

STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO SPRINGS.
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
 - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- 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.
- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQCP), US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE CONSTRUCTION SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRE BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

GRADING AND EROSION CONTROL NOTES:

- 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 SPECIFICATION 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 AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED 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 DISTURBED AREAS 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 RUNOFF 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 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 6, 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 CTL THOMPSON, INC. 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
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0535F, EFFECTIVE DATE MARCH 17, 1997.

STERLING RANCH - PHASE 1 ON-SITE

CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

EARLY GRADING & EROSION CONTROL PLANS

NOVEMBER 2015

AGENCIES

OWNER: SR LAND, LLC
20 BOULDER CRESCENT, SUITE 201
COLORADO SPRINGS, CO 80903
JIM MORLEY (719) 471-1742

CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

ENGINEERING DIVISION: EL PASO COUNTY DEVELOPMENT SERVICES
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
RICH HARVEY, P.E. (719) 520-6300

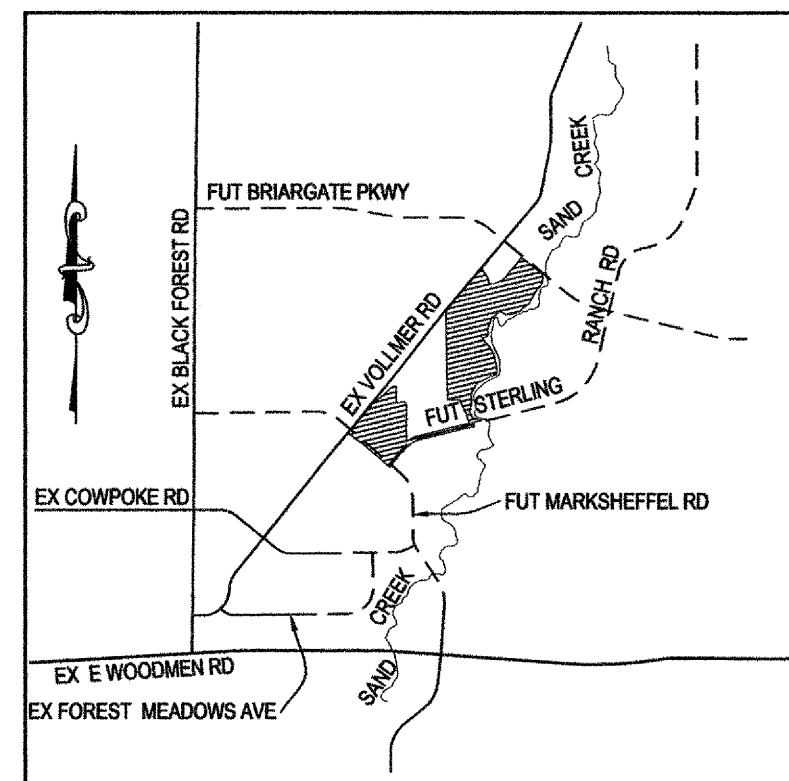
TRAFFIC ENGINEERING: EL PASO COUNTY PUBLIC SERVICES & TRANS. DEPT.
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
ANDRE BRACKIN, P.E. (719) 520-6460

WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS
JDS-HYDRO CONSULTANTS
545 E. Pikes Peak Ave. Suite 300
COLORADO SPRINGS, CO 80903
JOHN MCGINN (719) 668-8769

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674

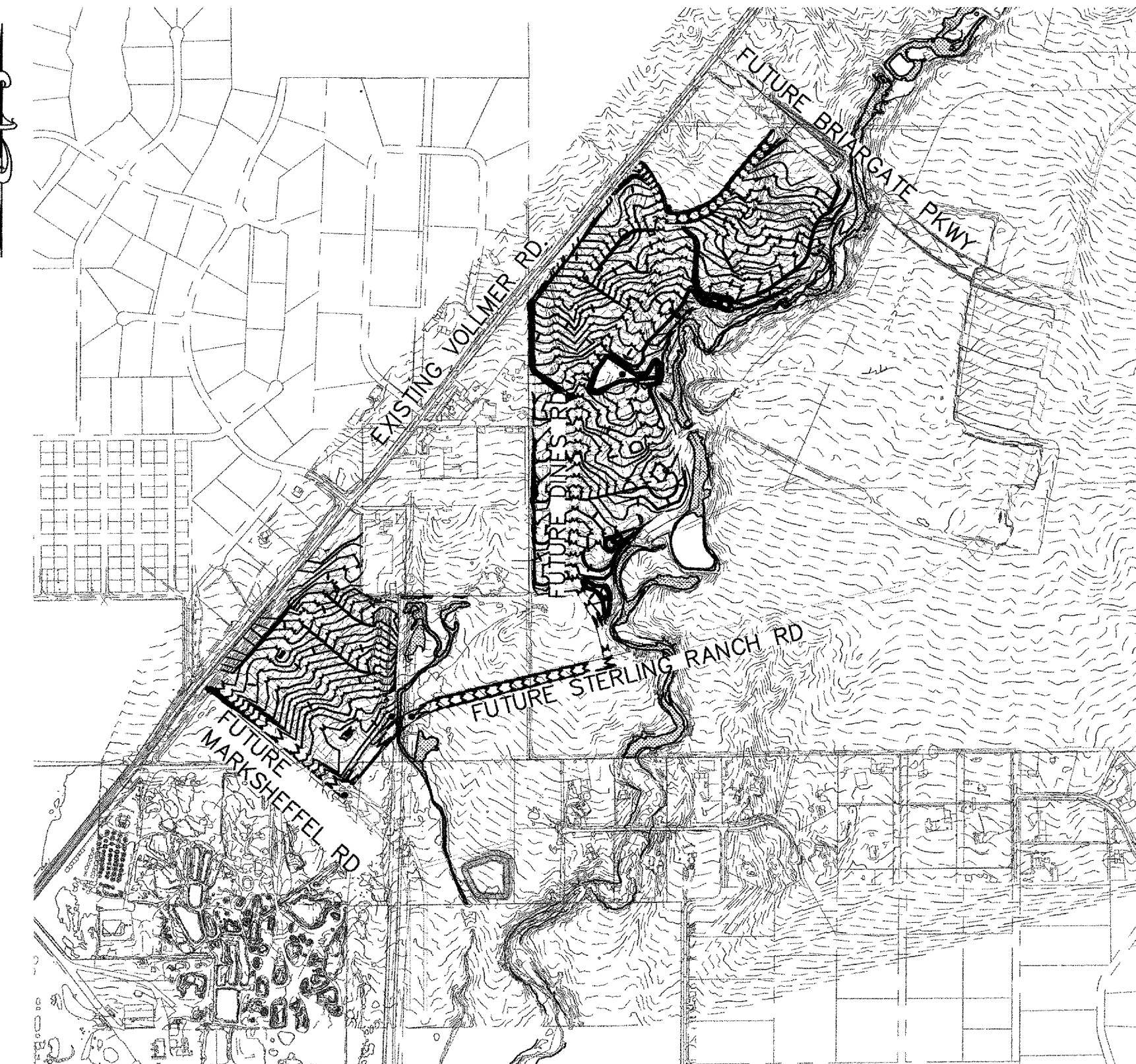


VICINITY MAP
N.T.S.

TIMING: NOVEMBER 2015
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: MAY 2020
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:

AREAS: 151.6 AC
TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED:

RECEIVING WATERS: SAND CREEK



SITE MAP
N.T.S.

ADDITIONAL NOTES:

STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

STERLING RANCH PHASE 1 ONSITE GRADING TO OCCUR CONCURRENTLY WITH STERLING RANCH PHASE 1 OFFSITE GRADING.

SEE PAGE GR03-GR06 FOR PROPERTY & PHASE 1 BOUNDARIES.

LEGEND

- EXISTING INDEX CONTOUR (10')
- EXISTING NOMINAL CONTOUR (2')
- PROPOSED PHASE 1 ON-SITE INDEX CONTOUR (10')
- PROPOSED PHASE 1 ON-SITE NOMINAL CONTOUR (2')
- PROPOSED PHASE 1 (OFF-SITE) INDEX CONTOUR (10')
- PROPOSED PHASE 1 (OFF-SITE) NOMINAL CONTOUR (2')

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 NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

Virgil A. Sanchez
 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
 DATE: 11-11-15

OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

James F. Morley
 JAMES F. MORLEY
 SR LAND, LLC
 20 BOULDER, SUITE 201
 COLORADO SPRINGS, CO 80903
 DATE: 11-11-15

EL PASO COUNTY:

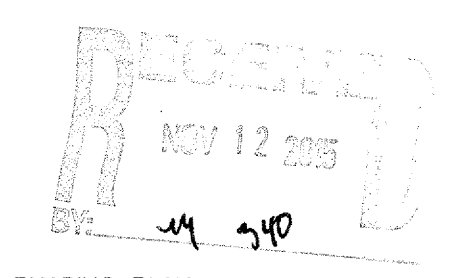
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

Andre Brackin
 ANDRE BRACKIN, P.E.
 COUNTY ENGINEER/ECM ADMINISTRATOR
 DATE: 11-18-15

SHEET INDEX

SHEET	TITLE
SHEET 1	TITLE SHEET
SHEET 2	OVERALL GRADING INDEX AND PHASING PLAN
SHEET 3	EARLY GRADING & EROSION CONTROL PLAN
SHEET 4	EARLY GRADING & EROSION CONTROL PLAN
SHEET 5	EARLY GRADING & EROSION CONTROL PLAN
SHEET 6	EARLY GRADING & EROSION CONTROL PLAN
SHEET 7	DETAILS



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
 48 HRS BEFORE YOU DIG
 CALL 1-800-922-1987

STERLING RANCH - PHASE 1 ON-SITE

EARLY GRADING AND EROSION CONTROL PLAN

PROJECT NO. 09-002 FILE: \\veg\Cons...Draw\Water\Main\W103.dwg DATE: 11/06/15

DESIGNED BY: DLM SCALE: N/A

DRAWN BY: JWP HORIZ: N/A

CHECKED BY: VAS VERT: N/A

SHEET 1 OF 6

GR01

20 BOULDER CRESCENT SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

V 719.955.5485
 F 719.448.8707

M&S CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

Virgil A. Sanchez

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

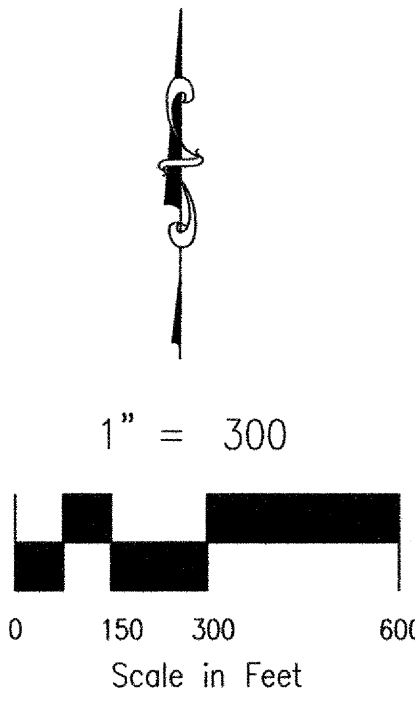
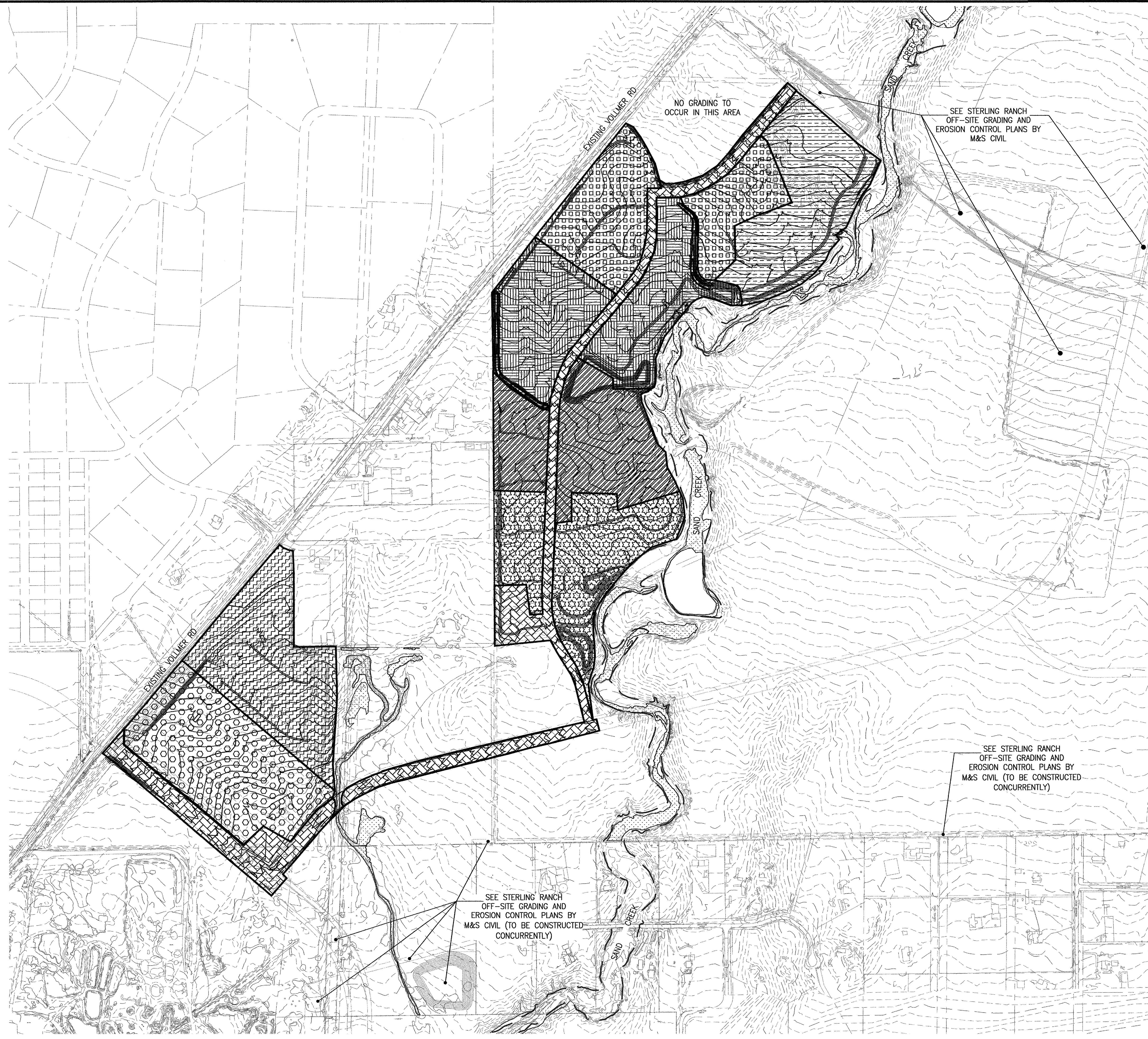
DATE: 11-11-15

REVISIONS:

NO.	DATE	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



AREA	SIZE OF DISTURBANCE
A	19.4 AC
B	18.3 AC
C	15.7 AC
D	16.4 AC
F	16.9 AC
G	23.1 AC
H	17.8 AC
I	15.1 AC

ADDITIONAL NOTES:
 STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.
 THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
 STERLING RANCH PHASE 1 ONSITE GRADING TO OCCUR CONCURRENTLY WITH STERLING RANCH PHASE 1 OFFSITE GRADING. REFER TO STERLING RANCH PHASE 1 OFFSITE GRADING PLAN BY M&S CIVIL.
 SEE PAGE GR03-GR05 FOR PROPERTY & PHASE 1 BOUNDARIES.

CONSTRUCTION NOTES:
 CLEARED GROUND SHALL BE LIMITED TO A MAXIMUM OF TWENTY-FIVE (25) ACRES AT ANY ONE TIME WITHOUT TEMPORARY STABILIZATION VIA SEEDING, MULCHING AND SURFACE ROUGHENING. THIS ASSUMES THAT ALL REMAINING REQUIRED BEST MANAGEMENT PRACTICES (BMP'S) NEEDED TO CONTROL EROSION AND STORM WATER RUNOFF ARE IN PLACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CURRENT STORM WATER MANAGEMENT PLAN ON SITE AT ALL TIMES.
 THE SHADED AREAS ON THIS PLAN HAVE BEEN PROVIDED TO ILLUSTRATE TO THE CONTRACTOR POTENTIAL DISTURBANCE AREAS THAT ARE LESS THAN TWENTY-FIVE (25) ACRES IN SIZE. THE CONTRACTOR IS NOT REQUIRED TO ADHERE TO THE PROVIDED PLAN WHEN ESTABLISHING AREAS TO BE CLEARED. IT IS HOWEVER, THE CONTRACTOR RESPONSIBILITY TO ADHERE TO THE REQUIREMENTS SET FORTH BY THE STATE REGARDING ACCEPTABLE AIR QUALITY EMISSIONS.
 NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.
 NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.
 ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5" DEEP.
 ALL TEMPORARY STORM SEWER SHOWN ON PLANS SHALL BE 24" DIA. HP POLYPROPYLENE BY ADS OR APPROVED EQUAL. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

LEGEND

	EXISTING INDEX CONTOUR (10')
	EXISTING NOMINAL CONTOUR (2')
	PROPOSED PHASE 1 ON-SITE INDEX CONTOUR (10')
	PROPOSED PHASE 1 ON-SITE NOMINAL CONTOUR (2')
	PROPOSED PHASE 1 (OFF-SITE) INDEX CONTOUR (10')
	PROPOSED PHASE 1 (OFF-SITE) NOMINAL CONTOUR (2')
	DELINEATED WETLANDS NO DISTURBANCE
	100YR FLOODPLAIN

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STERLING RANCH - PHASE 1 ON-SITE EARLY GRADING AND EROSION CONTROL PLAN

PROJECT NO. 09-002 FILE: \\eng\Cons...Drawn: Water Main, WT03.dwg DATE: 11/06/15
 DESIGNED BY: DLM SCALE: HORIZ: 1"=300'
 DRAWN BY: JWP VERT: N/A
 CHECKED BY: VAS

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465
 V 719.555.5465
 F 719.448.827

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

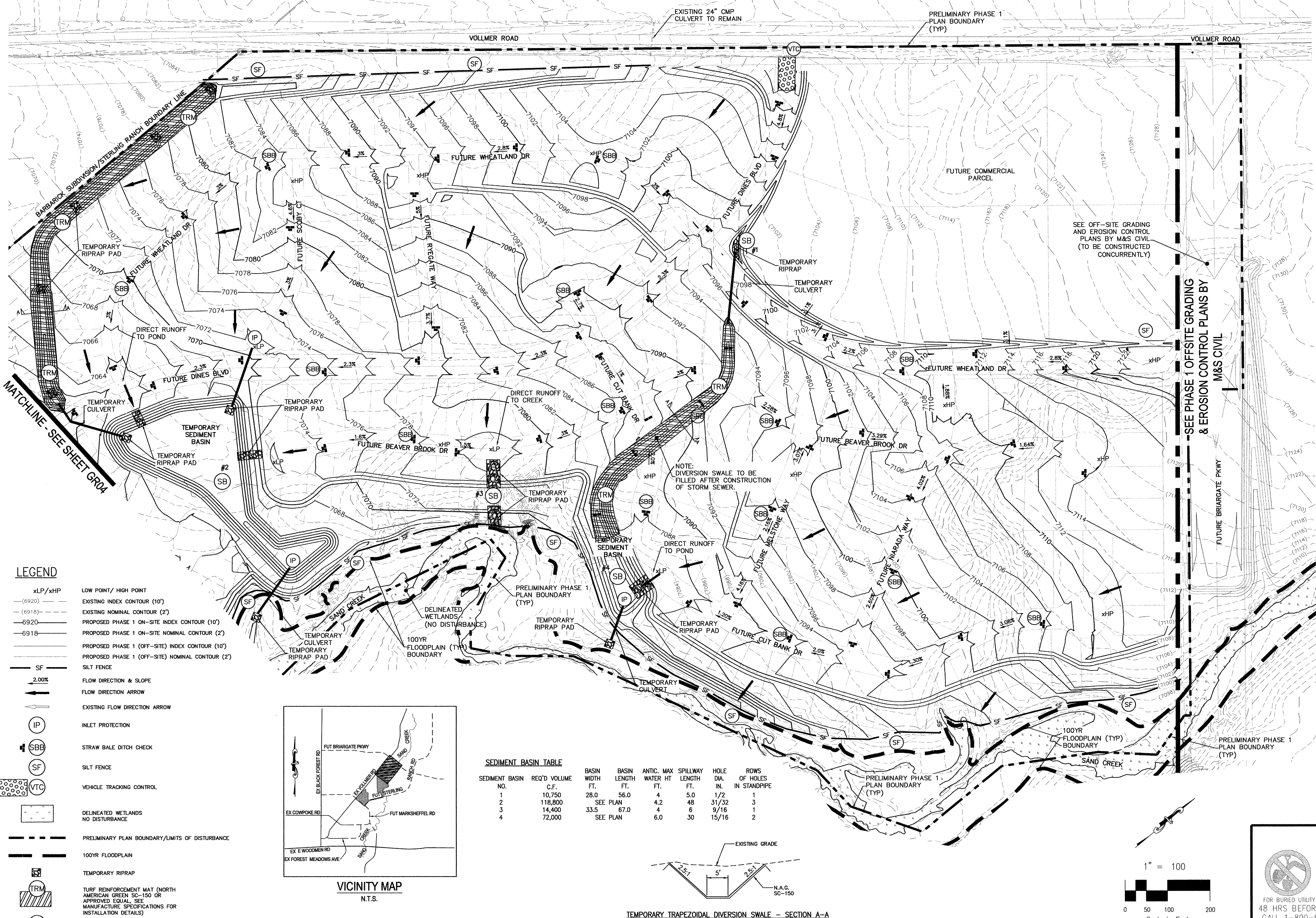
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

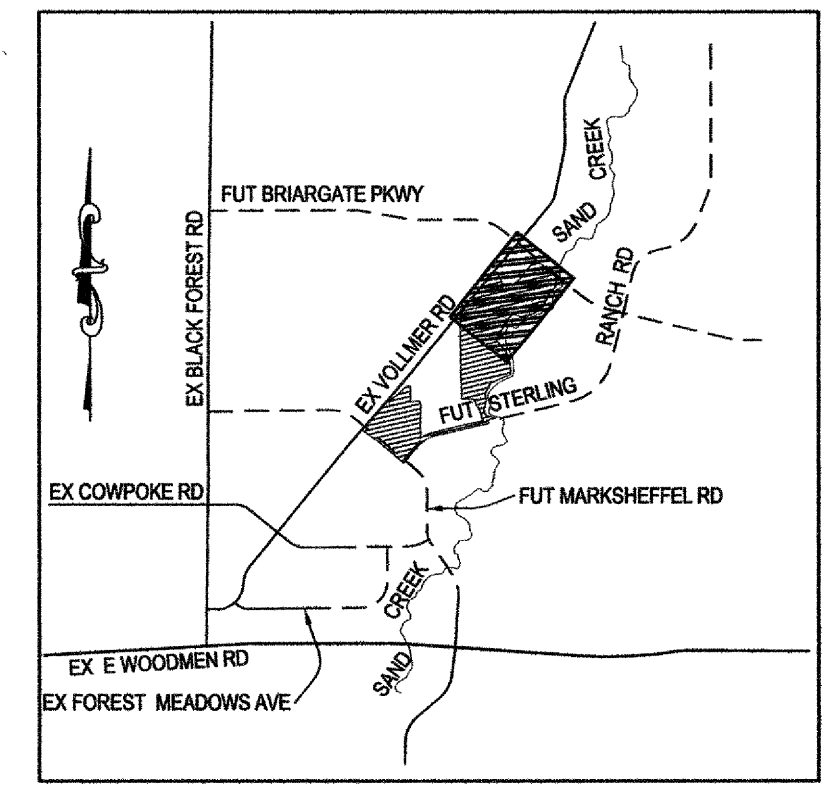
NO.	DATE	DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

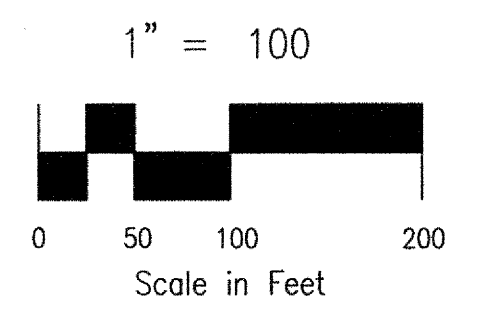
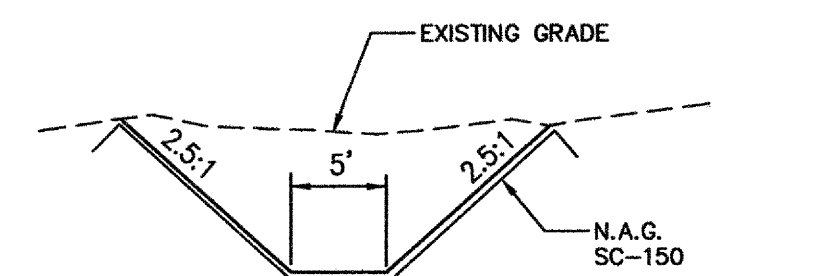


- LEGEND**
- xLP/xHP LOW POINT/HIGH POINT
 - (6920)--- EXISTING INDEX CONTOUR (10')
 - (6918)--- EXISTING NOMINAL CONTOUR (2')
 - 6920--- PROPOSED PHASE 1 ON-SITE INDEX CONTOUR (10')
 - 6918--- PROPOSED PHASE 1 (OFF-SITE) INDEX CONTOUR (2')
 - PROPOSED PHASE 1 (OFF-SITE) NOMINAL CONTOUR (2')
 - SF SILT FENCE
 - 2.00% FLOW DIRECTION & SLOPE
 - FLOW DIRECTION ARROW
 - ← EXISTING FLOW DIRECTION ARROW
 - IP INLET PROTECTION
 - SBB STRAW BALE DITCH CHECK
 - SF SILT FENCE
 - VTC VEHICLE TRACKING CONTROL
 - DELINEATED WETLANDS NO DISTURBANCE
 - PRELIMINARY PLAN BOUNDARY/LIMITS OF DISTURBANCE
 - 100YR FLOODPLAIN
 - TRM TEMPORARY RIPRAP
 - SB TEMPORARY SEDIMENT BASIN
 - TEMPORARY DIVERSION SWALE



SEDIMENT BASIN TABLE

SEDIMENT BASIN NO.	REQ'D VOLUME C.F.	BASIN WIDTH FT.	BASIN LENGTH FT.	ANTIC. WATER HT FT.	MAX SPILLWAY LENGTH FT.	HOLE DIA. IN.	ROWS OF HOLES IN STANDPIPE
1	10,750	28.0	56.0	4	5.0	1/2	1
2	118,800	SEE PLAN	48	4.2	48	31/32	3
3	14,400	33.5	67.0	4	6	9/16	1
4	72,000	SEE PLAN	30	6.0	30	15/16	2



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FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

STERLING RANCH - PHASE 1 ON-SITE

EARLY GRADING AND EROSION CONTROL PLAN

PROJECT NO. 09-002 FILE: \\eng\Cons_Draws\Water Man\W03.dwg DATE: 11/06/15

DESIGNED BY: DIM SCALE: 1"=100' SHEET 3 OF 6

DRAWN BY: JWP HORIZ: 1"=100' CHECKED BY: VAS VERT: N/A

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5465
 719.555.5465
 1.719.444.8207

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO. DATE: DESCRIPTION: REVISIONS:

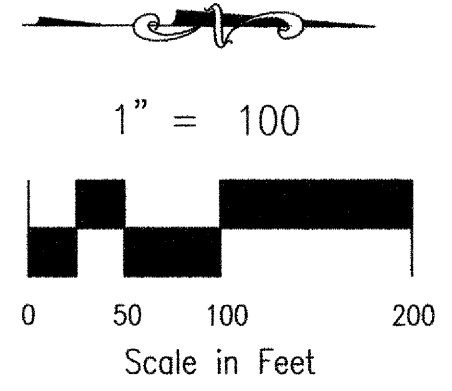
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

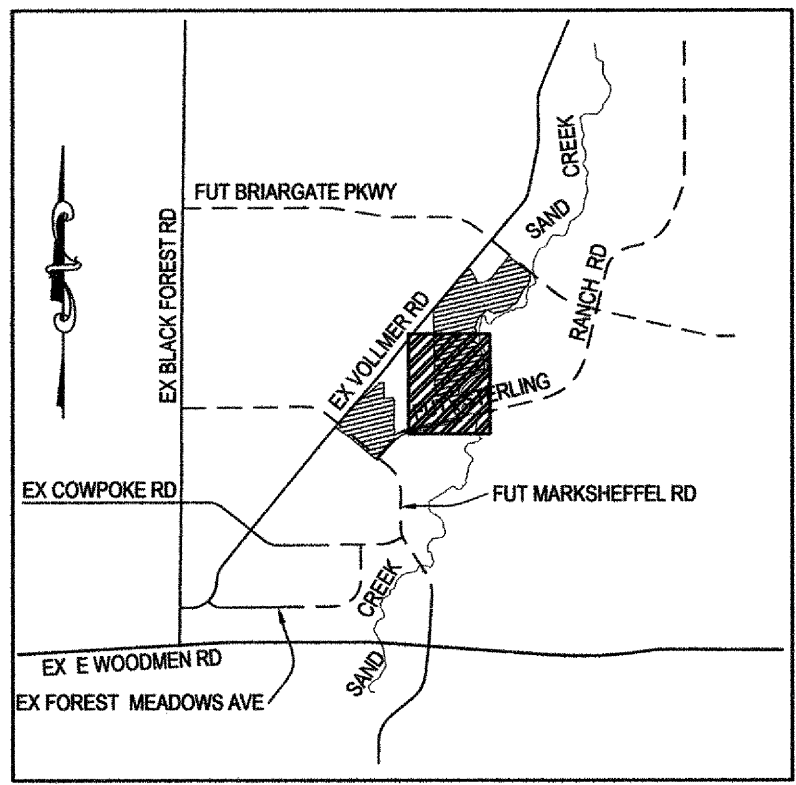
MATCHLINE - SEE SHEET GR05



MATCHLINE - SEE SHEET GR03



- LEGEND**
- xLP/xHP LOW POINT/ HIGH POINT
 - (6920) EXISTING INDEX CONTOUR (10')
 - (6918) EXISTING NOMINAL CONTOUR (2')
 - 6920 PROPOSED PHASE 1 ON-SITE NOMINAL CONTOUR (10')
 - 6918 PROPOSED PHASE 1 ON-SITE NOMINAL CONTOUR (2')
 - 6920 PROPOSED PHASE 1 (OFF-SITE) INDEX CONTOUR (10')
 - 6918 PROPOSED PHASE 1 (OFF-SITE) NOMINAL CONTOUR (2')
 - SF SILT FENCE
 - 2.00% FLOW DIRECTION & SLOPE
 - FLOW DIRECTION ARROW
 - EXISTING FLOW DIRECTION ARROW
 - IP INLET PROTECTION
 - SBB STRAW BALE DITCH CHECK
 - SF SILT FENCE
 - VTC VEHICLE TRACKING CONTROL
 - DELINEATED WETLANDS NO DISTURBANCE
 - PRELIMINARY PLAN BOUNDARY/LIMITS OF DISTURBANCE
 - 100YR FLOODPLAIN
 - TRM TEMPORARY RIPRAP
 - TRM TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN SC-250 OR APPROVED EQUAL. SEE MANUFACTURE SPECIFICATIONS FOR INSTALLATION DETAILS)
 - SB TEMPORARY SEDIMENT BASIN
 - SB TEMPORARY DIVERSION SWALE



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

SEDIMENT BASIN TABLE

SEDIMENT BASIN NO.	REQ'D VOLUME C.F.	BASIN WIDTH FT.	BASIN LENGTH FT.	ANTIC. WATER HT. FT.	MAX HT. FT.	SPILLWAY LENGTH FT.	HOLE DIA. IN.	ROWS OF HOLES IN STANDPIPE
5	86,400	SEE PLAN	6.7	36	1	2		
6	18,000	SEE PLAN	3	5	1/2	1		
7	NOT			USED				
8	18,000	38.5	77.0	4	8	21/32		1

STERLING RANCH - PHASE 1 ON-SITE

EARLY GRADING AND EROSION CONTROL PLAN

PROJECT NO. 09-002 FILE: \\eng\Cons_Draw\Water Main\W03.dwg DATE: 11/06/15
 DESIGNED BY: DLM SCALE: N/A
 DRAWN BY: JWP HORIZ: 1"=100
 CHECKED BY: VAS VERT: N/A SHEET 4 OF 6 **GR04**

20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485
 719.555.5485
 719.448.8407
CIVIL CONSULTANTS, INC.

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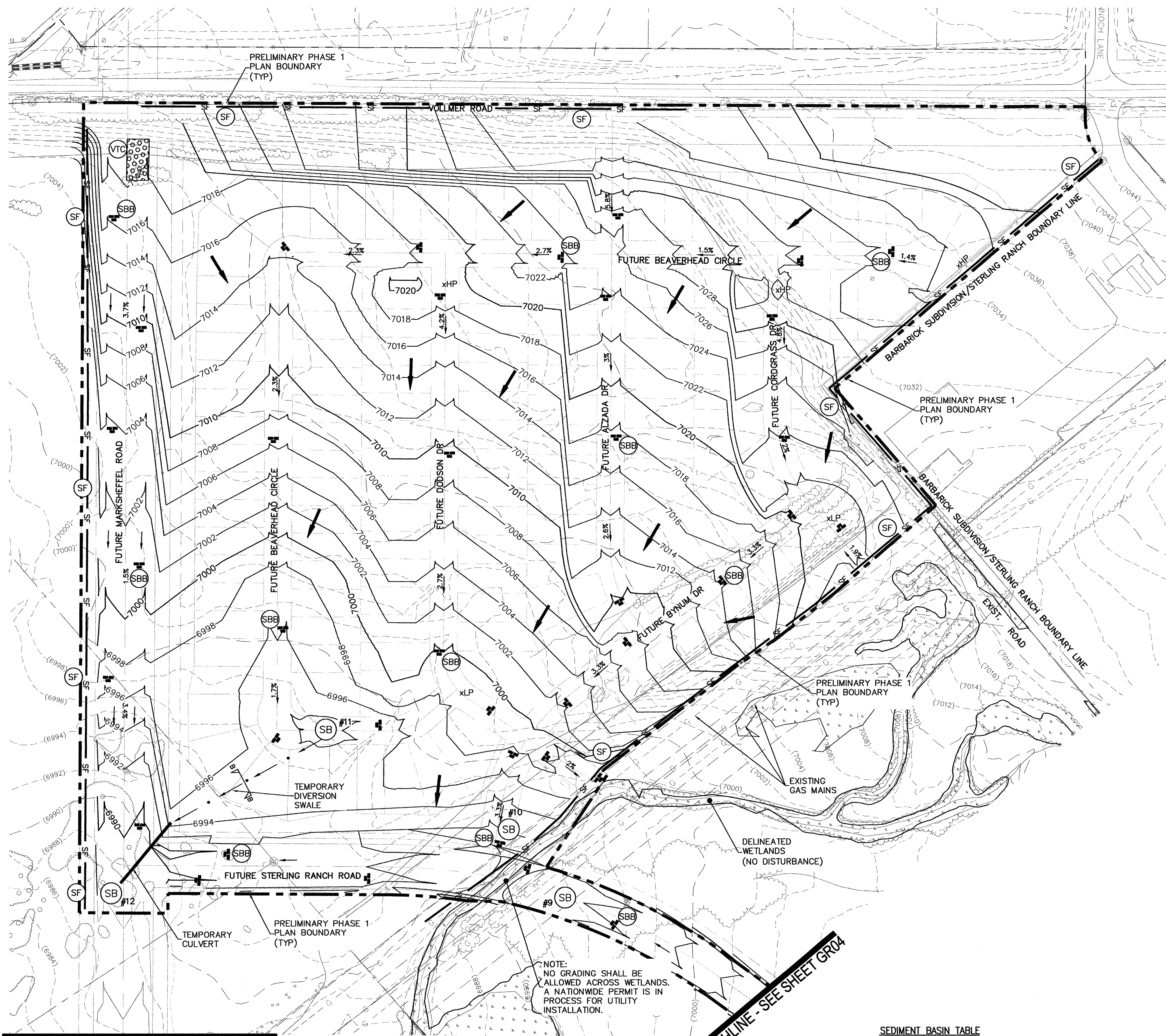
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 371160

REVISIONS:

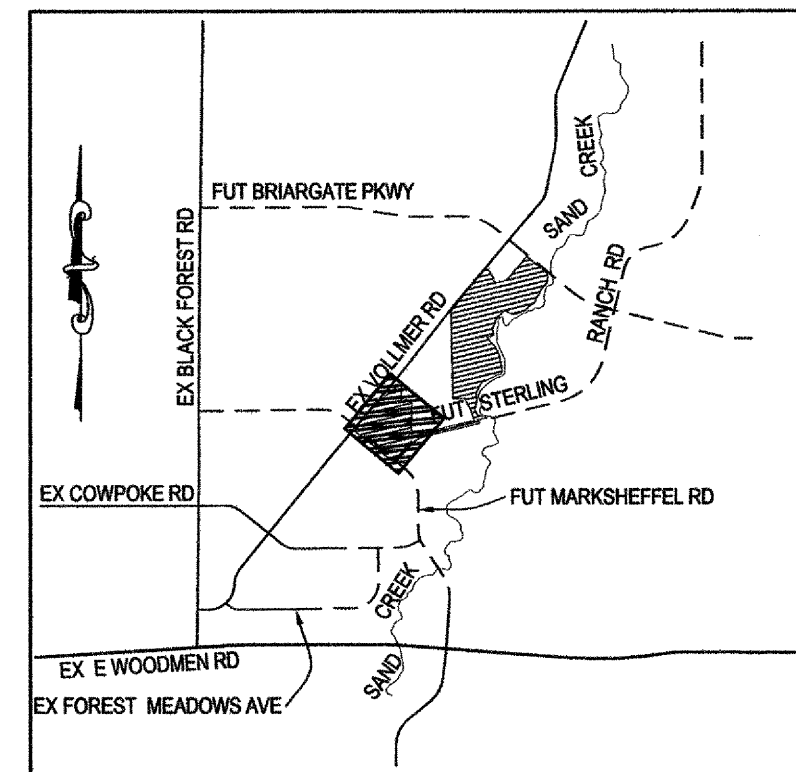
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CAUTION



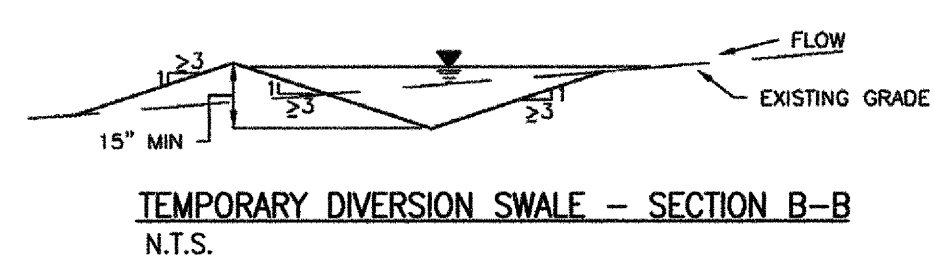
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 - SB TEMPORARY SEDIMENT BASIN
 - TEMPORARY DIVERSION SWALE



VICINITY MAP
N.T.S.

SEDIMENT BASIN TABLE

SEDIMENT BASIN NO.	REQ'D VOLUME C.F.	BASIN WIDTH FT.	BASIN LENGTH FT.	ANTIC. WATER HT. FT.	MAX SPILLWAY LENGTH FT.	HOLE DIA. IN.	ROWS OF HOLES IN STANDPIPE
9	10,800	28.0	56.0	4	5	1/2	1
10	54,000	73.25	146.5	4	22	1 3/16	1
11	57,600	75.0	150.0	4	23	1 1/4	1
12	28,800	51.0	102.0	4	12	27/32	1



NOTE:
NO GRADING SHALL BE ALLOWED ACROSS WETLANDS. A NATIONWIDE PERMIT IS IN PROCESS FOR UTILITY INSTALLATION.

MATCHLINE - SEE STERLING RANCH OFF-SITE GRADING PLANS BY M&S CIVIL

MATCHLINE - SEE SHEET GR04

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EARLY GRADING AND EROSION CONTROL PLAN

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 DESIGNED BY: DIM SCALE DATE: 11/06/15
 DRAWN BY: JWP HORIZ: 1"=100' VERT: N/A
 CHECKED BY: VAS SHEET 5 OF 6 **GR05**

20 BOULDER CREEK SUITE 110
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 F 719.448.807

CIVIL CONSULTANTS, INC.

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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS:

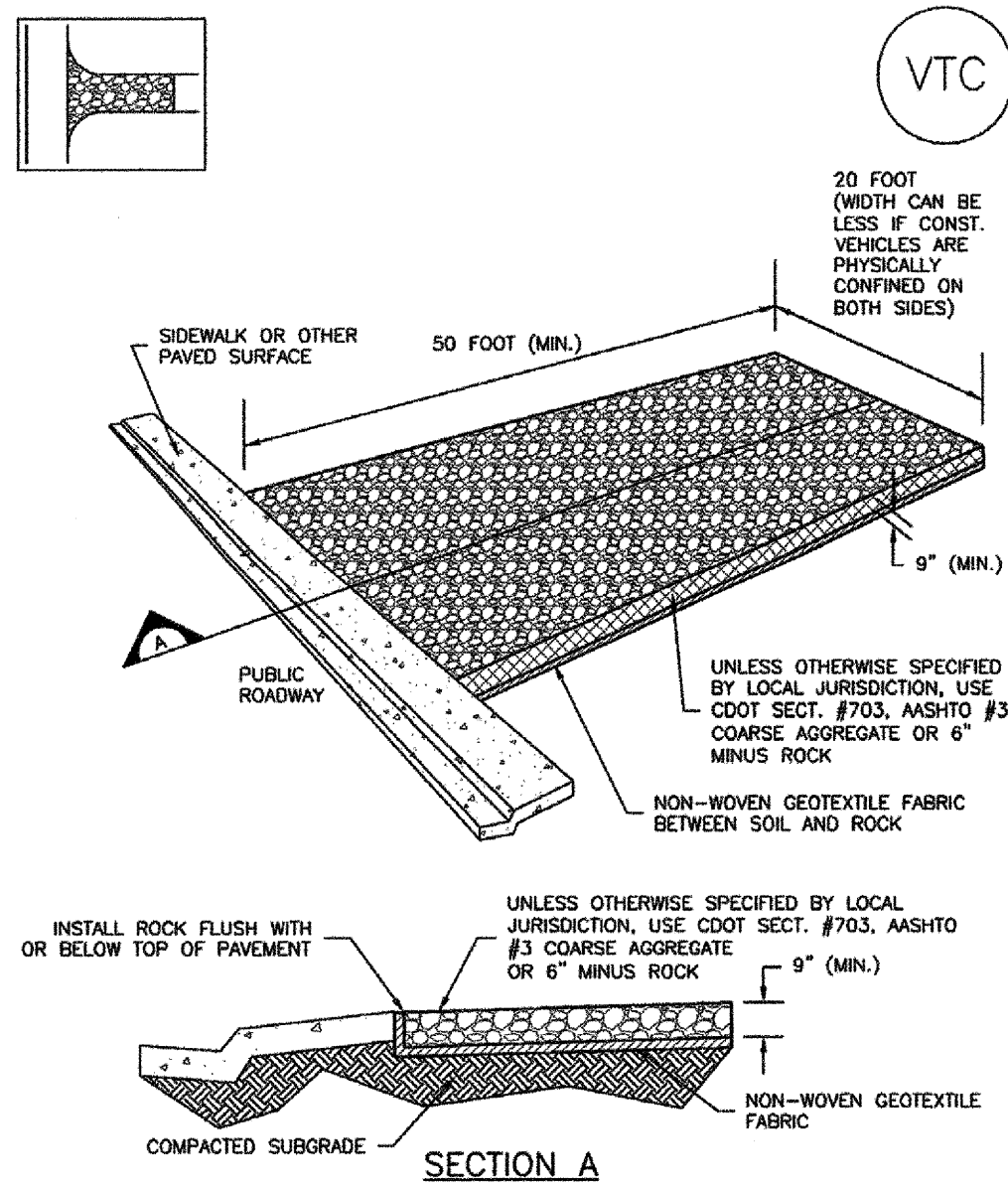
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CAUTION

Vehicle Tracking Control (VTC)

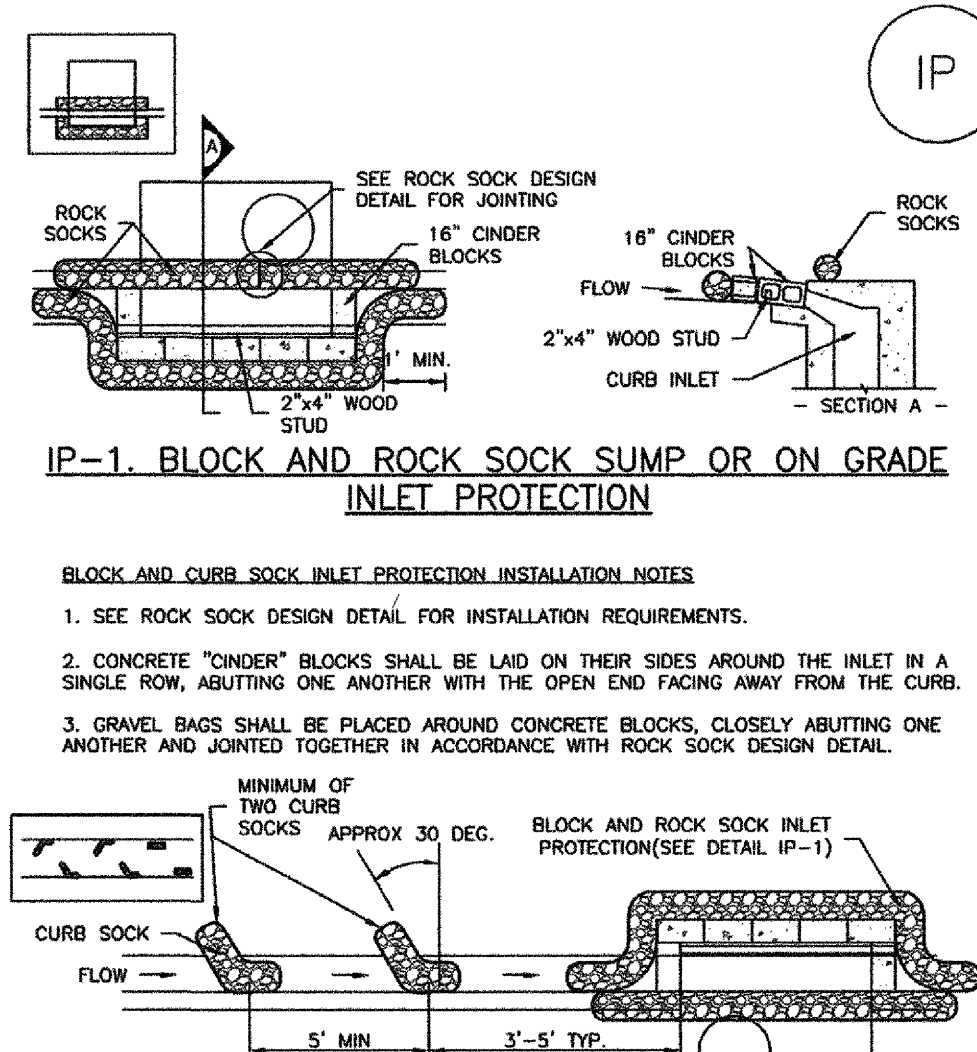
SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SC-6

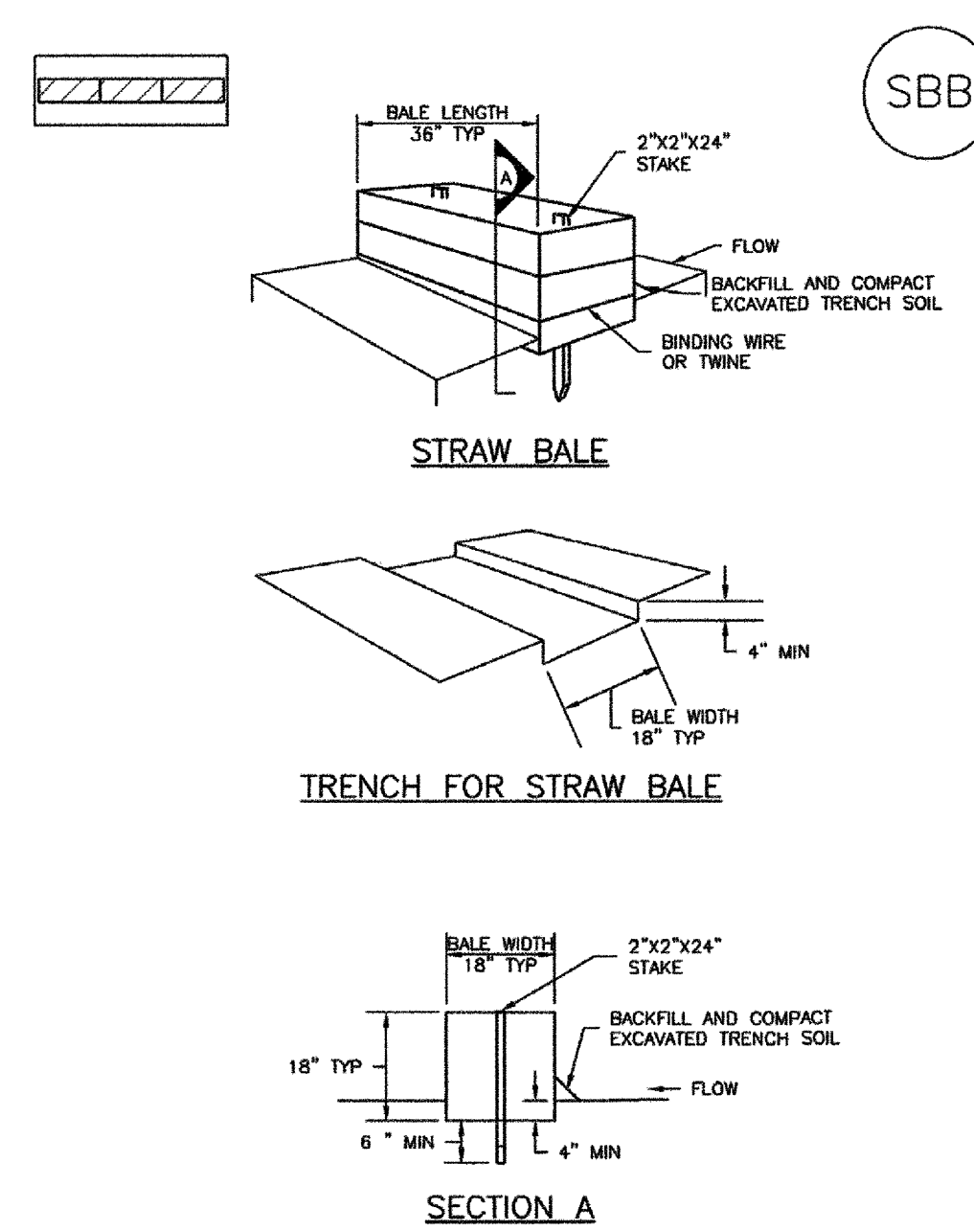
Inlet Protection (IP)



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

SC-3

Straw Bale Barrier (SBB)



SBB-1. STRAW BALE

SEEDING GUIDELINES:

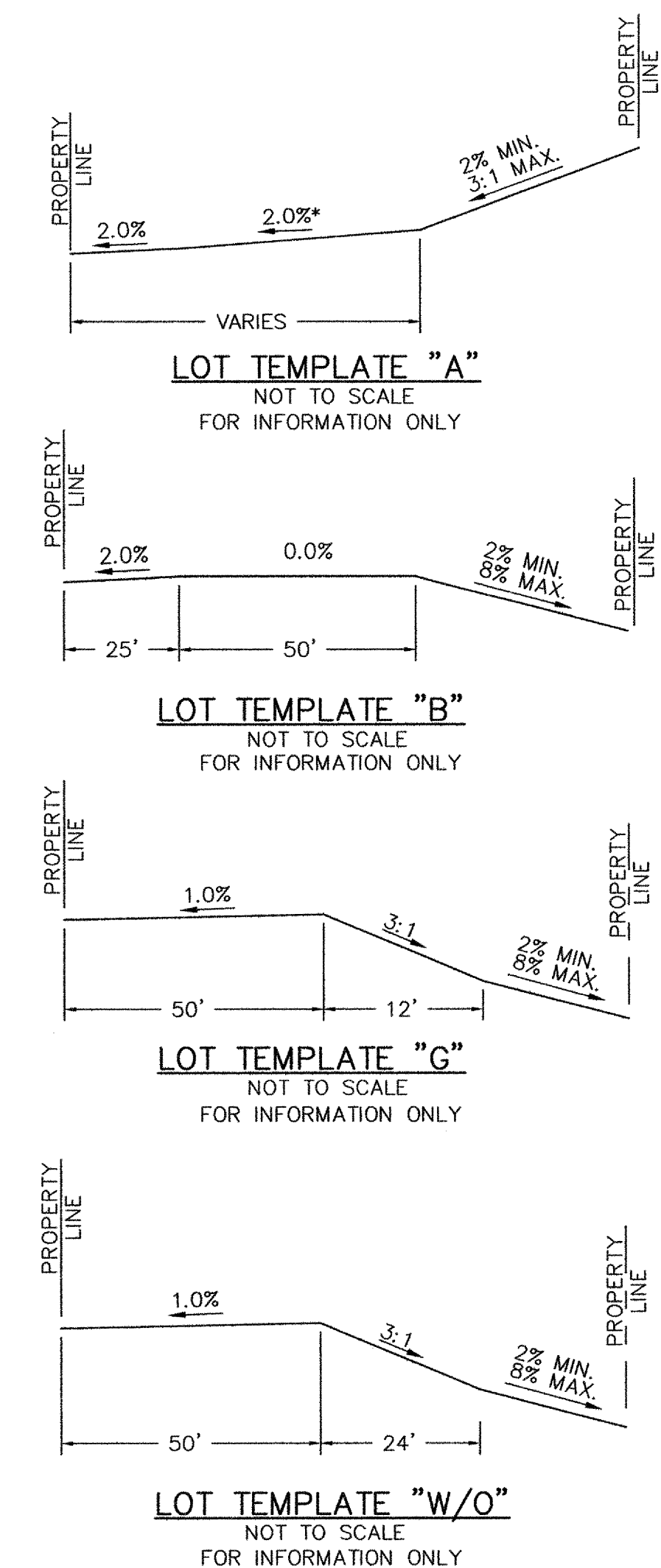
- SEEDBED PREPARATION:** THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THEN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER:** FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIMING OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING:** SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 33% (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD.
- MULCHING:** SEEDING AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE WEED AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER. NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND, ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
- SUPPLEMENTAL WATER:** IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

EROSION CONTROL CRITERIA:

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- PRIOR TO START OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCE AND VEHICLE TRACKING CONTROL AS SHOWN ON THE EROSION CONTROL PLAN.
 - THE SILT FENCE SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE SILT FENCES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.
 - EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM OR NOT MORE THAN EVERY 14 DAYS. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.
 - SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT THE 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 SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

SURFACE ROUGHENING INSTALLATION NOTES:

- SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
- DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
- INSPECT BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMP'S SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMP'S AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMP'S IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
- IN AREAS NOT SEEDDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.



EROSION PROTECTION & REVEGETATION REQUIREMENTS "PER U.S.D.A. SOIL CONSERVATION SERVICE GUIDELINES"

1. PRACTICE NO. & NAME	342 - CRITICAL AREA TREATMENT
RANGE SITE	SANDY FOOTHILLS
2. PLANNED:	
SEEDING PREP:	
A METHOD	INTERSEED
B DATES	OCT 15 - MAY 31
C CLEAN TILLED	XX
FIRM SEEDBED	XX
STUBBLE COVER	
INTERSEED	
OTHER	
SEEDING OPERATION:	
A METHOD	DRILL
B DRILL SPACING	6-12"
C DATE	OCT 15 - MAY 31
D PLANTING DEPTH	1/4 - 1/2"
FERTILIZER:	
POUNDS ACTUAL PER ACRE N2	
CHEMICAL	
P205	
K	
MULCH:	
KIND	LONG - STEM NATIVE HAY
AMOUNT	4,000 POUNDS/ACRE
HOW APPLIED	N/A
HOW ANCHORED	CRIMPED
ANCHORAGE DEPTH	4"
WEED CONTROL:	N/A
MOWING	
CHEMICAL	
DATES	
SEE S.C.S. FOR SPECIFIC RECOMMENDATIONS AT HERBICIDE APPLICATION TIME.	

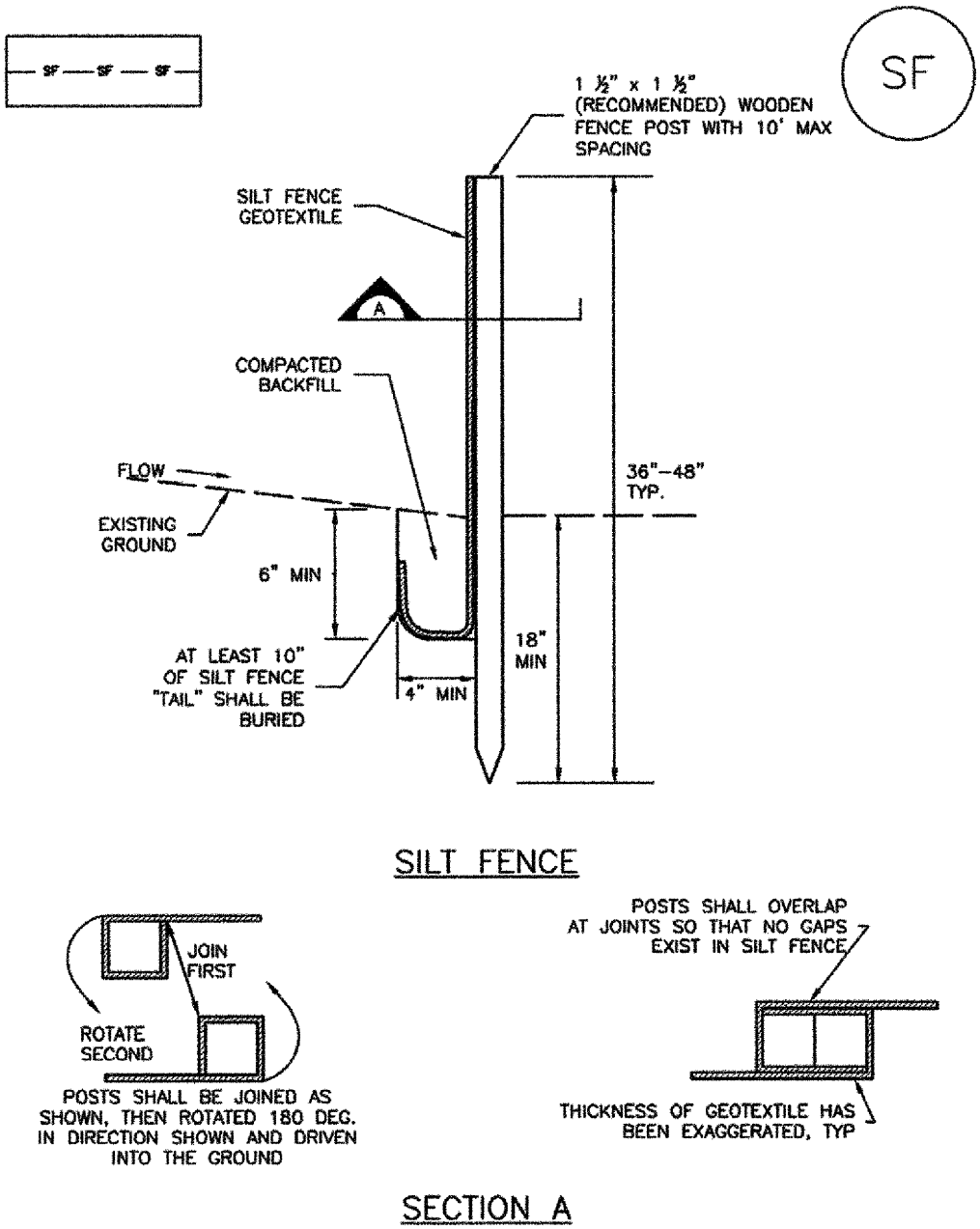
VARIETY	SPECIES	REQUIRED PLS RATES PER ACRES (100%)
GOSHEN	PRAIRIE SANDREED	6.5
VAUGHN	SIDCOATS GRAMMA	9.0
BLU GRAMMA	BLUE GRAMMA	3.0
BLACKWELL	SWITCH GRASS	4.5
PASTURA	LITTLE BLUESTEM	7.0
(2)	PLS SEEDING RATE PER SPECIES/ACRE (1) X (2)	(4)
% OF SPECIES IN MIXTURE		TOTAL PLS LBS/ (3) X (4)
15	0.98	151.6
25	2.25	151.6
15	0.45	151.6
20	0.90	151.6
25	1.75	151.6

NOTE
SEE URBAN DRAINAGE CRITERIA MANUAL (VOL. 3) FOR INSTALLATION AND MAINTENANCE (TYP)

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Silt Fence (SF)

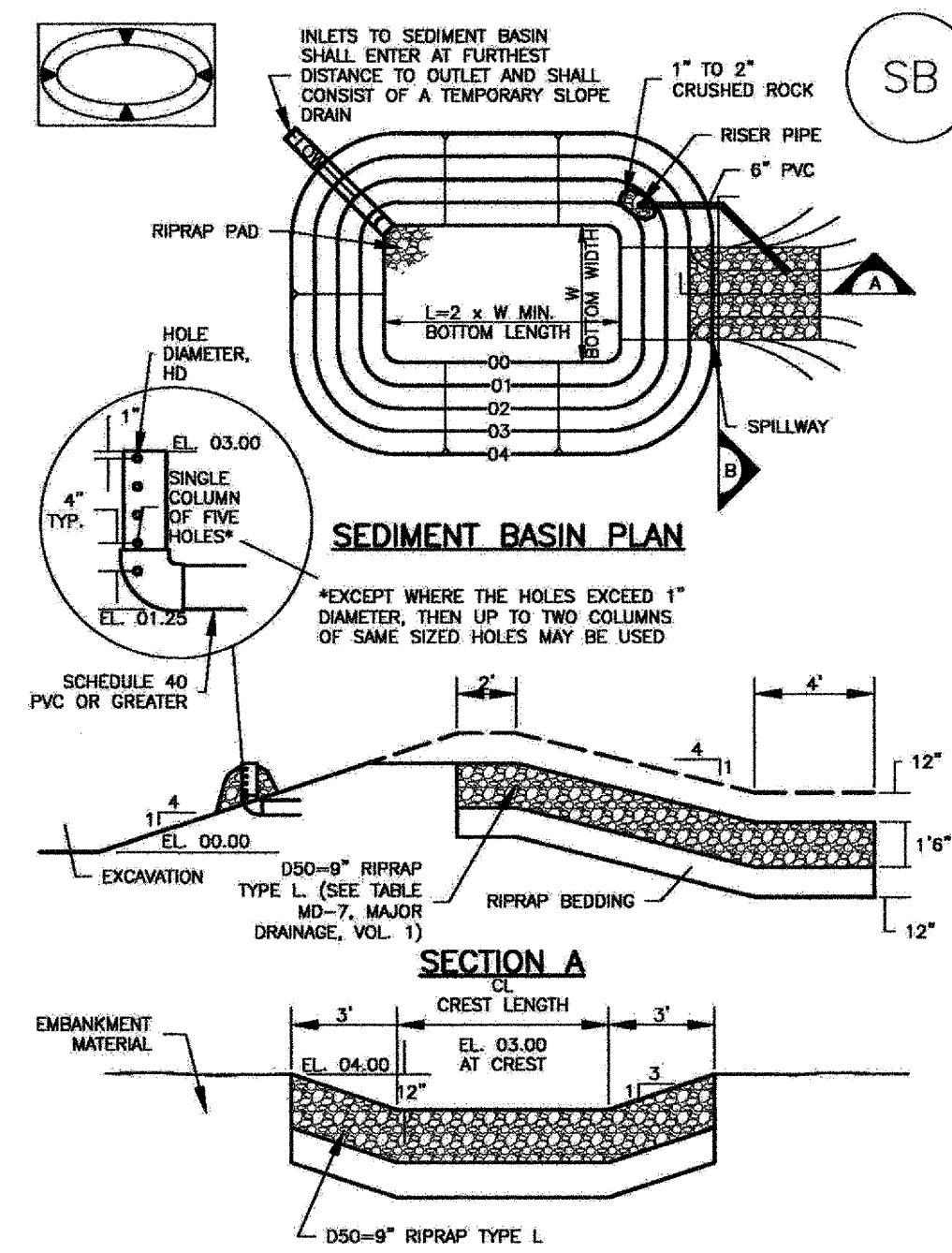
SC-1



SF-1. SILT FENCE

Sediment Basin (SB)

SC-7



STERLING RANCH - PHASE 1 ON-SITE
EARLY GRADING AND EROSION CONTROL PLAN

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DESIGNED BY: DJM SCALE: N/A
DRAWN BY: JWP HORIZ: N/A
CHECKED BY: VAS VERT: N/A SHEET 6 OF 6 **GR06**

20 BOULDER CRESCENT SUITE 110
COLORADO SPRINGS, CO 80903
PHONE 719.555.5485
1 719.555.5485
1 719.448.870

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M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

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