

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, MONUMENTED AT THE WEST END WITH A 3.25" ALUMINUM CAP IN CONCRETE STAMPED "PLS 4842" AND MONUMENTED AT THE EAST END WITH A #6 REBAR AND 3.25" ALUMINUM CAP STAMPED "PLS 38141" AND ASSUMED TO BEAR S 89°57'13" E A FIELD MEASURED DISTANCE OF 2,652.37 FEET.

BENCHMARK: ELEVATIONS ARE BASED UPON THE FOUNTAIN SANITATION DISTRICT POINT N-1, BEING A 2" BRASS CAP IN CONCRETE AT THE NORTHEAST CORNER OF MESA RIDGE PARKWAY AND FOUNTAIN MESA ROAD. (ELEVATION=5750.57 NGVD 29).

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 89°41'59" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 117.50 FEET TO A POINT ON THE WEST LINE OF POWERS BOULEVARD AS RECORDED UNDER BOOK 6788 AT PAGE 531 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE; THENCE ALONG THE WEST LINE OF SAID POWERS BOULEVARD, 933.14 FEET ALONG THE ARC OF A 1,096.98 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°44'17" AND A CHORD THAT BEARS S 12°56'23" W, 905.26 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290 OF SAID RECORDS; THENCE OF THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTHERLY LINES AND EASTERLY LINES OF SAID PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290:

- 1) N 84°16'00" W, A DISTANCE OF 198.99 FEET;
- 2) 46.11 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°53'33" AND A CHORD THAT BEARS N 86°42'46" W, 46.10 FEET;
- 3) N 89°09'33" W, A DISTANCE OF 124.09 FEET;
- 4) 100.02 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°56'07" AND A CHORD THAT BEARS N 68°41'30" W, 97.91 FEET;
- 5) N 48°13'27" W, A DISTANCE OF 126.77 FEET;
- 6) 6.49 FEET ALONG THE ARC OF AN 8.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°29'23" AND A CHORD THAT BEARS N 24°58'45" W, 6.31 FEET;
- 7) N 01°44'04" W, A DISTANCE OF 137.18 FEET;
- 8) 87.71 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°13'35" AND A CHORD THAT BEARS N 20°21'02" W, 86.18 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 3, SUNRISE RIDGE SUBDIVISION FILING NO. 8 AS RECORDED UNDER RECEPTION NO. 1722613 OF SAID RECORDS;
- THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF SAID SUNRISE RIDGE SUBDIVISION FILING NO. 8: 1) 511.39 FEET ALONG THE ARC OF A 1,034.60 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°19'14" AND A CHORD THAT BEARS N 58°13'41" E, 506.20 FEET TO A POINT OF COMPOUND CURVATURE;
- 2) 283.12 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°26'36" AND A CHORD THAT BEARS N 27°50'47" E, 279.35 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;
- THENCE N 89°57'13" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 115.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 445,104 SQUARE FEET (10.218 ACRES) OF LAND, MORE OR LESS.

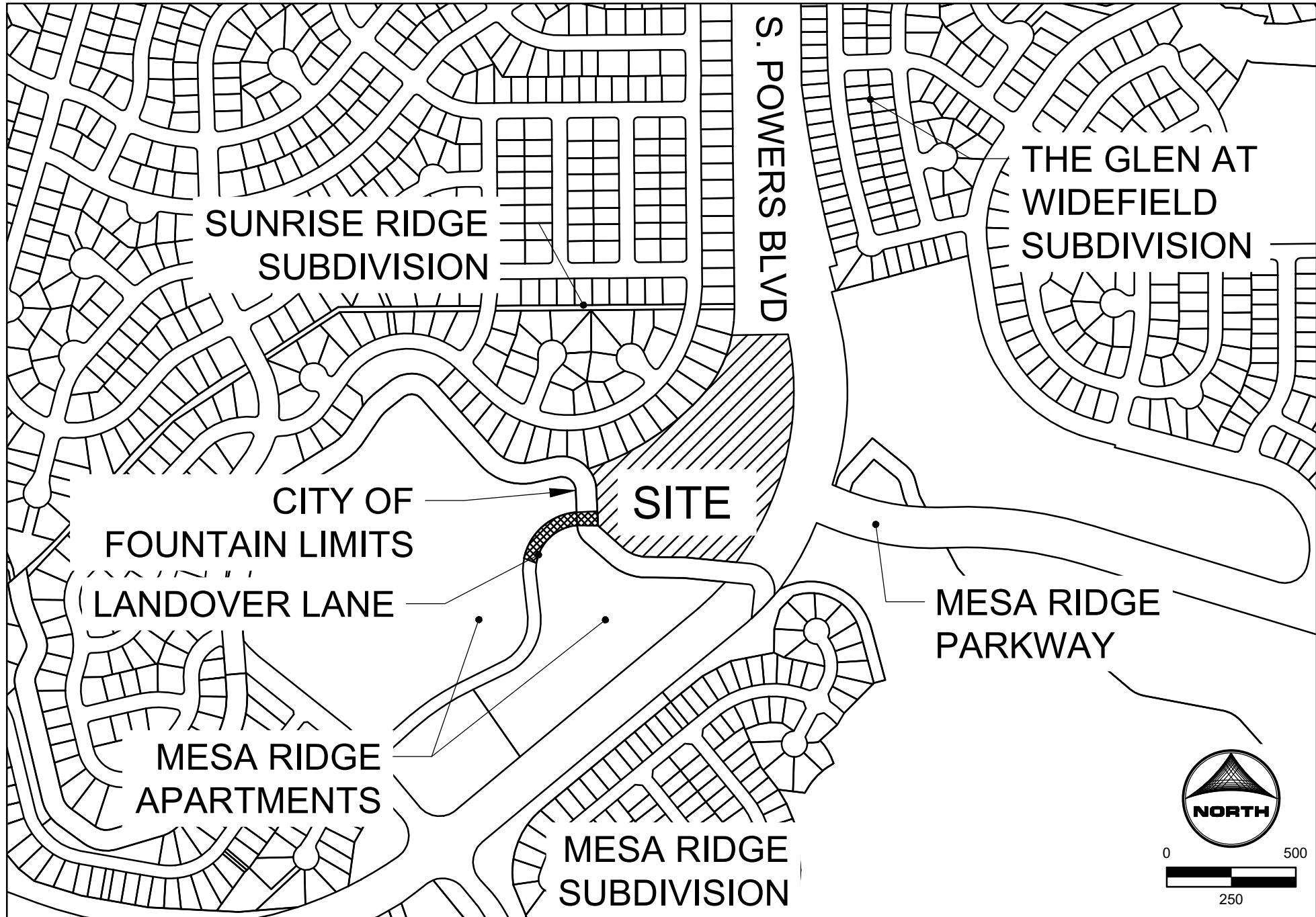
TO BE PLATTED AS "COTTAGES AT MESA RIDGE"

STANDARD NOTES:

1. 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
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION 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 (UNCC)
3. 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:
  - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - D. CDOT M & S STANDARDS
4. 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 FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S 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 STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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 OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

THE COTTAGES AT MESA RIDGE  
EL PASO COUNTY CONSTRUCTION DOCUMENTS  
AND GRADING AND EROSION CONTROL PLANS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
SCALE: 1"=500'

LEGEND

		EXISTING	PROPOSED
MATCH LINE			
PHASE LINE			
SECTION LINE			
PROPERTY LINE			
EASEMENT LINE			
RIGHT-OF-WAY			
CENTERLINE			
CHAIN LINK FENCE			
WOODEN FENCE			
ROD IRON FENCE			
GUARDRAIL			
CABLE TV			
U.G. ELECTRIC			
OVERHEAD ELECTRIC			
FIBER OPTIC			
GAS MAIN			
SANITARY SEWER			
STORM DRAIN			
TELEPHONE			
WATER MAIN			
SWALE			
TRAIL			
CURB & GUTTER			
DRAINAGE BASIN			
INDEX CONTOUR			
INTER. CONTOUR			
100-YR FLOODPLAIN			
FLOODWAY			
EDGE OF WETLANDS			
DRAINAGE			
DRAINAGE BASIN			
BASIN TAG			
DESIGN POINT			
STORM SEWER			
MANHOLE			
STORM INLET			
FLARED END SECTION			
RIPRAP			
SANITARY SEWER			
CLEAN OUT			
MANHOLE			
PLUG			
WATER			
FIRE HYDRANT			
FIRE DEPT. CONNECTION			
GATE VALVE			
MANHOLE			
METER			
TEE			
REDUCER			
DRY UTILITIES			
ELECTRIC METER			
ELECTRIC PEDESTAL			
ELECTRICAL CABINET			
ELECTRIC VAULT			
FIBER OPTIC PULL BOX			
FIBER OPTIC MANHOLE			
FIBER OPTIC PEDESTAL			
FIBER OPTIC SIGN			
FIBER OPTIC VAULT			
GAS METER			
GAS SIGN			
GAS VAULT			
TELEPHONE CABINET			
TELEPHONE MANHOLE			
TELEPHONE SIGNALMAST			
TELEPHONE SIGN			
TELEPHONE PEDESTAL			
TRANSFORMER			
LIGHT POLE			
FIBER OPTIC VAULT			
MISCELLANEOUS			
SIGN			
BOLLARD			
ACCESSIBLE PARKING			

SHEET INDEX:

- 1 - COVER
- 2 - GEC NOTES & TYPICAL SECTIONS
- 3 - GEC- INITIAL PLAN
- 4 - GEC- INTERIM PLAN
- 5 - GEC- VERTICAL PLAN
- 6 - 8 - ROADWAY PLAN & PROFILE
- 9 - 10 - CURB RAMP GRADING
- 11 - 19 - DETAILED GRADING
- 20 - NOTES WATER AND SANITARY SEWER
- 21 - 22 - SANITARY PLAN & PROFILE
- 25 - WATER DISTRIBUTION PLAN
- 26 - UTILITY SERVICE PLAN
- 27 - STORM SEWER PLAN AND PROFILE
- 28 - 32 - DETAILS

STAKEHOLDERS:

OWNER:	CSJ NO 1 LLC 111 S. TEJON STREET, SUITE 222 COLORADO SPRINGS, CO 80903
DEVELOPER:	GOODWIN KNIGHT 8605 EXPLORER DRIVE, SUITE 250 COLORADO SPRINGS, CO 80920 DAVE MORRISON
ATTN:	
APPLICANT:	HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY, SUITE 230 COLORADO SPRINGS, CO 80920 PHIL STUEPFERT, KEN HUHN
ATTN:	
SURVEYOR:	BARRON LAND, LLC 2790 N ACADEMY BLVD #311 COLORADO SPRINGS, CO 80917 ATTN: SPENCER BARRON

DEVELOPERS STATEMENT - FOUNTAIN SANITATION DISTRICT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF FOUNTAIN SANITATION DISTRICT REGULATIONS AND STANDARD SPECIFICATIONS. OWNER WILL COMPLY WITH THE CONSTRUCTION DRAWINGS PREPARED BY HIS/HER CIVIL ENGINEER.

DEVELOPER/OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME OF DEVELOPER/OWNER: \_\_\_\_\_

TITLE: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

FOUNTAIN SANITATION DISTRICT

PLANS ARE RECOMMENDED FOR USE IN CONSTRUCTION OF WASTEWATER COLLECTION SYSTEM FOR THIS PROJECT. DESIGN ENGINEER OF RECORD TAKES SOLE RESPONSIBILITY FOR ALL DESIGN ASPECTS OF THE PROJECT.

JONATHAN MOORE, P.E. DATE \_\_\_\_\_  
FOUNTAIN SANITATION DISTRICT - DISTRICT ENGINEER

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 \_\_\_\_\_

OWNER NAME \_\_\_\_\_

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.

KENNETH M. HUHN, P.E. DATE \_\_\_\_\_  
KHUHN@HGREEN.COM  
COLORADO P.E. 0054022

PCD FILNE NO.: SF2214

DRAWN BY: CBM JOB DATE: 8/22/2022  
APPROVED: KMH JOB NUMBER: 200541  
CAD DATE: 8/31/2022  
CAD FILE: J:\2020\200541\CAD\DWG\IC\CDIEI\_Paso\_ColCover

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0" = 1" IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



EL PASO COUNTY CONSTRUCTION DOCUMENTS  
COVER

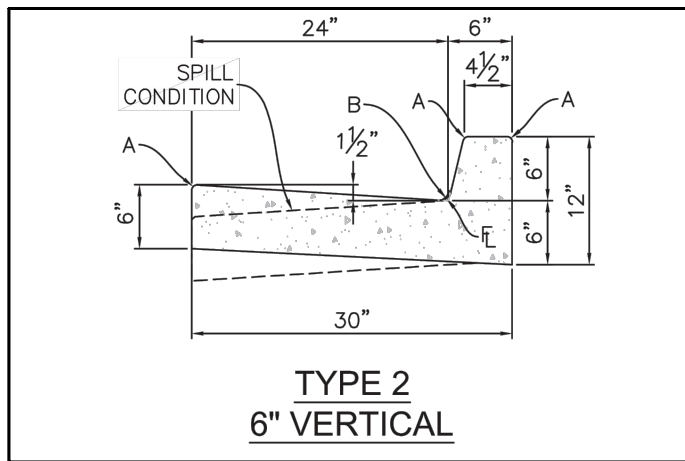
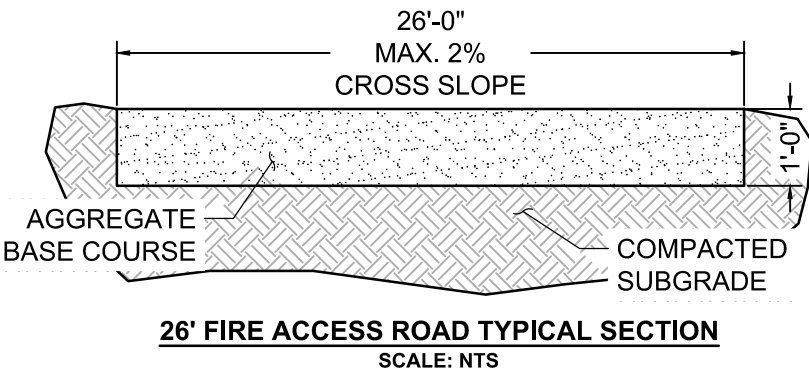
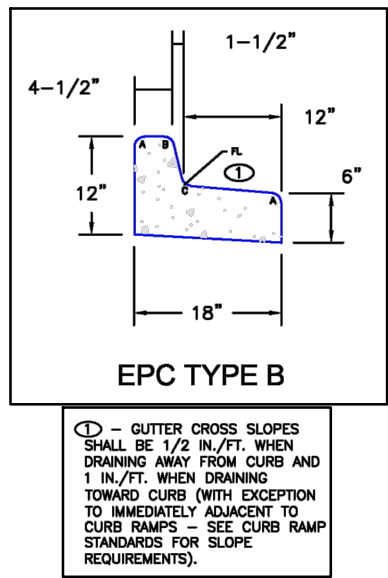
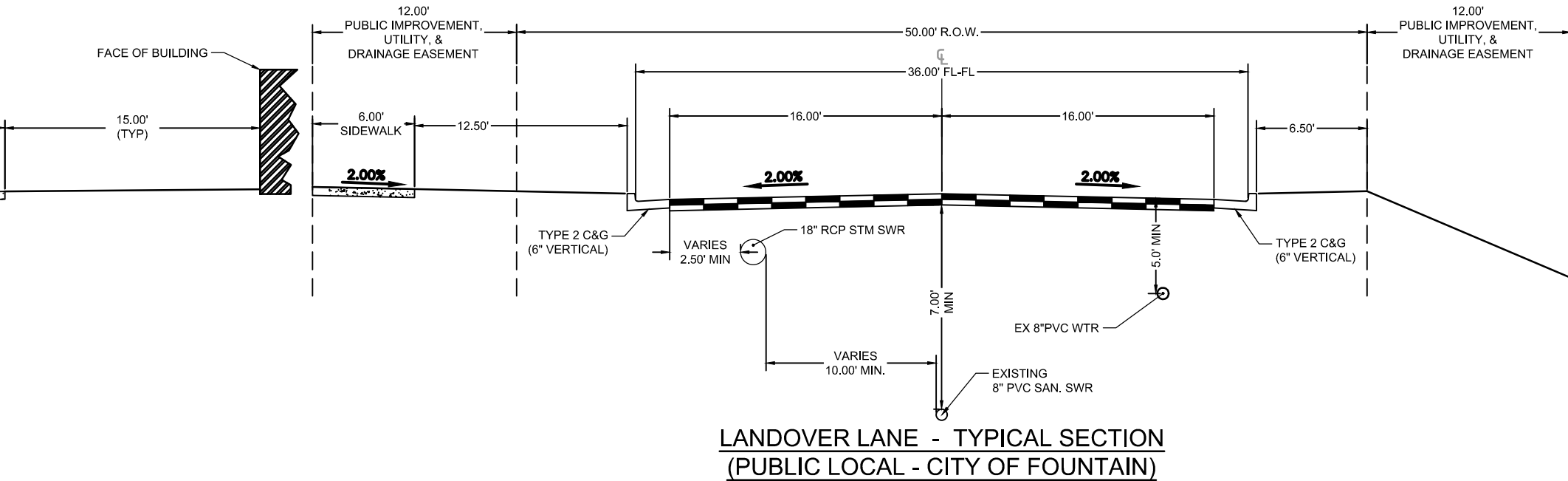
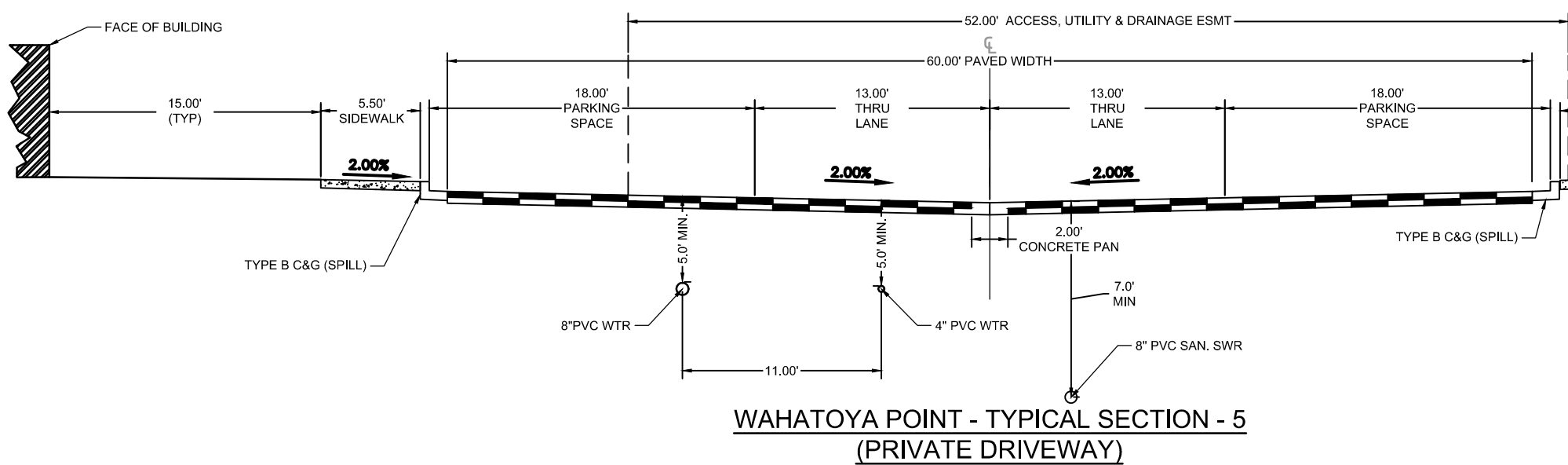
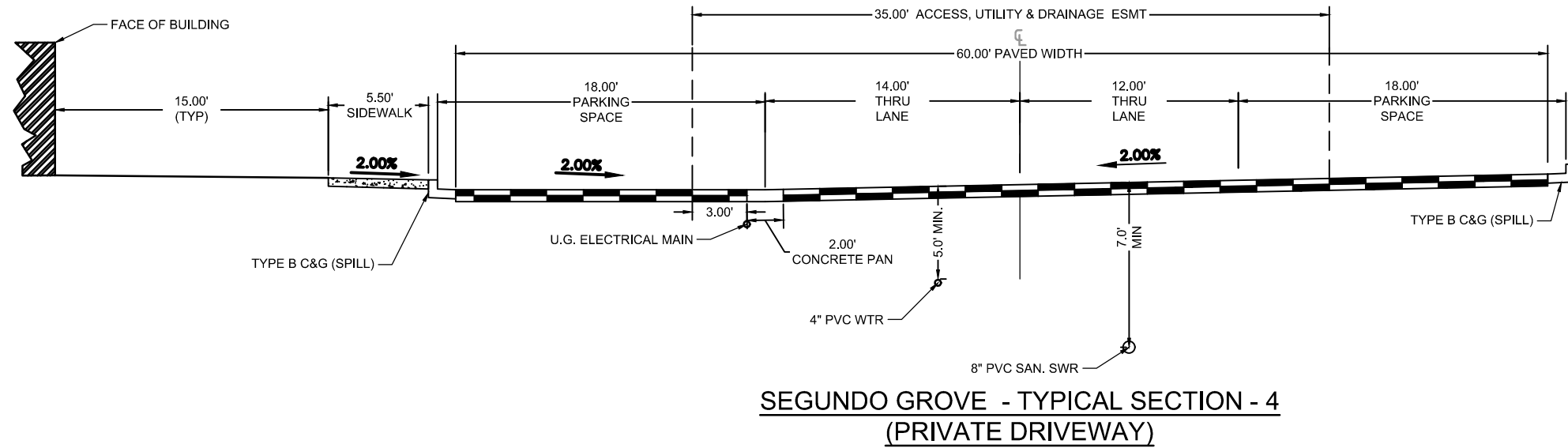
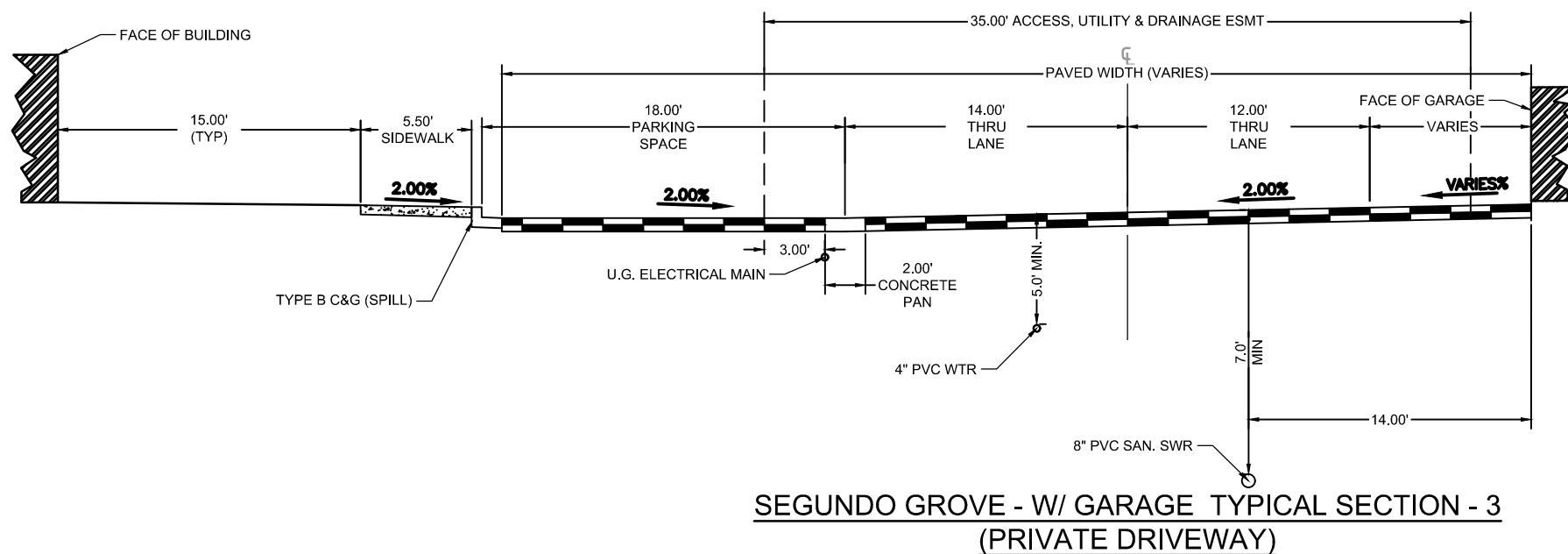
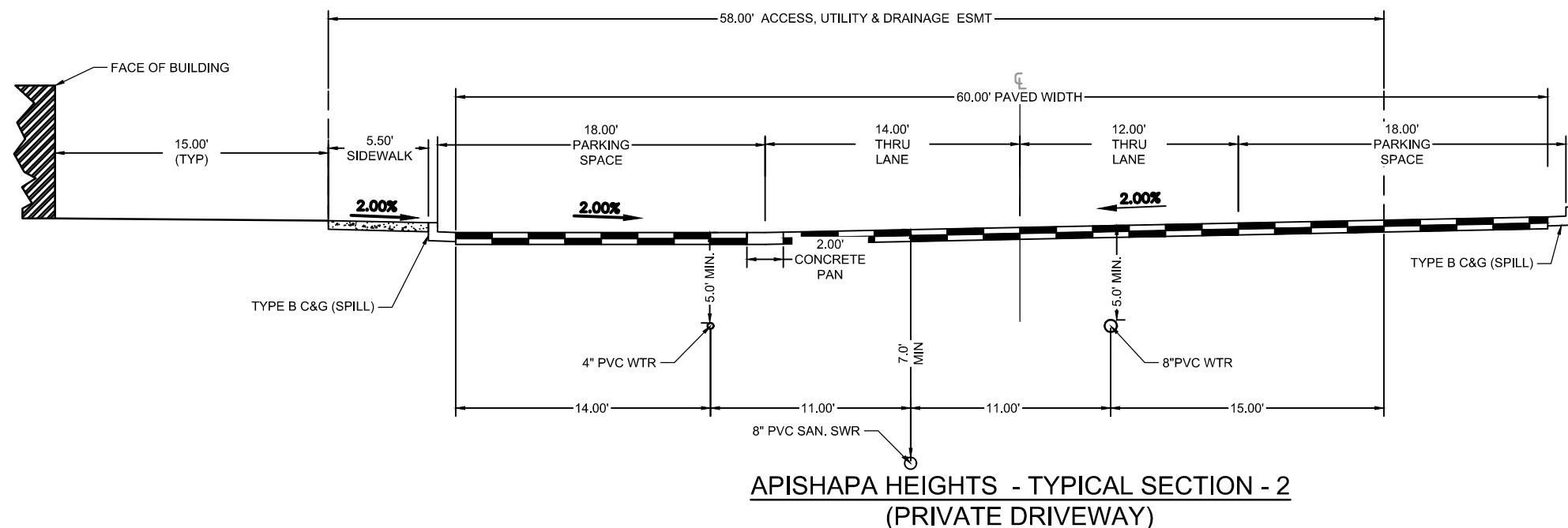
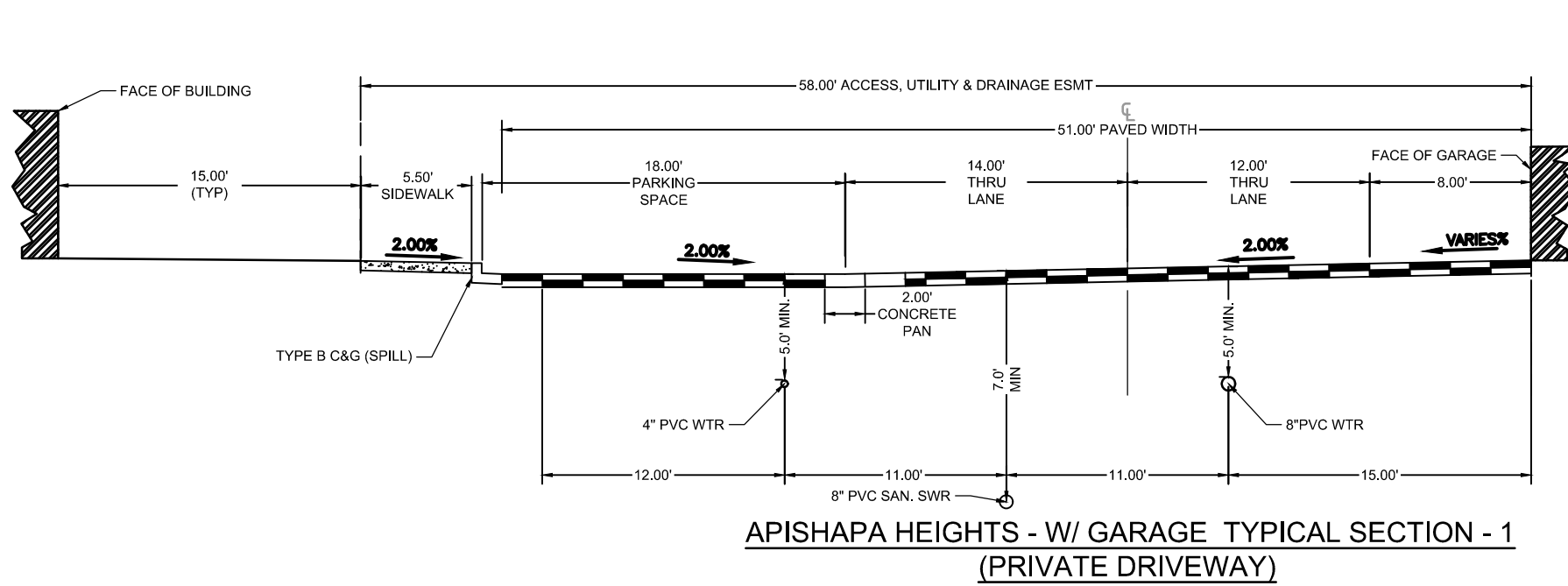
SHEET  
CV  
1



### GRADING AND EROSION CONTROL NOTES:

1. 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.
2. 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 CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. 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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OF CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND THE 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 STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATION CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OF FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER AS TO EFFECTIVELY MINIMIZE 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. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OF WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION BLANKET OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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 THIS SITE.
17. 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP PROPERLY AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION, DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF THE SITE DEVELOPMENT.
20. 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 AN EAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABEL.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S) SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRED ADEQUATE SECONDARY PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS 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 OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS RULES OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THE SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (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 CHERR CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



NOT FOR CONSTRUCTION

PCD FILNE NO.: SF2214

DRAWN BY: CBM JOB DATE: 8/22/2022 BAR IS ONE INCH ON  
APPROVED: KMH JOB NUMBER: 200541 OFFICIAL DRAWINGS.  
0 XXXXXXXXXX 1"  
CAD DATE: 9/1/2022 IF NOT ONE INCH,  
CAD FILE: J:\2020\200541\CAD\DWG\CI\CD\EI\_Paso\_ColCover ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
FAX: 844.273.1057 | [HRGreen.com](http://HRGreen.com)

THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



EL PASO COUNTY CONSTRUCTION DOCUMENTS

GEC NOTES & TYPICAL SECTIONS

SHEET  
TS

2





1. SEE SHEETS 17 -20 FOR CITY OF COLORADO SPRINGS GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. ARE WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPACT OF ANY FILL.
4. ALL 3:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. THE SITE IS NOT LOCATED IN THE FEMA 100-YR FLOODPLAIN.
10. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
11. PROPOSED VEGETATION IS FOUND IN LANDSCAPE PLANS OF THE CONSTRUCTION DRAWINGS.

- ✓ TOTAL DISTURBANCE AREA = 11.33 AC
- ✓ RECEIVING WATERS: JIMMY CAMP CREEK
- ✓ ANTICIPATED START OF CONSTRUCTION: SPRING 2022
- ✓ ANTICIPATED END OF LAND DISTURBANCE: WINTER 2022

	<b>CWA</b>	CONCRETE WASHOUT AREA
	<b>CF</b>	CONSTRUCTION FENCE
	<b>DD</b>	DIVERSION DITCH
	<b>IP</b>	INLET PROTECTION
	<b>CIP</b>	CULVERT INLET PROTECTION
	<b>SCL</b>	SEDIMENT CONTROL LOG
	<b>SF</b>	SILT FENCE
	<b>SSA</b>	STABILIZED STAGING AREA
	<b>SP</b>	STOCKPILE MANAGEMENT
	<b>VTC</b>	VEHICLE TRACKING CONTROL
	<b>LOD</b>	LIMITS OF CONSTRUCTION/ DISTURBANCE
	<b>SM</b>	SEEDING AND MULCHING
	<b>FA</b>	FILL AREA (ALL OTHER AREAS ARE CUT)
	<b>RS</b>	ROCK SOCK
	<b>TSB</b>	TEMPORARY SEDIMENT BASIN
	<b>ECB</b>	EROSION CONTROL BLANKET
<b>TW/BW</b>		ELEVATION OF TOP/BOTTOM OF WALL
		PROP FLOW DIRECTION
		EX FLOW DIRECTION
		EX PROPERTY LINE
		EX RIGHT OF WAY

NOT FOR CONSTRUCTION

EL PASO COUNTY CONSTRUCTION DOCUMENTS  
GEC- INITIAL PLAN

SHEET  
EC

3

DRAWN BY: CBM JOB DATE: 8/19/2022 BAR IS ONE INCH ON  
APPROVED: KMH JOB NUMBER: 200541 0 [REDACTED] 1"  
CAD DATE: 8/22/2022 IF NOT ONE INCH,  
CAD FILE: J:\2020\200541\CAD\dwgs\C\CD\El Paso\_Col\GEC\GEC Initial ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION

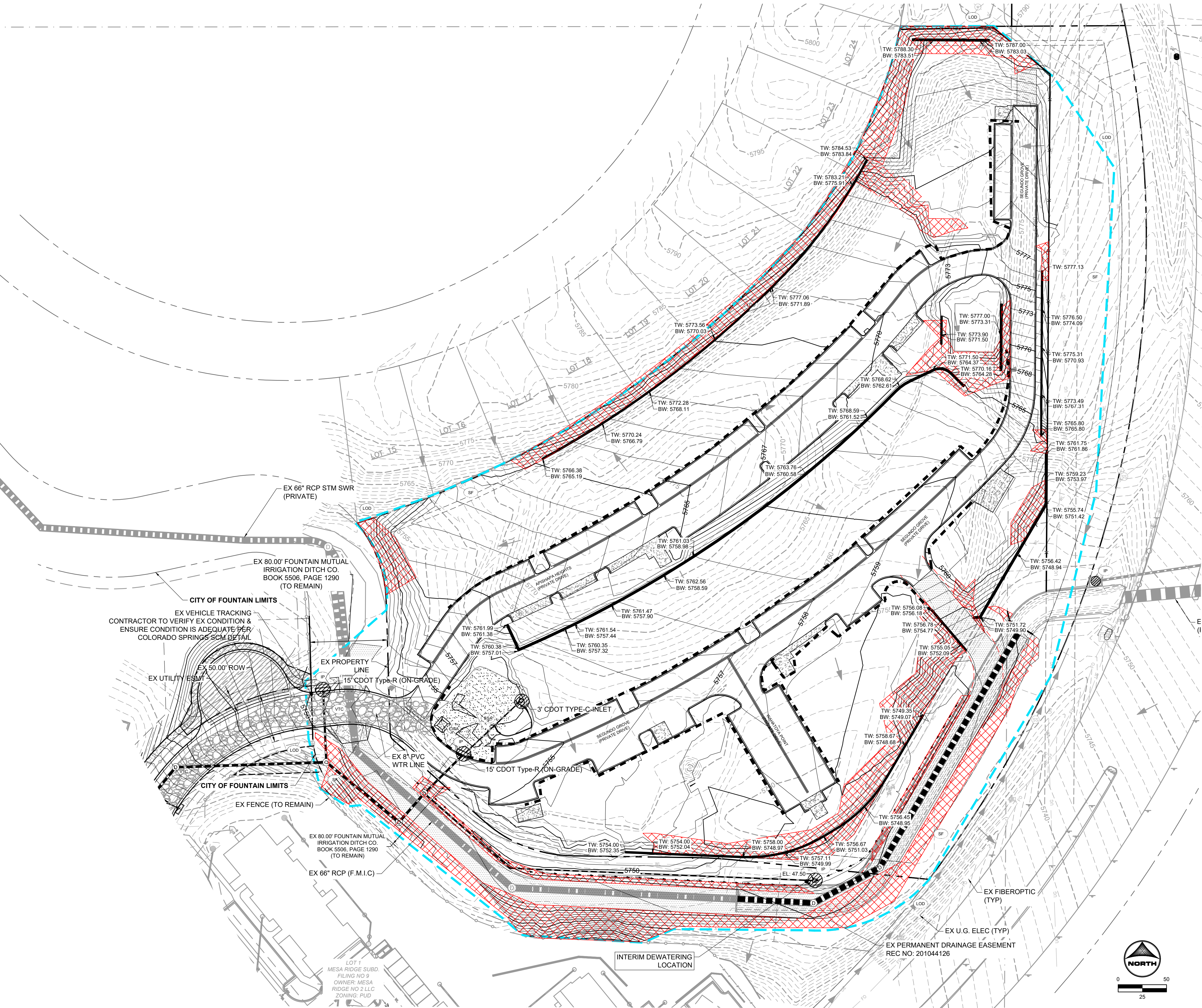


HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
FAX: 844.273.1057 | [HRGreen.com](http://HRGreen.com)

THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO







GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEETS 17 - 20 FOR CITY OF COLORADO SPRINGS GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL 3:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESES PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION: EASEMENTS LOCATED ON SITE.
9. THE SITE IS NOT LOCATED IN THE FEMA 100-YR FLOODPLAIN
10. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
11. PROPOSED VEGETATION IS FOUND IN LANDSCAPE PLANS OF THE CONSTRUCTION DRAWINGS

PROJECT INFO:

TOTAL DISTURBANCE AREA = 11.33 AC

RECEIVING WATERS: JIMMY CAMP CREEK

ANTICIPATED START OF CONSTRUCTION: SPRING 2022

ANTICIPATED END OF LAND DISTURBANCE: WINTER 2022

GEC LEGEND:

- |  |       |                                     |
|--|-------|-------------------------------------|
|  | CWA   | CONCRETE WASHOUT AREA               |
|  | CF    | CONSTRUCTION FENCE                  |
|  | DD    | DIVERSION DITCH                     |
|  | IP    | INLET PROTECTION                    |
|  | CIP   | CULVERT INLET PROTECTION            |
|  | SCL   | SEDIMENT CONTROL LOG                |
|  | SF    | SILT FENCE                          |
|  | SSA   | STABILIZED STAGING AREA             |
|  | SP    | STOCKPILE MANAGEMENT                |
|  | VTC   | VEHICLE TRACKING CONTROL            |
|  | LOD   | LIMITS OF CONSTRUCTION/ DISTURBANCE |
|  | SM    | SEEDING AND MULCHING                |
|  | FA    | FILL AREA (ALL OTHER AREAS ARE CUT) |
|  | RS    | ROCK SOCK                           |
|  | TSB   | TEMPORARY SEDIMENT BASIN            |
|  | ECB   | EROSION CONTROL BLANKET             |
|  | TW/BW | ELEVATION OF TOP/BOTTOM OF WALL     |
|  |       | PROP FLOW DIRECTION                 |
|  |       | EX FLOW DIRECTION                   |
|  |       | EX PROPERTY LINE                    |
|  |       | EX RIGHT OF WAY                     |

PCD FILNE NO.: SF2214

DRAWN BY: CBM JOB DATE: 8/19/2022  
APPROVED: KMH JOB NUMBER: 200541  
CAD DATE: 8/22/2022  
CAD FILE: J:\2020\200541\CAD\Drawings\C\CD\IEI\_Paso\_Co\GEC\GEC\_Interim

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



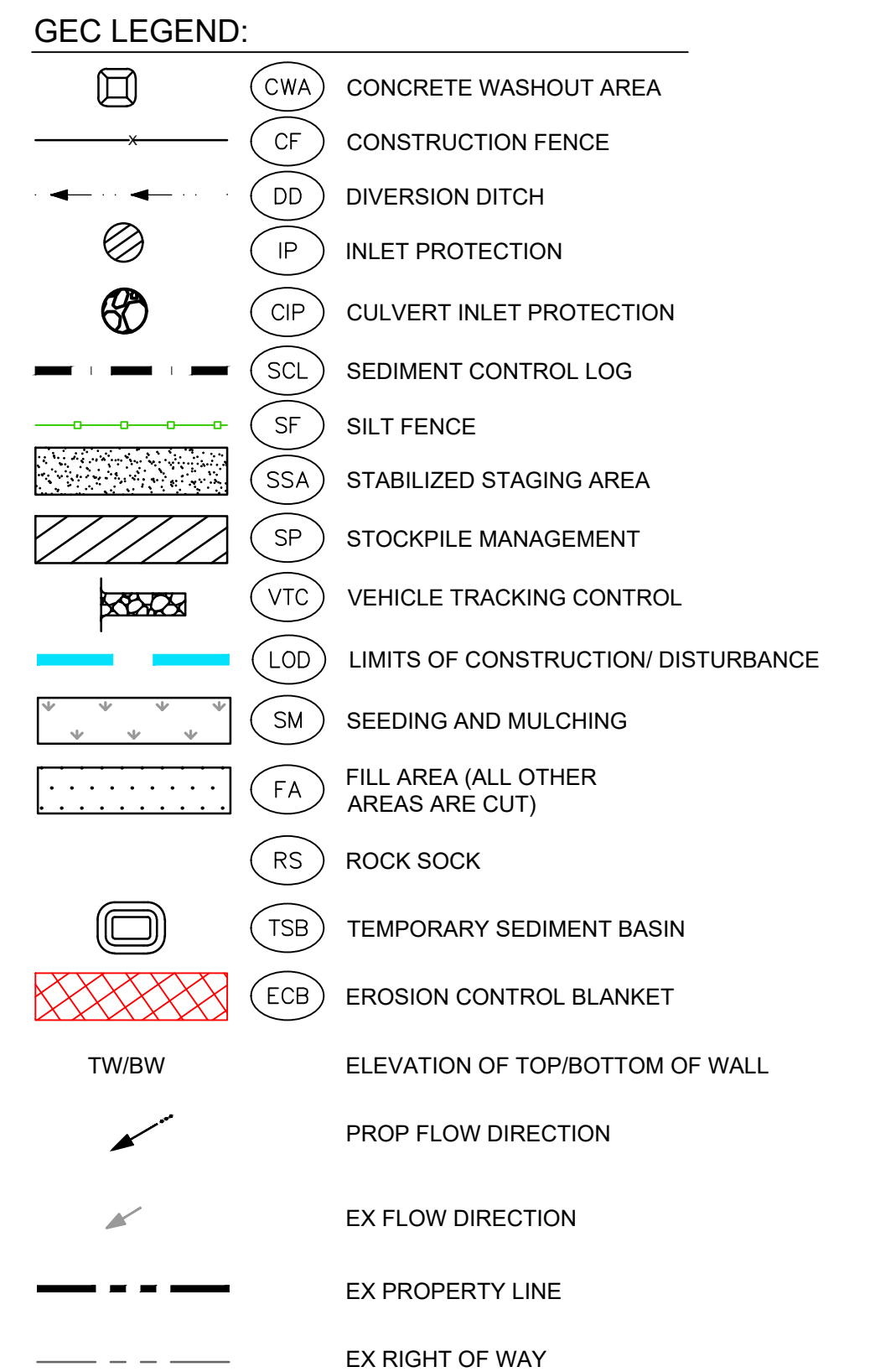
EL PASO COUNTY CONSTRUCTION DOCUMENTS  
GEC- INTERIM PLAN

SHEET  
EC

4

NOT FOR CONSTRUCTION

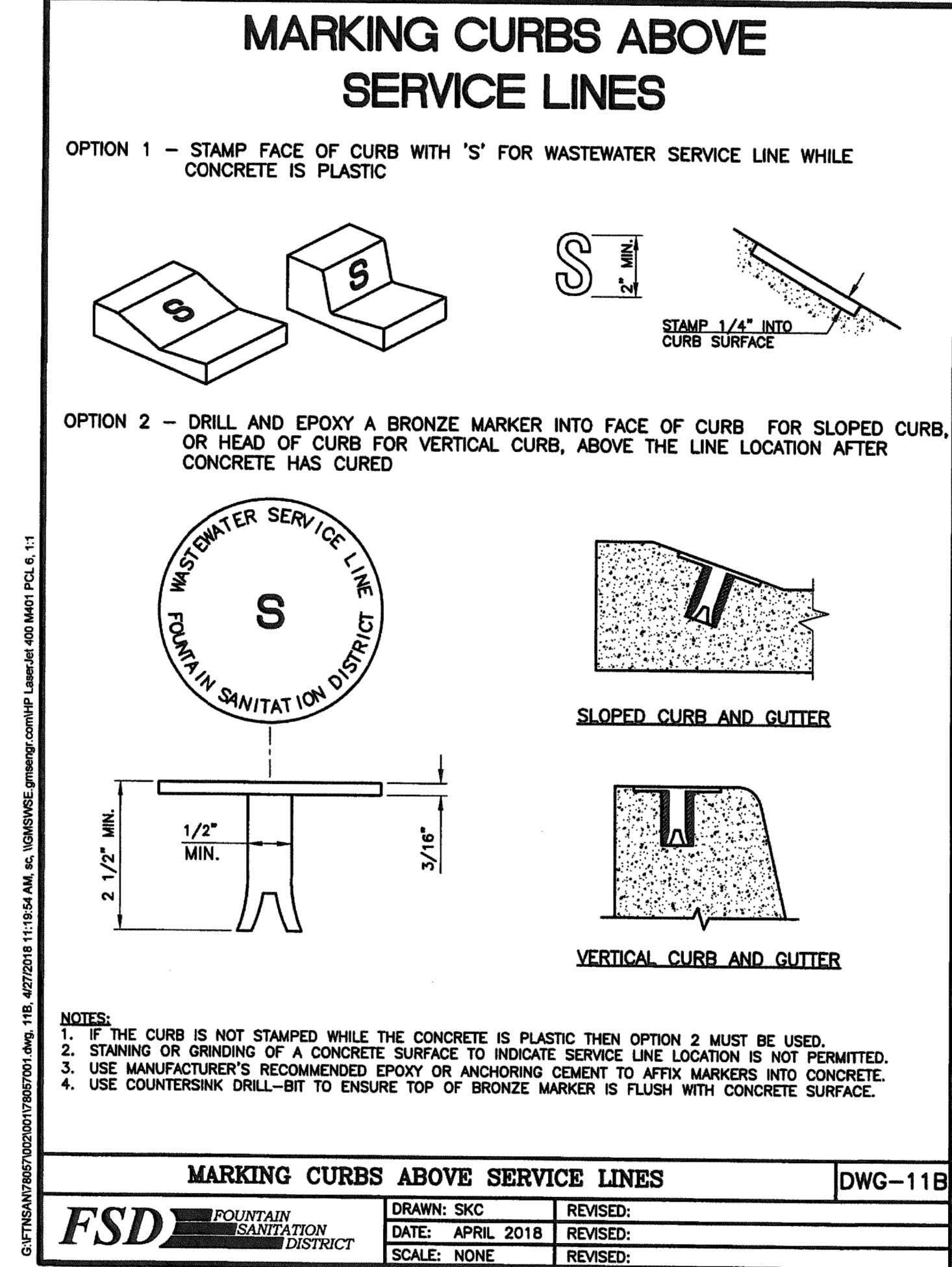
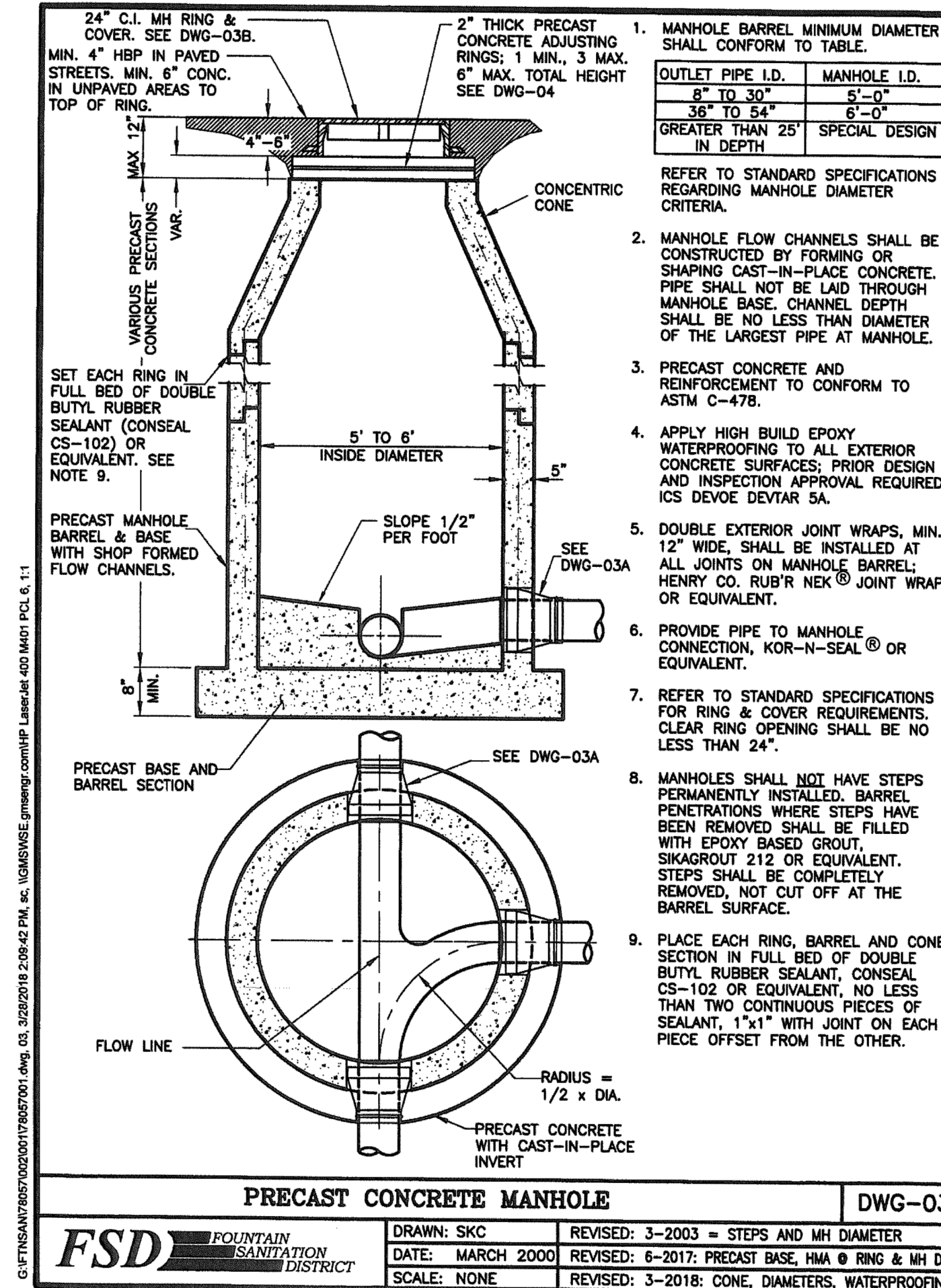
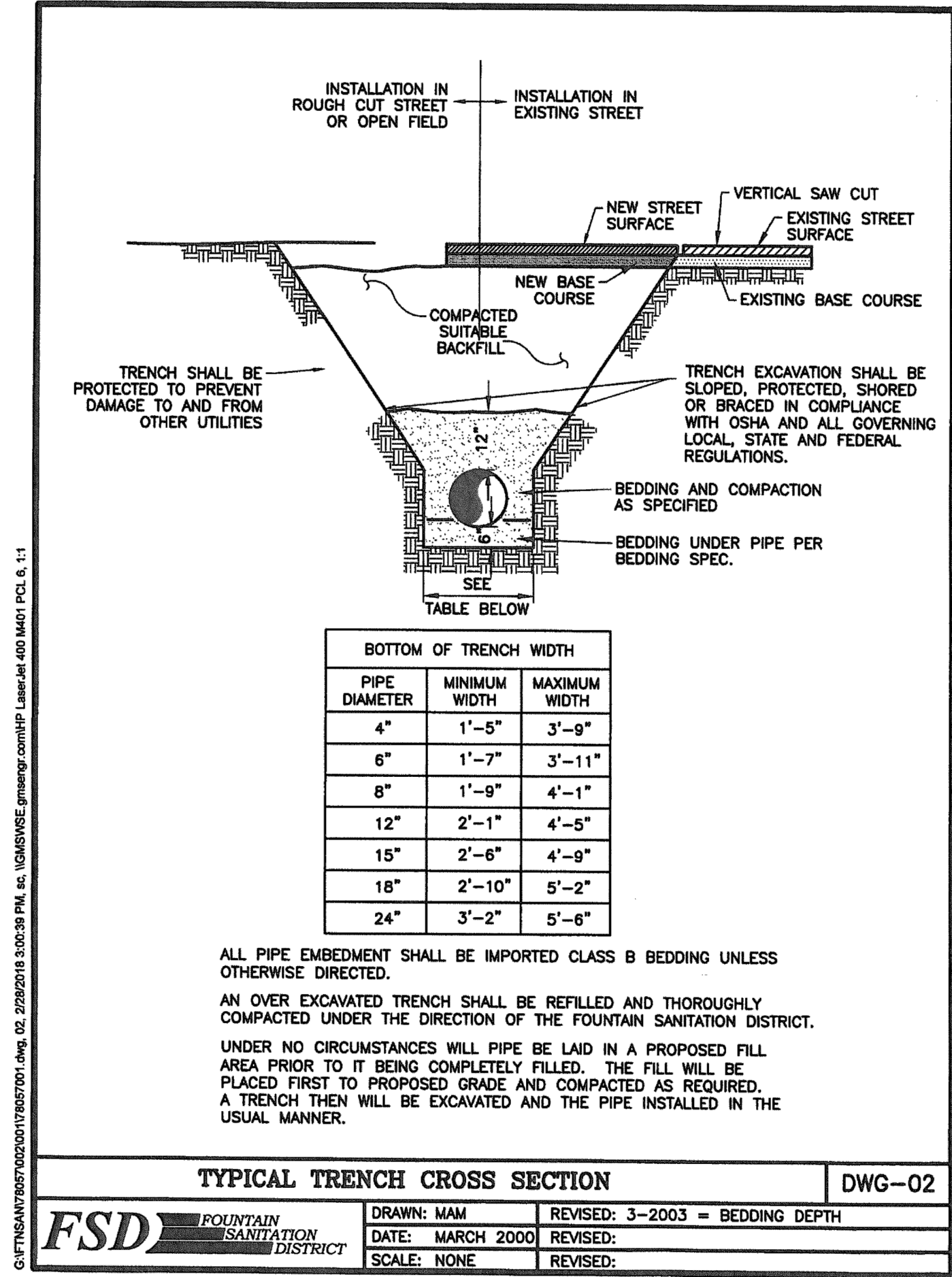
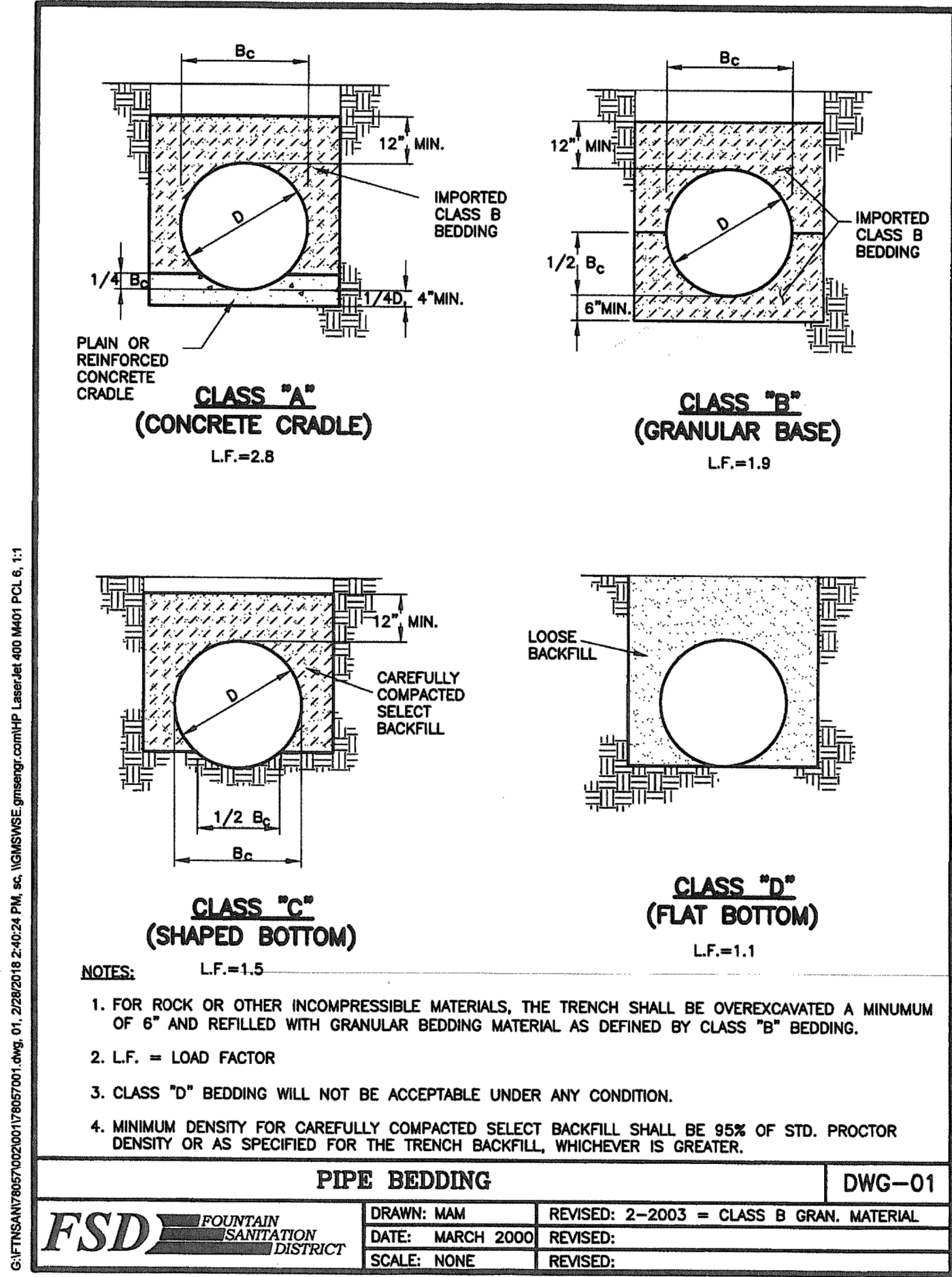




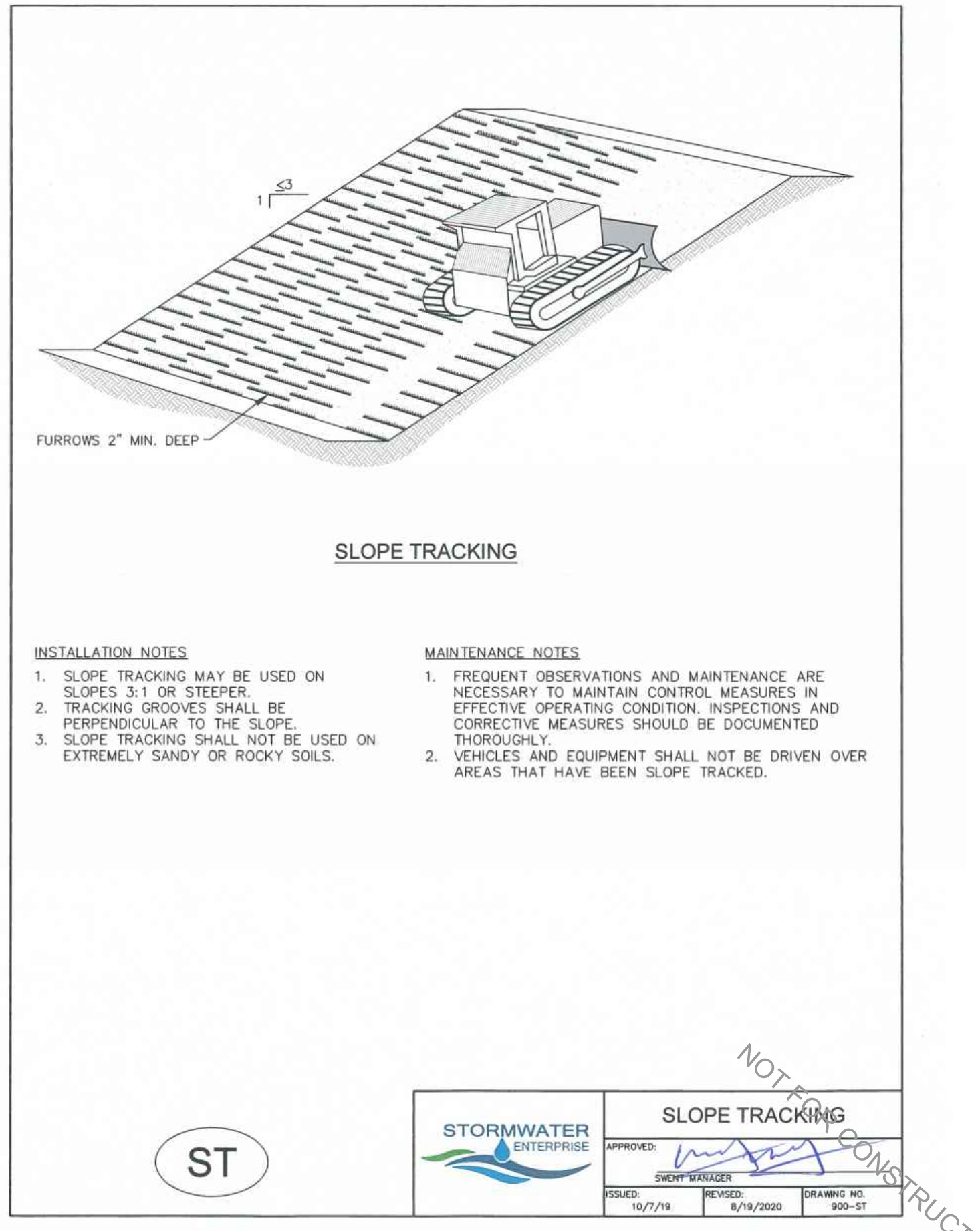
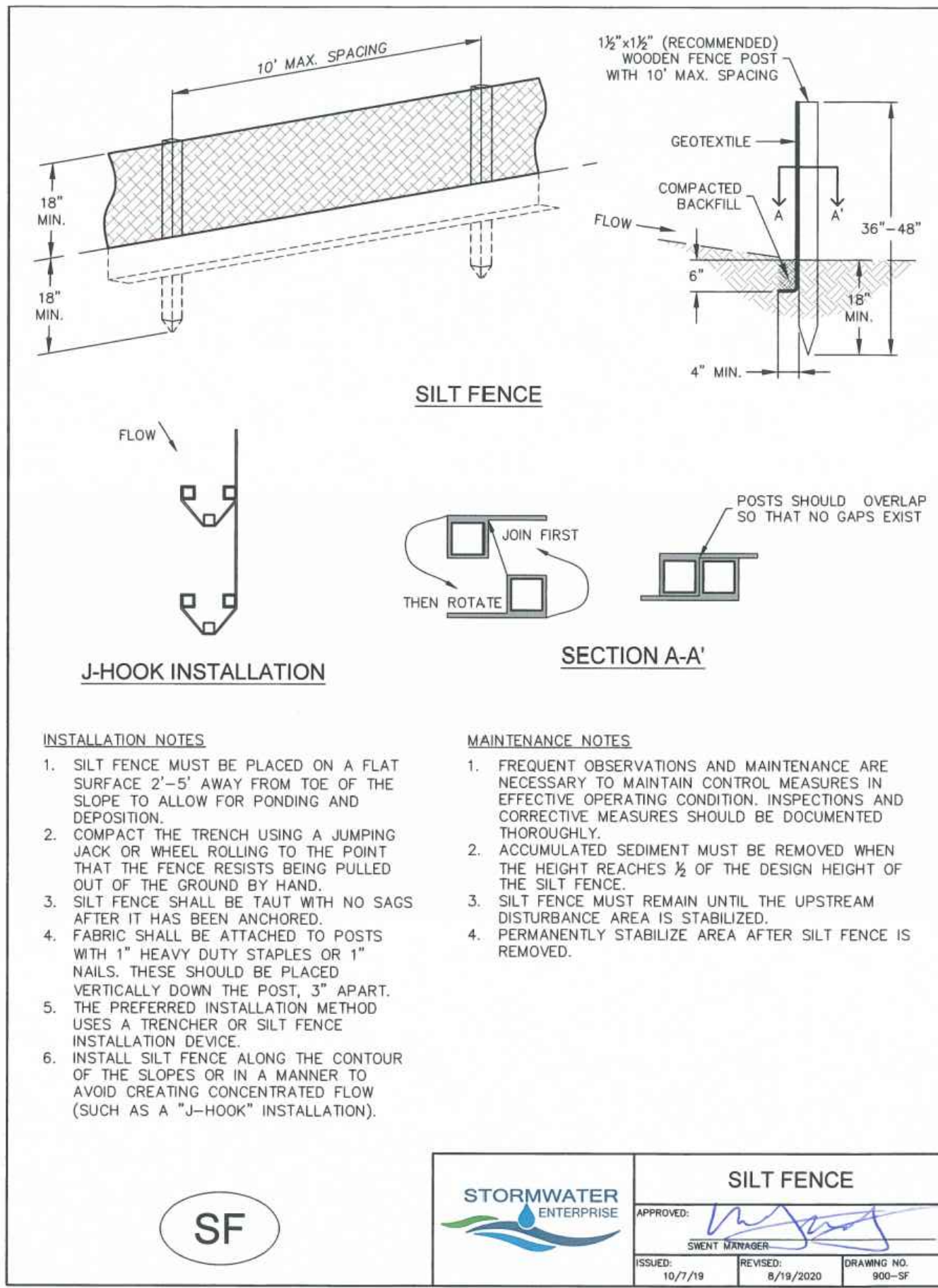
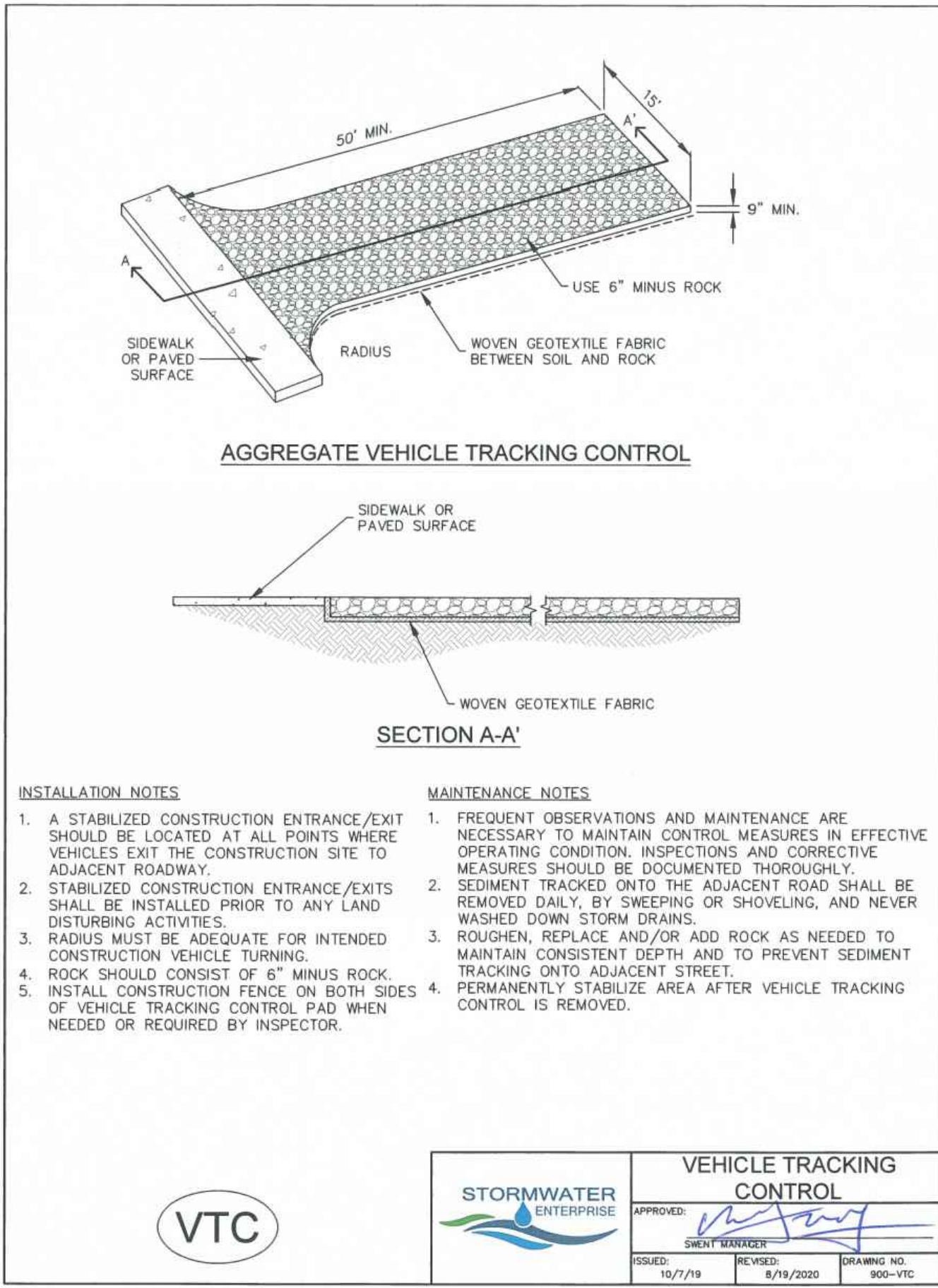
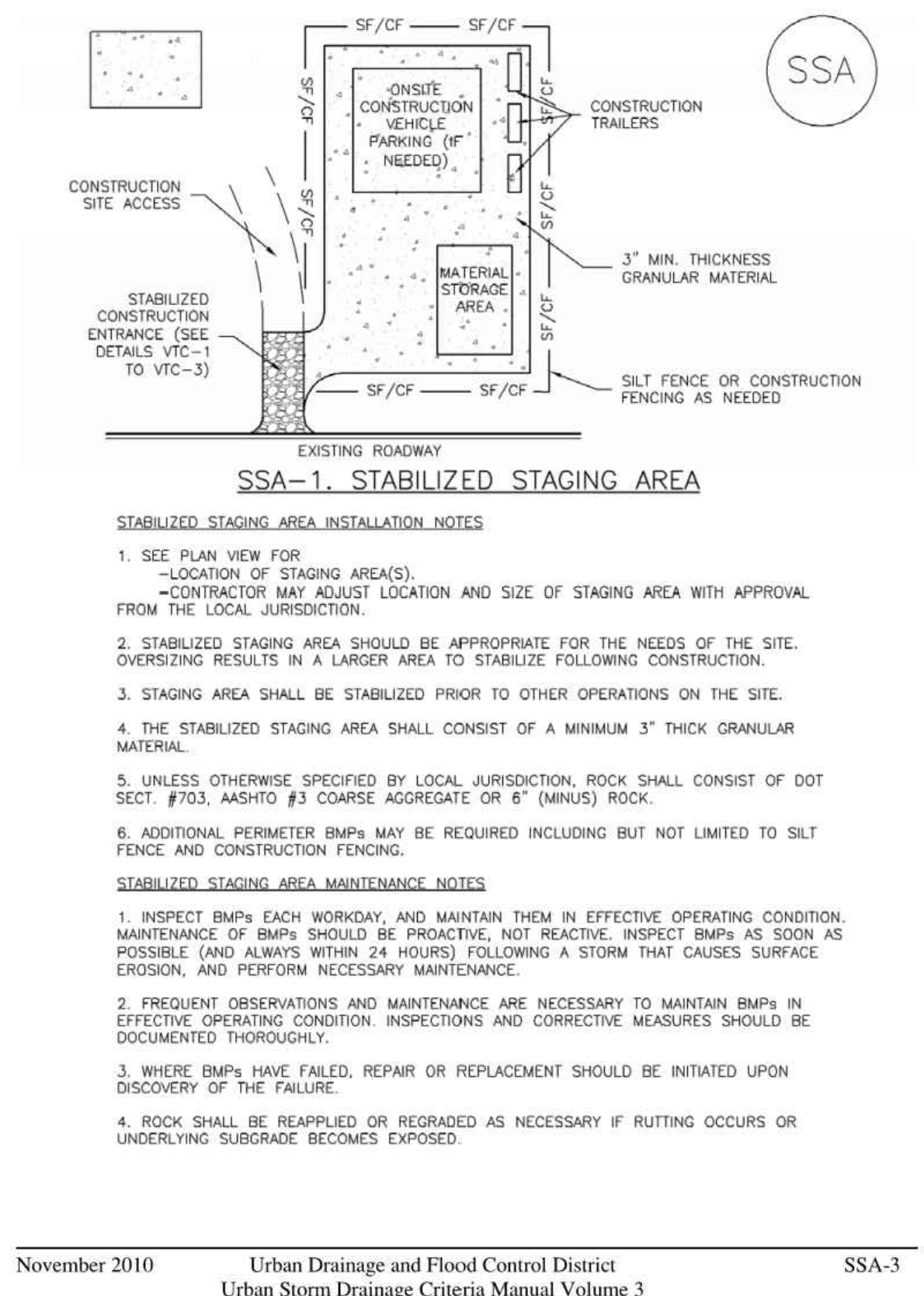




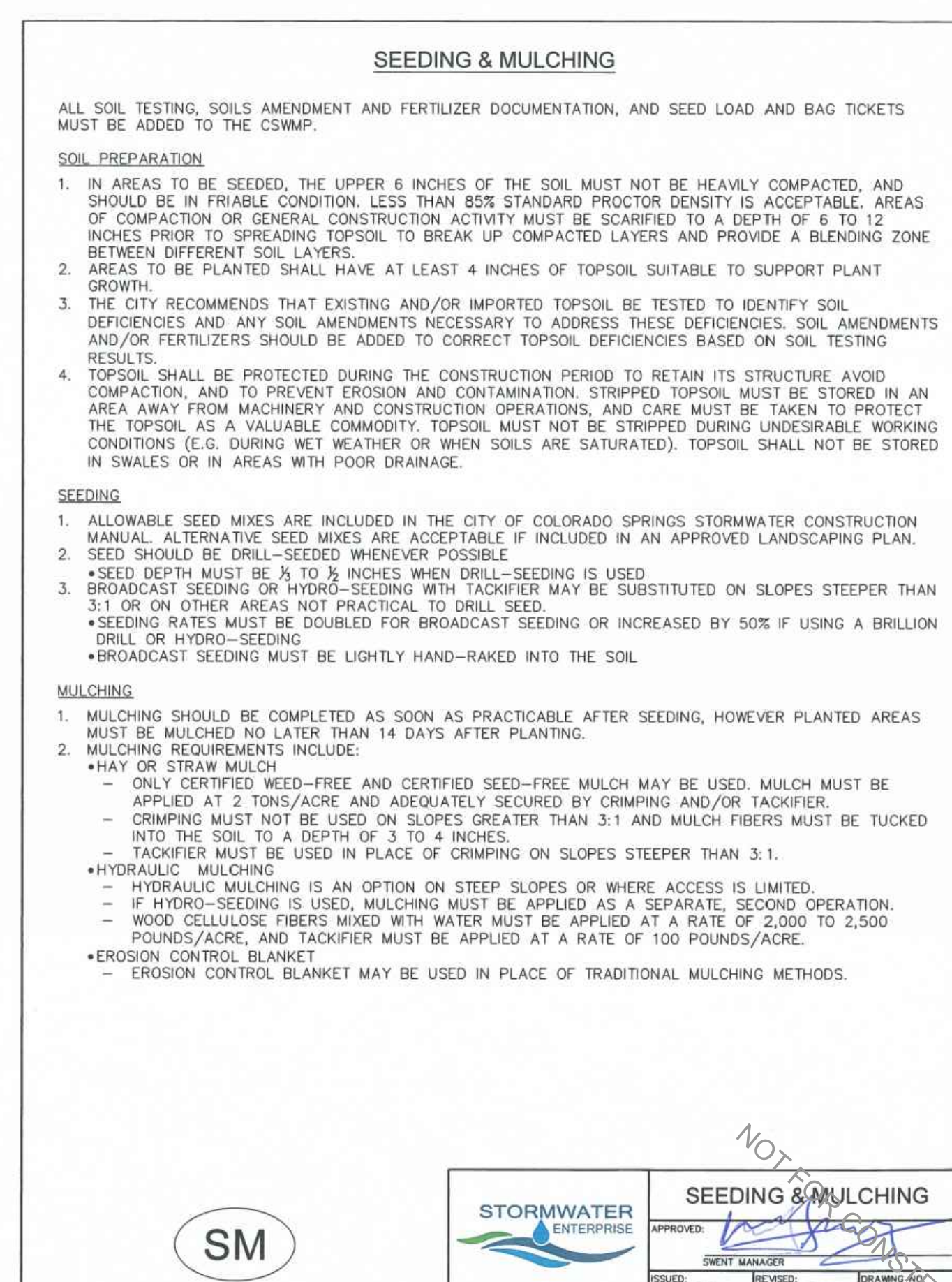
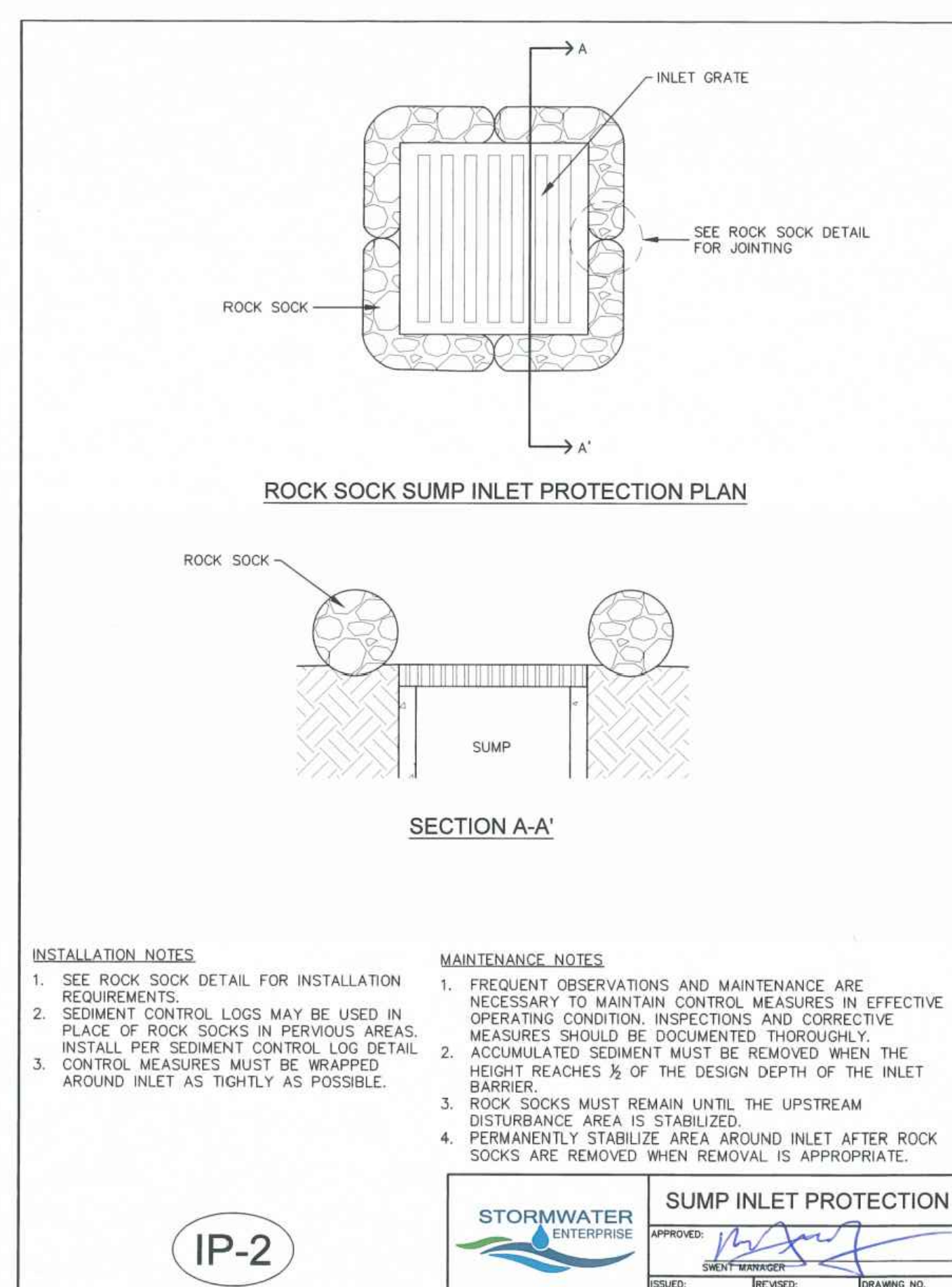
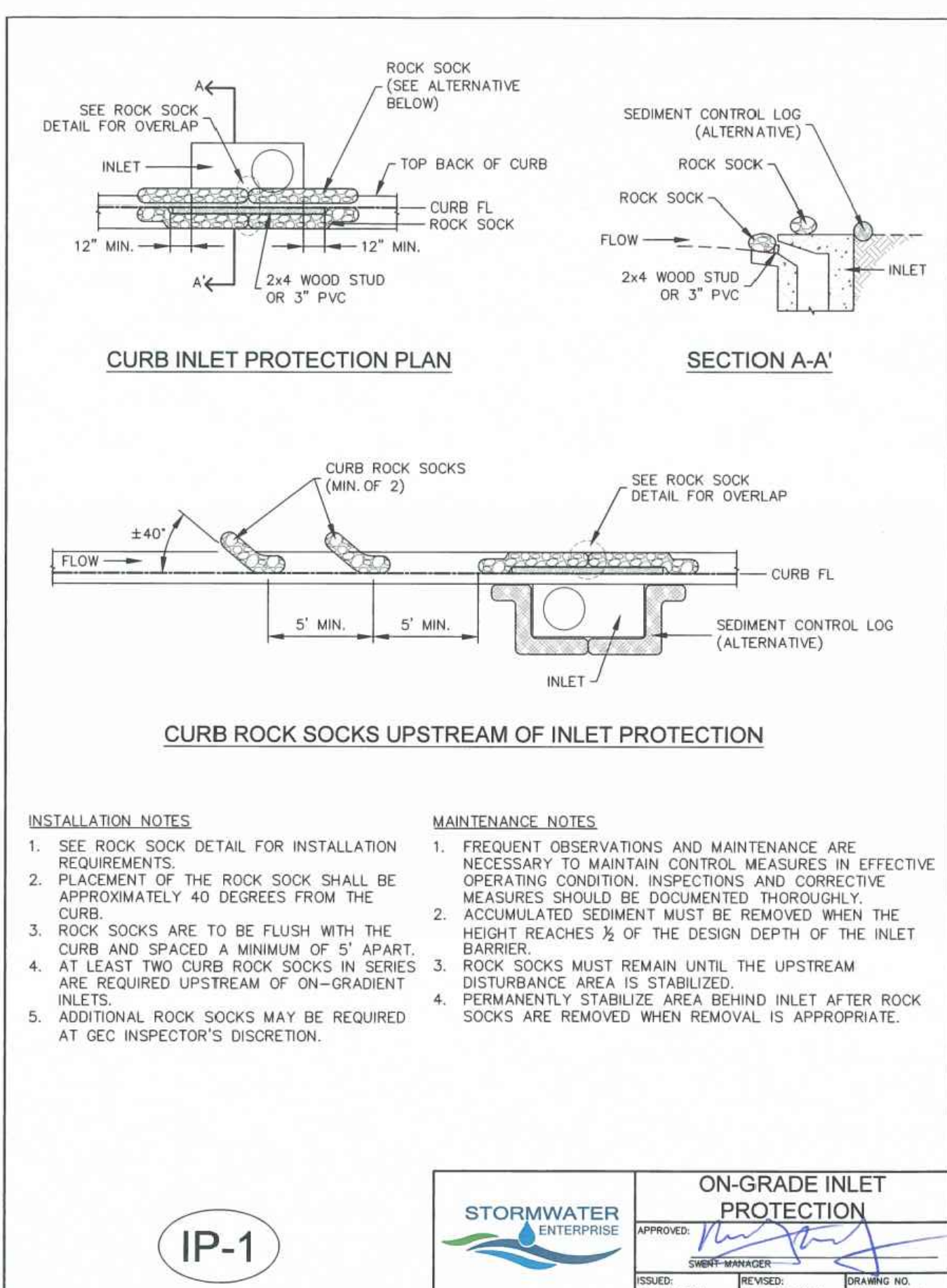
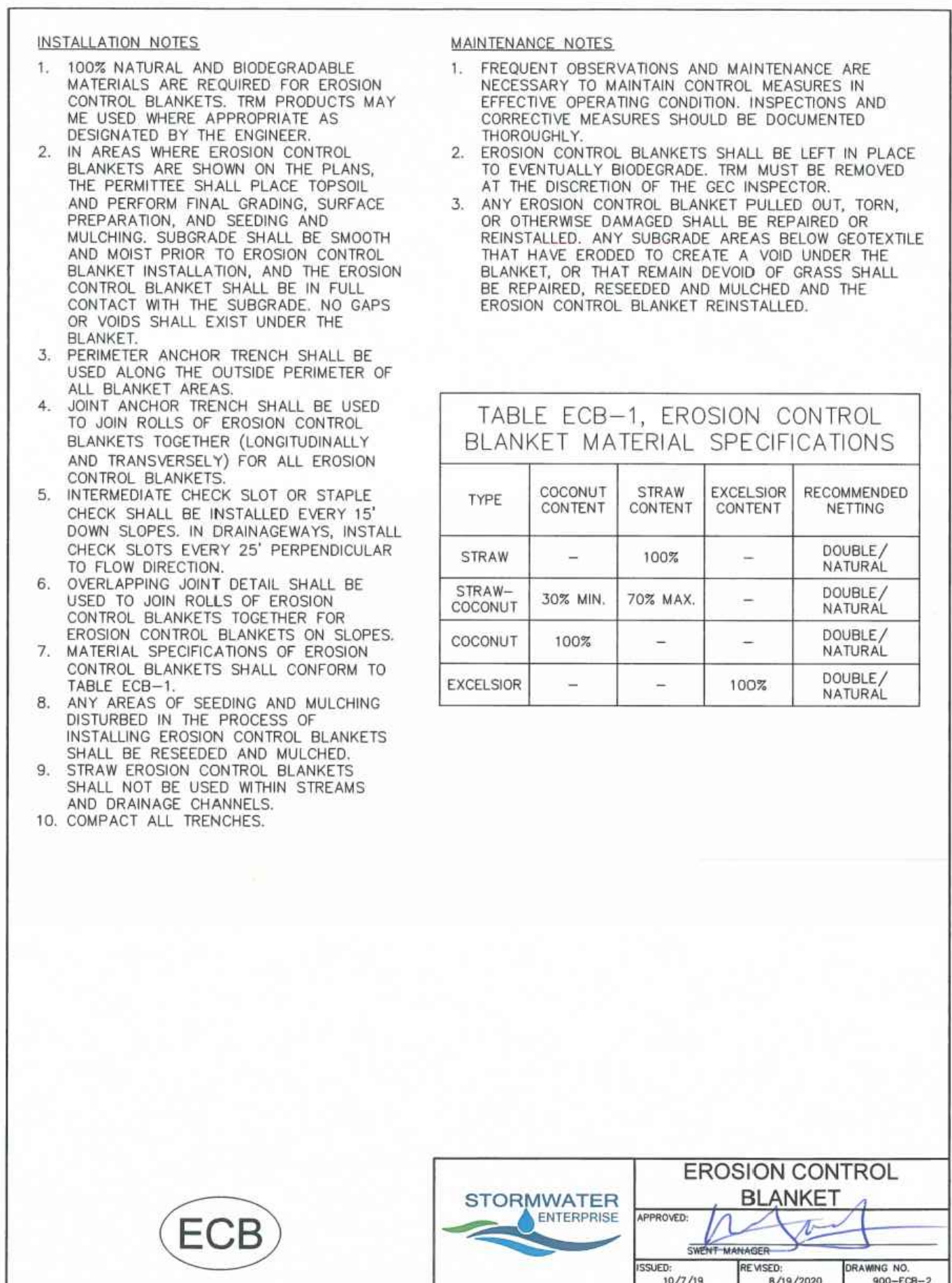
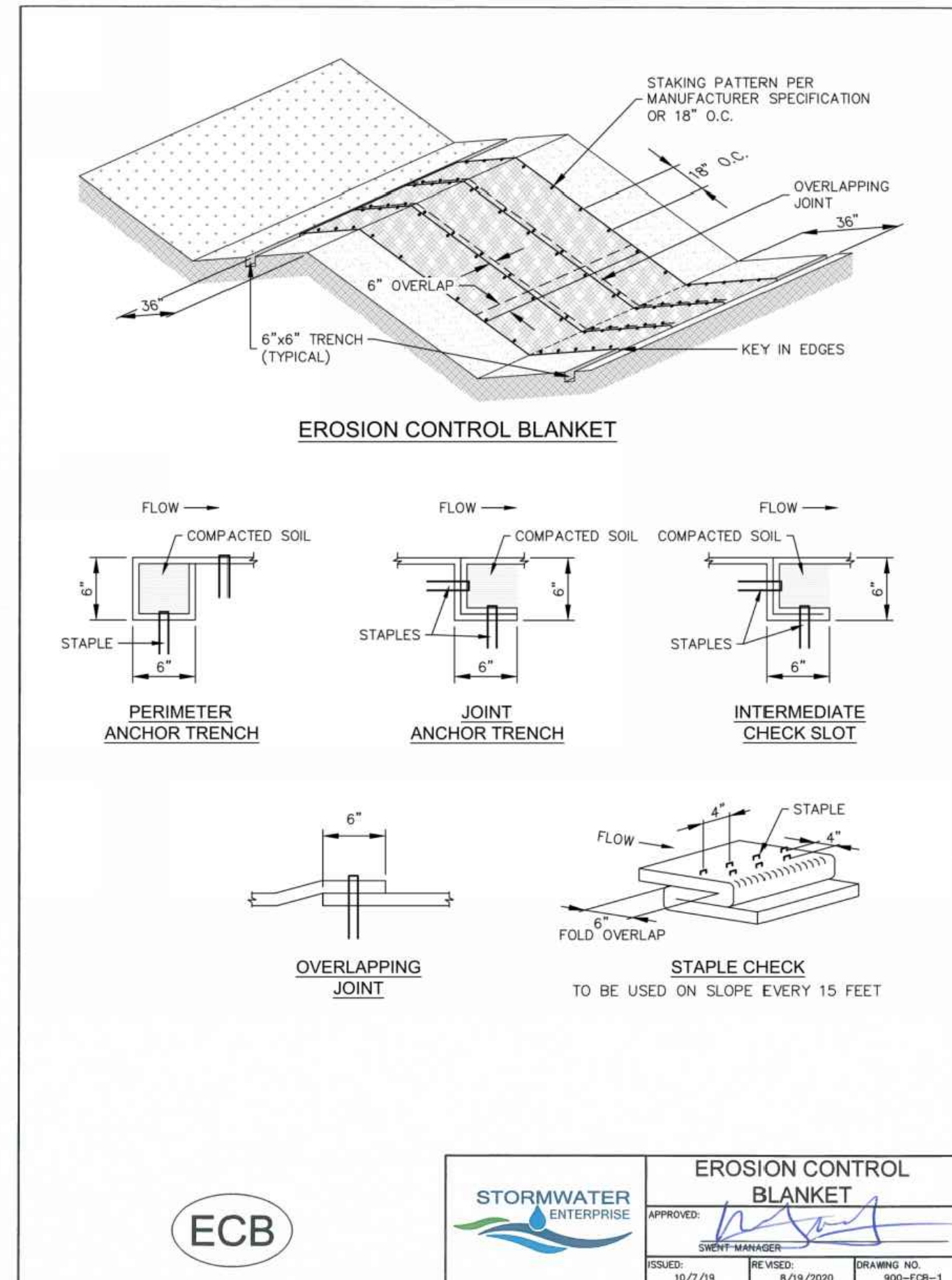
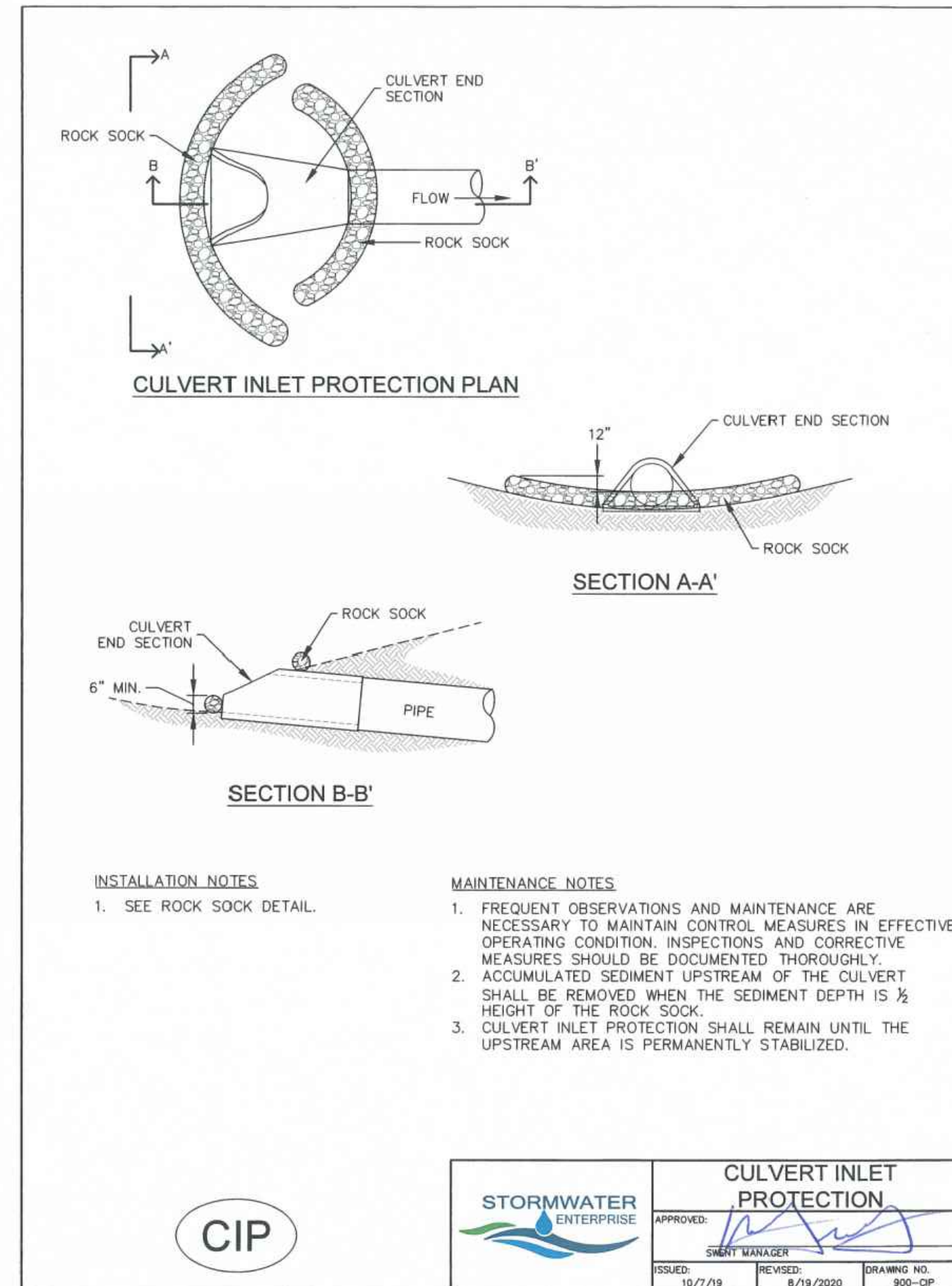
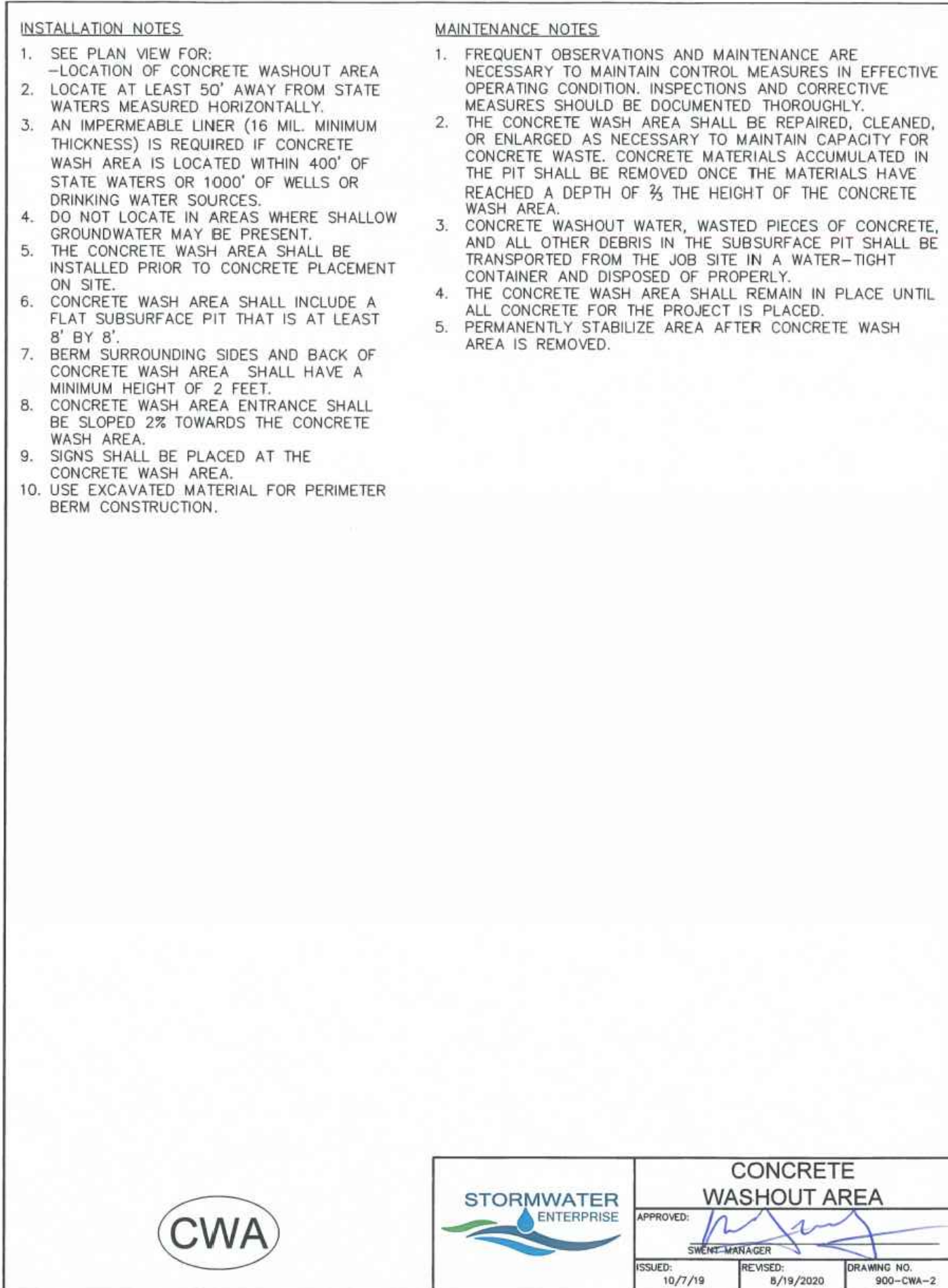
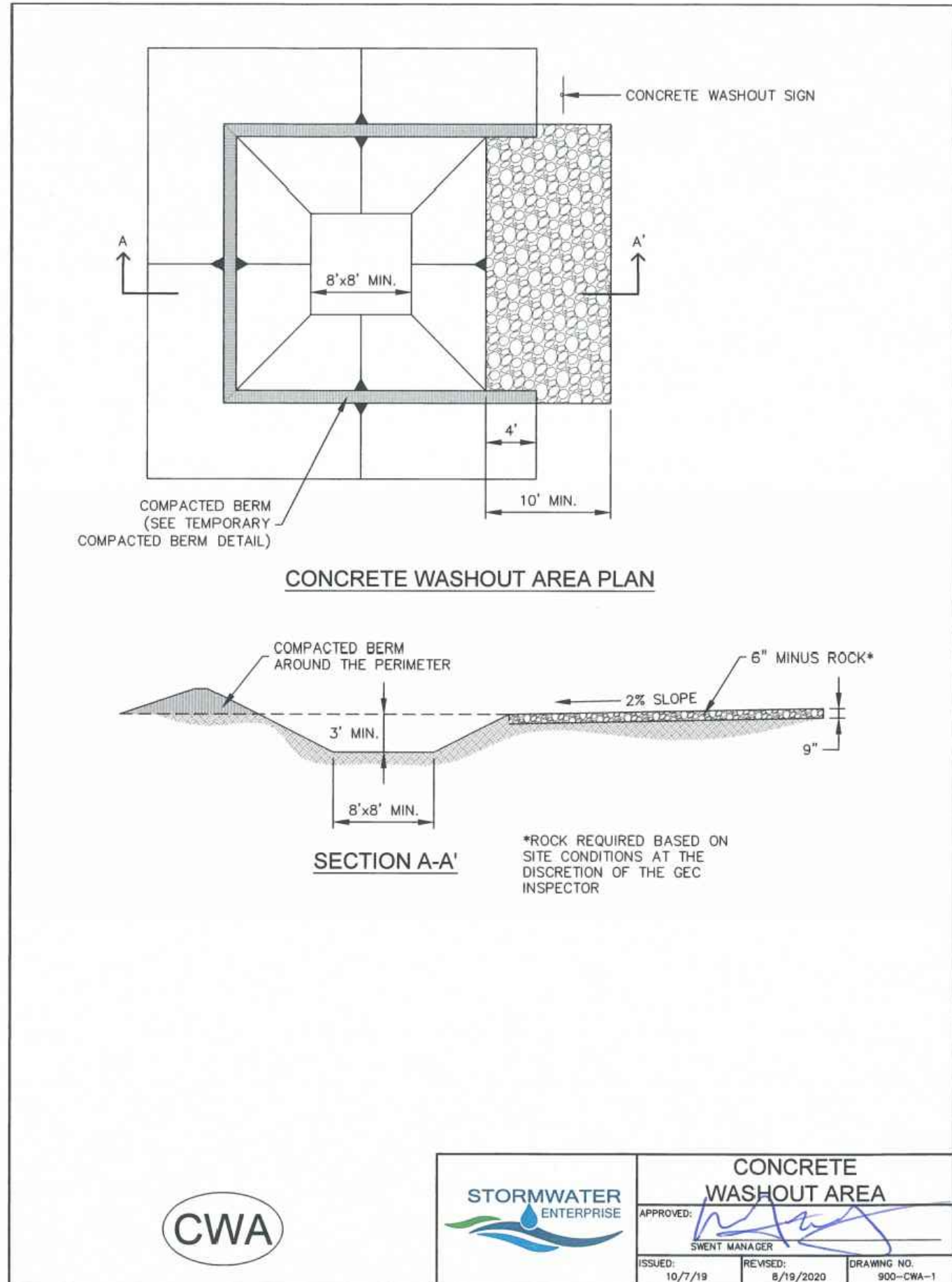




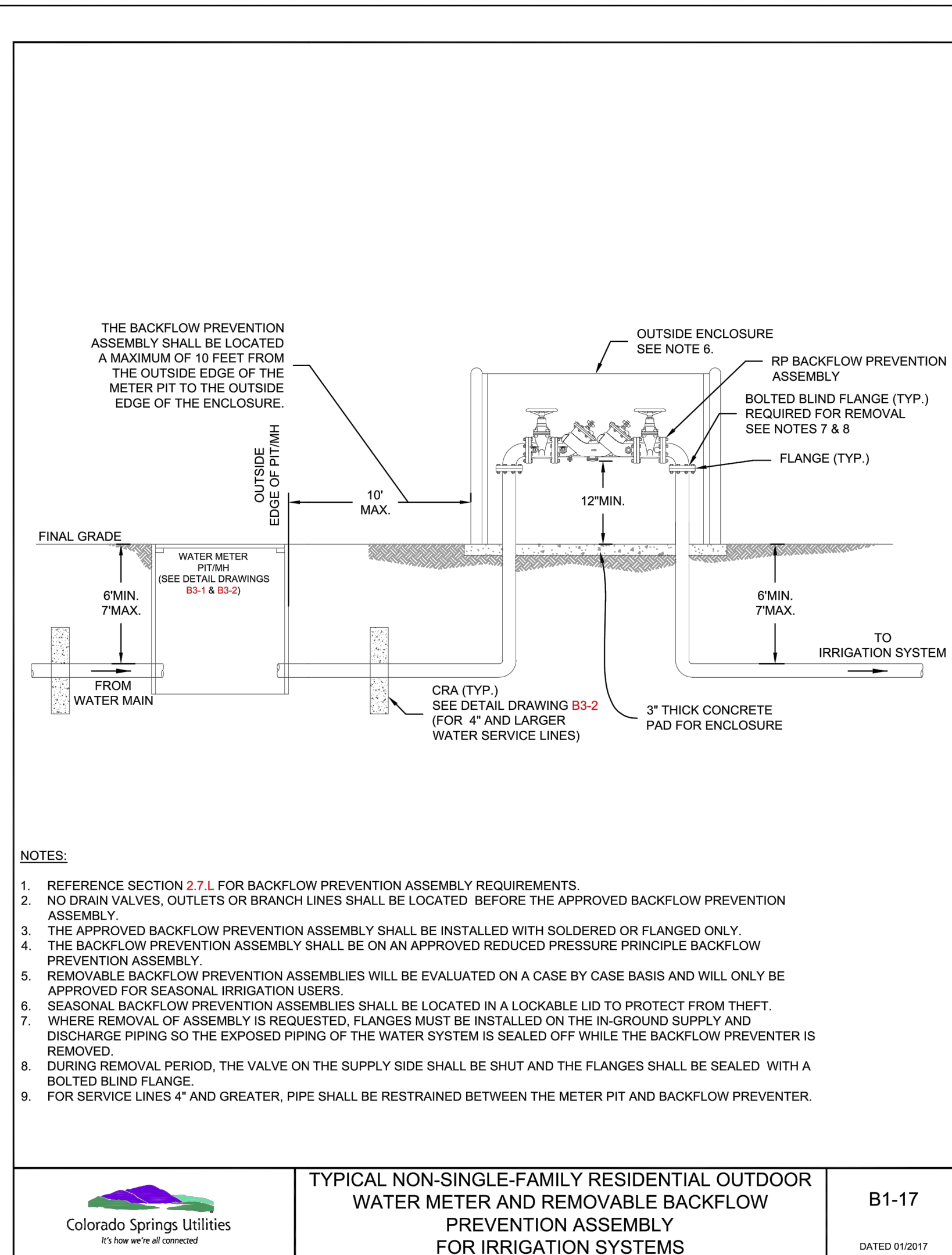
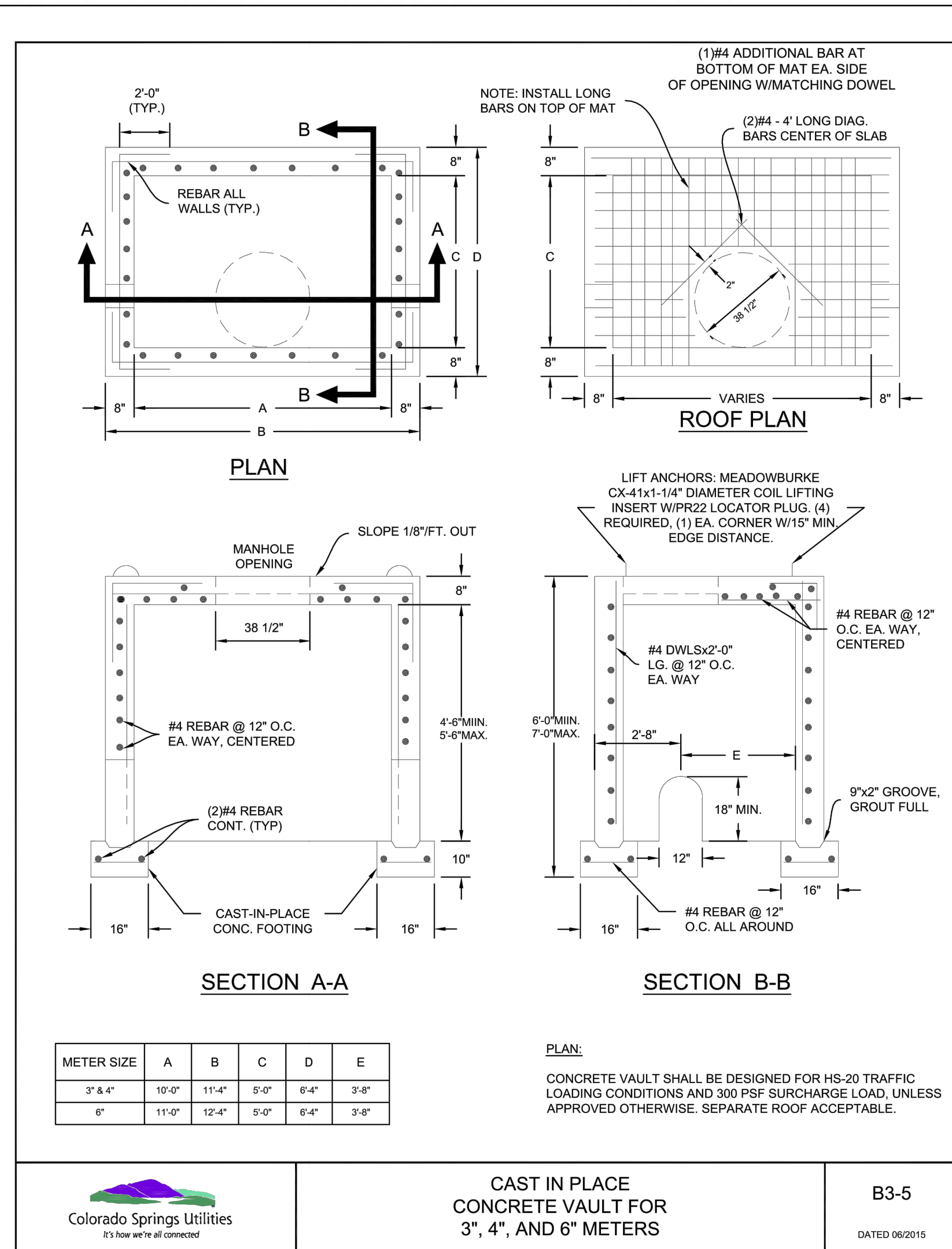
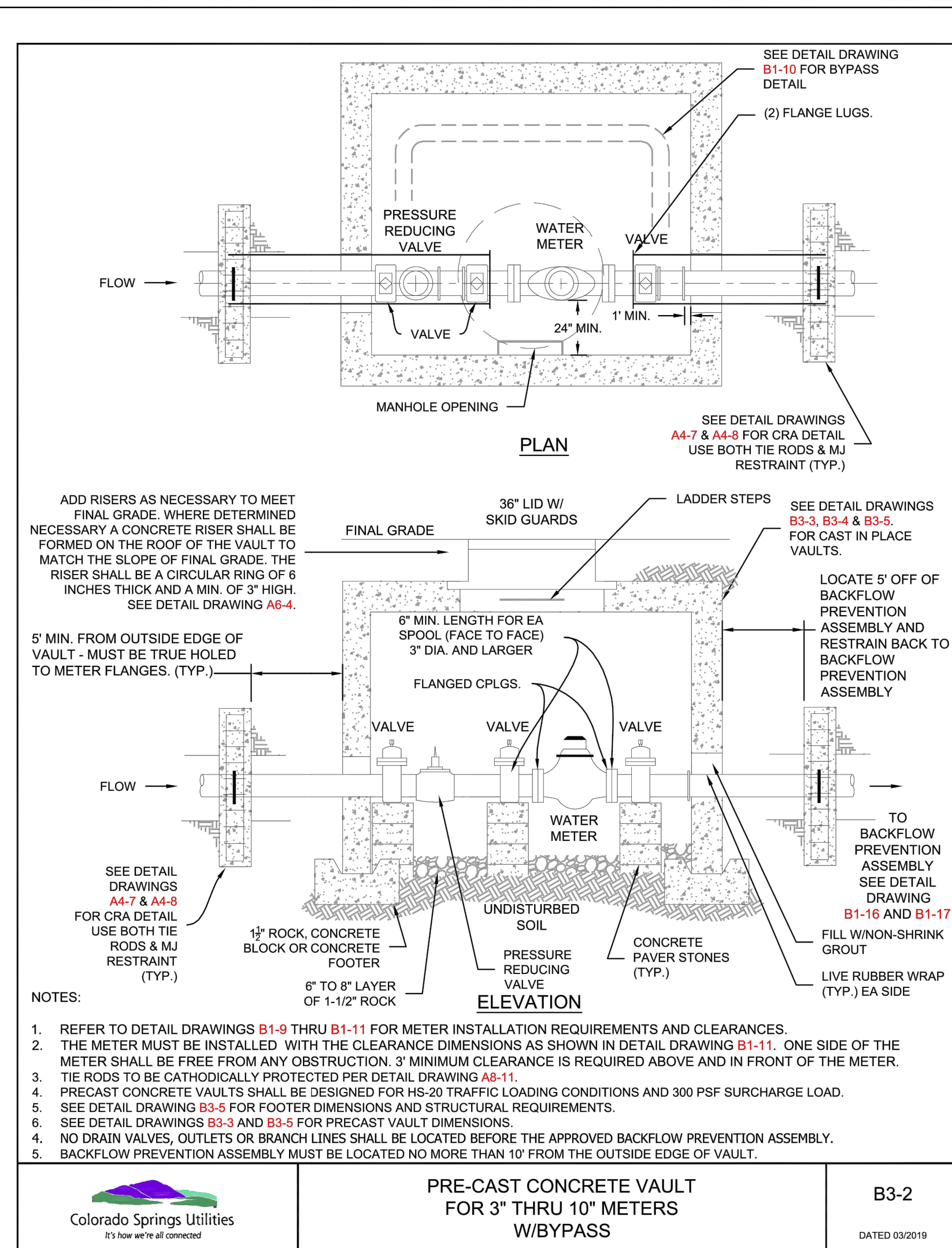
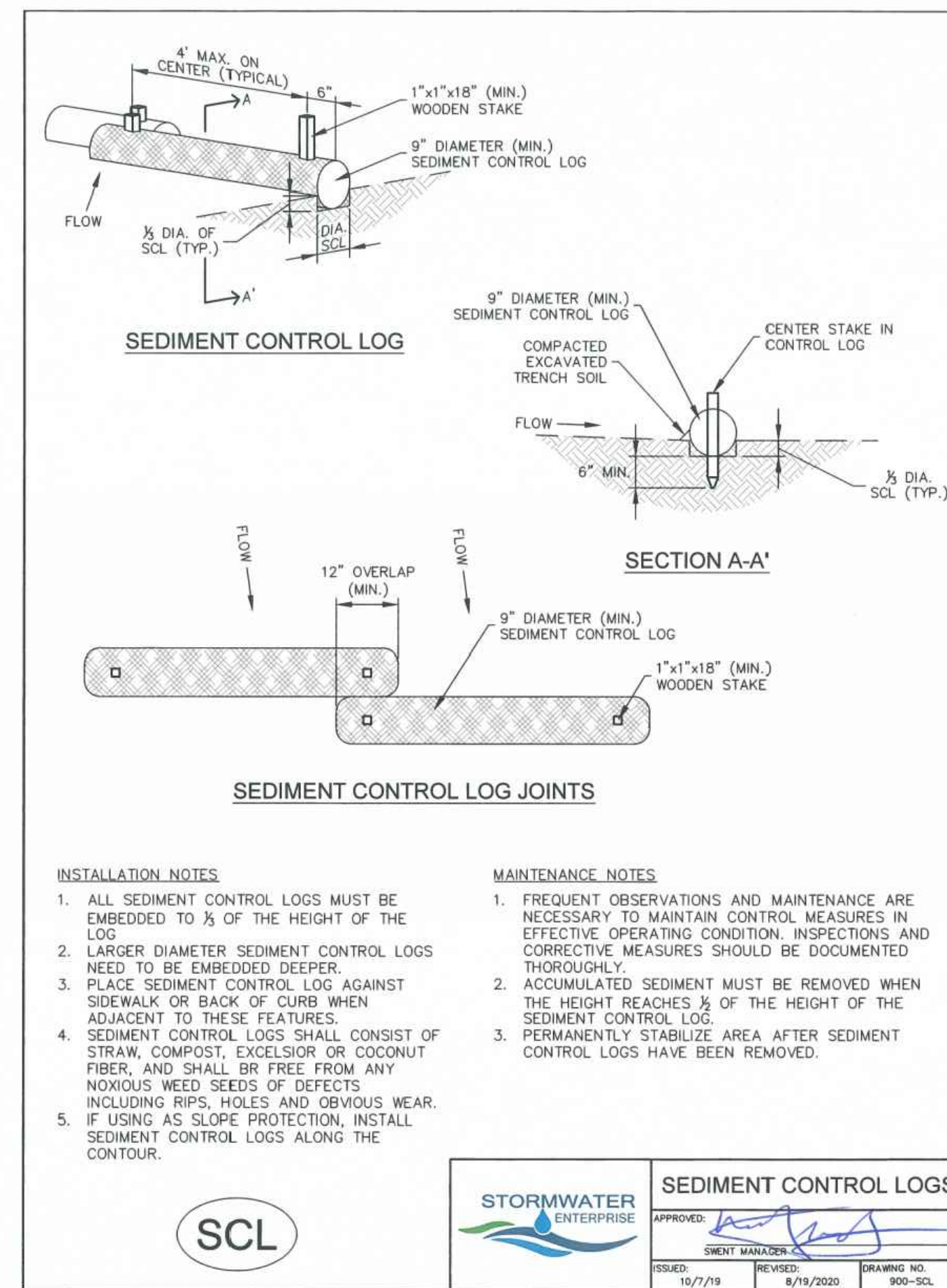
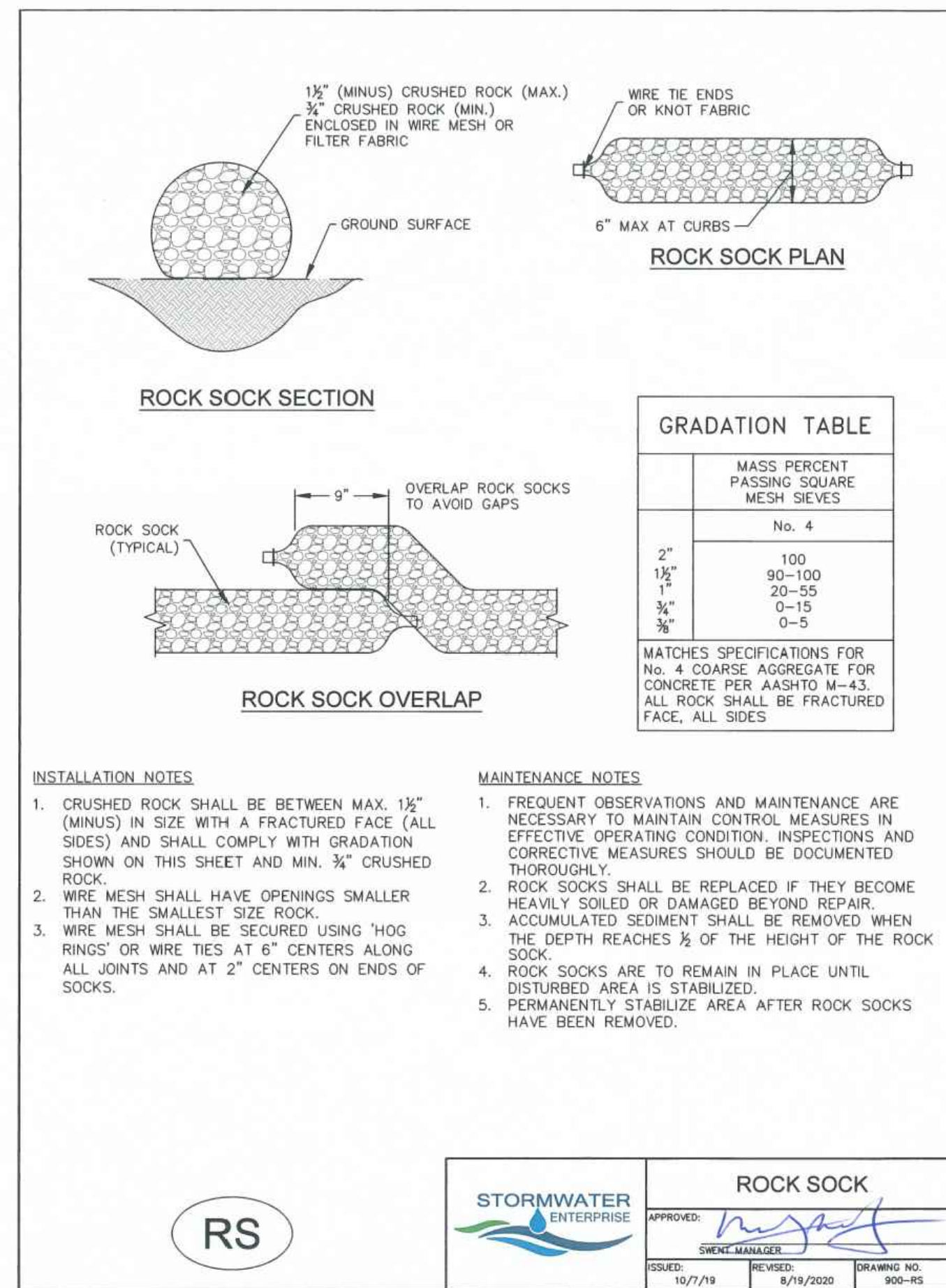
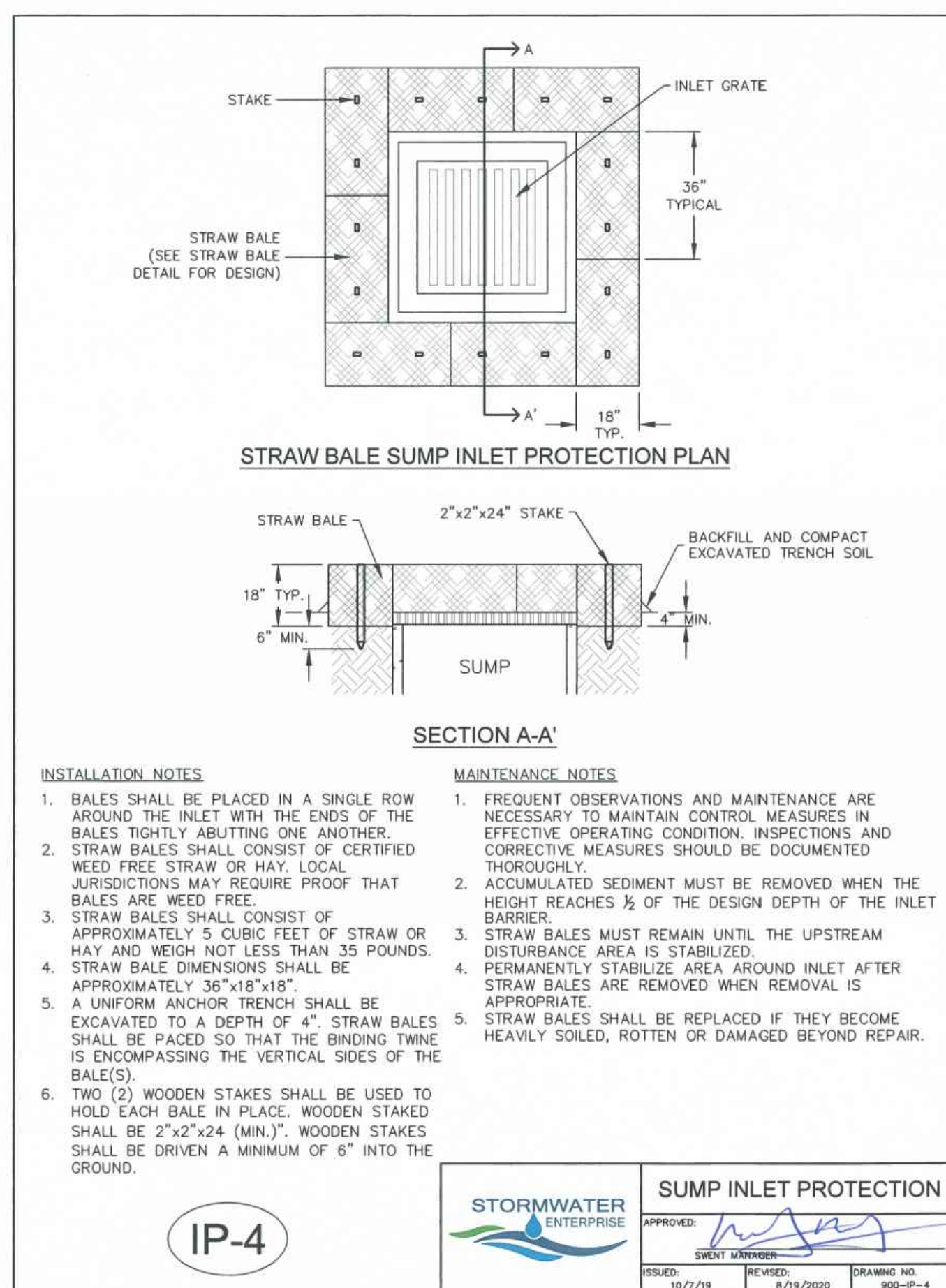
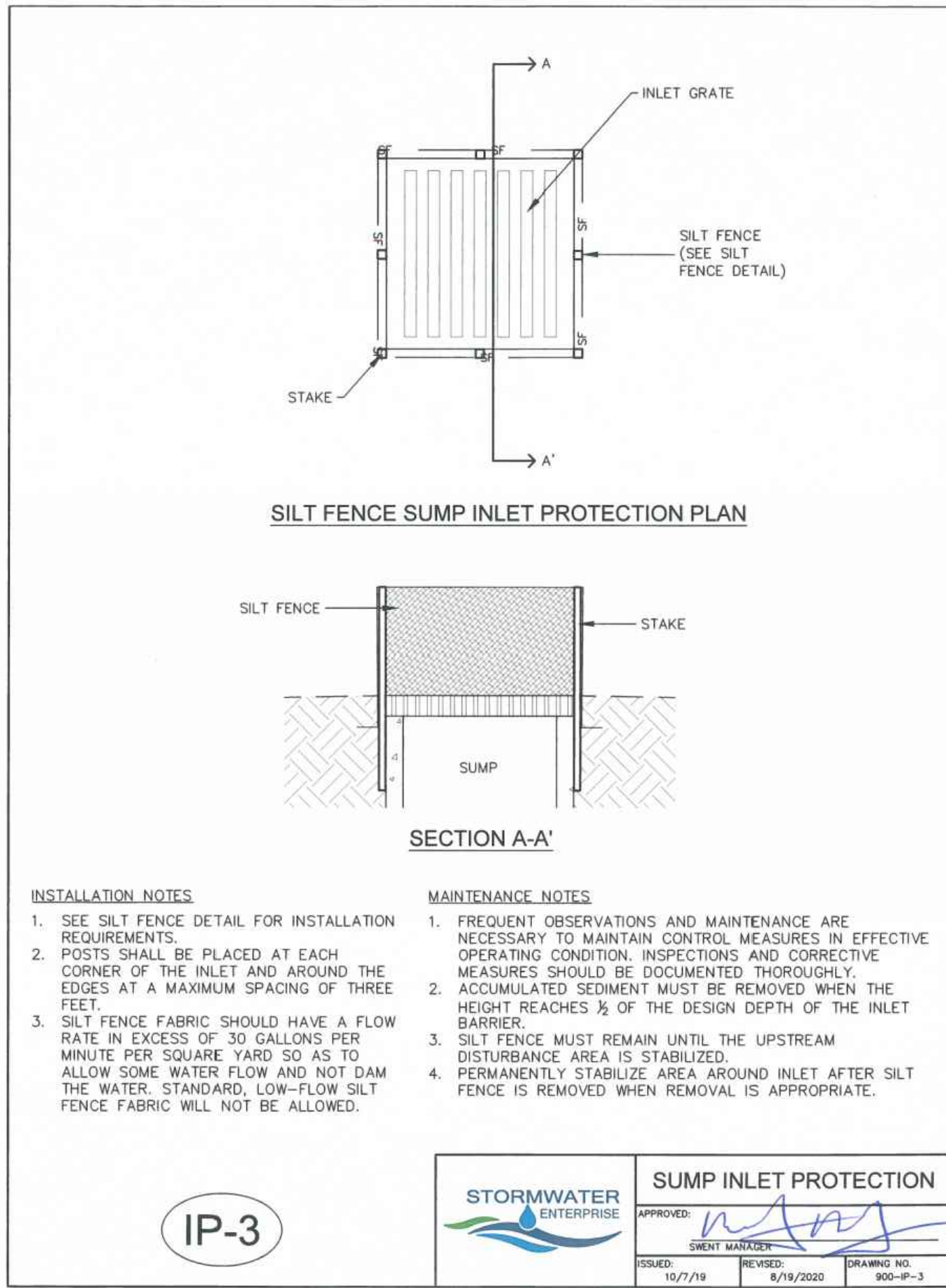
## Stabilized Staging Area (SSA) SM-6







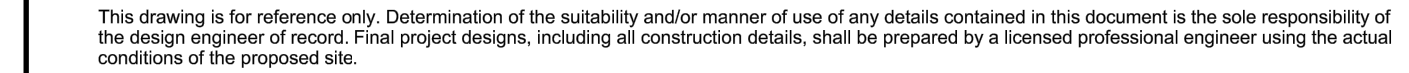
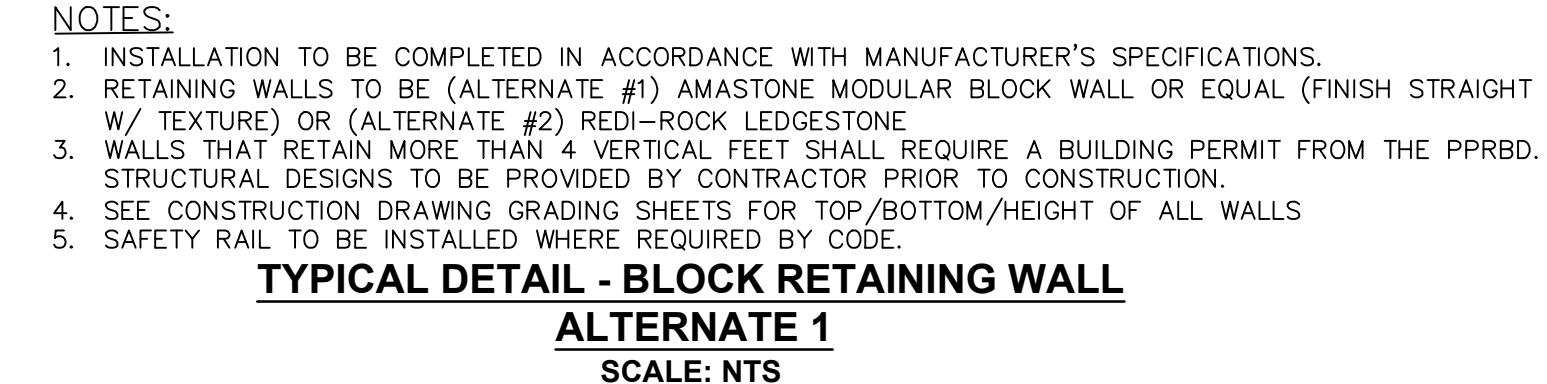
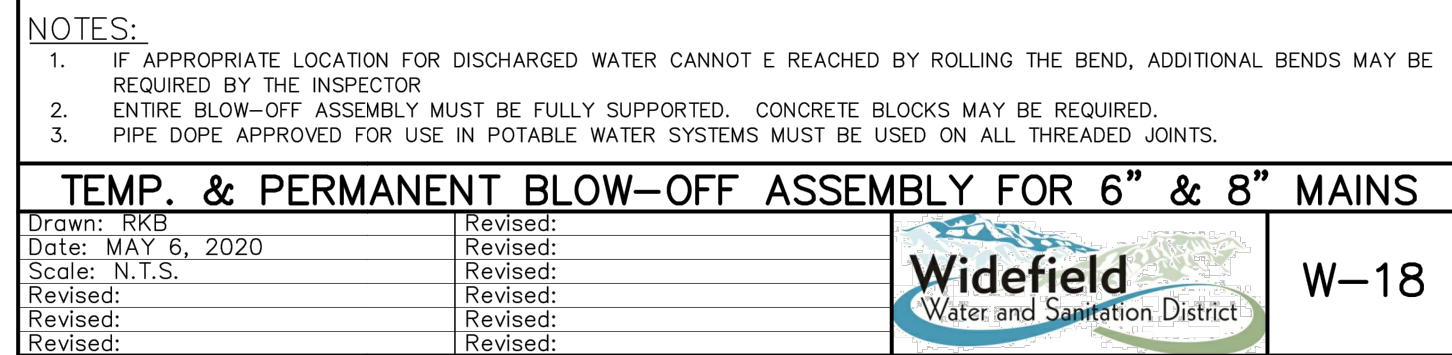
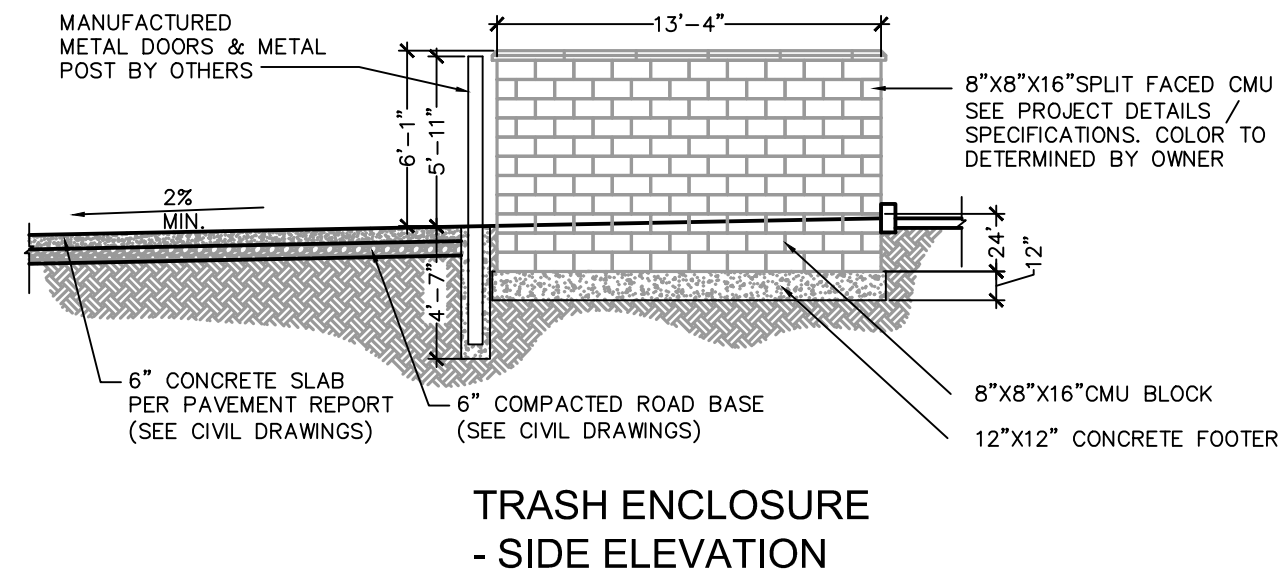




PCD FILNE NO.: SF2214

NOT FOR CONSTRUCTION





DRAWN BY:	JRJ	TITLE:	 <b>Typical Gravity Wall Detail</b>
APPROVED BY:	JRJ		
DATE:	17MAR2016		
SHEET:	1 of 1	FILE: 1 Typical Gravity Wall Detail 031716.dwg	