EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

4420 Green Mountain Drive

STORMWATER MANAGEMENT PLAN

All Terrain Engineering Project No: 26011

September 2026

Applicant: Matt Dunston

4420 Green Mountain Drive

Contact: (719) 559-2229

mattdunston@hotmail.com

SWMP Checklist Item 1 - Add the Operator/Contractor to the Title Page of the. If TBD at this time, please leave a placeholder.

Prepared by:

All Terrain Engineering LLC

Contact: Nicholas Q. Jokerst

njokerst@allterraineng.com

Qualified Stormwater Manager:

Company: *To be provided by owner prior to pre-con*

Contact: _____

Phone:_____

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PREPARING ENGINEER:

Name: Nicholas Q. Jokerst

Company: All Terrain Engineering

Title: Project Manager

Phone Number: (530) 391-7635

Address: 1004 West Van Buren Street, Colorado Springs, CO 80907

PERMITTEE:

Name: Matt Dunston

Company: N/A

Title: Land Owner

Phone Number: (719) 559-2229

Address: 4420 Green Mountain Drive, Colorado Springs CO 80921

APPLICANT'S STATEMENT

The Stormwater Management 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 and State for Stormwater Management Plans.



09/29/2026

Engineer of Record and/or Qualified Stormwater Manager — Date

REVIEW ENGINEER

The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.

Review Engineer — Date

El Paso County does not sign SWMPs. Please remove.

I. Site Location & Description

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.

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. Type B Soils have a moderate infiltration rate when thoroughly wet. The Jarre-Tecolote complex portion of the on-site Type B soils has a moderate to high erosion potential. The remaining Peyton-Pring soils have a moderate erosion potential.

SWMP Checklist Item 8. Describe the current percent cover from native vegetation on the site. Include method used to determine percent cover from native vegetation (i.e., visual or aerial inspection). Because the site is currently disturbed/developed, provide the percent cover from native vegetation in a similar, local undisturbed area or adequate reference area.

The ultimate receiving waters for the site are Hay Creek.

II. Construction Phasing

The construction activity associated with this SWMP is excavation and grading of an existing hillside. There are no control measures located outside the construction limits. The proposed sequence of major construction activities and Construction Control Measures for the project as are follows:

1. Install initial stormwater control measures – vehicle tracking control, stabilized staging area, silt fence/sediment control log, temporary sediment basin, temporary slope drain and culvert inlet protection. (October 2026)
2. Perform site grading/excavation, establish & protect stockpile, perform slope tracking and install erosion control blanket. (Fall-Winter 2026)
3. Seed, mulch & ensure final stabilization achieved prior to site closure. In areas that utilize vegetative cover for final stabilization, vegetation must be evenly distributed, and coverage will be a minimum of 70% of pre-disturbance conditions. (Spring 2027)

SWMP Checklist Item 9 - Describe any anticipated allowable non-stormwater discharges at the site.

Discharge of concrete wash water to ground (e.g. a concrete washout area) is an allowable non-stormwater discharge per the COR400000 Permit if properly identified in the SWMP and if the appropriate control measures are implemented. Revise discussion. Reference COR400000 Part I.A.1.b.ii for more information if needed

III. Self-Inspections

Self-inspections of the Construction Control Measures must be completed by the certified GEC Administrator. The below provides the minimum to satisfy the El Paso County self-inspection requirements. A more frequent self-inspection schedule may be required to ensure Control Measures are operating in compliance with the approved GEC plan.

1. Inspection Schedules:
    a. The GEC Administrator shall make a thorough inspection of the Control Measures:
        i. At least once every fourteen (14) calendar days.
        ii. Within 24 hours following any precipitation event (i.e. rain, snow, hail etc.) that causes surface erosion.
            - Alternatively, the GEC Administrator can perform a thorough inspection of the Control Measures once every seven (7) days and forego post-precipitation inspections.
    b. For sites where construction activities have completed and final stabilization measures installed but final stabilization has not yet been achieved, the GEC Administrator shall make a thorough inspection of the Control Measures:
        i. At least once every month
        ii. Within 72 hours following any precipitation event that causes surface erosion
2. Inspection Procedures:
    a. Site Inspection & Observation Items:
        i. Qualified Stormwater Manager's signature required on self-inspection reports and provide the location of SWMP records on site
        ii. Limits of disturbance perimeter and stormwater discharge points
        iii. All disturbed areas to ensure necessary Construction Control Measures are in placeto control potential stormwater runoff
        iv. Areas used for material/waste storage
        v. Any areas having a signification potential for storm water pollution (i.e site entrances, concrete washout areas etc.)
        vi. All Construction Control Measures identified on the GEC plans.
    b. Inspection Requirements:
        i. Determine any locations, or potential locations, where pollutants and stormwater may be exiting the site/entering the receiving waters
        ii. Evaluate Construction Control measures and determine if they are constructed in accordance with the latest revision of the approved GEC plan and operatingeffectively
        iii. Provide recommendations for the need of additional Construction Control measures and the maintenance of existing measures in disrepair to ensure

complication with the El Paso County Stormwater Construction Manual.

c. Construction Control Measure Maintenance/Replacement:
    i. The GEC administrator shall ensure sediment has been removed from perimetercontrols and relocated to an area without the potential for sediment to discharge from thesite
    ii. The GEC administrator shall ensure diversion ditches and temporary sedimentponds have not accumulated excess sediment that impedes their functionality.
    iii. The GEC administrator shall ensure that failed Control Measures are repaired/reinstalled within three (3) calendar days, according to the El Paso County Stormwater Control Measure details, to ensure pollutants and/or sediment do not discharge from the site. GEC details are provided in Appendix D.
d. Documentation:
    i. Upon updates to the SWMP, updates must include a notation in the SWMP identifying the dated and description of the change. Methods may include notations on the site map, a log of changes, redline changes in the SWMP, or other measures.
    ii. Update the GEC plan to document the installation/revision of Control Measures
    iii. Identify Control Measure deficiencies and that noncompliance is resolved within three(3) calendar days.
    iv. Identify Self-Inspection schedule in most recent inspection form
    v. Complete and submit Self-Inspection forms to the El Paso County within five (5) business days of the completed inspection
    vi. Ensure Self-Inspections are available, either physically or electronically, throughoutthe duration of the project
    vii. Self-Inspection Repost shall contain at least the following:
        1. Inspection Date
        2. Name and title of the GEC Administrator performing inspection
        3. Location(s) of illicit discharges of stormwater, sediment or pollutants from the site
        4. Location(s) of Construction Control Measures in need of maintenance/repair
        5. Location(s) of Construction Control Measures that failed to operate asdesigned or proved inadequate
        6. Location(s) of additional Construction Control Measures not shown on the latest, approved revision of the GEC plan
        7. Any deviations from the minimum inspection schedule

IV. Materials Handling

1. General Materials Handling Practices:

a. Potential pollutants shall be stored and used in a manner consistent with the manufacturer's instructions in a secure location. To the extent practical, material storage areas should be located away from storm drain inlets and should be equipped with covers, roofs or secondary containment as required to prevent stormwater from contacting stored materials. Chemicals that are not compatible shall be stored in segregated areas so that spill materials cannot combine and react.
b. Disposal of materials shall be in accordance with the manufacturer'sinstructions and applicable local, state, and federal regulations.
c. Materials no longer required for construction shall be removed from the site as soon as possible.
d. Adequate garbage, construction waste, and sanitary waste handling and disposal facilities shall be provided as necessary to keep the site clear of obstruction and Control Measures clear and functional.

2. Specific Materials Handling Practices:
   e. All pollutants, including waste materials and demolition debris, that occur onsiteduring construction shall be handled in a way that does not contaminate stormwater.
   f. All chemicals including liquid products, petroleum products, water treatment chemicals,and wastes stored onsite shall be covered and protected from vandalism.
   g. Maintenance, fueling, and repair of all equipment and vehicles involving oil changes, hydraulic system drain down, degreasing operation, fuel tank drain down and removal, and other activities which may result in the accidental release of contaminants, shall be conducted under cover during wet weather and on an impervious surface to prevent release of contaminants onto the ground. Materials spilled during maintenance operations shall be cleaned up immediately and properly disposed of.
   h. Wheel wash water shall be settled and discharged onsite by infiltration.
   i. Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Follow manufacturer's recommendations for application rates and procedures.
   j. pH-modifying sources shall be managed to prevent contamination of runoff and stormwater collected onsite. The most common sources of pH-modifying materials are bulk cement, cement kiln dust (CKD), fly ash, new concrete washing and curing waters, wastestreams generated from concrete grinding and sawing, exposed aggregate

V. Spill Prevention & Response Plan

1. The primary objective in responding to a spill is to quickly contain the material and prevent or minimize their

mitigation into stormwater runoff and conveyance systems. If the release has impacted onsite stormwater, it is critical to contain the released materials onsite and prevent their release into receiving waters.

2. Spill Response Procedures:
    a. Notify site superintendent immediately when a spill, or the threat of a spill, is observed.The superintendent shall assess the situation and determine the appropriate response
    b. If spills represent an imminent threat of escaping onsite facilities and entering the receiving waters, site personnel shall respond immediately to contain the release and notify the superintendent once the situation has stabilized.
    c. The site superintendent shall be responsible for completing a spill reporting form and for reporting the spill to the appropriate agency.
    d. Spill response equipment shall be inspected and maintained as necessary to replaceany materials used in spill response activities.
3. Spill kits shall be on-hand at all fueling sites. Spill kit locations shall be reported to the GEC administrator.
4. Absorbent materials shall be on-hand at all fueling areas for use in containing advertent spills. Containers shall be on-hand at all fueling sites for disposal of used absorbents.
5. Recommended components of spill kits include the following:
    a. Oil absorbent pads
    b. Oil absorbent booms
    c. 55-gallon drums
    d. 9-mil plastic bags
    e. Personal protective equipment including gloves and goggles
6. Concrete wash water: unless confined in a pre-defined, bermed containment area, the cleaning of concrete truck delivery chutes is prohibited at the job site.
7. Notification procedures:
    e. In the event of an accident or spill, the GEC administrator shall be notified.
    f. Depending on the nature of the spill and material involved, the Colorado Department of Public Health and Environment, downstream water users, or other agencies may also need to be notified.
    g. Any spill of oil which 1) violates water quality standards, 2) produces a “sheen” on a surface water, or 3) causes a sludge or emulsion, or any hazardous substance release, or hazardous waste release which exceeds the reportable quantity, must be reported immediately by telephone to the National Response Center Hotline at (800) 424-8802.

VI. Potential Sources of Pollution

1. Potential sources of pollution from construction activities include
    a. Disturbed or stored soils
    b. Vehicle tracking of sediment

SWMP Checklist Item 12 - This does not seem applicable - verify and update as needed.

c. Loading & unloading operations
d. Outdoor Storage activities
e. Vehicle and Equipment Maintenance/Fueling
f. Dust or Particulate Generating Processes
g. Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents etc.
h. On-site waste management (waste piles, liquid wastes, dumpsters)
i. Concrete truck/equipment washing (washing truck chute and associated fixtures)
j. Dedicated asphalt, concrete batch plants and masonry mixing stations
k. Non-industrial waste (worker trash and portable toilets)

VII. Implementation of Control Measures

Stormwater control measures must be installed according to El Paso County design specifications, presented in Appendix D, and the approved Grading and Erosion Control plan this report supports. Within the context of this SWMP's construction activities the following control measures, at a minimum, are required:

- Perimeter Silt Fence & Construction Fence
- Vehicle Tracking Control
- Concrete Washout Area
- Stabilized Staging Area
- Inlet Protection
- Erosion Control Blanket
- Check Dams
- Temporary Sediment Basin
- Seeding & Mulching

County

Additional control measures may be required at the discretion of the City Stormwater Inspector.

VIII. Final Stabilization & Long Term Stormwater Management Plan

1. Temporary seeding and mulching will be installed to provide interim stabilization prior to final landscaping installation. For vegetated areas, final stabilization will be achieved at time of final landscaping. Paved areas will be final stabilized after paving activities. See landscaping plans for final stabilization details of vegetated areas. Final stabilization is met when 70% of pre disturbance levels, not including noxious weeds, are stabilized. Final stabilization must be achieved prior to removal of temporary stormwater control measures. Anticipated date of final stabilization is Spring 2026; however this is subject to change. Permanent stormwater management will be provided in Pond A, located south of Lot 1 in Tract A. See the Permanent Control Measure Plans for construction details of the permanent full spectrum detention pond. See below for seeding and mulching details:
   a. Prior to seeding, fill any eroded rills and gullies with topsoil.
   b. Ensure all areas are seeded and mulched per the City Stormwater Construction Manual.
   c. Continue monthly self-inspections of final stabilization methods and the stormwater

This needs to be updated

management system to ensure proper function. If repairs are needed, reseed and re-mulch as needed.

d. Control noxious weeds in a manner acceptable to the GEC inspector.
e. Seed Mix: See Appendix D for approved seed mixes.
f. Seeding Requirements:
    i. Drill seed whenever possible, seed depth must be 1/3 to ½ inch when drill-seeding. Cross drilling should be used whenever possible with the seed divided between the two operations. The second drilling should be perpendicular to the first.
    ii. When drill seeding is not possible or on slopes greater than 3:1, hydro-seeding with tackifier may be substituted at the discretion of the GEC inspector. Hydro-seeding must be lightly raked into soil. Seeding rates are presented in Appendix D.
    iii. All seeded areas must be mulched.
g. Mulching Requirements:
    i. Mulching shall be completed as soon as practical after seeding but no more than fourteen (14) days after planting. Erosion control blanket can be used in place of the below mulching methods.
    ii. Hay or straw mulch:
        1. Only certified weed-free and certified-seed free mulch may be used. Must be applied at 2 tons/acre and adequately secured.
        2. Crimping shall not be used no slopes greater than 3:1, tackifier must be used in place.
    iii. Hydraulic mulching
        1. Allowable on steep slopes or areas with limited access
        2. If hydro-seeding is used, mulching must be applied secondly.
        3. Wood cellulose fibers mixed with water must be applied at a rate of 2,000-2,500 lbs/acre, and tackifier applied at a rate of 100 lbs/acre.

IX. References

I. El Paso County – Drainage Criteria Manual, as amended.

II. Urban Storm Drainage Criteria Manual, Urban Drainage Flood Control District, January 2018.

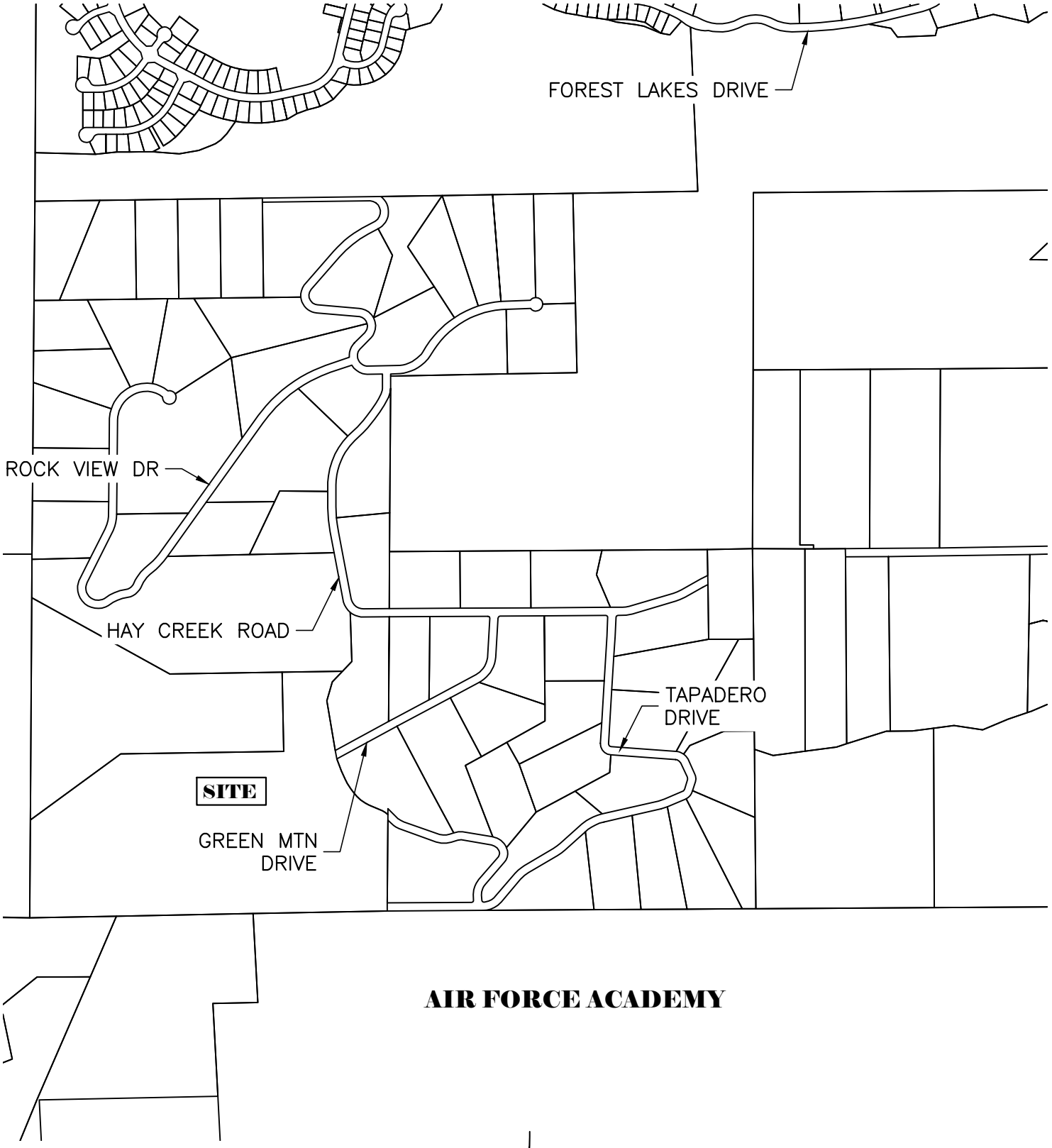
III. Federal Emergency Management Agency, Flood Map Service Center - https://msc.fema.gov/portal/home

IV. Web Soil Survey, Natural Resources Conservation Service, September 2024.

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

4420 GREEN MTN DRIVE

VICINITY MAP

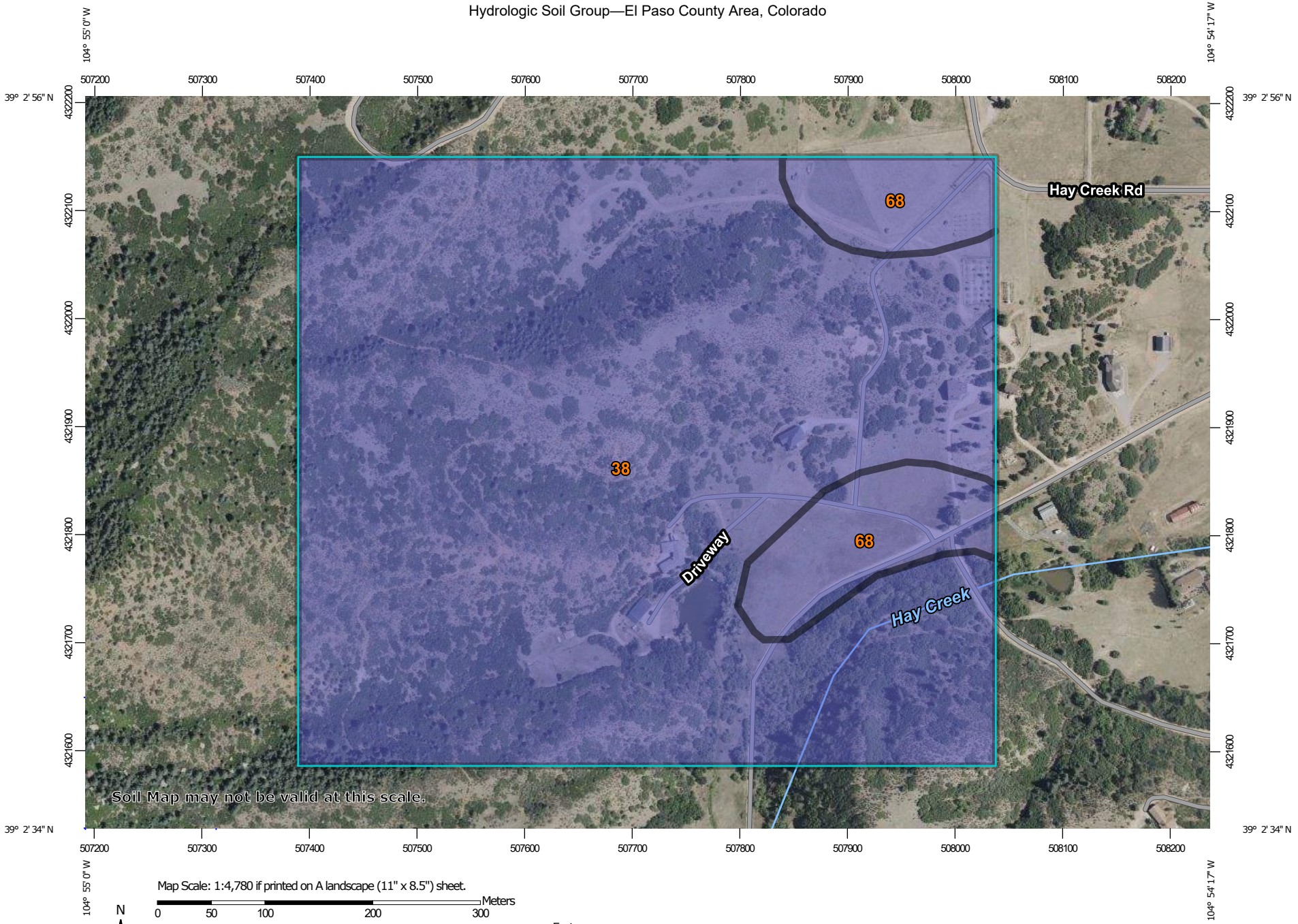


1000 500 0 1000 2000

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



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

1DWLRQDO)ORRG +D]DUG / FEMA



)HHW

/HJHQG

63(&,$/)/2 +$=$5' $5(
5HJXODWRU\ )ORRGZD\

27+(5 $5($6 2))/22' +$=$5'
$UHD ZLW 5HGXFHG)ORRG /HYHH 6HH 12WHV

12 6&$/(
$UHD RI 0LQLPDO)ORRG
(IIHFWLYH /205V

27+(5 $5($6
$UHD RI 8QGHWHUPLQHG

*(1(5$/
6758&785(6
&KDQQHO &XOYHUW RU /HYHH 'LNH RU)ORRGZD

&URVV 6HFWLRQV ZLW
:DWHU 6XUIDFH (OHYDWL
&RDVWDO 7UDQVHFW
%DVH)ORRG (OHYDWLRQ
/LPLW RI 6WXG\
-XULVGLFWLRQ %RXQGDU
&RDVWDO 7UDQVHFW %DV
27+(5
)($785(6
3URILOH %DVHOLQH
+\GURJUDSKLF)HDWXUH

'LJLWDO 'DWD $YDLODEO
1R 'LJLWDO 'DWD $YDLOD
0$3 3$1(/6
8QPDSSHG

7KH SLQ GLVSOD\HG RQ WKH SRLQW VHOHFWHG E\ WKH XV DQ DXWKRULWDWLYH SURSHU

7KLV PDS FRPSOLHV ZLWK)(0$ V VWDQG GLJLWDO IORRG PDSV LI LW LV QRW YR 7KH EDVHPDS VKRZQ FRPSOLHV ZLWK) DFFXUDF\ VWDQGDUGV

7KH IORRG KD]DUG LQIRUPDWLRQ LV GH DXWKRULWDWLYH 1)+/ ZHE VHUYLFHV S ZDV H[SRUWHG RQ DW DQG GHV QRW UHIOHFW FKDQJHV RU DPHQGPHQWV VX WLPH 7KH 1)+/ DQG HIIHFWLYH LQIRUP EHFRPH VXSHUVHGHG E\ QHZ GDWD RYH

7KLV PDS LPDJH LV YRLG LI WKH RQH R HOHPHQWV GR QRW DSSHDU EDVHPDS OHJHQG VFDOH EDU PDS FUHDWLRQ G),50 SDQHO QXPEHU DQG),50 HIIHFWLY XQPDSSHG DQG XQPRGHUQL]HG DUHDV UHJXODWRU\ SXUSRVHV

%DVHPDS ,PDJHU\ 6RXUFH 86*6 1DWLRQDO 0DS

APPENDIX B – GEC PLANS

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'

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

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. — 09/16/2026 — DATE
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
559.341.1636 - NICK@ATERRAINENG.COM
RYAN F. BURNETT, PE
303.577.4666 - 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.

JOB NO: 26011 — LOCATION: CS

REV	DESCRIPTION	DATE

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

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

COUNTY PCD NO: CDR2612

ALL TERRAIN ENGINEERING
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559.391.1655 – NICK@ATERRAINENGINEERING.COM
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209.577.4656 – RYAN@ATERRAINENGINEERING.COM

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JOB NO. 26011
LOCATION: CS

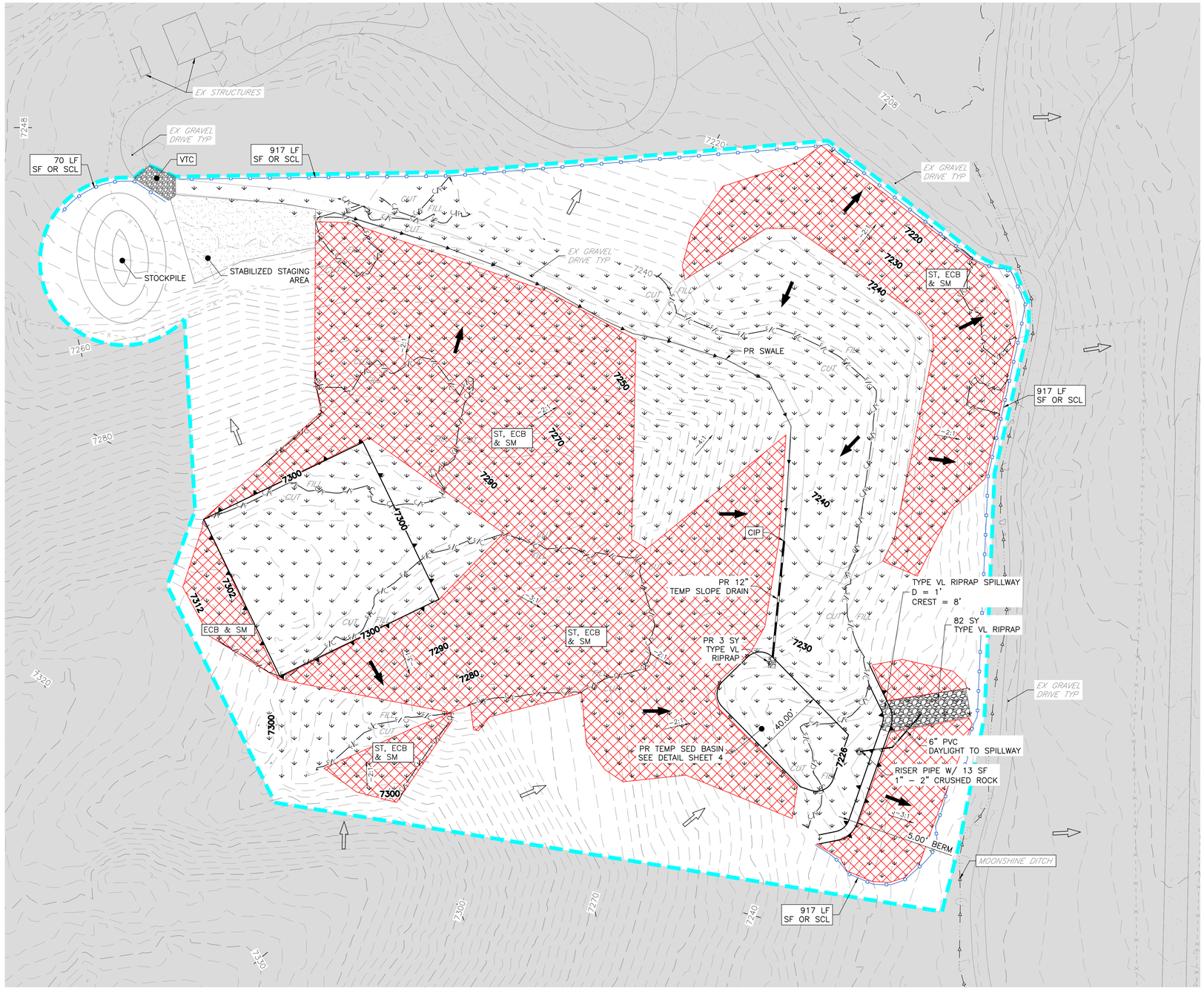
REV	DESCRIPTION	DATE

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.

INITIAL PHASE TCM:

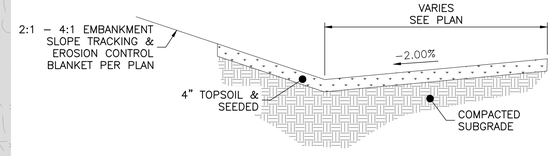
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA
- SILT FENCE/SEDIMENT CONTROL LOG
- EXCAVATE/CONSTRUCT TEMP. SED. BASIN
- INSTALL TEMP. SLOPE DRAIN & CULVERT INLET PROTECTION

INTERIM PHASE 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



PR. SWALE
SCALE: NTS

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

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.

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

COUNTY PCD NO: CDR2612

ALL TERRAIN ENGINEERING
NICHOLAS Q. JOKERST, PE
559.341.1668 - NICK@ATERRAINENGINEERING.COM
RYAN F. BURTLE, PE
303.517.8668 - 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.

REV	DESCRIPTION	DATE

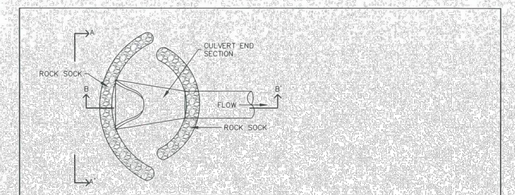
JOB NO: 26011
LOCATION: CS

4420 GREEN MOUNTAIN DRIVE

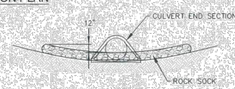
GRADING & EROSION CONTROL PLAN

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

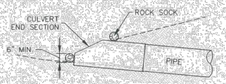
SHEET 3 OF 5



CULVERT INLET PROTECTION PLAN



SECTION A-A'



SECTION B-B'

INSTALLATION NOTES:

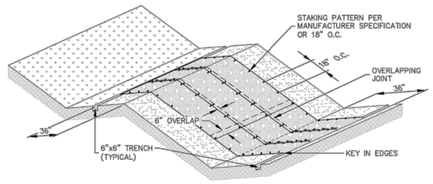
1. SEE ROCK SOCK DETAIL.

MAINTENANCE NOTES:

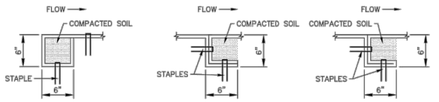
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ HEIGHT OF THE ROCK SOCK.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

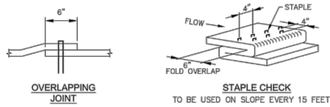
CIP

STORMWATER ENTERPRISE | CULVERT INLET PROTECTION | APPROVED: | CMENT MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-CIP



EROSION CONTROL BLANKET





TO BE USED ON SLOPE EVERY 15 FEET

ECB

STORMWATER ENTERPRISE | EROSION CONTROL BLANKET | APPROVED: | CMENT MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 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:

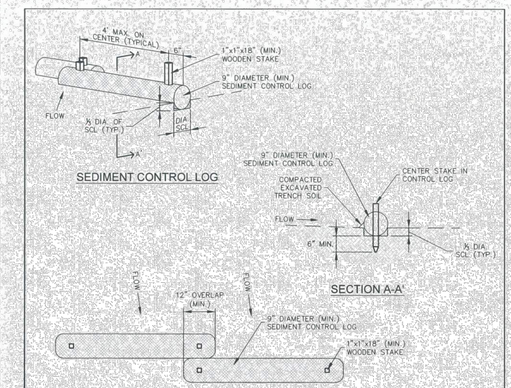
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION 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: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-ECB-2



SEDIMENT CONTROL LOG JOINTS

INSTALLATION NOTES:

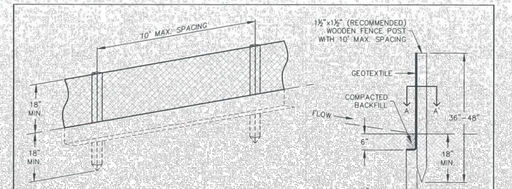
1. ALL SEDIMENT CONTROL LOGS MUST BE EMBEDDED TO ½ OF THE HEIGHT OF THE LOG.
2. LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMBEDDED DEEPER.
3. PLACE SEDIMENT CONTROL LOG AGAINST SIDEWALK OR BACK OF CURB WHEN ADJACENT TO THESE FEATURES.
4. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE 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:

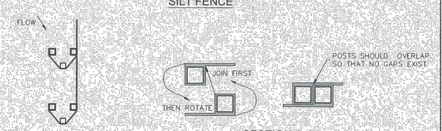
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
3. PERMANENTLY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

SCL

STORMWATER ENTERPRISE | SEDIMENT CONTROL LOGS | APPROVED: | CMENT MANAGER | ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 900-SCL



SILT FENCE



J-HOOK INSTALLATION

SECTION A-A'

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: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 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: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO.: 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

ALL TERRAIN ENGINEERING
NICHOLAS Q. JOKERST, PE
559.341.1933 - NJOKERST@TERRAINENGR.COM
RYAN F. BURTLE, PE
303.577.4868 - RBURTLE@TERRAINENGR.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

GEC DETAILS

ENGINEER'S STATEMENT

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

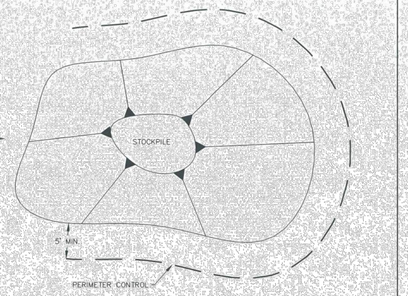
NICHOLAS Q. JOKERST
REGISTERED PROFESSIONAL ENGINEER
59273
09/16/2026

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

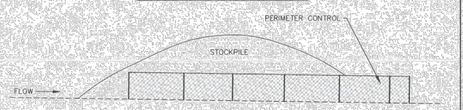
COUNTY PCD NO: CDR2612

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.

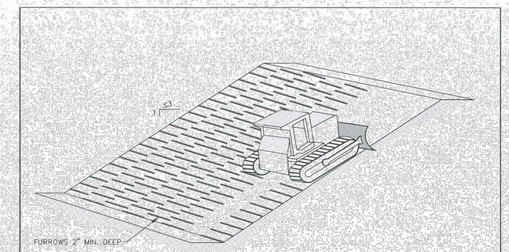
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STORMWATER ENTERPRISE

STOCKPILE PROTECTION

APPROVED: ENGINEERING MANAGER

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

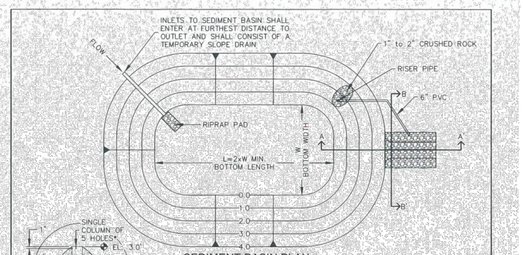
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STORMWATER ENTERPRISE

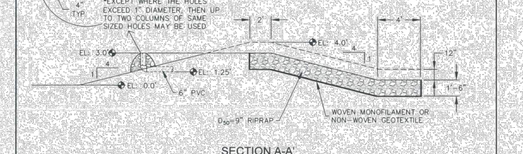
SLOPE TRACKING

APPROVED: ENGINEERING MANAGER

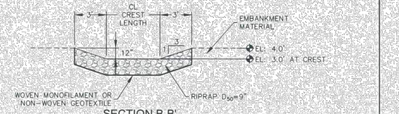
ISSUED:	REVISED:	DRAWING NO.:
10/7/19	8/19/2020	900-ST



SEDIMENT BASIN PLAN



SECTION A-A'



SECTION B-B'

TSB

STORMWATER ENTERPRISE

TEMPORARY SEDIMENT BASIN

APPROVED: ENGINEERING MANAGER

ISSUED:	REVISED:	DRAWING NO.:
10/7/19	8/19/2020	900-TSB-1

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	3/32
2	21	3	1/16
3	28	5	3/32
4	33.5	6	3/32
5	38.5	8	7/64
6	43	9	7/64
7	47.5	11	7/64
8	51	12	7/64
9	55	13	1/8
10	58.5	15	1/8
11	61	16	7/64
12	64	18	1/8
13	67.5	19	1/8
14	70.5	21	1/8
15	73.5	22	1/8

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.

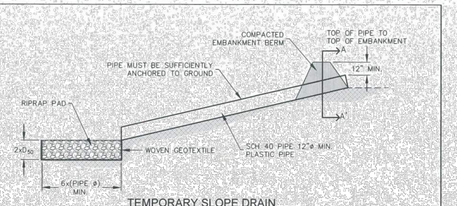
TSB

STORMWATER ENTERPRISE

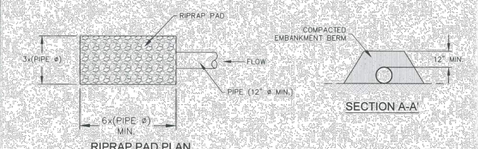
TEMPORARY SEDIMENT BASIN

APPROVED: ENGINEERING MANAGER

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



TEMPORARY SLOPE DRAIN



SECTION A-A'

RIPRAP PAD PLAN

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.

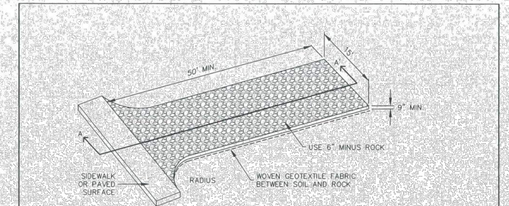
TSD

STORMWATER ENTERPRISE

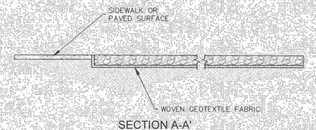
TEMPORARY SLOPE DRAIN

APPROVED: ENGINEERING MANAGER

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



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

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

NICHOLAS Q. JOKERST, P.E. — DATE

COLORADO P.E. 59273

FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

COUNTY PCD NO: CDR2612

ALL TERRAIN ENGINEERING

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

PREPARED BY:
NICHOLAS Q. JOKERST, PE
539.391.1655 - NICK@ATERRAINENG.COM

PAM F. EWERT, PE
303.577.4666 - PAM@ATERRAINENGINEERING.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 5 OF 5

APPENDIX C – GEC ADMINISTRATOR CERTIFICATION*

To be provided by owner prior to pre-con meeting.

APPENDIX D – ESQCP

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

Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: CDR2612_____

There are multiple Stormwater Permits. Please refer to Engineering Criteria Manual (ECM) Appendix I to determine which permit is applicable to your project.

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit.

Part I. Property Owner or Authorized Representative (Co-Permit Holder)	
Company/Organization	N/A
Name or Name of Representative	Matt Dunston
Title	Land Owner
Physical Address (not PO Box)	
Street Number and Street Name	4420 Green Mountain Drive
City, State, Zip Code	Colorado Springs, CO 80921
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	(719) 559-2229
Phone Number - Cell	(719) 559-2229
Email Address	mattdunston@hotmail.com

Part II. Contractor/Operator (Co-Permit Holder)*	
Company/Organization	To be provided by owner prior to precon.
Name or Name of Representative	
Title	
Physical Address (not PO Box)	
Street Number and Street Name	
City, State, Zip Code	
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	
Phone Number - Cell	
Email Address	

*This section can be left blank through design review but must be filled in no later than at the Pre-Con Meeting.

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

Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: CDR2612

Part III. Qualified Stormwater Manager (QSM)*	
Company/Organization	*To be provided by owner prior to precon.*
Name	
Phone Number - Office	
Phone Number - Cell	
Email Address	

*This section can be left blank through design review but must be filled in no later than at the Pre-Con Meeting.

Part IV. Project Information	
Project Name	4420 Green Mountain Drive
Address (or nearest major cross streets)	4420 Green Mountain Drive
Acreage	Total: 70 acres Proposed Disturbance: 3 acres
Description of Project	Driveway paving
Schedule (input estimated month or season)	Start of Construction: Fall 2026 Completion of Construction: Fall 2026 Final Stabilization: Fall 2026

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

Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: CDR2612_____

REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), or persons acting on behalf of the Permit Holder(s), from any cause. The Permit Holder(s) shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), and persons acting on behalf of the Permit Holder(s), arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder(s) shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), persons acting in behalf of the Permit Holder(s) and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder(s) waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder(s) will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder(s), persons employed by the Permit Holder(s), or persons acting in behalf of the Permit Holder(s).

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

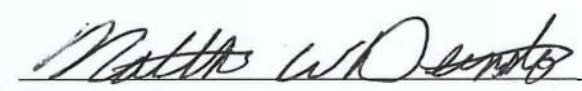
Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: CDR2612

APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDERS

We, as the Permit Holder(s), hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder(s), have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the ESQCP. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the GEC Plans. We further understand that a Construction Permit must be obtained and all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.



Signature of Owner or Representative

09/29/2026
Date

Matt Dunston
Print Name of Owner or Representative

_____ _____
Signature of Contractor/Operator or Representative* Date
*If signed by a Rep, an Affidavit of Signature Authority must be included

_____
Print Name of Contractor/Operator or Representative

APPLICATION AND PERMIT CERTIFICATION – EL PASO COUNTY

The following signature from the ECM Administrator signifies the approval of this ESQCP Application.

_____ _____
Signature of ECM Administrator Date

APPENDIX E – SELF-INSPECTION FORMS

Stormwater Field Inspection Form (Construction Projects)

El Paso County Colorado Stormwater Management Program
Phone (719) 520-6695 Fax (719) 520-7848
Email: davecox@elpasoco.com

General Information

Name of Project/Site:_____ESQCP#: _____
Address/Directions:_____
Name(s) of Onsite Representative(s): _____phone: _____

Permit Holder (If not permitted, Owner or Operator)

Owner Name: _____Name of Responsible Person: _____
Title of Responsible Person: _____Phone: _____
Address: _____
ECS Name: _____ECS Phone Number:_____

Inspector(s): _____Inspecting Agency:_____
Persons present:_____

Type of Inspection: ☐Initial ☐Compliance ☐Recon ☐Complaint ☐Close Out ☐Other: _____
Date conducted: _____Pictures Taken? ☐Yes ☐No
Construction start date? _____

Records Review

Copy of SWMP confirmed on site? ☐Yes ☐No
SWMP Review:
1. Site description as required in the permit? ☐Yes ☐No
   Notes: _____
2. Site map as required in the permit? ☐Yes ☐No
   Notes:_____
3. BMPs for stormwater pollution prevention:
   a. Erosion and sediment controls as required in the permit? ☐Yes ☐No
      Notes:_____
   b. Materials handling and spill prevention? ☐Yes ☐No
      Notes: _____
4. Final Stabilization and long term stormwater management as required in the permit ☐Yes ☐No
   Notes: _____
5. Other controls as required in the permit? ☐Yes ☐No
   Notes: _____
6. Inspection and maintenance as required in the permit? ☐Yes ☐No
   Notes: _____
   Inspection records kept? ☐Yes ☐No
   Inspections conducted as required in the permit? ☐Yes ☐No

Notes: _____

Site Inspection

BMPs implemented for vehicle tracking control? ☐Yes ☐No
Notes: _____

BMPs implemented for sediment control? ☐Yes ☐No
Notes: _____

BMPs implemented for erosion control? ☐Yes ☐No
Notes: _____

BMPs implemented for materials handling, spill prevention, and spill cleanup? ☐Yes ☐No
Notes: _____

BMPs implemented for good housekeeping? ☐Yes ☐No
Notes: _____

Inspection and maintenance of stormwater management BMPs implemented per approved plan? ☐Yes ☐No
Notes: _____

Evidence of offsite transport of sediment or other pollutants? ☐Yes ☐No
Notes: _____

Evidence of offsite transport of sediment or other pollutants reaching state waters? ☐Yes ☐No
Notes: _____

Evidence of discharges other than stormwater? ☐Yes ☐No
Notes: _____

FIELD NOTES: _____

APPENDIX F - CONSTRUCTION CONTROL MEASURE DETAILS

CHECK DAM

CD



1.0 DESCRIPTION

- Check dams are small temporary rock dams constructed across a swale or drainage ditch.

2.0 PURPOSE

- Used to slow down the velocity of concentrated flow to limit erosion and to promote sedimentation.
- Placed in areas of concentrated flow, such as a ditch or swale.

3.0 IMPLEMENTATION

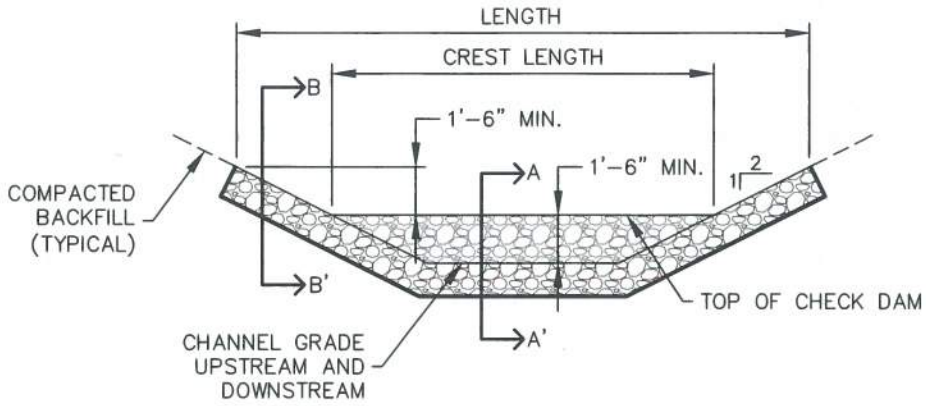
- Place check dams at regular intervals perpendicular to the direction of flow.
- Use check dams on mild or moderately steep slopes.
- Install wide enough check dams to reach from bank to bank of the ditch or swale.
- In general, the maximum spacing between check dams should be such that the toe of the upstream check dam is at the same elevation as the top of the downstream check dam.
- During installation, place rock mechanically or by hand.

4.0 TIMING

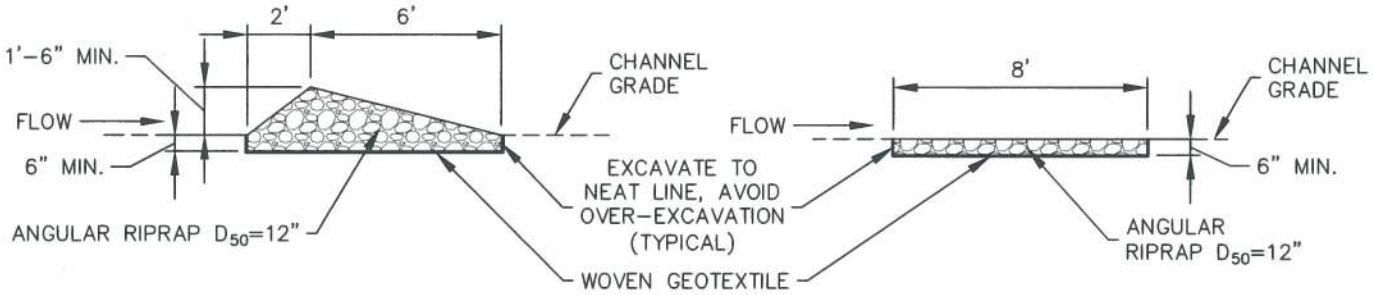
- Install prior to land disturbing activities.
- Remove after surrounding area has been permanently stabilized, or immediately prior to installation of a non-erodible lining. Permanently stabilize bare areas caused by check dams after removal.

5.0 MAINTENANCE

- Remove and properly dispose of sediment when it has accumulated to 1/2 of the height of the check dam crest.
- Replace missing rocks causing voids in the check dam.
- Inspect for erosion along the ends of check dams and repair when necessary.

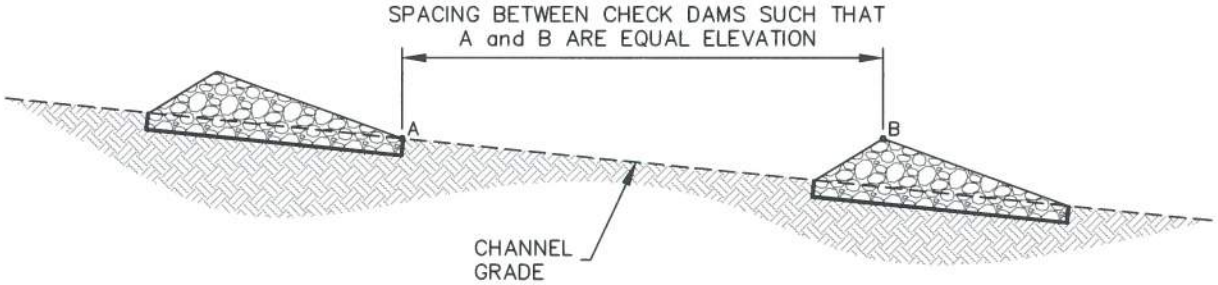


CHECK DAM ELEVATION VIEW



SECTION A-A'

SECTION B-B'



PROFILE

INSTALLATION NOTES

1. CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
2. RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

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 THE HEIGHT OF THE CHECK DAM CREST.
3. CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.

CD

STORMWATER ENTERPRISE

CHECK DAM

APPROVED:

SWENT MANAGER

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

CULVERT INLET PROTECTION

CIP



1.0 DESCRIPTION

- Culvert inlet protection consists of a permeable sediment barrier installed upstream of a flared end section entrance to a culvert or storm sewer.

2.0 PURPOSE

- Used to prevent sediment and debris from entering a culvert or storm drainage system prior to permanent stabilization of the contributing disturbed area.
- Culvert inlet protection slows down runoff velocity to filter runoff and to promote sedimentation prior to entry into a culvert or storm drainage system.

3.0 IMPLEMENTATION

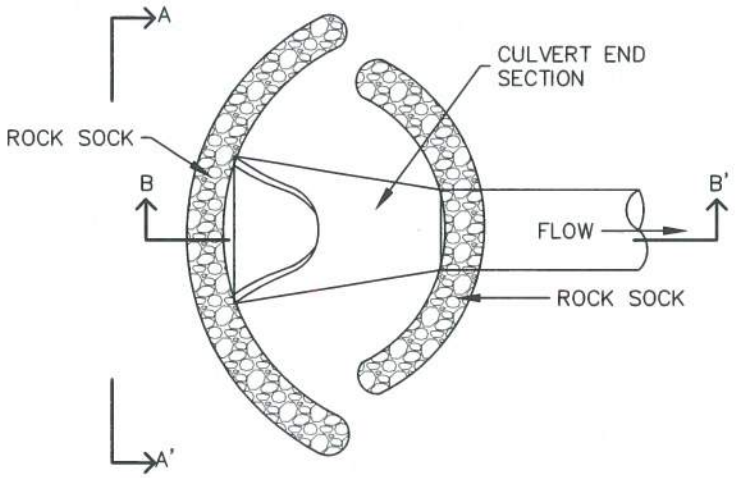
- Install culvert inlet protection at flared end section inlets to culverts and storm sewers that are operable and receiving runoff from disturbed areas during construction.
- Culvert inlet protection is not a stand-alone control measure and should be used in conjunction with other upgradient control measures. Culvert inlet protection with a contributing drainage area including of one acre or more of disturbed area must be part of a treatment train.

4.0 TIMING

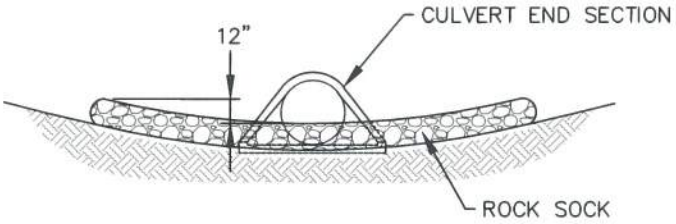
- Install prior to land disturbing activities, or immediately after pipe installation.
- Remove and properly dispose of culvert inlet protection after the contributing drainage area has been permanently stabilized.

5.0 MAINTENANCE

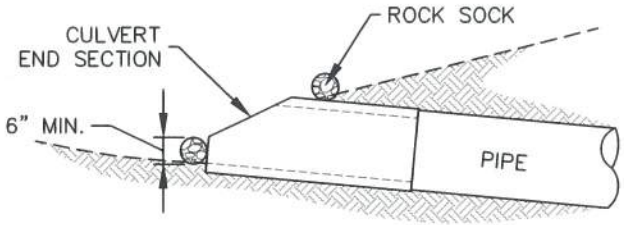
- Remove and properly dispose of sediment when it has accumulated to 1/2 of the height of the rock sock.
- Inspect for displaced rock socks that are no longer protecting the inlet.



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:

SWENT MANAGER

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

CONCRETE WASHOUT AREA

CWA



1.0 DESCRIPTION

- Concrete washout areas consist of either an excavated pit or a prefabricated haul-away container designed to contain concrete and concrete waste water.

2.0 PURPOSE

- Used to contain concrete and concrete waste water when the chutes of concrete mixers and hoppers of concrete pumps are rinsed out after delivery.
- Concrete washout areas consolidate solids for easier disposal and prevent runoff of concrete waste water, which is alkaline and contains high levels of chromium.

3.0 IMPLEMENTATION

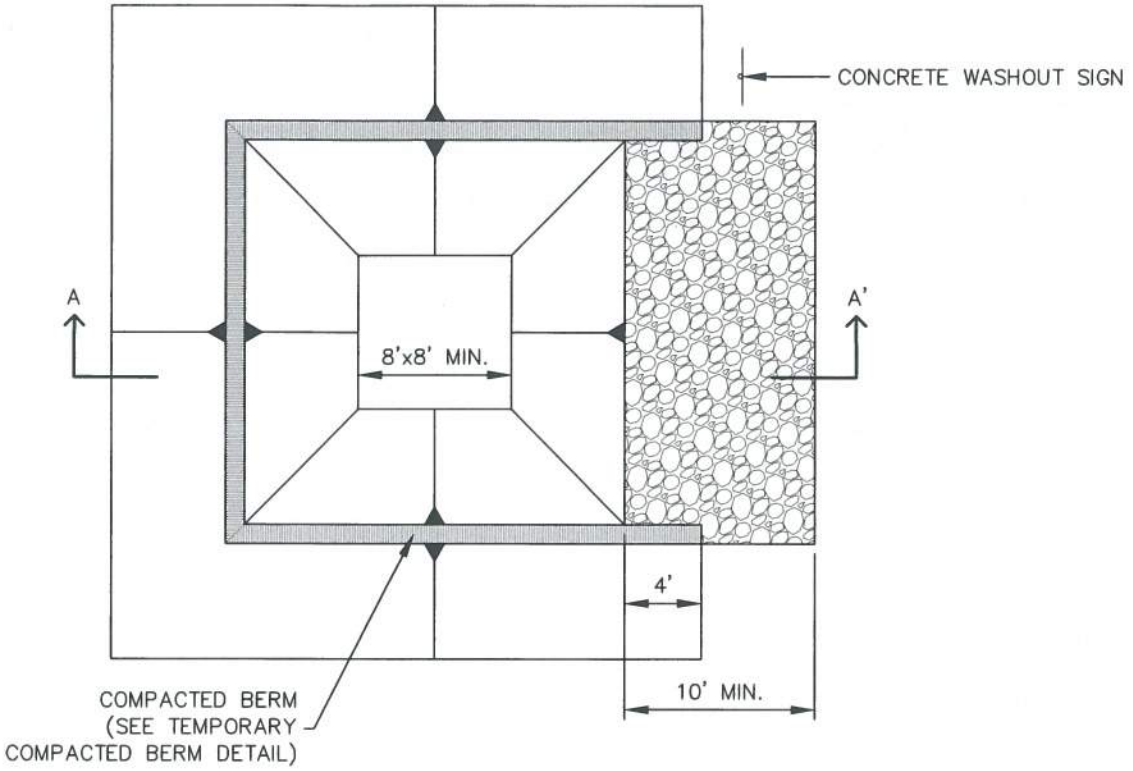
- Locate at least 50 feet away from State Waters, measured horizontally. Unlined concrete washout areas must be located at least 400 feet away from State Waters, and at least 1000 feet away from wells or drinking water sources.
- Do not locate in areas where shallow groundwater may be present, such as near natural drainages, springs, or wetlands.
- Do not place in areas subject to run-on.
- Label areas with appropriate signage.
- The addition of solvents, flocculents, or acid to wash water is prohibited.

4.0 TIMING

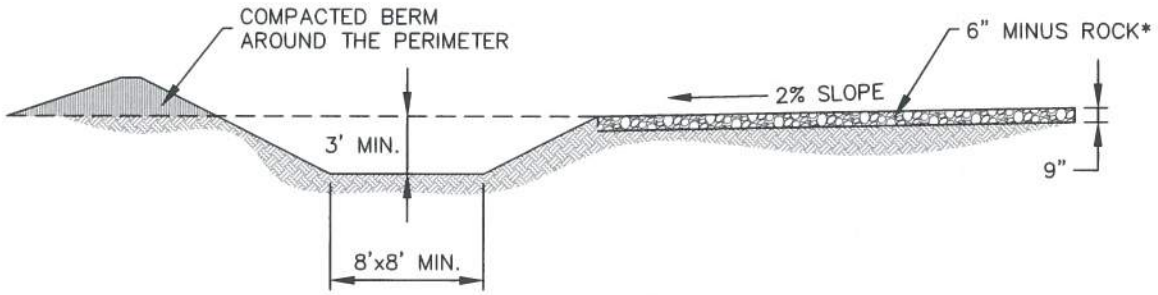
- Install prior to concrete activities.
- Remove after concrete activities have concluded.

5.0 MAINTENANCE

- Clean out facilities once they are 2/3 full, or construct new facilities for additional capacity.
- Concrete waste must be permanently disposed of off-site in an appropriate manner.



CONCRETE WASHOUT AREA PLAN



SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-CWA-1

INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF ⅔ THE HEIGHT OF THE CONCRETE WASH AREA.
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900–CWA–2

EROSION CONTROL BLANKET

ECB



City of Colorado Springs
Stormwater Enterprise

ECB-i

Construction Control Measures
December 2020

1.0 DESCRIPTION

- Woven blankets made of natural and biodegradable materials placed on disturbed areas and secured to the ground with staples or stakes.

2.0 PURPOSE

- Used to control erosion, retain sediment resulting from sheet flow, and protect newly seeded areas.

3.0 IMPLEMENTATION

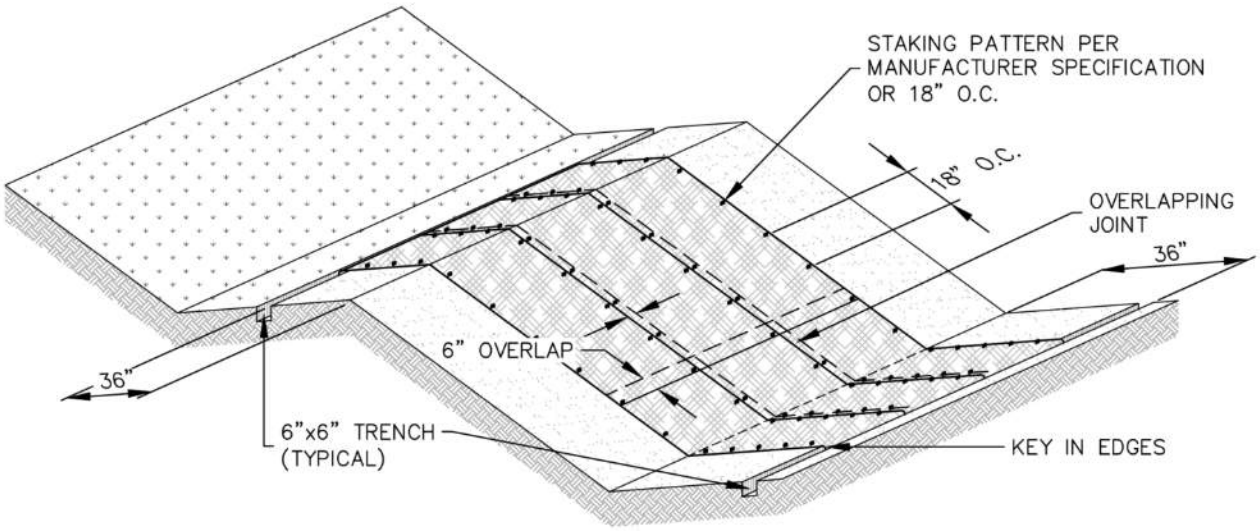
- Install erosion control blankets over uniform surfaces, with no large rocks, vegetation, or rills.
- Properly prepare topsoil and apply seed prior to blanket installation.
- Erosion control blankets must be made from 100% natural and biodegradable materials.
- Turf reinforcement mats may be used in place of erosion control blankets when specified by engineer.

4.0 TIMING

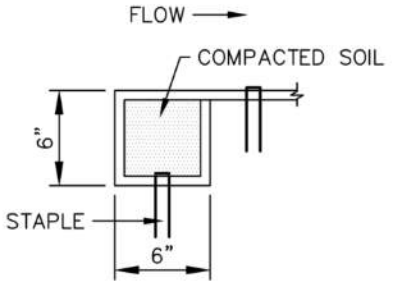
- Install in disturbed areas after final grading and seeding has been completed.
- Leave erosion control blankets in place to biodegrade, or remove if required by the GEC Inspector.

5.0 MAINTENANCE

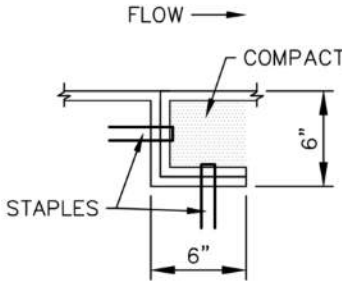
- Any erosion control blanket pulled out, torn, or otherwise damaged shall be repaired or reinstalled.
- Any subgrade areas below the geotextile that have eroded to create a void under the blanket, or that remain devoid of grass shall be repaired, reseeded and mulched and the erosion control blanket reinstalled.
- Broken or damaged staking must be repaired immediately when identified.



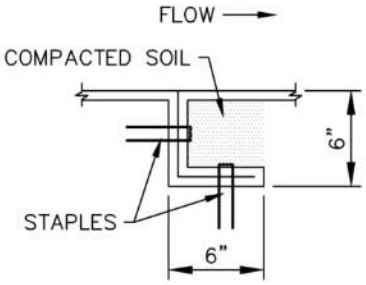
EROSION CONTROL BLANKET



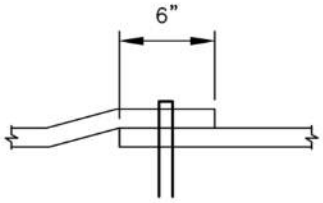
PERIMETER
ANCHOR TRENCH



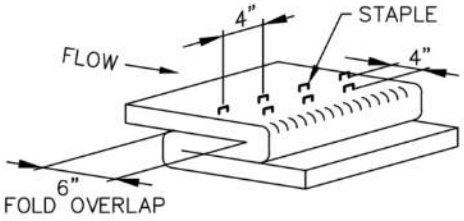
JOINT
ANCHOR TRENCH



INTERMEDIATE
CHECK SLOT



OVERLAPPING
JOINT



STAPLE CHECK

TO BE USED ON SLOPE EVERY 15 FEET

ECB

STORMWATER ENTERPRISE

EROSION CONTROL BLANKET

APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-ECB-1

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.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ECB–1.
8. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. 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: SWENT MANAGER

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

INLET PROTECTION

IP



1.0 DESCRIPTION

- Inlet protection consists of a permeable sediment barrier installed around a storm inlet.

2.0 PURPOSE

- Used to minimize the amount of sediment and debris entering a storm drainage system prior to permanent stabilization of the contributing disturbed area.
- Inlet protection slows down runoff velocity to filter runoff and to promote sedimentation prior to entry into a storm drainage system.

3.0 IMPLEMENTATION

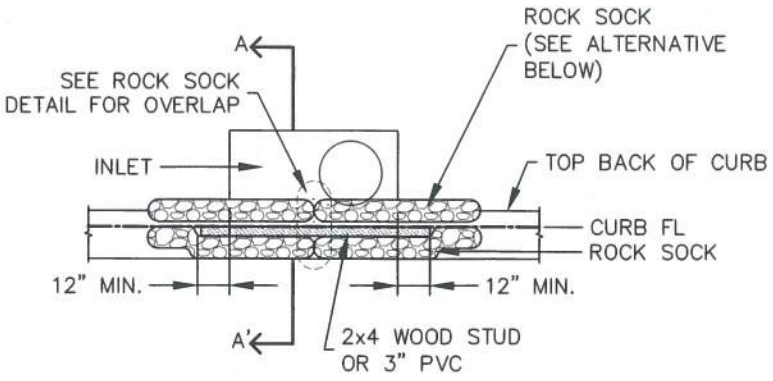
- Install inlet protection at storm sewer inlets that are operable and receiving runoff from disturbed areas during construction.
- Place inlet protection to allow the inlet to function without completely blocking flows into the inlet in a manner than causes localized flooding.
- Inlet protection is not a stand-alone control measure and should be used in conjunction with other upgradient control measures. Inlet protection in areas with a contributing drainage area of one acre or larger must be part of a treatment train.
- When selecting the type of inlet protection, consider factors such as type of inlet, traffic, anticipated flows, ability to secure the inlet protection, safety, and other site-specific conditions.

4.0 TIMING

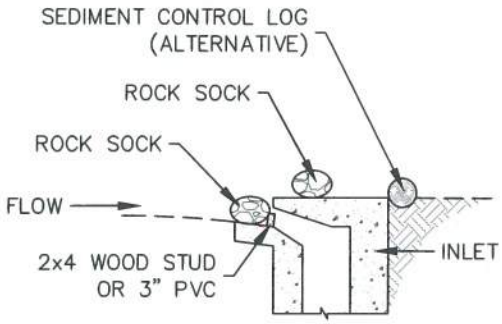
- Install prior to land disturbing activities, or immediately after inlet installation.
- Remove and properly dispose of inlet protection after the contributing drainage area has been permanently stabilized.

5.0 MAINTENANCE

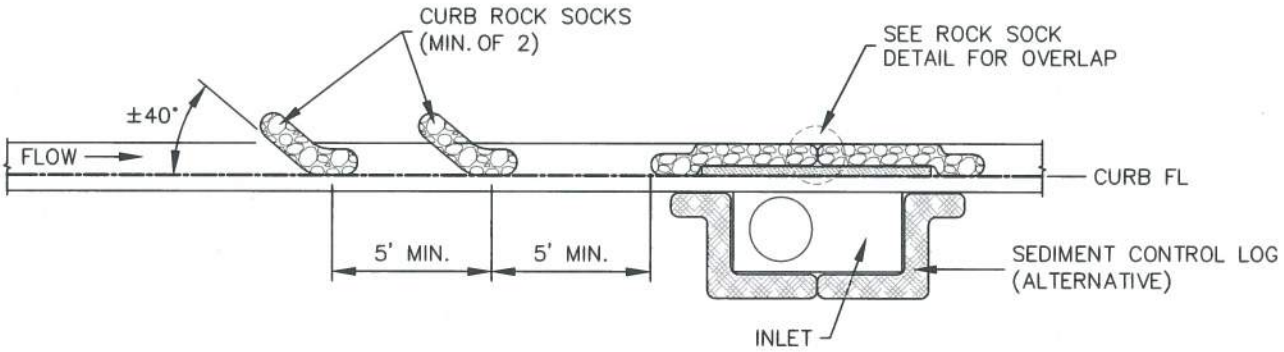
- Remove and properly dispose of sediment when it has accumulated to 1/2 of the design depth of the inlet barrier.
- Inspect for holes or tears that can result in sediment directly entering the inlet.
- Inspect for displaced inlet protection that is no longer protecting the inlet.



CURB INLET PROTECTION PLAN



SECTION A-A'



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
3. ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
4. AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
5. ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

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 DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1

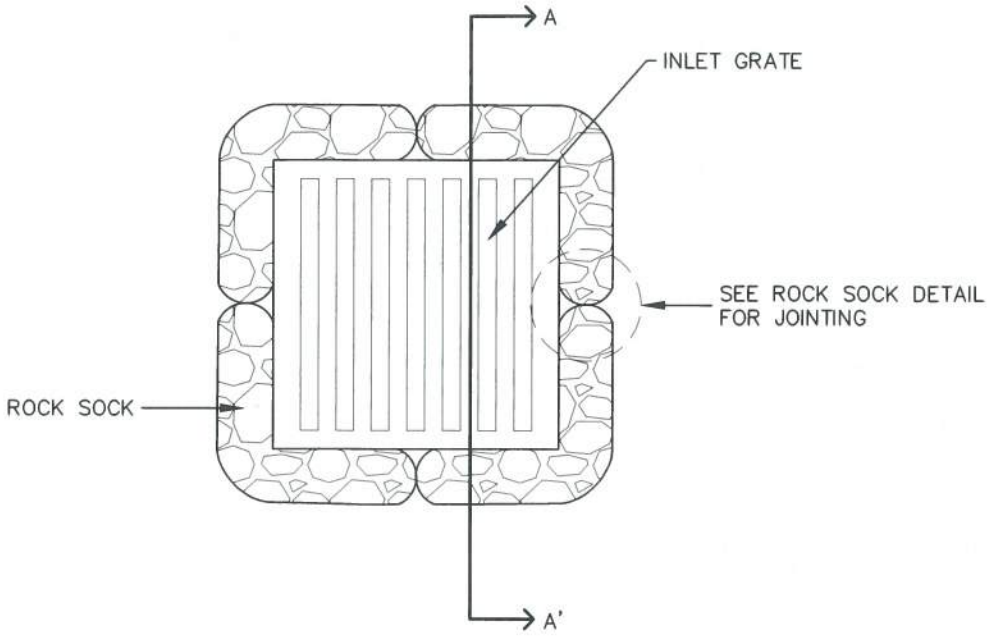
STORMWATER ENTERPRISE

ON-GRADE INLET PROTECTION

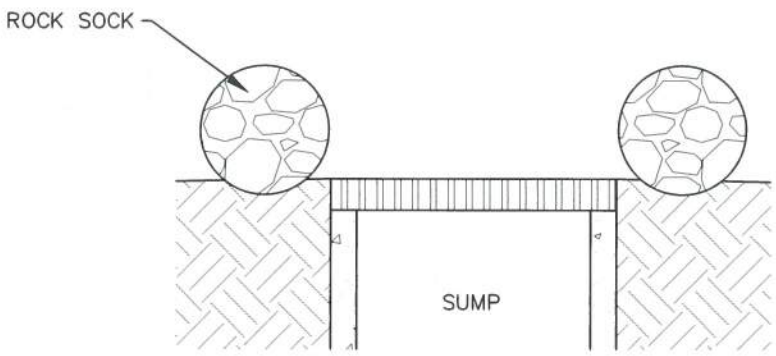
APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-1



ROCK SOCK SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

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 DEPTH OF THE INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

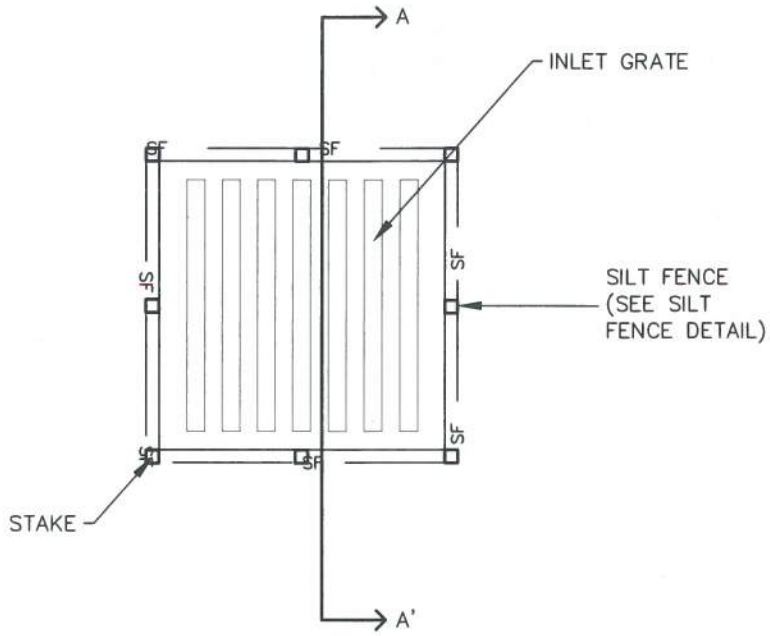
IP-2

STORMWATER ENTERPRISE

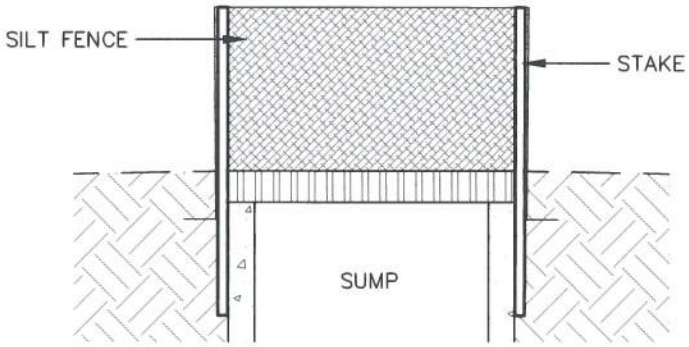
SUMP INLET PROTECTION

APPROVED: SWENT MANAGER

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



SILT FENCE SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. SEE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF THREE FEET.
3. SILT FENCE FABRIC SHOULD HAVE A FLOW RATE IN EXCESS OF 30 GALLONS PER MINUTE PER SQUARE YARD SO AS TO ALLOW SOME WATER FLOW AND NOT DAM THE WATER. STANDARD, LOW-FLOW SILT FENCE FABRIC WILL NOT BE ALLOWED.

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 DEPTH OF THE INLET BARRIER.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER SILT FENCE IS REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-3

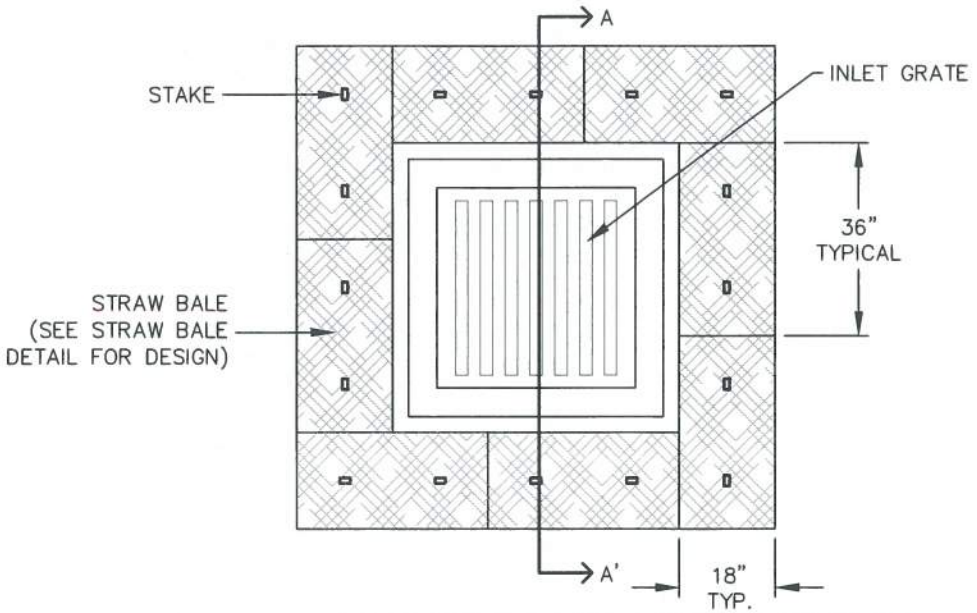
STORMWATER ENTERPRISE

SUMP INLET PROTECTION

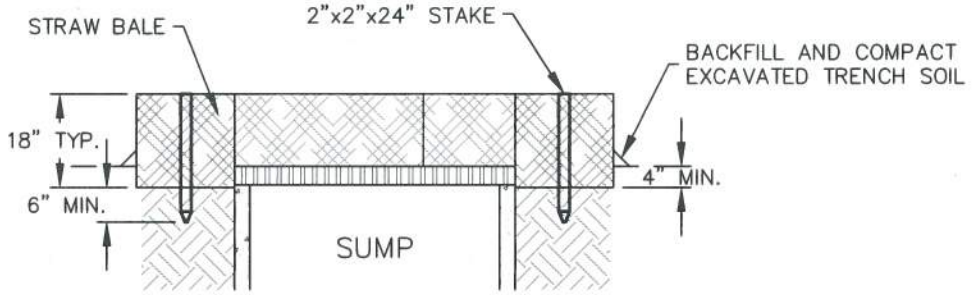
APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-3



STRAW BALE SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE ENDS OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
5. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PACED SO THAT THE BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S).
6. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKED SHALL BE 2"x2"x24 (MIN.)". WOODEN STAKES SHALL BE DRIVEN A MINIMUM OF 6" INTO THE GROUND.

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 DEPTH OF THE INLET BARRIER.
3. STRAW BALES MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER STRAW BALES ARE REMOVED WHEN REMOVAL IS APPROPRIATE.
5. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN OR DAMAGED BEYOND REPAIR.

IP-4

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-IP-4

PORTABLE TOILET

PT



1.0 DESCRIPTION

- The portable toilet detail provides requirements for portable toilet use on construction sites.

2.0 PURPOSE

- Used to minimize the risk of pollutant migration to State Waters.

3.0 IMPLEMENTATION

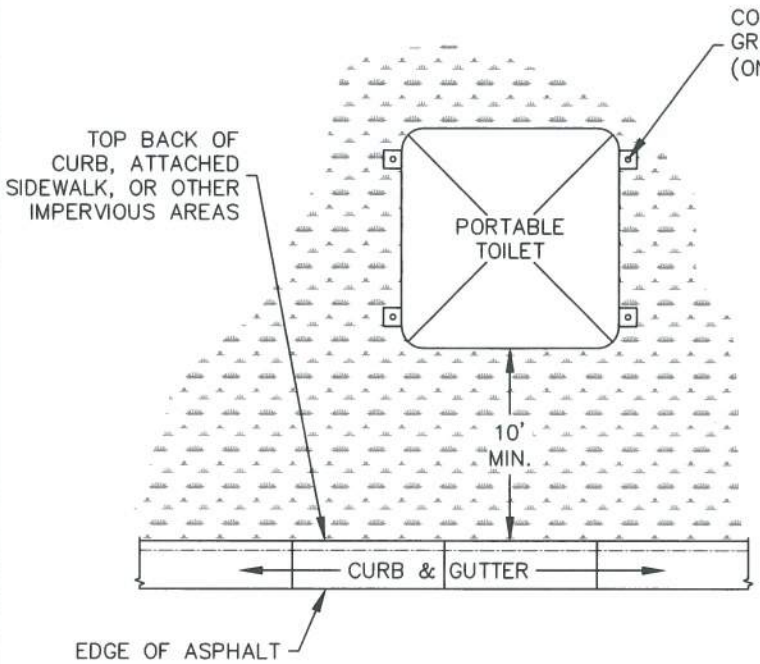
- Place portable toilet a minimum of 10 feet from the back of curb or on a trailer for road projects or sites that are mostly paved.
- Anchor portable toilet to the ground, at a minimum of two opposing corners (on a diagonal) using U-shaped rebar stakes.

4.0 TIMING

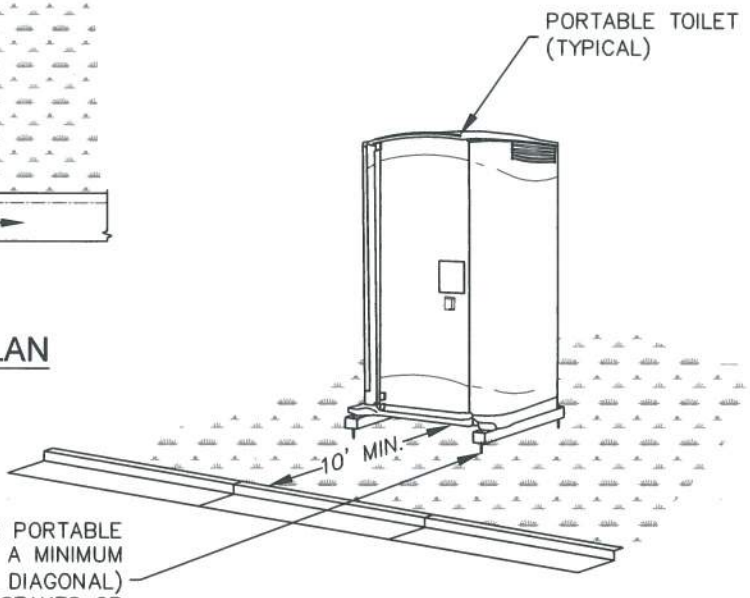
- Install as needed.
- Remove prior to the end of construction. Permanently stabilize any disturbed areas associated with the installation, maintenance, and/or removal of the toilets.

5.0 MAINTENANCE

- Portable toilets shall be serviced at the necessary intervals to eliminate the possibility of overflow.



PORTABLE TOILET PLAN



ISOMETRIC

INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT-OF-WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

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. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET

APPROVED:
SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
2/19/19	8/19/2020	900-PTM

ROCK SOCK

RS



1.0 DESCRIPTION

- A rock sock consists of gravel that has been wrapped by wire mesh or a geotextile to form an elongated cylindrical filter.

2.0 PURPOSE

- Used to slow down the velocity of runoff to filter runoff and to promote sedimentation.
- Rock socks are typically used as either perimeter control or as a part of inlet protection.

3.0 IMPLEMENTATION

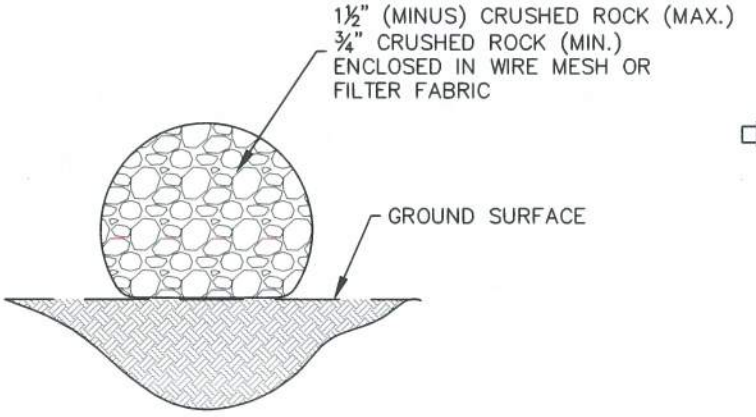
- Rock socks do not require trenching or staking, and are able to be placed on hard surfaces where trenching or staking would be impossible.
- The maximum tributary drainage area per 100 liner feet of rock socks is 1/4 acre.
- When placed in a gutter adjacent to a curb, rock socks should protrude no more than two feet from the curb in order for traffic to pass safely.
- Proprietary rock socks can be used in place of wire mesh rock socks.

4.0 TIMING

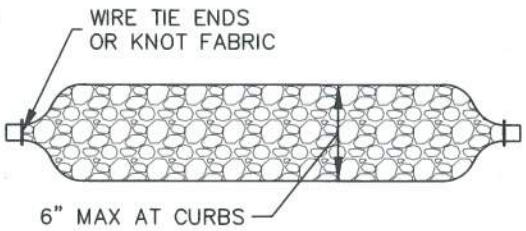
- Install prior to land disturbing activities, or immediately after inlet installation.
- Remove and properly dispose of inlet protection after the contributing drainage area has been permanently stabilized.

5.0 MAINTENANCE

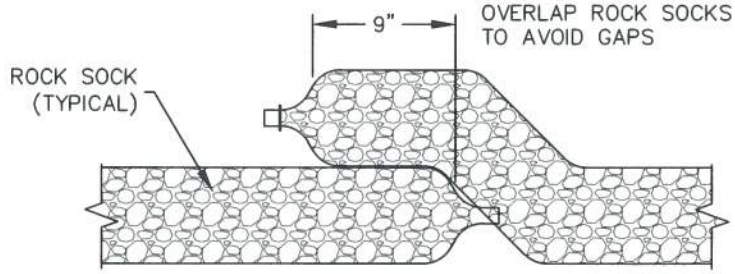
- Remove and properly dispose of sediment when it has accumulated to 1/2 of the height of the rock sock.
- Inspect for and replace damaged or displaced rock socks.



ROCK SOCK SECTION



ROCK SOCK PLAN



ROCK SOCK OVERLAP

GRADATION TABLE	
	MASS PERCENT PASSING SQUARE MESH SIEVES
	No. 4
2"	100
1½"	90–100
1"	20–55
¾"	0–15
⅜"	0–5
MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M–43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES	

INSTALLATION NOTES

1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. ¾" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING 'HOG RINGS' OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

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. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES ½ OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

RS

STORMWATER ENTERPRISE

ROCK SOCK

APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900–RS

SEDIMENT CONTROL LOG

SCL



1.0 DESCRIPTION

- A sediment control log is a temporary sediment barrier consisting of a linear roll of natural materials such as straw, compost, excelsior or coconut fiber.

2.0 PURPOSE

- Used to intercept sheet flow prior to leaving a construction site.
- May be used around the perimeter of a construction site.
- Placed on long slopes to slow down flows.

3.0 IMPLEMENTATION

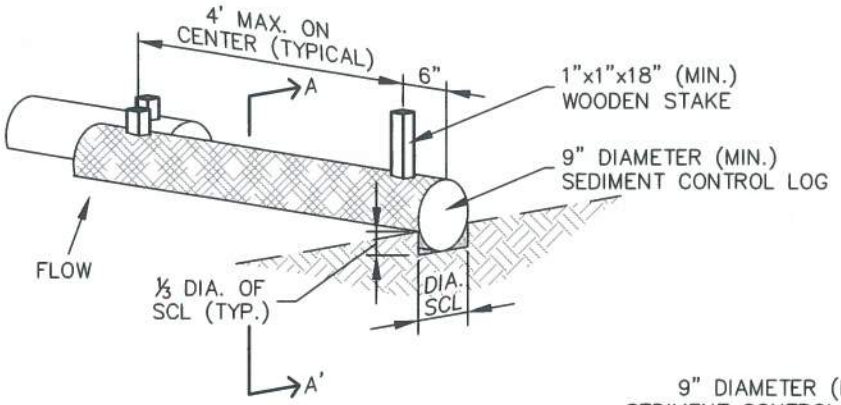
- Install sediment control logs to intercept sheet flow runoff from disturbed areas.
- Install sediment control logs along the contour of slopes or in a manner to avoid creating concentrated flow.
- Place sediment control logs against sidewalk or back of curb when adjacent to these features.
- The maximum tributary drainage area per 100 liner feet of sediment control logs is 1/4 acre.
- Sediment control logs shall consist of straw, compost, excelsior or coconut fiber, and shall be free from any noxious weed seeds or defects.

4.0 TIMING

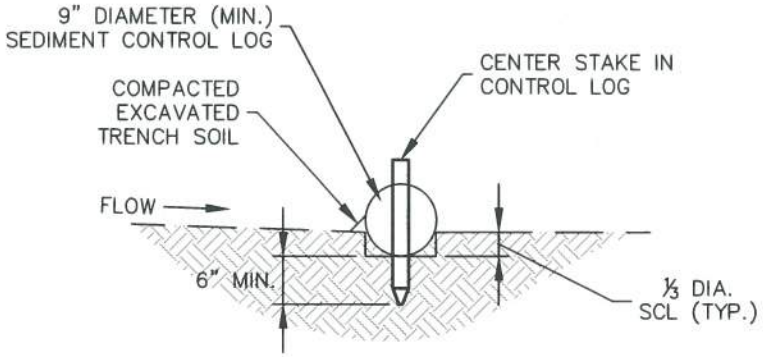
- Install prior to land disturbing activities.
- Remove sediment control logs after the upstream area has been permanently stabilized.

5.0 MAINTENANCE

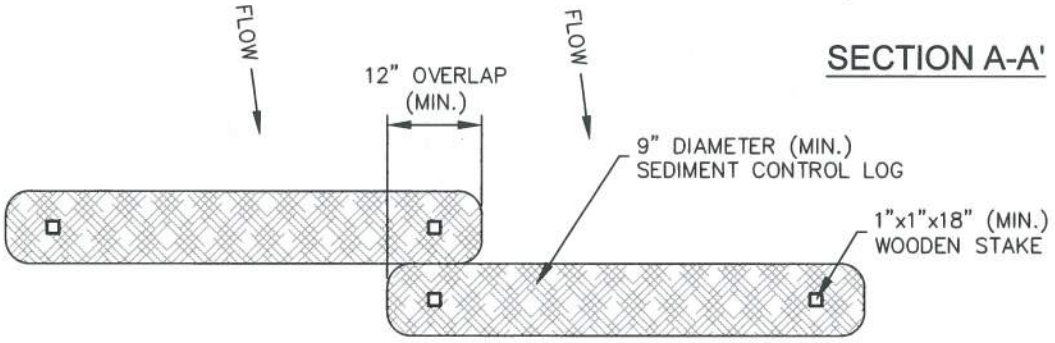
- Remove and properly dispose of sediment when it has accumulated to 1/2 of the height of the exposed sediment control log.
- Inspect for and repair or replace damaged sediment control logs.



SEDIMENT CONTROL LOG



SECTION A-A'



SEDIMENT CONTROL LOG JOINTS

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: _____
SWENT MANAGER

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

SILT FENCE

SF



1.0 DESCRIPTION

- Silt fence is a temporary sediment barrier consisting of woven geotextile fabric attached to supporting posts and trenched into the soil.

2.0 PURPOSE

- Used to intercept sheet flow prior to leaving a construction site.
- May be used around the perimeter of a construction site.

3.0 IMPLEMENTATION

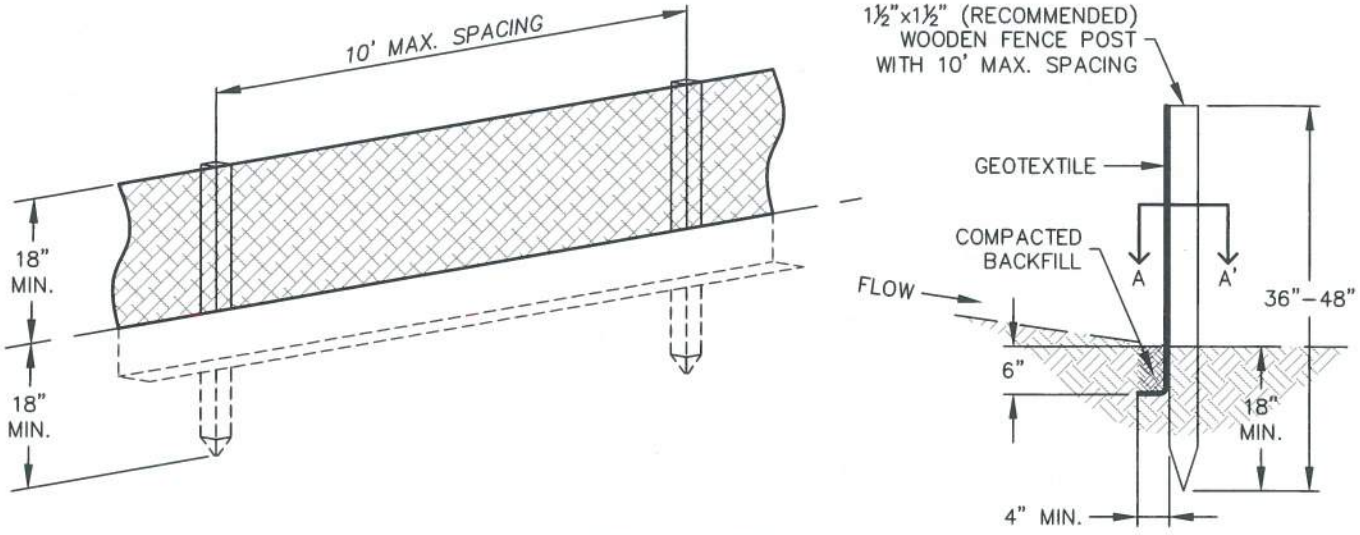
- Install silt fence to intercept sheet flow runoff from disturbed areas.
- Silt fence is not designed to be used as a filter fabric.
- Do not install silt fence across streams, channels, swales, ditches, or other drainageways.
- Install silt fence along the contour of slopes or in a manner to avoid creating concentrated flow (i.e. "J-hook" installation).
- The maximum tributary drainage area per 100 liner feet of silt fence is 1/4 acre.
- Properly installed silt fence should not be easily pulled out by hand and there should be no gaps between the ground and fabric.

4.0 TIMING

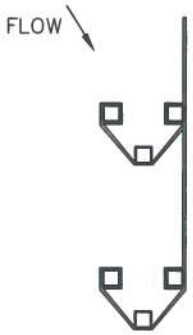
- Install prior to land disturbing activities.
- Remove silt fence after the upstream area has been permanently stabilized.

5.0 MAINTENANCE

- Remove and properly dispose of sediment when it has accumulated to 1/2 of the height of the exposed silt fence.
- Inspect for and repair or replace damaged silt fence.



SILT FENCE



J-HOOK INSTALLATION



SECTION A-A'

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:
SWENT MANAGER

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

SEEDING AND MULCHING

SM



1.0 DESCRIPTION

- The preparation of soil, application of much, and application of seed to disturbed areas.

2.0 PURPOSE

- Used to control runoff and erosion on disturbed areas by establishing vegetative cover.
- Reduces erosion and sediment loss.
- Provides permanent stabilization in disturbed areas.

3.0 IMPLEMENTATION

- All soil testing, soil amendment and fertilizer documentation, and seed load and bag tickets must be added to the CSWMP.
- Properly prepare soil prior to seeding and mulching.
- Apply seed mixes as specified in the City of Colorado Springs Stormwater Construction Manual. Alternative seed mixes are acceptable if included in an approved Landscaping Plan.
- Mulch seeded areas using hay or straw mulch, hydraulic mulching, or install erosion control blanket.

4.0 TIMING

- Seed and mulch disturbed areas after final grading.
- Seeding and mulching may also be used as a temporary erosion control measure during construction.

5.0 MAINTENANCE

- Repair and reseed bare areas as necessary.
- Restrict vehicle access to seeded areas.

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 ⅓ 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:

SWENT MANAGER

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

STOCKPILE PROTECTION

SP



1.0 DESCRIPTION

- Perimeter control placed around stockpiles of soil and other erodible materials.

2.0 PURPOSE

- Used to avoid the migration of sediment and other materials from stockpiles.

3.0 IMPLEMENTATION

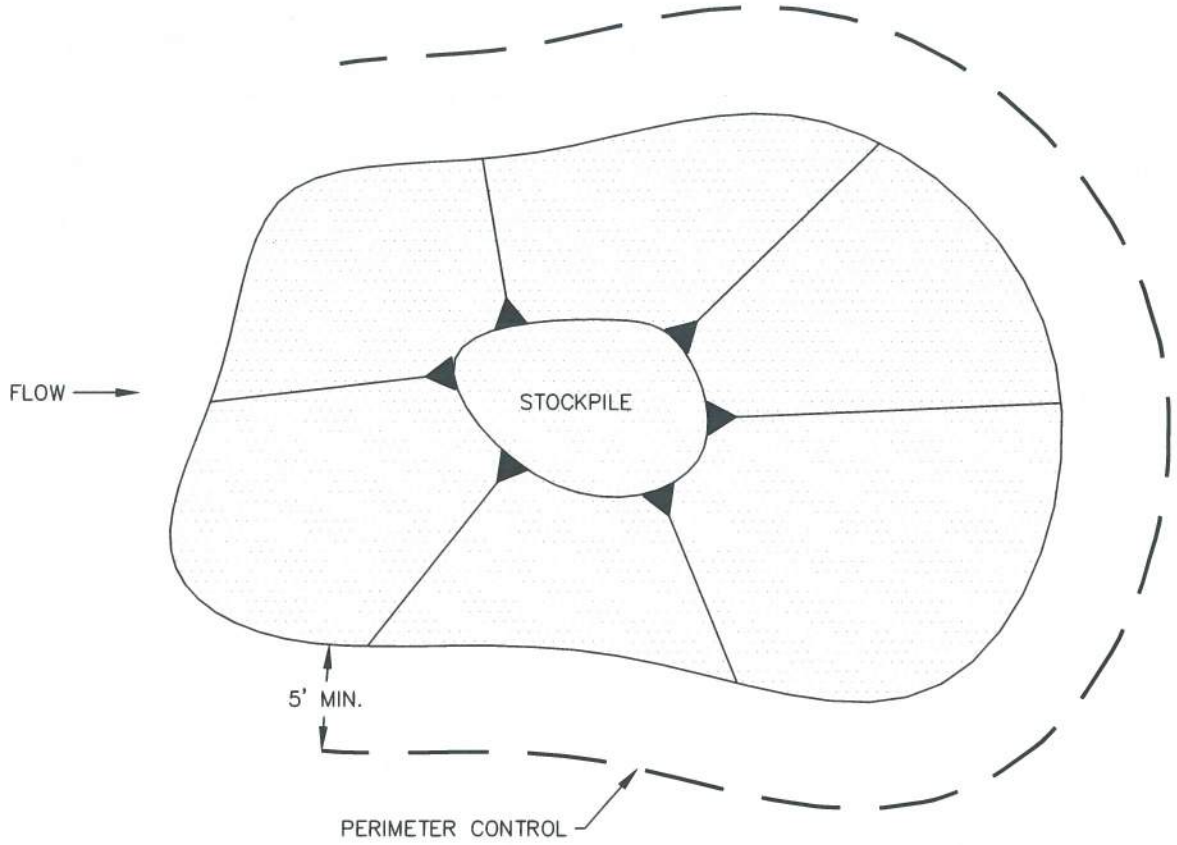
- Install perimeter control around stockpile on downgradient side.
- Stockpile perimeter controls may not be required for stockpiles on the interior portion of a construction site where other downgradient controls including perimeter control are in place.

4.0 TIMING

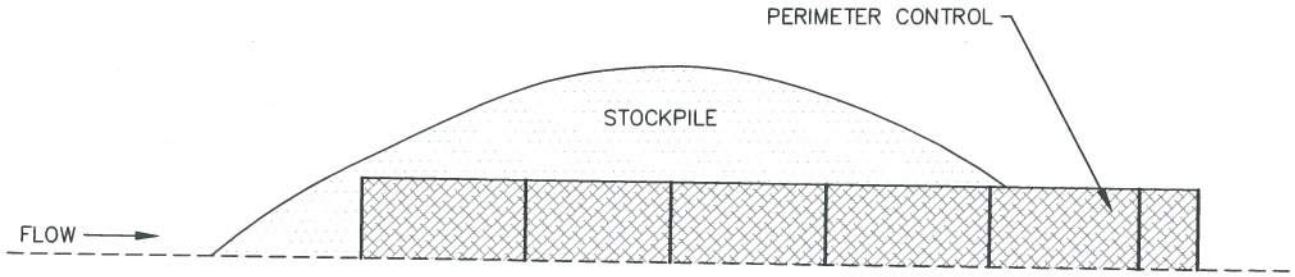
- Install immediately after stockpile has formed or limits are known, whichever occurs first.
- Remove stockpile protection after the stockpile has been removed.

5.0 MAINTENANCE

- Remove and properly dispose of sediment according to the perimeter control detail.
- If perimeter controls must be moved to access stockpile, replace perimeter controls by the end of the work day.
- Inspect for and repair and/or replace perimeter controls as needed to maintain functionality.



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:

SWENT MANAGER

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

SURFACE ROUGHENING

SR



1.0 DESCRIPTION

- Surface roughening is a practice where the soil surface is roughened by the creation of grooves and depressions that run parallel to the contour of the land.

2.0 PURPOSE

- Used to create variations in the soil surface that slow down the velocity of runoff, increase infiltration, reduce erosion, and trap soil.
- May be used to help establish vegetative cover by reducing runoff velocity and giving seed an opportunity to take hold.

3.0 IMPLEMENTATION

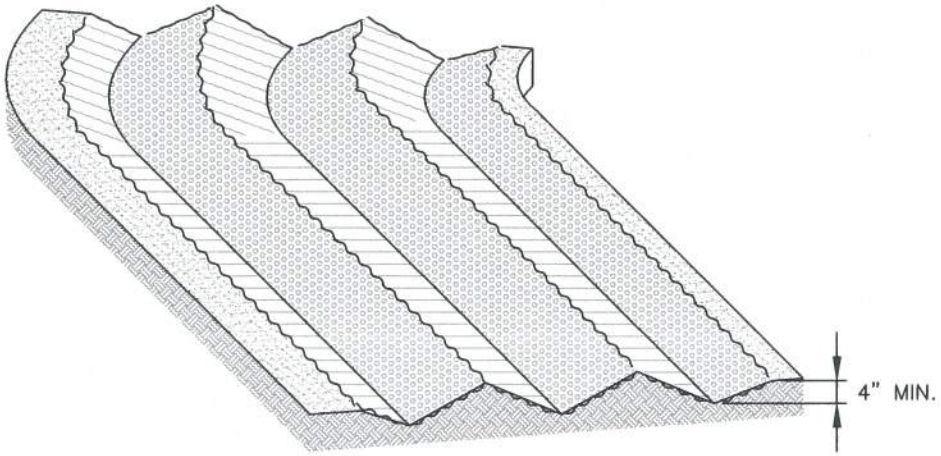
- Roughen soil in areas flatter than 3:1.
- Surface roughening may be completed by furrowing, scarifying, ripping, or disking soil.
- Grooves must be installed along contours to avoid concentrating flow.
- Do not use in areas with extremely sandy or rocky soils.

4.0 TIMING

- Install after overlot grading activities when area is in an interim condition or at final grade.
- Remove prior to permanent stabilization during soil preparation.

5.0 MAINTENANCE

- Inspect roughened areas for signs of erosion. Repeat surface roughening as needed.
- Do not allow vehicles to drive over surface roughened areas.



SURFACE ROUGHENING

INSTALLATION NOTES

1. SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 3:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
2. SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARIFYING, RIPPING OR DISKING THE SOIL.
3. FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
4. SURFACE ROUGHENING 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 SURFACE ROUGHENED.

SR

STORMWATER ENTERPRISE

SURFACE ROUGHENING

APPROVED:

SWENT MANAGER

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

SLOPE TRACKING

ST



1.0 DESCRIPTION

- Slope tracking is a practice where construction equipment is used to create grooves and depressions that run parallel to the contour of the land on slopes.

2.0 PURPOSE

- Used to create variations in the soil surface that slow down the velocity of runoff, increase infiltration, reduce erosion, and trap soil.

3.0 IMPLEMENTATION

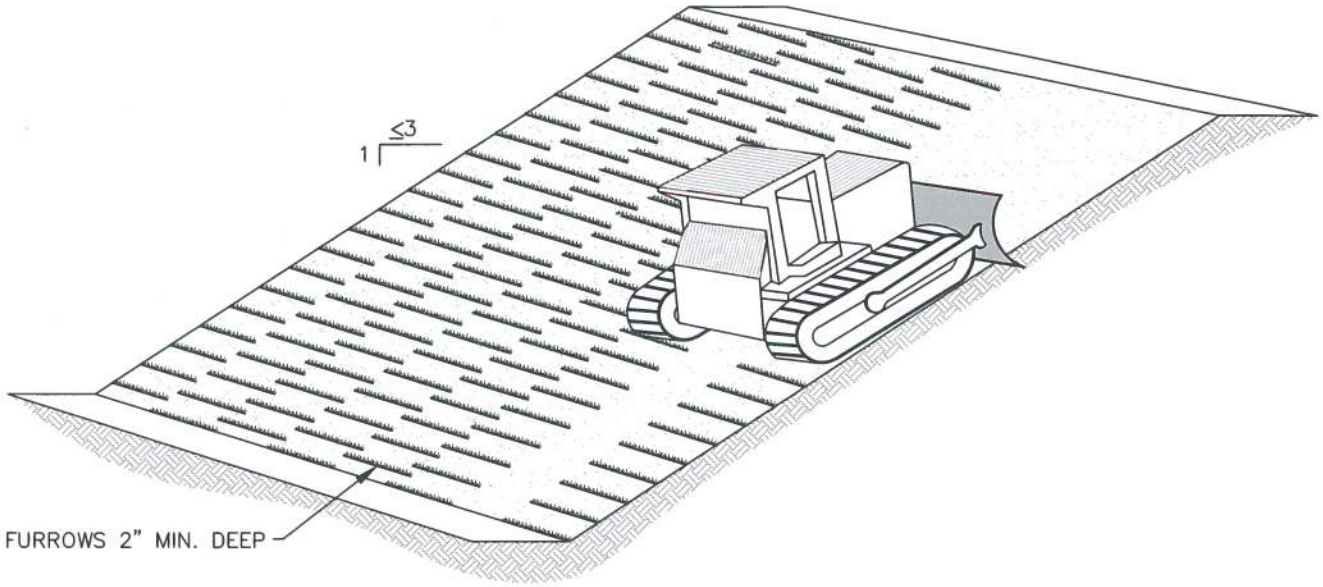
- Use slope tracking on slopes 3:1 or steeper.
- Grooves must be installed along contours to avoid concentrating flow.
- Do not use in areas with extremely sandy or rocky soils.

4.0 TIMING

- Install after land disturbing activities when area is in an interim condition or at final grade.
- Remove prior to permanent stabilization during soil preparation.

5.0 MAINTENANCE

- Inspect areas with tracking for signs of erosion. Repeat slope tracking as needed.
- Do not allow vehicles to drive over tracked areas.



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:

SWENT MANAGER

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

TEMPORARY COMPACTED BERM

TCB



1.0 DESCRIPTION

- A temporary compacted berm is a compacted ridge that slows and diverts stormwater from disturbed areas.

2.0 PURPOSE

- Used to intercept sheet flow prior to leaving a construction site.
- May be used around the perimeter of a construction site.
- Placed on long slopes to slow down flows.

3.0 IMPLEMENTATION

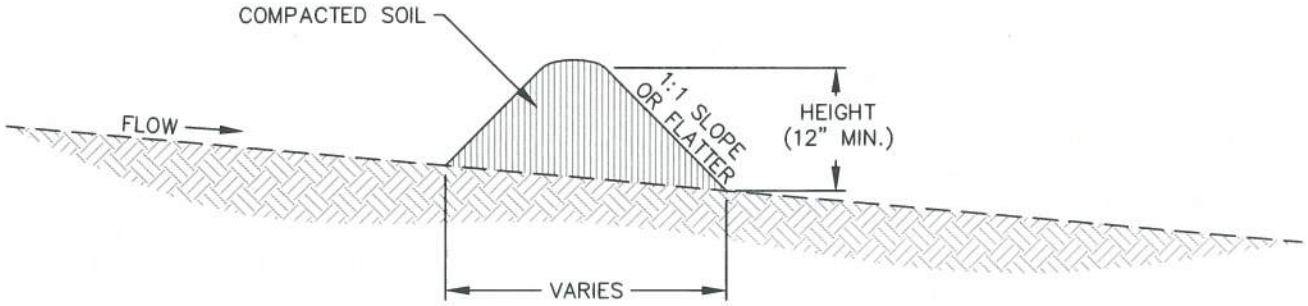
- Compacted berms must be a minimum height of one foot.
- Adequately compact berms. Not all soils are suitable for compacted berms. Soils may need to be adequately watered down to facilitate compaction.
- Install compacted berms along the contour of slopes or in a manner to avoid creating concentrated flow.
- The maximum tributary drainage area per 100 liner feet of an installed compacted berm is 1/4 acre.

4.0 TIMING

- Install prior to land disturbing activities.
- Remove compacted berms after the upstream area has been permanently stabilized. Permanently stabilize area after compacted berms have been removed.

5.0 MAINTENANCE

- Remove and properly dispose of sediment when it has accumulated to 1/2 of the height of the compacted berm.
- Inspect for and repair damaged compacted berms.
- Do not allow vehicles to drive over berms.



TEMPORARY COMPACTED BERM

INSTALLATION NOTES

1. COMPACTED BERM MUST BE A MINIMUM HEIGHT OF ONE FOOT. BASE WIDTH IS DETERMINED BY HEIGHT.
2. COMPACTED BERMS MUST BE ADEQUATELY COMPACTED. NOT ALL SOILS ARE SUITABLE FOR COMPACTED BERMS.
3. INSTALL COMPACTED BERMS ALONG CONTOUR; DO NOT INSTALL PERPENDICULAR TO SLOPE.
4. THE MAXIMUM TRIBUTARY DRAINAGE AREA PER 100 LINEAR FEET OF COMPACTED BERMS SHALL BE ¼ ACRE.

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 DEPTH OF THE BERM.

TCB

STORMWATER ENTERPRISE

TEMPORARY COMPACTED BERM

APPROVED: SWENT MANAGER

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

TEMPORARY SEDIMENT BASIN

TSB



1.0 DESCRIPTION

- Temporary sediment basins are small impoundments of water with a small outlet structure built on a construction site.

2.0 PURPOSE

- Used to capture and slowly release runoff prior to discharge from a construction site to allow sediment to settle out.

3.0 IMPLEMENTATION

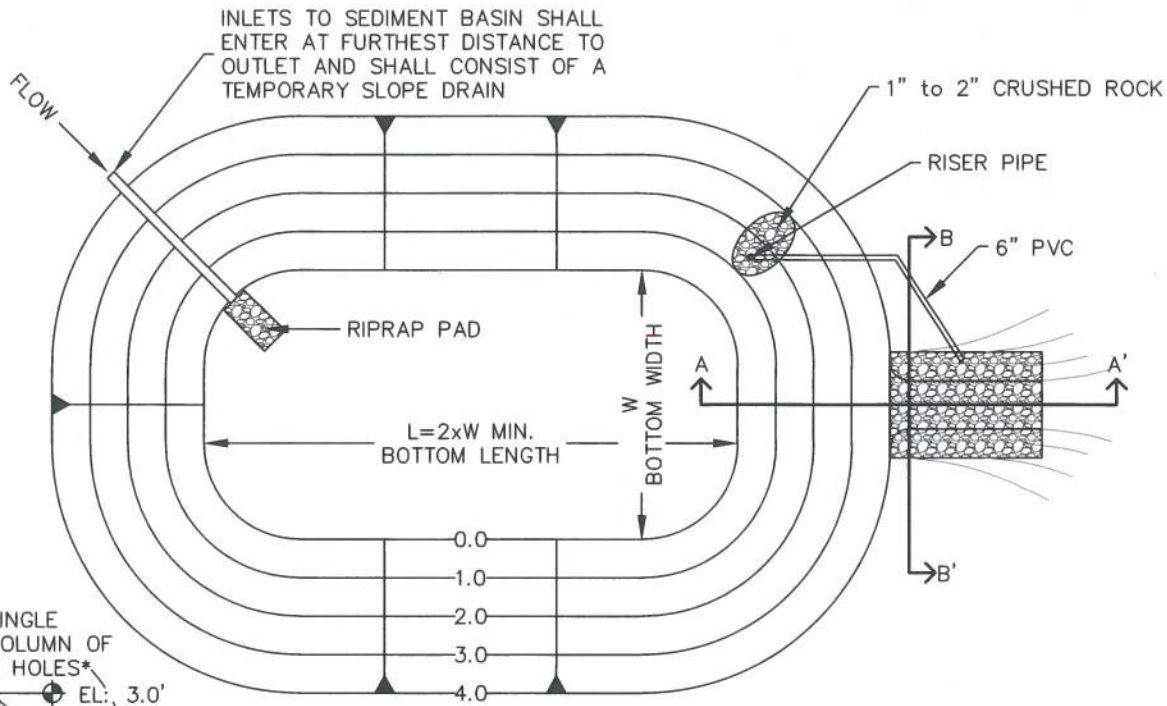
- Temporary sediment basins for drainage areas larger than 15 acres must be individually designed by engineer.
- Erosion and other sediment controls should be implemented upstream of temporary sediment basins.

4.0 TIMING

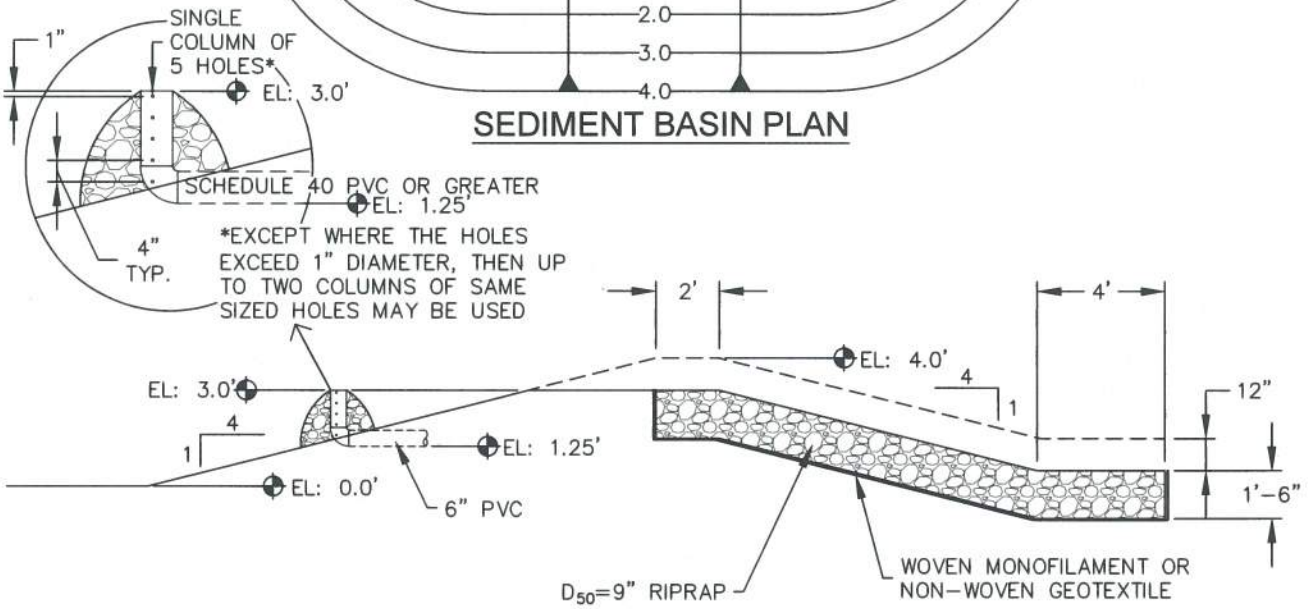
- Install prior to upstream land disturbance.
- Remove temporary sediment basin after upstream area has been stabilized. Permanently stabilize area after basin has been removed.

5.0 MAINTENANCE

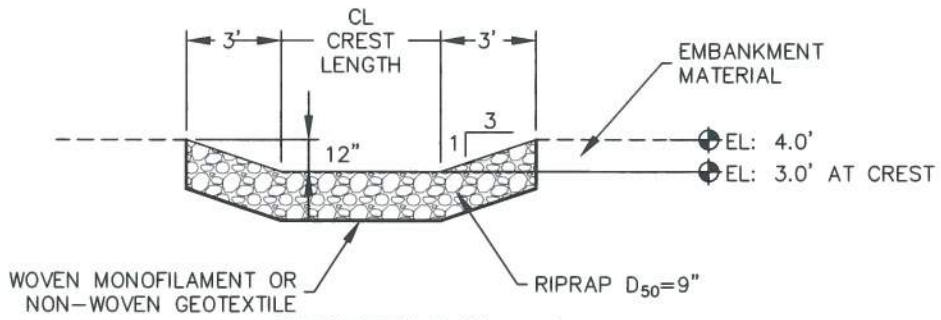
- Remove sediment from basin as needed to maintain the effectiveness of the temporary sediment basin. This is typically when sediment depth reaches one foot.
- Inspect sediment basin embankments for stability and seepage.
- Inspect the inlet and outlet of the basin, repair damage, and remove debris.



SEDIMENT BASIN PLAN



SECTION A-A'



SECTION B-B'

TSB

STORMWATER ENTERPRISE

TEMPORARY SEDIMENT BASIN

APPROVED:

SWENT MANAGER

ISSUED:	REVISED:	DRAWING NO.
10/7/19	8/19/2020	900-TSB-1

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	12½"	2	9/32
2	21	3	13/16
3	28	5	½
4	33½	6	9/16
5	38½	8	21/32
6	43	9	21/32
7	47¼	11	25/32
8	51	12	27/32
9	55	13	⅞
10	58¼	15	15/16
11	61	16	31/32
12	64	18	1
13	67½	19	1 1/16
14	70½	21	1⅛
15	73¼	22	1 3/16

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.

TSB

STORMWATER ENTERPRISE

TEMPORARY SEDIMENT BASIN

APPROVED:

SWENT MANAGER

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TEMPORARY SLOPE DRAIN

TSD



1.0 DESCRIPTION

- A temporary slope drain is a flexible conduit for stormwater that extends down the length of a disturbed slope to divert stormwater and serve as a temporary outlet.

2.0 PURPOSE

- Used to convey runoff during construction without causing erosion on or at the bottom of a slope.

3.0 IMPLEMENTATION

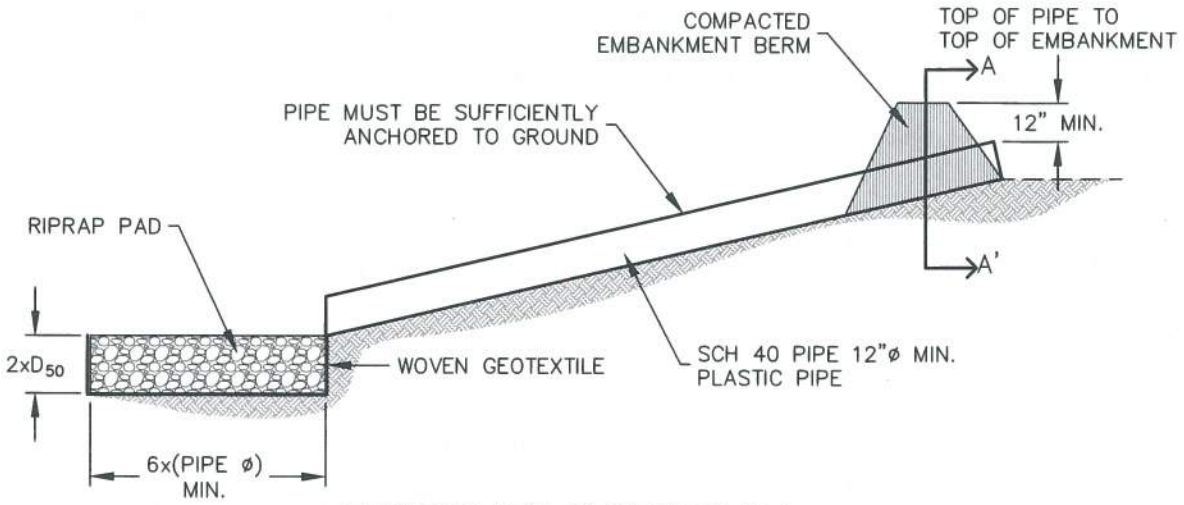
- Direct runoff into flexible pipe using a temporary compacted embankment berm.
- Anchor pipe to slope.
- Install riprap pad at pipe outlet.

4.0 TIMING

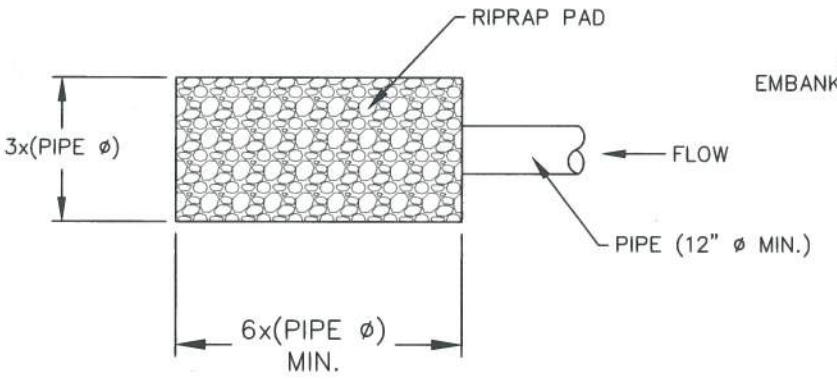
- Install prior to upstream land disturbing activities.
- Remove temporary slope drain prior to the end of construction after the contributing drainage area has been permanently stabilized.

5.0 MAINTENANCE

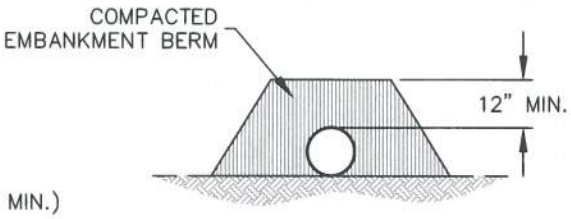
- Inspect for erosion and accumulated debris at the inlet and outlet.
- Breaches in pipes should be repaired as soon as feasibly possible.



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:

SWENT MANAGER

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

VEHICLE TRACKING CONTROL

VTC



City of Colorado Springs
Stormwater Enterprise

VTC-i

Construction Control Measures
December 2020

1.0 DESCRIPTION

- Vehicle tracking control consists of a pad of coarse stone aggregate placed on a geotextile filter fabric.

2.0 PURPOSE

- Used to reduce the tracking of sediment onto roadways by construction vehicles.
- As vehicles drive over the VTC device, mud and sediment is removed from the tires.

3.0 IMPLEMENTATION

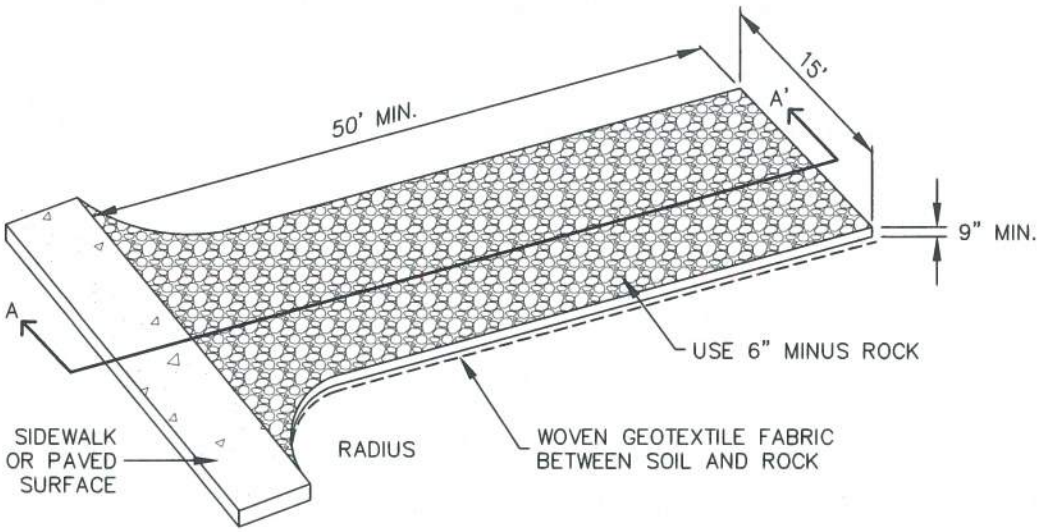
- Locate at construction entrance/exit.
- Organize site to ensure that all vehicles use the vehicle tracking control device.
- Where possible, grade VTC device to drain to construction site rather than to street.
- Proprietary VTC devices may be used if approved as an alternative Construction Control Measure.

4.0 TIMING

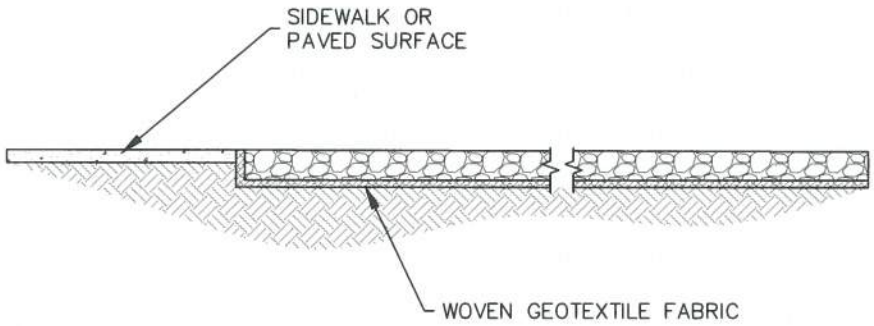
- Install prior to land disturbing activities.
- Remove when the potential for sediment migration onto adjacent roadways no longer exists (typically after site has been stabilized). Permanently stabilized area after vehicle tracking control is removed.

5.0 MAINTENANCE

- Roughen, replace, and/or add rock as needed to maintain a consistent depth and to prevent sediment tracking onto adjacent street.
- Sediment tracked onto the adjacent road shall be removed daily, by sweeping or shoveling, and never washed down storm drains.



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:

SWENT MANAGER

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