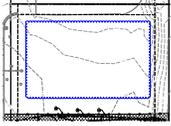


Grading and Erosion Control Plan_V1.pdf Markup Summary

6/13/2022 12:40:12 PM (1)



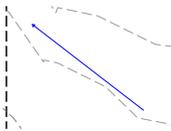
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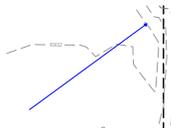
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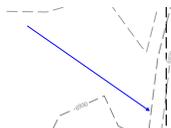
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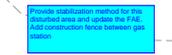
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Subject: Arrow
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6/13/2022 3:34:48 PM (1)



Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 6/13/2022 3:34:48 PM
Status:
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Space:

Provide stabilization method for this disturbed area and update the FAE.
Add construction fence between gas station

6/14/2022 2:38:21 PM (1)



Subject: Text Box
Page Label: 1
Author: eschoenheit
Date: 6/14/2022 2:38:21 PM
Status:
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Layer:
Space:

Standard EPC GEC notes and BMP std details need to be on the GEC plans. They are currently shown on the Site plan. Please move to GEC plans on additional sheets and remove from site plan.

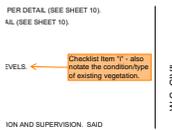
6/14/2022 9:23:54 AM (1)



Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 6/14/2022 9:23:54 AM
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Space:

Add curb and gutter per drainage report

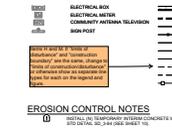
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Subject: SW - Textbox with Arrow
Page Label: 1
Author: Glenn Reese - EPC Stormwater
Date: 6/15/2022 4:45:24 PM
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Checklist Item "i" - also note the condition/type of existing vegetation.

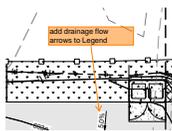
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Subject: SW - Textbox
Page Label: 1
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Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.

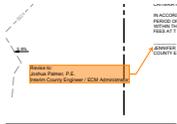
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Subject: SW - Textbox with Arrow
Page Label: 1
Author: Glenn Reese - EPC Stormwater
Date: 6/15/2022 4:54:00 PM
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Space:

add drainage flow arrows to Legend

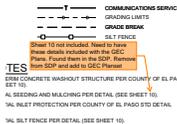
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Subject: SW - Textbox with Arrow
Page Label: 1
Author: Glenn Reese - EPC Stormwater
Date: 6/15/2022 5:02:21 PM
Status:
Color: ■
Layer:
Space:

Revise to:
Joshua Palmer, P.E.
Interim County Engineer / ECM Administrator

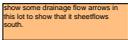
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Subject: SW - Textbox with Arrow
Page Label: 1
Author: Glenn Reese - EPC Stormwater
Date: 6/15/2022 5:05:11 PM
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Space:

Sheet 10 not included. Need to have these details included with the GEC Plans. Found them in the SDP. Remove from SDP and add to GEC Planset

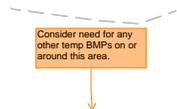
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Subject: SW - Textbox
Page Label: 1
Author: Glenn Reese - EPC Stormwater
Date: 6/16/2022 9:10:36 AM
Status:
Color: ■
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Space:

show some drainage flow arrows in this lot to show that it sheetflows south.

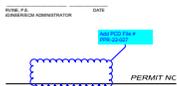
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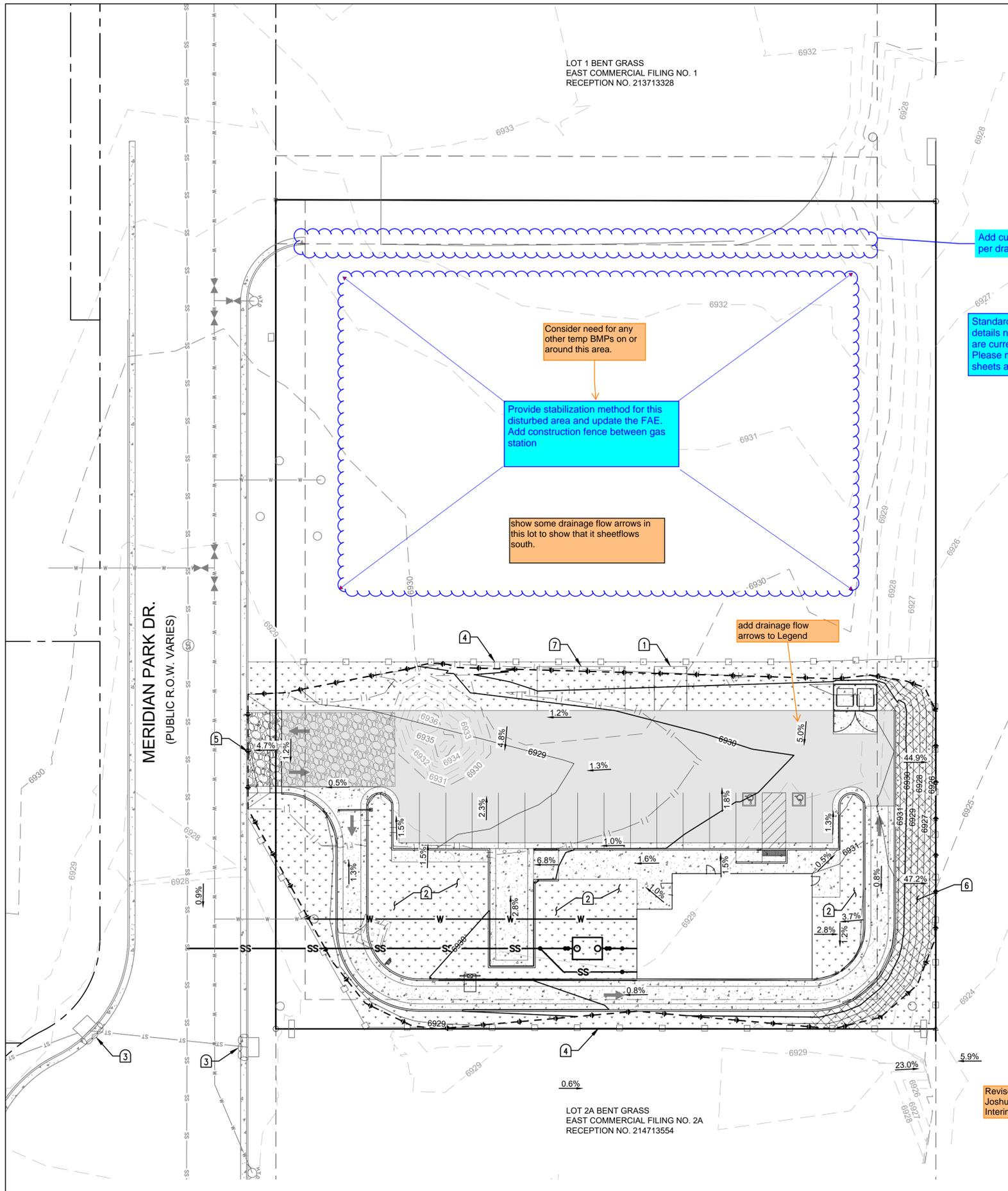
Consider need for any other temp BMPs on or around this area.

6/9/2022 2:11:11 PM (1)



Subject: Cloud+
Page Label: 1
Author: eschoenheit
Date: 6/9/2022 2:11:11 PM
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Space:

Add PCD File # PPR-22-027



MERIDIAN RD.
(210' PUBLIC R.O.W.)

MERIDIAN PARK DR.
(PUBLIC R.O.W. VARIES)

LOT 1 BENT GRASS
EAST COMMERCIAL FILING NO. 1
RECEPTION NO. 213713328

LOT 2A BENT GRASS
EAST COMMERCIAL FILING NO. 2A
RECEPTION NO. 214713554

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

Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.

Sheet 10 not included. Need to have these details included with the GEC Plans. Found them in the SDP. Remove from SDP and add to GEC Planset

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

Checklist Item "I" - also notate the condition/type of existing vegetation.

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:

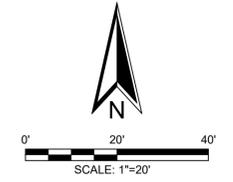
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

Add PCD File #
PPR-22-027



PERMIT NO.: _____

Client:
CD BENT GRASS LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

W.C. CIVIL
7220 W. JEFFERSON AVE
STE. 204
LAKEWOOD, CO 80235
PHONE: (303) 390-0172

TEMPORARY EROSION CONTROL AND
SEDIMENT PLAN
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

WC Civil Team: Date: 2022/03/04
TS, LP
Engineering No.: Scale: AS NOTED
Sheet No.: 7

