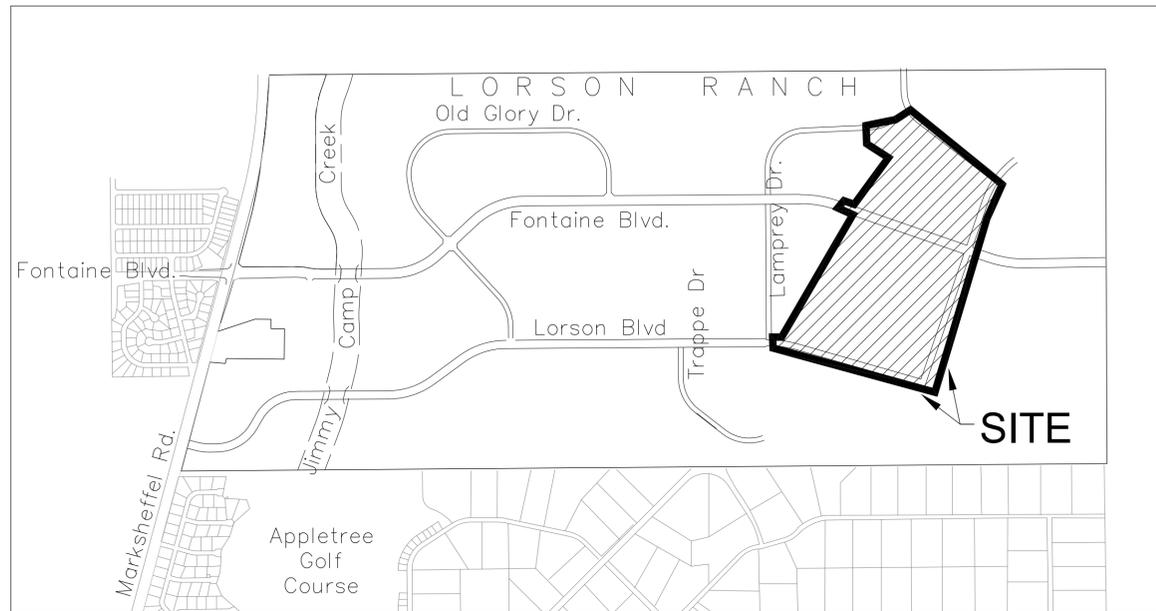


PRELIMINARY SITE GRADING CONSTRUCTION PLANS
FOR
THE HILLS AT LORSON RANCH
EARLY OVERLOT GRADING / EROSION CONTROL PLANS



Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES



| SHEET INDEX | |
|---------------|---|
| SHEET NO. | SHEET DESCRIPTION |
| C0.1 | COVER SHEET |
| C0.2 | NOTES (GENERAL, GRADING, EROSION CONTROL) |
| C0.3 | TYPICAL SECTIONS |
| C4.1 ~ C4.6 | GRADING AND EROSION CONTROL PLAN |
| C5.1 ~ C5.4 | POND GRADING AND DETAILS |
| C12.1 ~ C12.3 | DETAILS |
| | |
| | |
| | |
| | |
| | |
| | |

DEVELOPER'S 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

BUSINESS NAME LORSON, LLC

BY JEFF MARK DATE _____

TITLE MANAGER

ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

CONSTRUCTION APPROVAL

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.

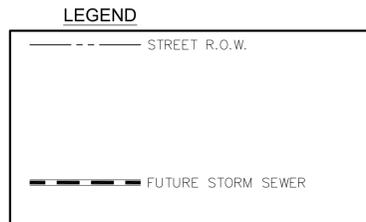
FILED IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS. THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

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

ENGINEER'S APPROVAL

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARING THIS PLAN

RICHARD L. SCHINDLER, P.E. # 33997
FOR AND ON BEHALF OF CORE ENGINEERING GROUP



WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
719-390-7111

CABLE
COMCAST
P.O. BOX 173838
DENVER, CO 80217
970-641-4774

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719-495-2283

SECURITY FIRE PROTECTION DISTRICT
400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121

PREPARED FOR:
LORSON, LLC
N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
719-635-3200
CONTACT: JEFF MARK

PREPARED BY:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
719-570-1100
CONTACT: RICHARD L. SCHINDLER P.E.

TELEPHONE
CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
719-278-4651

GAS
BLACK HILLS ENGERGY
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719-393-6639

EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°15'2" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK

FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

TRAFFIC CONTROL NOTE

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

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceng1.com

DATE: _____
DESCRIPTION: _____
NO. _____
PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

DRAWN: **RLS**
DESIGNED: **RLS**
CHECKED: **RLS**

**COVER SHEET
EARLY GRADING AND
EROSION CONTROL PLAN**

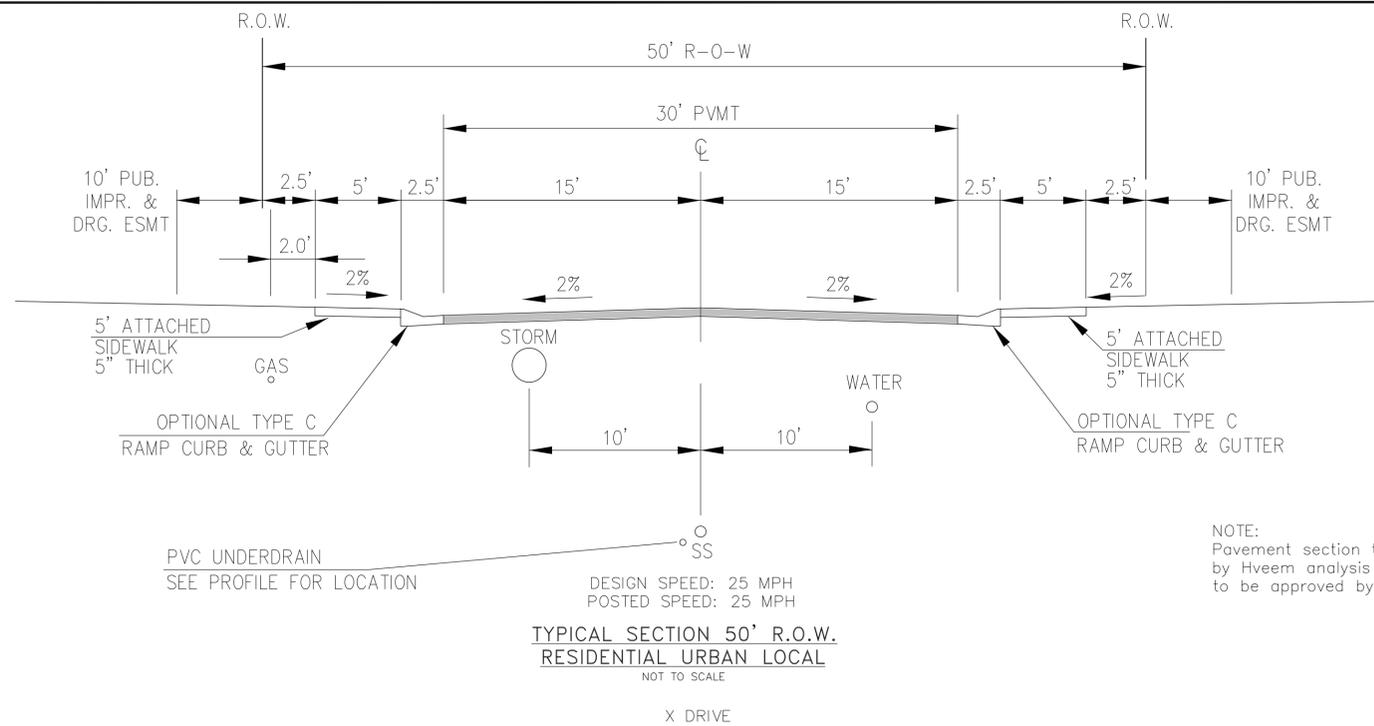
DATE:
MAY 25, 2020

PROJECT NO.
100.061

SHEET NUMBER
C0.1

TOTAL SHEETS: 16

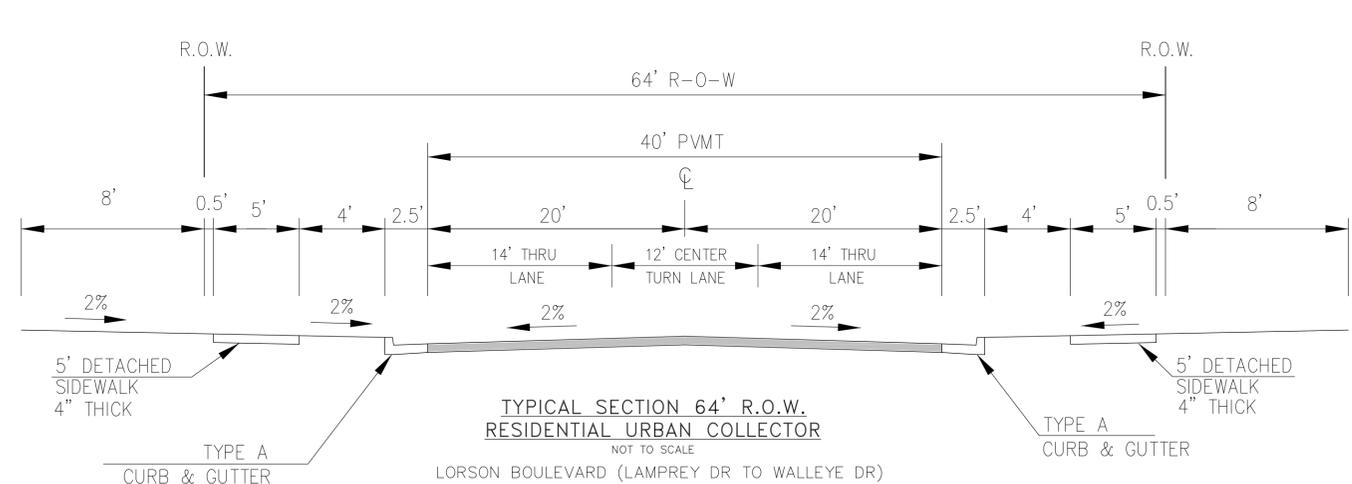
PUDSP-20-00X



**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

X DRIVE

NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by El Paso County PCD Engineering

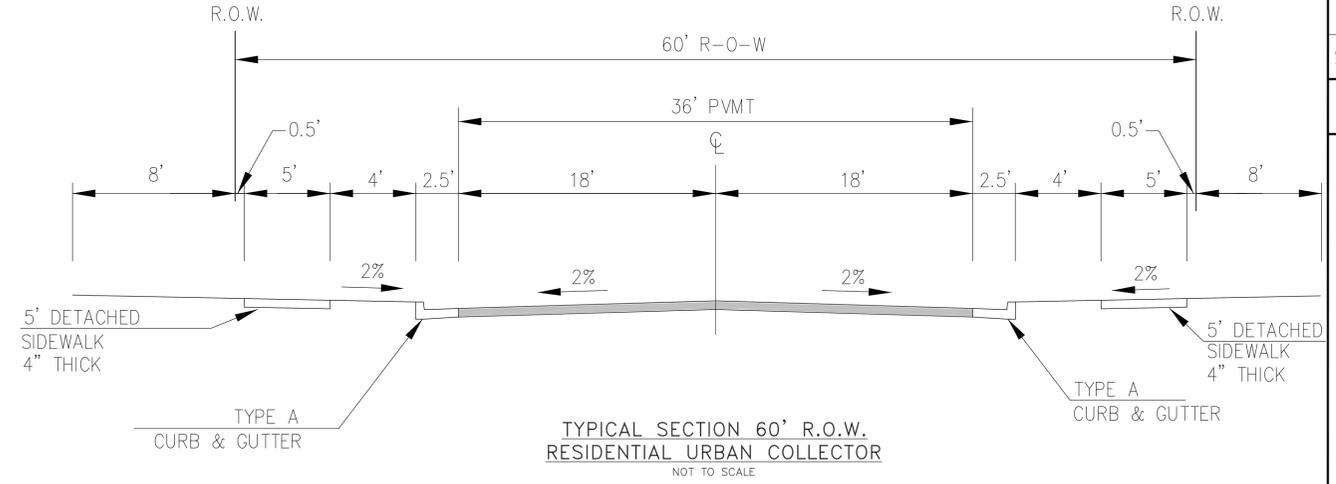


**TYPICAL SECTION 64' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

LORSON BOULEVARD (LAMPREY DR TO WALLEYE DR)
WALLEYE DRIVE (LORSON BLVD TO FONTAINE BLVD)

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH

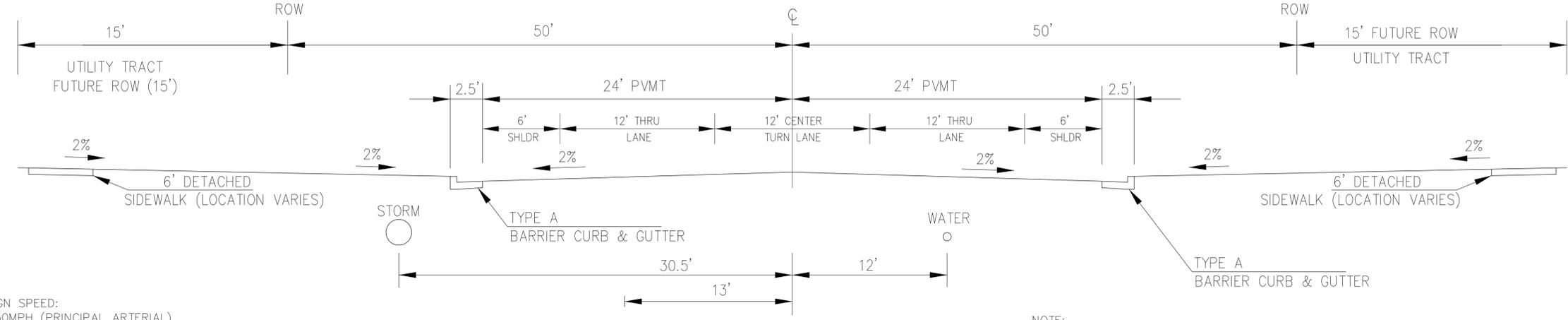
NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by PCD Engineering



**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

WALLEYE DRIVE (NORTH OF FONTAINE)
GRAYLING DRIVE, LAMPREY DRIVE

DESIGN SPEED: 40 MPH
POSTED SPEED: 35 MPH



**TYPICAL SECTION 100' R.O.W.
FONTAINE BLVD**
NOT TO SCALE

DESIGN SPEED:
1. 50MPH (PRINCIPAL ARTERIAL)
2. 40MPH FOR TAPERS (WESTBOUND) (NON-RES COLLECTOR)

NOTE:
Pavement section to be determined
by Hveem analysis and design. Design
to be approved by El Paso County PCD and Engineering

**CORE
ENGINEERING GROUP**
15004 1ST AVENUE, S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: THE HILLS AT LORSON RANCH
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD - WALLEYE DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**OVERLOT EARLY
SITE GRADING
TYPICAL ROADWAY SECTIONS**

DATE:
MAY 25, 2020

PROJECT NO.
100.061

SHEET NUMBER
C0.3

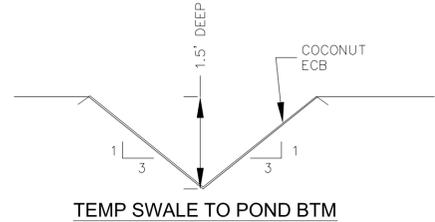
TOTAL SHEETS: 16

LEGEND

- 5721----- EXISTING MINOR CONTOUR
- 5720----- EXISTING MAJOR CONTOUR
- 5720----- PROPOSED CONTOUR
- EXISTING STORM SEWER
- (SF)----- PERIMETER EROSION CONTROL
SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- P/L----- PROPERTY LINE OR TRACT LINE
- ROW LINE
- RUNOFF DIRECTION
- X%----- SLOPE DIRECTION AND GRADE
- CUT/FILL LINE
- VEHICLE TRACKING CONTROL
- EARTHEN BERM FOR ROUGH CUT STREET CONTROL PLAN OR STRAW BALE CHECK DAM
- (T) (G) (WC)----- LOT TYPE
TRANSITION, GARDEN, WALK-OUT
SEE DETAIL SHEET

- NOTE:**
1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. POND SLOPES SHALL BE 3:1
 3. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES 6:1 OR STEEPER.

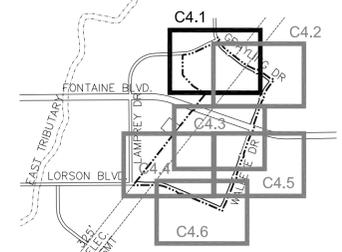
- (TS)
4. TEMPORARY SEEDING REQUIRED ON DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED AND SEEDED WITHIN 21 DAYS AFTER INTERIM GRADING.
 5. THERE ARE NO ASPHALT BATCH PLANTS OR CONSTRUCTION OFFICE TRAILERS PLANNED FOR THIS SITE OR CONTRACTOR SHALL OBTAIN PERMIT IF DESIRED.
 6. CONTRACTOR TO DETERMINE STOCKPILE AREAS AND STAGING AREAS AND SHOW THEM ON THE WORKING MAPS.
 7. EXISTING VEGETATION CONSISTS OF GRASSES AND WEEDS. GROUND COVER ESTIMATED AT 70% DENSITY AND IS REQUIRED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
 8. THERE ARE NO STREAMS OR WETLANDS WITHIN THE LIMITS OF CONSTRUCTION



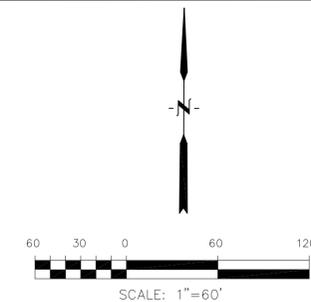
- INITIAL BMP'S:**
1. PERIMETER SILT FENCE
 2. VEHICLE TRACKING CONTROL PADS
 3. INLET PROTECTION FOR EXISTING POND OUTFALLS
 4. INLET PROTECTION FOR EXISTING INLETS
 4. PLACEMENT OF ON-SITE SWMP MANUAL

- INTERIM BMP'S:**
1. TEMPORARY SEDIMENT BASINS AS GRADING PROGRESSES
 2. TEMPORARY SEEDING/MULCHING AS NEEDED
 3. STRAW BALE CHECKS AS NEEDED DURING GRADING

- FINAL BMP'S:**
1. FINAL SEEDING AND MULCHING
 2. STRAW ECB ON PERMANENT SLOPES 6:1 OR STEEPER.
 3. POND OUTLET STRUCTURES



KEY MAP
NO SCALE



CORE ENGINEERING GROUP
1500R I51E AVENUE, SUITE 301
FONTAINE BLVD., WALLEYE DR
COLORADO SPRINGS, COLORADO 80903
CONTACT: RICHARD L. SCHINDLER, P.E.
PHONE: 719.570.1100
EMAIL: Rich@ceg1.com

PROJECT: THE HILLS AT LORSON RANCH
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK
FONTAINE BLVD. - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**THE HILLS AT LORSON RANCH
OVERLOT EARLY GRADING AND
EROSION CONTROL PLAN**

DATE: MAY 25, 2020
PROJECT NO. 100.061
SHEET NUMBER C4.1
TOTAL SHEETS: 16

SEE SHEET C4.2

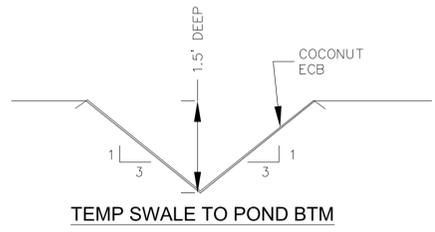
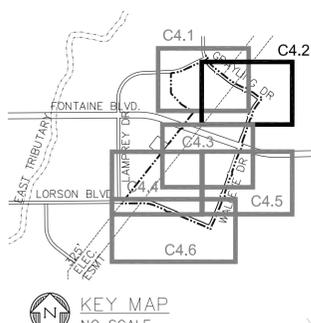
SEE SHEET C4.2

SEDIMENTATION BASIN C2.2
PER DETAIL SB-1
TRIB. AREA=16sq
VOLUME PROVIDED=30,000 CF
AT ELEVATION 5758.50
VOLUME REQ=28,800 CF
9 ROWS, 2 COLUMNS
5/4" HOLES
8" RISER PIPE

NOTE:

- SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
- POND SLOPES SHALL BE 3:1
- STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES 6:1 OR STEEPER.
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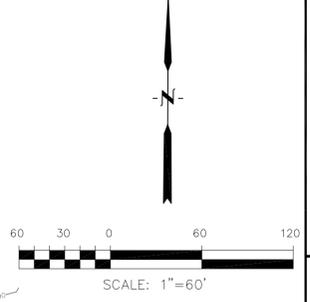
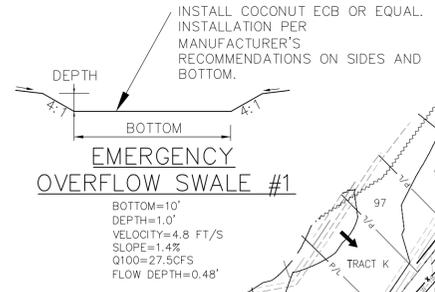
(TS)



- INITIAL BMP'S:**
- PERIMETER SILT FENCE
 - VEHICLE TRACKING CONTROL PADS
 - INLET PROTECTION FOR EXISTING POND OUTFALLS
 - INLET PROTECTION FOR EXISTING INLETS
 - PLACEMENT OF ON-SITE SWMP MANUAL

- INTERIM BMP'S:**
- TEMPORARY SEDIMENT BASINS AS GRADING PROGRESSES
 - TEMPORARY SEEDING/MULCHING AS NEEDED
 - STRAW BALE CHECKS AS NEEDED DURING GRADING

- FINAL BMP'S:**
- FINAL SEEDING AND MULCHING
 - STRAW ECB ON PERMANENT SLOPES 6:1 OR STEEPER.
 - POND OUTLET STRUCTURES



CORE ENGINEERING GROUP
 1500R 151ST AVENUE, S.E.
 BOULDER, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR:
THE HILLS AT LORSON RANCH
 LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 FONTAINE BLVD. - WALLEYE DR
 COLORADO SPRINGS, COLORADO
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**THE HILLS AT LORSON RANCH
 OVERLOT EARLY GRADING AND
 EROSION CONTROL PLAN**

DATE: MAY 25, 2020
 PROJECT NO: 100.061
 SHEET NUMBER: C4.2
 TOTAL SHEETS: 16



SEE SHEET C4.2



CORE
ENGINEERING GROUP
 1500R 151st AVENUE, S.E.
 BOULDER, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg.com

DATE: _____
 DESCRIPTION: _____
 NO: _____

PREPARED FOR:
LORSON, LLC
 212 N. WAHATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

PROJECT:
THE HILLS AT LORSON RANCH
 FONTAINE BLVD. - WALLEYE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**THE HILLS AT LORSON RANCH
 OVERLOT EARLY GRADING AND
 EROSION CONTROL PLAN**

DATE:
 MAY 25, 2020

PROJECT NO.
 100.061

SHEET NUMBER
C4.3

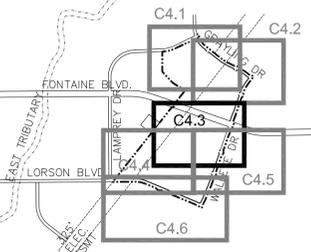
TOTAL SHEETS: 16

GRAND MOUNTAIN SCHOOL
 5613301002

SEDIMENTATION BASIN C2.2
 PER DETAIL SB-1
 TRIB. AREA=16ac
 VOLUME PROVIDED=30,000 CF
 AT ELEVATION 5747.20
 VOLUME REQ=28,800 CF
 9 ROWS, 2 COLUMNS
 3/4" HOLES
 8" RISER PIPE

SEDIMENTATION BASIN C2.3
 PER DETAIL SB-1
 TRIB. AREA=15ac
 VOLUME PROVIDED=30,000 CF
 AT ELEVATION 5747.20
 VOLUME REQ=27,000 CF
 9 ROWS, 2 COLUMNS
 3/4" HOLES
 8" RISER PIPE

SEDIMENTATION BASIN 1
 PER DETAIL SB-1
 TRIB. AREA=3ac
 VOLUME PROVIDED=9,700 CF
 AT ELEVATION 5782.00
 VOLUME REQ=5,400 CF
 5 ROWS, 2 COLUMNS
 3/4" HOLES
 8" RISER PIPE

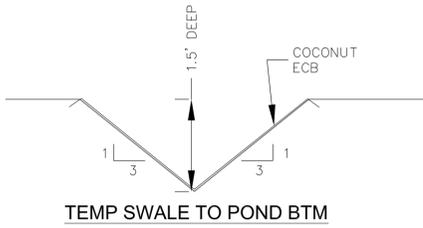


KEY MAP
 NO SCALE

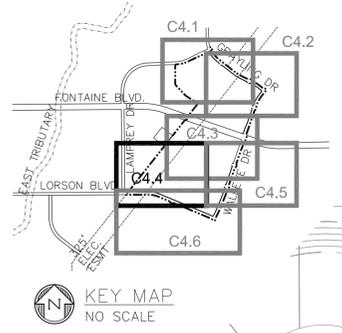
SEE SHEET C4.4

SEE SHEET C4.5

- NOTE:**
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 - EXISTING VEGETATION CONSISTS OF GRASSES AND WEEDS. GROUND COVER ESTIMATED AT 70% DENSITY AND IS REQUIRED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
 - THERE ARE NO STREAMS OR WETLANDS WITHIN THE LIMITS OF CONSTRUCTION



- INITIAL BMP'S:**
- PERIMETER SILT FENCE
 - VEHICLE TRACKING CONTROL PADS
 - INLET PROTECTION FOR EXISTING POND OUTFALLS
 - INLET PROTECTION FOR EXISTING INLETS
 - PLACEMENT OF ON-SITE SWMP MANUAL
- INTERIM BMP'S:**
- TEMPORARY SEDIMENT BASINS AS GRADING PROGRESSES
 - TEMPORARY SEEDING/MULCHING AS NEEDED
 - STRAW BALE CHECKS AS NEEDED DURING GRADING
- FINAL BMP'S:**
- FINAL SEEDING AND MULCHING
 - STRAW ECB ON PERMANENT SLOPES 6:1 OR STEEPER.
 - POND OUTLET STRUCTURES



SEE SHEET C4.3



KEY MAP
NO SCALE

CORE ENGINEERING GROUP
1500 S. 151ST AVENUE, SUITE 50506
DENVER, CO 80232
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE: _____
DESCRIPTION: _____
NO: _____

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PROJECT:
THE HILLS AT LORSON RANCH
FONTAINE BLVD. - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

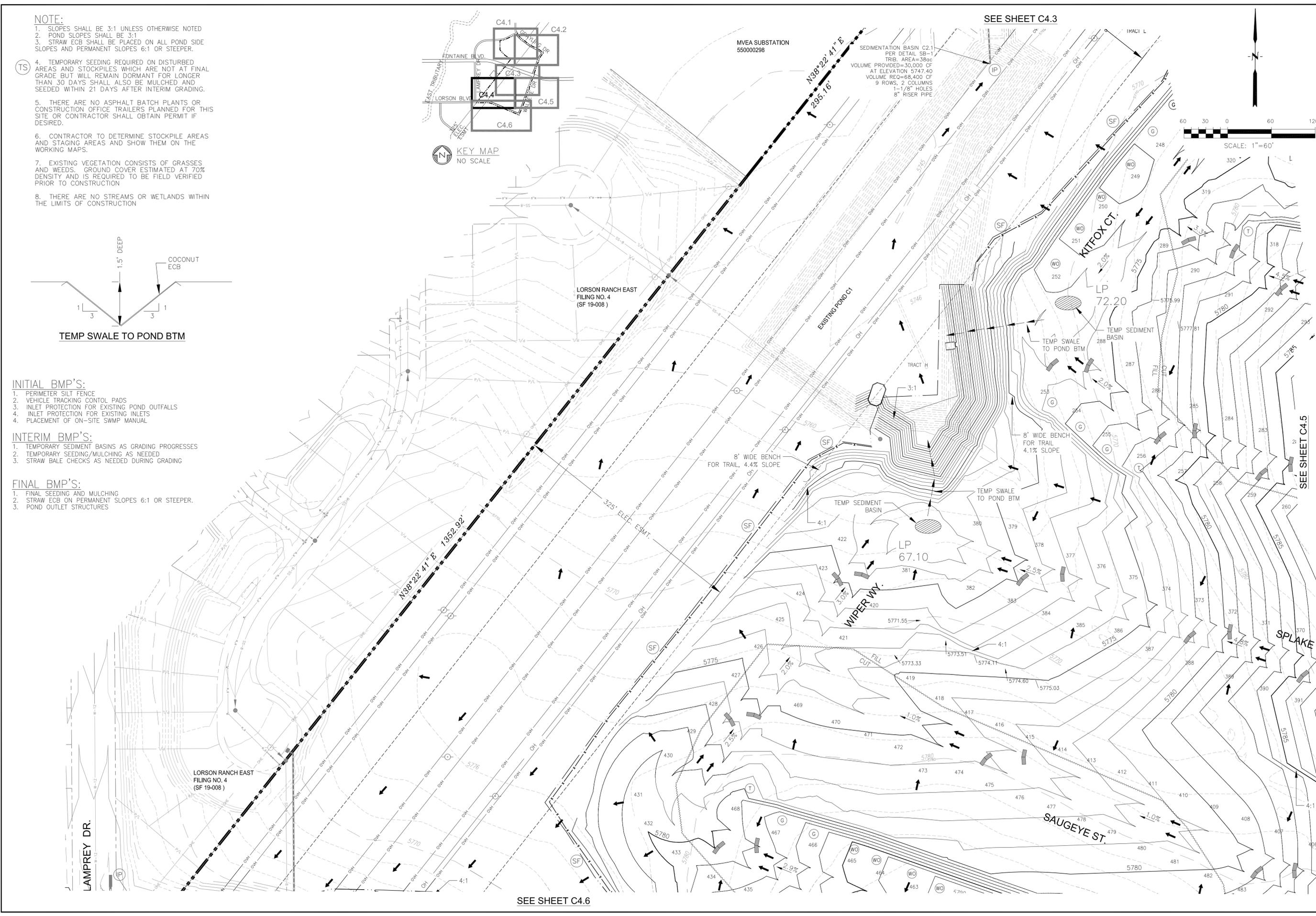
**THE HILLS AT LORSON RANCH
OVERLOT EARLY GRADING AND
EROSION CONTROL PLAN**

DATE:
MAY 25, 2020

PROJECT NO.
100.061

SHEET NUMBER
C4.4

TOTAL SHEETS: 16



SEE SHEET C4.6

SEE SHEET C4.5

NOTE:

1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. POND SLOPES SHALL BE 3:1
3. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES 6:1 OR STEEPER.
4. TEMPORARY SEEDING REQUIRED ON DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED AND SEEDING WITHIN 21 DAYS AFTER INTERIM GRADING.
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8. THERE ARE NO STREAMS OR WETLANDS WITHIN THE LIMITS OF CONSTRUCTION

INITIAL BMP'S:

1. PERIMETER SILT FENCE
2. VEHICLE TRACKING CONTROL PADS
3. INLET PROTECTION FOR EXISTING POND OUTFALLS
4. INLET PROTECTION FOR EXISTING INLETS
4. PLACEMENT OF ON-SITE SWMP MANUAL

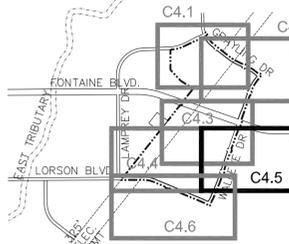
INTERIM BMP'S:

1. TEMPORARY SEDIMENT BASINS AS GRADING PROGRESSES
2. TEMPORARY SEEDING/MULCHING AS NEEDED
3. STRAW BALE CHECKS AS NEEDED DURING GRADING

FINAL BMP'S:

1. FINAL SEEDING AND MULCHING
2. STRAW ECB ON PERMANENT SLOPES 6:1 OR STEEPER.
3. POND OUTLET STRUCTURES

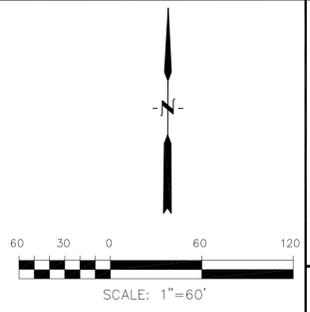
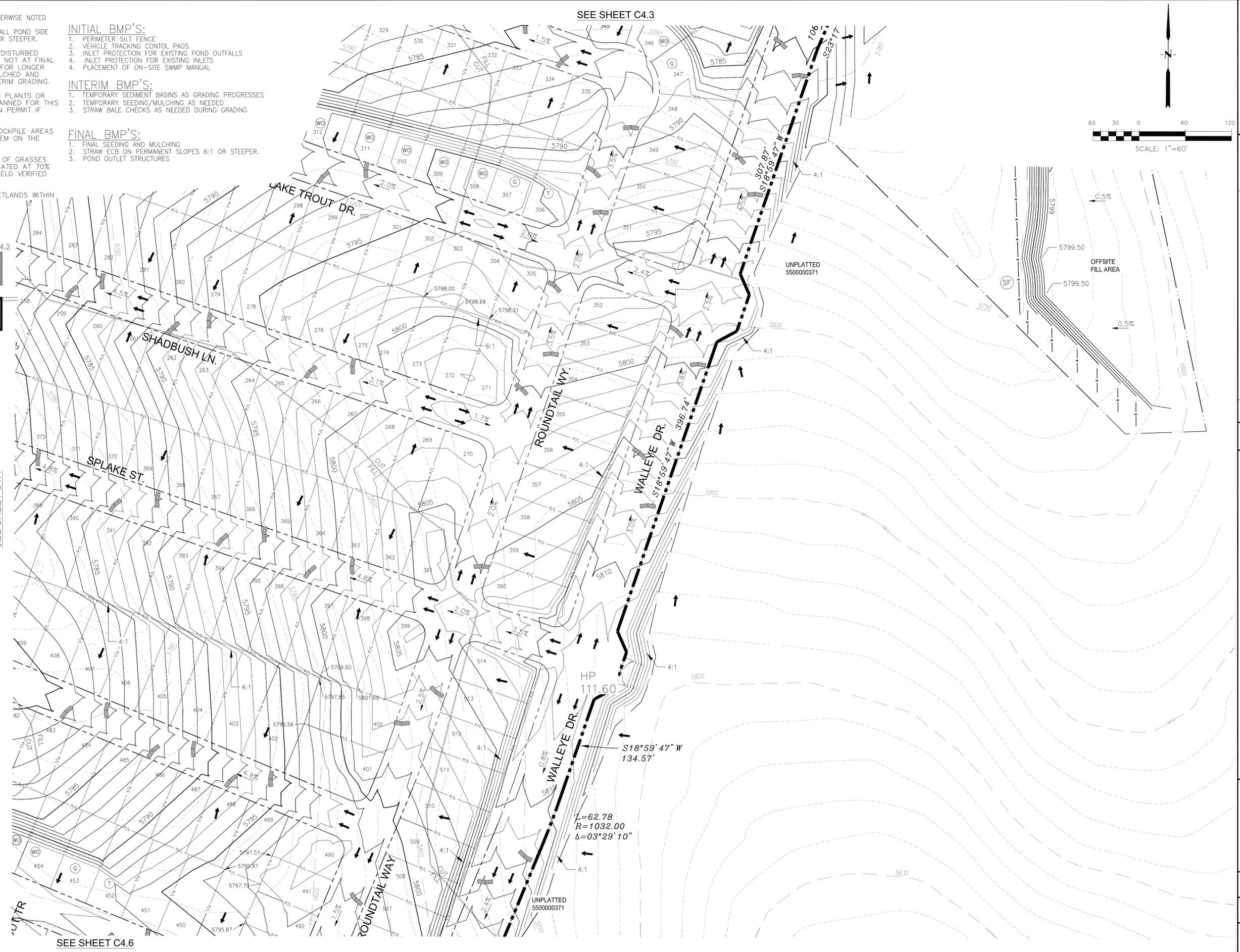
SEE SHEET C4.3



KEY MAP
NO SCALE

SEE SHEET C4.4

SEE SHEET C4.6



CORE ENGINEERING GROUP
1500 S. 151ST AVENUE, SUITE 100
DENVER, CO 80232
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg.com

DATE: _____
DESCRIPTION: _____
NO: _____
DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

PROJECT: THE HILLS AT LORSON RANCH

PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
FONTAINE BLVD. - WALLEYE DR
COLORADO SPRINGS, COLORADO
CONTACT: JEFF MARK

DATE: MAY 25, 2020
PROJECT NO. 100.061
SHEET NUMBER C4.5
TOTAL SHEETS: 16

**THE HILLS AT LORSON RANCH
OVERLOT EARLY GRADING AND
EROSION CONTROL PLAN**

NOTE:

1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. POND SLOPES SHALL BE 3:1
3. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES 6:1 OR STEEPER.
4. TEMPORARY SEEDING REQUIRED ON DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED AND SEEDED WITHIN 21 DAYS AFTER INTERIM GRADING.
5. THERE ARE NO ASPHALT BATCH PLANTS OR CONSTRUCTION OFFICE TRAILERS PLANNED FOR THIS SITE OR CONTRACTOR SHALL OBTAIN PERMIT IF DESIRED.
6. CONTRACTOR TO DETERMINE STOCKPILE AREAS AND STAGING AREAS AND SHOW THEM ON THE WORKING MAPS.
7. EXISTING VEGETATION CONSISTS OF GRASSES AND WEEDS. GROUND COVER ESTIMATED AT 70% DENSITY AND IS REQUIRED TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION
8. THERE ARE NO STREAMS OR WETLANDS WITHIN THE LIMITS OF CONSTRUCTION

INITIAL BMP'S:

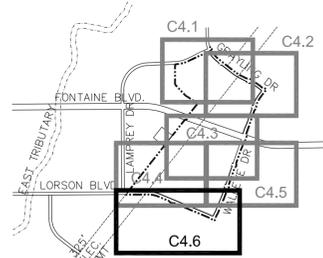
1. PERIMETER SILT FENCE
2. VEHICLE TRACKING CONTROL PADS
3. INLET PROTECTION FOR EXISTING POND OUTFALLS
4. INLET PROTECTION FOR EXISTING INLETS
4. PLACEMENT OF ON-SITE SWMP MANUAL

INTERIM BMP'S:

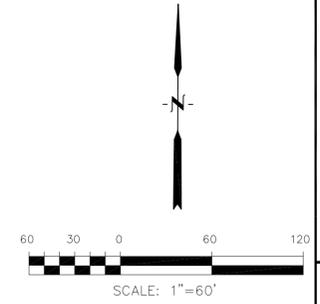
1. TEMPORARY SEDIMENT BASINS AS GRADING PROGRESSES
2. TEMPORARY SEEDING/MULCHING AS NEEDED
3. STRAW BALE CHECKS AS NEEDED DURING GRADING

FINAL BMP'S:

1. FINAL SEEDING AND MULCHING
2. STRAW ECB ON PERMANENT SLOPES 6:1 OR STEEPER.
3. POND OUTLET STRUCTURES



KEY MAP
NO SCALE



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DENVER, CO 80202
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
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DATE: _____
DESCRIPTION: _____
NO: _____
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212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
THE HILLS AT LORSON RANCH
FONTAINE BLVD. - WALLEYE DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

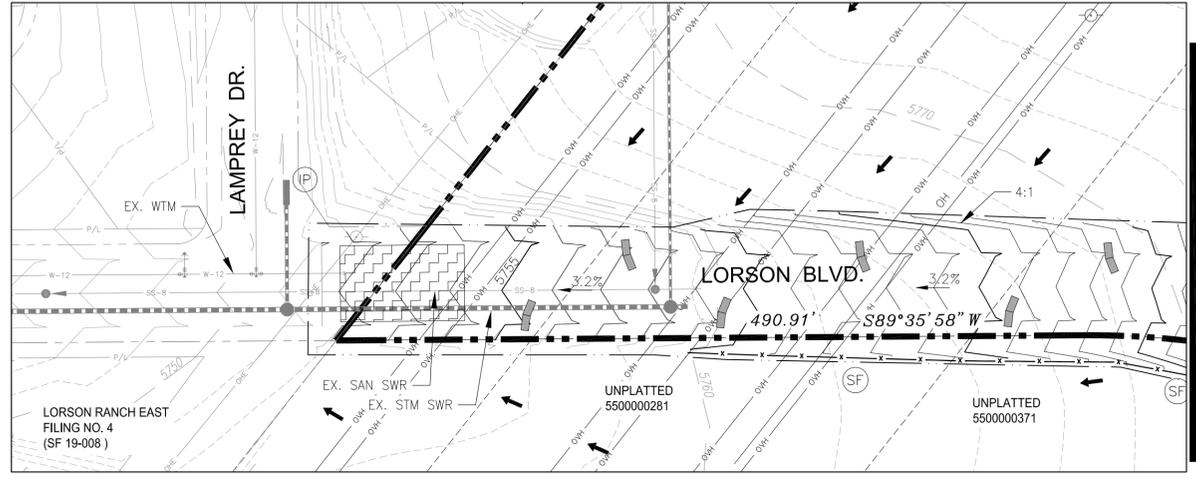
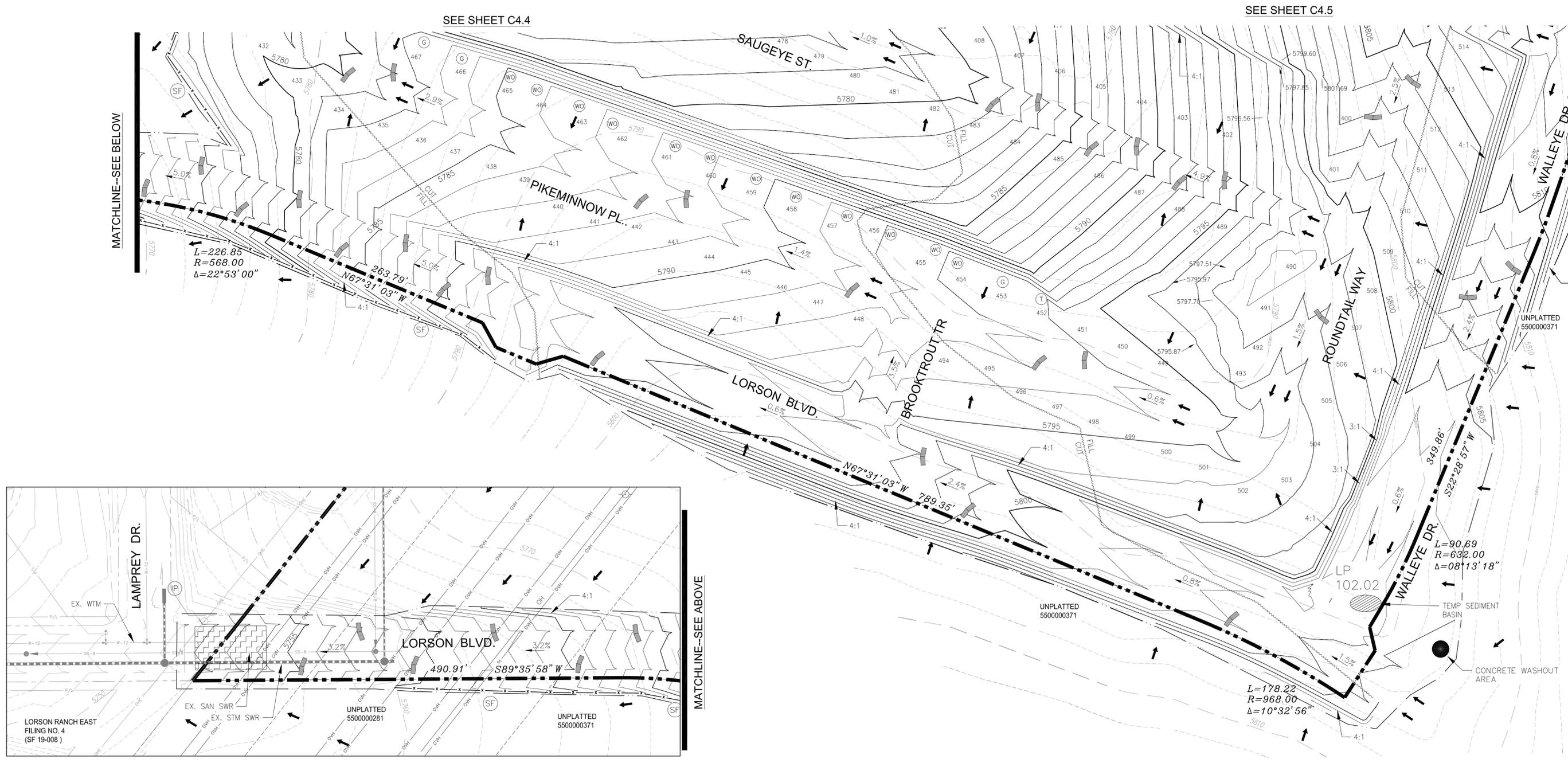
**THE HILLS AT LORSON RANCH
OVERLOT EARLY GRADING AND
EROSION CONTROL PLAN**

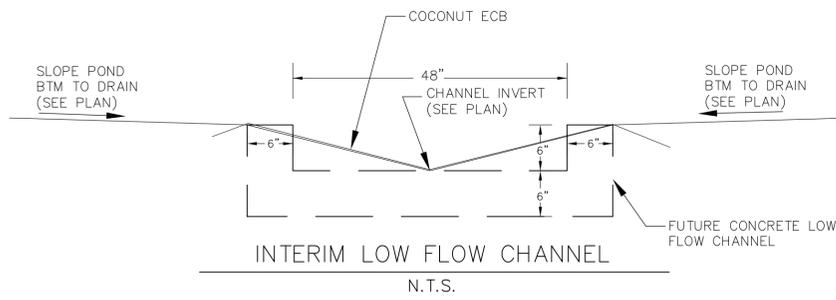
DATE:
MAY 25, 2020

PROJECT NO.
100.061

SHEET NUMBER
C4.6

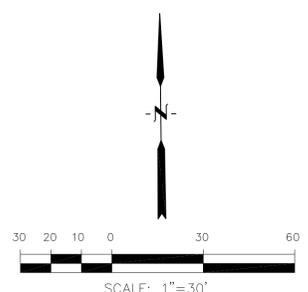
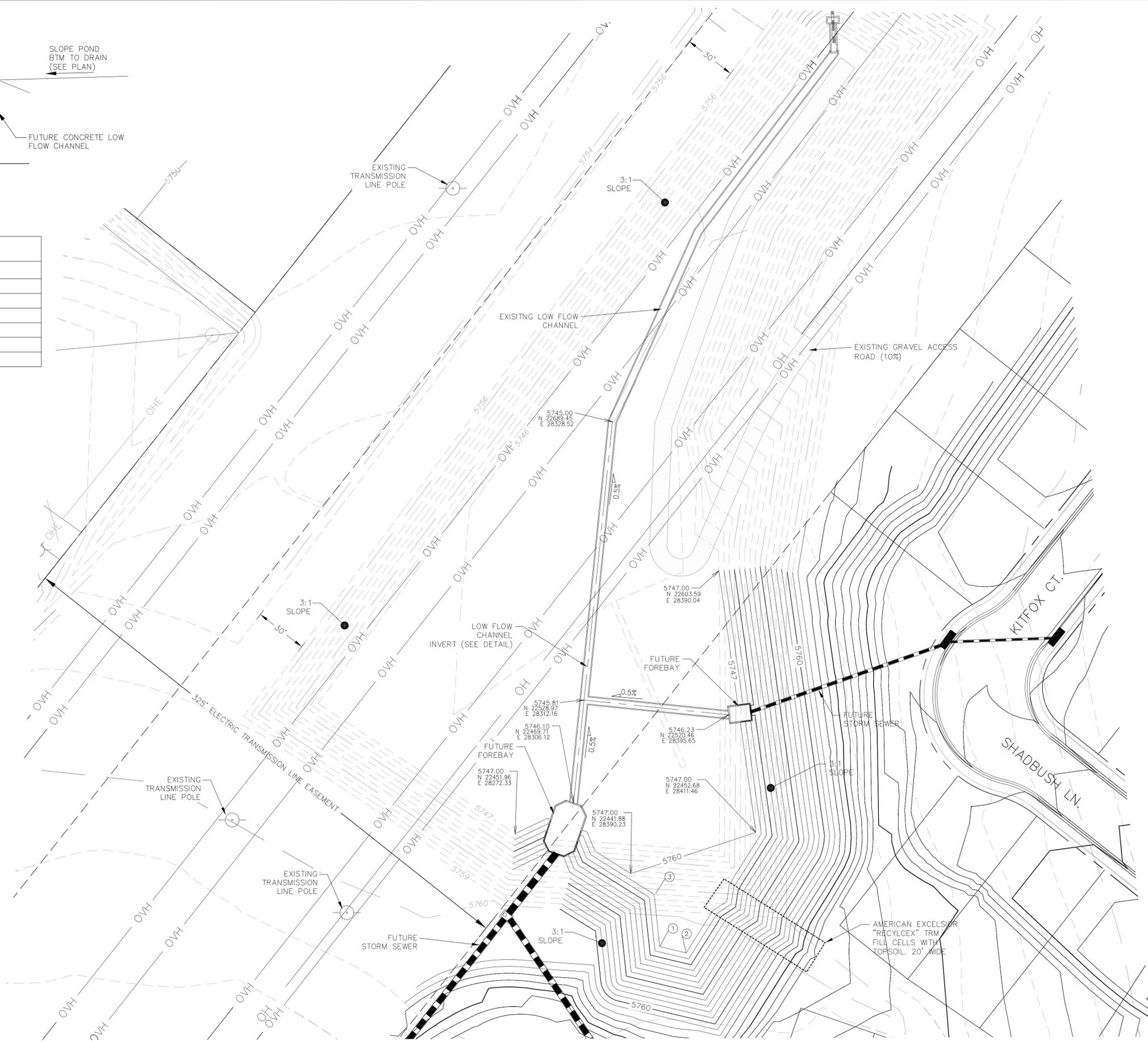
TOTAL SHEETS: 16





| POINT TABLE | | | | |
|-------------|----------|----------|-----------|-------------|
| NUMBER | NORTHING | EASTING | ELEVATION | NOTES |
| 1 | 22386.81 | 28355.91 | 5748.00 | POND BOTTOM |
| 2 | 22383.19 | 28371.19 | 5748.00 | POND BOTTOM |
| 3 | 22417.49 | 28353.46 | 5747.73 | POND BOTTOM |
| | | | | |
| | | | | |

NOTE:
 1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



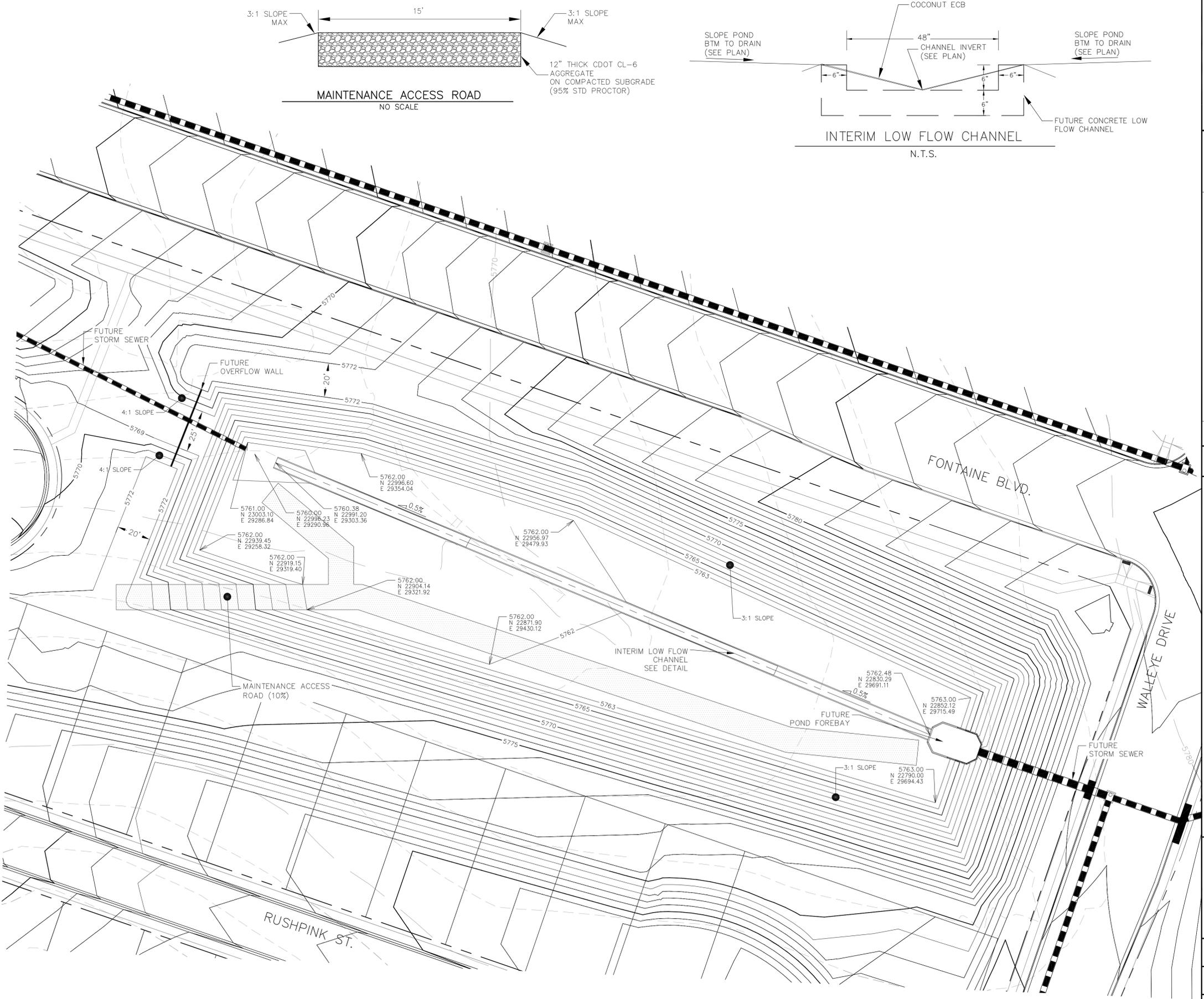
CORE ENGINEERING GROUP
 15004 1ST AVENUE, S.
 PHOENIX, AZ 85006
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

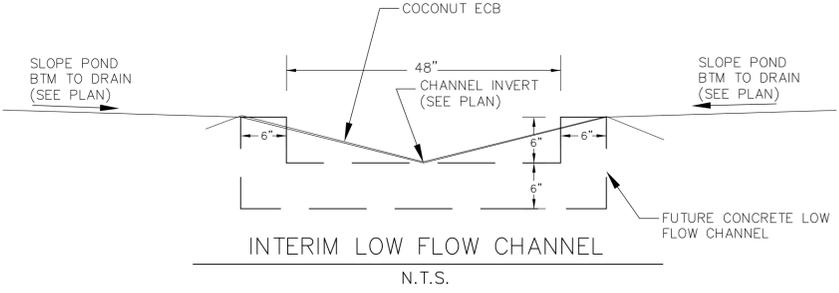
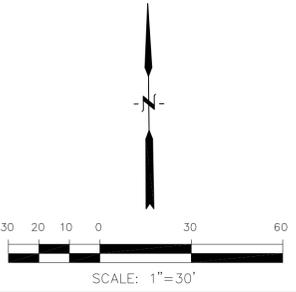
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**EXISTING POND C1 EXPANSION
 POND GRADING AND
 TRICKLE CHANNEL**

DATE: MAY 25, 2020
 PROJECT NO. 100.061
 SHEET NUMBER **C5.1**
 TOTAL SHEETS: 16



NOTE:
 1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



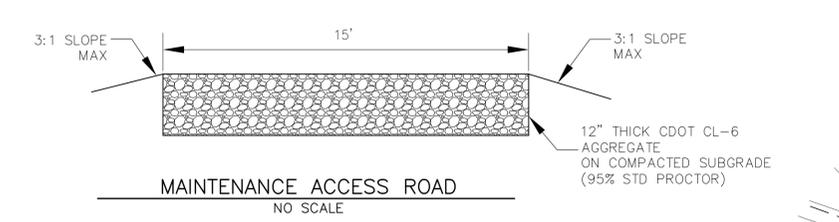
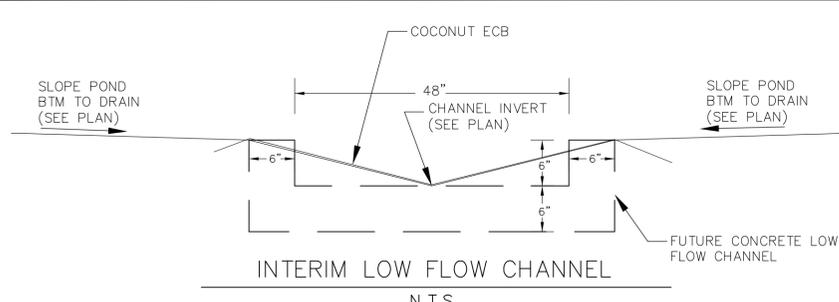
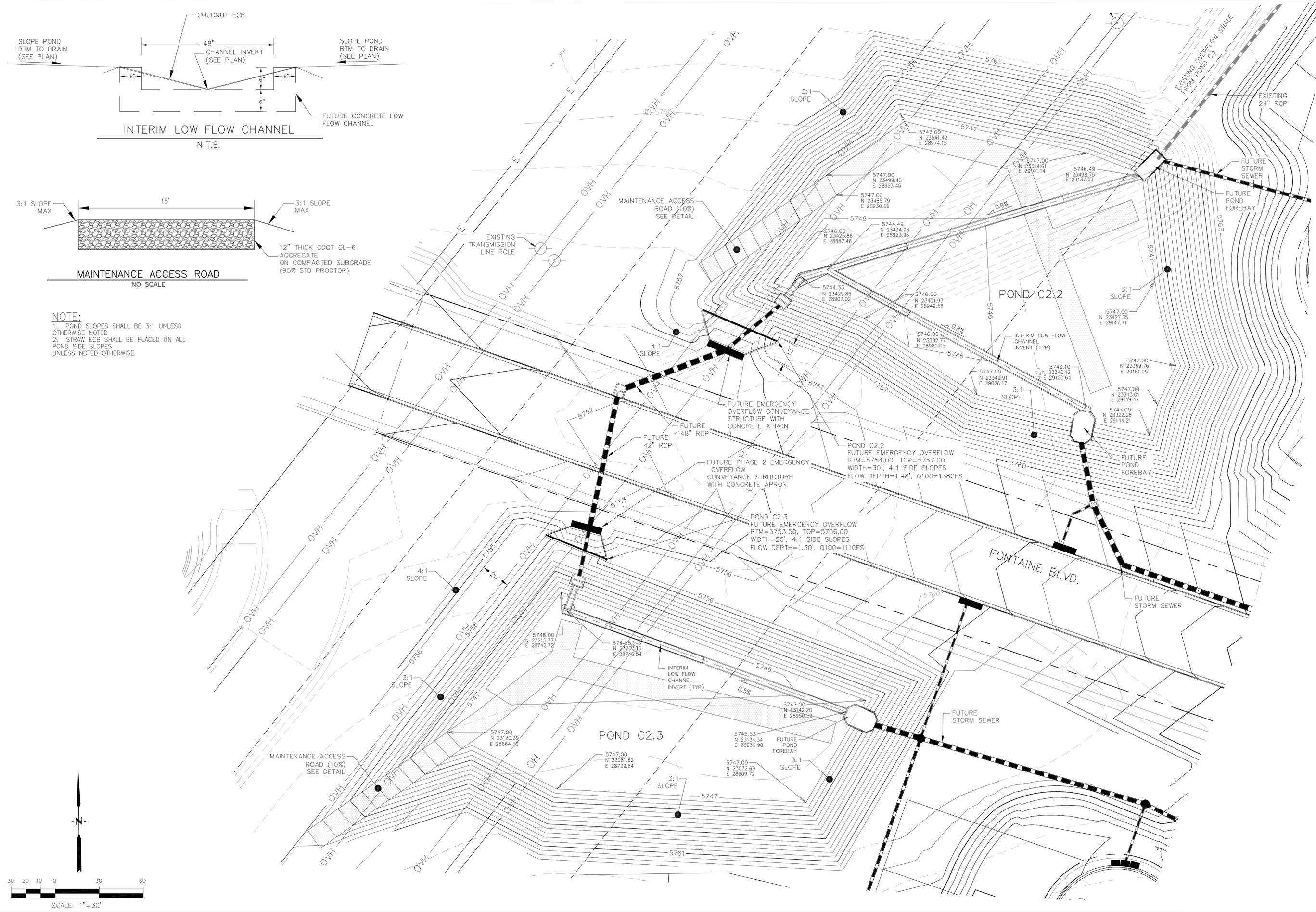
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 BLDG 100
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 EMAIL: Rich@ceg1.com

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 DESCRIPTION: _____
 NO: _____
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LORSON, LLC
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 (719) 635-3200
 CONTACT: JEFF MARK

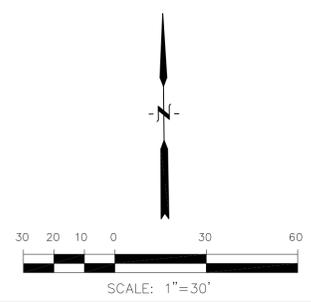
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 CHECKED: RLS

**POND C2.1
 POND GRADING AND
 TRICKLE CHANNEL**

DATE:
 MAY 25, 2020
 PROJECT NO.
 100.061
 SHEET NUMBER
C5.2
 TOTAL SHEETS: 16



NOTE:
 1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



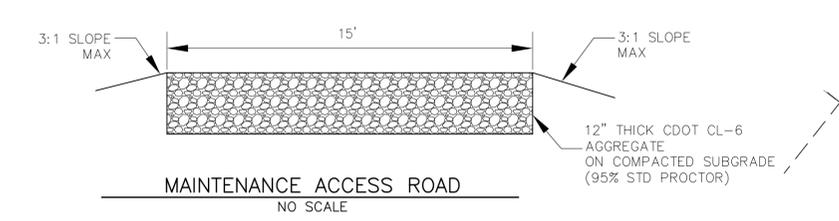
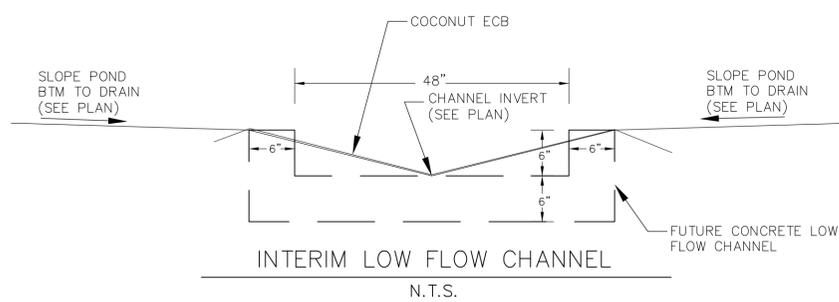
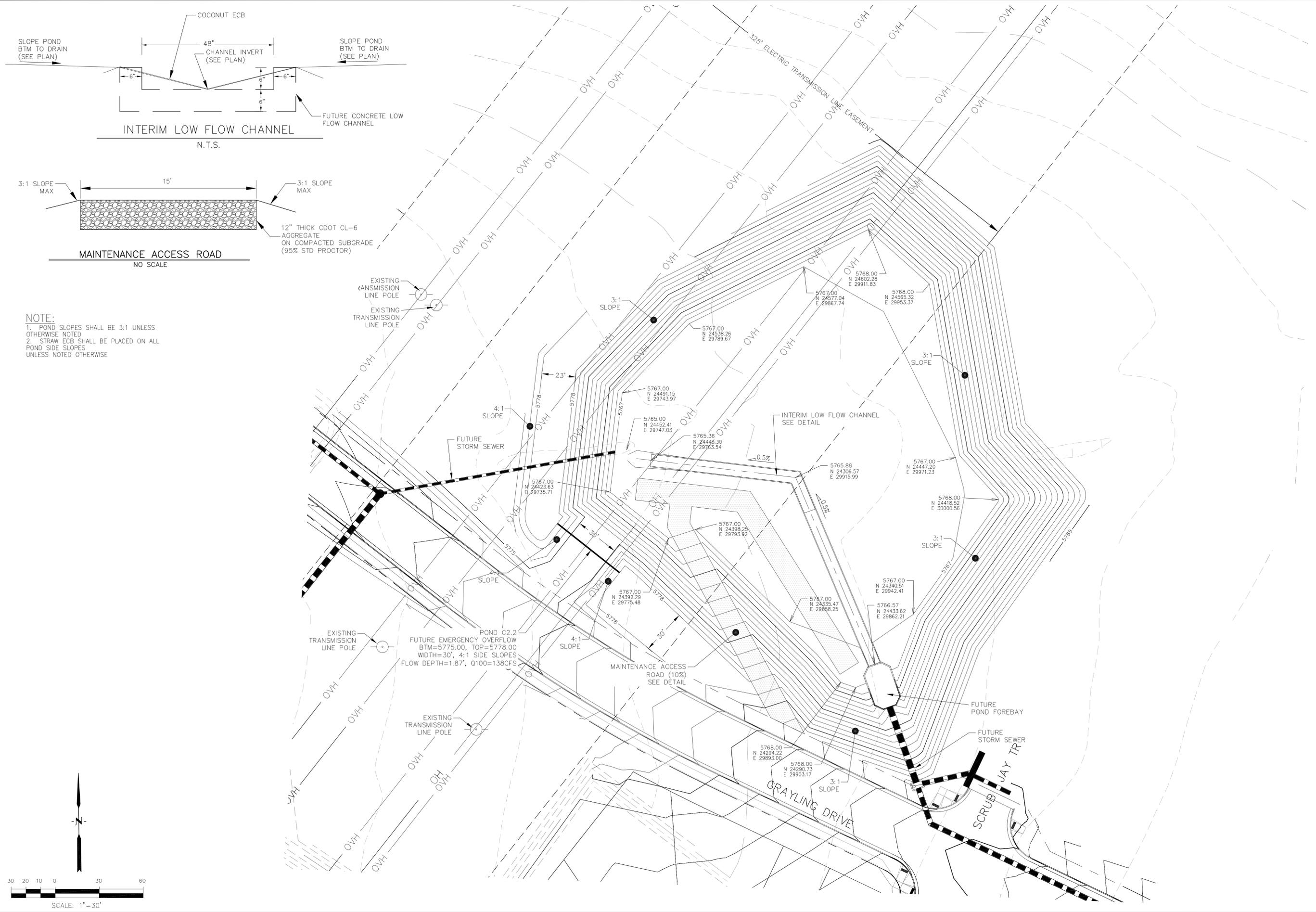
CORE ENGINEERING GROUP
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 P.O. BOX 5506
 PHOENIX, AZ 85018
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
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 FONTAINE BLVD. - WALLEYE DR
 COLORADO SPRINGS, COLORADO (719) 635-3200
 CONTACT: JEFF MARK

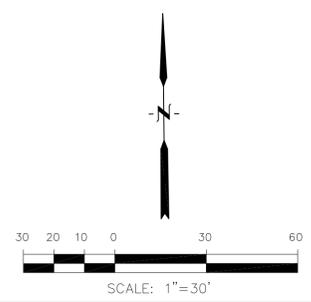
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 CHECKED: RLS

**POND C2.2 AND POND C2.3
 POND GRADING AND
 TRICKLE CHANNEL**

DATE:
 MAY 25, 2020
 PROJECT NO.
 100.061
 SHEET NUMBER
C5.3
 TOTAL SHEETS: 16



NOTE:
 1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



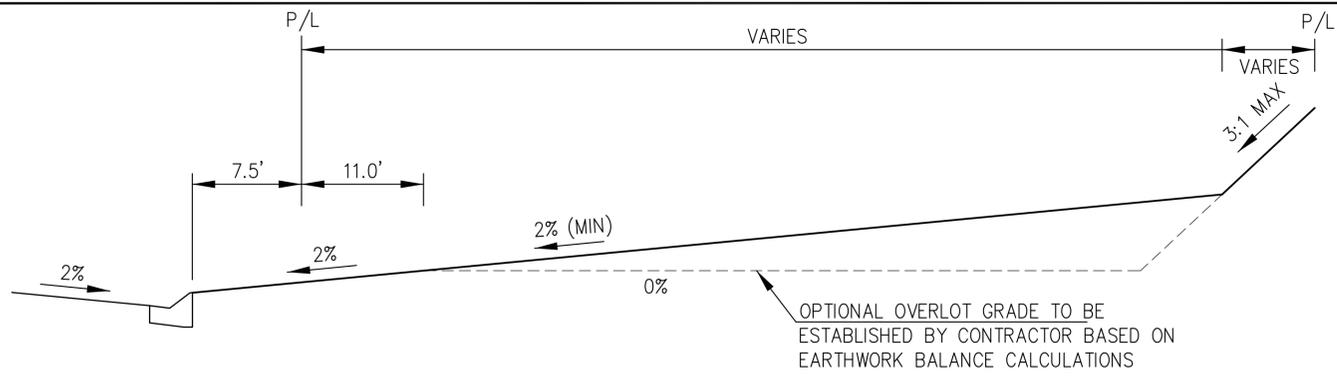
CORE ENGINEERING GROUP
 15004 1ST AVENUE, S.
 BOULDER, CO 80506
 PH: 303.440.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
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DATE: _____
 DESCRIPTION: _____
 NO: _____
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LORSON, LLC
 212 N. WAHSATCH AVE, SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

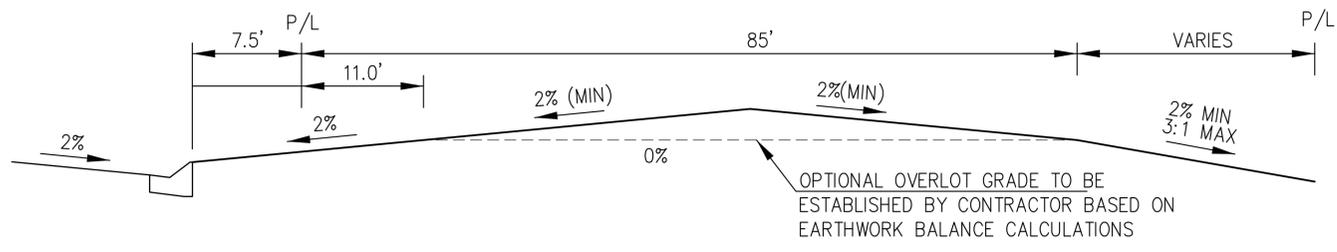
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

PROJECT:
THE HILLS AT LORSON RANCH
 FONTAINE BLVD. - WALLEYE DR
 COLORADO SPRINGS, COLORADO

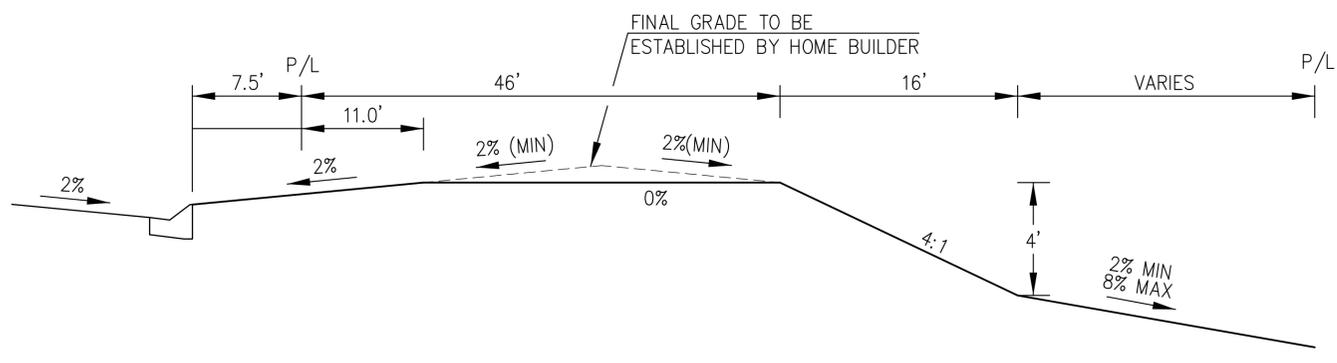
DATE:
 MAY 25, 2020
 PROJECT NO.
 100.061
 SHEET NUMBER
C5.4
 TOTAL SHEETS: 16



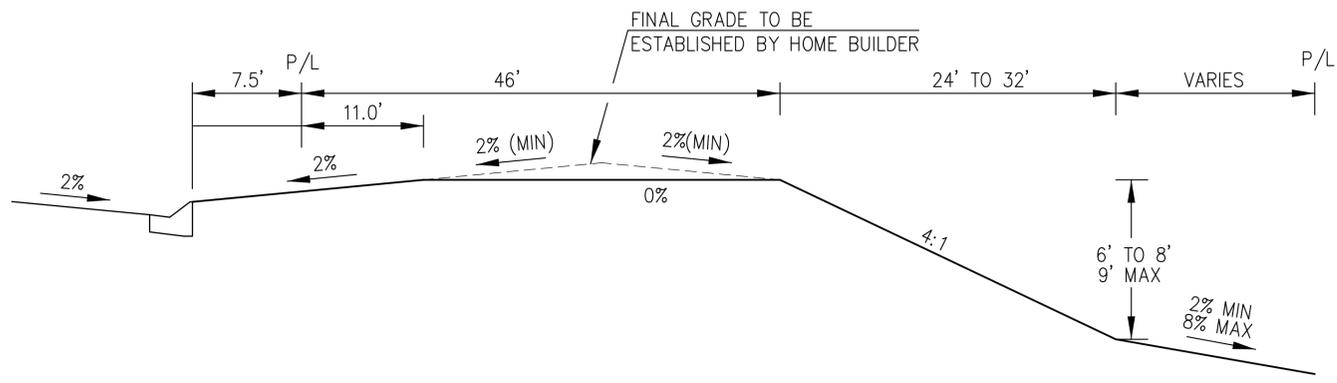
TYPICAL "A" LOT



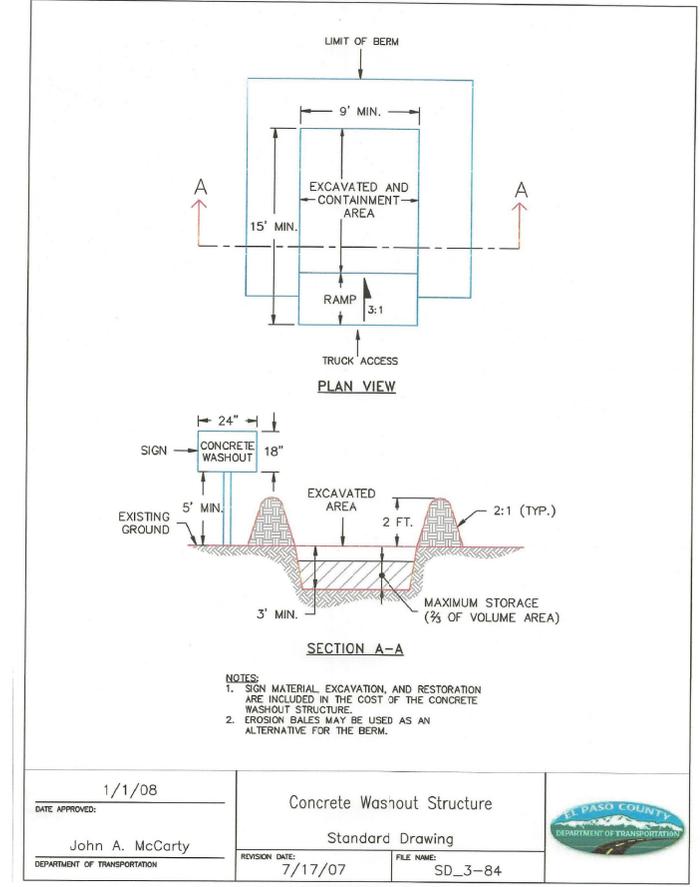
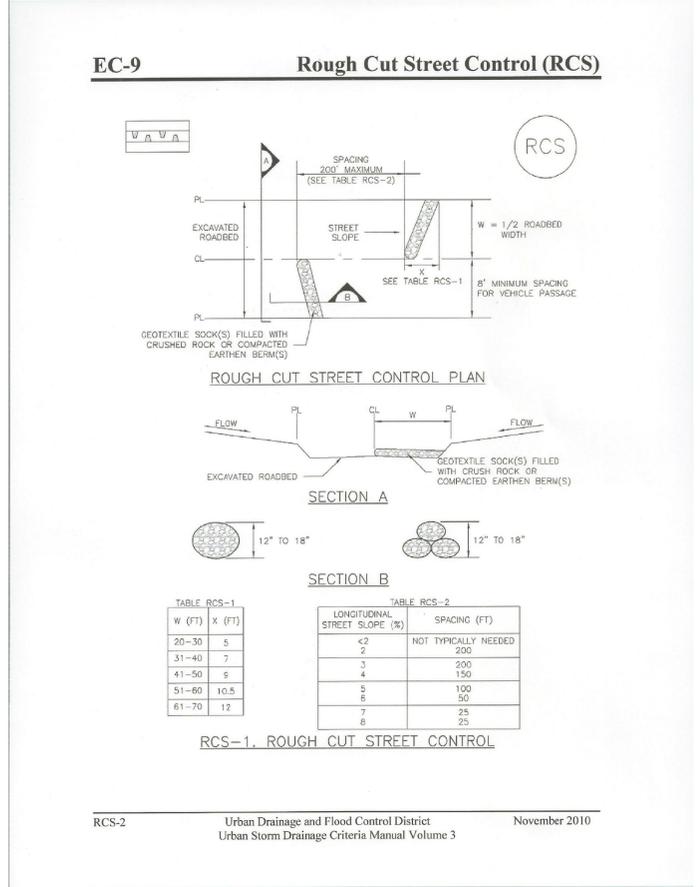
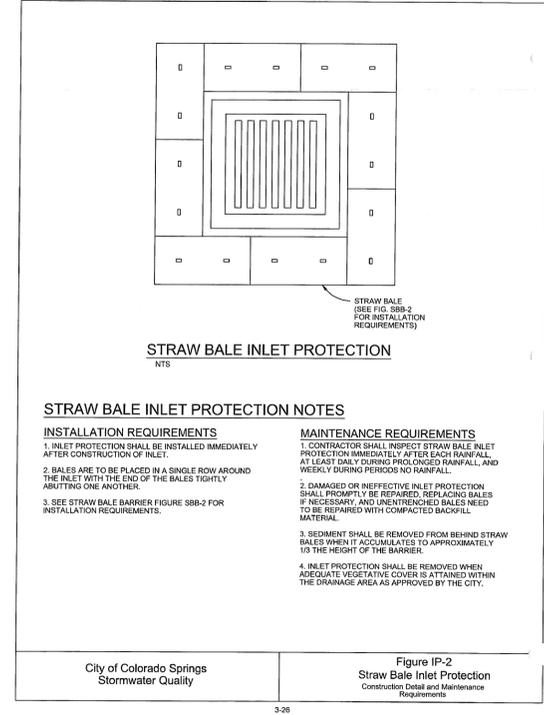
TYPICAL "B" LOT



TYPICAL "GARDEN" LOT



TYPICAL "WALKOUT" LOT



CORE ENGINEERING GROUP
 1500 S. 1ST AVENUE, SUITE 3506
 P.O. BOX 970, FT. COLLINS, CO 80501
 CONTACT: RICHARD L. SCHINDLER, P.E.
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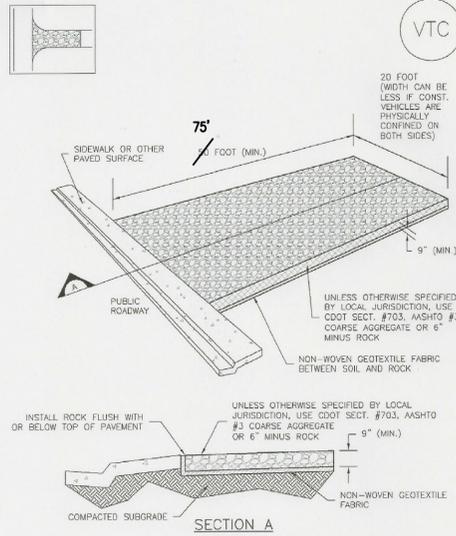
THE HILLS AT LORSON RANCH
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 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DATE: MAY 25, 2020
 PROJECT NO: 100.061
 SHEET NUMBER: C12.1
 TOTAL SHEETS: 16

GRADING AND EROSION CONTROL DETAILS

Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District Storm Drainage Criteria Manual Volume 3 VTC-3

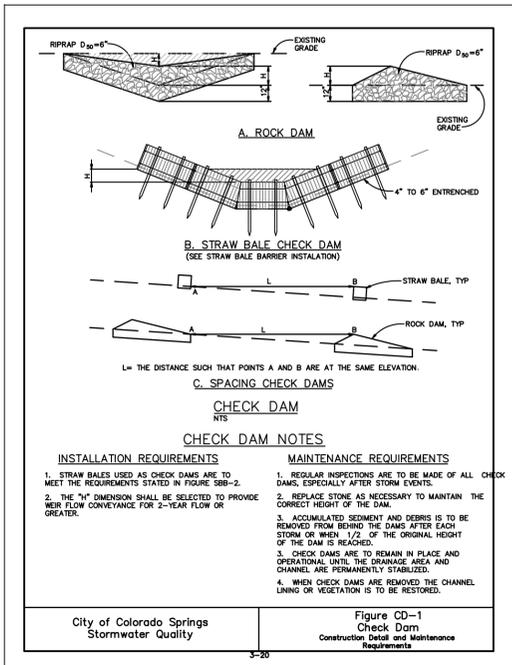


Figure CD-1 Check Dam Construction Detail and Maintenance Requirements

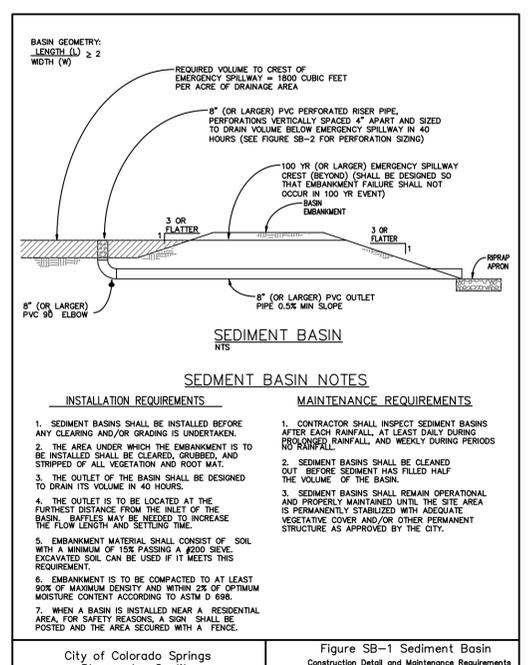
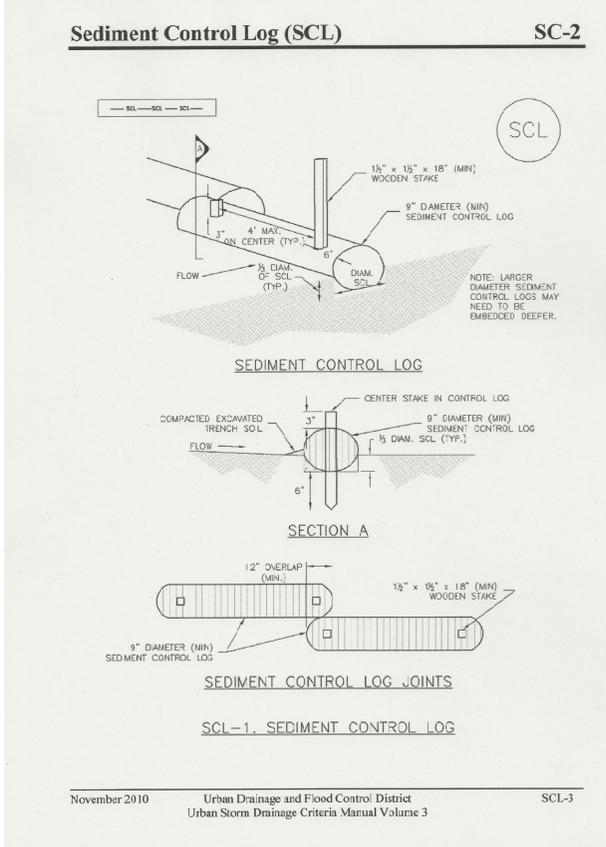


Figure SB-1 Sediment Basin Construction Detail and Maintenance Requirements

| SEED MIX TABLE | | |
|---|--------------------|----------------------------|
| GRASS MIX FOR QUICK REVEGETATION ALL SITES: | | |
| GRASS | VARIETY | AMOUNT IN PLS LBS PER ACRE |
| CRESTED WHEAT GRASS | EPHRAIM OR HYCREST | 4.0 |
| PERENNIAL RYE | LINN | 2.0 |
| WESTERN WHEAT GRASS | BARTON | 3.0 |
| SMOOTH BROME GRASS | LINCOLN OR MANCHAR | 5.0 |
| SIDEWHEAT GRAMA | EL RENO | 2.5 |
| | | TOTAL 16.5 LBS |
| GRASS MIX FOR SANDY SOILS: | | |
| GRASS | VARIETY | AMOUNT IN PLS LBS PER ACRE |
| SIDEWHEAT GRAMA | EL RENO | 3.0 |
| WESTERN WHEAT GRASS | BARTON | 2.5 |
| SLENDER WHEAT GRASS | NATIVE | 2.0 |
| LITTLE BLUESTEM | PASTURA | 2.0 |
| SAND DROPSEED | NATIVE | 0.5 |
| SWITCH GRASS | NEBRASKA 28 | 3.0 |
| WEEPING LOVE GRASS | MORPHA | 1.0 |
| | | TOTAL 14.0 LBS |
| GRASS MIX FOR HEAVIER SOIL AREAS: | | |
| GRASS | VARIETY | AMOUNT IN PLS LBS PER ACRE |
| WESTERN WHEAT GRASS | BARTON | 5.0 |
| SIDEWHEAT GRAMA | EL RENO | 3.0 |
| SLENDER WHEAT GRASS | SODAR | 2.5 |
| SMOOTH BROME | LINCOLN OR MANCHAR | 4.0 |
| CRESTEDWHEAT GRASS | EPHRAIM | 3.0 |
| | | TOTAL 17.5 LBS |



SCL-1. SEDIMENT CONTROL LOG

November 2010 Urban Drainage and Flood Control District Storm Drainage Criteria Manual Volume 3 SCL-3

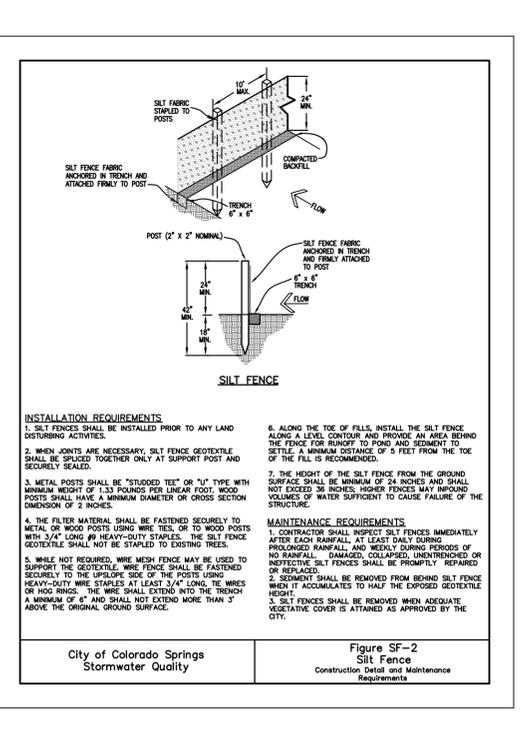


Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

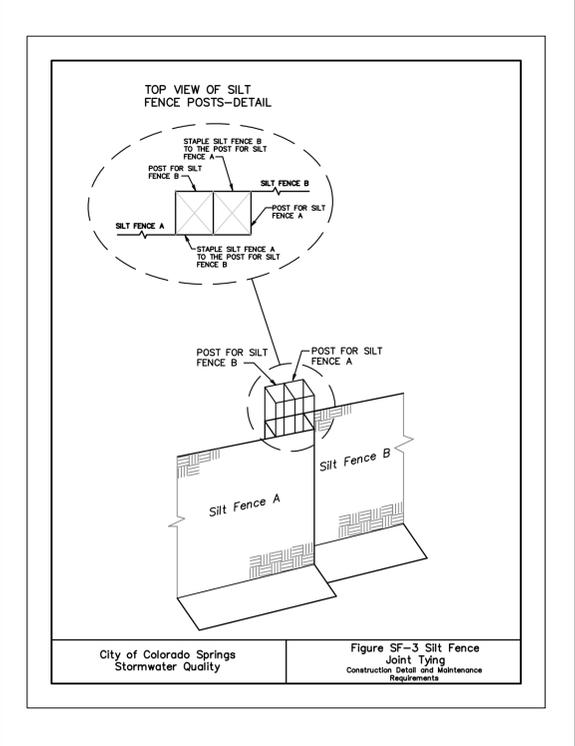
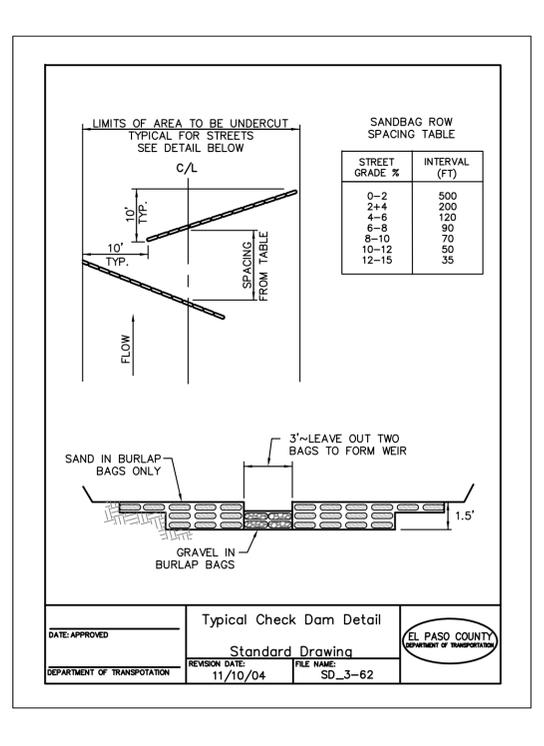


Figure SF-3 Silt Fence Joint Tying Construction Detail and Maintenance Requirements



Typical Check Dam Detail Standard Drawing

DATE APPROVED: 11/10/04
 DEPARTMENT OF TRANSPORTATION
 EL PASO COUNTY
 REVISION DATE: 11/10/04
 FILE NAME: SD_3-62

CORE ENGINEERING GROUP
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PROJECT:
THE HILLS AT LORSON RANCH
 FONTAINE BLVD. - WALLEYE DR
 COLORADO SPRINGS, COLORADO

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

GRADING AND EROSION CONTROL DETAILS

DATE: MAY 25, 2020
 PROJECT NO: 100.061
 SHEET NUMBER: C12.2
 TOTAL SHEETS: 16

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

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

| Common ^a Name | Botanical Name | Growth Season ^b | Growth Form | Seeds/ Pound | Pounds of PLS/acre |
|---|--|----------------------------|-------------|--------------|--------------------|
| Alkali Soil Seed Mix | | | | | |
| Alkali sacaton | <i>Sporobolus airoides</i> | Cool | Bunch | 1,750,000 | 0.25 |
| Basin wildrye | <i>Elymus cinereus</i> | Cool | Bunch | 165,000 | 2.5 |
| Sodar streambank wheatgrass | <i>Agropyron riparium 'Sodar'</i> | Cool | Sod | 170,000 | 2.5 |
| Jose tall wheatgrass | <i>Agropyron elongatum 'Jose'</i> | Cool | Bunch | 79,000 | 7.0 |
| Arriba western wheatgrass | <i>Agropyron smithii 'Arriba'</i> | Cool | Sod | 110,000 | 5.5 |
| Total | | | | | 17.75 |
| Fertile Loamy Soil Seed Mix | | | | | |
| Ephraim crested wheatgrass | <i>Agropyron cristatum 'Ephraim'</i> | Cool | Sod | 175,000 | 2.0 |
| Dural hard fescue | <i>Festuca ovina 'durissima'</i> | Cool | Bunch | 565,000 | 1.0 |
| Lincoln smooth brome | <i>Bromus inermis leysii 'Lincoln'</i> | Cool | Sod | 130,000 | 3.0 |
| Sodar streambank wheatgrass | <i>Agropyron riparium 'Sodar'</i> | Cool | Sod | 170,000 | 2.5 |
| Arriba western wheatgrass | <i>Agropyron smithii 'Arriba'</i> | Cool | Sod | 110,000 | 7.0 |
| Total | | | | | 15.5 |
| High Water Table Soil Seed Mix | | | | | |
| Meadow foxtail | <i>Alopecurus pratensis</i> | Cool | Sod | 900,000 | 0.5 |
| Redtop | <i>Agrostis alba</i> | Warm | Open sod | 5,000,000 | 0.25 |
| Reed canarygrass | <i>Phalaris arundinacea</i> | Cool | Sod | 68,000 | 0.5 |
| Lincoln smooth brome | <i>Bromus inermis leysii 'Lincoln'</i> | Cool | Sod | 130,000 | 3.0 |
| Pathfinder switchgrass | <i>Panicum virgatum 'Pathfinder'</i> | Warm | Sod | 389,000 | 1.0 |
| Alkar tall wheatgrass | <i>Agropyron elongatum 'Alkar'</i> | Cool | Bunch | 79,000 | 5.5 |
| Total | | | | | 10.75 |
| Transition Turf Seed Mix^c | | | | | |
| Ruebens Canadian bluegrass | <i>Poa compressa 'Ruebens'</i> | Cool | Sod | 2,500,000 | 0.5 |
| Dural hard fescue | <i>Festuca ovina 'durissima'</i> | Cool | Bunch | 565,000 | 1.0 |
| Citation perennial ryegrass | <i>Lolium perenne 'Citation'</i> | Cool | Sod | 247,000 | 3.0 |
| Lincoln smooth brome | <i>Bromus inermis leysii 'Lincoln'</i> | Cool | Sod | 130,000 | 3.0 |
| Total | | | | | 7.5 |

TS/PS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

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

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

| Common Name | Botanical Name | Growth Season ^b | Growth Form | Seeds/ Pound | Pounds of PLS/acre |
|--|---|----------------------------|------------------------|--------------|--------------------|
| Sandy Soil Seed Mix | | | | | |
| Blue grama | <i>Bouteloua gracilis</i> | Warm | Sod-forming bunchgrass | 825,000 | 0.5 |
| Camper little bluestem | <i>Schizachyrium scoparium 'Camper'</i> | Warm | Bunch | 240,000 | 1.0 |
| Prairie sandreed | <i>Calamovilfa longifolia</i> | Warm | Open sod | 274,000 | 1.0 |
| Sand dropseed | <i>Sporobolus cryptandrus</i> | Cool | Bunch | 5,298,000 | 0.25 |
| Vaughn sidecoats grama | <i>Bouteloua curtipendula 'Vaughn'</i> | Warm | Sod | 191,000 | 2.0 |
| Arriba western wheatgrass | <i>Agropyron smithii 'Arriba'</i> | Cool | Sod | 110,000 | 5.5 |
| Total | | | | | 10.25 |
| Heavy Clay, Rocky Foothill Seed Mix | | | | | |
| Ephraim crested wheatgrass ^d | <i>Agropyron cristatum 'Ephraim'</i> | Cool | Sod | 175,000 | 1.5 |
| Oahu Intermediate wheatgrass | <i>Agropyron intermedium 'Oahu'</i> | Cool | Sod | 115,000 | 5.5 |
| Vaughn sidecoats grama ^e | <i>Bouteloua curtipendula 'Vaughn'</i> | Warm | Sod | 191,000 | 2.0 |
| Lincoln smooth brome | <i>Bromus inermis leysii 'Lincoln'</i> | Cool | Sod | 130,000 | 3.0 |
| Arriba western wheatgrass | <i>Agropyron smithii 'Arriba'</i> | Cool | Sod | 110,000 | 5.5 |
| Total | | | | | 17.5 |

^a All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.
^b See Table TS/PS-3 for seeding dates.
^c If site is to be irrigated, the transition turf seed rates should be doubled.
^d Crested wheatgrass should not be used on slopes steeper than 6H to 1V.
^e Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sidecoats grama.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

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

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

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

| Species ^a (Common name) | Growth Season ^b | Pounds of Pure Live Seed (PLS)/acre ^c | Planting Depth (inches) |
|------------------------------------|----------------------------|--|-------------------------|
| 1. Oats | Cool | 35 - 50 | 1 - 2 |
| 2. Spring wheat | Cool | 25 - 35 | 1 - 2 |
| 3. Spring barley | Cool | 25 - 35 | 1 - 2 |
| 4. Annual ryegrass | Cool | 10 - 15 | ½ |
| 5. Millet | Warm | 3 - 15 | ½ - ¾ |
| 6. Sudangrass | Warm | 5 - 10 | ½ - ¾ |
| 7. Sorghum | Warm | 5 - 10 | ½ - ¾ |
| 8. Winter wheat | Cool | 20 - 35 | 1 - 2 |
| 9. Winter barley | Cool | 20 - 35 | 1 - 2 |
| 10. Winter rye | Cool | 20 - 35 | 1 - 2 |
| 11. Triticale | Cool | 25 - 40 | 1 - 2 |

^a Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.
 Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.
^b See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.
^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-3

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

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

| Seeding Dates | Annual Grasses (Numbers in table reference species in Table TS/PS-1) | | Perennial Grasses | |
|--------------------------|--|-----------|-------------------|------|
| | Warm | Cool | Warm | Cool |
| January 1–March 15 | | | ✓ | ✓ |
| March 16–April 30 | 4 | 1,2,3 | ✓ | ✓ |
| May 1–May 15 | 4 | | ✓ | |
| May 16–June 30 | 4,5,6,7 | | | |
| July 1–July 15 | 5,6,7 | | | |
| July 16–August 31 | | | | |
| September 1–September 30 | | 8,9,10,11 | | |
| October 1–December 31 | | | ✓ | ✓ |

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

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

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

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

Protect seeded areas from construction equipment and vehicle access.

TS/PS-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

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 FONTAINE BLVD. - WALLEYE DR
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DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

GRADING AND EROSION CONTROL DETAILS

DATE:
MAY 25, 2020
 PROJECT NO.
100.061
 SHEET NUMBER
C12.3
 TOTAL SHEETS: 16