

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

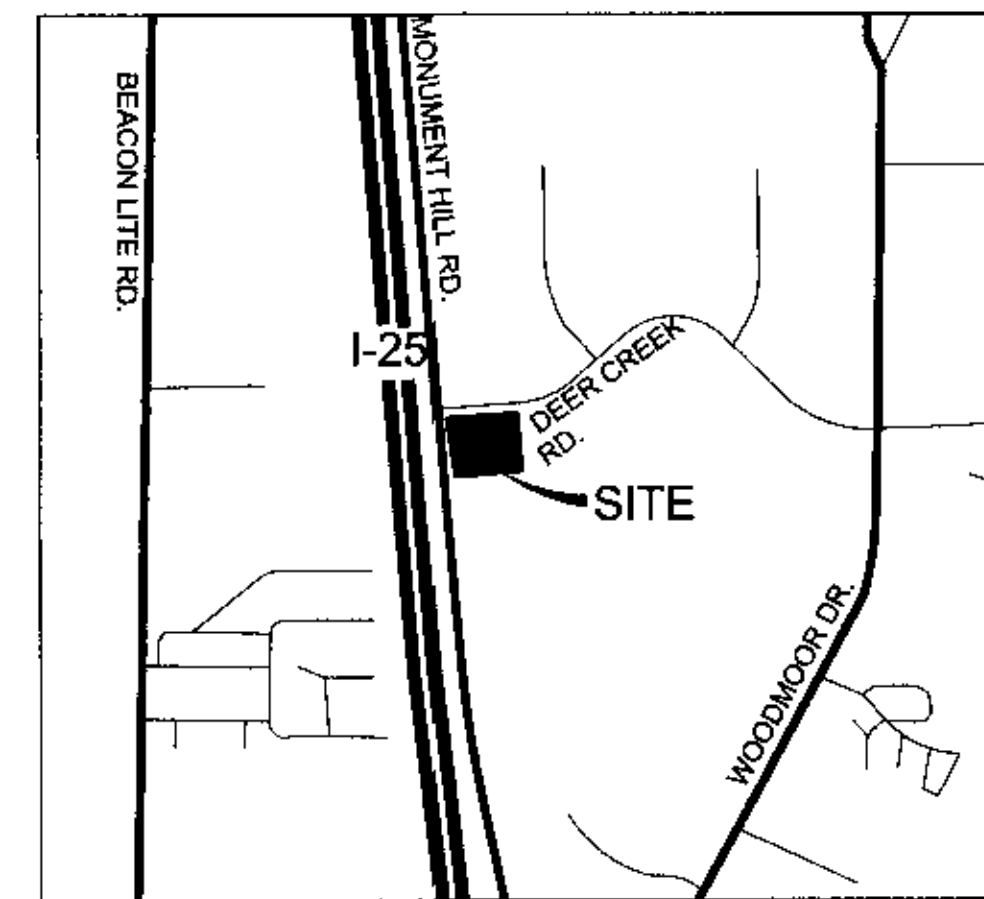
- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, 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.
- 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 STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUN OFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.

- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KLEINFELDER (PROJ. NO. 20172793.001A, 12-21-16) AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL 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

GRADING, EROSION AND SEDIMENT CONTROL PLANS FOR MONUMENT HILL BUSINESS CENTER EL PASO COUNTY, COLORADO



SHEET INDEX	
1	C2.0 GESC COVER SHEET
2	C2.1 GESC PLAN
4	C1.4 STORM SEWER PLAN AND PROFILE
5	C1.5 STORM SEWER DETAILS

CIVIL ENGINEER
KELLY DEVELOPMENT SERVICES, LLC
9301 SCRUB OAK DRIVE
LONE TREE, COLORADO 80124
PHONE: 303-888-6338
CONTACT: GREG S. KELLY, P. E.
greg@kellydev.com

DEVELOPER
STAN SIEVERS
MONUMENT HILL BUSINESS PARK, LLC
16152 OLD FOREST POINT, UNIT 2-202
MONUMENT, CO 80132
PHONE: (720) 219-2366
stansrsc@gmail.com

LEGAL DESCRIPTION:

LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1

PROJECT BENCHMARK:

SOUTHEASTERLY CORNER OF LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING A 1-1/2" ALUMINUM CAP STAMPED "LS 17502". ASSUMED ELEVATION = 7109.99'

PROJECT BASIS OF BEARING:

BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 3, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 200033900 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING MONUMENTED BY AN ALUMINUM CAP STAMPED "LS 38252" AT THE NORTH AND A 1-1/2" ALUMINUM CAP STAMPED "LS 17502" AT THE SOUTH, BEARING: S07°25'35"E.

ENGINEER'S STATEMENT:

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

GREG KELLY, P.E. #15813 _____ DATE _____

OWNER/DEVELOPER'S STATEMENT:

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

STAN SIEVERS _____ DATE _____
MONUMENT HILL BUSINESS PARK, LLC
16152 OLD FOREST POINT, UNIT 2-202
MONUMENT, CO 80132

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 ADEQUACY 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.

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

PROPOSED	LEGEND	EXISTING
---	EXISTING	---
---	PROPERTY LINE	---
---	SITE PROPERTY LINE	---
---	R.O.W. LINE	---
---	SITE B.O.W. LINE	---
---	RIGHT TRIANGLE	---
---	SECTION CORNER	---
---	SECTION LINE	---
---	BENCHMARK	---
---	ELECTRICAL CONDUIT	---
---	IRRIGATION CONDUIT	---
---	GAS LINE	---
---	UGT	---
---	FC	---
---	CTV	---
---	F	---
---	UNDERGROUND CABLE	---
---	FIRE LINE	---
---	WATER METER	---
---	WATER MAIN	---
---	6" WATER MAIN	---
---	8" WATER MAIN	---
---	12" WATER MAIN	---
---	16" WATER MAIN	---
---	24" WATER MAIN	---
---	WATER METER	---
---	WATER SERVICE	---
---	WATER VALVE	---
---	IR	---
---	UGT	---
---	OHE	---
---	POLE	---
---	OUTLINE	---
---	SANITARY CLEANOUT	---
---	SANITARY MANHOLE	---
---	4" SANITARY MAN	---
---	6" SANITARY MAN	---
---	8" SANITARY MAN	---
---	10" SANITARY MAN	---
---	12" SANITARY MAN	---
---	15" SANITARY MAN	---
---	SANITARY SERVICE	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	STORM PIPE	---
---	BUILDING OUTLINE	---
---	FACE OF CURB	---
---	CONCRETE PATCH	---
---	EDGE OF PAVEMENT / FIN	---
---	FLOORLINE	---
---	SEWERLINE	---
---	SEWERLINE PATCH	---
---	PAVEMENT MARKING	---
---	TRAFFIC SIGN	---
---	WALL	---
---	BARRIED WIRE FENCE	---
---	CHAIN LINK FENCE	---
---	SPLIT RAIL FENCE	---
---	WOOD FENCE	---
---	SOFT POLE	---
---	RETAINING WALL	---
---	ADJACENT SIGN	---
---	ADJACENT TREE	---
---	ADJACENT FENCE	---
---	MAJOR CONTROL	---
---	MINOR CONTROL	---

Add as a third paragraph in the El Paso County Signature block:
"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."

Unresolved

I:\Projects\1702_S&C\Projects\1702_S&C\Sheet\C2.0 - GESC Cover Sheet.dwg Sep 20, 2017 - 4:47pm

COLORADO 811
CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PREPARED FOR:	#	DATE	REVISION DESCRIPTION	BY
HOVER ARCHITECTURE TROY KIRSCHMAN 8089 S. LINCOLN ST., SUITE 201 LITTLETON, CO 80122 PH: 720-773-2801 FAX:	1	1508.01	drawn by	
	2	9/20/2017 - 9:47 am	designed by	
	3	C2.0 - GESC Cover Sheet.dwg	approved by	

MONUMENT HILL BUSINESS CENTER
LOT 3, GREATER EUROPE MISSION FILING NO. 1
EL PASO COUNTY, CO
GESC COVER SHEET

KELLY DEVELOPMENT SERVICES, LLC
9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

SHEET NUMBER
C2.0
SHEET 1
PROJECT NUMBER
1704.01

PCD PROJECT NO. PPR-17-007

Markup Summary

Add as a third paragraph in the El Paso County Signature block: "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."

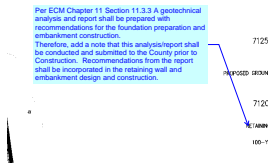


Subject: Callout
Page Label: 1
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Author: dsdlaforce
Date: 11/7/2017 1:57:04 PM

Add as a third paragraph in the El Paso County Signature block:
"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."

Unresolved

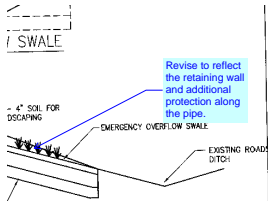
Per ECM Chapter 11 Section 11.3.3 A geotechnical analysis and report shall be prepared with recommendations for the foundation preparation and embankment construction.



Subject: Callout
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Author: dsdlaforce
Date: 11/9/2017 3:29:57 PM

Per ECM Chapter 11 Section 11.3.3 A geotechnical analysis and report shall be prepared with recommendations for the foundation preparation and embankment construction. Therefore, add a note that this analysis/report shall be conducted and submitted to the County prior to Construction. Recommendations from the report shall be incorporated in the retaining wall and embankment design and construction.

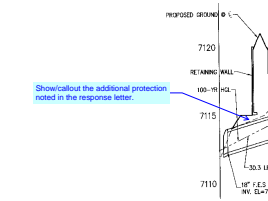
Revise to reflect the retaining wall and additional protection along the pipe. (1)



Subject: Callout
Page Label: 4
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Author: dsdlaforce
Date: 11/7/2017 2:02:15 PM

Revise to reflect the retaining wall and additional protection along the pipe.

Show/callout the additional protection noted in the response letter. (1)



Subject: Callout
Page Label: 3
Lock: Unlocked
Author: dsdlaforce
Date: 11/7/2017 2:03:40 PM

Show/callout the additional protection noted in the response letter.