART		CHECKED: JPS	
	CREATED: 8/14/14		LAST MODIFIED: 7/03/19	
	PROJECT NO: 040201		MODIFIED BY: BAJ	
SHEET:				

## C2.1





9 E. Willamette Ave.  
Colorado Springs, CO  
0903  
H: 719-477-9429  
AX: 719-471-0766  
www.bear.com



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1-800-922-1987  
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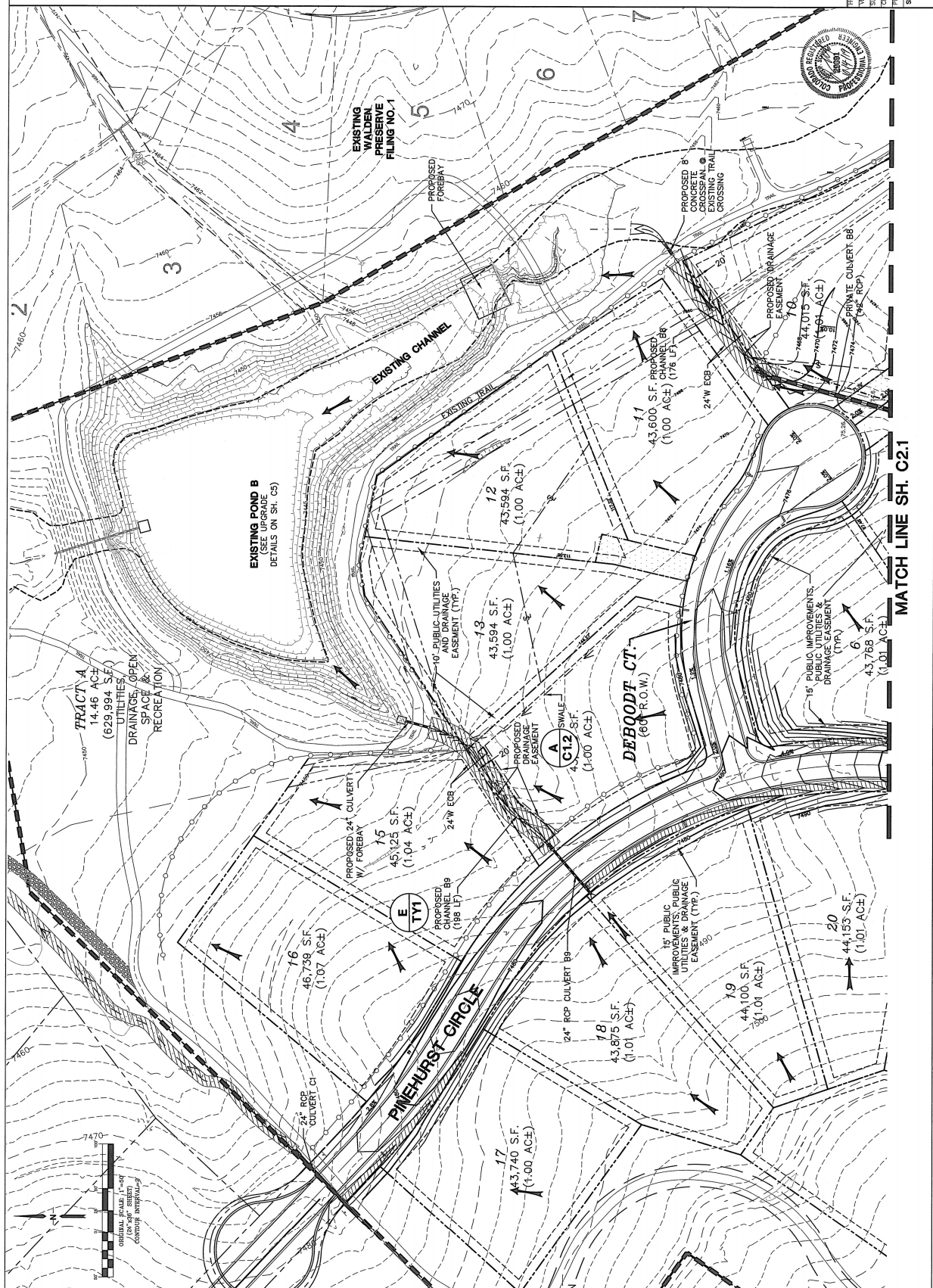
Final	Final Plat Submittal	9/05/18	JPS	8/30/19	
	County Comments	2/25/19	JPS	5/15/19	
	County Comments	5/15/19	JPS	8/30/19	
	Final Plat Submittal	9/05/18	JPS	8/30/19	

ENLARGED SITE  
GRADING PLAN - NORTH

EPC 10/30/19	HORIZ. SCALE: 1"=50'	DRAWN:	RMD
	VERT. SCALE: N/A	DESIGNED:	JPS
	SURVEYED: RAMPART	CHECKED:	JPS
	CREATED: 8/14/14	LAST MODIFIED:	8/30/19
	PROJECT NO: 040201	MODIFIED BY:	BWJ

## C2.2

WALDEN PRESERVE 2 - FILING NO. 4



STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS.

REVISED 10/2016

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 EDITIONS OF THE FOLLOWING, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, 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 (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE DAMS 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 CONSTRUCTION SHALL BE TRAINED IN THE PROPER USE OF EROSION CONTROL MEASURES. 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 SHALL BE IMPLEMENTED AT ALL WORK AREAS. CONSTRUCTION AFTER FINAL STABILIZATION IS COMPLETED SHALL BE LIMITED TO MAINTENANCE ACTIVITIES. AFTER THE FINAL STABILIZATION IS COMPLETED, THE CONTRACTOR SHALL HAVE A UNIFORM PERMANENTATIVE COVER WITH INDIVIDUAL PLANT SPECIES IDENTIFIED BY ALL APPLICABLE CONSTRUCTION ACTS. FINAL PERMANENTATIVE COVER SHALL BE MAINTAINED FOR A MINIMUM OF 14 DAYS AFTER THE FINAL STABILIZATION IS COMPLETED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BE ONE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM 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 EXPOSED EARTH SHALL BE PROTECTED AND MAINTAINED WITHIN 91 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 91 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. CONSTRUCTION OF SLOPE MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR INSIDE FINAL STABILIZATION WILL BE AVOIDED ON 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 SHALL BE CLOSURED PRIOR TO INSTALLATION OF THE CONTROL MEASURES.
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 DEPOSED 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, DAMPED, 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 NEEDED 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/ENGINEER 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 INFILTRATION FACILITIES 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 CHEMICALS HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM 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 CONTAMINATION PROTECTION TO CONTAIN ALL SPILLS ON-SITE 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/ENGINEER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 26, ARTICLE 6, CFS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCA VOLUME 1 AND THE EGM APPENDIX. 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 KUMAR & ASSOC., DATED 12/29/19 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 MATERIAL CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
1600 SOUTH WYOMING DRIVE, SUITE 300  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LIN	3.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SEEDATS GRAMA	ETHIOPIA	2.5 LBS.
TOTAL:		18.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR  
HYDROSEEDING FOR  
COOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO COOT  
SPEC-SECTION 213.

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S OCTOBER, 2019  
GRADING START OCTOBER, 2019  
GRADING COMPLETION APRIL, 2020  
STABILIZATION APRIL, 2020  
STABILIZATION AUGUST, 2020

SEDIMENT CONTROL MAINTENANCE PROGRAM:

PERIODIC SITE INSPECTIONS FREQUENCY: 1  
RE-VEGETATION OF EXPOSED SOILS WITHIN 21 DAYS OF GRADING  
SEDIMENT REMOVAL FROM BMP'S AFTER STABILIZATION ACHIEVED  
REMOVAL OF BMP'S MONTHLY

1 AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT  
CAUSES SURFACE EROSION.

2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN  
THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE  
SEDIMENT. DEBRIS SHALL BE REMOVED IMMEDIATELY IF IT  
IMPACTS THE FUNCTION OF THE BMP.



19 E. Wrenette Ave.  
P.O. Box 1000  
80603  
PH: 719-477-9429  
FAX: 719-477-0266  
www.jpseng.com



CALL UTILITY NOTIFICATION  
1-800-922-1987  
FOR THE MARKING OF UTILITIES  
BEFORE THE START OF CONSTRUCTION  
FOR THE MARKING OF UTILITIES  
BEFORE THE START OF CONSTRUCTION

NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	9/05/18
2	COUNTY COMMENTS	2/15/19
3	COUNTY COMMENTS	5/15/19
4	COUNTY COMMENTS	7/09/19
5	COUNTY COMMENTS	8/30/19

WALDEN PRESERVE 2 - FILING NO. 4

EROSION CONTROL NOTES

THUMB SCALE: NTS	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: BJJ
SURVEYED: PNMAL	CHECKED: BJJ
CREATED: 8/29/14	LAST MOD: 8/29/19
PROJECT NO: 042201	MODIFIED BY: BJJ
SHEET:	



C3.1














CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
MEMBER UTILITIES.

9/30/19	JPS	EPC COMMENTS	
8/30/19	JPS	EPC COMMENTS	
8/9/19	JPS	FSD OUTLET STRUCTURE UPGRADE	
9/17/14	JPS	EPC COMMENTS	
7/23/14	JPS	FINAL PLAT SUBMITTAL	

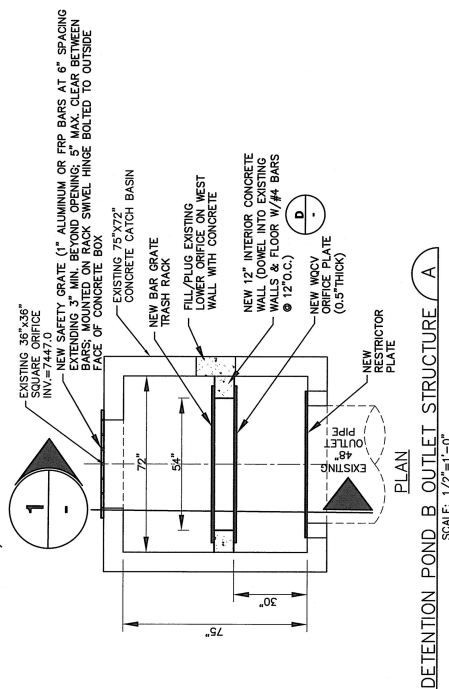
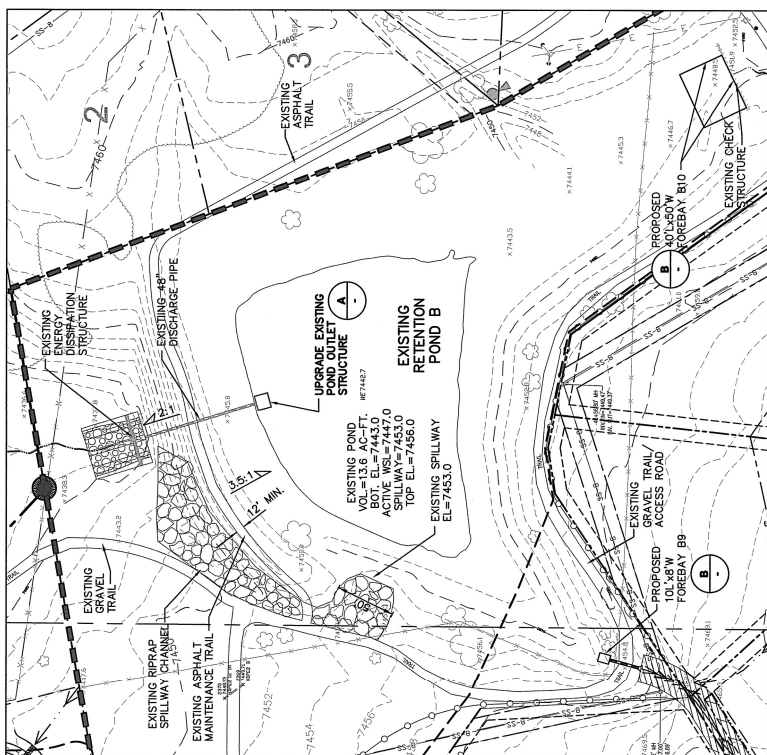
## POND B

### UPGRADE DETAILS

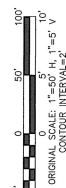
EPC 10/30/19	HORIZ. SCALE: 1"=50'		DRAWN: MJP	
	VERT. SCALE: N/A		DESIGNED: JPS	
	SURVEYED: RAMPART		CHECKED: JPS	
	CREATED: 7/17/14		LAST MODIFIED: 9/30/19	
	PROJECT NO: 040201		MODIFIED BY: BUJ	
	SHEET:			

C5.1

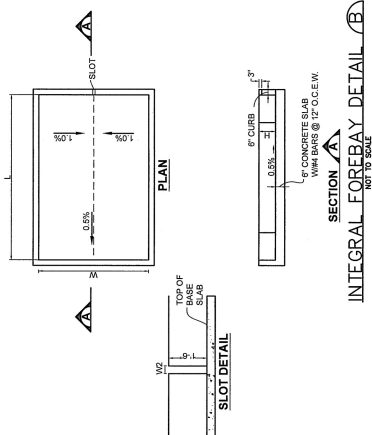
WALDEN PRESERVE 2 - FILING NO. 4



DETENTION POND B OUTLET STRUCTURE A



FOREBAY DESIGN TABLE				
FOREBAY	L (FT)	W (FT)	SLOT WIDTH-W2 (IN)	HEIGHT H(IN)
B9	10' x 8'		4.5"	18"
B10	40' x 50'		18.9"	24"



SECTION 7.1  
INTEGRAL FOREBAY DETAIL (B)  
NOT TO SCALE

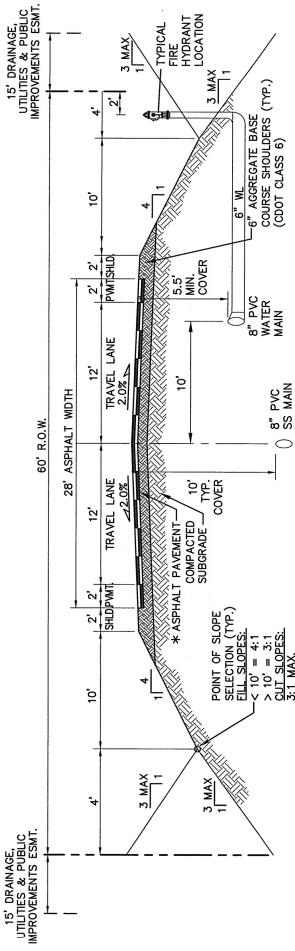


TYPICAL SECTIONS  
AND DETAILS

HORIZ. SCALE: AS SHOWN VERT. SCALE: AS SHOWN SURVEYED: RAMPART CREATED: 9/05/18 PROJECT NO: 040201	EPC 10/30/19
	DRAWN:
	DESIGNED:
	CHECKED:
	LAST MODIFIED: 7/11/19 MODIFIED BY:
SHEET:	

TY1

WALDEN PRESERVE 2 - FILING NO. 4



RURAL LOCAL-PAVED ROAD (PUBLIC)  
(PINEHURST CIRCLE & DEBODT CT)

TYPICAL SECTION/A

SCALE: 1"=5'

\* PAVEMENT SECTION TO BE DESIGNED BY GEOTECH  
ENGINEER PER EPC SPECIFICATIONS.  
(\* HBP OVER 6" ABC FOR BIDDING PURPOSES)

\* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS.  
(4" HBP OVER 6" ABC FOR BIDDING PURPOSES)

OWLINE  
LE DWGS. (2.5' TRP.)



8' WIDE EROSION CONTROL  
BLANKET  
TURF-REINFORCEMENT  
MAT (TENSAR ERONET  
SC150 OR APPROVED  
EQUAL) WHERE SPECIFIED—  
ON PLANS

TYPICAL DITCH SECTION WITH  
EROSION CONTROL BLANKET LINING  
SCALE : NTS

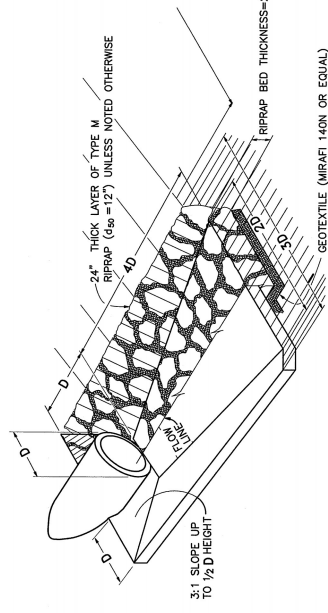
SCALE : NTS

Rope Designation	% Spunster, Then Owns	Intermediate Rock Dimensions (inches)	d <sub>0</sub> (inches)
Type VL	500 50/70	6 6	6**
	35-50	2	
Type L	2-10 50/70	12 12	9**
	35-50	3	
Type M	2-10 50/70	24 24	12**
	35-50	4	
Type H	2-10 50/70	35-50 24	18
	35-50	6	
Type VH	2-10 50/70	35-50 33	24
	35-50	9	

\*  $d_{50}$  = mean particle size (intermediate dimension) by weight.

Basic requirements for riprap stone are as follows:

- Rock shall be hard, durable, angular in shape, and free from cracks, overstratification, shale, and capstone matter.
- Hammer blow: no thickness of a single stone should be less than one-third its length, and rounded stone should be avoided.
- The rock should sustain a loss of not more than 40% after 500 revolutions in an abrasion test (Los Angeles machine—ASTM C-135) and should sustain a loss of not more than 10% after 12 cycles of freezing and thawing (ASTM D-660 test) 103 for ledge rock procedure A.
- Rock having a minimum specific gravity of 2.65 is preferred; however, in no case should rock have a specific gravity less than 2.50.



TYPICAL RIPRAP APRON/  
CULVERT OUTLET PAVING

RIPRAP DETAILS (F)

