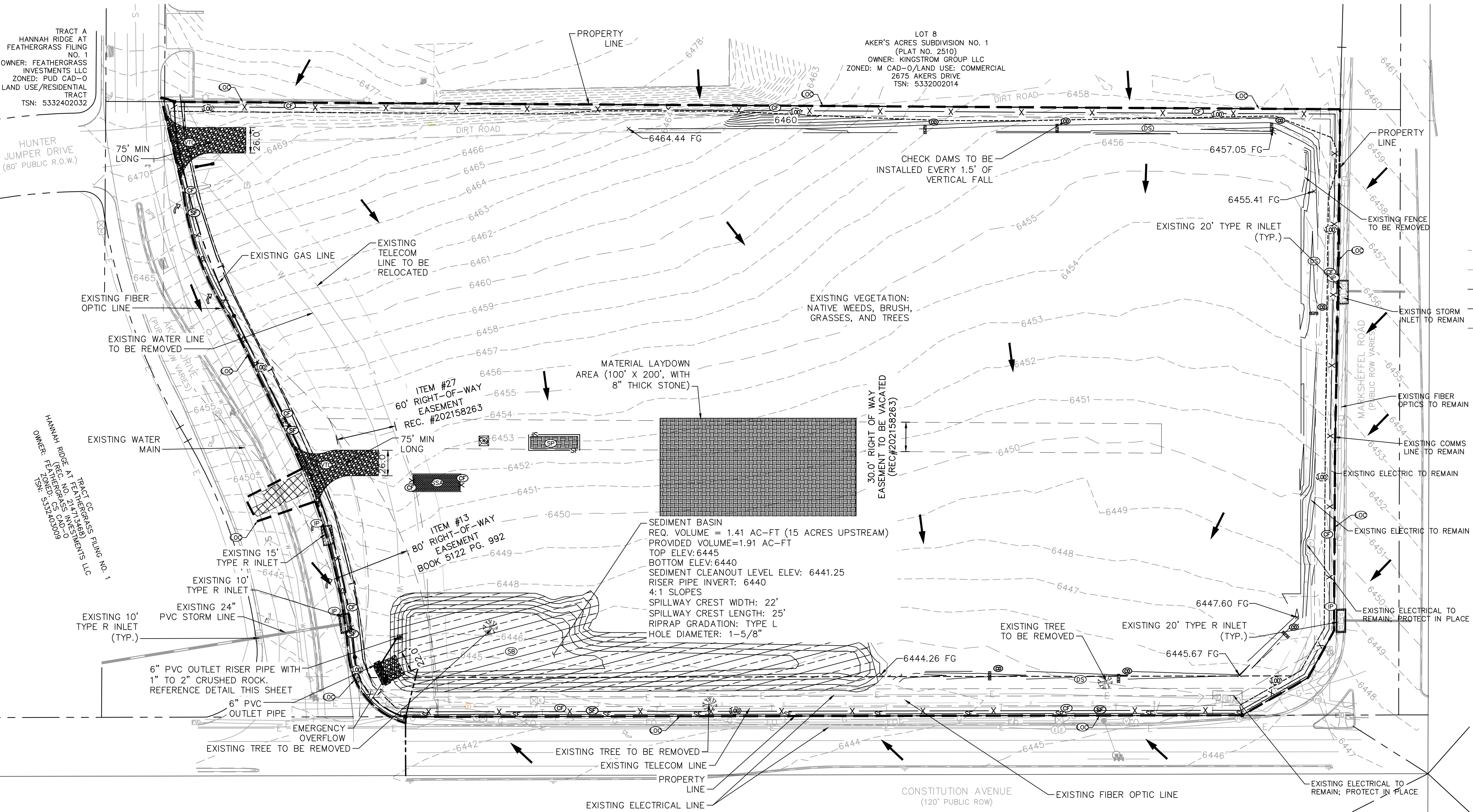






K:\DEN\_Civil\096302009\_Akers Drive\CADD\PlanSheets\SDP\096302009 - GEC\_EC.dwg Roberts, Jared 9/28/2021 3:34 PM



**LEGEND**

---	PROPERTY LINE
---	100 YEAR FLOODPLAIN
---	LIMITS OF DISTURBANCE
SF	SILT FENCE
X	CONSTRUCTION FENCE
TOP	TEMPORARY OUTLET PROTECTION
IP	CULVERT INLET/OUTLET PROTECTION
CWA	CONCRETE WASHOUT AREA
SSA	STABILIZED STAGING AREA
ECB	EROSION CONTROL BLANKET
VTC	VEHICLE TRACKING CONTROL
SP	SOIL STOCKPILE
SB	TEMPORARY SEDIMENT BASIN
SM	SEEDING AND MULCHING
CD	CHECK DAM
→	EXISTING FLOW ARROW
-64XX-	EXISTING MINOR CONTOUR
-64XX-	EXISTING MAJOR CONTOUR
-64XX-	PROPOSED MAJOR CONTOUR
-64XX-	PROPOSED MINOR CONTOUR
-64XX-	PROPOSED DRAINAGE SWALE

**LIMITS OF CONSTRUCTION**

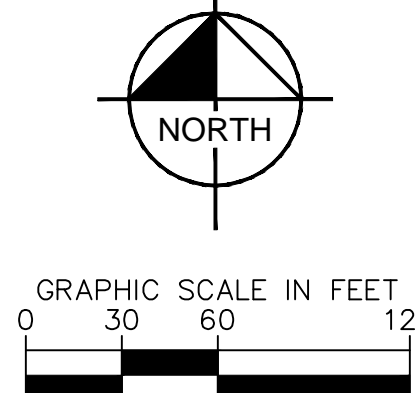
ONSITE DISTURBANCE	= ±15.05 ACRES
OFFSITE DISTURBANCE	= ±0.15 ACRES
TOTAL	= ±15.20 ACRES

- NOTES**
- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
  - ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
  - TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
  - PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
  - CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
  - CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITHIN OWNER REQUIREMENTS.
  - ALL WORK IN THE AKERS ROAD AND CONSTITUTION AVENUE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
  - SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
  - DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
  - SEE DETAILS ON SHEET C 306 FOR RISER PIPE AND SEDIMENT BASIN DETAILS.

**811** Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



**UPLAND FLATS BY WATERMARK**  
EL PASO COUNTY, COLORADO  
GRADING EROSION CONTROL AND  
PUBLIC IMPROVEMENT PLAN  
GEC INITIAL PLAN

**DESIGNED BY:** EUG  
**DRAWN BY:** JAR  
**CHECKED BY:** EUG  
**DATE:** 9/17/21

**PROJECT NO.** 096302009  
**SHEET** C 301

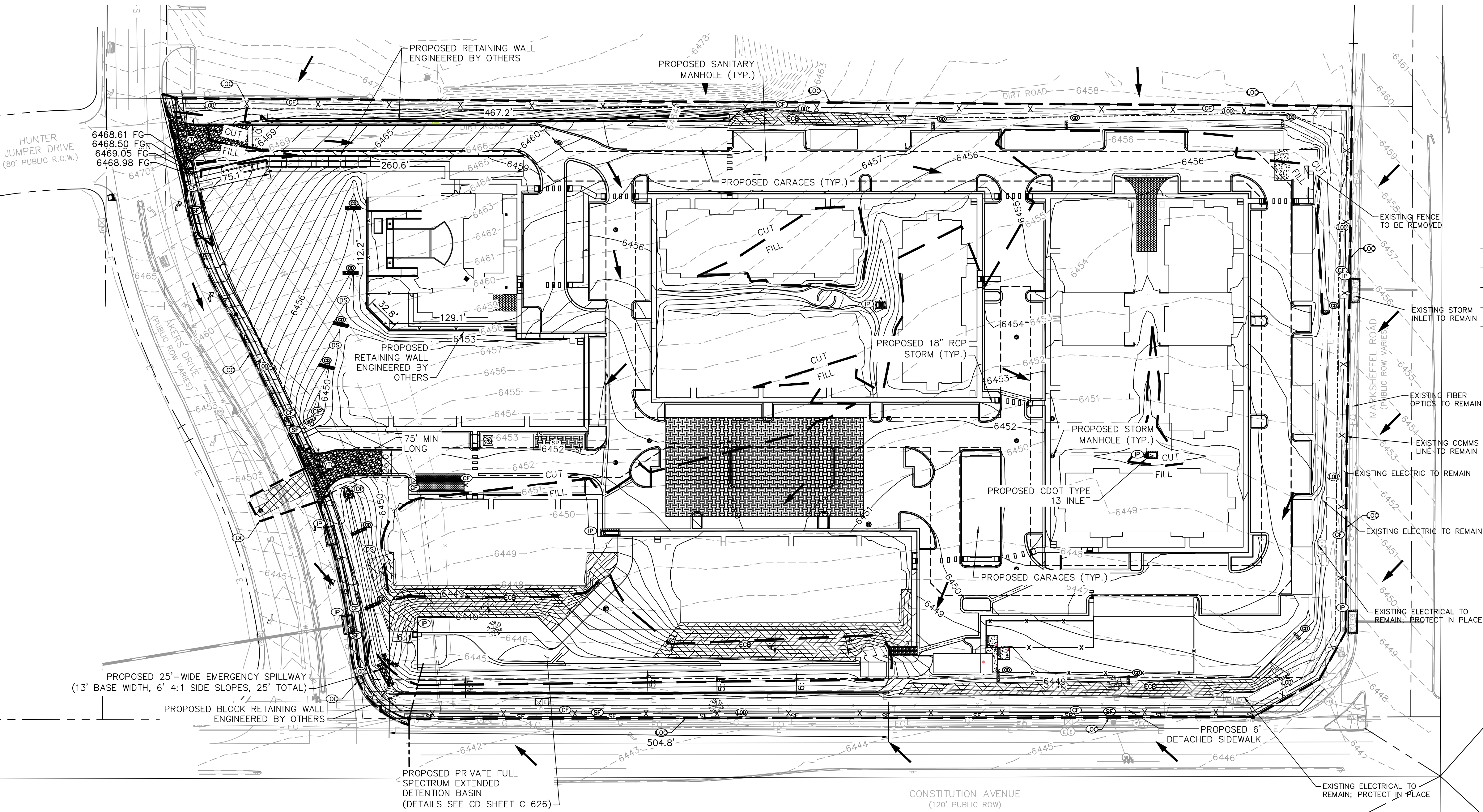
**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

**REVISION**

NO.	REVISION	BY	DATE	APPR.
1	FIRST SUBMITTAL	JAR	4/8/21	EUG
2	ADDENDUM B	JAR	8/11/21	EUG
3	ADDENDUM C	JAR	9/17/21	EUG



K:\DEN\_Civil\096302009\_Akers Drive\CADD\PlanSheets\SDP\096302009 - GEC\_EC.dwg Roberts, Jared 9/28/2021 3:34 PM



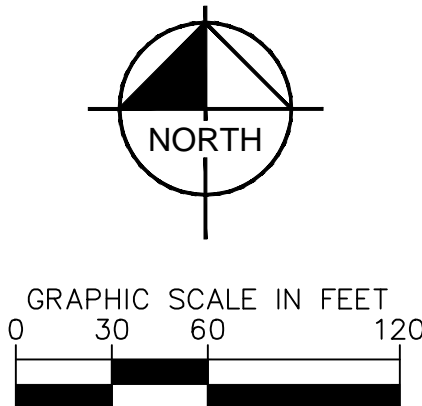
- LEGEND**
- PROPERTY LINE
  - - - 100 YEAR FLOODPLAIN
  - - - LIMITS OF DISTURBANCE
  - SF --- SILT FENCE
  - X --- CONSTRUCTION FENCE
  - TOP --- TEMPORARY OUTLET PROTECTION
  - IP --- CULVERT INLET/OUTLET PROTECTION
  - CWA --- CONCRETE WASHOUT AREA
  - SSA --- STABILIZED STAGING AREA
  - ECB --- EROSION CONTROL BLANKET
  - VTG --- VEHICLE TRACKING CONTROL
  - SP --- SOIL STOCKPILE
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  - SM --- SEEDING AND MULCHING
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  - EXISTING FLOW ARROW
  - 64XX- EXISTING MINOR CONTOUR
  - 64XX- EXISTING MAJOR CONTOUR
  - 64XX- PROPOSED MAJOR CONTOUR
  - 64XX- PROPOSED MINOR CONTOUR
  - - - PROPOSED DRAINAGE SWALE

**LIMITS OF CONSTRUCTION**

ONSITE DISTURBANCE = ±15.05 ACRES

OFFSITE DISTURBANCE = ±0.15 ACRES

TOTAL = ±15.20 ACRES



**NOTES**

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
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8. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
10. SEE ENGINEERED RETAINING WALL PLANS FOR RETAINING WALL DESIGN.
11. CONTRACTOR TO DESIGNATE 100'X200' MATERIAL LAYDOWN AREA. TO BE PLACES WITH 8" THICK STONE.



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E/JG  
DRAWN BY: JAR  
CHECKED BY: E/JG  
DATE: 9/17/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
GRADING EROSION CONTROL AND  
PUBLIC IMPROVEMENT PLAN  
GEC INTERIM PLAN

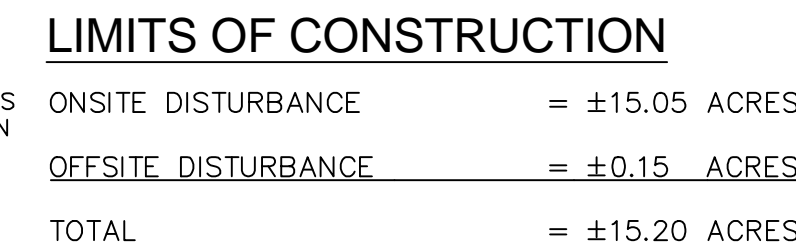


PROJECT NO.  
096302009

SHEET

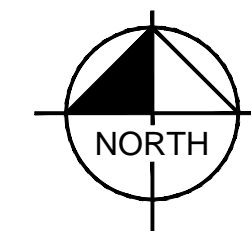
C 302





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10. THERE WILL NOT BE ANY DEDICATED ASPHALT/CONCRETE BATCH PLANTS ONSITE.

Know what's below.  
Call before you dig.



GRAPHIC SCALE IN FEET

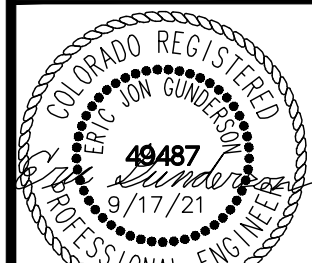
A horizontal line with vertical tick marks at 0, 30, 60, and 120. The segment between 0 and 30 is divided into three equal parts by two short vertical lines. The segment between 30 and 60 is divided into three equal parts by two short vertical lines. The segment between 60 and 120 is divided into three equal parts by two short vertical lines. The segments between 0-30, 30-60, and 60-120 are shaded black, while the segments between 0-10, 10-20, 20-30, 30-40, 40-50, 50-60, 60-80, 80-100, 100-110, and 110-120 are white.

**Kimley»Horn**  
 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue Suite 300  
 Colorado Springs, Colorado 80903 (719) 453-0180

---

DESIGNED BY: EJC  
 DRAWN BY: JAR  
 CHECKED BY: EJC  
 DATE: 9/17/21

# UPLAND FLATS BY WATERMARK EL PASO COUNTY, COLORADO GRADING EROSION CONTROL AND PUBLIC IMPROVEMENT PLAN GEC FINAL PLAN

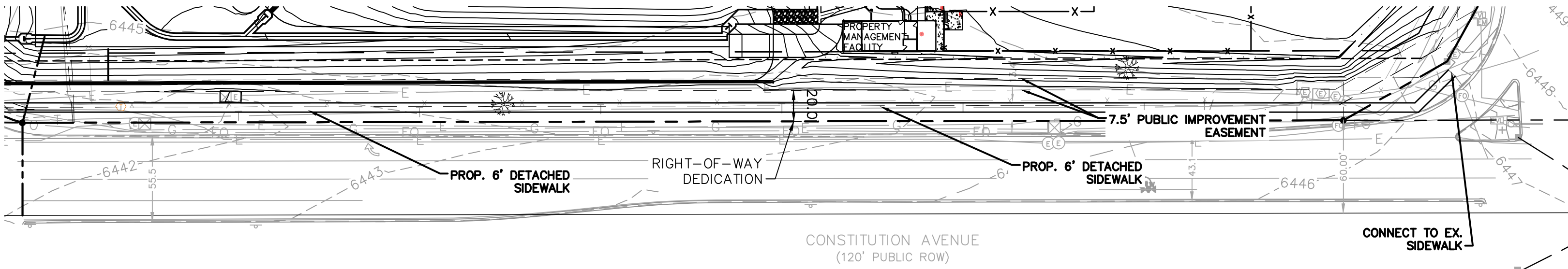


PROJECT NO.  
096302009

SHEET

C 303



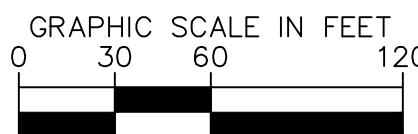
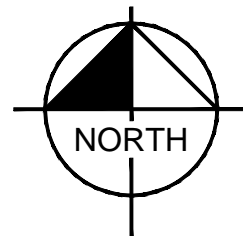


<b>LEGEND</b>	
	PROPERTY LINE
	100 YEAR FLOODPLAIN
	LOD LIMITS OF DISTURBANCE
	SF SILT FENCE
	CF CONSTRUCTION FENCE
	TOP TEMPORARY OUTLET PROTECTION
	IP CULVERT INLET/OUTLET PROTECTION
	CWA CONCRETE WASHOUT AREA
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	ECB EROSION CONTROL BLANKET
	VTG VEHICLE TRACKING CONTROL
	SP SOIL STOCKPILE
	SB TEMPORARY SEDIMENT BASIN
	SM SEEDING AND MULCHING
	CD CHECK DAM
	EXISTING FLOW ARROW
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED DRAINAGE SWALE
	PROPOSED GARAGE BAYS



R3-4

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
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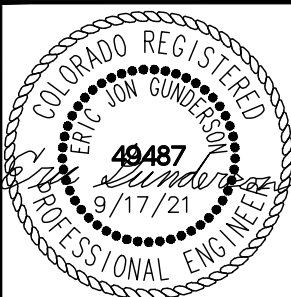


NO.	REVISION	BY	DATE	APPR.
1	FIRST RESUBMITTAL	JAR	4/8/21	EJG
2	ADDENDUM B	JAR	8/11/21	EJG
3	ADDENDUM C	JAR	9/17/21	EJG

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 4

DESIGNED BY: EJC  
DRAWN BY: JAR  
CHECKED BY: EJC  
DATE: 9/17/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
GRADING EROSION CONTROL AND  
PUBLIC IMPROVEMENT PLAN  
PUBLIC IMPROVEMENT PLAN



PROJECT NO.  
096302009

SHEET

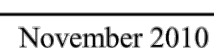
C304







## C 306





## EC-2 Temporary and Permanent Seeding (TS/PS)

TS/PS-6	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	June 2012
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Protect seeded areas from construction equipment and vehicle access.

C 307