DOMBROWSKI, COLIN, 10/19/2026 12:22 PM

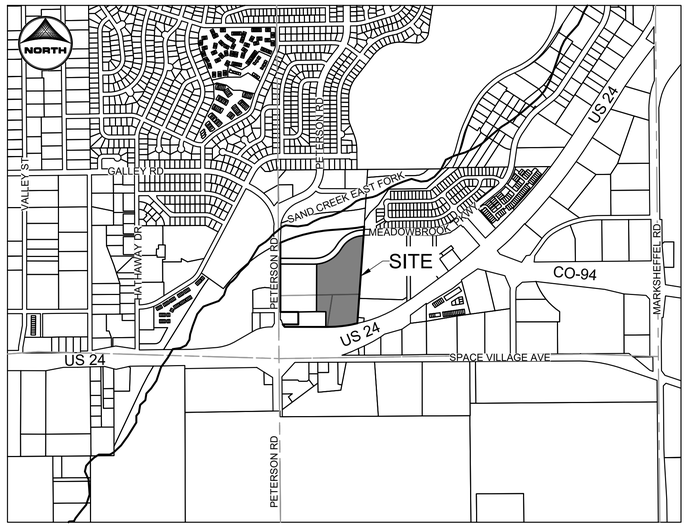
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
20. THE PERMIT HOLDER(S) 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.
21. 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.
22. 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT 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.
24. NO CHEMICAL(S) 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 ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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

HILLPOINTE APARTMENTS AT PETERSON
GRADING & EROSION CONTROL PLAN

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

1 - COVER
2 - INITIAL NORTH
3 - INITIAL SOUTH
4 - INTERIM NORTH
5 - INTERIM SOUTH
6 - FINAL NORTH
7 - FINAL SOUTH
8 - GEC DETAILS
9 - GEC DETAILS
10 - GEC DETAILS

LEGAL DESCRIPTION:

LOT 1 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

EL PASO COUNTY

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

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

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

JOSHUA J. PALMER, P.E. — DATE
COUNTY ENGINEER

ENGINEER'S STATEMENT

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

Richard D. Lyon — 10/20/2026
RICHARD D. LYON, PE — DATE
COLORADO P.E. 53921

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

10/20/2026
MARK FOSTER — DATE
VICE PRESIDENT OF DEVELOPMENT
HILLPOINTE, LLC.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
BARBED WIRE FENCE		
WOODEN FENCE		
U.G. ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
FIBER OPTIC	FO	FO
GAS MAIN	G	G
SANITARY SEWER		
STORM DRAIN		
LANDSCAPE DRAIN		
ROOF DRAIN		
WATER MAIN	W	W
SWALE		
TRAIL		
ADA ROUTE		
CURB & GUTTER		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		

STORM SEWER	EXISTING	PROPOSED
MANHOLE	D	D
STORM INLET		
LANDSCAPE DOME INLETS		C
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE	S	S
PLUG		

WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE	W	W
METER		
TEE		
REDUCER		

DRY UTILITIES	
ELECTRIC METER	
ELECTRIC PEDESTAL	
ELECTRICAL CABINET	
ELECTRIC VAULT	
ELECTRIC VEHICLE CHARGER	EV
FIBER OPTIC PULL BOX	
FIBER OPTIC MANHOLE	
FIBER OPTIC PEDESTAL	
FIBER OPTIC SIGN	
FIBER OPTIC VAULT	
GAS METER	
GAS SIGN	
GAS VAULT	
TRANSFORMER	
LIGHT POLE	

MISCELLANEOUS	
SIGN	
BOLLLARD	
ACCESSIBLE PARKING	
PARKING COUNT	10

GEC LEGEND:

		PHASE:
SF	SILT FENCE	INITIAL/INTERIM
SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
CIP	CULVERT INLET PROTECTION	INTERIM
VTC	VEHICLE TRACKING CONTROL	INITIAL
DS	DRAINAGE SWALE	INTERIM
RS	ROCK SOCKS	INTERIM
LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
LOD	LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
	CUT CONDITION	
	FILL CONDITION	
	FLOW DIRECTION	
ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
CD	CHECK DAM (STRAW BALE)	INTERIM
CWA	CONCRETE WASH OUT	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	INITIAL
	TSB TRIBUTARY AREA DELINEATION	INITIAL
TRM	TURF REINFORCED MAT	FINAL
SM	SEEDING & MULCHING	FINAL

COLORADO LICENSED — RICHARD D. LYON — 53921 — 10/20/2026 — PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD — JOB DATE: 5/26/2026
APPROVED: RDL — JOB NUMBER: 211030.25
CAD DATE: 10/19/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Cover

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 — 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL PLAN
COVER

SHEET CV — 1

HR GREEN Xrefs: TB_24x36_2502477-CD

DOMBROWSKI, COLIN, 10/19/2026 12:22 PM

INITIAL PHASE CONSTRUCTION ACTIVITY:

INITIAL PHASE CONSTRUCTION ACTIVITY CONSISTS OF INSTALLATION OF PERIMETER CONTROL CONSTRUCTION CONTROL MEASURES (CCMS) INCLUDING SILT FENCE WHICH IS TO BE INSTALLED AT THE PROPERTY BOUNDARY OF LOT 1. SILT FENCE TO THE WEST AND SOUTH ARE AN EROSION AND SEDIMENT CONTROL MEASURE FOR THE EARTHWORK TO TAKE PLACE INTERNAL TO THE SITE. SILT FENCE AT THE EAST OF THE PROPERTY IS UPSTREAM OF INTERNAL SITE EARTHWORK ACTIVITIES AND DOWNSTREAM FROM THE OFFSITE ADJACENT PROPERTY TO THE EAST. THE NORTHERN SILT FENCE IS A PERIMETER CONTROL MEASURE AND DOES NOT EXPERIENCE ANY UPSTREAM OR DOWNSTREAM SEDIMENT TRANSPORT.

INITIAL PHASE CCM'S ARE INSTALLED AT THIS TIME PRIOR TO CONSTRUCTION ACTIVITY ON THE SITE INCLUDING VEHICLE TRACKING CONTROL ALONG THE EXISTING MEADOWBROOK PARKWAY ROADWAY IN THE AREA OF A FUTURE CURB CUT ACCESS, AND TWO MAIN AREAS OF STABILIZED STAGING AREAS AND STOCKPILE AREAS LOCATED TO THE NORTH AND SOUTH OF THE SITE FOR FLEXIBILITY IN STAGING AND STOCKPILING ACROSS THE SITE.

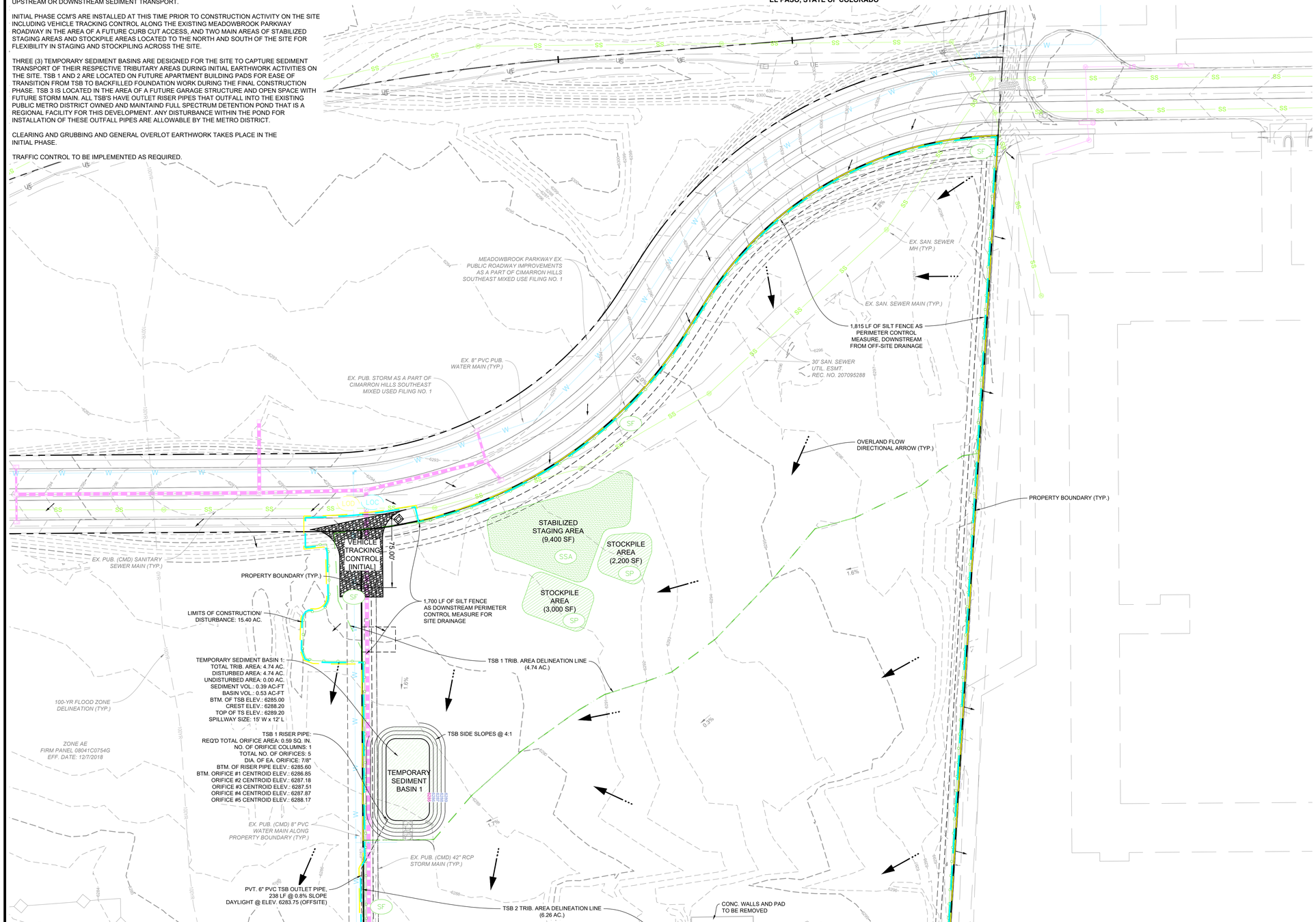
THREE (3) TEMPORARY SEDIMENT BASINS ARE DESIGNED FOR THE SITE TO CAPTURE SEDIMENT TRANSPORT OF THEIR RESPECTIVE TRIBUTARY AREAS DURING INITIAL EARTHWORK ACTIVITIES ON THE SITE. TSB 1 AND 2 ARE LOCATED ON FUTURE APARTMENT BUILDING PADS FOR EASE OF TRANSITION FROM TSB TO BACKFILLED FOUNDATION WORK DURING THE FINAL CONSTRUCTION PHASE. TSB 3 IS LOCATED IN THE AREA OF A FUTURE GARAGE STRUCTURE AND OPEN SPACE WITH FUTURE STORM MAIN. ALL TSB'S HAVE OUTLET RISER PIPES THAT OUTFALL INTO THE EXISTING PUBLIC METRO DISTRICT OWNED AND MAINTAIND FULL SPECTRUM DETENTION POND THAT IS A REGIONAL FACILITY FOR THIS DEVELOPMENT. ANY DISTURBANCE WITHIN THE POND FOR INSTALLATION OF THESE OUTFALL PIPES ARE ALLOWABLE BY THE METRO DISTRICT.

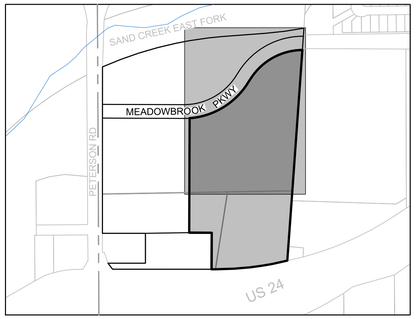
CLEARING AND GRUBBING AND GENERAL OVERLOT EARTHWORK TAKES PLACE IN THE INITIAL PHASE.

TRAFFIC CONTROL TO BE IMPLEMENTED AS REQUIRED.

HILLPOINTE APARTMENTS AT PETERSON
GRADING & EROSION CONTROL PLAN

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO





GEC LEGEND:

		PHASE:
SF	SILT FENCE	INITIAL/INTERIM
SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
VTC	VEHICLE TRACKING CONTROL	INITIAL
CWA	CONCRETE WASH OUT	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	INITIAL/INTERIM
LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
LOD	LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
	TSB TRIBUTARY AREA DELINEATION	INITIAL
	FLOW DIRECTION	

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 8-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALES DOWNSTREAM ARE TO BE PLATTED AS A PUBLIC DRAINAGE EASEMENTS WITH A VARIED WIDTHS AS A PART OF THOSE RESPECTIVE FILINGS AND ARE NOT INCLUDED IN THIS FILING.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.
13. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING UNTIL SUCH TIME THAT FINAL SEEDING AND MULCHING OCCURS. SEE FINAL GEC PHASE FOR SEEDING AND MULCHING LIMITS, WHICH ARE ALL AREAS OF DISTURBANCE THAT ARE NOT PAVED.
14. AREAS OF DISTURBANCE OUTSIDE OF THE LOT 1 BOUNDARY ARE WITHIN THE PROPERTY OWNED BY THE MASTER DEVELOPER, VINTAGE DEVELOPMENT, AS A PART OF CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. THE LOT 1 DEVELOPER HAS PERMISSION FROM THE MASTER DEVELOPER OF THE SUBDIVISION TO PERFORM CONSTRUCTION OUTSIDE OF THE LOT 1 AREA AS SHOWN ON THESE PLANS.

COLORADO LICENSED
RICHARD D. LIKES
53921
10/20/2026
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 2502477		
CAD DATE: 10/19/2026		IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Initial			

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLAN
INITIAL NORTH

SHEET GEC2 2

HR GREEN Xrefs: 01-XC-UTIL; 00-XC-DSGN; 00-XC-ROW; 00-XC-UTIL; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-DSGN; 01-XC-ROW; KEY-MAP; TB_24x36_2502477-CD; 01-XC-GEC-INITIAL

DOMBROWSKI, COLIN, 10/19/2026 12:22 PM

INITIAL PHASE CONSTRUCTION ACTIVITY:

INITIAL PHASE CONSTRUCTION ACTIVITY CONSISTS OF INSTALLATION OF PERIMETER CONTROL CONSTRUCTION CONTROL MEASURES (CCM'S) INCLUDING SILT FENCE WHICH IS TO BE INSTALLED AT THE PROPERTY BOUNDARY OF LOT 1. SILT FENCE TO THE WEST AND SOUTH ARE AN EROSION AND SEDIMENT CONTROL MEASURE FOR THE EARTHWORK TO TAKE PLACE INTERNAL TO THE SITE. SILT FENCE AT THE EAST OF THE PROPERTY IS UPSTREAM OF INTERNAL SITE EARTHWORK ACTIVITIES AND DOWNSTREAM FROM THE OFFSITE ADJACENT PROPERTY TO THE EAST. THE NORTHERN SILT FENCE IS A PERIMETER CONTROL MEASURE AND DOES NOT EXPERIENCE ANY UPSTREAM OR DOWNSTREAM SEDIMENT TRANSPORT.

INITIAL PHASE CCM'S ARE INSTALLED AT THIS TIME PRIOR TO CONSTRUCTION ACTIVITY ON THE SITE INCLUDING VEHICLE TRACKING CONTROL ALONG THE EXISTING MEADOWBROOK PARKWAY ROADWAY IN THE AREA OF A FUTURE CURB CUT ACCESS, AND TWO MAIN AREAS OF STABILIZED STAGING AREAS AND STOCKPILE AREAS LOCATED TO THE NORTH AND SOUTH OF THE SITE FOR FLEXIBILITY IN STAGING AND STOCKPILING ACROSS THE SITE.

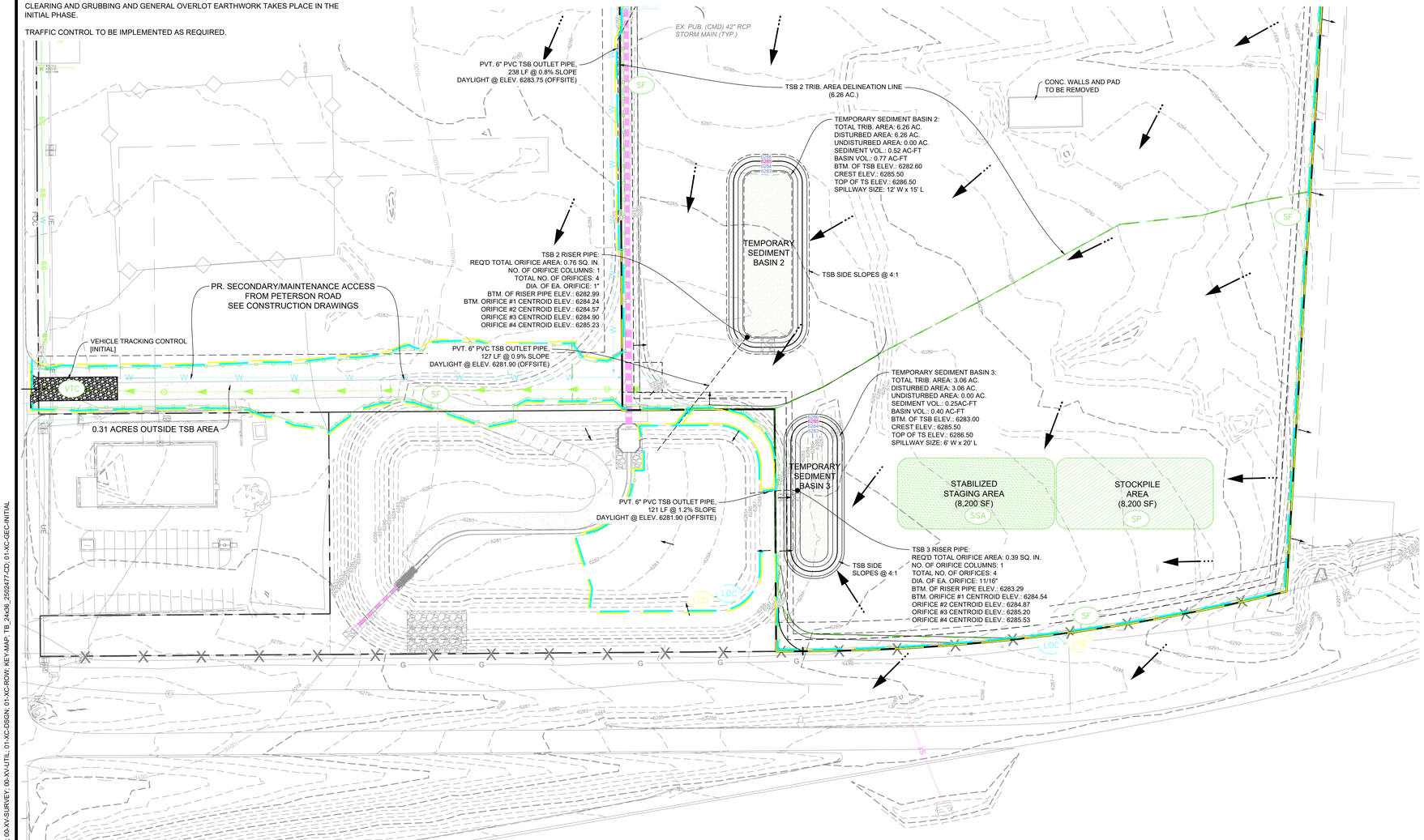
THREE (3) TEMPORARY SEDIMENT BASINS ARE DESIGNED FOR THE SITE TO CAPTURE SEDIMENT TRANSPORT OF THEIR RESPECTIVE TRIBUTARY AREAS DURING INITIAL EARTHWORK ACTIVITIES ON THE SITE. TSB 1 AND 2 ARE LOCATED ON FUTURE APARTMENT BUILDING PADS FOR EASE OF TRANSITION FROM TSB TO BACKFILLED FOUNDATION WORK DURING THE FINAL CONSTRUCTION PHASE. TSB 3 IS LOCATED IN THE AREA OF A FUTURE GARAGE STRUCTURE AND OPEN SPACE WITH FUTURE STORM MAIN. ALL TSB'S HAVE OUTLET RISER PIPES THAT OUTFALL INTO THE EXISTING PUBLIC METRO DISTRICT OWNED AND MAINTAIND FULL SPECTRUM DETENTION POND THAT IS A REGIONAL FACILITY FOR THIS DEVELOPMENT. ANY DISTURBANCE WITHIN THE POND FOR INSTALLATION OF THESE OUTFALL PIPES ARE ALLOWABLE BY THE METRO DISTRICT.

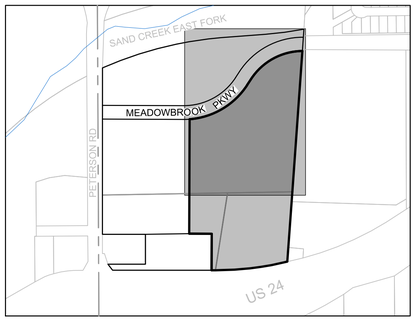
CLEARING AND GRUBBING AND GENERAL OVERLOT EARTHWORK TAKES PLACE IN THE INITIAL PHASE.

TRAFFIC CONTROL TO BE IMPLEMENTED AS REQUIRED.

HILLPOINTE APARTMENTS AT PETERSON
GRADING & EROSION CONTROL PLAN

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO





GEC LEGEND:

		PHASE:
SF	SILT FENCE	INITIAL/INTERIM
SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
VTC	VEHICLE TRACKING CONTROL	INITIAL
CWA	CONCRETE WASH OUT	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	INITIAL/INTERIM
LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
LOD	LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
	TSB TRIBUTARY AREA DELINEATION	INITIAL
	FLOW DIRECTION	

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 8-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALES DOWNSTREAM ARE TO BE PLATTED AS A PUBLIC DRAINAGE EASEMENTS WITH A VARIED WIDTHS AS A PART OF THOSE RESPECTIVE FILINGS AND ARE NOT INCLUDED IN THIS FILING.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.
13. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING UNTIL SUCH TIME THAT FINAL SEEDING AND MULCHING OCCURS. SEE FINAL GEC PHASE FOR SEEDING AND MULCHING LIMITS, WHICH ARE ALL AREAS OF DISTURBANCE THAT ARE NOT PAVED.
14. AREAS OF DISTURBANCE OUTSIDE OF THE LOT 1 BOUNDARY ARE WITHIN THE PROPERTY OWNED BY THE MASTER DEVELOPER, VINTAGE DEVELOPMENT, AS A PART OF CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. THE LOT 1 DEVELOPER HAS PERMISSION FROM THE MASTER DEVELOPER OF THE SUBDIVISION TO PERFORM CONSTRUCTION OUTSIDE OF THE LOT 1 AREA AS SHOWN ON THESE PLANS.

NORTH
0 50
25

COLORADO LICENSED
RICHARD D. LAMBERT
53921
10/20/2026
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/19/2026		IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Initial			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLAN
INITIAL SOUTH

SHEET GEC3

3

HR GREEN Xrefs: 01-XC-UTIL; 00-XC-DSGN; 00-XC-ROW; 00-XC-UTIL; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-DSGN; 01-XC-ROW; KEY-MAP; TB_24x36_2502477-CD; 01-XC-GEC-INITIAL

DOMBROWSKI, COLIN, 10/19/2026 12:23 PM

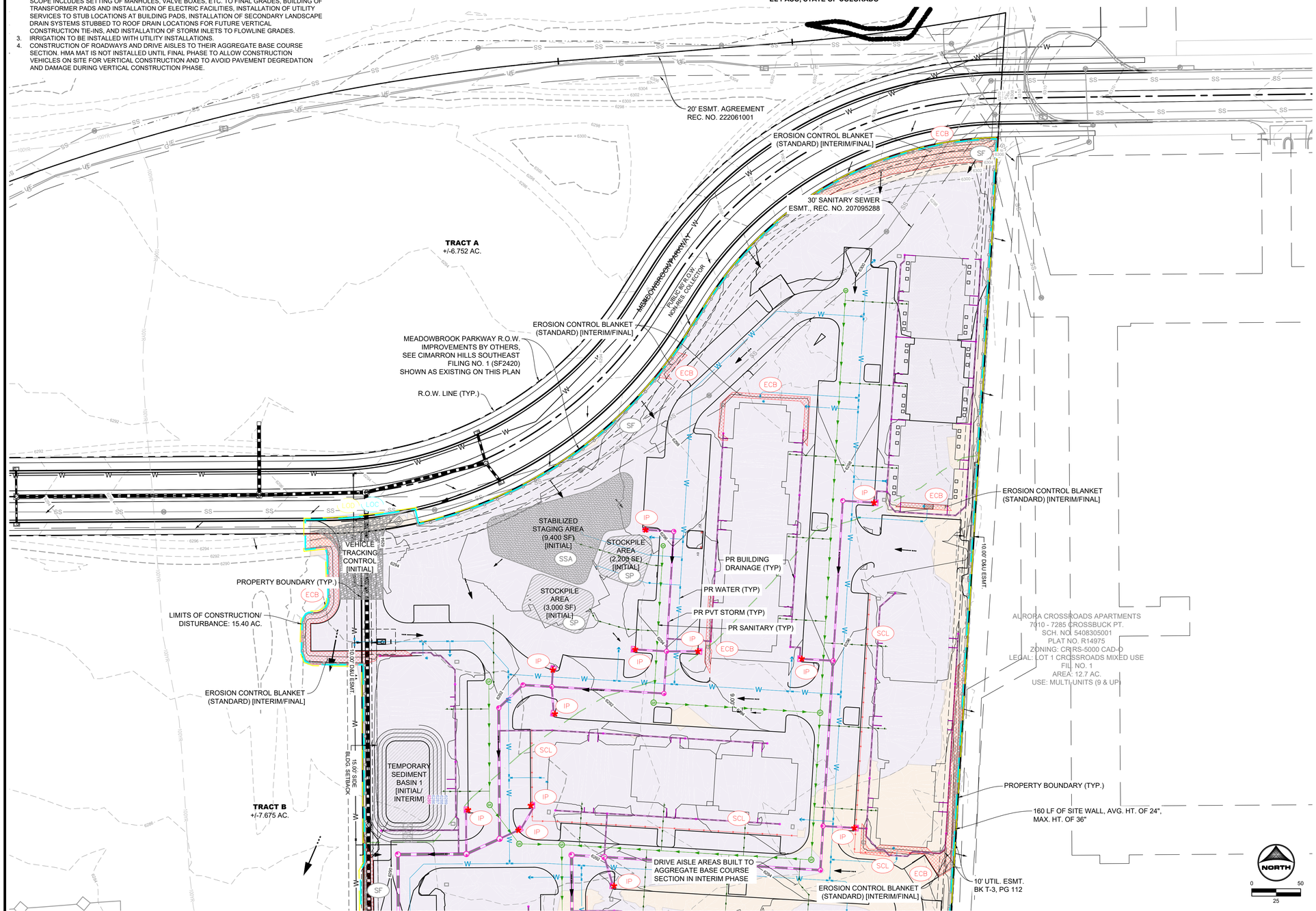
INTERIM PHASE CONSTRUCTION ACTIVITY:

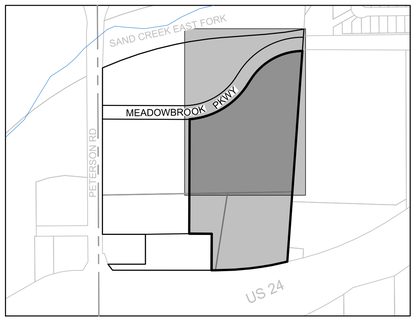
INTERIM PHASE CONSTRUCTION ACTIVITY CONSISTS OF THE FOLLOWING IN CHRONOLOGICAL ORDER:

1. ROADWAY / DRIVE AISLE CORRIDOR GRADING, BUILDING PAD GRADING TO BOTTOM-OF-FOOTER ELEVATIONS, AND GENERAL SITE GRADING TAKES PLACE TO NEAR-FINAL GRADE. NO DETAILED GRADING TO TAKE PLACE AT THIS PHASE.
2. UTILITY TRENCHING, INSTALLATION, AND BACKFILL FOR SANITARY SEWER, STORM, WATER, ELECTRIC, AND FIBER. BACKFILL REQUIREMENTS FOLLOW THAT OF THE RESPECTIVE AGENCY. SCOPE INCLUDES SETTING OF MANHOLES, VALVE BOXES, ETC. TO FINAL GRADES, BUILDING OF TRANSFORMER PADS AND INSTALLATION OF ELECTRIC FACILITIES, INSTALLATION OF UTILITY SERVICES TO STUB LOCATIONS AT BUILDING PADS, INSTALLATION OF SECONDARY LANDSCAPE DRAIN SYSTEMS STUBBED TO ROOF DRAIN LOCATIONS FOR FUTURE VERTICAL CONSTRUCTION TIE-INS, AND INSTALLATION OF STORM INLETS TO FLOWLINE GRADES.
3. IRRIGATION TO BE INSTALLED WITH UTILITY INSTALLATIONS.
4. CONSTRUCTION OF ROADWAYS AND DRIVE AISLES TO THEIR AGGREGATE BASE COURSE SECTION. HMA MAT IS NOT INSTALLED UNTIL FINAL PHASE TO ALLOW CONSTRUCTION VEHICLES ON SITE FOR VERTICAL CONSTRUCTION AND TO AVOID PAVEMENT DEGREDATION AND DAMAGE DURING VERTICAL CONSTRUCTION PHASE.

HILLPOINTE APARTMENTS AT PETERSON
GRADING & EROSION CONTROL PLAN

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO





GEC LEGEND:

		PHASE:
SF	SILT FENCE	INITIAL/INTERIM
SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
VTC	VEHICLE TRACKING CONTROL	INITIAL
CWA	CONCRETE WASH OUT	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	INITIAL/INTERIM
ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
OP	TEMPORARY OUTLET PROTECTION	INTERIM
IP	TEMPORARY INLET PROTECTION	INITERIM
SCL	SEDIMENT CONTROL LOG	INITERIM
LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
LOD	LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
	TSB TRIBUTARY AREA DELINEATION	INITIAL
	CUT CONDITION	
	FILL CONDITION	
	FLOW DIRECTION	

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 8-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL, LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALES DOWNSTREAM ARE TO BE PLATTED AS A PUBLIC DRAINAGE EASEMENTS WITH A VARIED WIDTHS AS A PART OF THOSE RESPECTIVE FILINGS AND ARE NOT INCLUDED IN THIS FILING.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.
13. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING UNTIL SUCH TIME THAT FINAL SEEDING AND MULCHING OCCURS. SEE FINAL GEC PHASE FOR SEEDING AND MULCHING LIMITS, WHICH ARE ALL AREAS OF DISTURBANCE THAT ARE NOT PAVED.
14. AREAS OF DISTURBANCE OUTSIDE OF THE LOT 1 BOUNDARY ARE WITHIN THE PROPERTY OWNED BY THE MASTER DEVELOPER, VINTAGE DEVELOPMENT, AS A PART OF CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. THE LOT 1 DEVELOPER HAS PERMISSION FROM THE MASTER DEVELOPER OF THE SUBDIVISION TO PERFORM CONSTRUCTION OUTSIDE OF THE LOT 1 AREA AS SHOWN ON THESE PLANS.

EARTHWORK ESTIMATE:

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 3,937 CUBIC YARDS
FILL VOLUME(ADJUSTED): 55,404 CUBIC YARDS
NET VOLUME(ADJUSTED): 51,468 (FILL) CUBIC YARDS

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 3,397 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 48,178 CUBIC YARDS
NET VOLUME(UNADJUSTED): 44,241 (FILL) CUBIC YARDS

COLORADO LICENSED RICHARD D. LEWIS 53921 PROFESSIONAL ENGINEER 10/20/2026

PCD FILE NO.: PPR2613

DRAWN BY:	CMD	JOB DATE:	8/12/2026
APPROVED:	RDL	JOB NUMBER:	2502477
CAD DATE:	10/19/2026		
CAD FILE:	J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Interim		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLAN
INTERIM NORTH

SHEET GEC4 | 4

HR GREEN Xrefs: 01-XC-UTIL; 00-XC-DSGN; 00-XC-ROW; 00-XC-UTIL; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-DSGN; 01-XC-ROW; KEY-MAP - TB_24x36_2502477-CD; 01-XC-GEC-INTERIM

DOMBROWSKI, COLIN, 10/19/2026 12:23 PM

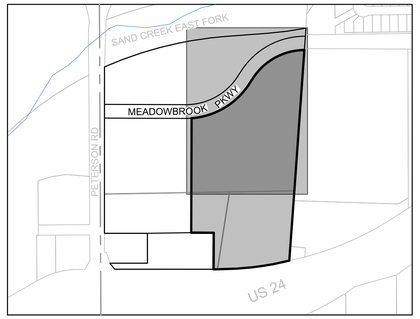
INTERIM PHASE CONSTRUCTION ACTIVITY:

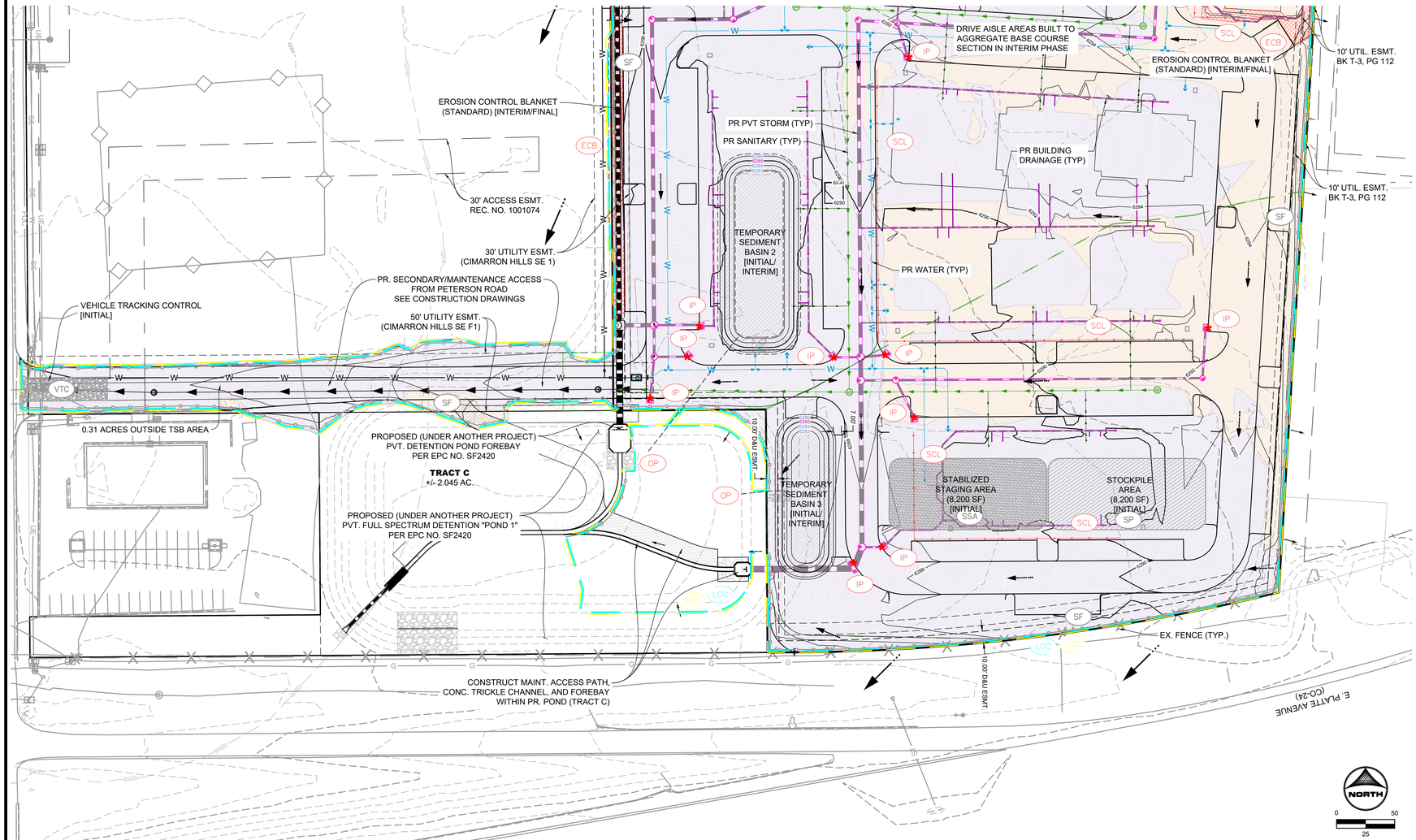
INTERIM PHASE CONSTRUCTION ACTIVITY CONSISTS OF THE FOLLOWING IN CHRONOLOGICAL ORDER:

1. ROADWAY / DRIVE AISLE CORRIDOR GRADING, BUILDING PAD GRADING TO BOTTOM-OF-FOOTER ELEVATIONS, AND GENERAL SITE GRADING TAKES PLACE TO NEAR-FINAL GRADE. NO DETAILED GRADING TO TAKE PLACE AT THIS PHASE.
2. UTILITY TRENCHING, INSTALLATION, AND BACKFILL FOR SANITARY SEWER, STORM, WATER, ELECTRIC, AND FIBER. BACKFILL REQUIREMENTS FOLLOW THAT OF THE RESPECTIVE AGENCY. SCOPE INCLUDES SETTING OF MANHOLES, VALVE BOXES, ETC. TO FINAL GRADES, BUILDING OF TRANSFORMER PADS AND INSTALLATION OF ELECTRIC FACILITIES, INSTALLATION OF UTILITY SERVICES TO STUB LOCATIONS AT BUILDING PADS, INSTALLATION OF SECONDARY LANDSCAPE DRAIN SYSTEMS STUBBED TO ROOF DRAIN LOCATIONS FOR FUTURE VERTICAL CONSTRUCTION TIE-INS, AND INSTALLATION OF STORM INLETS TO FLOWLINE GRADES.
3. IRRIGATION TO BE INSTALLED WITH UTILITY INSTALLATIONS.
4. CONSTRUCTION OF ROADWAYS AND DRIVE AISLES TO THEIR AGGREGATE BASE COURSE SECTION. HMA MAT IS NOT INSTALLED UNTIL FINAL PHASE TO ALLOW CONSTRUCTION VEHICLES ON SITE FOR VERTICAL CONSTRUCTION AND TO AVOID PAVEMENT DEGREDATION AND DAMAGE DURING VERTICAL CONSTRUCTION PHASE.

HILLPOINTE APARTMENTS AT PETERSON
GRADING & EROSION CONTROL PLAN

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO





GEC LEGEND:

		PHASE:
SF	SILT FENCE	INITIAL/INTERIM
SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
VTC	VEHICLE TRACKING CONTROL	INITIAL
CWA	CONCRETE WASH OUT	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	INITIAL/INTERIM
ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
OP	TEMPORARY OUTLET PROTECTION	INTERIM
IP	TEMPORARY INLET PROTECTION	INITERIM
SCL	SEDIMENT CONTROL LOG	INITERIM
LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
LOD	LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
	TSB TRIBUTARY AREA DELINEATION	INITIAL
	CUT CONDITION	
	FILL CONDITION	
	FLOW DIRECTION	

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 8-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALES DOWNSTREAM ARE TO BE PLATTED AS A PUBLIC DRAINAGE EASEMENTS WITH A VARIED WIDTHS AS A PART OF THOSE RESPECTIVE FILINGS AND ARE NOT INCLUDED IN THIS FILING.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.
13. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING UNTIL SUCH TIME THAT FINAL SEEDING AND MULCHING OCCURS. SEE FINAL GEC PHASE FOR SEEDING AND MULCHING LIMITS, WHICH ARE ALL AREAS OF DISTURBANCE THAT ARE NOT PAVED.
14. AREAS OF DISTURBANCE OUTSIDE OF THE LOT 1 BOUNDARY ARE WITHIN THE PROPERTY OWNED BY THE MASTER DEVELOPER, VINTAGE DEVELOPMENT, AS A PART OF CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. THE LOT 1 DEVELOPER HAS PERMISSION FROM THE MASTER DEVELOPER OF THE SUBDIVISION TO PERFORM CONSTRUCTION OUTSIDE OF THE LOT 1 AREA AS SHOWN ON THESE PLANS.

EARTHWORK ESTIMATE:

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 3,937 CUBIC YARDS
FILL VOLUME(ADJUSTED): 55,404 CUBIC YARDS
NET VOLUME(ADJUSTED): 51,468 (FILL) CUBIC YARDS

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 3,397 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 48,178 CUBIC YARDS
NET VOLUME(UNADJUSTED): 44,241 (FILL) CUBIC YARDS

COLORADO LICENSED — RICHARD D. LEWIS — 53921 — 10/19/2026 — PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 8/12/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 2502477	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/19/2026			
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Interim			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLAN
INTERIM SOUTH

SHEET GEC5 | 5

HR GREEN Xrefs: 01-XC-UTIL, 00-XC-DSGN, 00-XC-ROW, 00-XC-UTIL, 00-XV-ROW, 00-XV-SURVEY, 00-XV-UTIL, 01-XC-DSGN, 01-XC-ROW, KEY-MAP, TB_24x36_2502477-CD, 01-XC-GEC-INTERIM

DOMBROWSKI, COLIN, 10/19/2026 12:23 PM

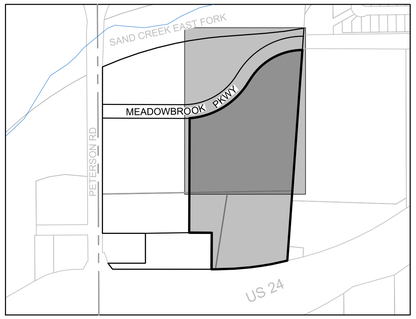
FINAL PHASE CONSTRUCTION ACTIVITY:

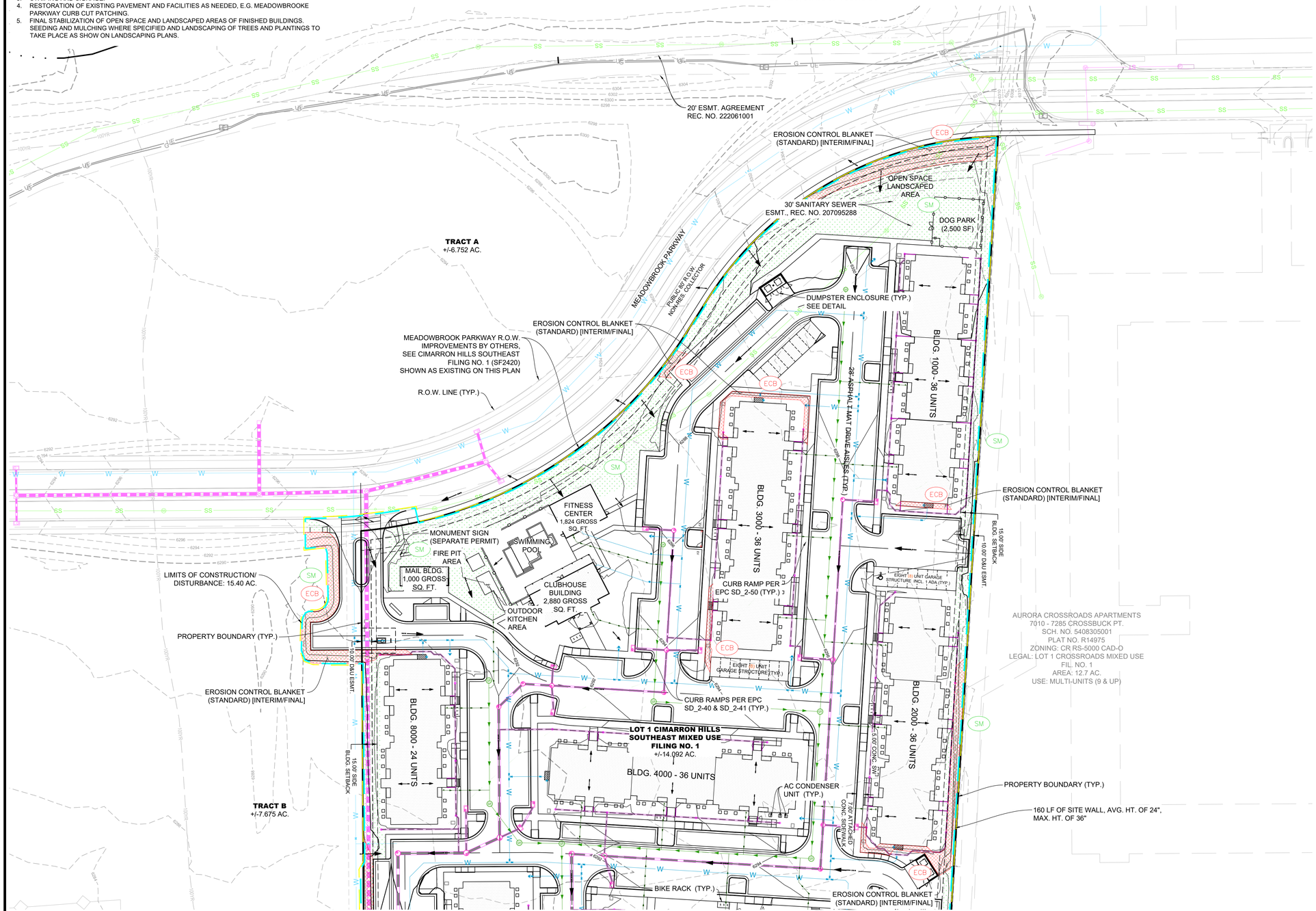
FINAL PHASE CONSTRUCTION ACTIVITY CONSISTS OF THE FOLLOWING IN CHRONOLOGICAL ORDER:

1. VERTICAL CONSTRUCTION OF ALL STRUCTURES: APARTMENTS (9), CLUBHOUSE BUILDING, FITNESS FACILITY, MAIL BUILDING, AND GARAGE STRUCTURES.
2. ASPHALT AND CONCRETE HARDSCAPE CONSTRUCTION TO BE INSTALLED IN AREAS OF FINISHED BUILDINGS AND FACILITIES. INSTALLATION OF SITE ADA RAMP INSTALLATION, PERMEABLE PAVER INSTALLATION IN ADA PARKING LOCATIONS, AND ADA RAMP WITH HANDRAIL ACCESSES AT BUILDINGS.
3. STRIPING AND SIGNAGE.
4. RESTORATION OF EXISTING PAVEMENT AND FACILITIES AS NEEDED, E.G. MEADOWBROOKE PARKWAY CURB CUT PATCHING.
5. FINAL STABILIZATION OF OPEN SPACE AND LANDSCAPED AREAS OF FINISHED BUILDINGS. SEEDING AND MULCHING WHERE SPECIFIED AND LANDSCAPING OF TREES AND PLANTINGS TO TAKE PLACE AS SHOW ON LANDSCAPING PLANS.

HILLPOINTE APARTMENTS AT PETERSON
GRADING & EROSION CONTROL PLAN

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO





GEC LEGEND:

		PHASE:
SF	SILT FENCE	INITIAL/INTERIM
SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
VTC	VEHICLE TRACKING CONTROL	INITIAL
CWA	CONCRETE WASH OUT	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	INITIAL
ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
SM	SEEDING & MULCHING	FINAL
LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
LOD	LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
	TSB TRIBUTARY AREA DELINEATION	INITIAL
	FLOW DIRECTION	

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 8-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALES DOWNSTREAM ARE TO BE PLATTED AS A PUBLIC DRAINAGE EASEMENTS WITH A VARIED WIDTHS AS A PART OF THOSE RESPECTIVE FILINGS AND ARE NOT INCLUDED IN THIS FILING.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.
13. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING UNTIL SUCH TIME THAT FINAL SEEDING AND MULCHING OCCURS. SEE FINAL GEC PHASE FOR SEEDING AND MULCHING LIMITS, WHICH ARE ALL AREAS OF DISTURBANCE THAT ARE NOT PAVED.
14. AREAS OF DISTURBANCE OUTSIDE OF THE LOT 1 BOUNDARY ARE WITHIN THE PROPERTY OWNED BY THE MASTER DEVELOPER, VINTAGE DEVELOPMENT, AS A PART OF CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. THE LOT 1 DEVELOPER HAS PERMISSION FROM THE MASTER DEVELOPER OF THE SUBDIVISION TO PERFORM CONSTRUCTION OUTSIDE OF THE LOT 1 AREA AS SHOWN ON THESE PLANS.

EARTHWORK ESTIMATE:

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 3,937 CUBIC YARDS
FILL VOLUME(ADJUSTED): 55,404 CUBIC YARDS
NET VOLUME(ADJUSTED): 51,468 (FILL) CUBIC YARDS

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 3,397 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 48,178 CUBIC YARDS
NET VOLUME(UNADJUSTED): 44,241 (FILL) CUBIC YARDS

NORTH
0 50
25

COLORADO LICENSED
RICHARD D. LEWIS
53921
10/19/2026
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 2502477		
CAD DATE: 10/19/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Final			

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLAN
FINAL NORTH

SHEET GEC6 | 6

HR GREEN Xrefs: gec_plan_notes_EPC; 01-XC-UTIL; 00;XC-DSGN; 00;XC-ROW; 00-XC-UTIL; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01;XC-DSGN; 01;XC-ROW; KEY-MAP- TB_24x36_2502477-CD; 01-XC-GEC-FINAL

DOMBROWSKI, COLIN, 10/19/2026 12:23 PM

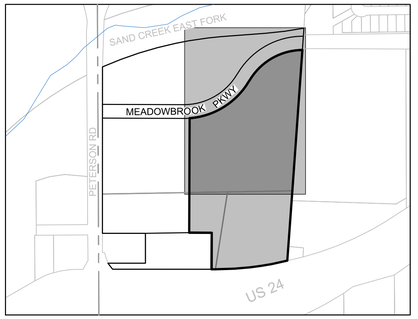
FINAL PHASE CONSTRUCTION ACTIVITY:

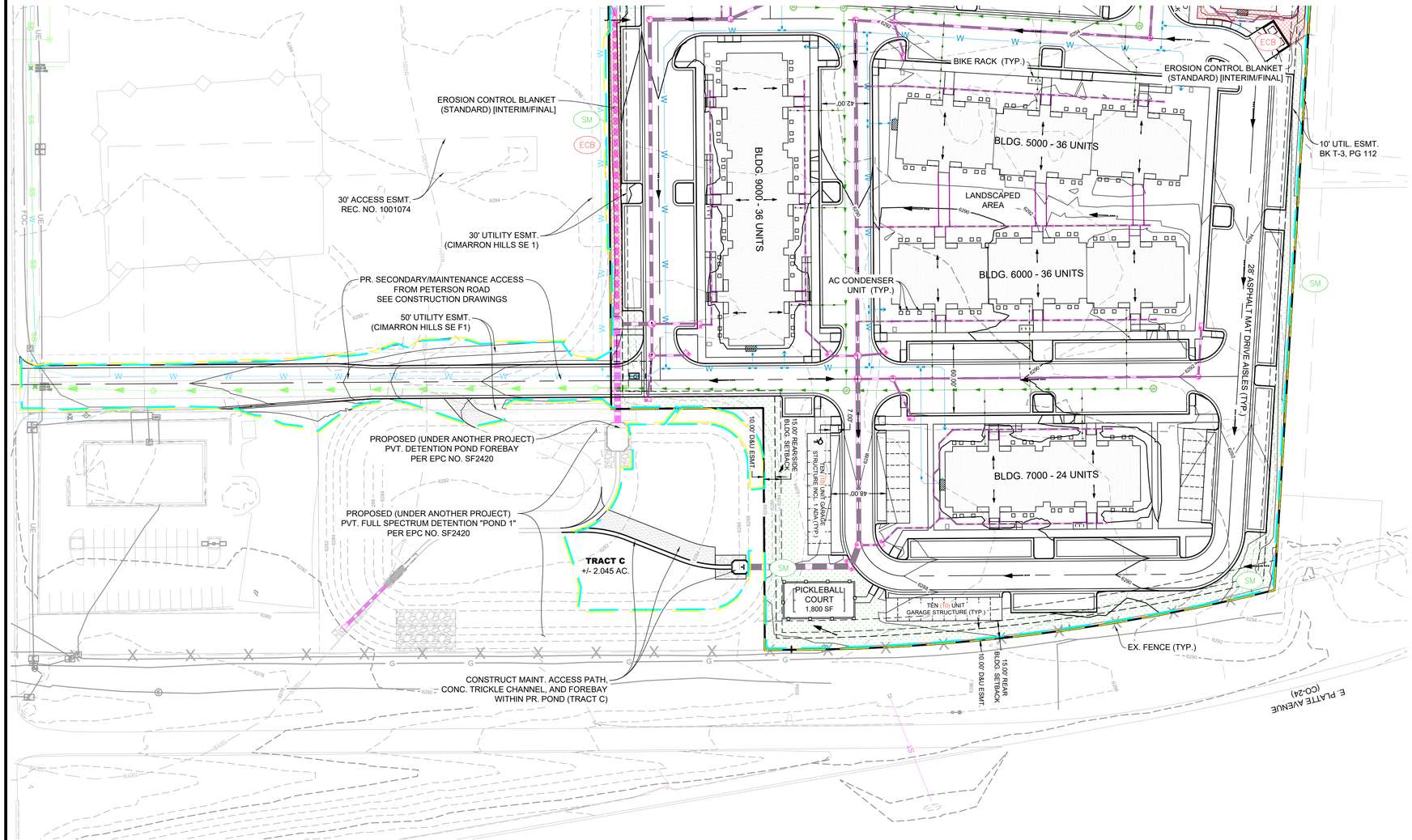
FINAL PHASE CONSTRUCTION ACTIVITY CONSISTS OF THE FOLLOWING IN CHRONOLOGICAL ORDER:

1. VERTICAL CONSTRUCTION OF ALL STRUCTURES: APARTMENTS (9), CLUBHOUSE BUILDING, FITNESS FACILITY, MAIL BUILDING, AND GARAGE STRUCTURES.
2. ASPHALT AND CONCRETE HARDSCAPE CONSTRUCTION TO BE INSTALLED IN AREAS OF FINISHED BUILDINGS AND FACILITIES. INSTALLATION OF SITE ADA RAMP INSTALLATION, PERMEABLE PAVER INSTALLATION IN ADA PARKING LOCATIONS, AND ADA RAMP WITH HANDRAIL ACCESSES AT BUILDINGS.
3. STRIPING AND SIGNAGE.
4. RESTORATION OF EXISTING PAVEMENT AND FACILITIES AS NEEDED, E.G. MEADOWBROOKE PARKWAY CURB CUT PATCHING.
5. FINAL STABILIZATION OF OPEN SPACE AND LANDSCAPED AREAS OF FINISHED BUILDINGS. SEEDING AND MULCHING WHERE SPECIFIED AND LANDSCAPING OF TREES AND PLANTINGS TO TAKE PLACE AS SHOW ON LANDSCAPING PLANS.

HILLPOINTE APARTMENTS AT PETERSON
GRADING & EROSION CONTROL PLAN

PROPERTIES THAT LIE WITHIN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO





GEC LEGEND:

		PHASE:
SF	SILT FENCE	INITIAL/INTERIM
SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
VTC	VEHICLE TRACKING CONTROL	INITIAL
CWA	CONCRETE WASH OUT	INITIAL
TSB	TEMPORARY SEDIMENT BASIN	INITIAL
ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
SM	SEEDING & MULCHING	FINAL
LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
LOD	LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
	TSB TRIBUTARY AREA DELINEATION	INITIAL
	FLOW DIRECTION	

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 8-10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALES DOWNSTREAM ARE TO BE PLATTED AS A PUBLIC DRAINAGE EASEMENTS WITH A VARIED WIDTHS AS A PART OF THOSE RESPECTIVE FILINGS AND ARE NOT INCLUDED IN THIS FILING.
11. ALL ROADSIDE DITCHES ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.
13. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING UNTIL SUCH TIME THAT FINAL SEEDING AND MULCHING OCCURS. SEE FINAL GEC PHASE FOR SEEDING AND MULCHING LIMITS, WHICH ARE ALL AREAS OF DISTURBANCE THAT ARE NOT PAVED.
14. AREAS OF DISTURBANCE OUTSIDE OF THE LOT 1 BOUNDARY ARE WITHIN THE PROPERTY OWNED BY THE MASTER DEVELOPER, VINTAGE DEVELOPMENT, AS A PART OF CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. THE LOT 1 DEVELOPER HAS PERMISSION FROM THE MASTER DEVELOPER OF THE SUBDIVISION TO PERFORM CONSTRUCTION OUTSIDE OF THE LOT 1 AREA AS SHOWN ON THESE PLANS.

EARTHWORK ESTIMATE:

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 3,937 CUBIC YARDS
FILL VOLUME(ADJUSTED): 55,404 CUBIC YARDS
NET VOLUME(ADJUSTED): 51,468 (FILL) CUBIC YARDS

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 3,397 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 48,178 CUBIC YARDS
NET VOLUME(UNADJUSTED): 44,241 (FILL) CUBIC YARDS

NORTH
0 50
25

COLORADO LICENSED
RICHARD D. LEWIS
53921
10/19/2026
PROFESSIONAL ENGINEER

PCD FILE NO.: PPR2613

DRAWN BY: CMD	JOB DATE: 8/14/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 2502477	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/19/2026			
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Final			

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

HILLPOINTE APARTMENTS AT PETERSON
HILLPOINTE, LLC.
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

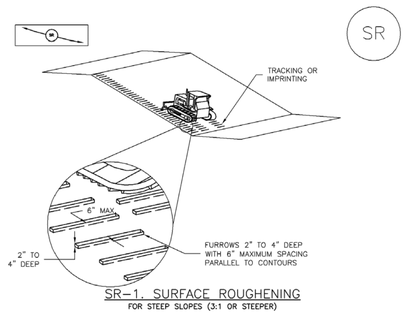
STREET PLAN & PROFILES
FINAL SOUTH

SHEET GEC7 | 7

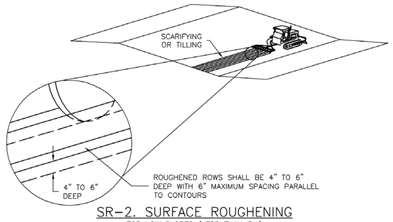
HR GREEN Xrefs: gec_plan_notes_EPC; 01-XC-UTIL; 00-XC-DSGN; 00-XC-ROW; 00-XV-ROW; 00-XV-SURVEY; 00-XV-UTIL; 01-XC-DSGN; 01-XC-ROW; KEY-MAP; TB_24x36_2502477-CD; 01-XC-GEC-FINAL

DOMBROWSKI, COLIN, 10/19/2026 12:23 PM

Surface Roughening (SR) EC-1



SR–1. SURFACE ROUGHENING
FOR STEEP SLOPES (3:1 OR STEEPER)



SR–2. SURFACE ROUGHENING
FOR LOW SLOPES (LESS THAN 3:1)

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeding. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

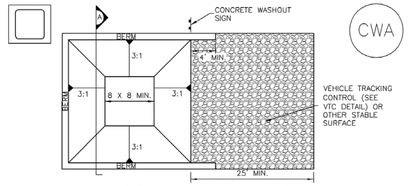
Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

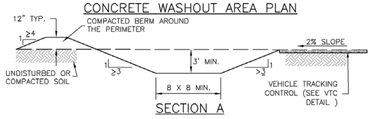
A variety of mulches can be used effectively at construction sites. Consider the following:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

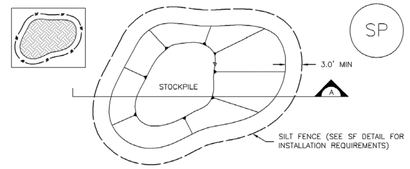
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

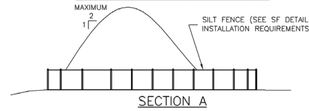
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Stockpile Management (SP) MM-2



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.

Good Housekeeping Practices (GH) MM-3

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes. Stormwater Management Plans (SWMPs) should clearly specify BMPs including these good housekeeping practices:

- Provide for waste management.
- Establish proper building material staging areas.
- Designate paint and concrete washout areas.
- Establish proper equipment/vehicle fueling and maintenance practices.
- Control equipment/vehicle washing and allowable non-stormwater discharges.
- Develop a spill prevention and response plan.

Acknowledgement: This Fact Sheet is based directly on EPA guidance provided in *Developing Your Stormwater Pollution Prevent Plan* (EPA 2007).

Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices. Photos courtesy of CDOT and City of Aurora.

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- **Provide for Waste Management.** Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site. Practices such as trash disposal, recycling, proper material handling, and cleanup measures can reduce the potential for stormwater runoff to pick up construction site wastes and discharge them to surface waters. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials. Practices should include storage, handling, inventory, and cleanup procedures, in case of spills. Specific practices that should be considered include:

Solid or Construction Waste

- Designate trash and bulk waste-collection areas on-site.

Good Housekeeping	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

- Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
- Segregate and provide proper disposal options for hazardous material wastes.
- Clean up litter and debris from the construction site daily.
- Locate waste-collection areas away from streets, gutters, watercourses, and storm drains. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
- Empty waste containers before they are full and overflowing.

Sanitary and Septic Waste

- Provide convenient, well-maintained, and properly located toilet facilities on-site.
- Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
- Maintain clean restroom facilities and empty portable toilets regularly.
- Where possible, provide secondary containment pans under portable toilets.
- Provide tie-downs or stake-downs for portable toilets.
- Educate employees, subcontractors, and suppliers on locations of facilities.
- Treat or dispose of sanitary and septic waste in accordance with state or local regulations. Do not discharge or bury wastewater at the construction site.
- Inspect facilities for leaks. If found, repair or replace immediately.
- Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

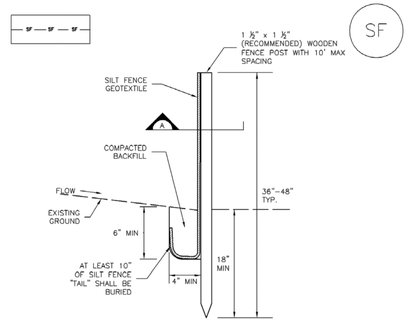
Hazardous Materials and Wastes

- Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
- Designate hazardous waste-collection areas on-site.
- Place all hazardous and toxic material wastes in secondary containment.

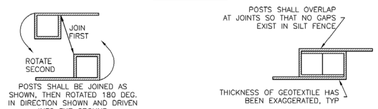


Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WWE.

Silt Fence (SF) SC-1

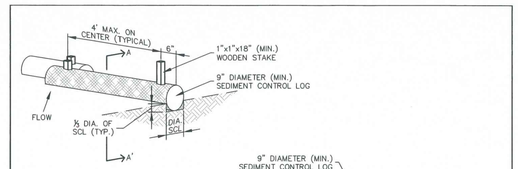


SILT FENCE

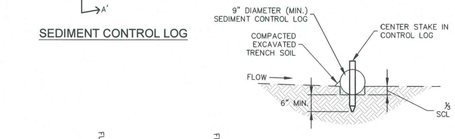


SECTION A

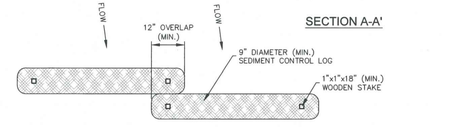
SF–1. SILT FENCE



SEDIMENT CONTROL LOG



SECTION A-A'



SEDIMENT CONTROL LOG JOINTS

INSTALLATION NOTES

1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ½ OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BR FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE

SEDIMENT CONTROL LOG

APPROVED: RDL
SHEET MANAGER: JTW
ISSUED: 10/7/19
REVISED: 8/19/2020

COLORADO LICENSED
RYAN D. LEWIS
PE 53921
10/19/2026
PROFESSIONAL ENGINEER

HR GREEN Xrefs: xg1-1-dn01

DRAWN BY: JTW JOB DATE: 10/1/2026
APPROVED: RDL JOB NUMBER: 2502477
CAD DATE: 10/19/2026
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Details

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

HILLPOINTE PETERSON
HILLPOINTE, LLC
EL PASO COUNTY, COLORADO

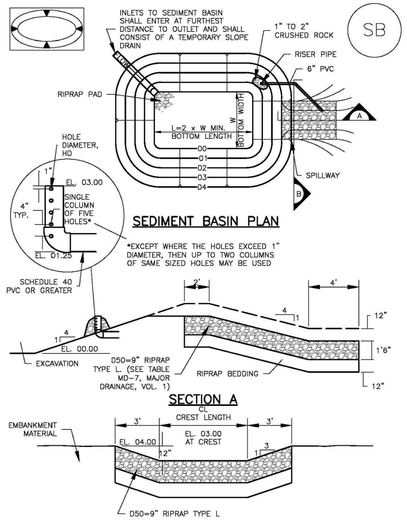
GRADING & EROSION CONTROL PLAN
GEC DETAILS

SHEET ECDT1

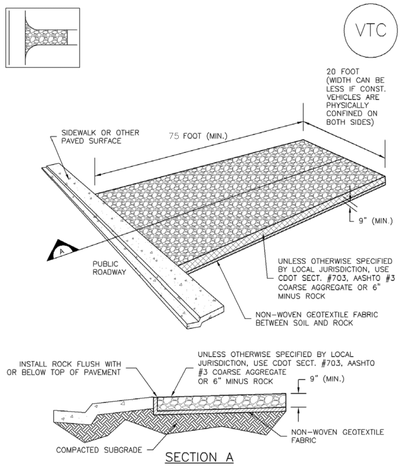
8

DOMBROWSKI, COLIN, 10/19/2026 12:23 PM

Sediment Basin (SB) SC-7

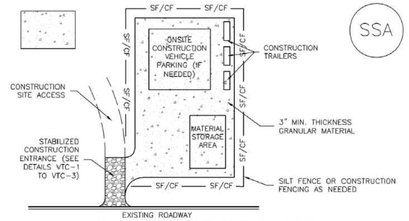


Vehicle Tracking Control (VTC) SM-4



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

Stabilized Staging Area (SSA) SM-6



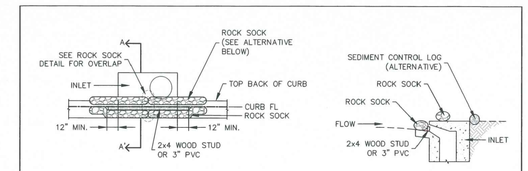
SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

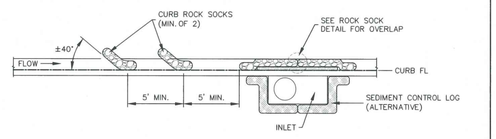
1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.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

STABILIZED STAGING AREA 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 IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.



CURB INLET PROTECTION PLAN SECTION A-A'



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

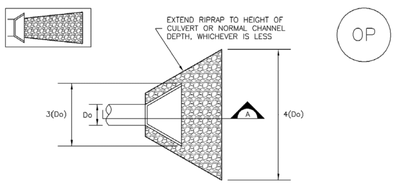
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

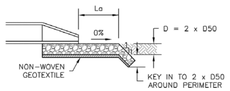
IP-1

STORMWATER ENTERPRISE — ON-GRADE INLET PROTECTION
APPROVED: OWNER'S MANAGER
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-IP-1

EC-8 Temporary Outlet Protection (TOP)



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP–1. TEMPORARY OUTLET PROTECTION SIZING TABLE			
PIPE DIAMETER, Do (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, Lo (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5 5	5 10	4 6
12	5 10	10 13	4 6
18	10 20 30 40	10 16 23 26	6 9 12 16
24	30 40 50 60	16 26 26 30	9 9 12 16

OP–1. TEMPORARY OUTLET PROTECTION

Temporary Outlet Protection (TOP) EC-8

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

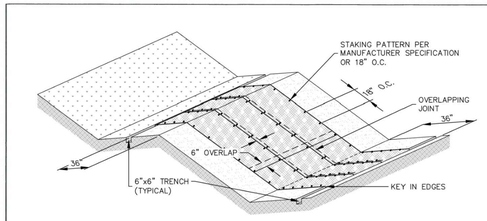
1. SEE PLAN VIEW FOR
   –LOCATION OF OUTLET PROTECTION.
   –DIMENSIONS OF OUTLET PROTECTION.
2. DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
3. TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

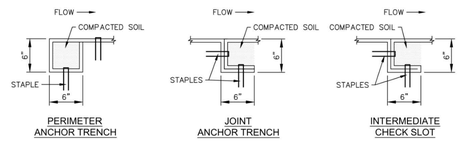
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS 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.

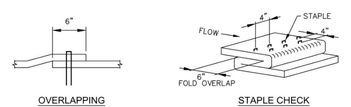
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)



EROSION CONTROL BLANKET





ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET
APPROVED: OWNER'S MANAGER
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-ECB-1

INSTALLATION NOTES

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB–1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB–1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN.	70% MAX.	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

ECB

STORMWATER ENTERPRISE — EROSION CONTROL BLANKET
APPROVED: OWNER'S MANAGER
ISSUED: 10/7/19 REVISED: 8/19/2020

COLORADO LICENSED — COLIN D. DOMBROWSKI — PE 53921 — 10/19/2026 — PROFESSIONAL ENGINEER

DRAWN BY: JTW	JOB DATE: 10/1/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
APPROVED: RDL	JOB NUMBER: 2502477	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 10/19/2026		
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Details		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

HILLPOINTE PETERSON
HILLPOINTE, LLC
EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL PLAN
GEC DETAILS

SHEET ECDT2 9

HR GREEN Xrefs: xg1-1-dh01

DOMBROWSKI, COLIN, 10/19/2026 12:23 PM

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL-SEEDING IS USED
3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
   - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING.
   - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
   - HAY OR STRAW MULCH
     - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2.5 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
     - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
     - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
   - HYDRAULIC MULCHING
     - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
     - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
     - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
   - EROSION CONTROL BLANKET
     - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: _____ CMENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	6/19/2020	900-SM

El Paso County Conservation District

EPCCD Native Shotgun Mix

Seed (lb)		Land	
Broadcast	**Drilled**	**Acres**	**Feet^2**
1.00	0.50	0.10	4,356
2.00	1.00	0.20	8,712
2.50	1.25	0.25	10,890
5.00	2.50	0.50	21,780
7.50	3.75	0.75	32,670
10.00	5.00	1.00	43,560
20.00	10.00	2.00	87,120
50.00	25.00	5.00	217,800

SCHEDULE & PREP

This shotgun native mix is best planted from November 1 to May 15 into soil that isn't frozen or muddy.
During this time, soil moisture and temperatures give these seeds the best opportunity to vernalize and store resources but not germinate until early spring (cool season seeds) or early summer (warm season seeds). The seedbed is firm and free of competing vegetation. Seeds are placed at the proper depth; a loose, fluffy bed will place seeds too deep for germination.

PLANTING

Small areas can be seeded by broadcasting this mix. Roughen up the soil with a rake and spread the seed across the area; lightly rake back over but don't incorporate the seed into the soil and risk a seed depth greater than ¼" to ½". Large areas should be planted with a grass seed drill; because the drill plants more accurately at a precise depth, you'll need half the amount of broadcast seed.

ESTABLISHING

During drought or low-water conditions, water new seed during the first season but especially the first three weeks; outside of rain or snow, water early AM or late PM every-other-day so that the seed remains moist.
Where seed was broadcast, care should be taken to not displace seed from strong water or grade runoff.

- These grasses should be allowed to grow. Aggressive mowing induces dormancy, allows weed growth, promotes evaporation and increased temperature, limits ground cover and shade, reduces drought resistance, and impairs favorable conditions within the soil
- Where required, mowing should be limited to one time, in early spring, and no less than 4" height.
- Healthy native grasses generally crowd out weeds; however, if they happen to grow, weeds should be removed quickly.
- You can apply fertilizer the day of seed planting and each 3-4 weeks but it isn't required for a great, native grass lawn and fertilizer may also feed weeds.

COLORADO LICENSED
RICHARD D. KAUL
No. 53921
10/20/2026
PROFESSIONAL ENGINEER

DRAWN BY: JTW	JOB DATE: 10/1/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502477	0 1"	
CAD DATE: 10/19/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502477\CAD\Dwgs\C\CDs\GEC\GEC-Details			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

HILLPOINTE PETERSON
HILLPOINTE, LLC
EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL PLAN

GEC DETAILS

SHEET ECDT3 10

HR GREEN Xrefs: xg1-1-dh01