

EXISTING		PROPOSED	
	RIGHT-OF-WAY		PARKING / WALKWAY STRIPING
	PROPERTY LINE		AC PAVEMENT
	ELECTRICAL LINE		SIDEWALK
	TELEPHONE LINE		LANDSCAPING
	GAS LINE		EROSION BLANKET
	WATER LINE		CURB AND GUTTER
	SEWER LINE		ADA ACCESSIBLE PATHWAY
	STORM DRAIN		SEWER LATERAL
	SEWER MANHOLE		WATER LATERAL
	STORM MANHOLE		GAS SERVICE LATERAL
	ELECTRICAL POLE		ELECTRICAL SERVICE LATERAL
	ELECTRICAL BOX		COMMUNICATIONS SERVICE LATERAL
	ELECTRICAL METER		GRADING LIMITS
	COMMUNITY ANTENNA TELEVISION		GRADE BREAK
	SIGN POST		SILT FENCE

EROSION CONTROL NOTES

1. INSTALL (N) TEMPORARY INTERIM CONCRETE WASHOUT STRUCTURE PER COUNTY OF EL PASO STD DETAIL SD_3-84 (SEE SHEET 10).
2. INSTALL (N) TEMPORARY FINAL SEEDING AND MULCHING PER DETAIL (SEE SHEET 10).
3. INSTALL (N) TEMPORARY INITIAL INLET PROTECTION PER COUNTY OF EL PASO STD DETAIL SD_3-60 (SEE SHEET 10).
4. INSTALL (N) TEMPORARY INITIAL SILT FENCE PER DETAIL (SEE SHEET 10).
5. INSTALL (N) TEMPORARY INITIAL VEHICLE TRACKING CONTROL PER DETAIL (SEE SHEET 10).
6. INSTALL (N) TEMPORARY FINAL EROSION CONTROL BLANKET PER DETAIL (SEE SHEET 10).
7. INSTALL (N) TEMPORARY INTERIM STOCKPILE AREA PER DETAIL (SEE SHEET 10).

EROSION CONTROL NOTES:

1. FINAL VEGETATIVE COVER DENSITY TO BE AT LEAST 70% OF PRE-DISTURBED LEVELS.
2. ESTIMATED AREA TO UNDERGO DISTURBANCE: 27,930 SF

ENGINEER'S STATEMENT:

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

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:

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

OWNER SIGNATURE _____ DATE _____

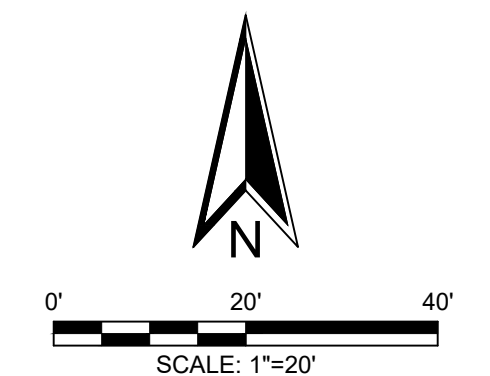
EL PASO COUNTY:

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

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

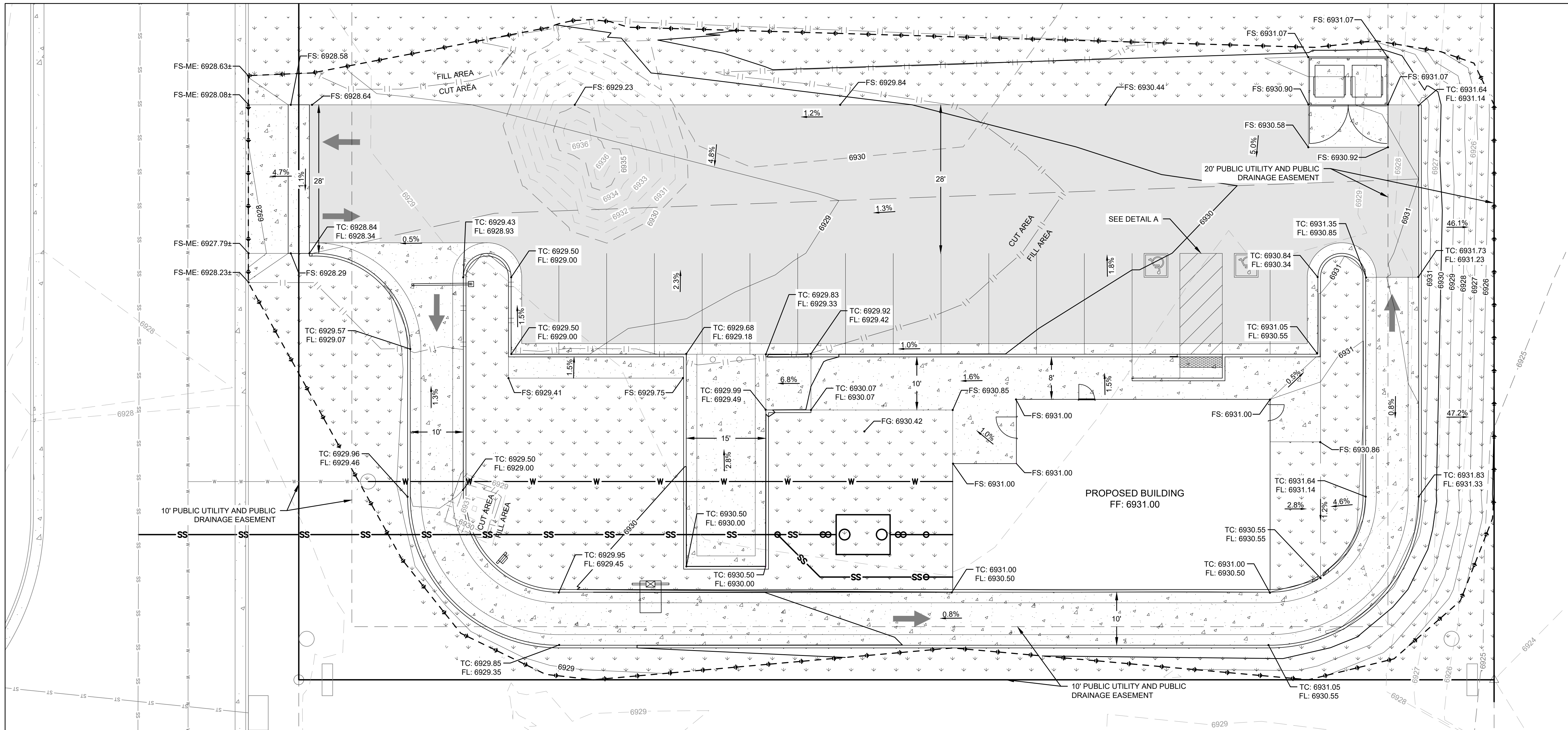
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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



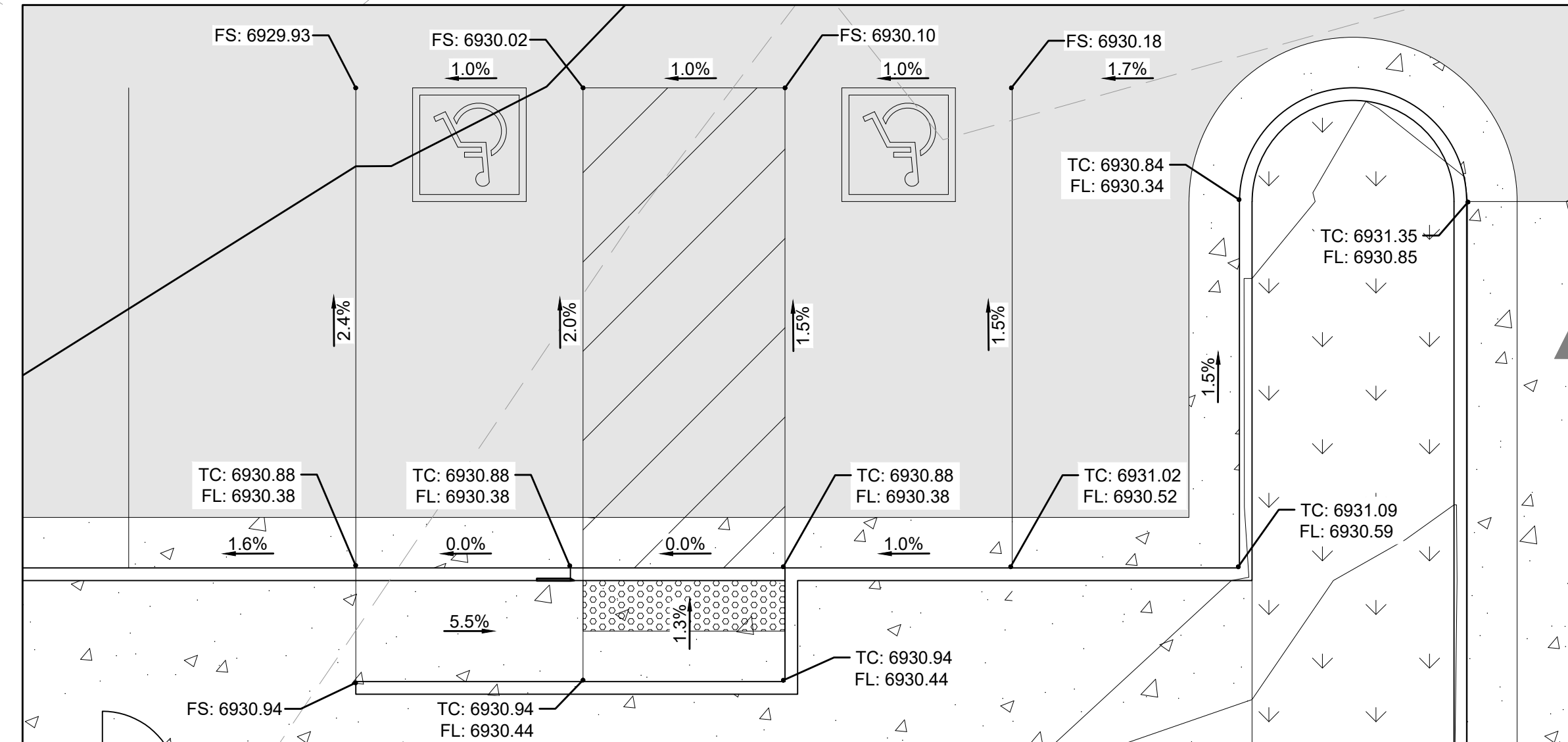
PERMIT NO.: _____

<p>Client:</p> <p>CD BENT GRASS LLC 106 S. KYRENE RD. CHANDLER, AZ 85226 PHONE: _____ ATTN: B. HAYENGA</p>	<p>W.C. CIVIL 7220 W. JEFFERSON AVE STE. 204 LAKEWOOD, CO 80235 PHONE: (303) 390-0172</p>	<p>TEMPORARY EROSION CONTROL AND SEDIMENT PLAN</p> <p>DUNKIN BENT GRASS SITE DEVELOPMENT PLAN LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A, LOCATED IN TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO</p> <p>WC Civil Team: _____ Date: 2022/03/04 TS, LP Engineering No.: _____ Scale: AS NOTED Sheet No.: _____</p>
7		



LEGEND

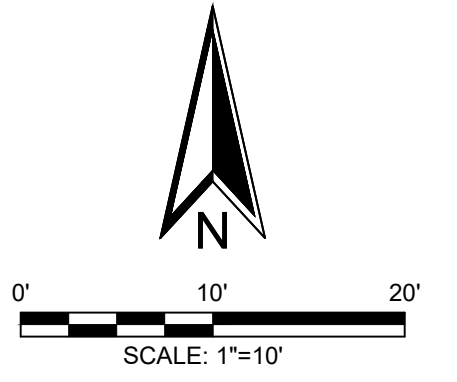
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ELECTRICAL POLE	GRADING LIMITS
ELECTRICAL BOX	MAJOR CONTOUR
ELECTRICAL METER	MINOR CONTOUR
COMMUNITY ANTENNA TELEVISION	
SIGN POST	



DETAIL A
SCALE: 1" = 5'

NOTES

1. GRADING PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION.



PERMIT NO.:

<p>CD BENT GRASS LLC 106 S. KYRENE RD. CHANDLER, AZ 85226 PHONE: ATTN: B. HAYENGA</p>	
<p>Client:</p>	
<p>W.C. CIVIL 7220 W. JEFFERSON AVE STE. 204 LAKEWOOD, CO 80235 PHONE: (303) 390-0172</p>	
<p>WC CIVIL</p>	
<p>GRADING & DRAINAGE PLAN</p>	
<p>DUNKIN BENT GRASS SITE DEVELOPMENT PLAN LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A, LOCATED IN TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO</p>	
<p>WC Civil Team: TS, LP Engineering No.:</p>	<p>Date: 2022/03/04 Scale: AS NOTED</p>
<p>Sheet No. 5</p>	