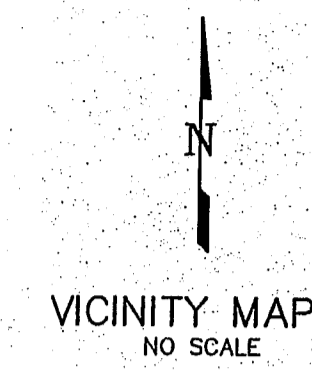


[illegible]

3. 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 Manual, 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. During construction the SMWP is the responsibility of the designated Stormwater Manager, shall be located on site at all times and shall be kept up to date with work progress and changes in the field.
4. Once the ESQCP has been issued, the contractor may install the initial stage erosion and sediment control BMPs as indicated on the 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 DSD inspections staff.
5. Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within 21 calendar days after final grading, or final earth disturbance, has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than 30 days shall also be mulched within 21 days after interim grading. An area that is going to remain in an interim state for more than 60 days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented and established.
6. Temporary soil erosion control facilities shall be removed and earth disturbance areas graded and stabilized with permanent soil erosion control measures pursuant to standards and specification prescribed in the DCM Volume II and the Engineering Criteria Manual (ECM) appendix I.
7. All persons engaged in earth disturbance shall implement and maintain acceptable soil erosion and sediment control measures including BMPs in conformance with the erosion control technical standards of the Drainage Criteria Manual (DCM) Volume II and in accordance with the Stormwater Management Plan (SMWP).
8. All temporary erosion control facilities including BMPs and all permanent facilities intended to control erosion of any earth disturbance operations, shall be installed as defined in the approved plans, the SMWP and the DCM Volume II and maintained throughout the duration of the earth disturbance operation.
9. Any earth disturbance shall be conducted in such a manner so as to effectively reduce 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.
10. Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be designed to limit the discharge to a non-erosive velocity.
11. Concrete wash water shall be contained and disposed of in accordance with the SMWP. No wash water shall be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
12. Erosion control blanketing shall be used on slopes steeper than 3:1.
13. Building, construction, excavation, or other 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. BMPs may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
14. Vehicle tracking of soils and construction debris off-site shall be minimized. Materials tracked offsite shall be cleaned up and properly disposed of immediately.
15. 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.
16. The owner, site developer, contractor, and/or their authorized agents shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, and sand that may accumulate in the storm sewer or other drainage conveyance system and stormwater appurtenances as a result of site development.
17. 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.
18. No chemicals are to be used by the contractor, which have the potential to be released in stormwater unless permission for the use of a specific chemical is granted in writing by the ECM Administrator. In granting the use of such chemicals, special conditions and monitoring may be required.
19. Bulk storage structures for petroleum products and other chemicals shall have adequate protection so as to contain all spills and prevent any spilled material from entering State Waters, including any surface or subsurface storm drainage system or facilities.
20. No person shall cause the impediment of stormwater flow in the flow line of the curb and gutter or in the ditchline.
21. Individuals 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 included in the DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and laws, rules, or regulations of other Federal, State, or County agencies, the more restrictive laws, rules, or regulations shall apply.
22. All construction traffic must enter/exit the site at approved construction access points.
23. Prior to actual construction the permittee shall verify the location of existing utilities.
24. A water source shall be available on site during earthwork operations and utilized as required to minimize dust from earthwork equipment and wind.
25. A Geotechnical (Soils) report for this site has been prepared by TERRACON, dated August 1, 2008, (Proj # 23085027) and shall be considered a part of these plans. ALL recommendations within this report shall be followed by the contractor.
26. At least ten days prior to the anticipated start of construction, for projects that will disturb 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 (SMWP), of which this grading and erosion control plan may be a part. For information or application materials contact:

F:\080000\08019-MountainEdge\Engineering\08019-GEC.dwg, COVER, 12/14/2010 2:27:08 PM, jromero, Lanier.pc3



THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. I SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CITY/COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMANCE WITH THE MASTER PLAN OF THE DRAINAGE BASIN. I SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS NEED FOR THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY ERRORS INCURRED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.



ANY LIABILITY CAUSED
OF THE DETAINED

23329
2/24/11
DATE
PROFESSIONAL ENGINEER

I HEREBY AGREE TO COMPLY WITH THE REQUIREMENTS OF THIS GRADING AND EROSION CONTROL PLAN. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE CDPs PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

Q-16-2011

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.

ANDRE P. BRACKEN, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

COUNTY FILE NO: 1

H Scale:	N/A
V Scale:	N/A
Designed By:	DCE
Drawn By:	KLW
Checked By:	
Date:	03-06-09

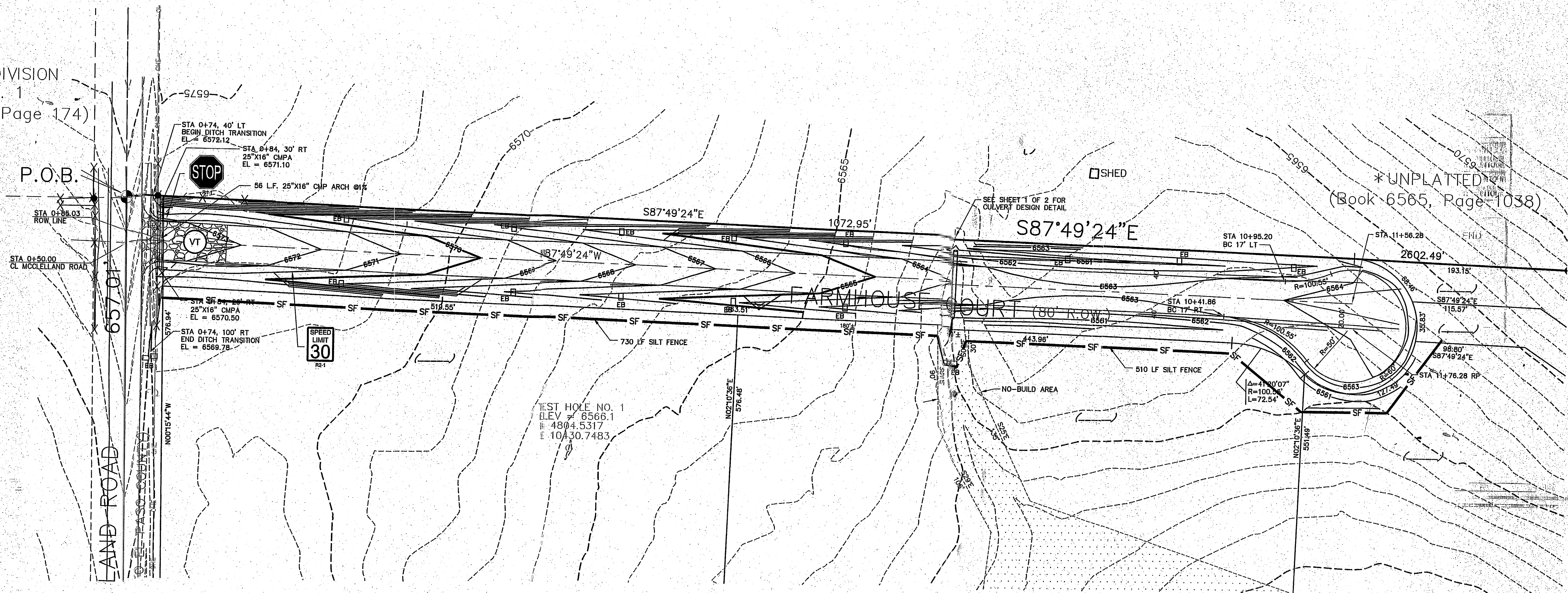


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MOUNTAIN'S EDGE

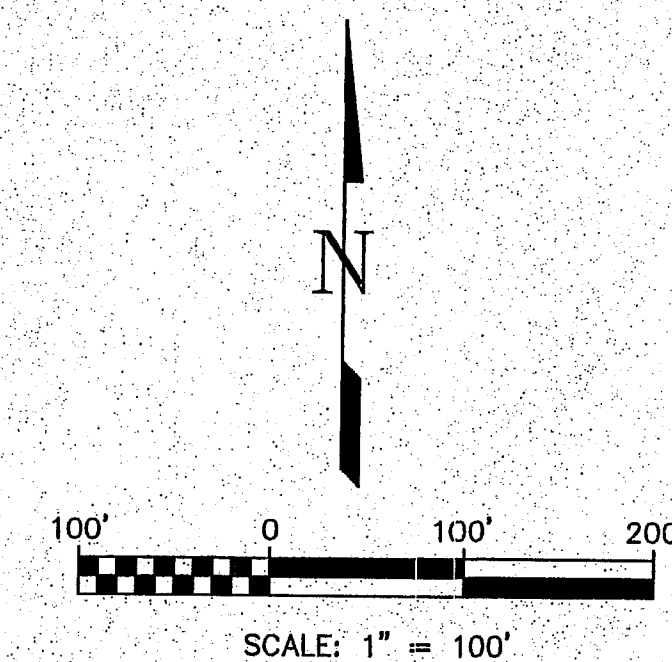
GRADING AND EROSION CONTROL PLAN

* Lot 4
MYLAND SUBDIVISION
FILING NO. 1
(Plat Book G-5, Page 174)



CONTOUR LEGEND			
EXTENSIVE	8840	MAJOR CONTOUR	
	41	MINOR CONTOUR	
SPARSE	8840	MAJOR CONTOUR	
	41	MINOR CONTOUR	

EROSION CONTROL LEGEND	
	SILT FENCE
	VEHICLE TRACKING
	CHECK DAM (FLOW DIRECTION)
	EROSION BARRIER



OWNER:
TKB PROPERTIES, LLC
ATTN: TOM DALY
6384 MIGHTY FLOTILLA AVENUE
LAS VEGAS, NV 89139-8409

COUNTY FILE NO.:

MOUNTAIN'S EDGE
GRADING AND EROSION CONTROL PLAN
EL PASO COUNTY, CO

Project No.: **08019**

Sheet: 2 of 3

Land Development Consultants, Inc.
Planning • Landscape Architecture
Engineering • Surveying
www.lids-inc.com • TEL: (719) 528-6033 • FAX: (719) 528-6046
2800 Serendipity Circle West • Colorado Springs, CO 80917

REVISIONS		No.		H Scale:		V Scale:		Designed By:		Drawn By:		Checked By:		Date:	
Description		By		N/A		N/A		DCE		KLW				06-06-09	

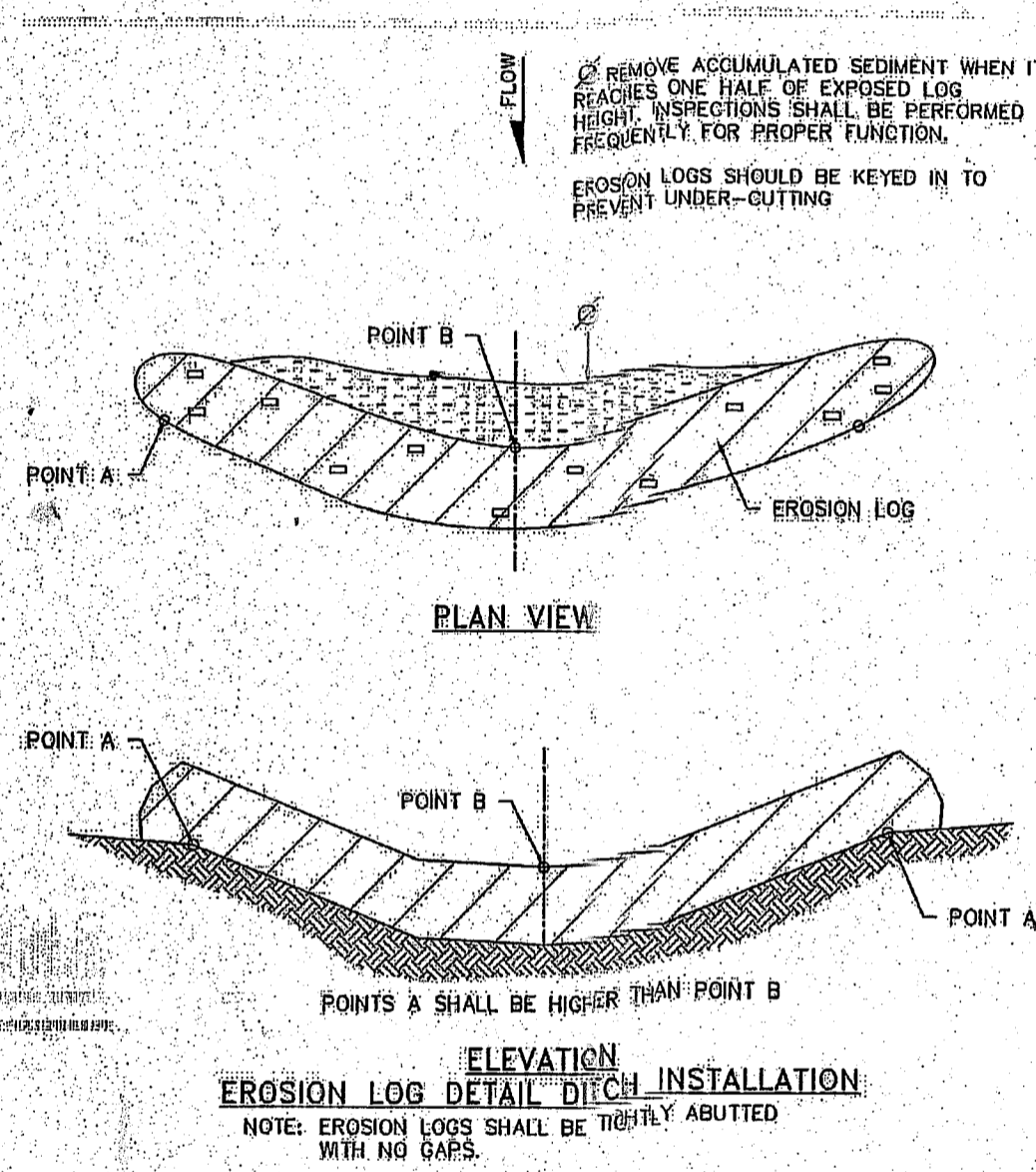
UNPLATTED		No.		Description		By		Date	

REVISIONS		No.		Description		By		Date	

MOUNTAIN'S EDGE
GRADING AND EROSION CONTROL DETAILS

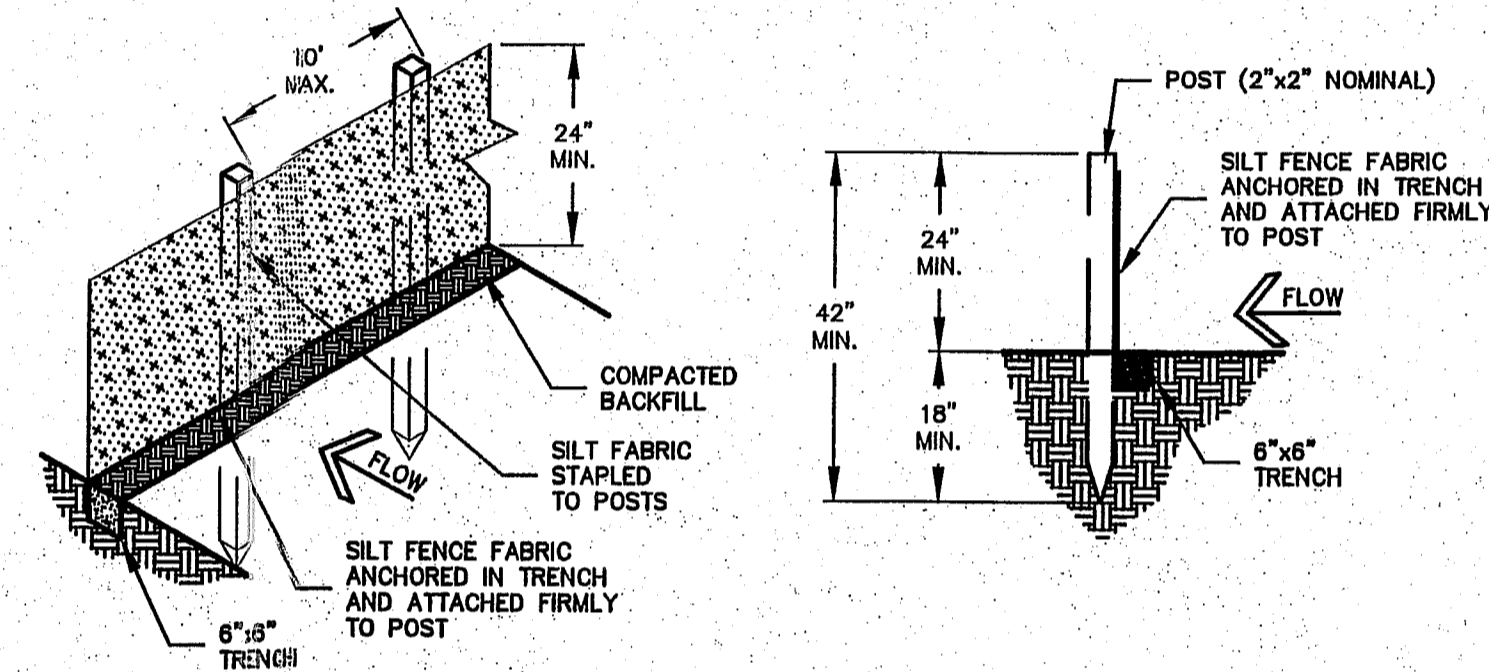
(EB) EROSION BARRIER

N.T.S.



(SF) SILT FENCE

N.T.S.



INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR #3 RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

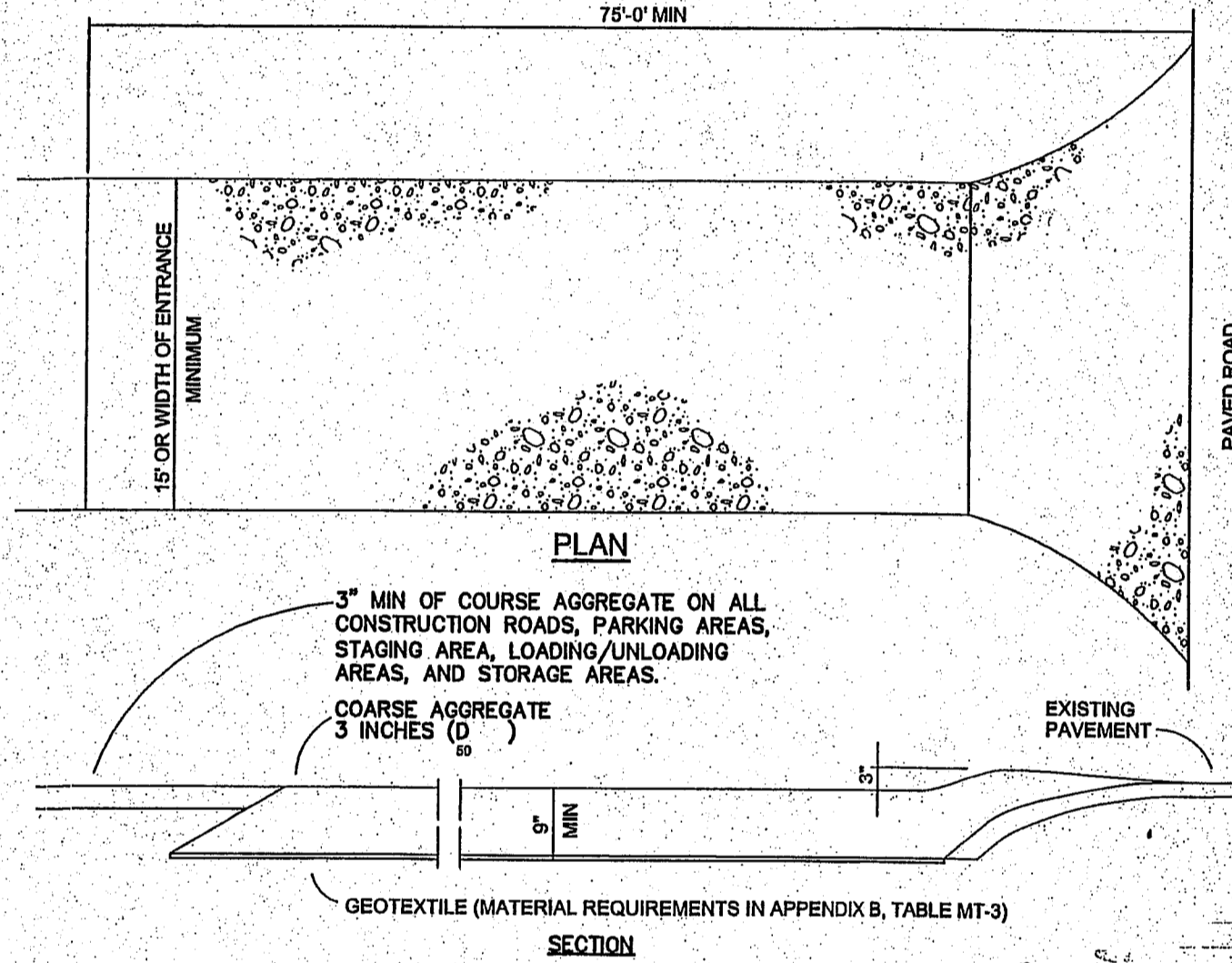
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE COUNTY.

(VT) VEHICLE TRACKING

N.T.S.

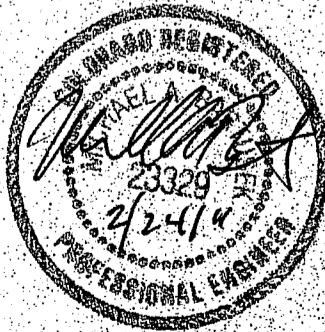


INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP. APRONS ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.



OWNER:
TKB PROPERTIES, LLC
ATTN: TOM DALY
6384 MIGHTY FLOTILLA AVENUE
LAS VEGAS, NV 89139-6409

COUNTY FILE NO.:

MOUNTAIN'S EDGE
GRADING AND EROSION CONTROL DETAILS
EL PASO COUNTY, CO

Project No.: 08019

Sheet: 3 of 3

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