

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 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, 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 DISTURBED 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 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 LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(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 OTHER 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, ARTICLES 6, 6S, AND 6T), 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 _____ ON _____ 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
WQCD - 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
TC	TOP OF CURB	RG	RAIN GARDEN
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 LOT LINE
EASEMENT LINE	CENTER LINE
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
FENCE	SLOPE / GRADE
LIGHT POLE	
UTILITY POLE	
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

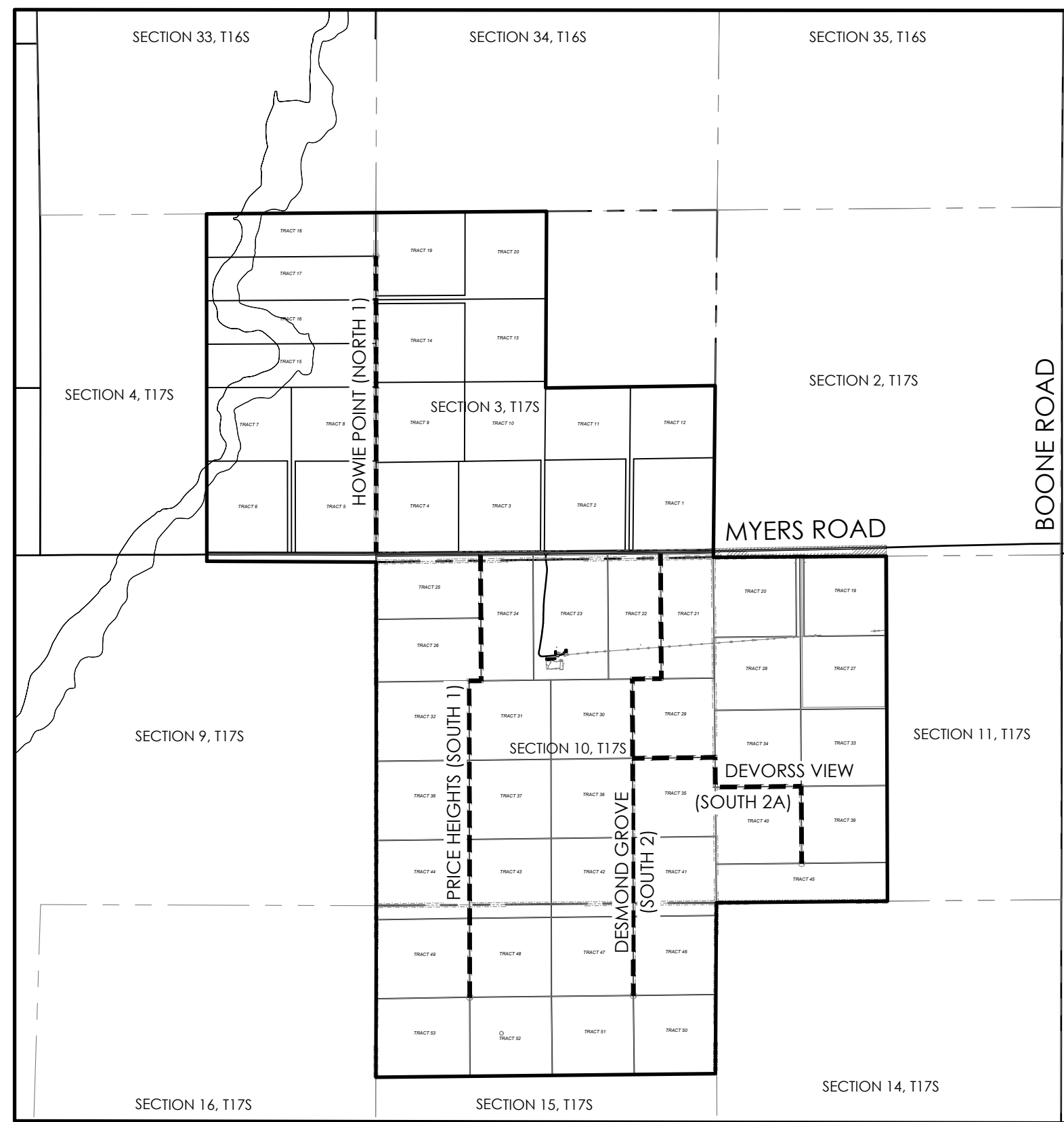
- THERE IS NO SIGNIFICANT VEGETATION IN THE AREA OF DISTURBANCE.
- ALL DISTURBED AREAS TO BE SEEDED AND MULCHED.
- THERE ARE NOT ANY NO-BUILD AREAS INDICATED ON THIS PLAN.
- STOCKPILE AND STAGING AREA WILL RELOCATE AS THE PROJECT MOVES FROM INITIAL TO FINAL STAGES. THE LOCATIONS FOR THESE AREAS SHALL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

GRADING AND EROSION CONTROL PLANS

for

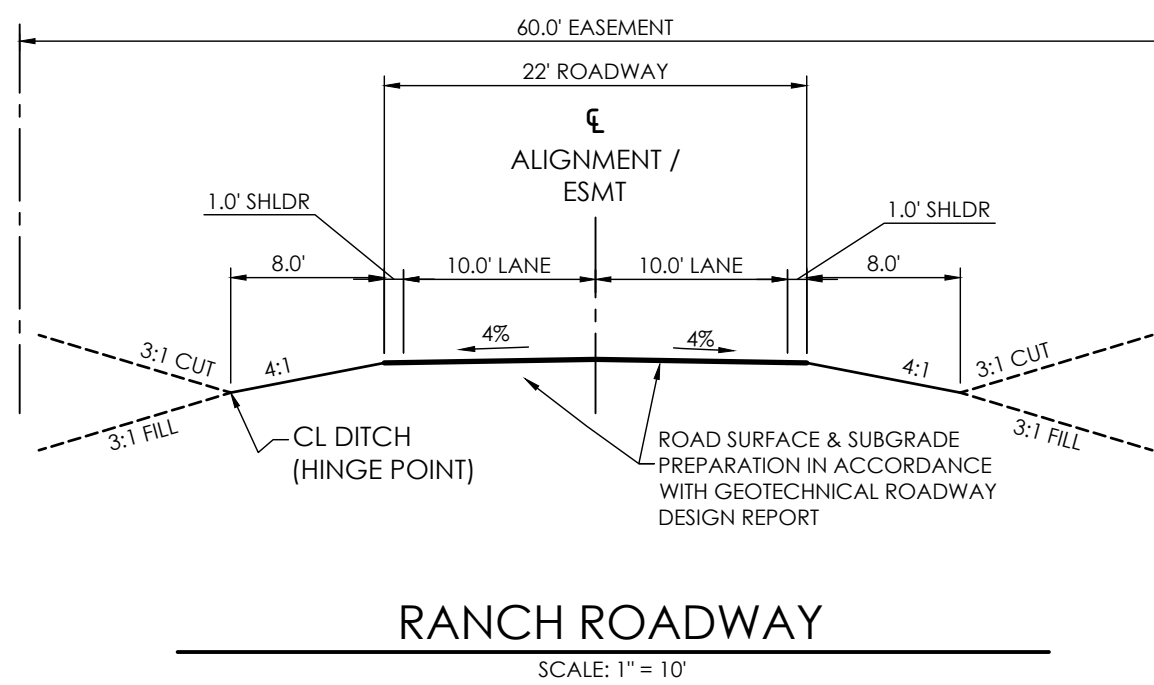
MEADOW RANCH II & III

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



SITE MAP

SCALE 1"=2000'



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 (DEVORSS VIEW/SOUTH 2A)	61209-GEC-PP-S3
C1.12	EROSION CONTROL DETAILS	61201-GEC-ED

GENERAL NOTES

- ALL NEW CONSTRUCTION IS TO CONFORM TO THE SPECIFICATIONS OF EL PASO COUNTY.
- 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 3.3 ACRES WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED:

GRASS	VARIETY	AMOUNT IN PLS. LBS. PER ACRE
SIDEWAYS GRAMA	EL REVO	3.0 lbs.
WESTERN WHEATGRASS	BARBON	2.5 lbs.
SLENDER WHEAT GRASS	NATIVE	2.0 lbs.
LITTLE BLUESTEM	PASTURA	2.0 lbs.
SAND DROPSPEED	NATIVE	0.5 lbs.
SWITCH GRASS	NEBRASKA 28	3.0 lbs.
WEeping LOVE GRASS	MORPHA	1.0 lbs.
	TOTAL	14.0 lbs.
- 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 PRIOR TO CONSTRUCTION WITH EPC-PCD, ENGINEER, AND CONTRACTOR IN ATTENDANCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRIMMED 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 CIRCLE, 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, _____ THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

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.

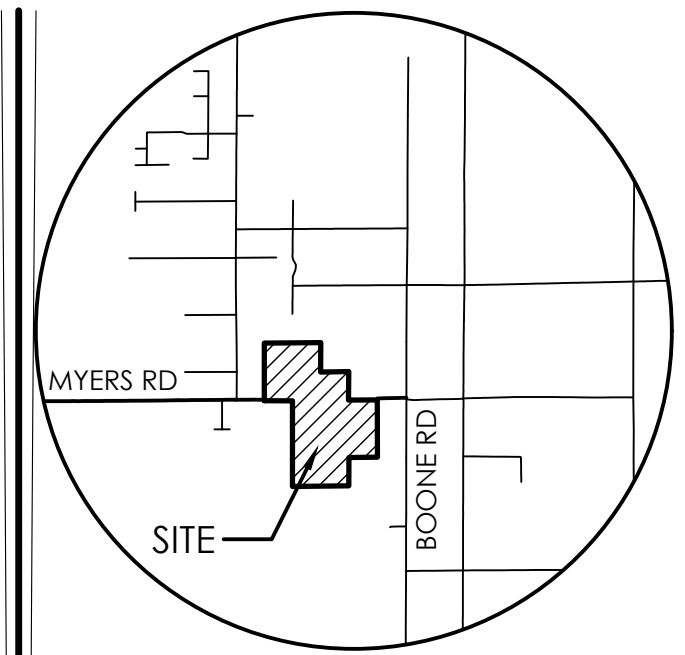
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

JOSHUA PALMER, P.E.
INTERIM COUNTY ENGINEER / ECM ADMINISTRATOR

DATE _____

PCD FILE NO. : _____



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"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 128

REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

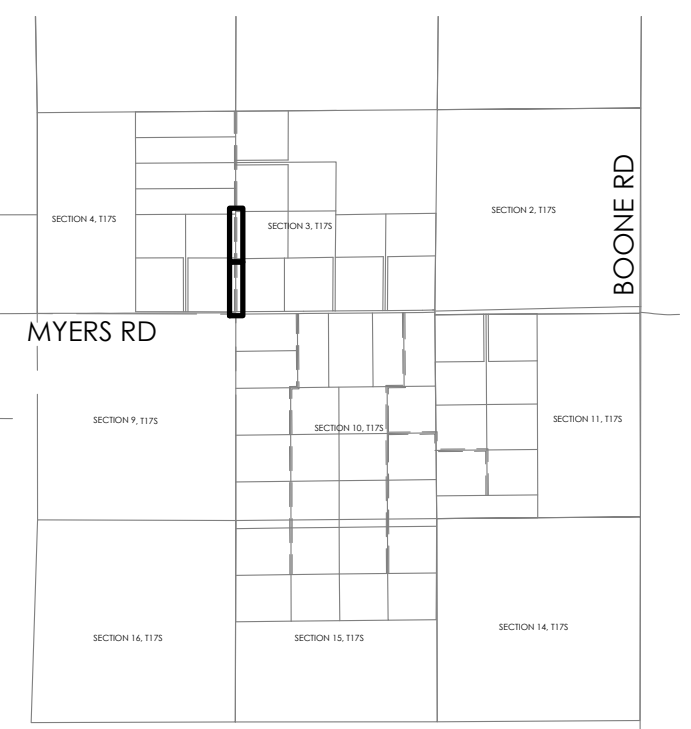
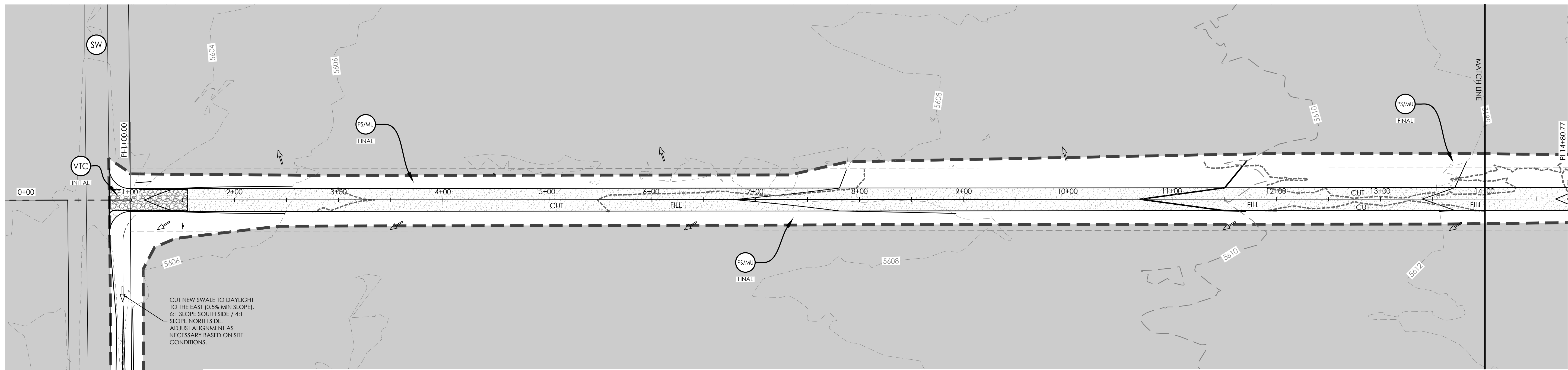
MEADOW RANCH II & III

GRADING & EROSION CONTROL PLAN COVER SHEET

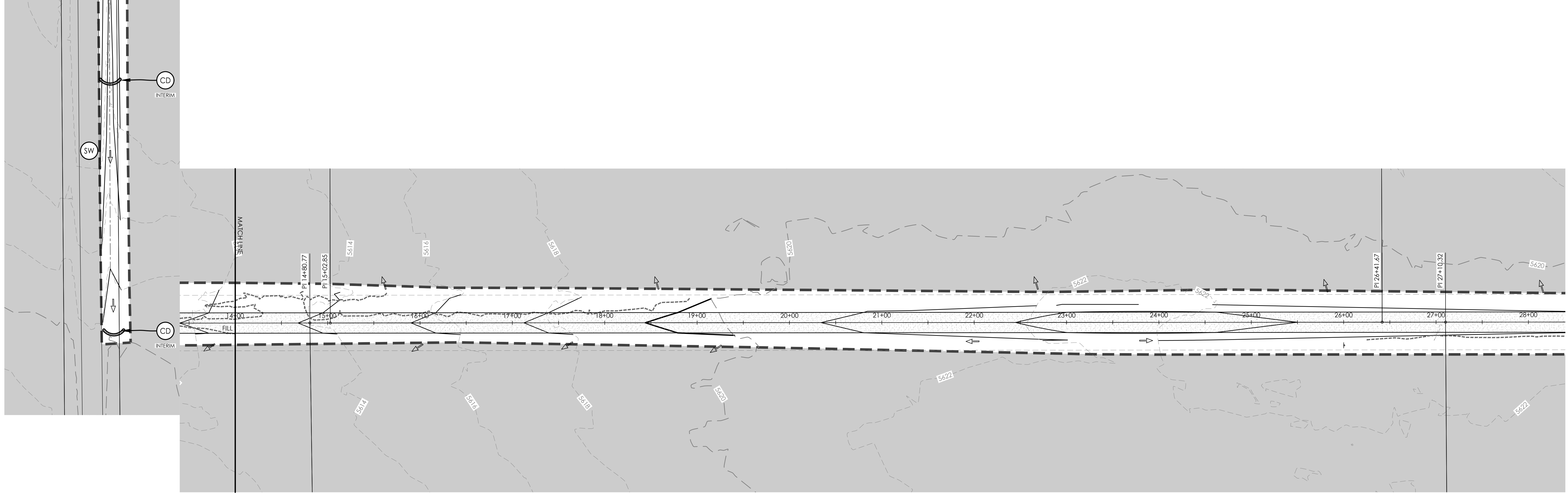
C1.1 MVE PROJECT 61209
MVE DRAWING GEC-CS

APRIL 17, 2024
SHEET 1 OF 12





KEY MAP
NOT TO SCALE



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VERTICAL ELEVATIONS ARE NAVD 88 GEOID 12B



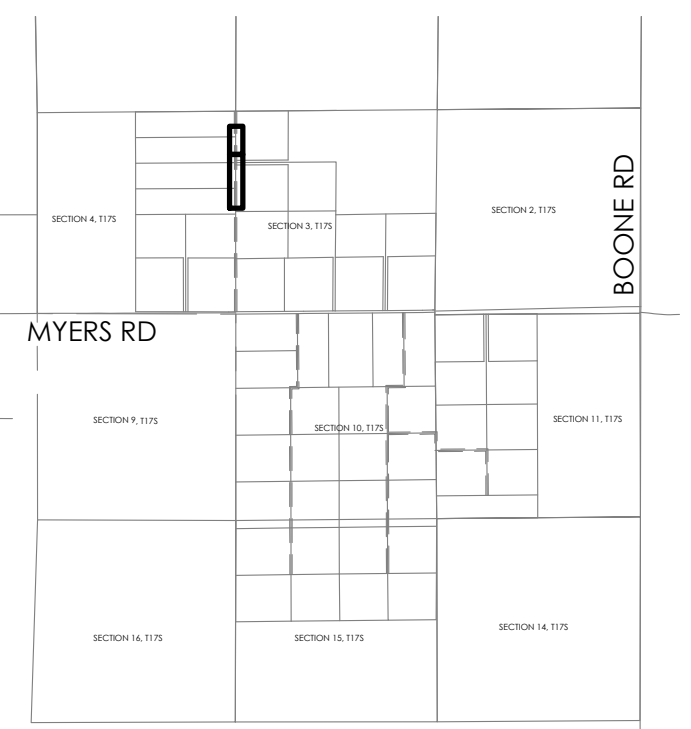
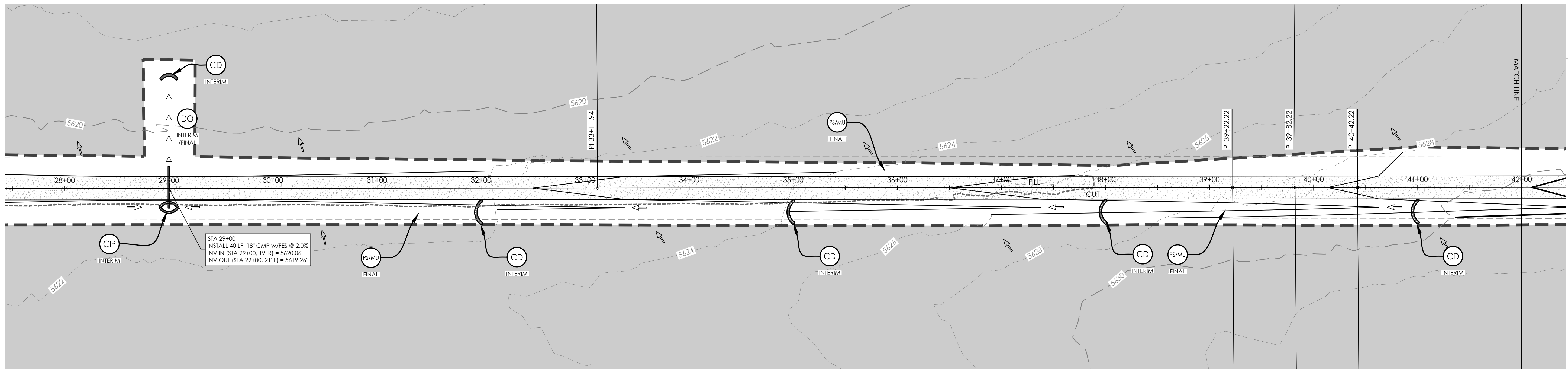
MVE, INC.
ENGINEERS SURVEYORS
MVE
1903 Ielaray street suite 200
colorado springs co 80909
719.635.5736 www.mvecivil.com

REVISIONS

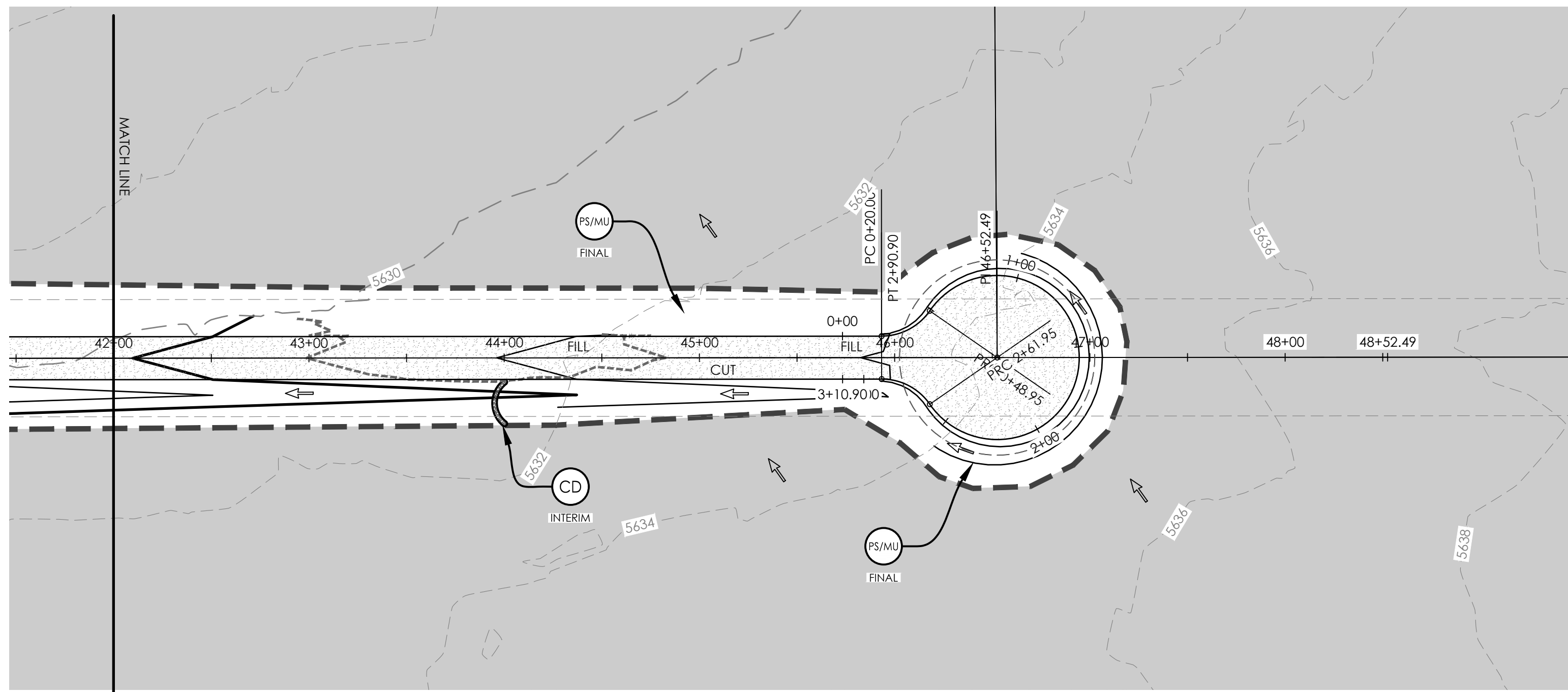
MVE PROJECT
MVE DRAWING: **61209-GEC-PP-N1**
APRIL 17, 2024
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

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

C1.2
SHEET 2 OF 12



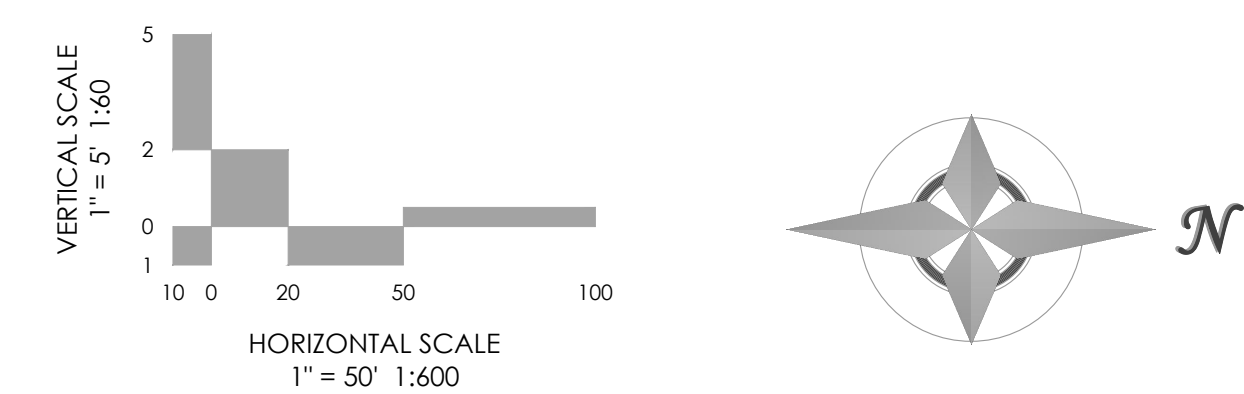
KEY MAP
NOT TO SCALE



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

NW COR SEC 10 (N=1,279,610.79', E=3,365,769.45')
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VERTICAL ELEVATIONS ARE NAVD 88 GEOID 12B



MVE, INC.
ENGINEERS SURVEYORS

1903 Ielaray street
colorado springs
719.635.5736

suite 200
co 80909
www.mvecivil.com

REVISIONS

MVE PROJECT
MVE DRAWING: **61209-GEC-PP-N1**

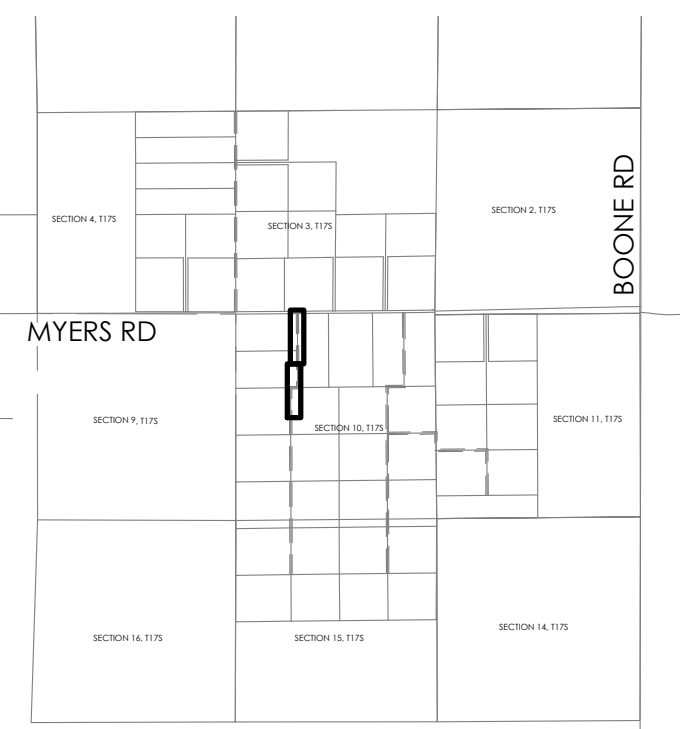
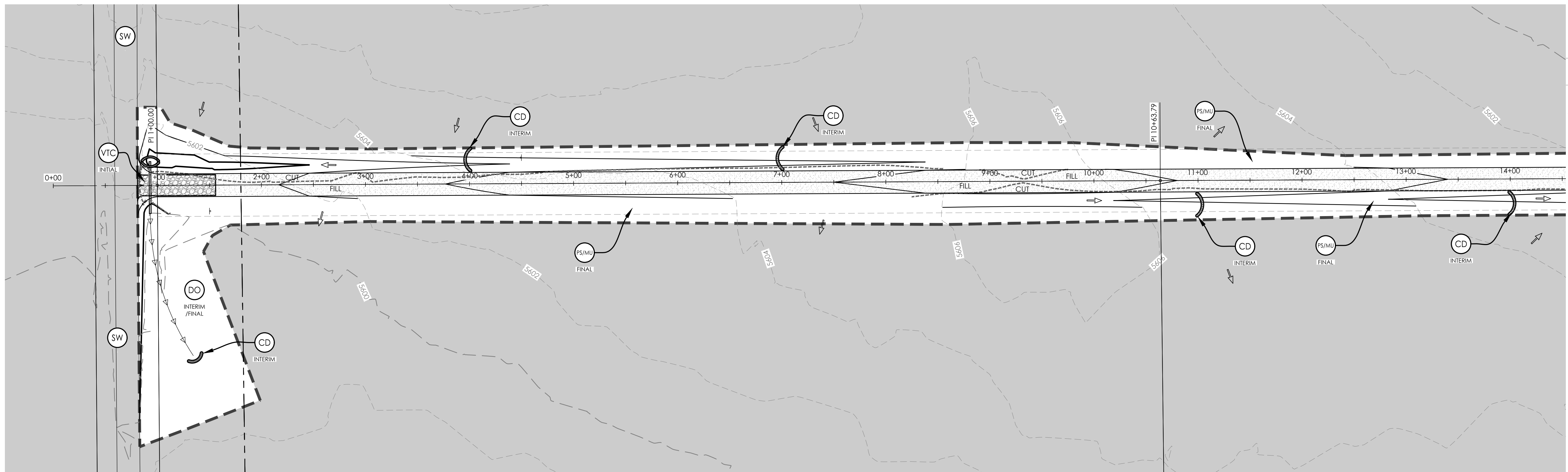
APRIL 17, 2024

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

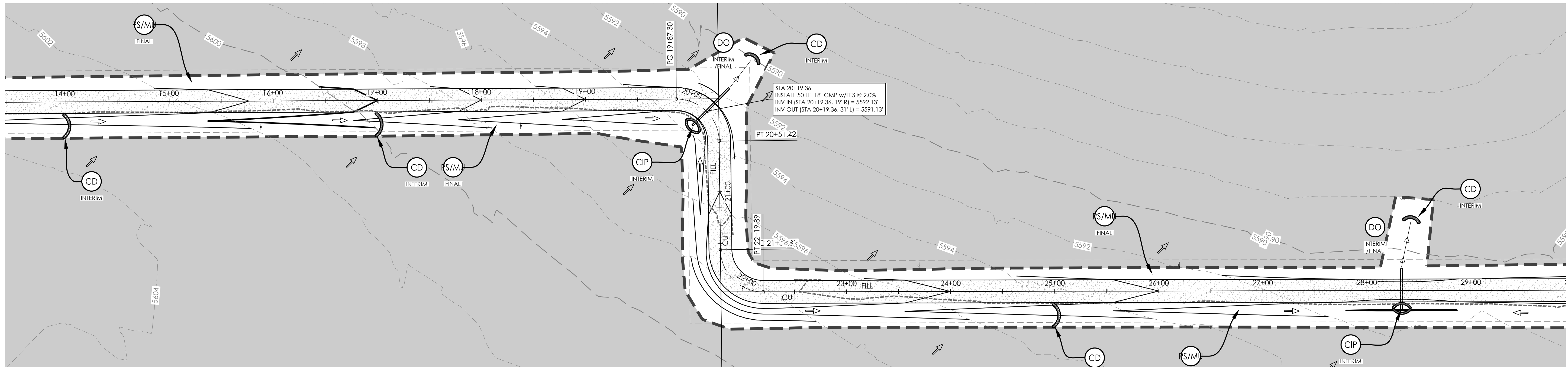
HOWIE POINT (NORTH 1)
FROM STA 28+00.00
TO END

C1.3

SHEET 3 OF 12



KEY MAP
NOT TO SCALE



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VERTICAL ELEVATIONS ARE NAVD 88 GEOID 12B



MVE, INC.
ENGINEERS SURVEYORS

1903 Ielary street
colorado springs
719.635.5736

suite 200
co 80909
www.mvecivil.com

REVISIONS

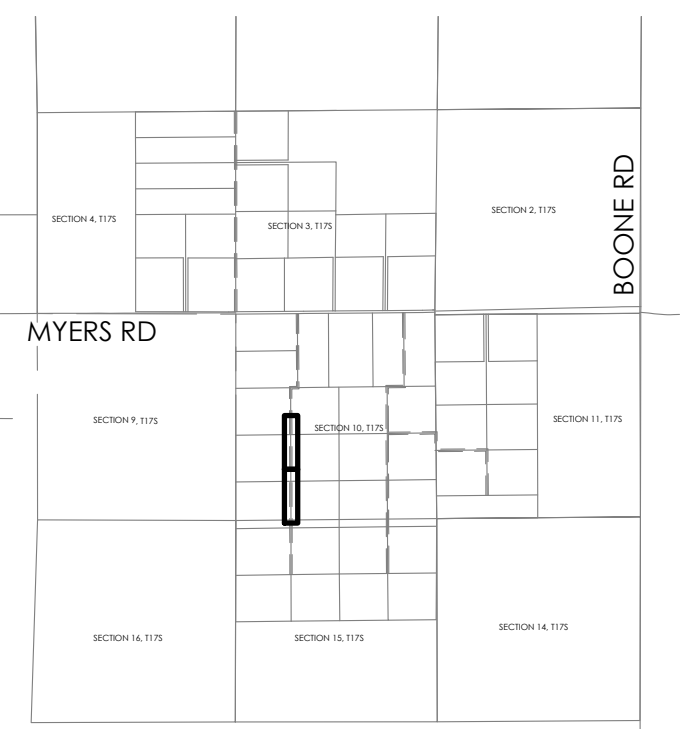
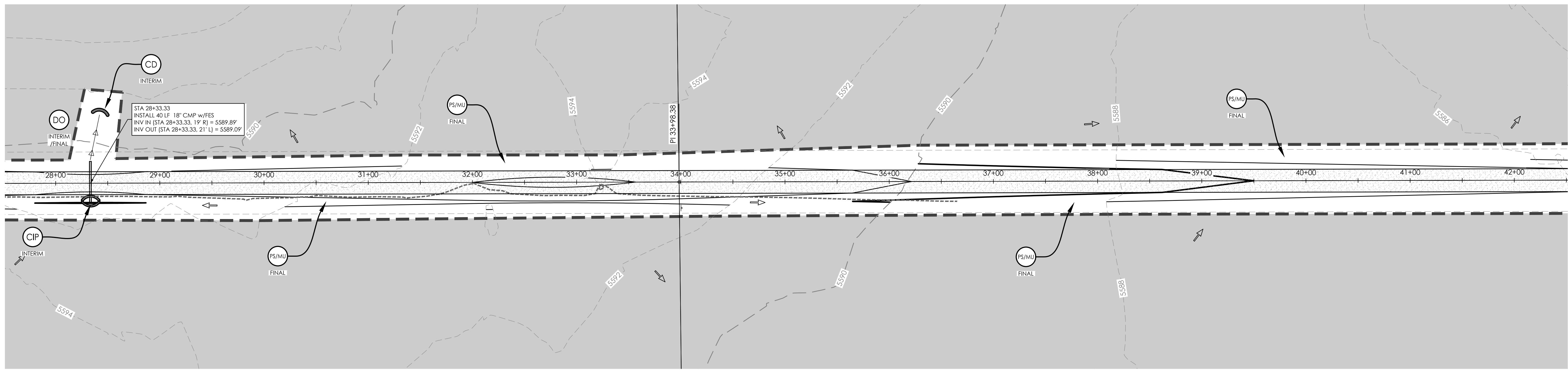
MVE PROJECT
MVE DRAWING: **2019-GEC-PP-S1**

APRIL 17, 2024

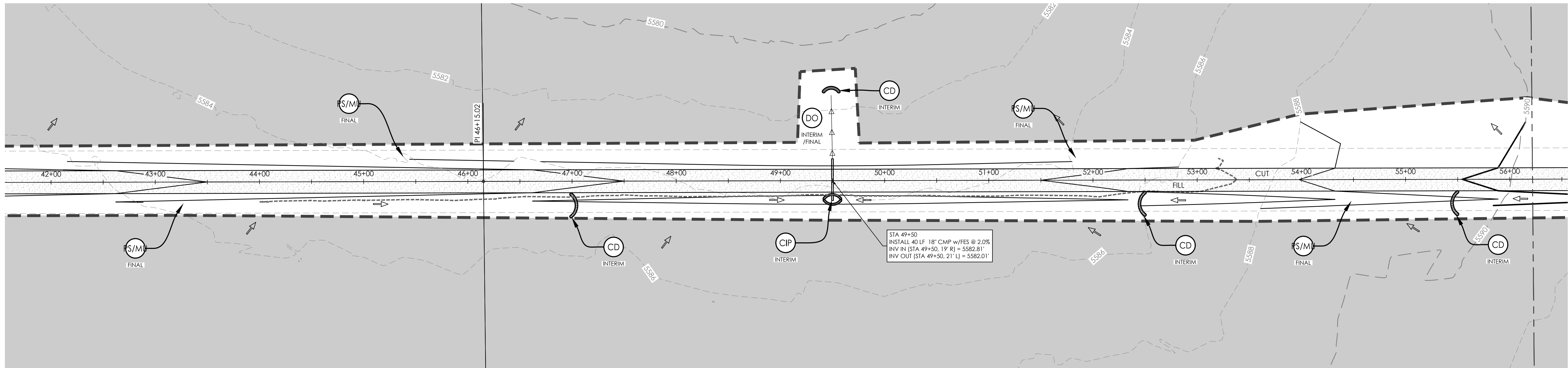
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

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



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

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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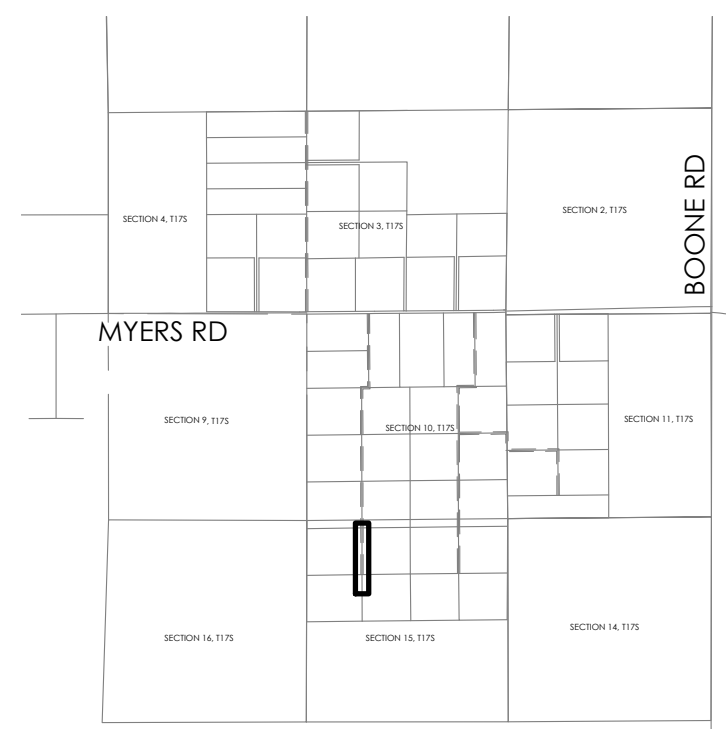
MVE PROJECT
MVE DRAWING: **209-GEC-PP-S1**

APRIL 17, 2024

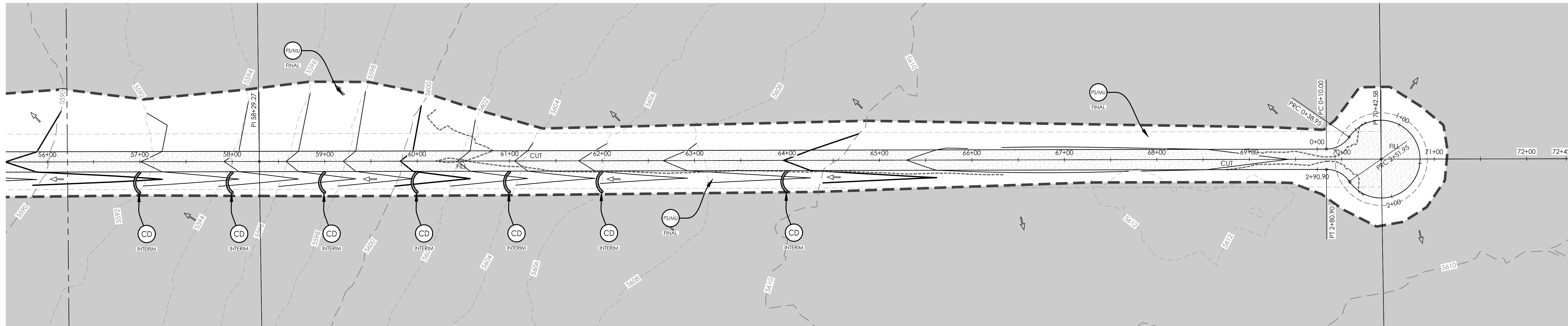
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CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

PRICE HEIGHTS (SOUTH 1)
FROM STA 28+00.00
TO STA 56+00.00

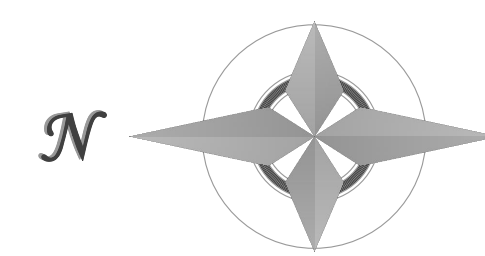
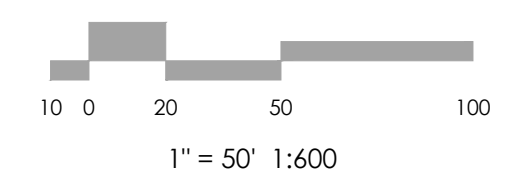
C1.5
SHEET 5 OF 12



KEY MAP
NOT TO SCALE



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')
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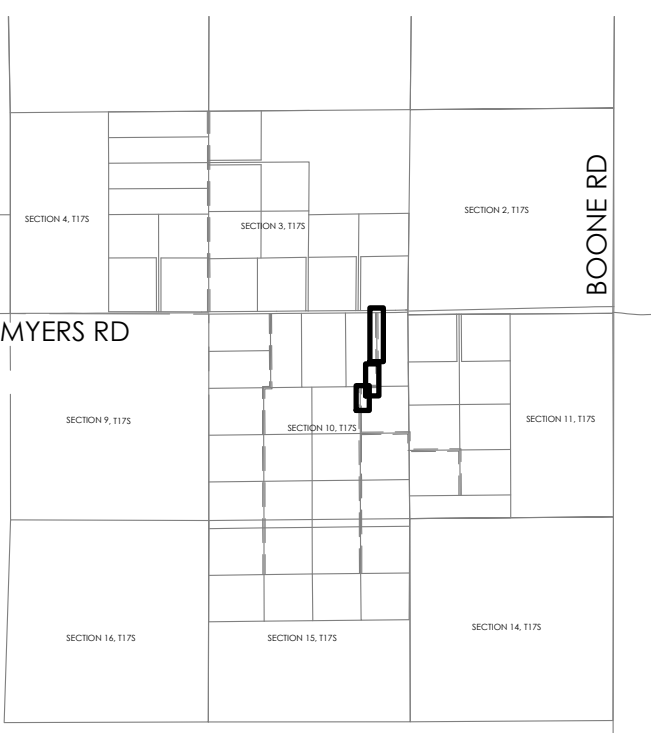
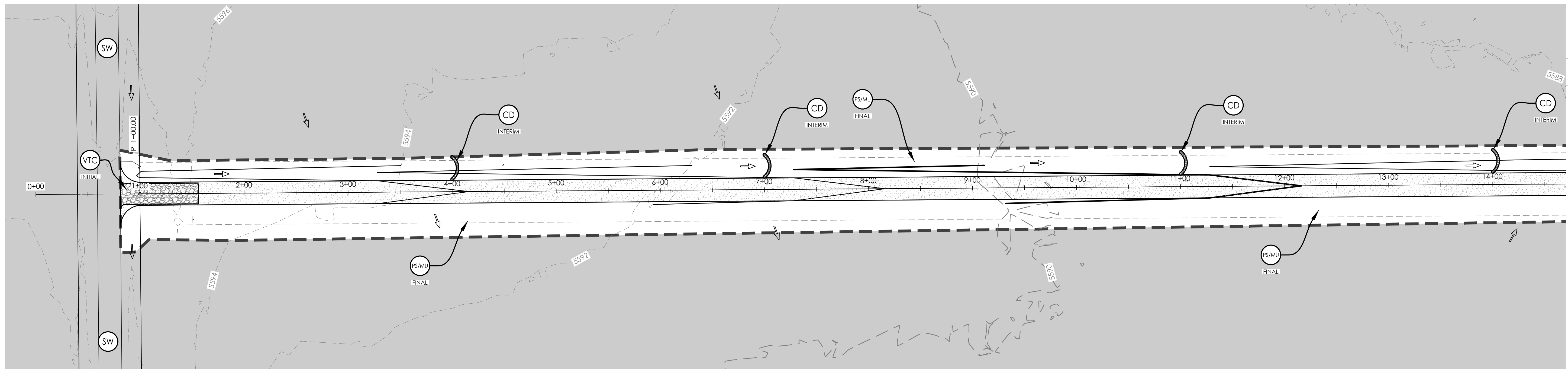
REVISIONS

MVE PROJECT
 MVE DRAWING: **209-GEC-PP-S1**
APRIL 17, 2024
 DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

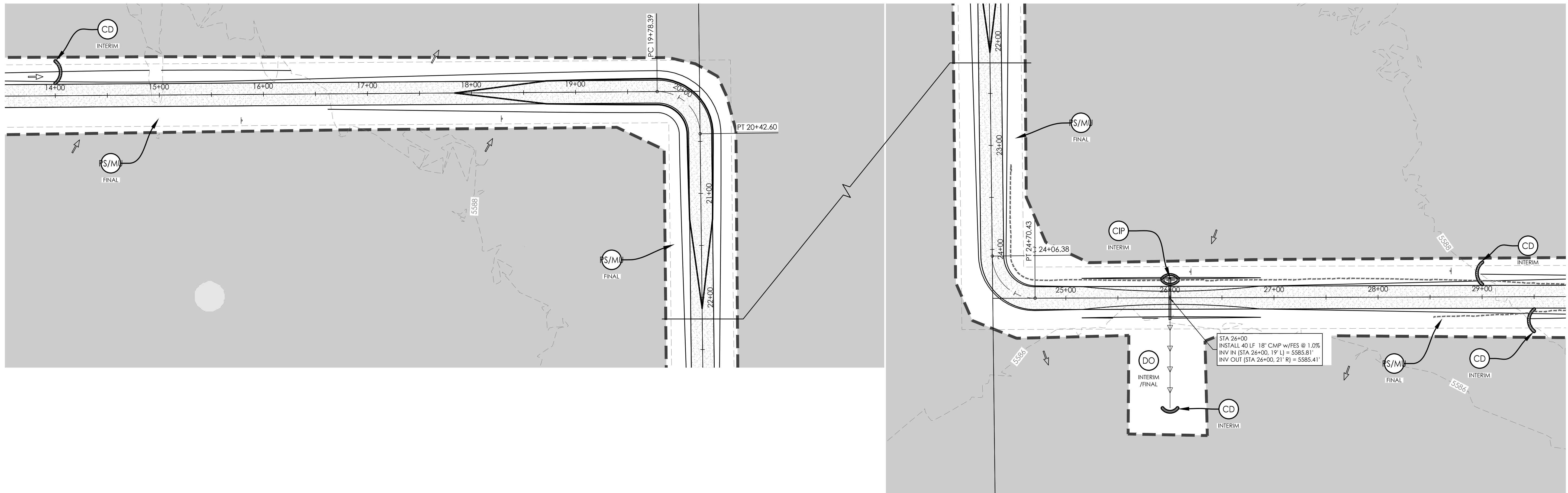
PRICE HEIGHTS (SOUTH 1)
 FROM STA. 56+00.00
 TO END

C1.6

SHEET 6 OF 12



KEY 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\"/>



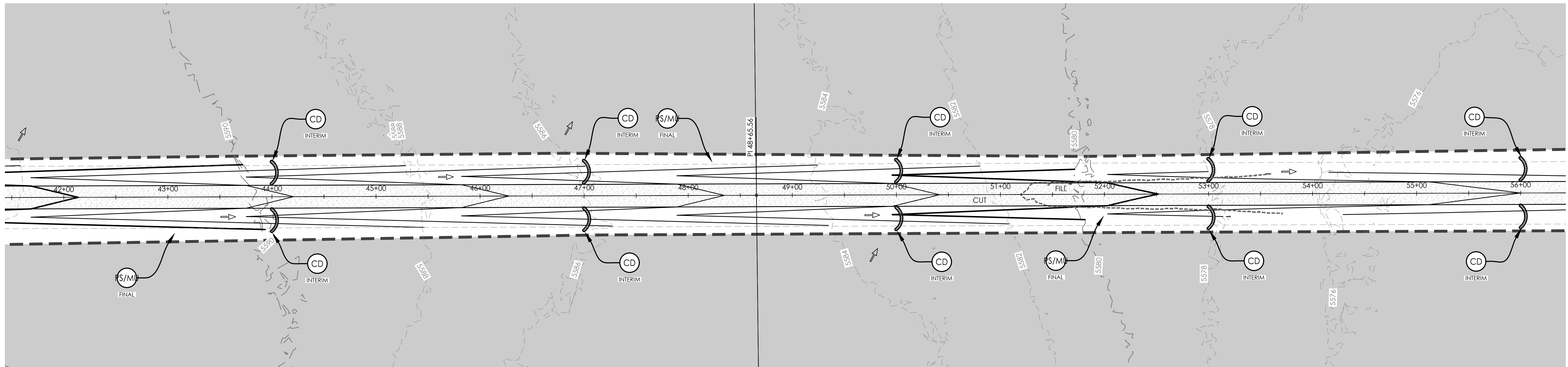
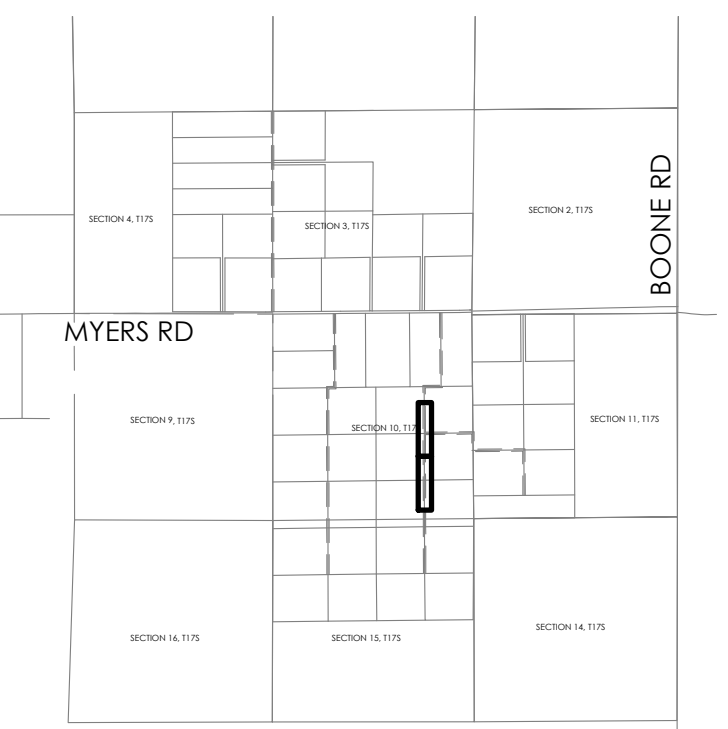
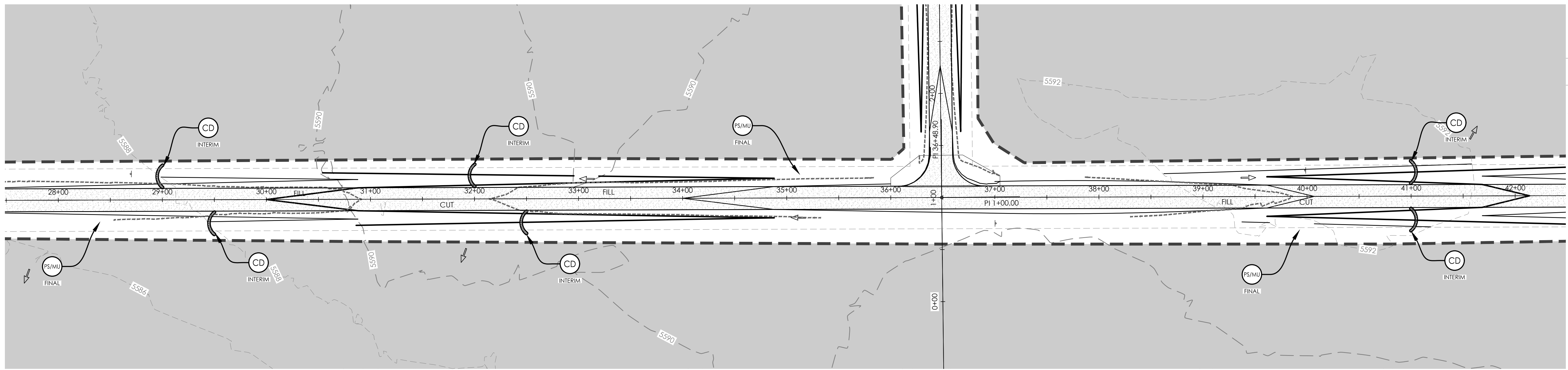
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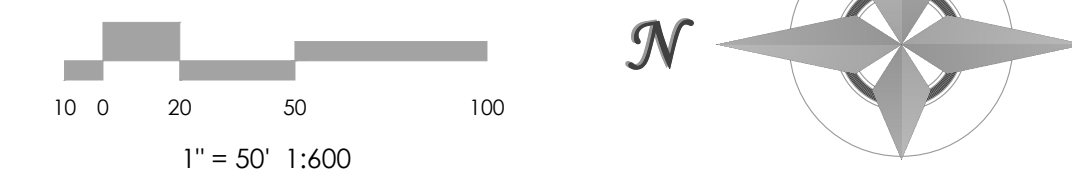
MVE PROJECT
MVE DRA **209-GEC-PP-S2**
APRIL 17, 2024
DESIGNED BY _____
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CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____


DESMOND GROVE (SOUTH 2)
FROM STA 0+00.00
TO STA 28+00.00

C1.7
SHEET 7 OF 12



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



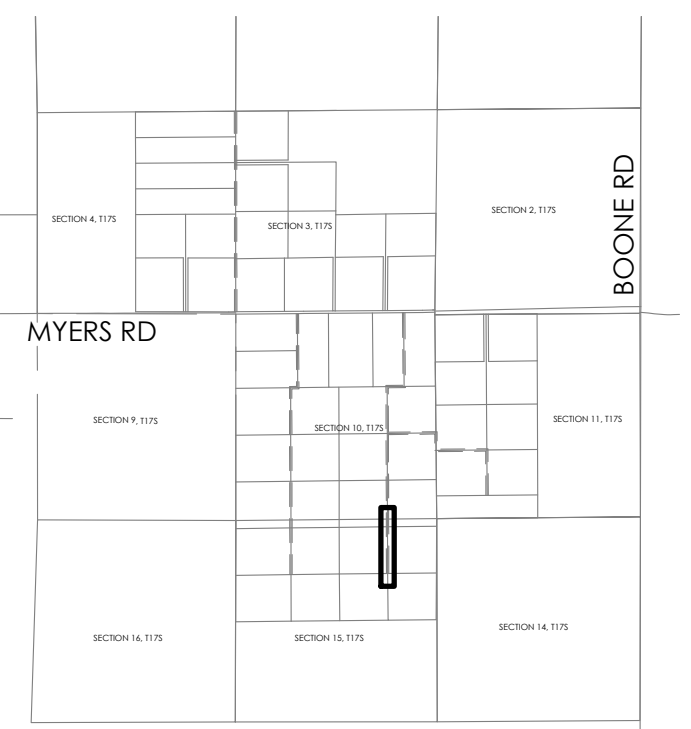
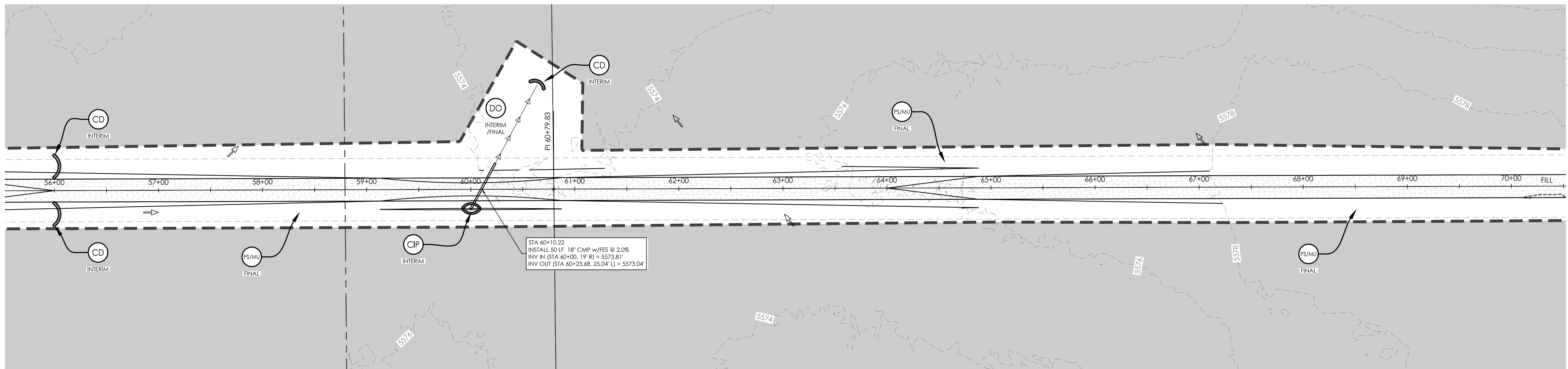
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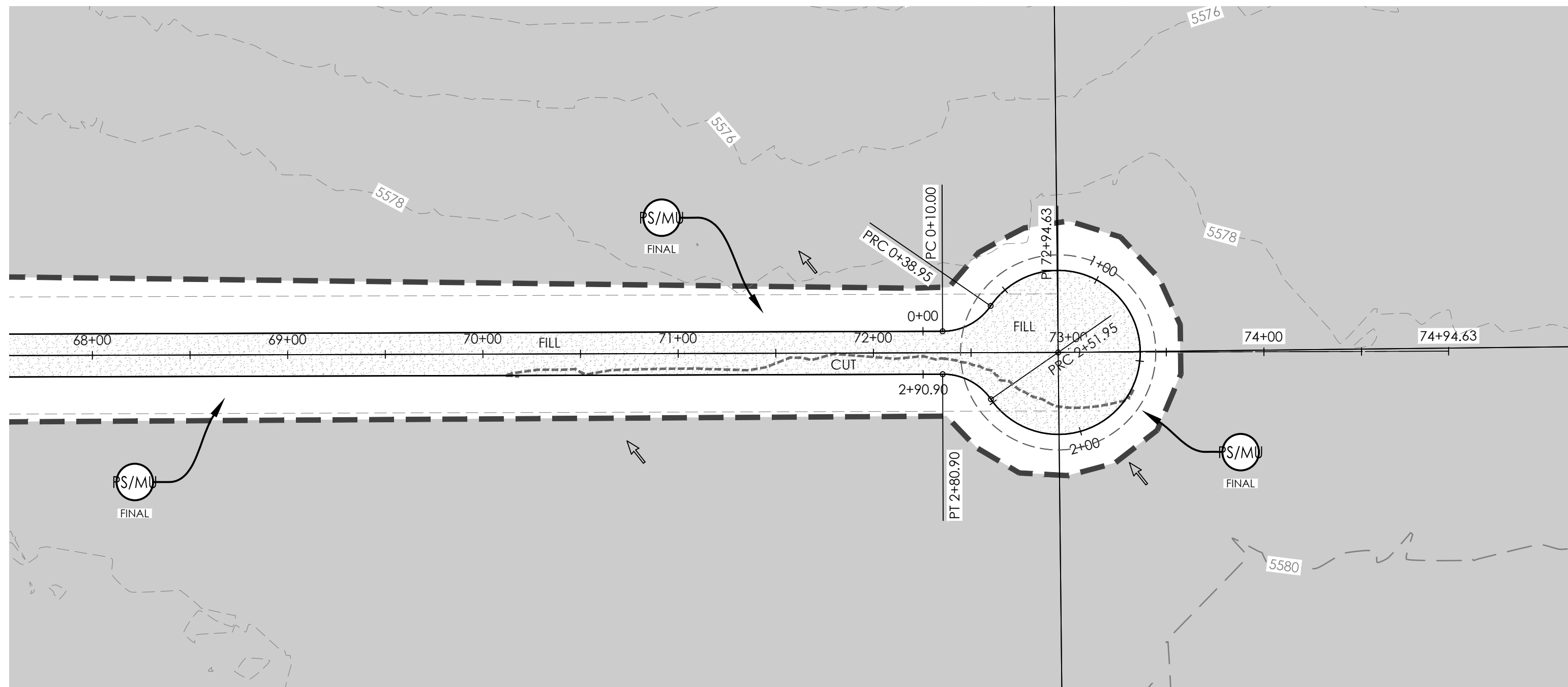
MVE PROJECT
 MVE DRAWING 209-GEC-PP-S2
APRIL 17, 2024
 DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

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



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

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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MVE PROJECT
MVE DRAWING: **209-GEC-PP-S2**

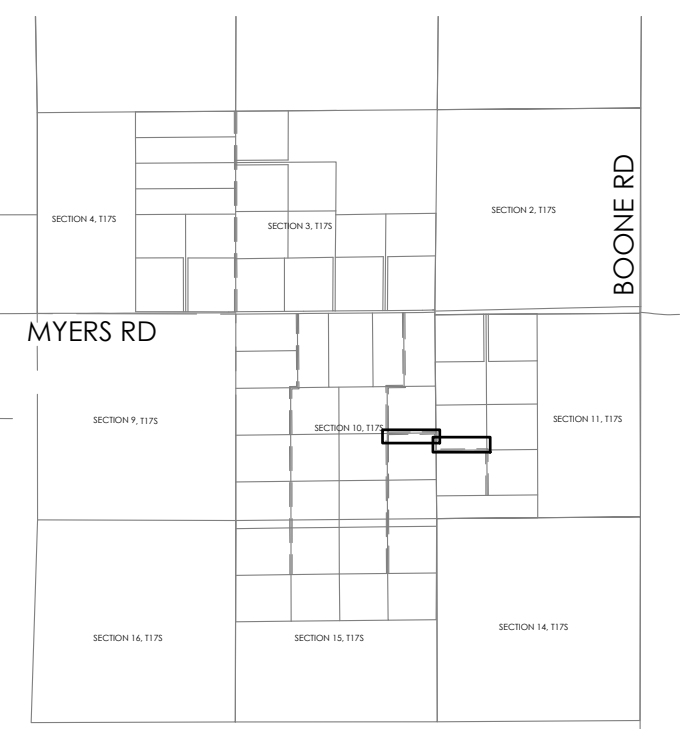
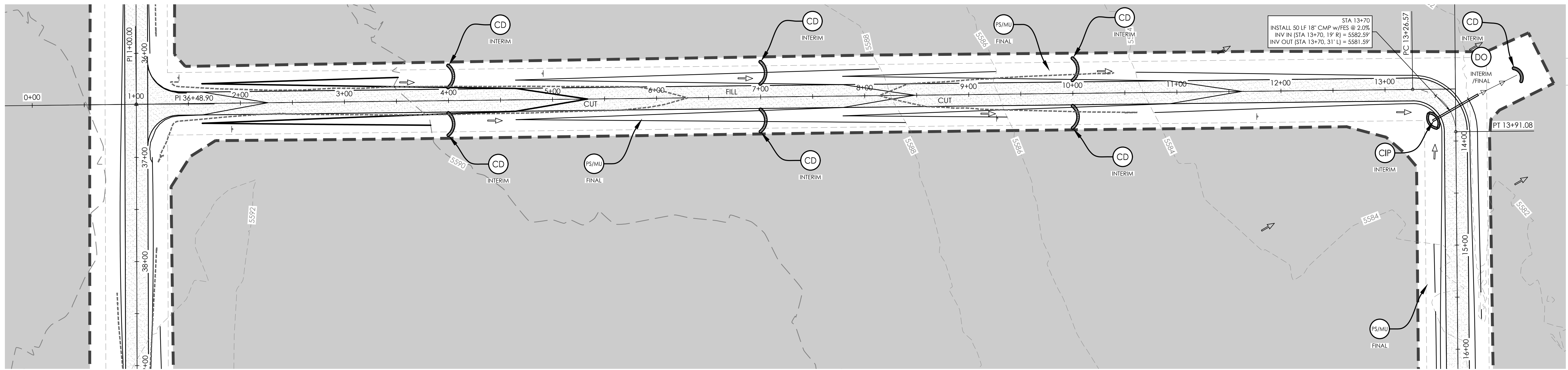
APRIL 17, 2024

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

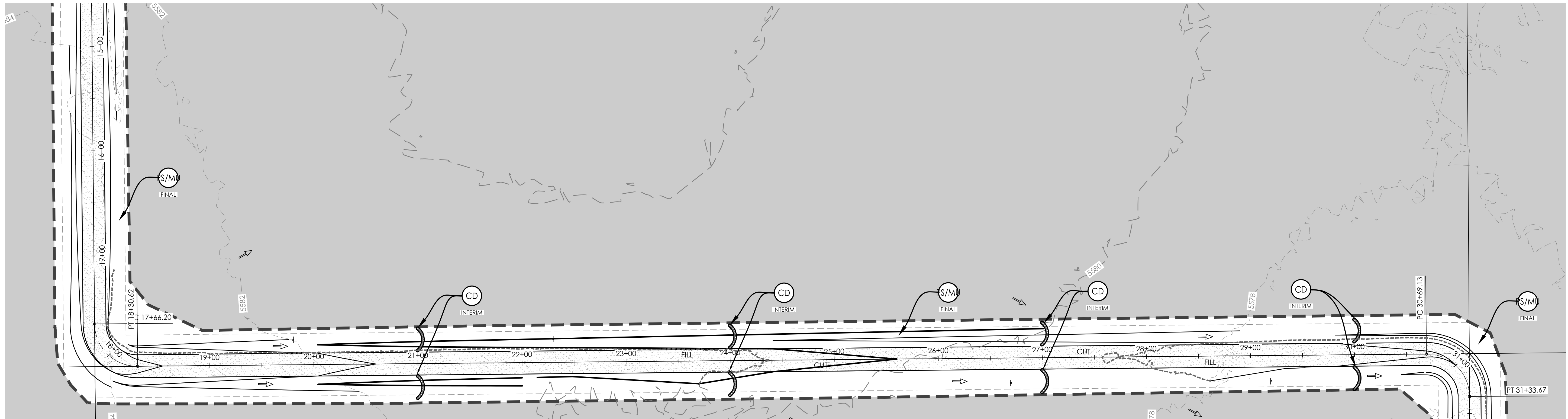
DESMOND GROVE (SOUTH 2)
FROM STA. 56+00.00
TO END

C1.9

SHEET 9 OF 12



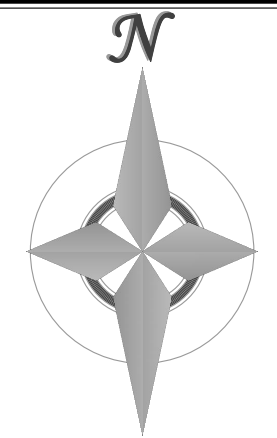
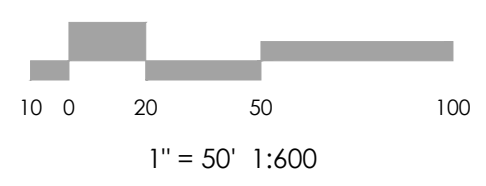
KEY MAP
NOT TO SCALE



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

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')

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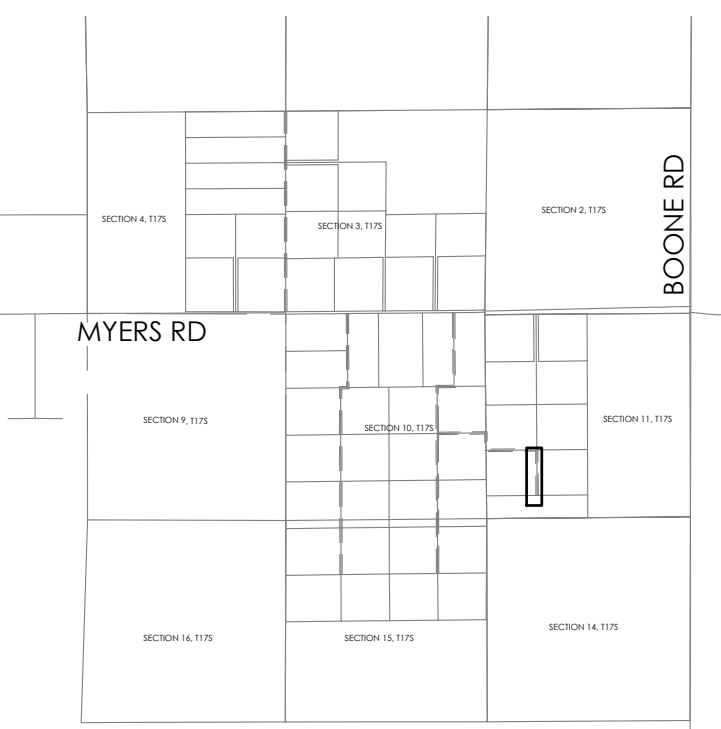
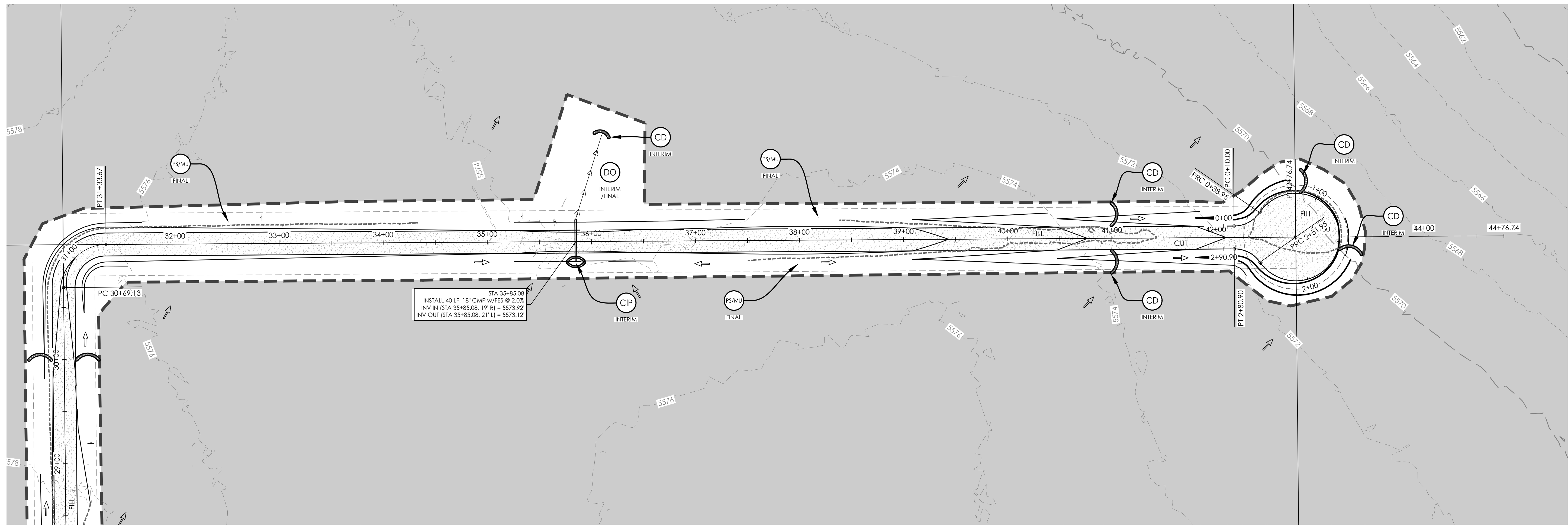
MVE PROJECT
MVE DR **1209-GE-PP-S2A**

APRIL 17, 2024

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CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

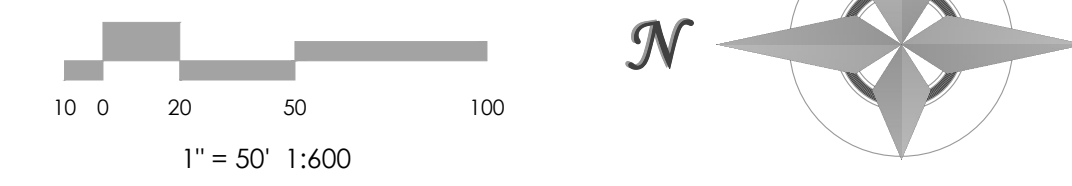
DEVORSS VIEW (SOUTH 2A)
FROM STA 0+00.00
TO STA 14+00.00

C1.10
SHEET 10 OF 12



KEY 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"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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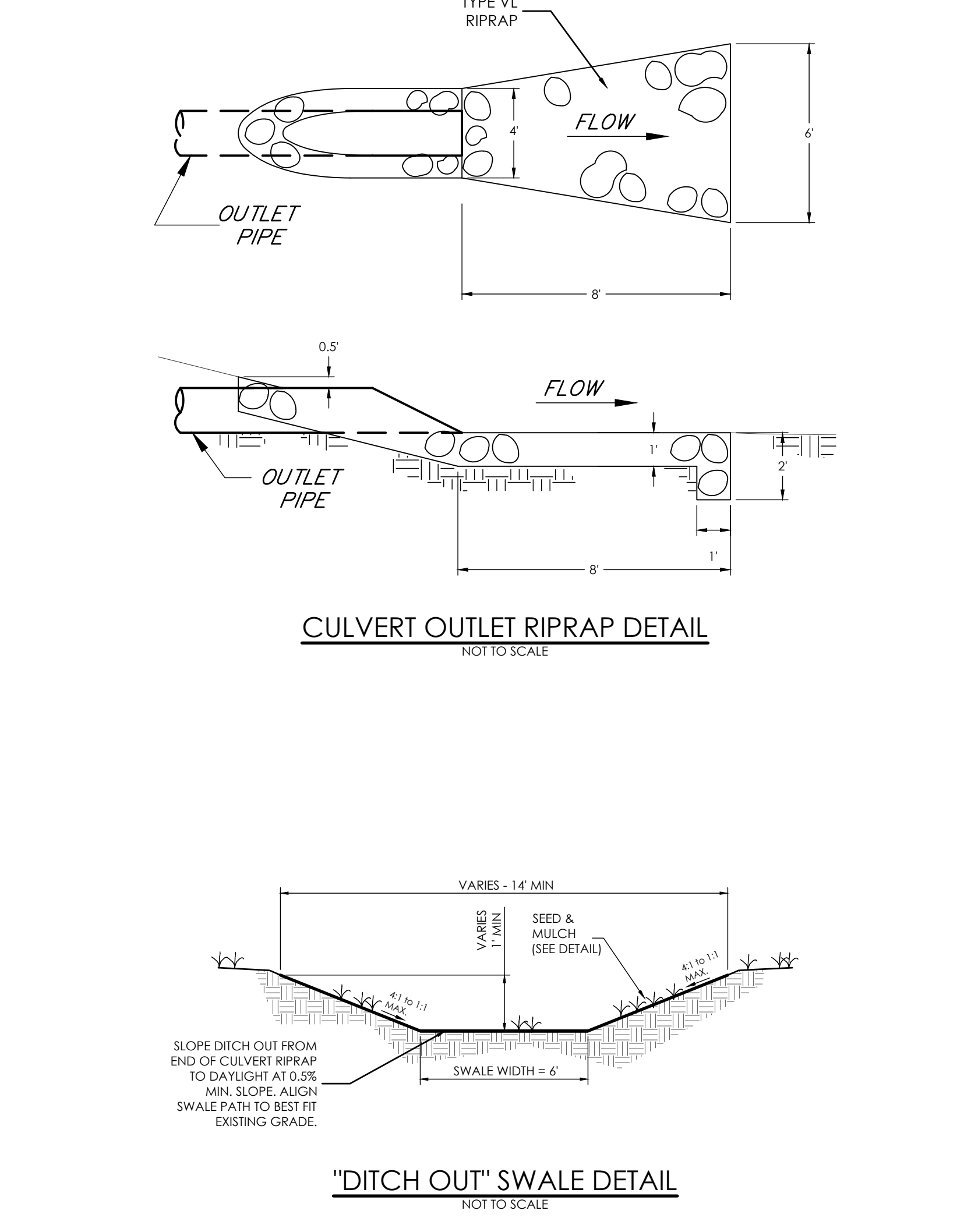
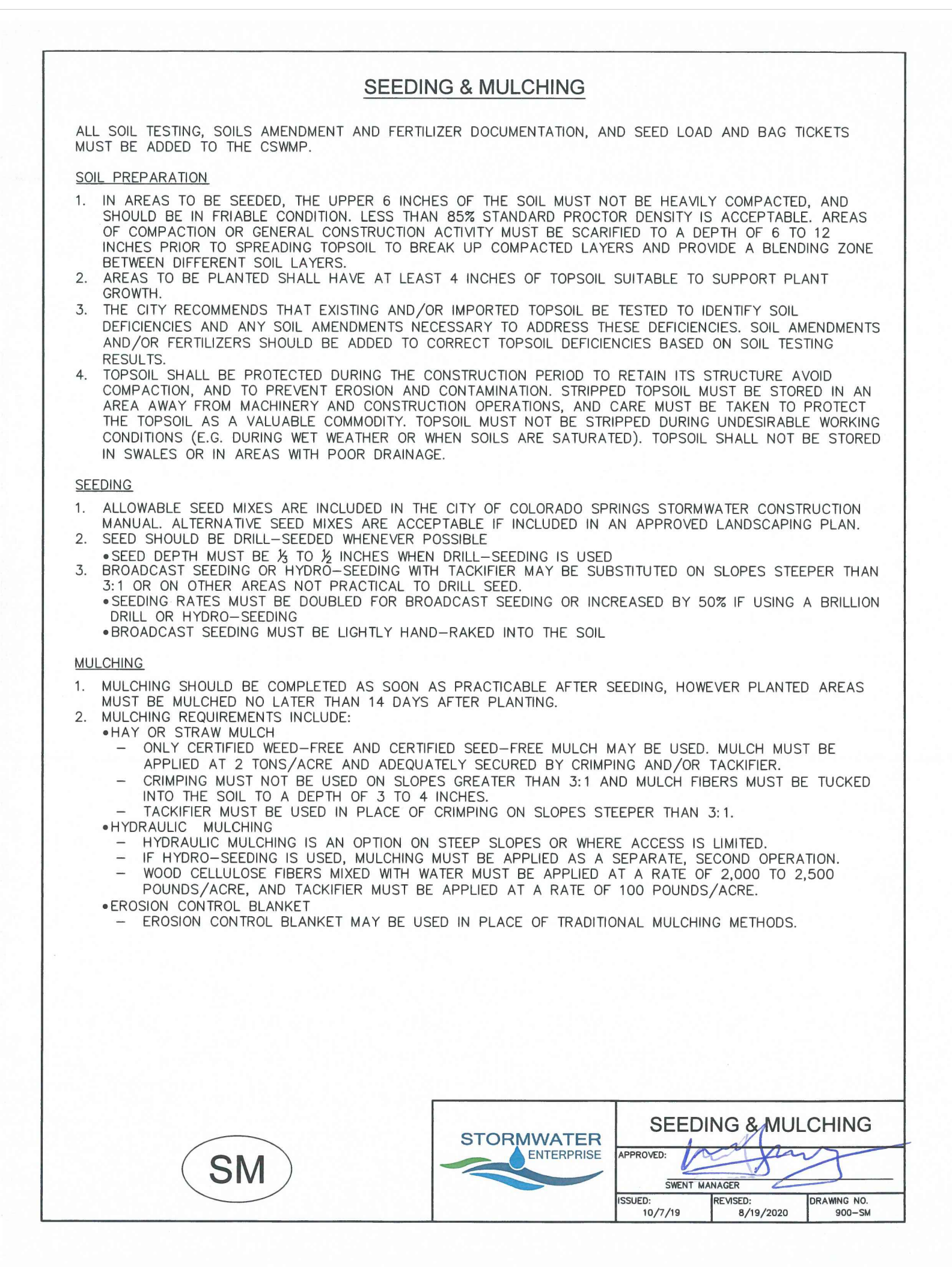
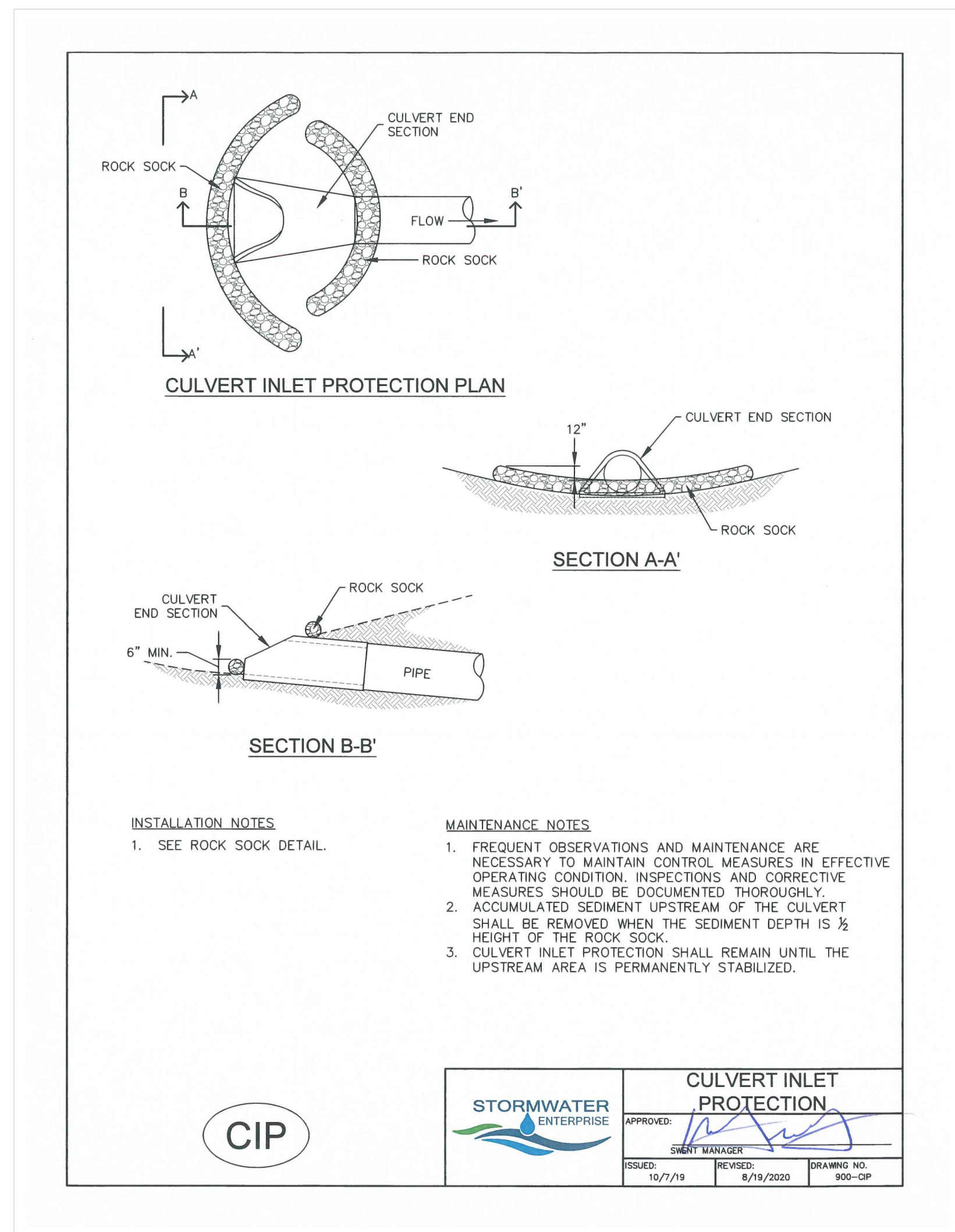
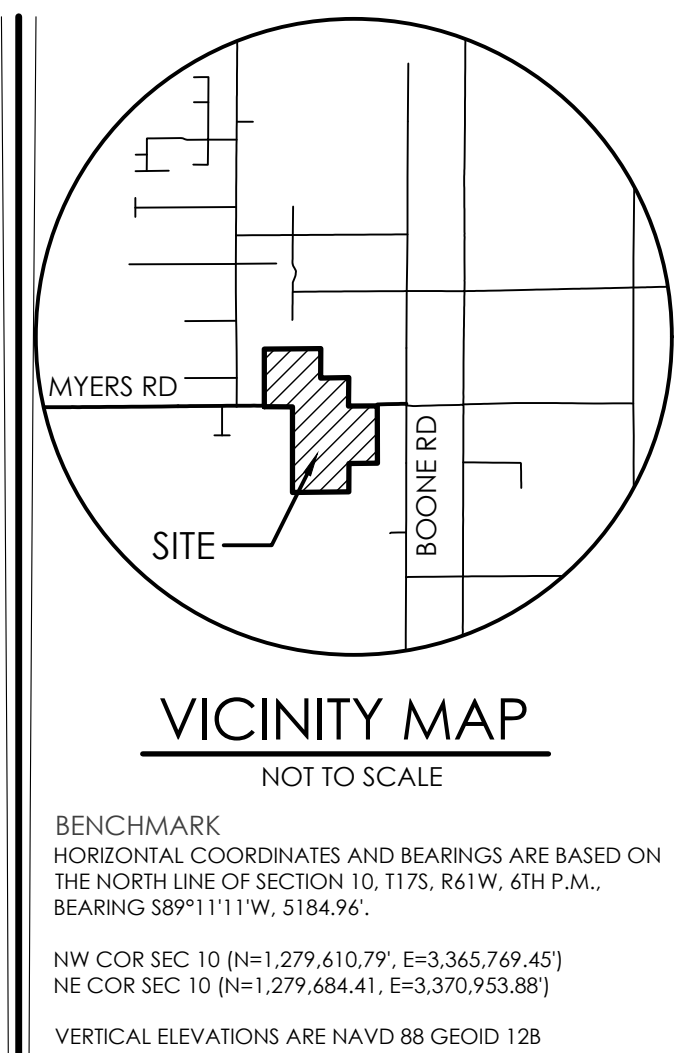
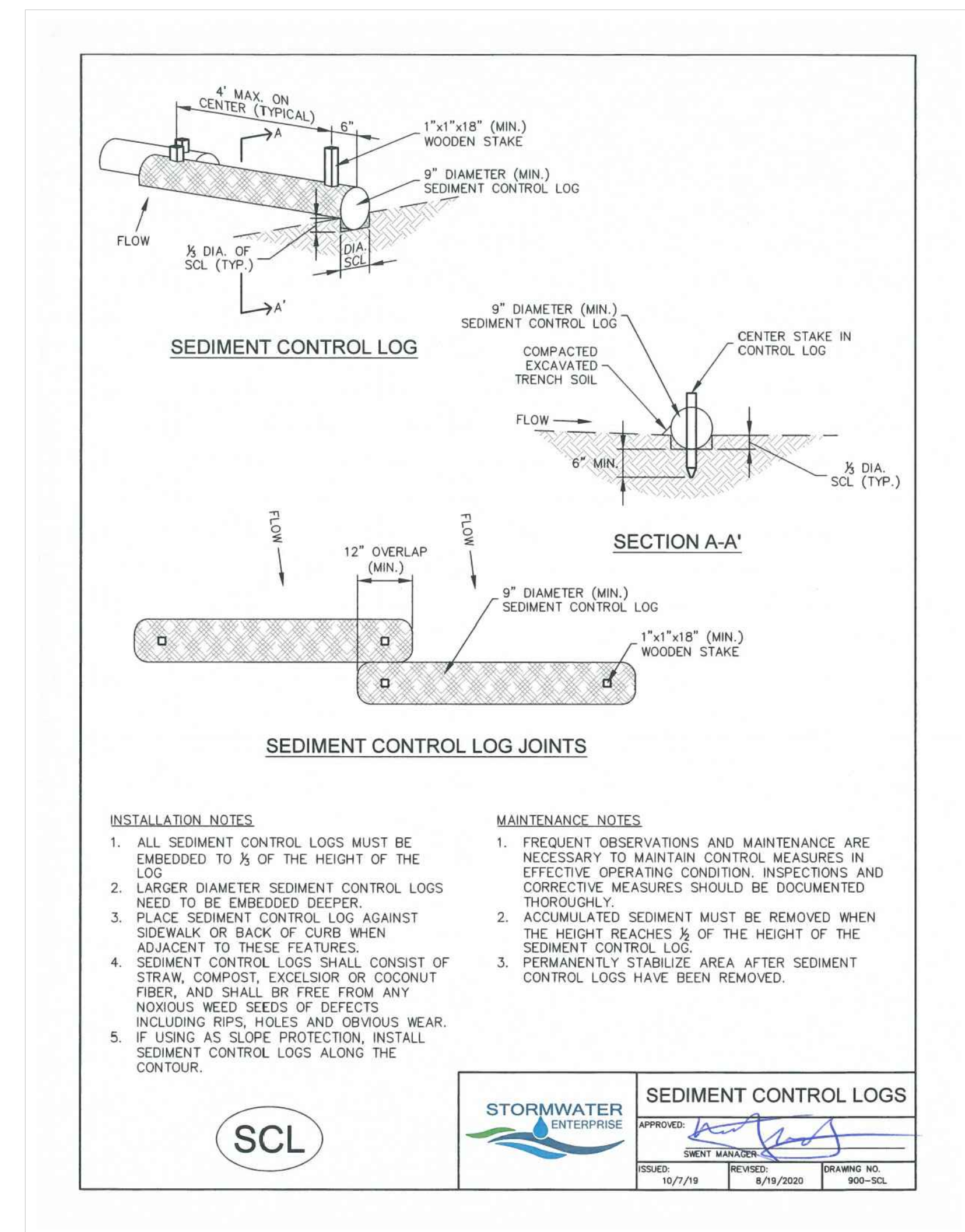
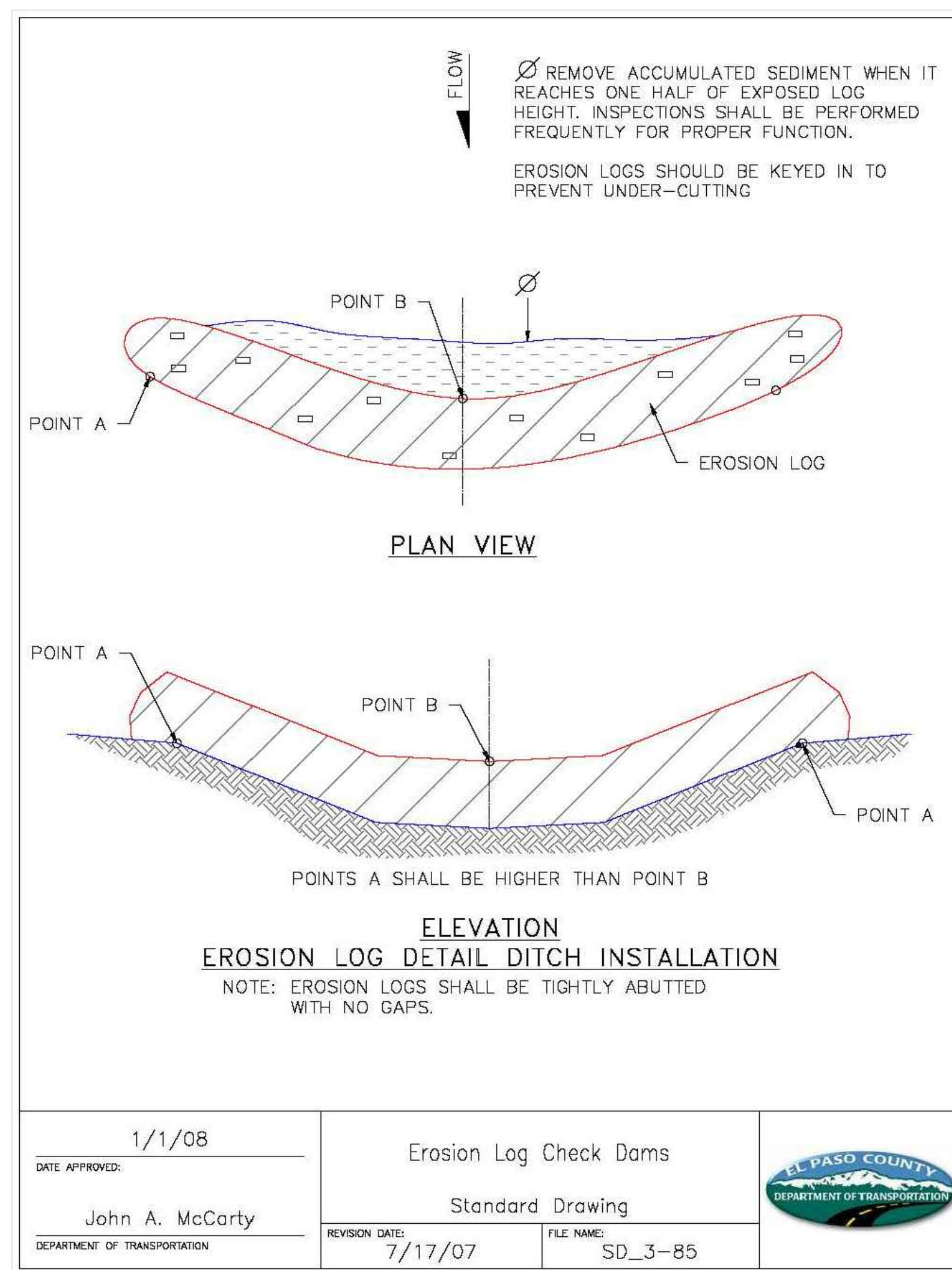
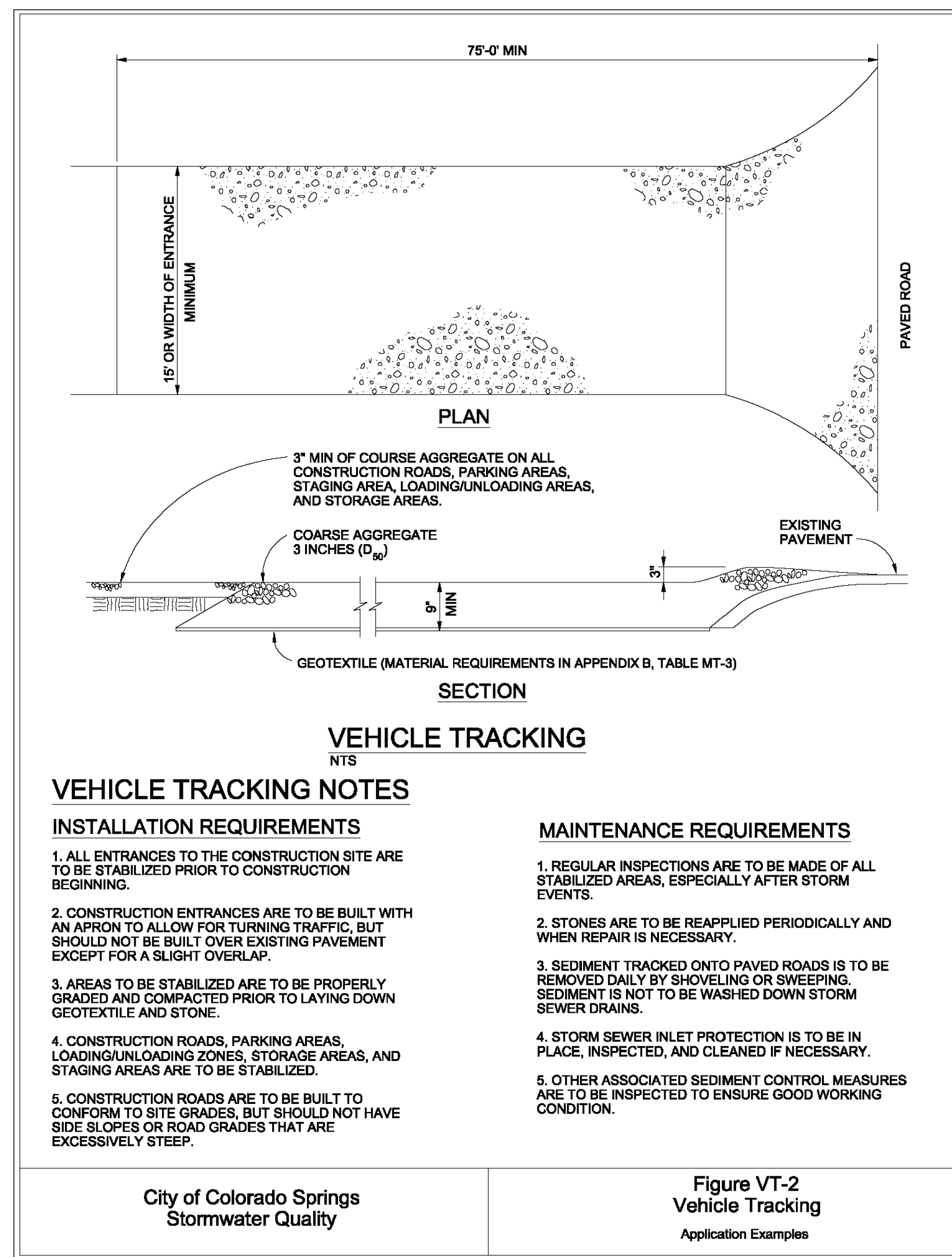
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MVE PROJECT
 MVE D# **1209-GEC-PP-S2A**
APRIL 17, 2024
 DESIGNED BY _____
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 AS-BUILT BY _____
 CHECKED BY _____

DEVORSS VIEW (SOUTH 2A)
 FROM STA 28+00.00
 TO END
C1.11
 SHEET 11 OF 12



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