2026 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 2/2026

PROJECT INFORMATION

Project Name: 4420 Green Mountain Drive	Date: 09/29/2026	PCD File No. CDR2612

NOTE TO REVIEWER: THERE WERE NO ADDITIONAL DOCUMENT SLOTS TO UPLOAD COMMENT RESPONSES. SO COMMENT RESPONSES ARE COMPILE HEREIN. THE GEC CHECKLIST IS AT THE VERY END AS WELL.

Description								ith Pre-Plat Construction) plete	Remaining	
SECTION 1 - GR										
Earthwork										*
less than 5,00									$ -	*
5,001-20,000;									$ 97,500.00	*
20,001-50,000									$ -	*
50,001-200,00									$ -	*
greater than 2									$ -	*
Erosion Control Bla									$ 84,000.00	*
Seeding (inc. noxiou									$ 6,111.00	*
Permanent Pond/P									$ -	*
									$ -	*
									$ -	*
[insert items not list									$ -	*
Safety Fence									$ -	
Inlet Protection									$ 322.00	
Rock Check Dam									$ -	
Concrete Washout									$ -	
Sediment Basin									$ 3,483.00	
Sediment Trap									$ -	
Silt Fence									$ 3,000.00	
Slope Drain									$ 1,950.00	
Straw Bale									$ -	
Straw Wattle/Rock									$ -	
Surface Roughenin									$ -	
Vehicle Tracking Co									$ 3,840.00	
Slope Tracking									$ 1,521.00	
Rip Rap, d50 size fr									$ 204.00	
									$ -	
[insert items not list									$ -	
							MAINTENANCE (35% of Construction BMPs)	=	$ 5,012.00	$ 5,012.00
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)							Section 1 Subtotal	=	$ 206,943.00	$ 206,943.00
SECTION 2 - PUBLIC IMPROVEMENTS *										
ROADWAY IMPROVEMENTS										*
Construction Traffic Control					LS			=	$ -	$ - *
Aggregate Base Course	(135 lbs/cf)				Tons	$ 42.00		=	$ -	$ - *
Aggregate Base Course	(135 lbs/cf)				CY	$ 81.00		=	$ -	$ - *
Asphalt Pavement (3" thick)					SY	$ 22.00		=	$ -	$ - *
Asphalt Pavement (4" thick)					SY	$ 31.00		=	$ -	$ - *
Asphalt Pavement (6" thick)					SY	$ 47.00		=	$ -	$ - *
Asphalt Pavement	(147 lbs/cf)	_" thick			Tons	$ 140.00		=	$ -	$ - *
Raised Median, Paved					SF	$ 15.00		=	$ -	$ - *
Signs (regulatory/advisory/guide/street)					EA	$ 293.00		=	$ -	$ - *
Epoxy Pavement Marking					SF	$ 19.00		=	$ -	$ - *
Thermoplastic Pavement Marking					SF	$ 29.00		=	$ -	$ - *
Barricade - Type 3					EA	$ 380.00		=	$ -	$ - *
Delineator - Type I					EA	$ 38.00		=	$ -	$ - *
Curb and Gutter, Type A	(6" Vertical)				LF	$ 49.00		=	$ -	$ - *
Curb and Gutter, Type B	(Median)				LF	$ 50.00		=	$ -	$ - *
Curb and Gutter, Type C	(Ramp)				LF	$ 51.00		=	$ -	$ - *
4" Sidewalk (common areas only)					SY	$ 69.00		=	$ -	$ - *
5" Sidewalk					SY	$ 85.00		=	$ -	$ - *
6" Sidewalk					SY	$ 113.00		=	$ -	$ - *
8" Sidewalk					SY	$ 141.00		=	$ -	$ - *
Pedestrian Ramp					EA	$ 1,961.00		=	$ -	$ - *
Cross Pan, local (8" thick, 6' wide to include return)					LF	$ 87.00		=	$ -	$ - *
Cross Pan, collector (9" thick, 8' wide to include return)					LF	$ 131.00		=	$ -	$ - *
Curb Opening with Drainage Chase					EA	$ 2,341.00		=	$ -	$ - *
Guardrail Type 3 (W-Beam)					LF	$ 87.00		=	$ -	$ - *
Guardrail Type 7 (Concrete)					LF	$ 104.00		=	$ -	$ - *
Guardrail End Anchorage					EA	$ 2,485.00		=	$ -	$ - *
Guardrail Impact Attenuator					EA	$ 22,568.00		=	$ -	$ - *
Sound Barrier Fence (CMU block, 6' high)					LF	$ 113.00		=	$ -	$ - *
Sound Barrier Fence (panels, 6' high)					LF	$ 115.00		=	$ -	$ - *
Electrical Conduit,	Size =				LF	$ 33.00		=	$ -	$ - *
Traffic Signal, (provide engineer's estimate)					EA			=	$ -	$ - *
Survey Monumentation					EA	$ 638.00		=	$ -	$ - *
								=	$ -	$ - *

PROJECT INFORMATION		
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Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining	
				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
STORM DRAIN IMPROVEMENTS								*
Concrete Box Culvert (M Standard), Size (W x H)		LF		=	$ -		$ -	*
18" Reinforced Concrete Pipe		LF	$ 111.00	=	$ -		$ -	*
24" Reinforced Concrete Pipe		LF	$ 161.00	=	$ -		$ -	*
30" Reinforced Concrete Pipe		LF	$ 167.00	=	$ -		$ -	*
36" Reinforced Concrete Pipe		LF	$ 191.00	=	$ -		$ -	*
42" Reinforced Concrete Pipe		LF	$ 275.00	=	$ -		$ -	*
48" Reinforced Concrete Pipe		LF	$ 349.00	=	$ -		$ -	*
54" Reinforced Concrete Pipe		LF	$ 465.00	=	$ -		$ -	*
60" Reinforced Concrete Pipe		LF	$ 476.00	=	$ -		$ -	*
66" Reinforced Concrete Pipe		LF	$ 550.00	=	$ -		$ -	*
72" Reinforced Concrete Pipe		LF	$ 616.00	=	$ -		$ -	*
18" Corrugated Steel Pipe		LF	$ 136.00	=	$ -		$ -	*
24" Corrugated Steel Pipe		LF	$ 229.00	=	$ -		$ -	*
30" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
36" Corrugated Steel Pipe		LF	$ 244.00	=	$ -		$ -	*
42" Corrugated Steel Pipe		LF	$ 226.00	=	$ -		$ -	*
48" Corrugated Steel Pipe		LF	$ 465.00	=	$ -		$ -	*
54" Corrugated Steel Pipe		LF	$ 459.00	=	$ -		$ -	*
60" Corrugated Steel Pipe		LF	$ 501.00	=	$ -		$ -	*
66" Corrugated Steel Pipe		LF	$ 580.00	=	$ -		$ -	*
72" Corrugated Steel Pipe		LF	$ 654.00	=	$ -		$ -	*
78" Corrugated Steel Pipe		LF	$ 728.00	=	$ -		$ -	*
84" Corrugated Steel Pipe		LF	$ 901.00	=	$ -		$ -	*
Flared End Section (FES) RCP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
Flared End Section (FES) CSP Size = (unit cost = 6x pipe unit cost)		EA		=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
End Treatment- Headwall		EA		=	$ -		$ -	*
End Treatment- Wingwall		EA		=	$ -		$ -	*
End Treatment - Cutoff Wall		EA		=	$ -		$ -	*
Curb Inlet (Type R) L=5', Depth < 5'		EA	$ 8,814.00	=	$ -		$ -	*
Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'		EA	$ 10,835.00	=	$ -		$ -	*
Curb Inlet (Type R) L =5', 10' ≤ Depth < 15'		EA	$ 12,206.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', Depth < 5'		EA	$ 11,438.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 5' ≤ Depth < 10'		EA	$ 12,689.00	=	$ -		$ -	*
Curb Inlet (Type R) L =10', 10' ≤ Depth < 15'		EA	$ 16,174.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', Depth < 5'		EA	$ 14,452.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 5' ≤ Depth < 10'		EA	$ 17,237.00	=	$ -		$ -	*
Curb Inlet (Type R) L =15', 10' ≤ Depth < 15'		EA	$ 21,610.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', Depth < 5'		EA	$ 16,499.00	=	$ -		$ -	*
Curb Inlet (Type R) L =20', 5' ≤ Depth < 10'		EA	$ 20,012.00	=	$ -		$ -	*
Grated Inlet (Type C), Depth < 5'		EA	$ 8,156.00	=	$ -		$ -	*
Grated Inlet (Type D), Depth < 5'		EA	$ 11,435.00	=	$ -		$ -	*
Storm Sewer Manhole, Box Base		EA	$ 18,950.00	=	$ -		$ -	*
Storm Sewer Manhole, Slab Base		EA	$ 9,314.00	=	$ -		$ -	*
Geotextile (Erosion Control)		SY	$ 6.00	=	$ -		$ -	*
Rip Rap, d50 size from 6" to 24"		Tons	$ 102.00	=	$ -		$ -	*
Rip Rap, Grouted		Tons	$ 136.00	=	$ -		$ -	*
Drainage Channel Construction, Size (W x H)		LF		=	$ -		$ -	*
Drainage Channel Lining, Concrete		CY	$ 815.00	=	$ -		$ -	*
Drainage Channel Lining, Rip Rap		CY	$ 234.00	=	$ -		$ -	*
Drainage Channel Lining, Grass		AC	$ 2,100.00	=	$ -		$ -	*
Permanent Drainage Channel Lining or Roadside Ditch TRM		SY	$ 13.00	=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
				=	$ -		$ -	*
[insert items not listed but part of construction plans]				=	$ -		$ -	*
* - Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)		**Section 2 Subtotal**		**=**	**$ -**		**$ -**	*

PROJECT INFORMATION		
Project Name: 4420 Green Mountain Drive	**Date: 09/29/2026**	**PCD File No. CDR2612**

Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 3 - COMMON DEVELOPMENT IMPROVEMENTS (Private or District and NOT Maintained by EPC)**							
ROADWAY IMPROVEMENTS							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
STORM DRAIN IMPROVEMENTS (Exception: Permanent Pond/BMP shall be itemized under Section 1)							
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
				=	$ -		$ -
WATER SYSTEM IMPROVEMENTS							
Water Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Water Main Pipe (Ductile Iron), Size 8"		LF	$ 105.00	=	$ -		$ -
Gate Valves, 8"		EA	$ 2,599.00	=	$ -		$ -
Fire Hydrant Assembly, w/ all valves		EA	$ 9,228.00	=	$ -		$ -
Water Service Line Installation, inc. tap and valves		EA	$ 1,852.00	=	$ -		$ -
Fire Cistern Installation, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
SANITARY SEWER IMPROVEMENTS							
Sewer Main Pipe (PVC), Size 8"		LF	$ 90.00	=	$ -		$ -
Sanitary Sewer Manhole, Depth < 15 feet		EA	$ 6,136.00	=	$ -		$ -
Sanitary Service Line Installation, complete		EA	$ 1,962.00	=	$ -		$ -
Sanitary Sewer Lift Station, complete		EA		=	$ -		$ -
				=	$ -		$ -
[insert items not listed but part of construction plans]				=	$ -		$ -
LANDSCAPING IMPROVEMENTS (For subdivision specific condition of approval, or PUD)							
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
		EA		=	$ -		$ -
** - Section 3 is not subject to defect warranty requirements		**Section 3 Subtotal**		**=**	**$ -**		**$ -**
AS-BUILT PLANS (Public Improvements inc. Permanent WQCV BMPs)		LS		=	$ -		$ -
POND/BMP CERTIFICATION (inc. elevations and volume calculations)		LS		=	$ -		$ -

Total Construction Financial Assurance **$ 206,943.00**
(Sum of all section subtotals plus as-builts and pond/BMP certification)

Total Remaining Construction Financial Assurance (with Pre-Plat Construction) **$ 206,943.00**
(Sum of all section totals less credit for items complete plus as-builts and pond/BMP certification)

Total Defect Warranty Financial Assurance **$ 37,522.20**
(20% of all items identified as (*). To be collateralized at time of preliminary acceptance)

Approvals

I hereby certify that this is an accurate and complete estimate of costs for the work as shown on the Grading and Erosion Control Plan and Construction Drawings associated with the Project.



09/29/2026

Nicholas Q. Jokerst, PE — Date

Engineer (P.E. Seal Required)

Approved by Owner / Applicant — 09/29/2026 — Date

Approved by El Paso County Engineer / ECM Administrator — Date

4420 GREEN MOUNTAIN DRIVE

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

GRADING AND EROSION CONTROL PLAN

GRADING AND EROSION CONTROL STANDARD NOTES

1. 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.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMs), AS INDICATED ON THE APPROVED GEC PLAN OR CDs WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(s) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(s) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION AND FLOW CONDITIONS (E.G. SHEET OR CONCENTRATED FLOW).
4. ALL CCMs SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMs AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMs ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMs.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRED THE IMPLEMENTATION OF NEW OR REVISED CCMs OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES OR WHEN CCMs ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES
7. 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. IN ADDITION TO MAINTAINING THE 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER *UNLESS UNFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMs UPGRADIENT OF THE VEGETATIVE BUFFER.
8. 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.
9. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTS) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G. TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G. SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. 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.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMs SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMs WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMs SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMs WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCMs. AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMs AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE.
15. 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.
16. 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.
17. 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.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. 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.
20. THE PERMIT HOLDER(S) 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.
21. 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.
22. 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. APPROPRIATE CMs SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E. INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT 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.
24. 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.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT THE DISCHARGE OFFSITE UNLESS AUTHORIZE BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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.
29. 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 80246-1530
ATTN: PERMITS UNIT

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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



VICINITY MAP
SCALE: 1"=1000'

Add note:
9. All storm drain pipe[illegible] unless otherwise noted and

ATE: Addressed.

SHEET INDEX

1	–	COVER SHEET
2	–	LEGEND
3	–	GRADING & EROSION CONTROL PLAN
4–5	–	GEC DETAILS
5	–	TOTAL SHEETS

BASIS OF BEARINGS:

THE PROPERTY LINES DEPICTED ON THIS PLAN ARE BASED UPON THE SOUTHERLY PROPERTY LINE BEARING S88°54'09" FOR A DISTANCE OF 2631.49'.

BENCHMARK:

NATIONAL GEODETIC SURVEY POINT DESIGNATION "BREMER"
ELEVATION=7255.96 (NAVD88)

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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 FIELD 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 SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
   - 3.4. 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 VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE EINGEERI9NG 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 INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES 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. 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.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWENER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

OWNER'S STATEMENT

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

OWNER SIGNATURE — DATE 09/22/2026

MATT DUNSTON

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 THESE PLANS.

COLORADO REGISTERED NICHOLAS Q. JOKERST 59273 PROFESSIONAL ENGINEER

NICHOLAS Q. JOKERST, P.E. — DATE 09/16/2026
COLORADO P.E. 59273
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

EL PASO COUNTY STATEMENT

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.

FILE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, 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, THESE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA J. PALMER P.E. — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

COUNTY PCD NO: CDR2612

ALL TERRAIN ENGINEERING
NICHOLAS Q. JOKERST, PE
559.399.1668 - NICK@ATERRAINENG.COM
RYAN F. BURNETT, PE
303.517.1668 - RBURNETT@ATERRAINENG.COM
PREPARED FOR:
4420 GREEN MOUNTAIN DR.
COLORADO SPRINGS, CO 80921
MATT DUNSTON
(719) 559-2229
MATTDUNSTON@HOTMAIL.COM

UNTIL SUCH TIME AS THESE DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

REV	DESCRIPTION	DATE

JOB NO: 26011
LOCATION: CS

4420 GREEN MOUNTAIN DRIVE

COVER

DESIGN: NQJ
REVIEW: REB
DATE: 09/29/2026
H-SCALE: 1" = 1000'
V-SCALE: N/A

SHEET 1 OF 5

PLANEMETRICS

	EXISTING	PROPOSED
SECTION LINE		
RIGHT–OF–WAY		
PARCEL LINE		
EASEMENT LINE		
BOUNDARY LINE		
CENTER LINE		

CONSTRUCTION

	EXISTING	PROPOSED
C&G		
EDGE OF ASPHALT		
CONCRETE		
SIDE WALK		
CROSS PAN		
PARKING LOT STRIPING		
ROADWAY STRIPING – DHASED		
ROADWAY STRIPING – DOTTED		
GUARDRAIL		
FENCE		
SOUNDWALL		
DEMO		
GRAVEL		
RIPRAP		
DIRT		
TRAIL/PATH		
RAIL LINE		

GRADING

	EXISTING	PROPOSED
CONTOUR INTERMEDIATE		
CONTOUR INDEX		
TOP OF SLOPE		
TOE OF SLOPE		
CUT/FILL BOUNDARY		
LIMITS OF GRADING		LOG LOG LOG LOG LOG
LIMITS OF DISTURBANCE		

UTILITIES

	EXISTING	PROPOSED
SANITARY SEWER		SS SS SS SS SS
SANITARY SEWER SERVICE		SS SS SS SS SS
POTABLE WATER MAIN	W W W W W	W W W W
POTABLE WATER SERVICE		
RAW WATER MAIN	RAW RAW RAW RAW RAW	RAW RAW RAW
IRRIGATION MAIN		
SANITARY FORCE MAIN	FM FM FM FM FM	FM FM FM FM
UNDER–DRAIN	UD UD UD UD UD	UD UD UD UD
GAS PIPE	G G G G G	G G G G
HIGH PRESSURE GAS	HPG HPG HPG HPG HPG	HPG HPG HPG HPG
OIL/PETROLEUM LINE	O O O O O	O O O O
UNDER–GROUND ELECTRIC	UGE UGE UGE UGE UGE	UGE UGE UGE UGE
OVER–HEAD ELECTRIC	OHU OHU OHU OHU OHU	OHU OHU OHU OHU
FIBER OPTIC	FO FO FO FO FO	FO FO FO FO
COMMUNICATION LINES MISC.	COM COM COM COM COM	COM COM COM COM
STORM PIPE		
HGL MINOR		
HGL MAJOR		

DRAINAGE

	EXISTING	PROPOSED
BASE FLOOD ELEVATION		
100–YR FLOOD PLAIN	100YR 100YR	100YR 100YR
500–YR FLOOD PLAIN	500YR 500YR	500YR 500YR
FLOODWAY	FLOOD FLOOD	FLOOD FLOOD
SWALE/DITCH		
THALWEG (STREAM/CREEK)		
LIMITS OF WETLANDS		
EDGE OF WATER		
SILT FENCE		
CONSTRUCTION FENCE/MARKERS		CF CF CF CF

UTILITY SYMBOLS

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE		
STORM INLET		
AREA INLET – SQUARE		
AREA INLET – ROUND		
FLARED END SECTION		

TRAFFIC

	EXISTING	PROPOSED
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
SIGN		
STREET LIGHT		
STREET LIGHT – SINGLE		
STREET LIGHT – DOUBLE		
LUMINAIRE		

LANDSCAPE

	EXISTING	PROPOSED
TREE – CONIFEROUS		
TREE – DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE	FP	

UTILITY SYMBOLS

	EXISTING	PROPOSED
SANITARY		
LINE MARKER	Mkr San	
SERVICE MARKER		
CLEAN–OUT		
MANHOLE	S	
WATER		
LINE MARKER	Mkr W	
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE	W	
BEND		
BLOW–OFF VALVE		
WELL	WELL	WELL
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
GAS		
MARKER	Mkr G	
SERVICE MARKER		
METER		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL	TV	
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL	E	
ELECTRICAL METER	E	
ELECTRICAL MANHOLE	E	
FIBER–OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL		
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL	T	
TELEPHONE MANHOLE	T	
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH# FIRM FIRM/AGENCY	

ENGINEER'S STATEMENT

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COLORADO REGISTERED NICHOLAS Q. JOKERST 59273 PROFESSIONAL ENGINEER

NICHOLAS Q. JOKERST, P.E. — DATE 09/16/2026
COLORADO P.E. 59273
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

COUNTY PCD NO: CDR2612

ALL TERRAIN ENGINEERING

NICHOLAS Q. JOKERST, PE
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RYAN E. KNAPP, PE
303.517.4668 – RYAN@ATERRAINENGINEERING.COM

PREPARED FOR:
4420 GREEN MOUNTAIN DR.
COLORADO SPRINGS, CO 80921
MATT DUNSTON
(719) 559-2229
MATTDUNSTON@HOTMAIL.COM

UNTIL SUCH TIME AS THESE DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO. 26011 LOCATION: CS

REV	DESCRIPTION	DATE

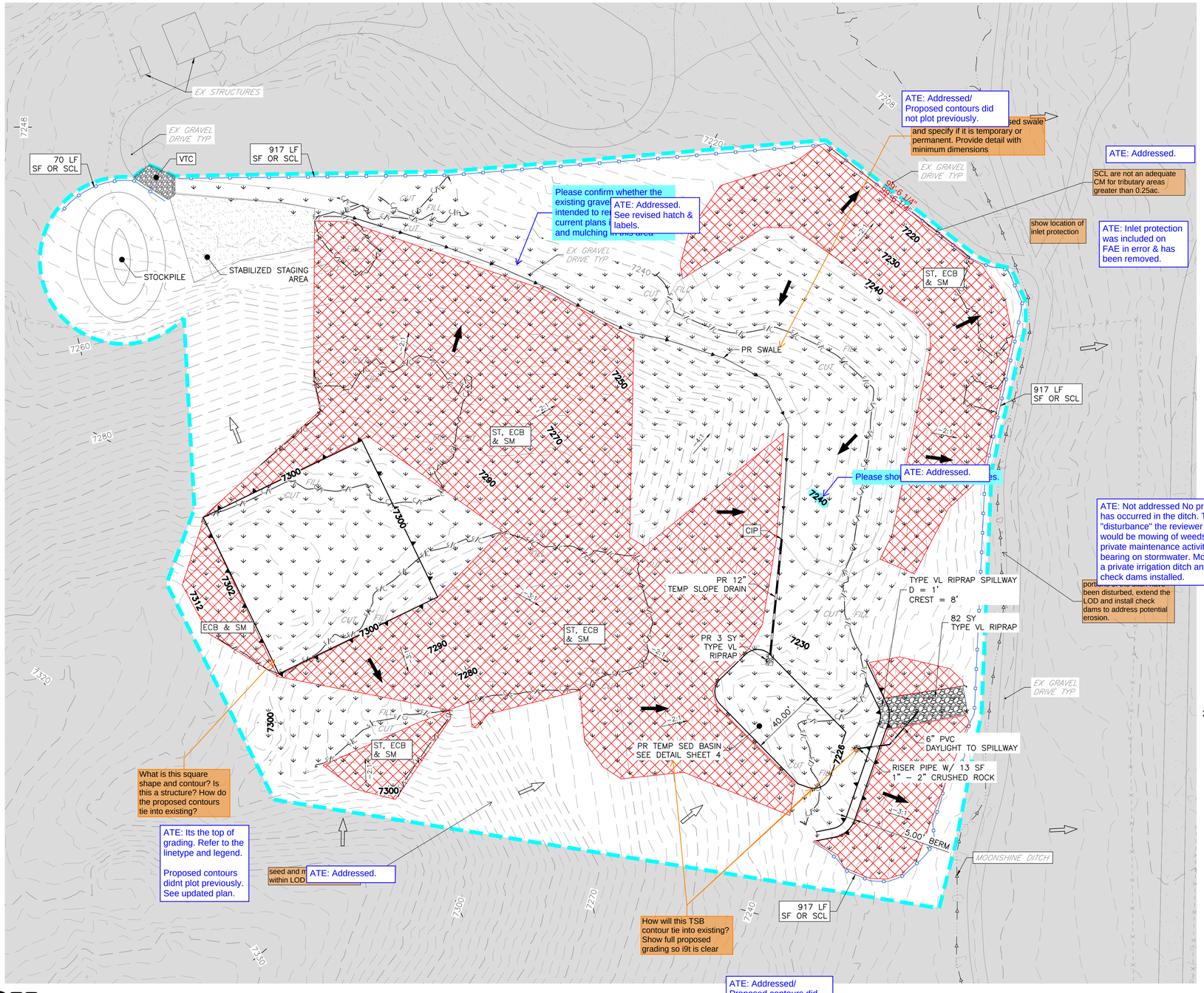
4420 GREEN MOUNTAIN DRIVE

LEGEND

DESIGN: NQJ
REVIEW: REB
DATE: 09/29/2026

H-SCALE: 1" = 30
V-SCALE: N/A

SHEET
2 OF 5



GEC LEGEND:

- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- EX FLOW DIRECTION
- PR FLOW DIRECTION
- DIVERSION DITCH
- SILT FENCE/SEDIMENT CONTROL LOG
- CUT/FILL BOUNDARY
- LIMITS OF DISTURBANCE/CONSTRUCTION
- GRAVEL DRIVES
- CONCRETE
- RIPRAP
- SEEDING & MULCHING
- SLOPE TRACKING & EROSION CONTROL BLANKET
- DO NOT DISTURB

GRADING AND EROSION CONTROL PLAN NOTES:

1. TOTAL DISTURBANCE AREA ~3 AC. IF TEMPORARY DISTURBANCES EXCEED THIS VALUE, QSM TO AMEND PLAN ACCORDINGLY.
2. LIMIT OF DISTURBANCE LINE IS DEPICTED BEYOND PROPOSED GRADING TO INCLUDE POTENTIAL AREAS OF CONSTRUCTION TRAFFIC, STOCKPILING AND ADDITIONAL DISTURBANCE FROM GENERAL CONSTRUCTION ACTIVITY.
3. INITIAL & INTERIM TEMPORARY CONSTRUCTION CONTROL MEASURES (TCM) SHALL REMAIN THROUGH THE FINAL PHASE.
4. ALL AREAS DISTURBED DURING CONSTRUCTION, OUTSIDE OF THE PROPOSED ROADWAY, MUST BE SEEDED AND STABILIZED FOLLOWING CONSTRUCTION ACTIVITY.
5. SEED MIX ALTERNATIVES ARE PROVIDED ON THE SUBSEQUENT DETAIL SHEETS. CONTRACTOR/DEVELOPER MAY SELECT SEED MIX FOR APPLICATION IN UPLAND AND RIPARIAN AREAS TO MATCH EXISTING CONDITIONS.
6. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES W/ APPROXIMATELY 70% COVERAGE.

SE TCM:

E TRACKING CONTROL
ZED STAGING AREA
NCE/SEDIMENT CONTROL LOG
TE/CONSTRUCT TEMP. SED. BASIN
TEMP. SLOPE DRAIN & CULVERT INLET PROTECTION

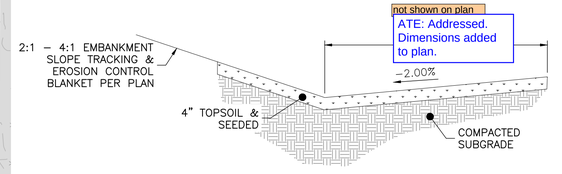
ASE TCM:

- ESTABLISH STOCKPILE & INSTALL NECESSARY PROTECTION
- SLOPE TRACKING ON SLOPES 3:1 OR GREATER
- EROSION CONTROL BLANKET ON SLOPES 3:1 OR GREATER

FINAL PHASE TCM:

- SEEDING AND MULCHING ALL DISTURBED AREAS
- REMOVE ALL TEMPORARY BMP'S UPON FINAL STABILIZATION

ATE: Addressed.
all slo must also be slope tracked
ATE: Addressed.
for slopes at 2:1.



PR. SWALE
SCALE: NTS

GEC Checklist Item C - include property parcel numbers for adjacent parcels

ATE: This is all the same parcel. Its large.

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

ENGINEER'S STATEMENT

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COLORADO REGISTERED NICHOLAS Q. JOKERST 59273 PROFESSIONAL ENGINEER

NICHOLAS Q. JOKERST, P.E. — 59273 — 05/16/2026
NICHOLAS Q. JOKERST, P.E. — DATE
COLORADO P.E. 59273
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

COUNTY PCD NO: CDR2612

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ALL TERRAIN ENGINEERING

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PREPARED FOR:
4420 GREEN MOUNTAIN DR.
COLORADO SPRINGS, CO 80921
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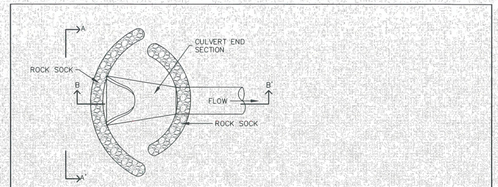
REV	DESCRIPTION	DATE

JOB NO: 26011
LOCATION: CS

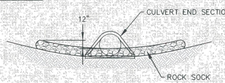
4420 GREEN MOUNTAIN DRIVE

GRADING & EROSION CONTROL PLAN

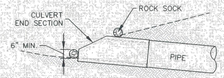
DESIGN: NQJ
REVIEW: REB
DATE: 09/29/2026
H-SCALE: 1" = 30
V-SCALE: N/A
SHEET 3 OF 5



CULVERT INLET PROTECTION PLAN



SECTION A-A'



SECTION B-B'

INSTALLATION NOTES:

1. SEE ROCK SOCK DETAIL.

MAINTENANCE NOTES:

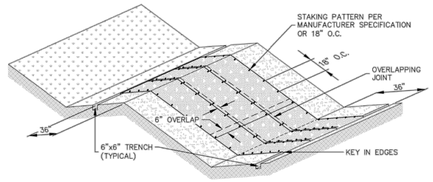
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ HEIGHT OF THE ROCK SOCK.
3. CULVERT INLET PROTECTION SHALL REMAIN UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.

CIP

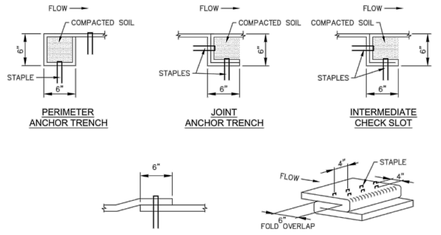
STORMWATER ENTERPRISE | CULVERT INLET PROTECTION

APPROVED: CMENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-DIP



EROSION CONTROL BLANKET



ECB

STORMWATER ENTERPRISE | EROSION CONTROL BLANKET

APPROVED: CMENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-ECB-S

INSTALLATION NOTES:

1. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL BLANKETS. TRM PRODUCTS MAY ME USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES. IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 25' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR EROSION CONTROL BLANKETS ON SLOPES. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB-1.
7. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
8. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
9. COMPACT ALL TRENCHES.

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TABLE ECB-1, EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

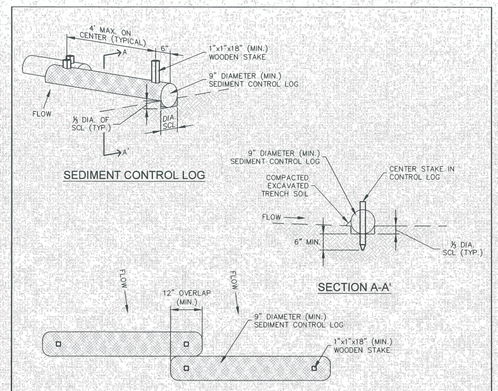
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN.	70% MAX.	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

ECB

STORMWATER ENTERPRISE | EROSION CONTROL BLANKET

APPROVED: CMENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-ECB-2



INSTALLATION NOTES:

1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ⅓ OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BR FREE FROM ANY NOXIOUS WEED SEEDS OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
5. IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

MAINTENANCE NOTES:

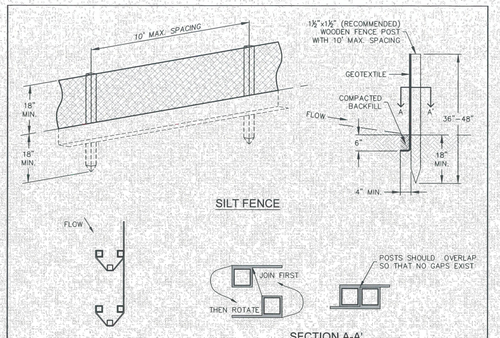
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

SCL

STORMWATER ENTERPRISE | SEDIMENT CONTROL LOGS

APPROVED: CMENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SCL



INSTALLATION NOTES:

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'–5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J–HOOK" INSTALLATION).

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE | SILT FENCE

APPROVED: CMENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SF

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION:

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE, AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING:

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL–SEEDED WHENEVER POSSIBLE.
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL–SEEDING IS USED.
3. BROADCAST SEEDING OR HYDRO–SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
   - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO–SEEDING.
   - BROADCAST SEEDING MUST BE LIGHTLY HAND–RAKED INTO THE SOIL.

MULCHING:

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
   - HAY OR STRAW MULCH:
     - ONLY CERTIFIED WEED–FREE AND CERTIFIED SEED–FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
     - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
     - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
   - HYDRAULIC MULCHING:
     - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
     - IF HYDRO–SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
     - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
   - EROSION CONTROL BLANKET:
     - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE | SEEDING & MULCHING

APPROVED: CMENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-SM

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

[1]For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

[2]Species that will do well in the bottom of pond areas.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

59273 — 09/16/2026

NICHOLAS O. JOKERST, P.E. — DATE
COLORADO P.E. 59273
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

COUNTY PCD NO: CDR2612

ALL TERRAIN ENGINEERING
NICHOLAS O. JOKERST, PE
559.397.1655 • NJOKERST@TERRAINEDGE.COM
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PREPARED FOR:
4420 GREEN MOUNTAIN DR.
COLORADO SPRINGS, CO 80921
MATT DUNSTON
(719) 559-2229
MATTDUNSTON@HOTMAIL.COM

UNTIL SUCH TIME AS THESE DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 26011 LOCATION: CS

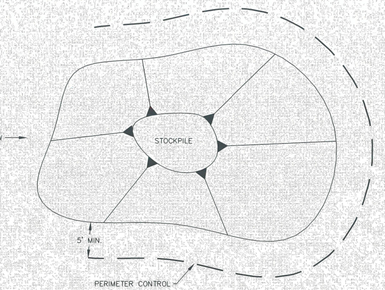
REV	DESCRIPTION	DATE

4420 GREEN MOUNTAIN DRIVE

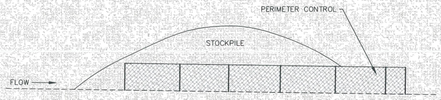
GEC DETAILS

DESIGN: NQJ
REVIEW: REB
DATE: 09/29/2026
H-SCALE: 1" = 30
V-SCALE: N/A

SHEET
4 OF 5



STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES:

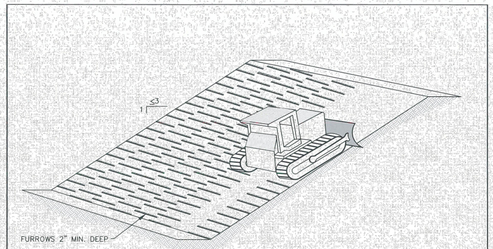
1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE | STOCKPILE PROTECTION
APPROVED: ENGINEERING MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-SP



SLOPE TRACKING

INSTALLATION NOTES

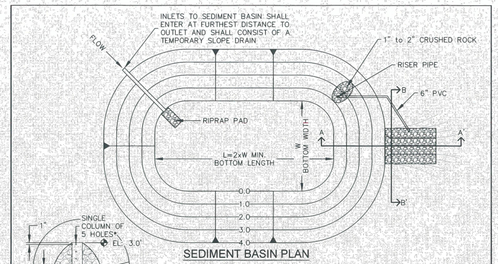
1. SLOPE TRACKING MAY BE USED ON SLOPES 3:1 OR STEEPER.
2. TRACKING GROOVES SHALL BE PERPENDICULAR TO THE SLOPE.
3. SLOPE TRACKING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

MAINTENANCE NOTES

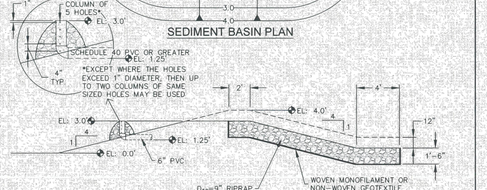
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SLOPE TRACKED.

ST

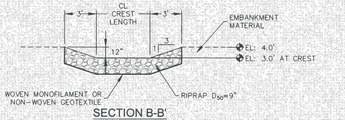
STORMWATER ENTERPRISE | SLOPE TRACKING
APPROVED: ENGINEERING MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-ST



SEDIMENT BASIN PLAN



SECTION A-A'



SECTION B-B'

INSTALLATION NOTES

1. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
2. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
3. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
4. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
5. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

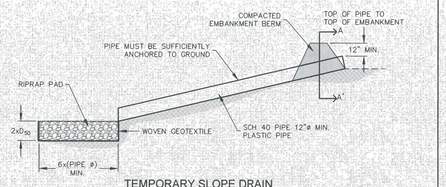
UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12.5"	2	9/32
2	21	3	13/64
3	28	5	1/4
4	33.5	6	5/16
5	38.5	8	25/64
6	43	9	7/32
7	47.4	11	29/64
8	51	12	31/64
9	55	13	1/2
10	58.6	15	19/64
11	61	16	39/64
12	64	18	5/8
13	67.5	19	13/64
14	70.5	21	1/8
15	73.4	22	1 1/64

TSB

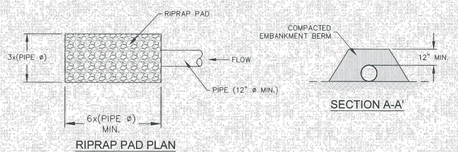
STORMWATER ENTERPRISE | TEMPORARY SEDIMENT BASIN
APPROVED: ENGINEERING MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-TSB-1

TSB

STORMWATER ENTERPRISE | TEMPORARY SEDIMENT BASIN
APPROVED: ENGINEERING MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-TSB-2



TEMPORARY SLOPE DRAIN



RIPRAP PAD PLAN

SECTION A-A'

INSTALLATION NOTES

1. THE LISTED DIMENSIONS ARE CONSIDERED A MINIMUM; LARGER DRAINS CAN BE IMPLEMENTED BY THE CONTRACTOR.
2. DETAILS SHOW MINIMUM COVER; INCREASE COVER AS NECESSARY.

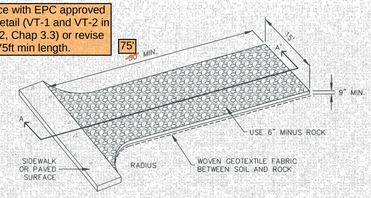
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. INSPECT INLETS AND OUTLETS AFTER STORMS TO PREVENT EXCESS CLOGGING. BREACHES IN PIPES SHOULD BE REPAIRED AS SOON AS FEASIBLY POSSIBLE.
3. INSPECT RIPRAP PAD AT OUTLET FOR SIGNS OF EROSION. IF SIGNS OF EROSION EXIST, ADDITIONAL ARMORING MAY BE INSTALLED.
4. TEMPORARY SLOPE DRAINS SHOULD REMAIN UNTIL THEY ARE NOT NEEDED, BUT SHOULD BE REMOVED BEFORE THE END OF CONSTRUCTION.
5. PERMANENTLY STABILIZE AREA AFTER TEMPORARY SLOPE DRAINS ARE REMOVED.

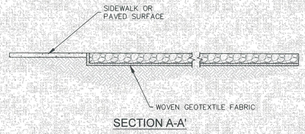
TSD

STORMWATER ENTERPRISE | TEMPORARY SLOPE DRAIN
APPROVED: ENGINEERING MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-TSD

Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap 3.3) or revise to be 75ft min length.



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE | VEHICLE TRACKING CONTROL
APPROVED: ENGINEERING MANAGER
ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-VTC

ALL TERRAIN ENGINEERING
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PREPARED FOR:
4420 GREEN MOUNTAIN DR.
COLORADO SPRINGS, CO 80921
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UNTIL SUCH TIME AS THESE DRAWIGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ALL TERRAIN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

JOB NO: 26011 LOCATION: CS

REV	DESCRIPTION	DATE

4420 GREEN MOUNTAIN DRIVE

GEC DETAILS

ENGINEER'S STATEMENT
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

NICHOLAS Q. JOKERST, P.E. 59273 09/16/2026
COLORADO P.E. 59273 DATE
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

COUNTY PCD NO: CDR2612

DESIGN: NQJ
REVIEW: REB
DATE: 09/29/2026
H-SCALE: 1" = 30
V-SCALE: N/A
SHEET 5 OF 5

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

4420 Green Mountain Drive

Final Drainage Report

PCD File No: CDR2612

All Terrain Engineering Project No: 26011

September 2026

Prepared for:

Matt Dunston

4420 Green Mountain Drive

Contact: (719) 559-2229

mattdunston@hotmail.com

Prepared by:

All Terrain Engineering LLC

Contact: Nicholas Q. Jokerst

njokerst@allterraineng.com

(530) 391-7635

ENGINEER'S STATEMENT

The attached drainage plan and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the criteria established by the County for drainage reports and said report is in conformity with the applicable master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.



09/29/2026

Nicholas Q. Jokerst, PE Date

State of Colorado No. 59273

For and on behalf of All Terrain Engineering LLC

DEVELOPER'S STATEMENT

I, the owner/developer, have read and will comply with all of the requirements specified in this drainage report and plan.



Matt Dunston Date

EL PASO COUNTY ONLY

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

Joshua J. Palmer, P.E. Date
County Engineer/ECM Administrator

Conditions:

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I. General Purpose, Location & Description

a. Purpose & Project Description

The purpose of the Final Drainage Report (FDR) for 4420 Green Mountain Drive is to describe the site's existing drainage patterns and proposed conditions associated with the proposed grading activities. The site received a Stop Work Order (SWO) from El Paso County for unpermitted grading operations. This FDR addresses the impacts of the proposed disturbances to support an ESQCP application.

b. Location

4420 Green Mountain Drive, referred to as 'the site' herein, is an unplatted parcel located in the Southeast Quarter of Section 32, Township 11 South, Range 67 West of the 6th P.M. The site is bound by unplatted land to the north, south and west as well as Smith Subdivision and Green Mountain Ranch to the east. A vicinity map is presented in Appendix A.

c. Description of Property

The site is an approximately 70.01 acre parcel Colorado Springs, CO. The project will disturb approximately 3 acres. However, no impervious surfaces will be added to the site. The current property includes a single residence, associated structures and a pond.

In general, the site slopes north and east towards Hay Creek. Onsite elevations range from 7140' – 7450' with slopes ranging approximately 1 – 60%. Per an NRCS soil survey, the site is made up of Type B Jarre-Tecolote complex and Peyton-Pring complex. Per a site survey, existing utilities include water, sewer and electric.

The ultimate receiving waters for the site are Hay Creek.

d. Floodplain Statement

Based on FEMA Firm map 08041C0266G dated December 7, 2018, the site is Zone X and Zone A. Zone X are areas determined to be outside the 0.2% annual chance flood. Zone A (no base flood elevations determined) areas are determined to be within the 1% annual chance of flooding zone. There is no development or disturbance proposed in Zone A portions of the site.

II. Drainage Basins

a. Major Basin Description

The site is located within the Hay Creek Valley which is within the Beaver Creek Major Drainage Basin. There is no current DBPS for the site. Hay Creek discharges to Beaver Creek approximately two miles downstream of the site.

b. Existing Subbasin Description

Basin EXA is 1.52 acres of undeveloped area. Basin EXA stormwater (Q_5 = 0.8 cfs Q_{100} = 4.2 cfs) flows overland across the site to DP1 (Q_5 = 0.8 cfs Q_{100} = 4.2 cfs). DP1 continues overland to the existing pond located at DP3 (Q_5 = 1.8 cfs Q_{100} = 10.3 cfs) and combines with Basin EXB flow.
Basin EXB is 2.33 acres of undeveloped area. Basin EXA stormwater (Q_5 = 1.0 cfs Q_{100} = 6.2 cfs) flows overland across the site to DP2 (Q_5 = 0.8 cfs Q_{100} = 4.2 cfs) and is captured by the Moonshine Ditch. Moonshine Ditch discharges to the existing pond located at DP3 (Q_5 = 1.8 cfs Q_{100} = 10.3 cfs) and combines with Basin EXA flow.

c. Proposed Subbasin Description

Basin A is 1.36 acres of disturbed area to remain undeveloped. Basin A stormwater (Q_5 = 0.6 cfs Q_{100} = 3.1 cfs) flows overland and is captured by a proposed swale that conveys the flow to DP1 (Q_5 = 0.6 cfs Q_{100} = 3.1 cfs). DP1 continues to the temporary sediment basin at DP2 (Q_5 = 1.3 cfs Q_{100} = 7.3 cfs).

Basin B is 1.89 acres of disturbed area to remain undeveloped. Basin B stormwater (Q_5 = 1.0 cfs Q_{100} = 5.7 cfs) flows overland and is captured by a proposed swale that conveys the flow to the temporary sediment basin at DP2 (Q_5 = 1.3 cfs Q_{100} = 7.3 cfs). The temporary sediment basin discharges to the basin's historic outfall of Moonshine Ditch. Moonshine Ditch continues to DP3 (Q_5 = 1.5 cfs Q_{100} = 8.3 cfs).

Basin C is 0.44 acres of disturbed area to remain undeveloped. Basin C stormwater (Q_5 = 0.2 cfs Q_{100} = 1.0 cfs) follows historic drainage patterns to Moonshine Ditch at DP3 (Q_5 = 1.5 cfs Q_{100} = 8.3 cfs). DP3 discharges to the existing pond at DP4 (Q_5 = 1.5 cfs Q_{100} = 8.6 cfs).

Basin D is 0.16 acres of disturbed area to remain undeveloped. Basin D stormwater (Q_5 = 0.1 cfs Q_{100} = 0.5 cfs) follows historic drainage patterns to the existing pond at DP4 (Q_5 = 1.5 cfs Q_{100} = 8.6 cfs).

The site's existing and proposed composite impervious is 5%. See below for a comparison of the site's stormwater discharge in the existing and proposed conditions.

EXISTING V. PROPOSED FLOW COMPARISON				
LOCATION	**Ex $Q_{5\text{-YR}}$**	**Ex $Q_{100\text{-YR}}$**	**Pr $Q_{5\text{-YR}}$**	**Pr $Q_{100\text{-YR}}$**
Ex. DP3/Pr DP4	1.8	10.3	1.5	8.6

The decrease in flow at the site's ultimate outfall (Ex. Dp3/Pr. DP4) is a result of the increased time of concentration for the proposed condition Basin A. In the existing condition, Basin A sheet flows across the basin directly to the existing pond. In the proposed condition, a swale intercepts the flow prior to the existing pond and is routed to a temporary sediment basin. Due to this increase in time of concentration, the peak flow from Basin A decreases.

Drainage Design Criteria

a. Development Criteria Reference

The drainage analysis follows the criteria from the "Drainage Criteria Manual County of El Paso, Colorado" Volumes 1 and 2," as amended.

b. Hydrologic Criteria

Onsite drainage analysis included the 5-year storm (minor event) and 100-year storm (major event). Runoff is calculated per EPCDCM Chapter 5 – Storm Runoff Method of Analysis.

c.

d. Hydraulic Criteria

Hydraulic criteria for channel analysis are obtained from EPCDCM Chapter 10 - Open Channels and Structures.

III. Drainage Facility Design

a. General Concept

The site received a Stop Work Order (SWO) from El Paso County for unpermitted grading operations. This FDR addresses the impacts of the proposed disturbances to support an ESQCP application. The proposed disturbance area for the site is approximately 3 acres. If disturbances exceed this value during construction, the associated GEC plan shall be amended to address the additional area. No additional impervious will be added to the site and existing drainage patterns to the existing pond shall be maintained.

b. Water Quality & Detention

Water quality and detention for the site is not required. Refer to the PCM Applicability form in Appendix D.

c. Inspections & Maintenance

An Inspection and Maintenance Manual is not applicable as no permanent facilities are proposed.

d. Grading & Erosion Control Plan

A Grading & Erosion Control Plan has been submitted in conjunction with this FDR.

e. Four Step Method

Step 1 – Employ Runoff Reduction Practices: Existing roof drains discharge to landscaped areas. Implementation of landscaping and open space throughout the site slows runoff and increase infiltration.

Step 2 – Stabilize Drainageways: All new and re-development projects are required to construct or participate in the funding of channel stabilization measures. Drainage basin fees paid, at the time of platting, go towards channel stabilization with the drainage basin. Refer to Section F below.

Step 3 – Provide WQCV: Water quality treatment is not required for the site.

Reference the specific exclusion and ECM Addressed. o I.6.1.B.#).

Step 4 – Consider the need for source controls: No industrial uses are proposed within this development and therefore no source controls are proposed.

f. Drainage Basin & Bridge Fees

The site is within the Beaver Creek Drainage Basin. The site is not being platted and therefore basin and bridge fees are not applicable.

g. Engineer's Opinion of Probable Cost

An El Paso County 2026 Financial Assurance estimate is included in Appendix E.

Addressed.

Appendix E contains rial, specifically the EPC drainage basins map. Please revise and include cost estimate.

IV. Summary

4420 Green Mountain Drive remains consistent with pre-development drainage conditions. The proposed development will not adversely affect downstream stormwater infrastructure or surrounding developments. This report is in accordance with the latest El Paso County Drainage criteria.

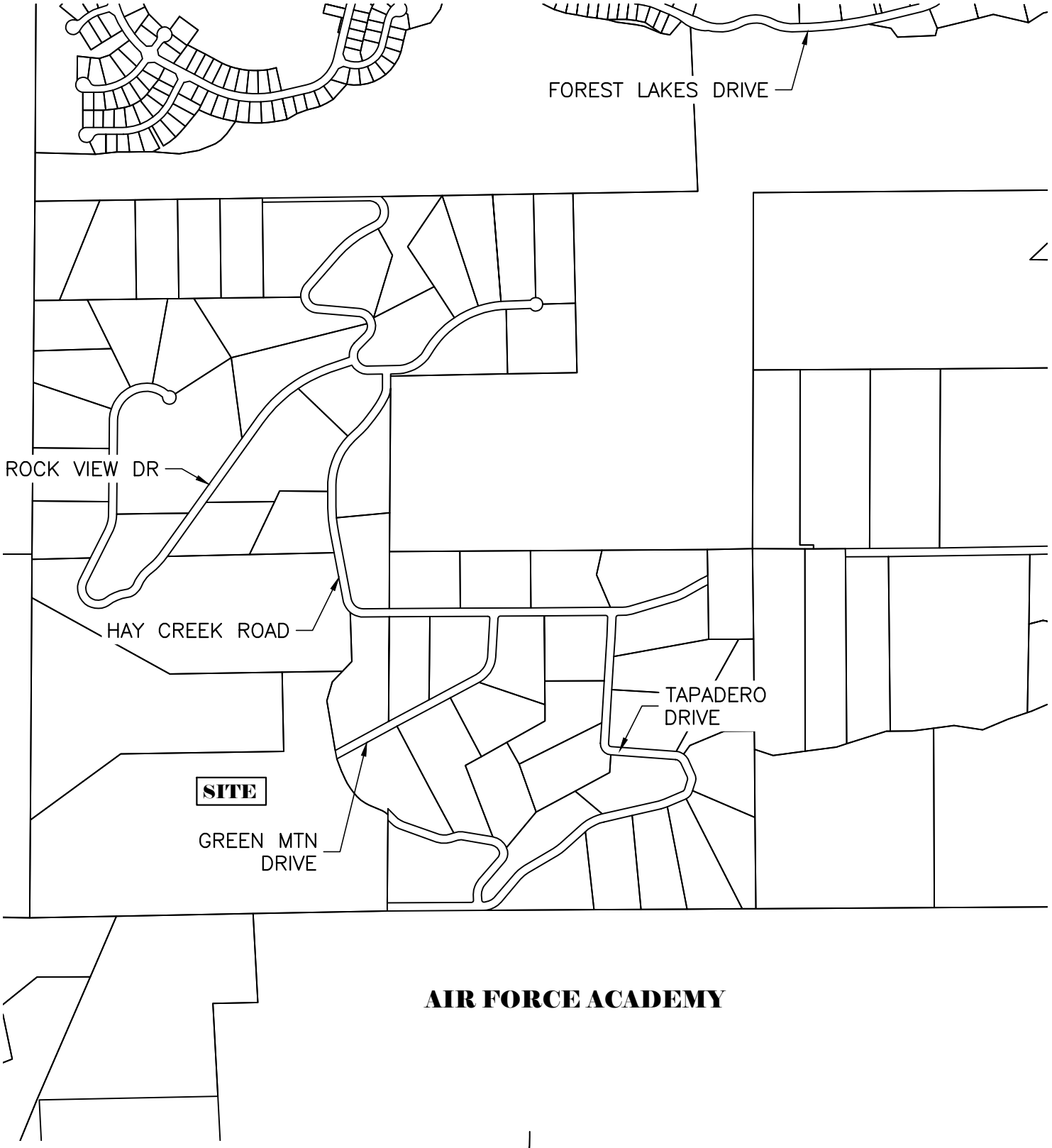
V. References

1. El Paso County – Drainage Criteria Manual, 2018 as amended.
2. Urban Storm Drainage Criteria Manual, Mile High Flood District, March 2024.
3. Federal Emergency Management Agency, Flood Map Service Center - https://msc.fema.gov/portal/home, September 2024.
4. Web Soil Survey, Natural Resources Conservation Service - https://websoilsurvey.nrcs.usda.gov/app/, September 2024.

APPENDIX A – VICINITY MAP, FEMA MAP, NRCS WEB SOIL SURVEY

4420 GREEN MTN DRIVE

VICINITY MAP

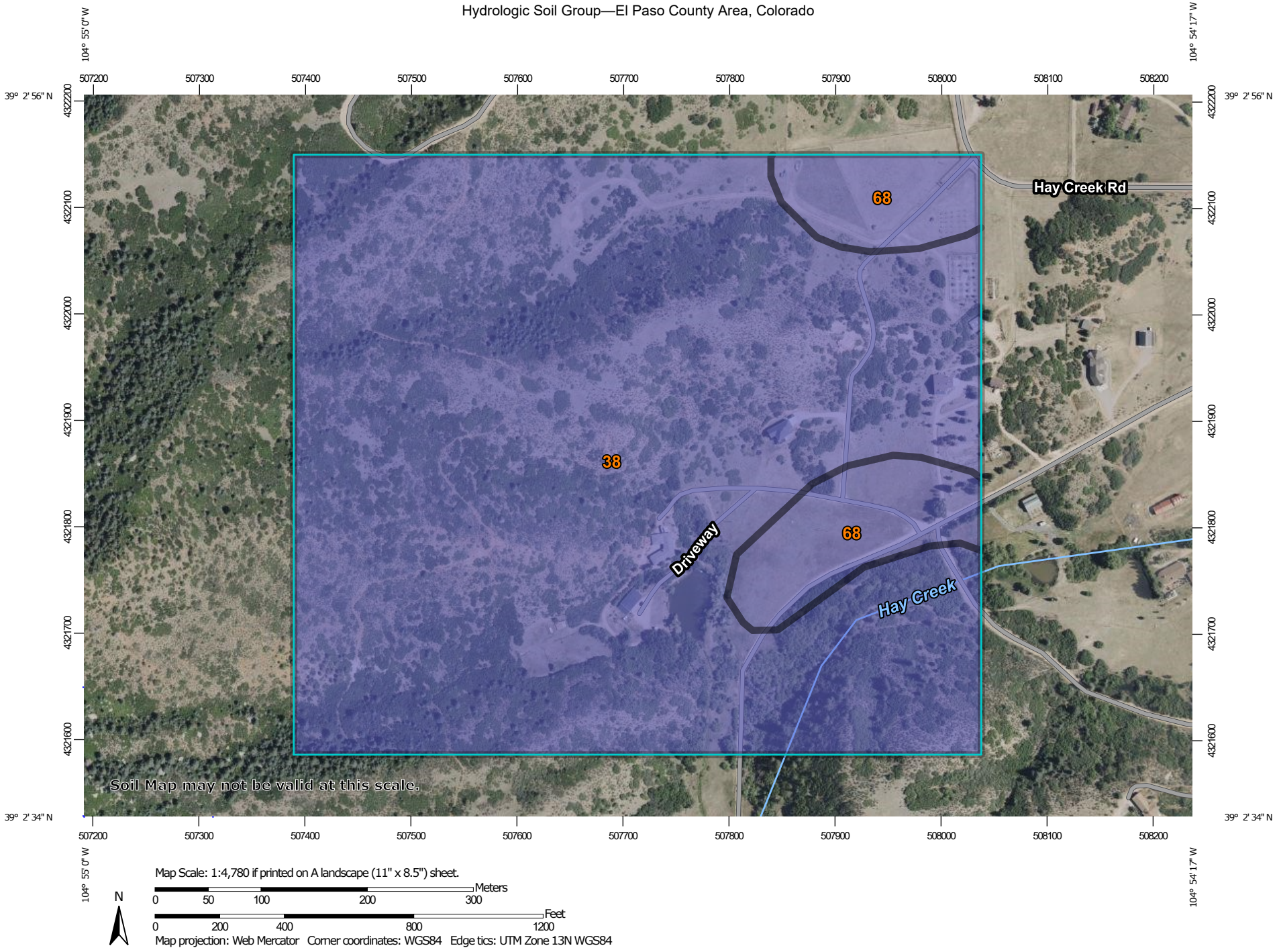


1000 500 0 1000 2000

ORIGINAL SCALE: 1" = 1000'

VICINITY MAP	
4420 GREEN MTN DRIVE	
JOB NO. 26011	
LOCATION: EPC	SHEET 1
09/11/2026	

ALL TERRAIN ENGINEERING
1004 WEST VAN BUREN STREET
COLORADO SPRINGS, CO 80907


104° 55' 0" W
104° 54' 17" W
39° 2' 56" N
39° 2' 34" N
507200
507300
507400
507500
507600
507700
507800
507900
508000
508100
508200
4322200
4322100
4322000
4321900
4321800
4321700
4321600
68
38
68
Hay Creek Rd
Driveway
Hay Creek
Soil Map may not be valid at this scale.
Map Scale: 1:4,780 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 50 100 200 300
Feet
0 200 400 800 1200
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 23, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 23, 2024—Aug 4, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
38	Jarre-Tecolote complex, 8 to 65 percent slopes	B	81.5	89.8%
68	Peyton-Pring complex, 3 to 8 percent slopes	B	9.3	10.2%
Totals for Area of Interest			**90.7**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

National Flood Hazard Layer FIRMette

FEMA

104°54'58"W 39°2'55"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

104°54'21"W 39°2'27"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/11/2026 at 8:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B – HYDROLOGIC ANALYSIS

Subdivision:	4420 Green Mountain
Location:	El Paso County
Project Name:	4420 Green Mountain
Project Number:	26011
Calculated By:	NQJ
Checked By:	REB
Date:	9/29/2026

BASIN SUMMARY TABLE

Basin	Area (ac)	Impervious	C_5	C_{100}	t_c (min)	$Q_{5\text{-YR}}$ (cfs)	$Q_{100\text{-YR}}$ (cfs)
EX-A	1.52	6%	0.12	0.38	8.5	0.8	4.2
EX-B	2.33	4%	0.11	0.37	9.1	1.0	6.2

DESIGN POINT SUMMARY TABLE

DP#	$Q_{5\text{-YR}}$	$Q_{100\text{-YR}}$
1	0.8	4.2
2	1.0	6.2
3	1.8	10.3

COMPOSITE % IMPERVIOUS CALCULATIONS - EXISTING CONDITIONS

Subdivision: 4420 Green Mountain
Location: El Paso County

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

		Gravel				Paved				Roofs				Undeveloped				Weighted C_5 & C_{100}		Basins Total Weighted % Imp.
Basin ID	Total Area (ac)	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	
EX-A	1.52	0.59	0.70	0.08	80.0%	0.90	0.96	0.00	100.0%	0.73	0.81	0.00	90.0%	0.09	0.36	1.44	2.0%	0.12	0.38	6.1%
EX-B	2.33	0.59	0.70	0.07	80.0%	0.90	0.96	0.00	100.0%	0.73	0.81	0.00	90.0%	0.09	0.36	2.26	2.0%	0.11	0.37	4.3%
Total	**3.85**																			**5.0%**

STANDARD FORM SF-2 - EXISTING CONDITIONS
TIME OF CONCENTRATION

Subdivision: 4420 Green Mountain
Location: El Paso County

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

SUB-BASIN DATA						INITIAL/OVERLAND (T_i)			TRAVEL TIME (T_t)					*tc* CHECK (URBANIZED BASINS)			FINAL
BASIN ID	D.A. (ac)	Hydrologic Soils Group	Weighted C_5	Weighted C_{100}	Impervious (%)	L (ft)	S_o (%)	t_i (min)	L_t (ft)	S_t (%)	K	VEL. (ft/s)	t_t (min)	COMP. t_c (min)	TOTAL LENGTH (ft)	Urbanized t_c (min)	t_c (min)
EX-A	1.52	B	0.12	0.38	6.1%	115	14.8%	7.8	211	25.0%	10.0	5.0	0.7	8.5	326.0	25.7	8.5
EX-B	2.33	B	0.11	0.37	4.3%	91	33.0%	5.4	730	11.0%	10.0	3.3	3.7	9.1	821.0	29.1	9.1

NOTES:

$$t_c = t_i + t_t$$

Where:

t_c = computed time of concentration (minutes)

t_i = overland (initial) flow time (minutes)

t_t = channelized flow time (minutes).

Eq $$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_o^{0.33}}$$

Where:

t_i = overland (initial) flow time (minutes)
C_5 = runoff coefficient for 5-year frequency (from Table 6-4)
L_i = length of overland flow (ft)
S_o = average slope along the overland flow path (ft/ft).

Equation 6-3

Table 6-2. NRCS Conveyance factors, K

Type of Land Surface	Conveyance Factor, K
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t}$$

Where:

t_t = channelized flow time (travel time, min)
L_t = waterway length (ft)
S_o = waterway slope (ft/ft)
V_t = travel time velocity (ft/sec) = $K\sqrt{S_o}$
K = NRCS conveyance factor (see Table 6-2).

Equation 6-4 $$t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$$

Where:

t_c = minimum time of concentration for first design point when less than t_c from Equation 6-1.
L_t = length of channelized flow path (ft)
i = imperviousness (expressed as a decimal)
S_t = slope of the channelized flow path (ft/ft).

Equation 6-5

Use a minimum t_c value of 5 minutes for urbanized areas and a minimum t_c value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.

Addressed.

m t_c value of 10 minutes for areas that are not considered urban.

STANDARD FORM SF-3 - EXISTING CONDITIONS

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision: 4420 Green Mountain
Location: El Paso County
Design Storm: 5-Year

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

		DIRECT RUNOFF							TOTAL RUNOFF				OVERLAND			PIPE				TRAVEL TIME			
DESCRIPTION	Design Point	Basin ID	Area (Ac)	Runoff Coeff.	t_c (min)	C*A (Ac)	I (in/hr)	Q (cfs)	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	$Q_{overland}$ (cfs)	C*A (ac)	Slope (%)	Q_{pipe} (cfs)	C*A (ac)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	t_t (min)	REMARKS
	1	EX-A	1.52	0.12	8.5	0.18	4.37	0.8															BASIN A EXISTING CONDITIONS @ DP1
	2	EX-B	2.33	0.11	9.1	0.24	4.27	1.0															BASIN B EXISTING CONDITIONS @ DP2
	3								9.1	0.42	4.27	1.8											COMBINED DP1 & DP2 @ DP3, TOTAL FLOW ENTERING EX POND

Notes:
Street and Pipe C*A values are determined by Q/i using the catchment's intensity value.

STANDARD FORM SF-3 - EXISTING CONDITIONS

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision: 4420 Green Mountain
Location: El Paso County
Design Storm: 100-Year

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

		DIRECT RUNOFF							TOTAL RUNOFF				OVERLAND			PIPE				TRAVEL TIME			
STREET	Design Point	Basin ID	Area (ac)	Runoff Coeff.	t_c (min)	C*A (ac)	I (in/hr)	Q (cfs)	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	$Q_{OVERLAND}$ (cfs)	C*A (ac)	Slope (%)	Q_{pipe} (cfs)	C*A (ac)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	t_t (min)	REMARKS
	1	EX-A	1.52	0.38	8.5	0.57	7.33	4.2															BASIN A EXISTING CONDITIONS @ DP1
	2	EX-B	2.33	0.37	9.1	0.86	7.18	6.2															BASIN B EXISTING CONDITIONS @ DP2
	3								9.1	1.44	7.18	10.3											COMBINED DP1 & DP2 @ DP3, TOTAL FLOW ENTERING EX POND

Notes:
Street and Pipe C*A values are determined by Q/i using the catchment's intensity value.

Subdivision:	4420 Green Mountain
Location:	El Paso County
Project Name:	4420 Green Mountain
Project Number:	26011
Calculated By:	NQJ
Checked By:	REB
Date:	9/29/2026

PROPOSED CONDITIONS - BASIN SUMMARY TABLE

Basin	Area (ac)	Impervious	C_5	C_{100}	t_c (min)	$Q_{5\text{-YR}}$ (cfs)	$Q_{100\text{-YR}}$ (cfs)
A	1.36	7%	0.12	0.38	14.5	0.6	3.1
B	1.89	5%	0.11	0.37	6.4	1.0	5.7
C	0.44	2%	0.09	0.36	11.6	0.2	1.0
D	0.16	2%	0.09	0.36	5.0	0.1	0.5

PROPOSED CONDITIONS - DESIGN POINT SUMMARY TABLE

DP#	$Q_{5\text{-YR}}$	$Q_{100\text{-YR}}$
1	0.6	3.1
2	1.3	7.3
3	1.5	8.3
4	1.5	8.6

COMPOSITE % IMPERVIOUS CALCULATIONS - PROPOSED CONDITIONS

Subdivision: 4420 Green Mountain
Location: El Paso County

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

		Gravel				Paved				Roofs				Undeveloped				Weighted C_5 & C_{100}		Basins Total Weighted % Imp.
Basin ID	Total Area (ac)	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	Area (ac)	% Imp.	C_5	C_{100}	
A	1.36	0.59	0.70	0.08	80.0%	0.90	0.96	0.00	100.0%	0.73	0.81	0.00	90.0%	0.09	0.36	1.28	2.0%	0.12	0.38	6.6%
B	1.89	0.59	0.70	0.07	80.0%	0.90	0.96	0.00	100.0%	0.73	0.81	0.00	90.0%	0.09	0.36	1.82	2.0%	0.11	0.37	4.9%
C	0.44	0.59	0.70	0.00	80.0%	0.90	0.96	0.00	100.0%	0.73	0.81	0.00	90.0%	0.09	0.36	0.44	2.0%	0.09	0.36	2.0%
D	0.16	0.59	0.70	0.00	80.0%	0.90	0.96	0.00	100.0%	0.73	0.81	0.00	90.0%	0.09	0.36	0.16	2.0%	0.09	0.36	2.0%
Total	**3.85**																			**5.0%**

STANDARD FORM SF-2 - PROPOSED CONDITIONS
TIME OF CONCENTRATION

Subdivision: 4420 Green Mountain
Location: El Paso County

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

SUB-BASIN DATA						INITIAL/OVERLAND (T_i)			TRAVEL TIME (T_t)					*tc* CHECK (URBANIZED BASINS)			FINAL
BASIN ID	D.A. (ac)	Hydrologic Soils Group	Weighted C_5	Weighted C_{100}	Impervious (%)	L (ft)	S_o (%)	t_i (min)	L_t (ft)	S_t (%)	K	VEL. (ft/s)	t_t (min)	COMP. t_c (min)	TOTAL LENGTH (ft)	Urbanized t_c (min)	t_c (min)
A	1.36	B	0.12	0.38	6.6%	240	25.0%	9.5	250	0.7%	10.0	0.8	5.0	14.5	490.0	29.9	14.5
B	1.89	B	0.11	0.37	4.9%	89	35.0%	5.2	305	20.0%	10.0	4.5	1.1	6.4	394.0	26.3	6.4
C	0.44	B	0.09	0.36	2.0%	76	25.0%	5.5	260	0.5%	10.0	0.7	6.1	11.6	336.0	32.3	11.6
D	0.16	B	0.09	0.36	2.0%	25	50.0%	2.5	25	50.0%	10.0	7.1	0.1	2.6	50.0	25.7	5.0

NOTES:

$$t_c = t_i + t_t$$

Where:

t_c = computed time of concentration (minutes)

t_i = overland (initial) flow time (minutes)

t_t = channelized flow time (minutes).

Eq $$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_o^{0.33}}$$

Where:

t_i = overland (initial) flow time (minutes)
C_5 = runoff coefficient for 5-year frequency (from Table 6-4)
L_i = length of overland flow (ft)
S_o = average slope along the overland flow path (ft/ft).

Equation 6-3

Table 6-2. NRCS Conveyance factors, K

Type of Land Surface	Conveyance Factor, K
Heavy meadow	2.5
Tillage/field	5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

$$t_t = \frac{L_t}{60K\sqrt{S_o}} = \frac{L_t}{60V_t}$$

Where:

t_t = channelized flow time (travel time, min)
L_t = waterway length (ft)
S_o = waterway slope (ft/ft)
V_t = travel time velocity (ft/sec) = $K\sqrt{S_o}$
K = NRCS conveyance factor (see Table 6-2).

Equation 6-4 $$t_c = \frac{1.8(1.1 - 0.26i)\sqrt{L_t}}{60(14i + 9)\sqrt{S_t}}$$

Where:

t_c = minimum time of concentration for first design point when less than t_c from Equation 6-1.
L_t = length of channelized flow path (ft)
i = imperviousness (expressed as a decimal)
S_t = slope of the channelized flow path (ft/ft).

Equation 6-5

Use a minimum t_c value of 5 minutes for urbanized areas and a minimum t_c value of 10 minutes for areas that are not considered urban. Use minimum values even when calculations result in a lesser time of concentration.

Use a minimum t
value of 10 r
for areas that are not
considered urban.

Addressed.

STANDARD FORM SF-3 - PROPOSED CONDITIONS

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision: 4420 Green Mountain
Location: El Paso County
Design Storm: 5-Year

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

		DIRECT RUNOFF							TOTAL RUNOFF				OVERLAND			PIPE				TRAVEL TIME			
DESCRIPTION	Design Point	Basin ID	Area (Ac)	Runoff Coeff.	t_c (min)	C*A (Ac)	I (in/hr)	Q (cfs)	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	$Q_{overland}$ (cfs)	C*A (ac)	Slope (%)	Q_{pipe} (cfs)	C*A (ac)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	t_t (min)	REMARKS
	1	A	1.36	0.12	14.5	0.16	3.58	0.6															BASIN A @ DP1, SWALE TO DP2
		B	1.89	0.11	6.4	0.21	4.81	1.0															BASIN B @ DP2
	2								14.5	0.37	3.58	1.3											COMBINED DP1 & DPB @ DP2
		C	0.44	0.09	11.6	0.04	3.90	0.2															BASIN C @ DP3
	3								14.5	0.41	3.58	1.5											COMBINED DP2 & BASIN C @ DP3
		D	0.16	0.09	5.0	0.01	5.17	0.1															BASIN D @ DP4
	4								14.5	0.42	3.58	1.5											COMBINED DP3 & BASIN D @ DP4

Notes:
Street and Pipe C*A values are determined by Q/i using the catchment's intensity value.

STANDARD FORM SF-3 - PROPOSED CONDITIONS

STORM DRAINAGE SYSTEM DESIGN

(RATIONAL METHOD PROCEDURE)

Subdivision: 4420 Green Mountain
Location: El Paso County
Design Storm: 100-Year

Project Name: 4420 Green Mountain
Project No.: 26011.00
Calculated By: NQJ
Checked By: REB
Date: 9/29/26

		DIRECT RUNOFF							TOTAL RUNOFF				OVERLAND			PIPE				TRAVEL TIME			
STREET	Design Point	Basin ID	Area (ac)	Runoff Coeff.	t_c (min)	C*A (ac)	I (in/hr)	Q (cfs)	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	$Q_{OVERLAND}$ (cfs)	C*A (ac)	Slope (%)	Q_{pipe} (cfs)	C*A (ac)	Slope (%)	Pipe Size (inches)	Length (ft)	Velocity (fps)	t_t (min)	REMARKS
	1	A	1.36	0.38	14.5	0.52	6.00	3.1															BASIN A @ DP1, SWALE TO DP2
		B	1.89	0.37	6.4	0.70	8.07	5.7															BASIN B @ DP2
	2								14.5	1.22	6.00	7.3											COMBINED DP1 & DPB @ DP2
		C	0.44	0.36	11.6	0.16	6.55	1.0															BASIN C @ DP3
	3								14.5	1.38	6.00	8.3											COMBINED DP2 & BASIN C @ DP3
		D	0.16	0.36	5.0	0.06	8.68	0.5															BASIN D @ DP4
	4								14.5	1.44	6.00	8.6											COMBINED DP3 & BASIN D @ DP4

Notes:
Street and Pipe C*A values are determined by Q/i using the catchment's intensity value.

APPENDIX C – HYDRAULIC ANALYSIS

Please analyze Moonshine Ditch in addition to the proposed swale.

Not addressed. Moonshine ditch is a private irrigation ditch with no stormwater conveyance.

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Sep 29 2026

Pr Swale Q100 = DP2 = 7.3 cfs

Triangular

Side Slopes (z:1)	= 50.00, 3.00
Total Depth (ft)	= 0.50
Invert Elev (ft)	= 7240.00
Slope (%)	= 0.70
N-Value	= 0.030

Calculations

Compute by:	Known Q
Known Q (cfs)	= 7.30

Highlighted

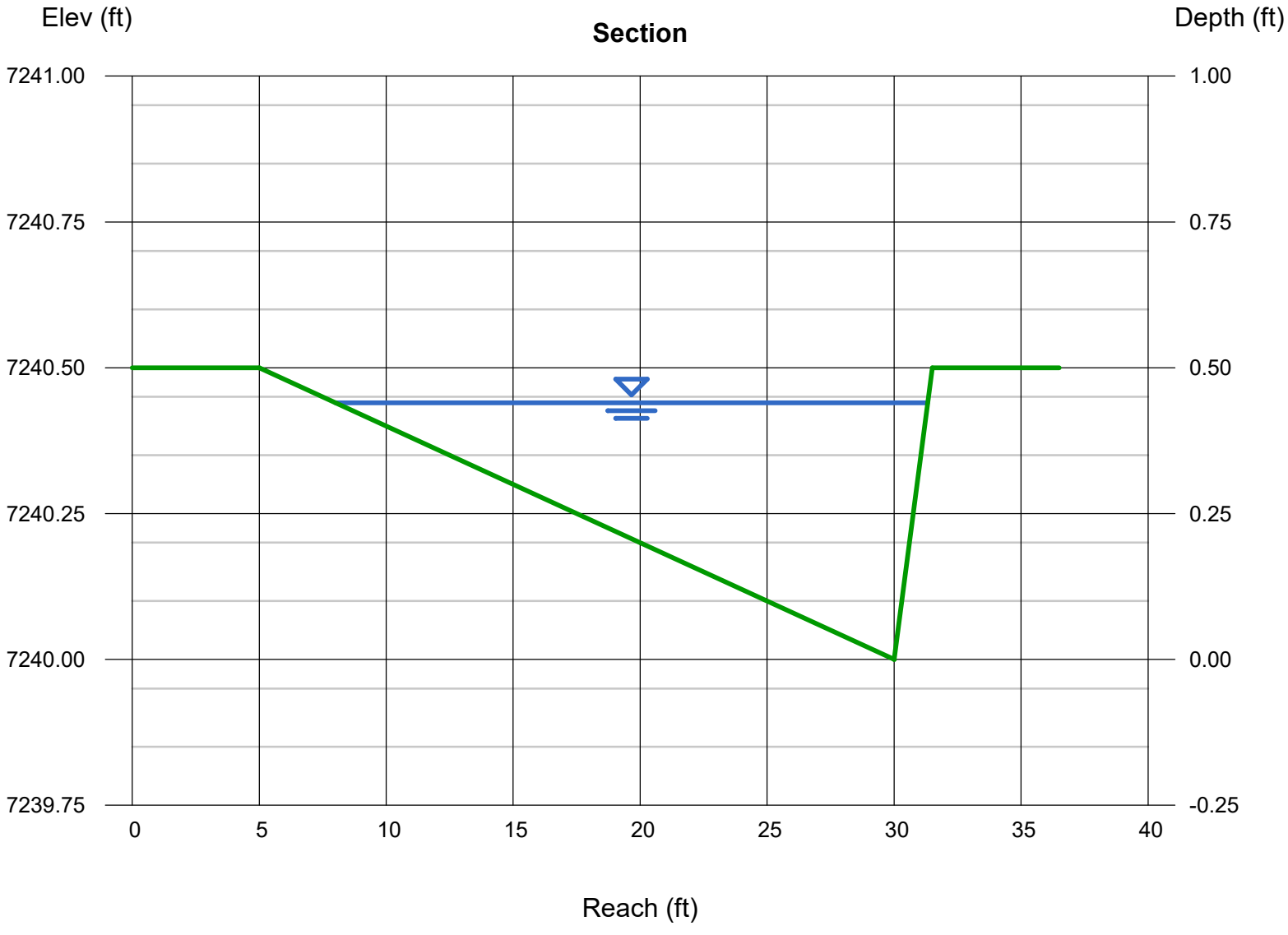
Depth (ft)	= 0.44
Q (cfs)	= 7.300
Area (sqft)	= 5.13
Velocity (ft/s)	= 1.42
Wetted Perim (ft)	= 23.40
Crit Depth, Yc (ft)	= 0.35
Top Width (ft)	= 23.32
EGL (ft)	= 0.47

Please calculate Froude Number.

Addressed.

Please provide hydraulic calculatins for the proposed swale during the minor event in addition to the major event.

Addressed.



APPENDIX D - WATER QUALITY & DETENTION

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EL PASO COUNTY
PCM APPLICABILITY FORM

EPC Project Number: CDR2612

This form is to be used by the Engineer of Record to determine if the proposed construction activities are eligible for an exclusion to stormwater quality permanent control measure (PCM) requirements. All "applicable construction activity" within El Paso County (EPC) must comply with the post-construction stormwater management criteria. Reference ECM Appendix I for information about PCMs.

Note that this form only addresses stormwater quality for the site. Even if the site is fully excluded from needing a stormwater quality PCM, the site may still need to address stormwater detention (per DCMv1 Chap 1.5 and ECM Chap 3.2.8.B). However, if the site requires stormwater detention, then it must also address stormwater quality (per DCMv2 Chap 4.1 and ECM Appendix I.7.3). Refer to the Reference Information pages below for more guidance.

Part I. Project Summary			
Project Name:	4420 Green Mountain Drive		
Is Stormwater Detention Required?	☐ Yes ☒ No	**Is Water Quality Treatment Required? (i.e.: non-excluded disturbance >1ac)**	☐ Yes ☒ No
Is an ESQCP Required? If "No," Check Applicable Reason	☒ Yes ☐ No	☐ Not an Applicable Construction Activity ☐ Oil & Gas ☐ R-Factor	
Engineer of Record Email Address:	NJOKERST@ALLTERRAINENG.COM		

Part II. PCM Exclusions

Note: Questions A through K directly correlate to Part I.E.4.a.i (A) to (K) on page 27 of the 2016 CDPS Statewide Standard MS4 General Permit COR090000 (i.e.: the MS4 Permit), as amended. Document exclusions that apply to the whole project or parts of it.

Questions	Excluded Acreage	Yes	No	Notes
A. Is this project a "Pavement Management Site?"			✘	This exclusion applies to the maintenance, rehabilitation, and reconstruction of pavement on existing roads, bridges, bike lanes, and parking along roads. Areas used primarily for parking (i.e.: separate lots not along roadway) or access to parking are not included. No increase in impervious area is allowable.
B. Review two options below to see if project is an "Excluded Roadway Development."				Does not include sidewalks. Does include curb & gutter.
• Does the project include improvements to an existing roadway that adds < 1 acre of paved or gravel area per mile of roadway?			✘	If selected, list the proposed additional acreage per mile in Part IV Notes below.
• Does the project include improvements to an existing roadway that adds ≤ 8.25 ft of paved width at any location?			✘	If selected, list the proposed additional width in Part IV Notes below.

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Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EL PASO COUNTY
PCM APPLICABILITY FORM

EPC Project Number: CDR2612

Part II. PCM Exclusions (continued)				
Questions	**Excluded Acreage**	**Yes**	**No**	**Notes**
C. Does the project include "Excluded Existing Roadway Areas?"			X	For redevelopment of existing roadways. This exclusion only excludes the original roadway area, it does NOT apply to the entire project. This exclusion applies only when the proposed project will expand the existing roadway width by <2x on average. If selected, list the proposed expanded width in Part IV Notes below.
D. Is the project considered an Aboveground or Underground Utilities activity?			X	Activity can not permanently alter the terrain, ground cover, or drainage patterns from existing conditions.
E. Is the project considered a "Large Lot Single-Family Site"? *This exclusion only pertains to the lots and does not include roadways.*			X	Must be a single-family residential lot or agricultural zoned land with ≥ 2.5 acres per dwelling and total lot impervious area < 10%. If "Yes," notate the percent impervious below in Part IV: Notes.
F. Do Non-Residential or Non-Commercial Infiltration Conditions exist? *Post-development surface conditions do not result in concentrated stormwater flow or surface water discharge during an 80th percentile stormwater runoff event, and the 80th percentile event must be infiltrated.*			X	Exclusion does not apply to residential or commercial sites for buildings. A site-specific study is required and must show rainfall and soil conditions, allowable slopes, surface conditions, and ratios of imperviousness area to pervious area.
G. Is the project land disturbance to Undeveloped Land where undeveloped land remains undeveloped following the activity?	3	X		Project must be on land with no human made structures such as buildings or pavement. The proposed development must return the disturbed area to its historical condition. See CDPHE's "Standard MS4 Permit FAQ" for more detail on how this exclusion applies.
H. Is the project a Stream Stabilization Site?			X	
I. Is the project a Bike or Pedestrian Trail?			X	Bike lanes for roadways are not included in this exclusion but may qualify if attached to a larger roadway activity that is excluded in A, B or C above. Pedestrian trails (e.g. sidewalks) that are attached to a roadway do not apply.
J. Is the project Oil and Gas Exploration?			X	Activities and facilities associated with oil and gas exploration are excluded.
K. Is the project in a County Growth Area?				El Paso County does not apply this exclusion.

If any exclusions above apply (via a "Yes" for any row), runoff from those areas is excluded from stormwater quality treatment requirements. All runoff from remaining non-excluded disturbed areas will need to be treated by a stormwater quality PCM, unless remaining area is <1ac. If remaining area is >1ac, select at least one Design Standard on the next page.

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EL PASO COUNTY
PCM APPLICABILITY FORM

EPC Project Number: CDR2612

Part III: PCM Information		
Questions	**Yes**	**No**
1. Which of the following Design Standard(s) will the project utilize? *(If a PCM is required, you must select at least one. See Control Measure Requirements identified in MS4 Permit Part I.E.4.a.iv on page 29.)*		
A. Water Quality Capture Volume (WQCV) Standard		
B. Pollutant Removal Standard - 80% Total Suspended Solids Removal (TSS) *(must treat runoff to <30mg/L of TSS)*		
C. Runoff Reduction Standard		
D. Applicable Development Site Draining to a Regional WQCV Control Measure *(no conveyance via "Waters of the State")*		
E. Applicable Development Site Draining to a Regional WQCV Facility *(conveyance allowable via "Waters of the State," if the 8 conditions in the MS4 permit are met and documented in the drainage report)*		
F. Constrained Redevelopment Sites Standard *(must be pre-approved by ECM Administrator)*		
G. Previous Permit Term Standard		
2. Will any of the PCMs be located within any other jurisdiction besides EPC?		

Part IV: Notes

Provide info regarding all applicable PCM(s) and PCM Exclusion(s) including location, PCM name(s)/number(s), and additional relevant filings or reports or maintenance agreements, etc. Attach an additional sheet if you need more space. Attaching a detailed summary table would replace the need for any notes here.

Total site disturbance is approximately 3 acres. There will be no added impervious to the site. All disturbed areas will be returned to a stabilized, vegetated condition.

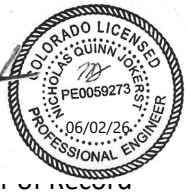
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EL PASO COUNTY
PCM APPLICABILITY FORM

EPC Project Number: CDR2612

Part V: Signatures

Applicant: This PCM Applicability Form was prepared under my direction and supervision and is correct to the best of my knowledge and belief. It was prepared along with the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required. And it has been reviewed for compliance with the Post Construction Stormwater Management criteria and MS4 Permit requirements.



Signature and Stamp of Engineer of Record

09/16/2026
Date

(If the project is not an Applicable Construction Activity, this line can be signed by the Applicant or their rep, they do not have to be an engineer)

El Paso County: This PCM Applicability Form has been reviewed and the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required, have been reviewed for compliance with the Post Construction Stormwater Management process and MS4 Permit requirements.

Signature of El Paso County Project Engineer

Date

APPENDIX E – REFENCE MATERIAL

Drainage Basins

El Paso County
Colorado

Legend

- Drainage Basins Source: Muller Engineering Company (1988)
- US Interstate Highways
- US Highways
- Colorado State Highways
- Major Roadways
- Local Streets & Roads

Creeks

- Perennial
- Intermittent
- Lakes & Reservoirs
- Summits
- Unincorporated Urban Areas
- Incorporated Cities
- Military
- Forest
- County Lines

N W E S

Miles

0 0.5 1 2 3 4 5

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Douglas County
Elbert County
Teller County
Lincoln County
Fremont County
Pueblo County

APPROX SITE LOCATION

Upper Monument Creek FOMO5800
Monument Rock FOMO5000
Dirty Woman Creek FOMO5200
West Cherry Creek CYCY0400
East Cherry Creek CYCY0200
Jackson Creek FOMO4400
Black Forest FOMO4200
Beaver Creek FOMO4600
Monument Branch FOMO3800
Black Squirrel Creek FOMO3600
Pike National Forest
Air Force Academy FOMO3200
USAF Academy
Kettle Creek FOMO3000
Pine Creek FOMO2800
Cystola
Upper Fountain FOFO7600
Dry Creek FOMO2400
South Pine Creek FOMO2600
Cottonwood Creek FOMO2200
Cheyenne Park
Cascade
Camp Creek FOFO5800
Douglas Creek FOMO1000
Templeton Gap FOMO1200
Williams Canyon FOFO7200
Manitou Reservoir FOFO7400
MANITOU SPRINGS
COLORADO SPRINGS
Shooks Run FOFO4400
Sand Creek FOFO4000
Ruxton Creek FOFO7000
Sutherland Creek FOFO6400
Upper Beaver Creek BEBE0400
Bear Creek FOFO4800
Spring Creek FOFO4200
Peterson AFB
Peterson Field FOFO3400
Jimmy Camp Creek FOFO2000
Windmill Gulch FOFO3000
Fishers Canyon FOFO3600
Southwest Area FOFO4600
Pike National Forest
Big Johnson Reservoir
Big Johnson FOFO2600
Fort Carson FOFO2200
Little Fountain Creek FOFO1800
Fort Carson
Calhan Reservoir FOFO1400
FOUNTAIN
Sand Canyon FOFO1600
Turkey Creek TUTU0200
Sand Creek FOFO0600
Red Creek BEBE0200
Young Hollow FOFO0200
Midway Ranch FOFO2800
Williams Ranch FOFO0400
Upper Williams Creek FOWI0600
Upper Williams Tributary FOWI0400
Lower Williams Creek FOFO1000
Lower Williams Tributary FOWI0200
West Chico Tributary CHCH1200
Upper Chico Creek CHCH1600
Upper East Chico CHEC0400
Middle East Chico CHEC0200
Lower East Chico CHCH0800
Chico Creek CHCH1400
Hammer Ranch CHCH0600
West Chico Creek CHCH0600
Finch Ranch CHCH0400
Windmill CHCH0200
Bijou Creek BIBI0200
West Kiowa Creek KIKI0200
East Kiowa Creek KIKI0400
Upper Big Sandy Creek BGBG1400
Upper Black Squirrel CHBS2000
Upper Bracket Creek CHBR0600
Peyton
Bennett Ranch CHWS1200
Geick Ranch CHMS0400
La Vega Ranch CHBR0400
Falcon CHWS1400
Falcon
Hook And Line Ranch CHBS1800
Baggett CHBR0200
Solbers Ranch CHWS0800
Curtis Ranch CHWS1000
Haegler Ranch CHMS0200
Livestock Company CHWS0400
Telephone Exchange CHWS0200
Ellicott Consolidated CHBS1200
Ellicott CHBS1600
Lower Big Springs Creek CHBS1400
Upper Big Springs Creek CHBG0400
West Big Springs Creek CHBG0200
Schriever AFB
Drennan CHBS0400
Crows Roost CHBS1000
Lower Black Squirrel CHBS0600
Squirrel Creek CHBS0200
Lower Dry Squirrel CHBS0400
Upper Dry Squirrel CHDS0200
Haynes Creek HAHA0600
East Haynes HAHA0400
West Haynes HAHA0200
Calhan BGBG1000
Lenard BGBG1200
Antelope Creek BGBG0800
Ramah BGBG0600
Simla BGBG0400
Mustang Creek BGBG0200
North Fork HOHO0400
Horse Creek HOHO0600
Little Horse Creek HOHO0200
Steels Fork HOPO1000
Rush HOPO0800
Upper Pond Creek HOPO0600
Lower Pond Creek HOPO0400
St.Jukes HOPO0200
East Kramer KRKR0600
Kramer Creek KRKR0400
West Kramer KRKR0200
Ramah
Yoder
Rush
Ellicott
Truckton

APPENDIX F – DRAINAGE MAPS

4420 GREEN MOUNTAIN

EXISTING DRAINAGE MAP



Please sh... 100-year ... along Hay Creek adjacent to the site.

ATE: The floodplain is not within the limits of the map.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
STORM SEWER		
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
FLOW DIRECTION		
DRAINAGE BASIN		
TC PATH		
LIMIT OF DISTURBANCE	LOD LOD LOD LOD LOD	

ID / AC / Q5 / Q100

DESIGN POINT DESIGNATION 1

BASIN SUMMARY TABLE

Basin	Area (ac)	Impervious	C_5	C_{100}	t_c (min)	$Q_{5\text{-YR}}$ (cfs)	$Q_{100\text{-YR}}$ (cfs)
EX-A	1.52	6%	0.12	0.38	8.5	0.8	4.2
EX-B	2.33	4%	0.11	0.37	9.1	1.0	6.2

DESIGN POINT SUMMARY TABLE

DP#	$Q_{5\text{-YR}}$	$Q_{100\text{-YR}}$
1	0.8	4.2
2	1.0	6.2
3	1.8	10.3

N

60 30 0 60 120

ORIGINAL SCALE: 1" = 60'

EXISTING DRAINAGE MAP

4420 GREEN MOUNTAIN

JOB NO. 26011 | SHEET 1

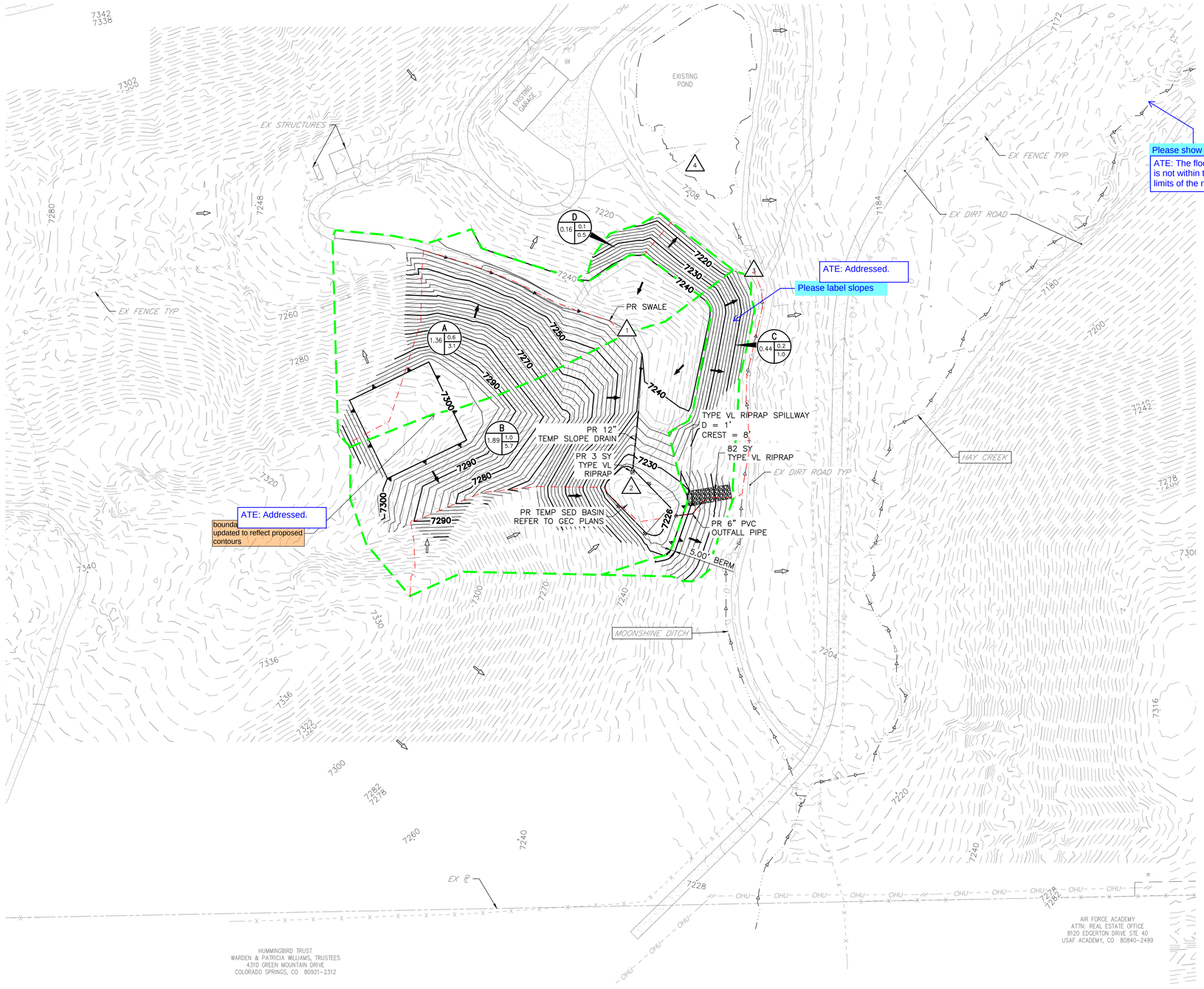
LOCATION: CS

09/29/2026

ALL TERRAIN ENGINEERING

4420 GREEN MOUNTAIN

PROPOSED DRAINAGE MAP



LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
STORM SEWER		
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
FLOW DIRECTION		
BASIN ID	ID / AC / Q5 / Q100	DESIGN POINT DESIGNATION 1
DRAINAGE BASIN		
TC PATH		

PROPOSED CONDITIONS - BASIN SUMMARY TABLE

Basin	Area (ac)	Impervious	C_5	C_{100}	t_c (min)	$Q_{5\text{-YR}}$ (cfs)	$Q_{100\text{-YR}}$ (cfs)
A	1.36	7%	0.12	0.38	14.5	0.6	3.1
B	1.89	5%	0.11	0.37	6.4	1.0	5.7
C	0.44	2%	0.09	0.36	11.6	0.2	1.0
D	0.16	2%	0.09	0.36	5.0	0.1	0.5

PROPOSED CONDITIONS - DESIGN POINT SUMMARY TABLE

DP#	$Q_{5\text{-YR}}$	$Q_{100\text{-YR}}$
1	0.6	3.1
2	1.3	7.3
3	1.5	8.3
4	1.5	8.6

N

60 30 0 60 120

ORIGINAL SCALE: 1" = 60'

PROPOSED DRAINAGE MAP	
4420 GREEN MOUNTAIN	
JOB NO. 26011	SHEET 1
LOCATION: CS	
09/29/2026	

ALL TERRAIN ENGINEERING

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EL PASO COUNTY
GRADING AND EROSION CONTROL CHECKLIST

EPC Project Number: CDR2612_____

		Applicant	EPC
Part I. Grading and Erosion Control Plan (Note: complete form using Y, N, N/A in the "Applicant" column)			
A	Vicinity map	X	
B	North arrow and acceptable scale (1"=20' to 1"=100')	X	
C	Labels for adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers	X	
D	Legend for all symbols used in the plan	X	
E	Existing and proposed property lines, including proposed subdivision boundaries for subdivision projects. Disturbances outside of property line require written permission from owner	X	
F	Existing structures	X	
G	Existing utilities	X	
H	Existing and proposed easements (permanent and construction), including required off-site easements	X	
I	FEMA 100-yr floodplain	NA	
J	Location and names of all springs, streams, wetlands, diversions, and other state waters within or bordering the site, including areas that require pre-existing vegetation be maintained within 50 feet of a receiving state water. Show maintenance of pre-existing vegetation within 50 feet of a receiving water	X	
K	Existing vegetation (notes are acceptable in cases where there is no notable vegetation, only grasses/weeds, or site has already been stripped)	X	
L	Proposed construction site boundaries and limits of disturbance. Show each as separate line types on the legend and map, unless they are the same, then show as "limits of disturbance and limits of construction site"	X	
M	Existing and proposed contours 2 feet or less	X	
N	Existing and proposed flow arrows depicting stormwater flow directions on and off-site	X	
O	Proposed areas of cut and fill	X	
P	All proposed temporary construction control measures, structural and non-structural. Temporary construction control measures shall be identified by phase of implementation to include "initial," "interim," and "final" or shown on separate phased maps identifying each phase	X	
Q	Proposed slopes steeper than 3:1 with top and toe of slope delineated. Erosion control blanketing or other protective covering required	X	
R	Areas used for staging, storage of building materials, storage of soils (stockpiles) or waste accumulation, including areas for liquid, concrete, masonry, and asphalt	X	
S	Vehicle tracking provided at all construction entrances/exits. Construction fencing, barricades, and/or signage provided at access points not to be used for construction	X	
T	Location of any dedicated asphalt or concrete batch plants and masonry mixing stations	NA	

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U	Location of all stream crossings located within the construction site boundary and provide a detail for the temporary crossing	NA	
V	Dewatering operations to include locations of diversion, pump and discharge(s) as anticipated at time of design	NA	
W	Temporary sediment ponds provided for disturbed drainage areas greater than 1 acre	X	
X	Details for all proposed temporary construction control measures to include information on dimensions, installation, materials, and maintenance requirements. Custom or other jurisdiction's details used must meet or exceed EPC standards	X	
Y	Location and name(s) of all existing and proposed Permanent Controls Measures (PCMs) that the site is tributary to, including conveyance systems (e.g., piping, roadside ditches, irrigation ditches, other non-state waters)	NA	
Z	Identify and incorporate recommended mitigation outlined in the Soils Report regarding slopes, embankments, materials, groundwater, etc.	NA	
AA	For standalone GEC Plan, include the following text (to be signed and stamped by a Colorado P.E.): 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. _____ _____ Engineer of Record Signature Date	X	
BB	For GEC Plan within Construction Drawing set, include the following text (to be signed and stamped by a Colorado P.E.): 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 belief. 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. _____ _____ Engineer of Record Signature Date	NA	

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		Applicant	EPC
CC	For standalone GEC Plan, include the following text: Owner's Statement: I, the owner/developer, have read and will comply with the requirements of the Grading and Erosion Control Plan. _____ _____ Owner Signature Date	X	
DD	For GEC Plan within Construction Drawing set, include the following text: 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	NA	
EE	Include the following text: 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 Volumes 1 and 2, and Engineering Criteria Manual, as amended. In accordance with ECM Section 1.12, 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 Director's discretion. _____ _____ Joshua Palmer, P.E. Date County Engineer/ECM Administrator	X	

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		Applicant	EPC
Part II. Standard Notes For El Paso County Grading and Erosion Control Plans			
1	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 (EPC) standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM) Volume 1 and 2. Any deviations from regulations and standards must be requested, and approved, in writing.	X	
2	A Preconstruction Meeting between the Permit Holder(s) and El Paso County shall be held prior to any Construction Activities. It is the responsibility of the Permit Holder(s) to coordinate the meeting time and place with County staff. No land disturbance or Construction Activities beyond the installation of the initial Construction Control Measures (CCMs), as indicated on the approved GEC Plan or CDs with GEC Plans, may occur prior to receiving a Notice to Proceed (NTP) issued by the ECM Administrator. Failure to obtain a Notice to Proceed prior to beginning land disturbing activities may result in an immediate Stop Work Order (SWO).	X	
3	Construction Control Measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Stormwater runoff from all disturbed areas and soil storage areas must utilize or flow to one or more CCM(s) to minimize erosion or sediment in the discharge. The CCM(s) must contain or filter flows in order to prevent the bypass of flows without treatment and must be appropriate for stormwater runoff from disturbed areas and for the expected flow rate, duration, and flow conditions (e.g., sheet or concentrated flow).	X	
4	All CCMs shall be maintained and remain in effective operating condition until Final Stabilization is achieved. The Qualified Stormwater Manager (QSM) shall assess the adequacy of CCMs at the site and identify if changes to those CCMs are needed to ensure the continued effective performance of the CCMs.	X	
5	Prior to construction the Permit Holder(s) shall verify the location of existing utilities.	X	
6	Management of the Stormwater Management Plan (SWMP) during construction is the responsibility of the designated QSM. The SWMP shall be located on-site or digitally accessible at all times during Construction Activities and must be implemented as written from the start of Construction Activity until Final Stabilization is achieved. The QSM shall amend the SWMP when there is a change in design, construction, operation, or maintenance of the site which would require the implementation of new or revised CCMs or if the SWMP proves to be ineffective in controlling pollutants in stormwater runoff associated with construction activity or when CCMs are no longer necessary and are removed. The QSM shall maintain a record of amendments made to the SWMP that includes the date and identification of the changes.	X	

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7	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 receiving water unless shown to be infeasible and specifically requested and approved. In addition to maintaining 50 horizontal feet of pre-existing vegetation upgradient of a receiving water (unless infeasible and approved), the Permit Holder(s) must install CCMs upgradient of the vegetative buffer.	X	
8	Temporary stabilization measures shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.	X	
9	Erosion control blanket (ECB) or other approved control measure(s) shall be used on slopes steeper than 3:1.	X	
10	Vehicle tracking controls (VTC) must be implemented to minimize vehicle tracking of sediment from disturbed areas. VTCs must include a structure control measure (e.g., tracking pad) and may include a non-structural control measure (e.g., sweeping). Material tracked off-site shall be cleaned up and properly disposed of immediately.	X	
11	Any temporary or permanent Control Measure 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.	X	
12	No person shall cause the impediment of stormwater flow in the curb and gutter, Permanent Control Measures (PCMs), or ditches except with approved sediment control measures.	X	
13	All PCMs shall be installed as designed in the approved plans. Any proposed changes that affect the design or function of PCMs must be approved by the ECM Administrator prior to implementation.	X	
14	Soil compaction must be minimized in areas where infiltration PCMs will be installed or in areas where Final Stabilization will be achieved by vegetative cover. Areas designated for infiltration PCMs shall also be protected from sedimentation during construction until Final Stabilization is achieved. If soil compaction does occur in areas where Final Stabilization will be achieved by vegetative cover or in areas where infiltration PCMs will be installed, decompaction of the soil must be completed prior to planting or installation of the PCM(s). An infiltration test must be conducted for all infiltration PCMs and the infiltration test results submitted to El Paso County prior to Preliminary Acceptance (PA).	X	

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15	Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities at the site have been completed and permanent stabilization methods are complete. When using vegetative cover as a permanent stabilization method, the vegetation shall be evenly distributed perennial vegetation and of the variety and species found in the County-approved seed mixes or in the approved GEC Plan. Vegetation coverage shall be, at a minimum, equal to 70% of what would have been provided by native vegetation in a local, undisturbed area or adequate reference site. All temporary CCMs shall be removed upon final stabilization and prior to Stormwater Permit Termination.	X	
16	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.	X	
17	Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to be discharged offsite or to enter State Waters, including any surface or subsurface storm drainage system or Control Measures. Concrete washout areas 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.	X	
18	During construction dewatering operations, uncontaminated groundwater may be discharged on-site in accordance with the Colorado Department of Public Health and Environment's (CDPHE) Low Risk Discharge Guidance Policy for Discharges of Uncontaminated Groundwater to Land. If construction dewatering operations are unable to meet all criteria, conditions, and control measure requirements of the Low Risk Discharge Guidance Policy, a Colorado Discharge Permit System (CDPS) General Permit COG080000 will be required.	X	
19	Contractor shall be responsible for the removal of all waste 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.	X	
20	The Permit Holder(s) 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.	X	
21	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.	X	
22	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. Appropriate CMs shall be utilized based on specific conditions and circumstances.	X	

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23	Bulk storage (i.e., individual containers of 55 gallons or greater) of allowed petroleum products or other allowed liquid shall require adequate secondary containment, or equivalent 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.	X	
24	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.	X	
25	On areas of exposed soil, minimize dust through the appropriate application of water or other dust suppression techniques. Water application must be conducted in a manner to prevent discharge offsite unless authorized by a CDPS or National Pollutant Discharge Elimination System (NPDES) permit.	X	
26	All construction traffic must enter/exit the site only at approved construction access points.	X	
27	For sites where a Soils Report is required, the approved Soils Report for this site shall be considered a part of these plans.	X	
28	Permit Holder(s) 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, Drainage Criteria Manual Volume 2, and Engineering Criteria Manual. All applicable local, state, and federal permits must be obtained prior to construction. 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.	X	
29	At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more or less than 1 acre and part of a larger common plan of development or sale that would disturb 1 or more acres, the Permit Holder(s) shall submit a permit application for stormwater discharge (COR400000 Permit) to the CDPHE Water Quality Division. The application contains certification of completion of a SWMP, of which this GEC Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment Water Quality Control Division WQCD – Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permits Unit	X	

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Part III. Applicant Comments (as needed)