

GRADING AND EROSION CONTROL PLANS

for MEADOW RANCH II & III

PORTIONS OF SECTIONS 3, 4, 10, 11 & 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

STANDARD EL PASO COUNTY GRADING & EROSION CONTROL PLAN 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 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, DRAINAGE 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.
- 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 OR 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.
- 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 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.
- 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.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING 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.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- 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.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO 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.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING FINAL STABILIZATION. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURES(S).
- 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.
- 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.
- 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- 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.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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 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 CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE 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.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ART. 133, C.R.S.) AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 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.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [N/A] ON [N/A] SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1630
ATTN: PERMITS UNIT

ABBREVIATIONS

EL	ELEVATION	ROW	RIGHT-OF-WAY
PC	POINT OF CURVATURE	R	RADIUS
PI	POINT OF INTERSECTION	T	TANGENT
PT	POINT OF TANGENCY	L	LENGTH
PCR	POINT OF CURVE RETURN	LF	LINEAR FEET
PRC	POINT OF REVERSE CURVATURE	CL	CENTERLINE
PVC	POINT OF VERTICAL CURVATURE	X.XX' R	DIMENSION RIGHT OF CL
PVI	POINT OF VERTICAL INTERSECTION	X.XX' L	DIMENSION LEFT OF CL
PVT	POINT OF VERTICAL TANGENCY	PL	PROPERTY LINE
GB	GRADE BREAK	PVRC	POINT OF VERT REVERSE CURVATURE
CSP	CORRUGATED STEEL PIPE	VC	VERTICAL CURVE
RCP	REINFORCED CONCRETE PIPE	AP	ANGLE POINT
CBC	CONCRETE BOX CULVERT	STA	STATION
TBC	TOP BACK CURB	INV	INVERT
BT	BEGIN TAPER	RG	RAIN GARDEN
ET	END TAPER	SFB	SAND FILTER BASIN
EC	EDGE OF CONCRETE		

LEGEND

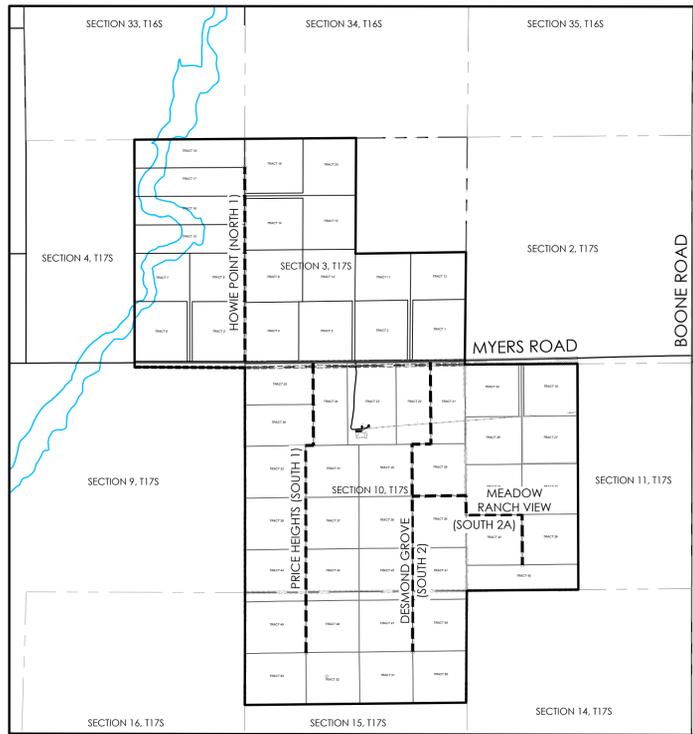
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
ADJACENT BOUNDARY LINE	LOT LINE
ADJACENT LOT LINE	EASEMENT LINE
EASEMENT LINE	CENTER LINE
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
FENCE	SLOPE / GRADE
LIGHT POLE	ACCESS EASEMENT
UTILITY POLE	RECEIVING PERVIOUS AREA (RPA)
CULVERT	
RIPRAP	
POLE-ANCHOR	

BMP LEGEND

MAP SYMBOL	KEY	DESCRIPTION
SF	SF	SILT FENCE
SCL	SCL	SEDIMENT CONTROL LOG
VTC	VTC	VEHICLE TRACKING CONTROL
SW	SW	STREET SWEEPING
CIP	CIP	CULVERT INLET PROTECTION
CD	CD	EROSION LOG CHECK DAM
SSA	SSA	STABILIZED STAGING AREA
PS/MU	PS/MU	SEEDING / MULCHING
DO	DO	"DITCH OUT" TO DAYLIGHT w/ CHECK DAM
LIMITS OF DISTURBANCE		LIMITS OF CONSTRUCTION SITE BOUNDARIES
CUT/FILL		LIMITS OF CUT/FILL
9		LIMITS OF SOIL TYPE

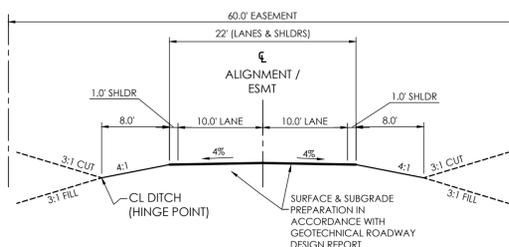
GENERAL NOTES

- THERE IS NO SIGNIFICANT VEGETATION IN THE AREA OF DISTURBANCE.
ALL DISTURBED AREAS TO BE SEED AND MULCHED.
THERE ARE NOT ANY NO-BUILD AREAS INDICATED ON THIS PLAN.
STOCKPILE AND STAGING AREA WILL RELOCATE AS THE PROJECT MOVES FROM INITIAL TO FINAL STAGES. THE LOCATIONS FOR THESE AREAS SHALL BE ANNOTATED ON THIS PLAN BY THE SWMP ADMINISTRATOR.
THERE ARE NO CONCRETE OR ASPHALT BATCH PLANTS.



SITE MAP

SCALE 1"=2000'



TYPICAL ACCESS EASEMENT GRADING SECTION

SCALE 1"=10'

ROADWAY NOTE

THE PRIVATE EASEMENT GRADING AS SHOWN ON THIS GEC PLAN WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS NEW ROADS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

SHEET INDEX

PLAN SET SHEET NO.	SHEET INDEX	M.V.E. DRAWING NO.
C1.1	COVER SHEET	61209-GEC-CS
C1.2 TO C1.3	GEC PLAN (HOWIE POINT/NORTH 1)	61209-GEC-PP-N1
C1.4 TO C1.6	GEC PLAN (PRICE HEIGHTS/SOUTH 1)	61209-GEC-PP-S1
C1.7 TO C1.9	GEC PLAN (DESMOND GROVE/SOUTH 2)	61209-GEC-PP-S2
C1.10 TO C1.11	GEC PLAN (MEADOW RANCH VIEW/SOUTH 2A) / DETAILS	61209-GEC-PP-S3
C1.12	EROSION CONTROL DETAILS	61201-GEC-ED

GENERAL NOTES

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DRAWN FROM AVAILABLE RECORDS AND/OR SURFACE EVIDENCE. THE LOCATION OF ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND LOCATIONS HAVE NOT BEEN PERFORMED. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL SUBSURFACE UTILITY OWNERS PRIOR TO BEGINNING WORK TO DETERMINE LOCATION OF UTILITY FACILITIES. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EARTH WORK OR DIGGING (1-800-922-1987). THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- SOIL PREPARATION, SEEDING, AND MULCHING FOR AN ESTIMATED 28 ACRES WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED PER THE EL PASO COUNTY CONSERVATION DISTRICT "LOW GROW GRASS SEED MIX":
GRASS AMOUNT IN % OF MIX
WESTERN WHEATGRASS 24%
BLUE GRAMA, NATIVE 20%
BUFFALOGRASS 18%
SIDEGRASS GRAMA 13%
GREEN NEEDLEGRASS 6%
SAND DROPSIED 1.3%
- SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
- MULCHING REQUIREMENT AND APPLICATION: 2.0 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
- ALL STORM DRAIN SHALL BE REINFORCED CONCRETE PIPE. ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ALL STORM DRAIN FITTINGS AND BENDS SHALL BE PRE-CAST. STORM DRAIN PIPE MAY ALSO BE CORRUGATED METAL OR HDPE. PLACED IN ACCORDANCE WITH EL PASO COUNTY SPECIFICATIONS.
- CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING HELD ACRES WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED PER THE EL PASO COUNTY CONSERVATION DISTRICT "LOW GROW GRASS SEED MIX":
CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND SLOPE ANGLES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND ACCORDING TO SAFETY AND OSHA REGULATIONS.
- ALL NECESSARY PERMITS, SUCH AS SWMP, FUGITIVE DUST, ACCESS, C.O.E. 404, ESQCP PERMIT, ETC. SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

COMPANIES AND AGENCIES

OWNER/DEVELOPER

MOUNTAIN VIEW RANCHES LLC
277 LOCUST ST. SUITE A
DOVER, NH 03820
(321) 213-7496

ENGINEER

M.V.E., INC.
1903 LELARAY STREET, STE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

EL PASO COUNTY PLANNING

EPC PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLC, SUITE 110
COLORADO SPRINGS, CO 80910
(719) 520-6300

STREETS AND RIGHTS-OF-WAY

EPC DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

OWNERS STATEMENT

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

[Signature] 7/24/24 DATE

DESIGN 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.



DAVID R. GORMAN, P.E.
COLORADO NO. 31672
FOR AND ON BEHALF OF M.V.E., INC.

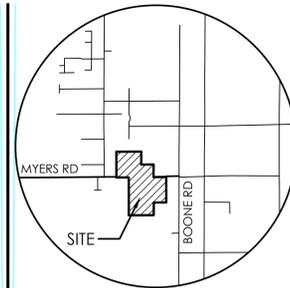
EL PASO COUNTY

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

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

IN ACCORDANCE WITH ECM SECTION 1.1.2, 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.

9/4/2024 DATE
JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR
PCD FILE NO. : CDR 243



VICINITY MAP

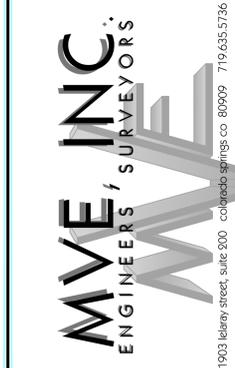
NOT TO SCALE

BENCHMARK
HORIZONTAL COORDINATES AND BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 10, T17S, R61W, 6TH P.M., BEARING S89°11'11.11", 5184.96'

NW COR SEC 10 (N=1,279,610.79'; E=3,365,769.45')

NE COR SEC 10 (N=1,279,684.41'; E=3,370,953.88')

VERTICAL ELEVATIONS ARE NAVD 88 GEOID 128



REVISIONS

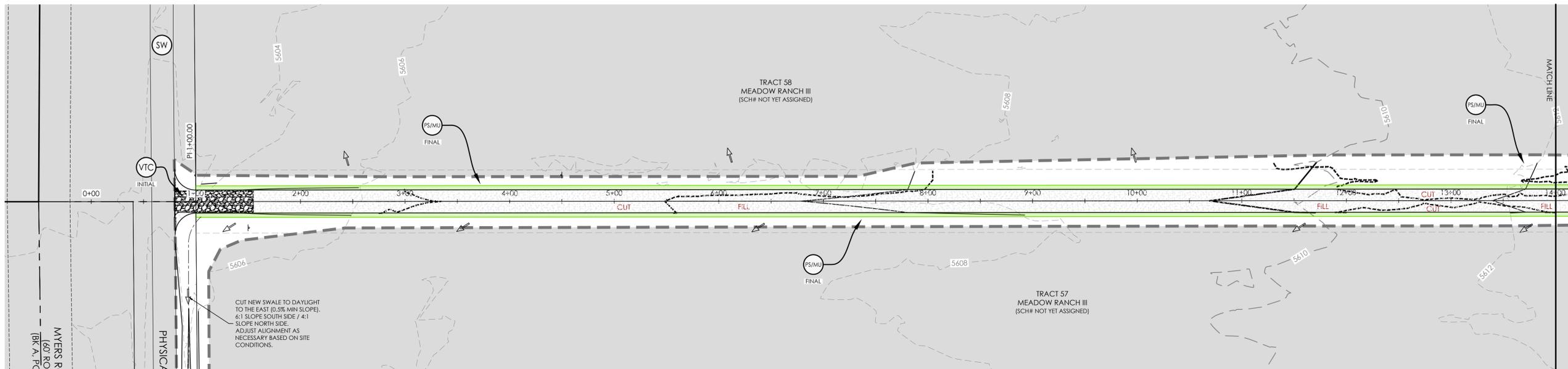
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	CHECKED BY	
	AS-BUILTS BY	
	CHECKED BY	

MEADOW RANCH II & III

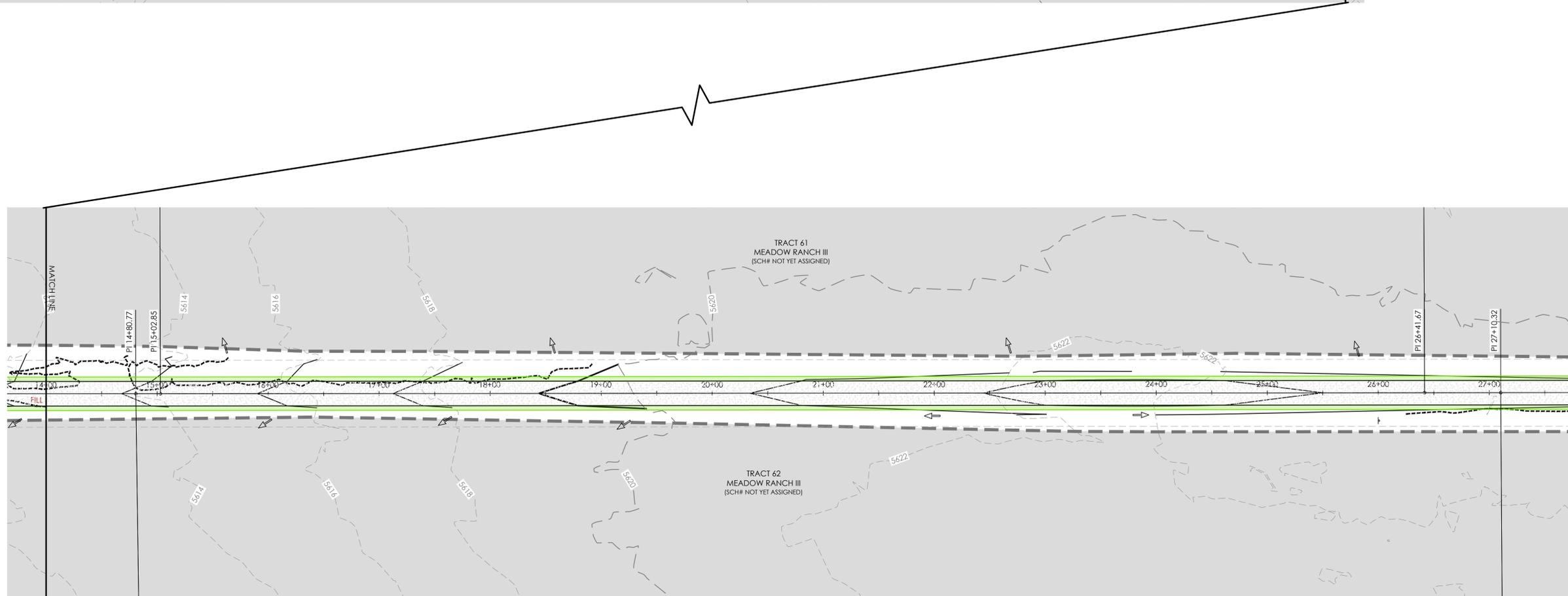
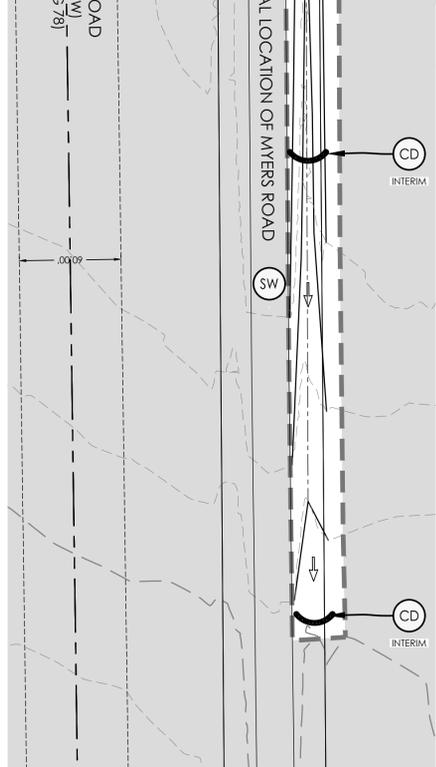
GRADING & EROSION CONTROL PLAN COVER SHEET

C1.1 MVE PROJECT 61209
MVE DRAWING GEC-CS

APRIL 17, 2024
SHEET 1 OF 12

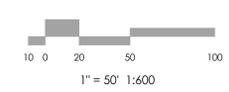


KEY MAP
NOT TO SCALE



RECEIVING PERVIOUS AREAS (RPA)
RPA AREAS. VEGETATION SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 80%. TOPSOIL SUITABILITY SHALL BE DEMONSTRATED AND STEPS FOR PROPER PREPARATION OF TOPSOIL PER RECOMMENDATIONS AND STEPS FOR PROPER TABLE RR-3 SHALL BE INCORPORATED INTO DESIGN.

BENCHMARK:
HORIZONTAL COORDINATES AND BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 10, T17S, R61W, 6TH P.M., BEARING S89°11'11"W, 5184.96'.
NW COR SEC 10 (N=1,279,610.79', E=3,365,769.45')
NE COR SEC 10 (N=1,279,684.41', E=3,370,953.88')
VERTICAL ELEVATIONS ARE NAVD 88 GEOID 12B



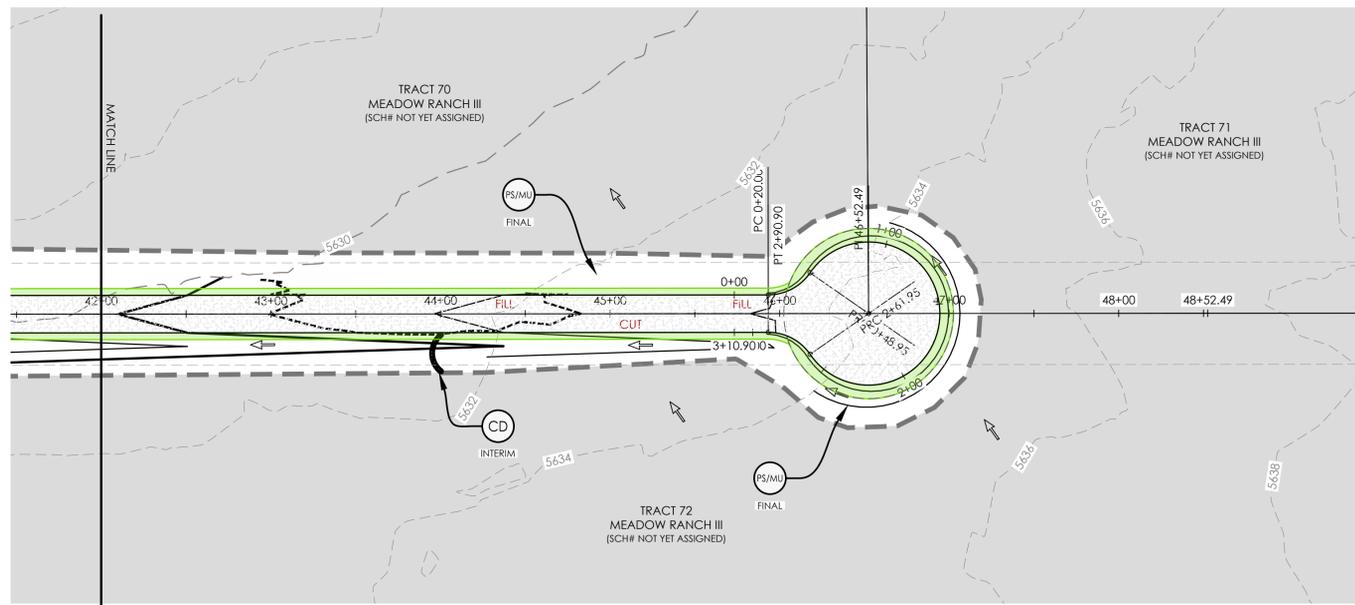
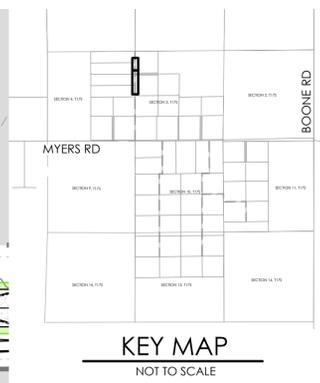
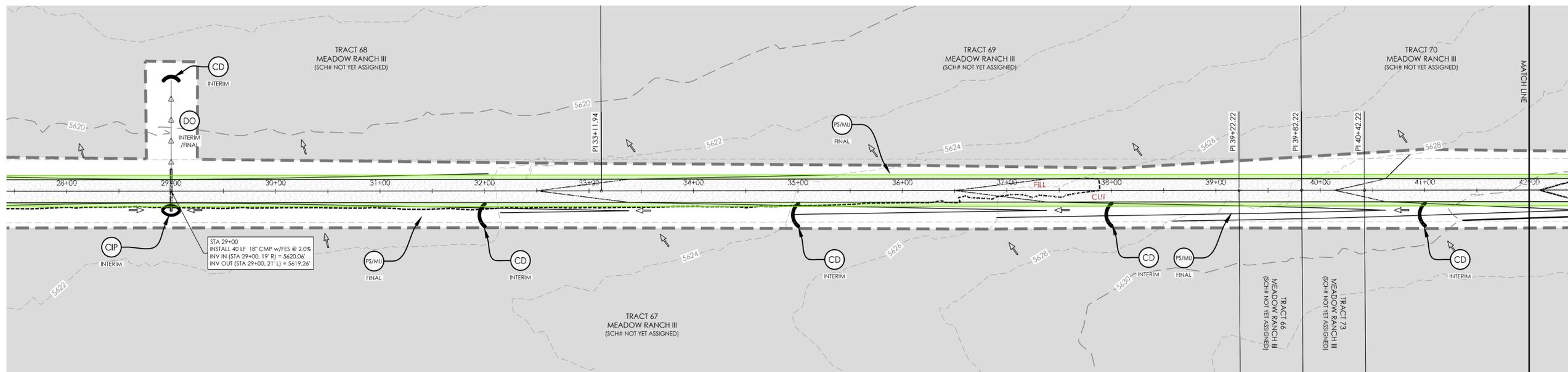
MVE, INC.
ENGINEERS SURVEYORS
MVE
1903 Irlaroy street suite 200
colorado springs co 80909
719.635.5736 www.mvecivil.com

REVISIONS

MVE PROJECT
MVE DRAWING: **61209-GEC-PP-N1**
APRIL 17, 2024
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

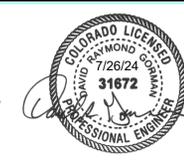
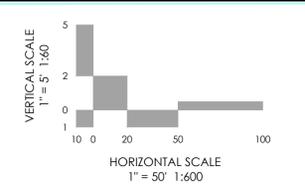
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HOWIE POINT (NORTH 1)
FROM STA 0+00.00
TO STA 28+00.00

C1.2
SHEET 2 OF 12



RECEIVING PERVIOUS AREAS (RPA)
 RPA AREAS, VEGETATION SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 80%. TOPSOIL SUITABILITY SHALL BE DEMONSTRATED AND STEPS FOR PROPER PREPARATION OF TOPSOIL PER RECOMMENDATIONS AND STEPS FOR PROPER TABLE RR-3 SHALL BE INCORPORATED INTO DESIGN.

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 NE COR SEC 10 (N=1,279,684.41', E=3,370,953.88')
 VERTICAL ELEVATIONS ARE NAVD 88 GEOID 12B

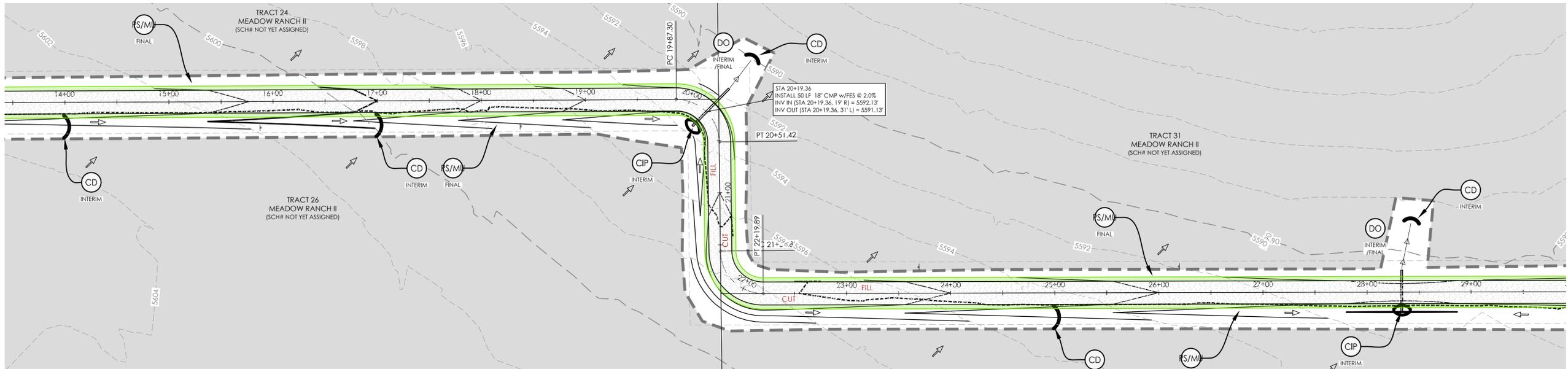
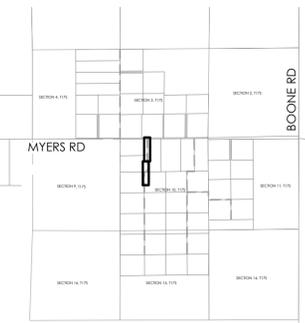
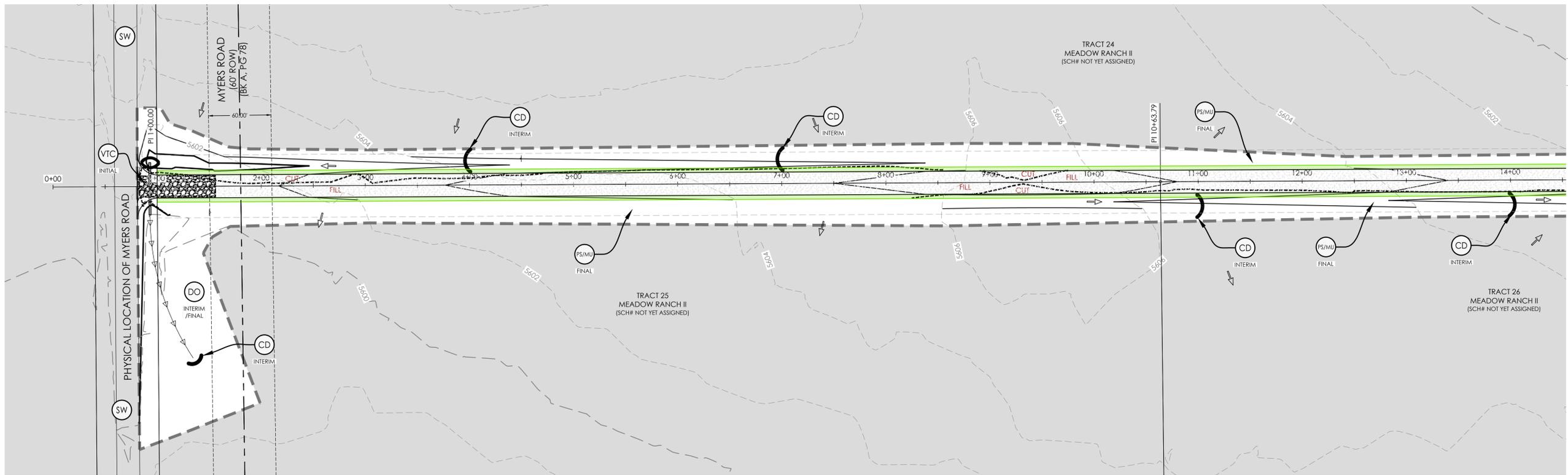


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 AS-BUILTS BY _____
 CHECKED BY _____

PCD FILE NO. : CDR 243
HOWIE POINT (NORTH 1)
 FROM STA 28+00.00
 TO END
C1.3
SHEET 3 OF 12



RECEIVING PVIOUS AREAS (RPA)
 RPA AREAS, VEGETATION SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 80%. TOPSOIL SUITABILITY SHALL BE DEMONSTRATED AND STEPS FOR PROPER PREPARATION OF TOPSOIL PER RECOMMENDATIONS IN MHFD DETAIL T-0 TABLE RR-3 SHALL BE INCORPORATED INTO DESIGN.

BENCHMARK:
 HORIZONTAL COORDINATES AND BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 10, T17S, R61W, 6TH P.M., BEARING S89°11'11"W, 5184.96'.
 NW COR SEC 10 (N=1,279,610.79', E=3,365,769.45')
 NE COR SEC 10 (N=1,279,684.41', E=3,370,953.88')
 VERTICAL ELEVATIONS ARE NAVD 88 GEOID 12B



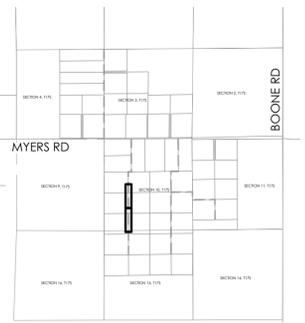
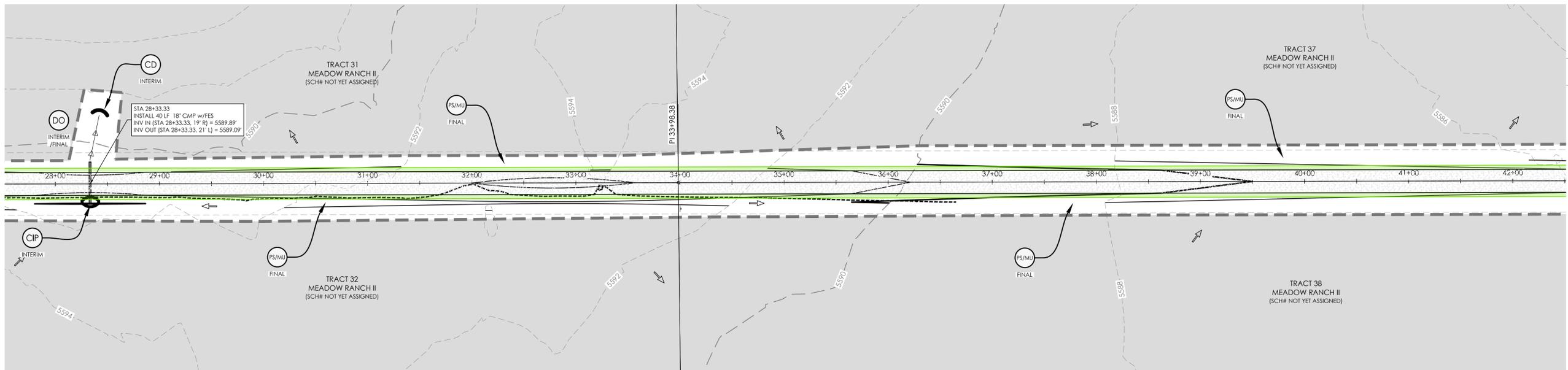
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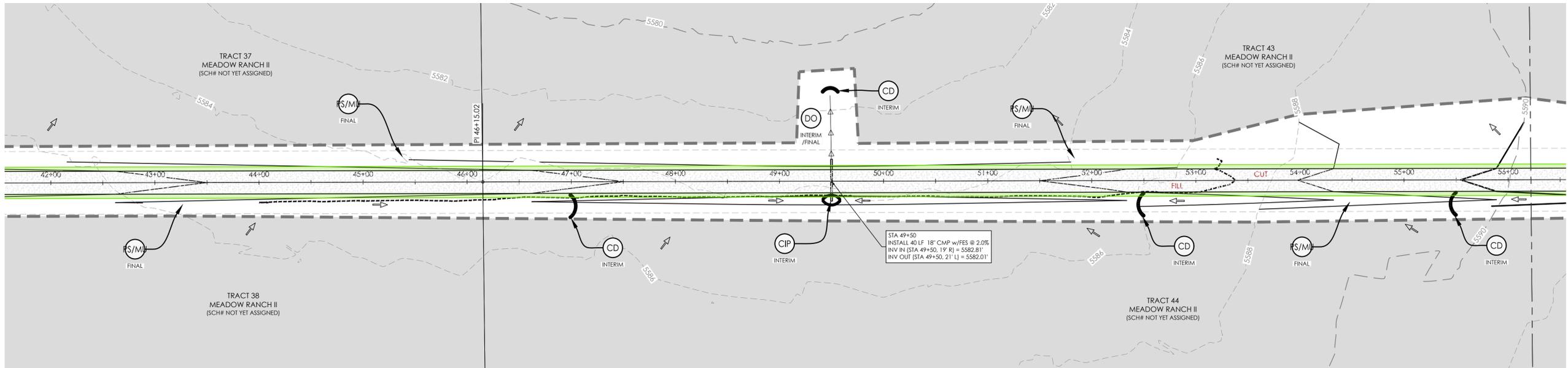
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APRIL 17, 2024
 DESIGNED BY _____
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 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

PCD FILE NO. : CDR 243
PRICE HEIGHTS (SOUTH 1)
 FROM STA 0+00.00
 TO STA 28+00.00

C1.4
SHEET 4 OF 12

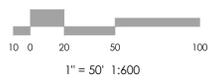


KEY MAP
NOT TO SCALE



RECEIVING PVIOUS AREAS (RPA)
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BENCHMARK:
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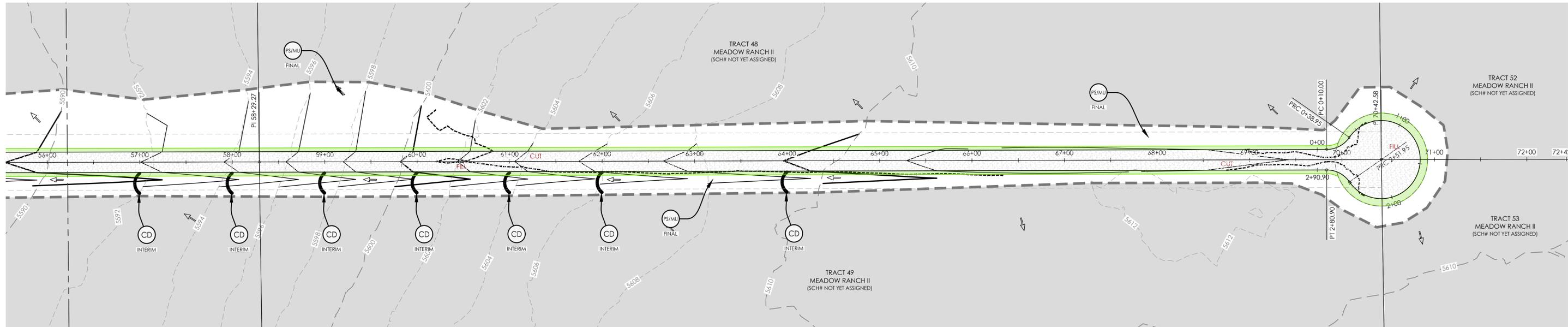
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CHECKED BY _____

PCD FILE NO. : CDR 243
PRICE HEIGHTS (SOUTH 1)
FROM STA 28+00.00
TO STA 56+00.00

C1.5
SHEET 5 OF 12



KEY MAP
NOT TO SCALE



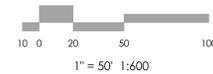
RECEIVING PERVIOUS AREAS (RPA)
RPA AREAS, VEGETATION SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 80%. TOPSOIL SUITABILITY SHALL BE DEMONSTRATED AND STEPS FOR PROPER PREPARATION OF TOPSOIL PER RECOMMENDATIONS IN MHFD DETAIL T-0 TABLE RR-3 SHALL BE INCORPORATED INTO DESIGN.

PCD FILE NO. : CDR 243

BENCHMARK:
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VERTICAL ELEVATIONS ARE NAVD 88 GEOID 12B



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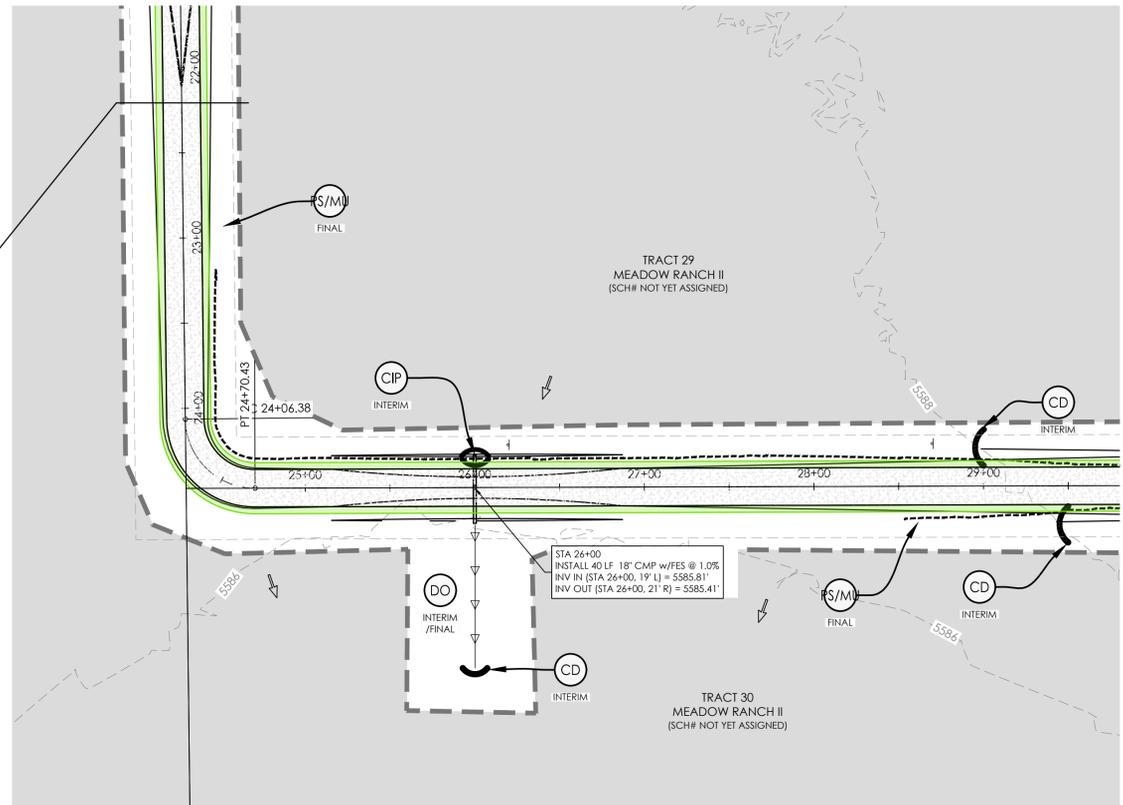
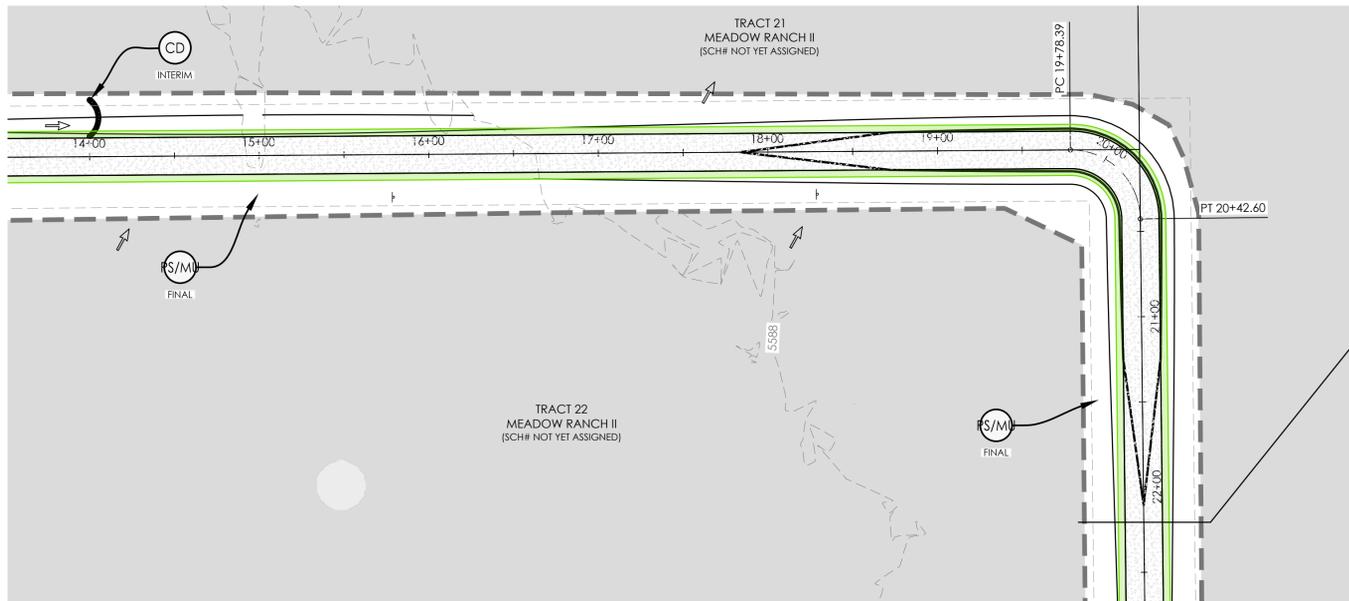
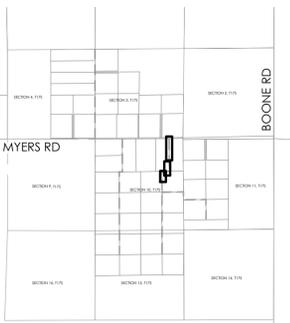
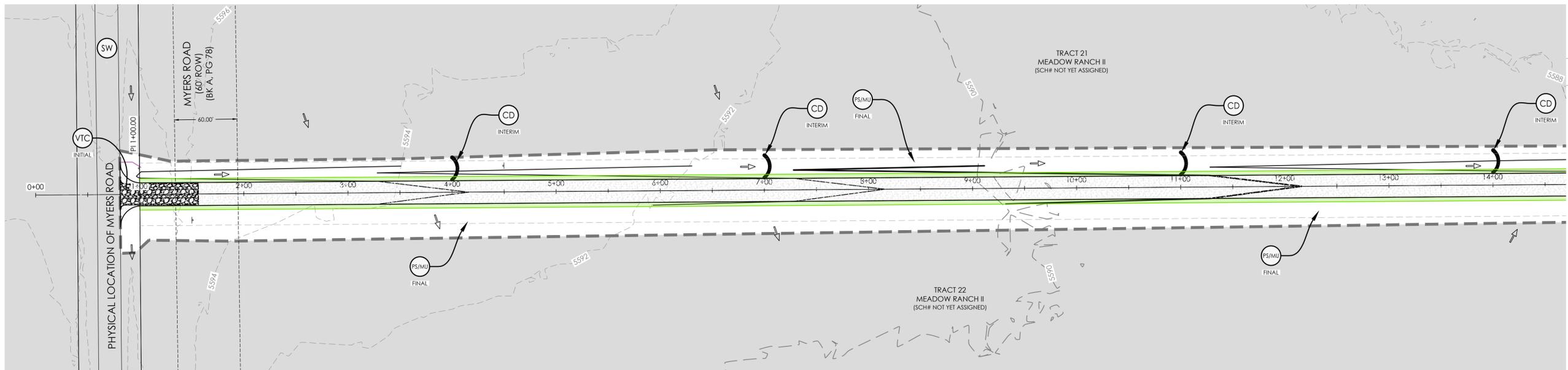
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APRIL 17, 2024

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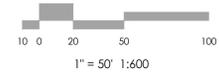
PRICE HEIGHTS (SOUTH 1)
FROM STA. 56+00.00
TO END

C1.6
SHEET 6 OF 12



RECEIVING PVIOUS AREAS (RPA)
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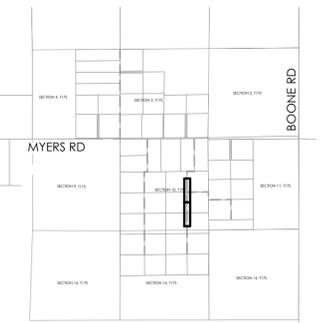
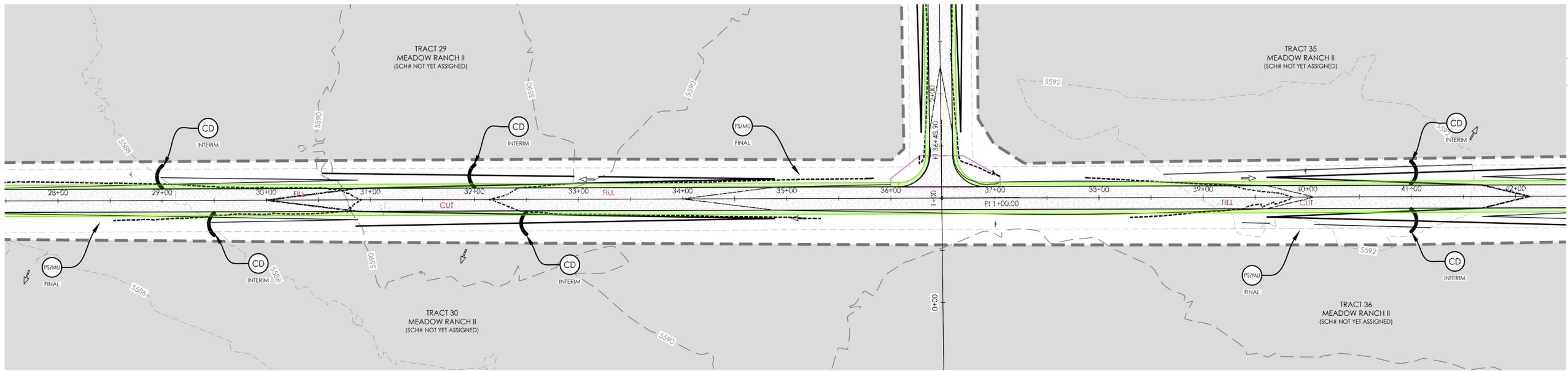
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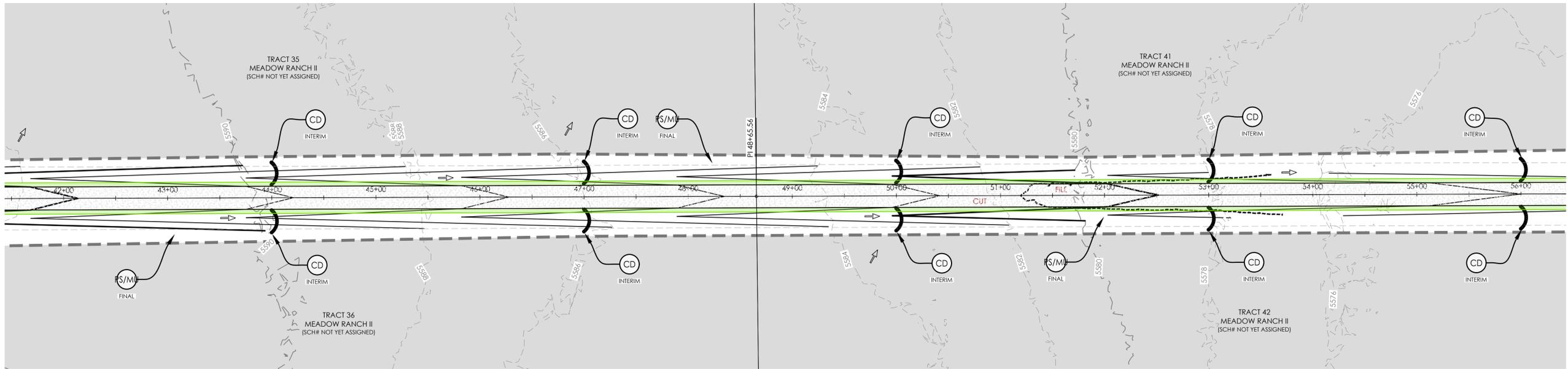
MVE PROJECT
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PCD FILE NO. : CDR 243
DESMOND GROVE (SOUTH 2)
 FROM STA 0+00.00
 TO STA 28+00.00

C1.7
 SHEET 7 OF 12



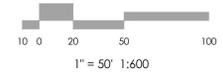
KEY MAP
NOT TO SCALE



RECEIVING PERVIOUS AREAS (RPA)
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PCD FILE NO. : CDR 243

BENCHMARK:
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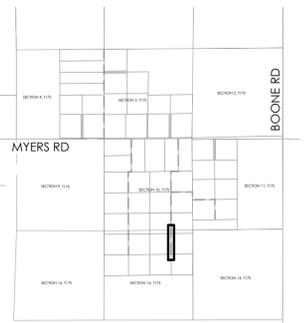
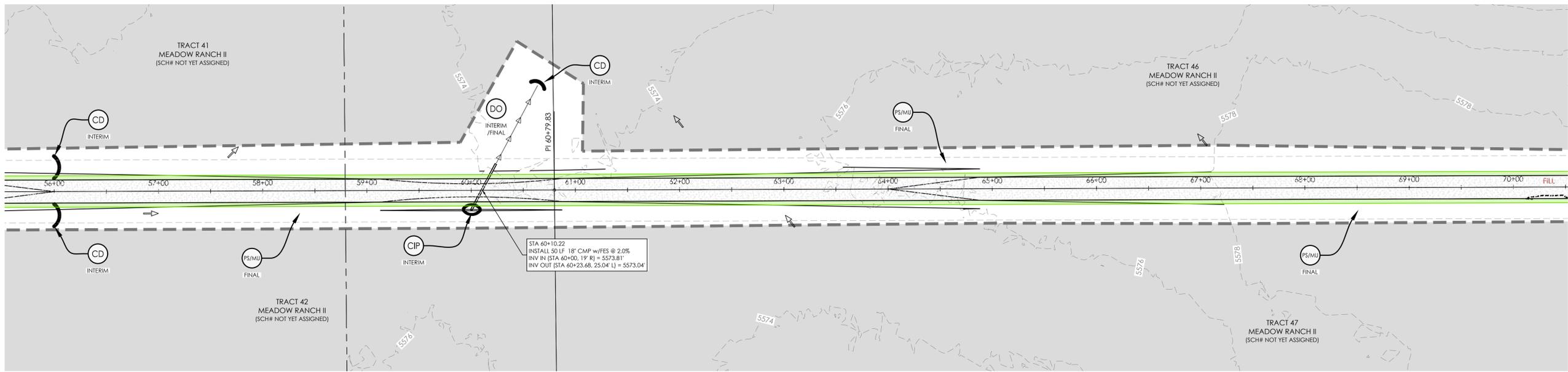
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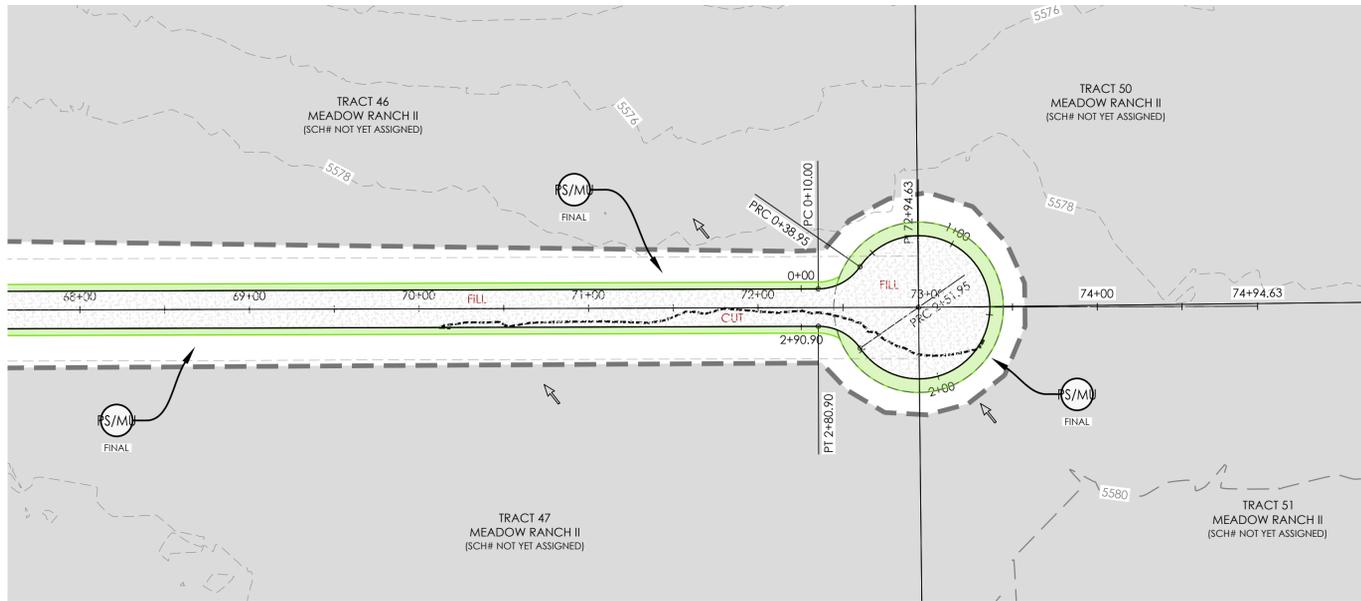
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MVE DRAWING NO. **209-GEC-PP-S2**
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DRAWN BY _____
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CHECKED BY _____

DESMOND GROVE (SOUTH 2)
FROM STA 28+00.00
TO STA 56+00.00

C1.8
SHEET 8 OF 12

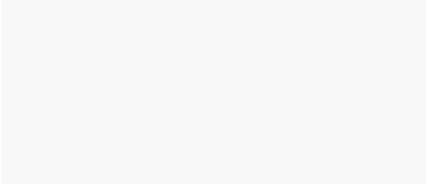


KEY MAP
NOT TO SCALE



RECEIVING PERVIOUS AREAS (RPA)
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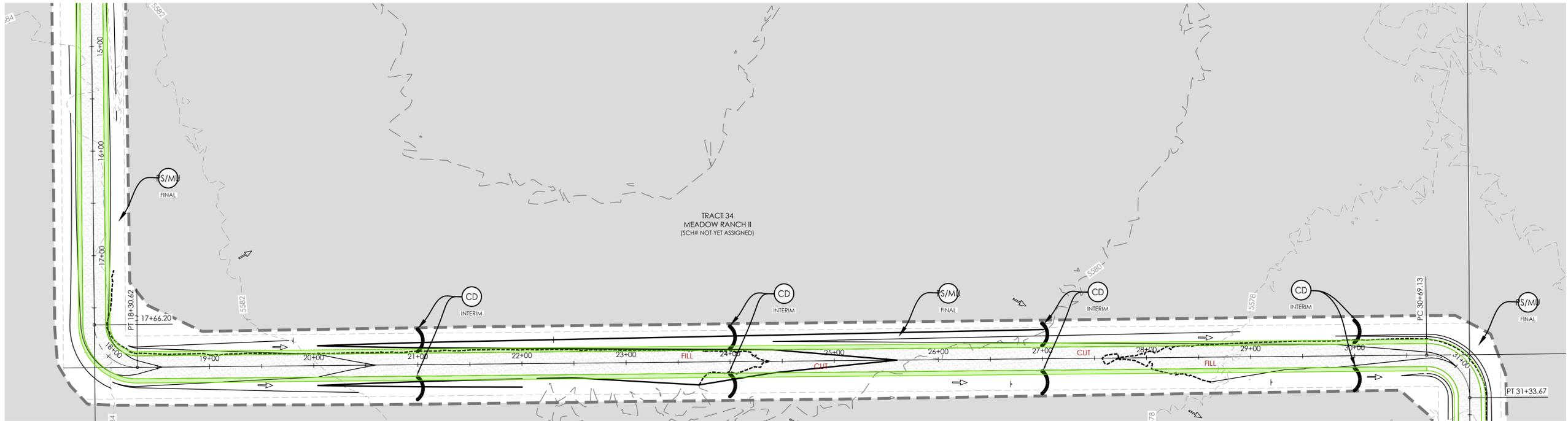
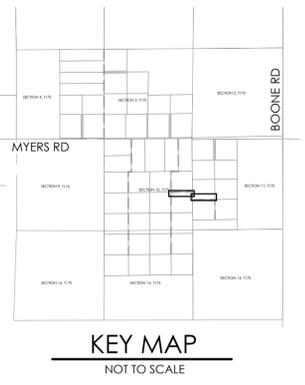
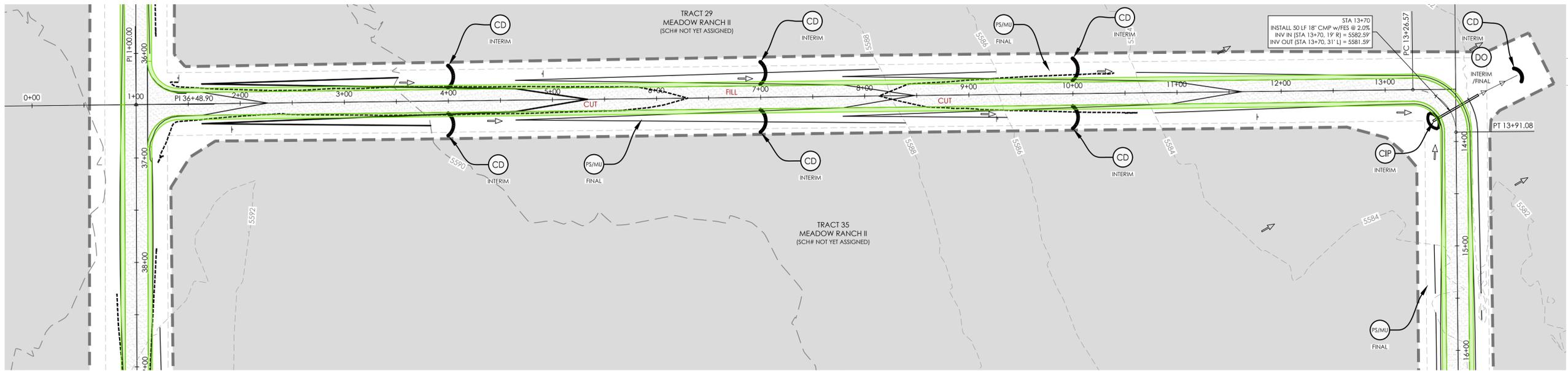
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AS-BUILTS BY _____
CHECKED BY _____

PCD FILE NO. : CDR 243
DESMOND GROVE (SOUTH 2)
FROM STA. 56+00.00
TO END

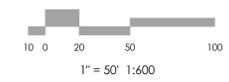
C1.9
SHEET 9 OF 12



RECEIVING PVIOUS AREAS (RPA)
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PCD FILE NO. : CDR 243

BENCHMARK:
 HORIZONTAL COORDINATES AND BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 10, T17S, R61W, 6TH P.M., BEARING S89°11'11\"/>



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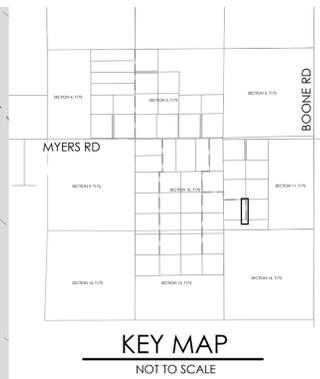
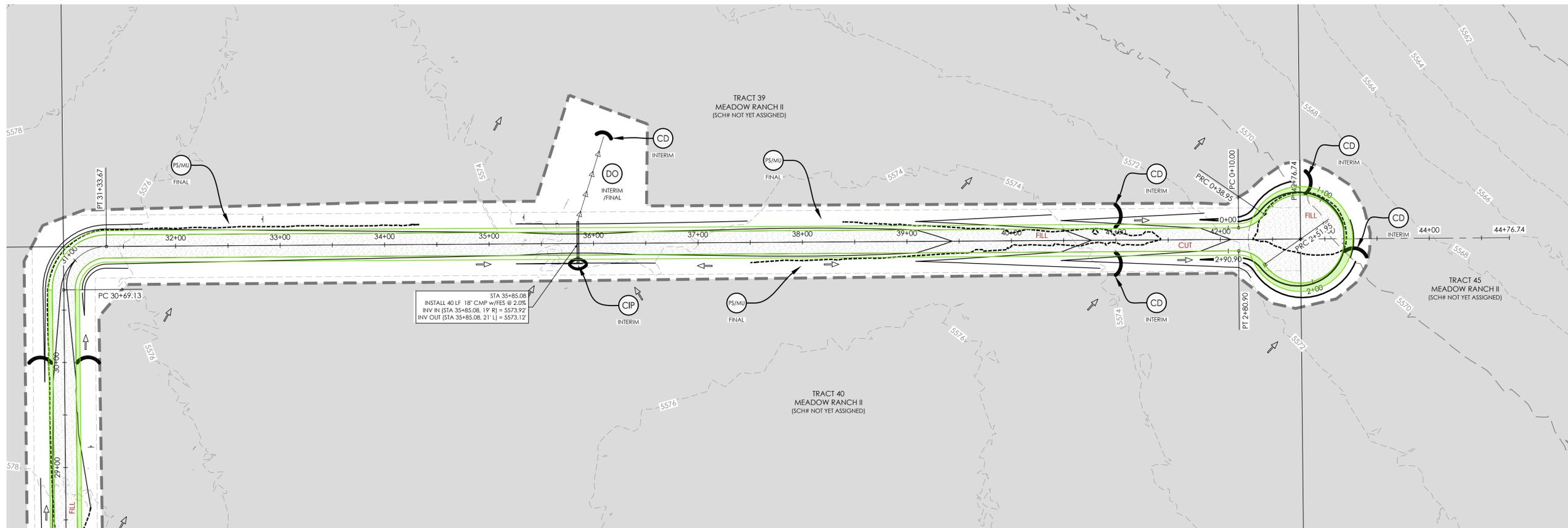
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APRIL 17, 2024

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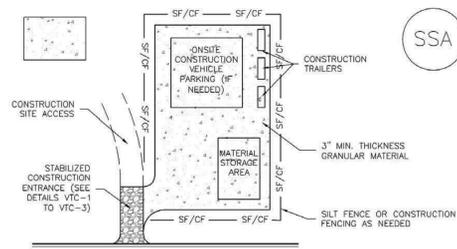
MEADOW RANCH VIEW (SOUTH 2A)
 FROM STA 0+00.00
 TO STA 14+00.00

C1.10
 SHEET 10 OF 12



Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs 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 BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

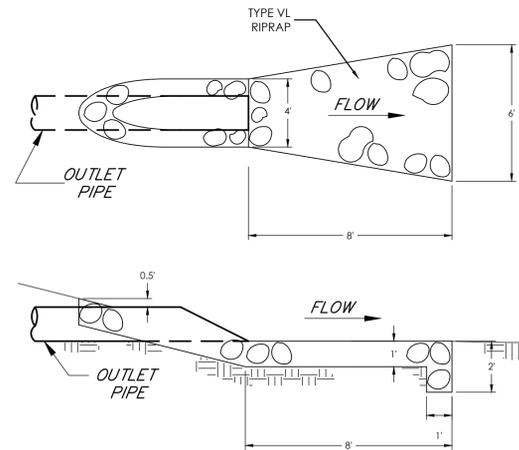
SM-6

Stabilized Staging Area (SSA)

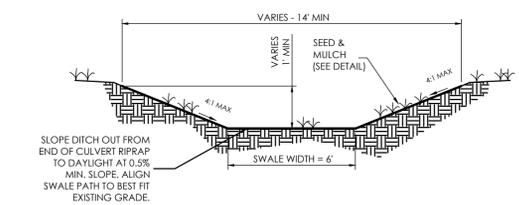
STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

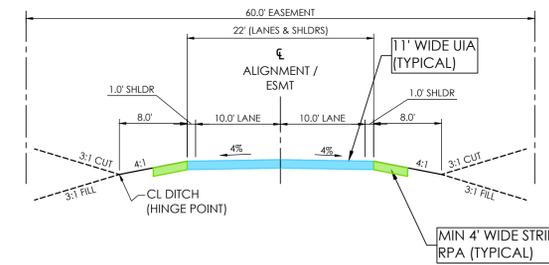
SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



CULVERT OUTLET RIPRAP DETAIL
NOT TO SCALE



"DITCH OUT" SWALE DETAIL
NOT TO SCALE



ACCESS EASEMENT GRADING

SCALE: 1" = 10'

RPA (RECEIVING PERVIOUS AREA) IS A VEGETATED GRASS BUFFER ALONG THE SHOULDER OF THE ACCESS EASEMENT DRIVEWAY.

RPA (RECEIVING PERVIOUS AREA) REQUIREMENTS:

- 4' OF RPA MINIMUM ALONG EACH SIDE OF THE ENTIRE LENGTH OF ACCESS EASEMENT TRAVEL WAY.
- 8' OF RPA MINIMUM AROUND PERIMETER OF CUL-DE-SAC BULB GRADING.

NO DROP AT THE UIA / RPA INTERFACE FOR SAFETY.

RPA AREAS, VEGETATION SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 80%. TOPSOIL SUITABILITY SHALL BE DEMONSTRATED AND STEPS FOR PROPER PREPARATION OF TOPSOIL PER RECOMMENDATIONS IN MHFD DETAIL T-0 TABLE RR-3 SHALL BE INCORPORATED INTO DESIGN.

RPA'S SHALL BE MAINTAINED PER THE APPROVED O&M MANUAL AND ADMINISTERED PER THE PCM MAINTENANCE AGREEMENT.

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MVE 1209-GEC-PP-S2A

APRIL 17, 2024

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DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

MEADOW RANCH VIEW (SOUTH 2A)

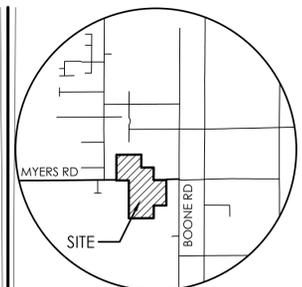
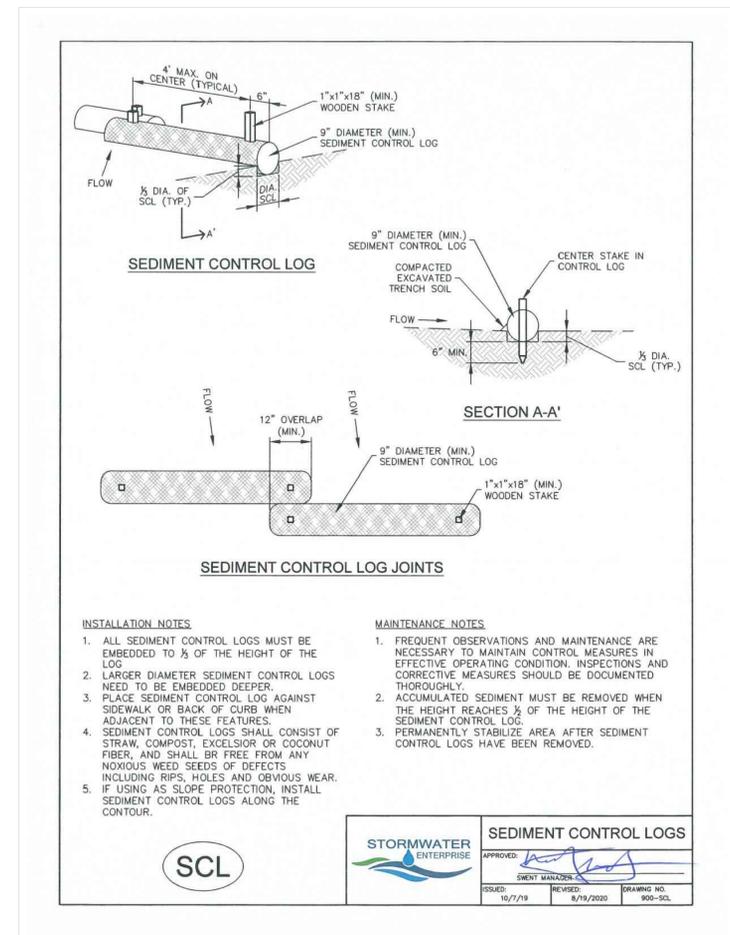
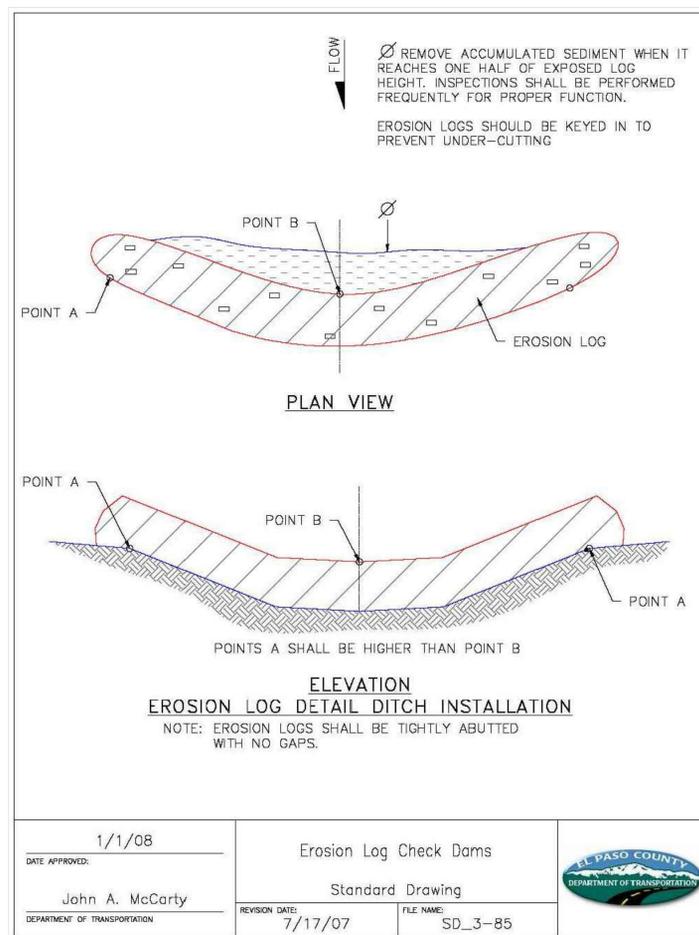
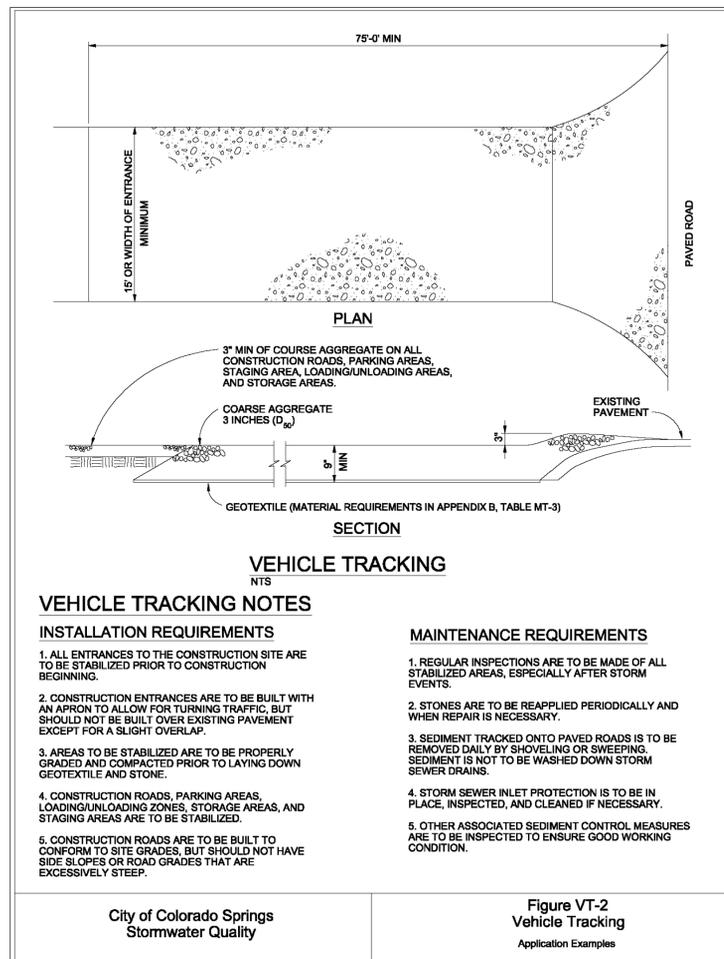
FROM STA 28+00.00

TO END

C1.11

SHEET 11 OF 12

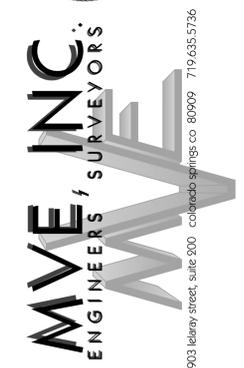
PCD FILE NO. : CDR 243



BENCHMARK
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NE COR SEC 10 (N=1,279,684.41'; E=3,370,953.88')

VERTICAL ELEVATIONS ARE NAVD 88 GEOID 128



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CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

MEADOW RANCH II & III

GRADING & EROSION
CONTROL PLAN
COVER SHEET

C1.12 PROJECT 61209
MVE DRAWING GEC-ED

APRIL 17, 2024
SHEET 12 OF 12

