



# LOT 1-CROSSROADS MIXED USE FILING NO. 3

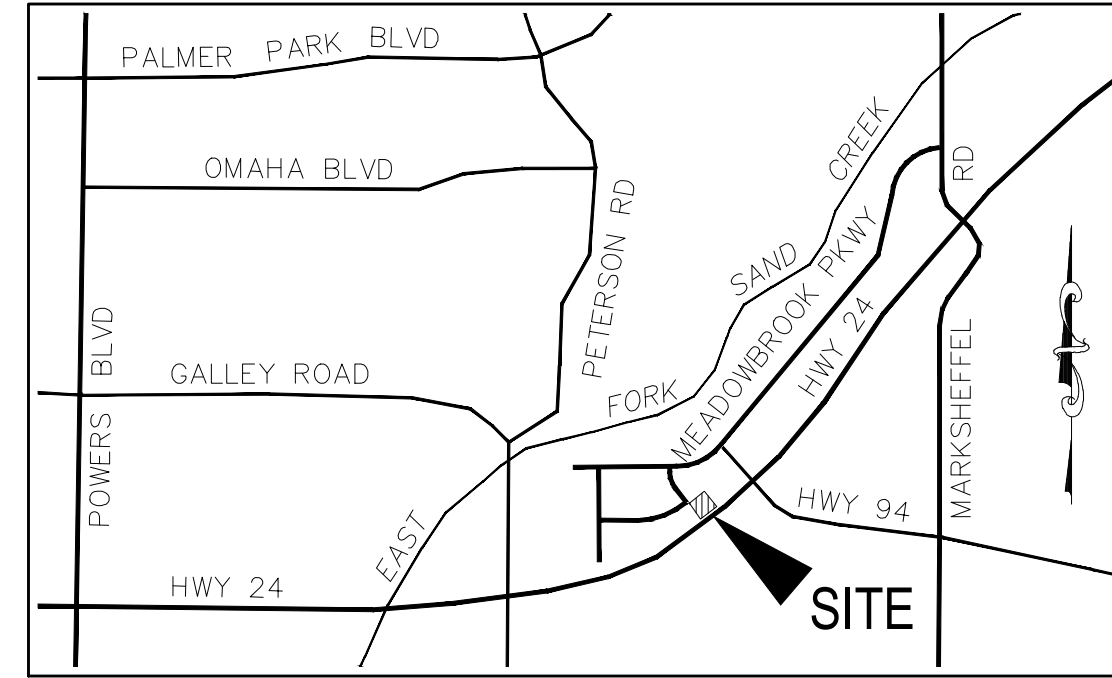
## COUNTY OF EL PASO, STATE OF COLORADO

# GRADING & EROSION CONTROL PLANS

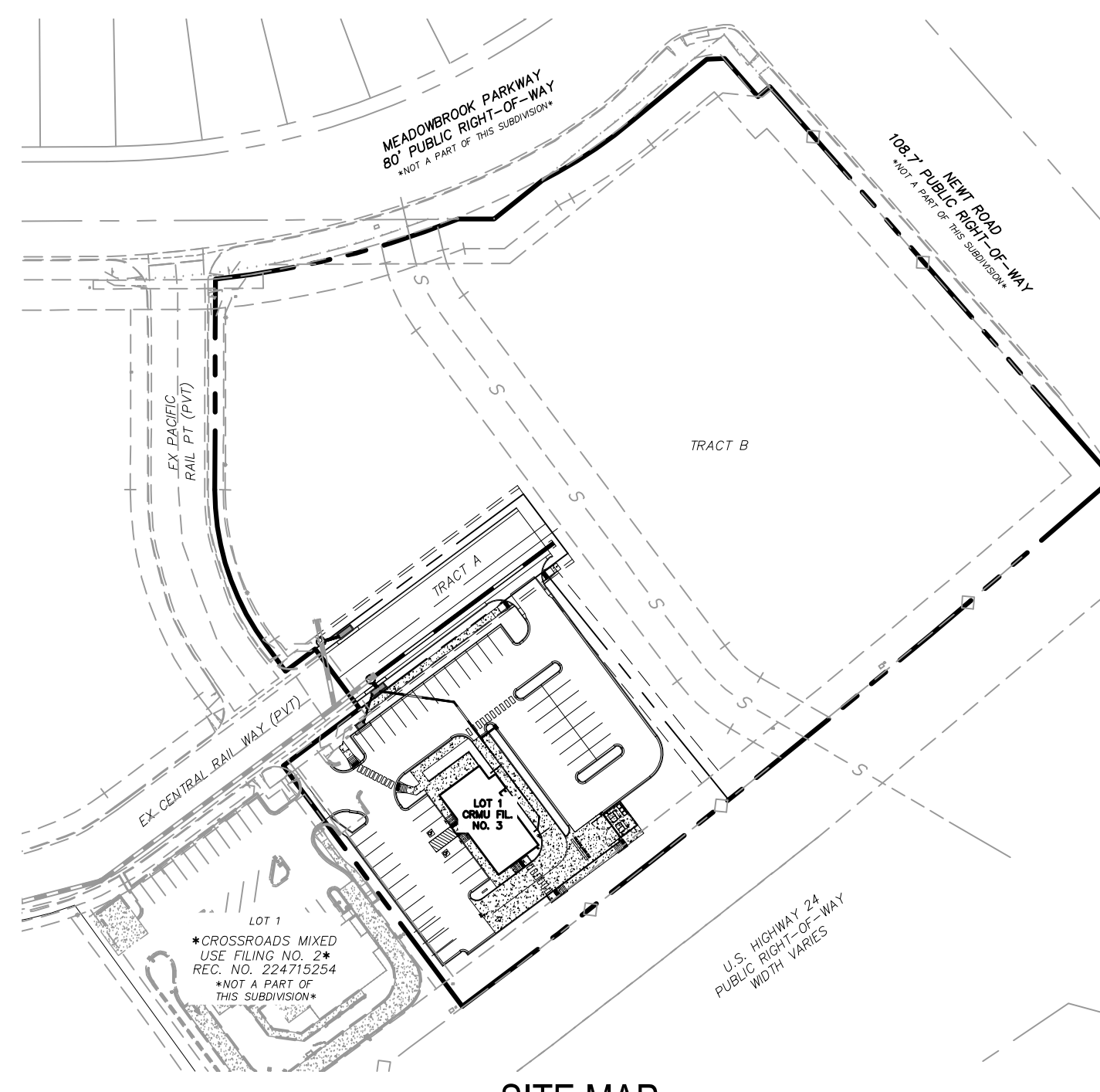
NOVEMBER 2024

### STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ROCKY MOUNTAIN GROUP ENGINEERING, INC., TITLED "SOIL AND GEOLOGY STUDY CROSSROADS APARTMENTS CROSSROADS MIXED USE FILING NO. 2", DATED MARCH 22, 2023 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WQCD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



VICINITY MAP  
N.T.S.



SITE MAP  
N.T.S.

### SHEET INDEX

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### AGENCIES:

|                      |  |
|----------------------|--|
| OWNER/DEVELOPER:     | CROSSROADS DEVELOPMENT COMPANY, LLC<br>90 S. CASCADE AVE., SUITE 1500<br>COLORADO SPRINGS, CO 80903<br>DANNY MIENTKA (719) 448-4034                              |
| CIVIL ENGINEER:      | M & S CIVIL CONSULTANTS, INC.<br>212 N. WAHSATCH, SUITE 305<br>COLORADO SPRINGS, CO 80903<br>VIRGIL A. SANCHEZ P.E. (719) 955-5485                               |
| COUNTY ENGINEERING:  | EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT<br>2880 INTERNATIONAL CIRCLE, SUITE 110<br>COLORADO SPRINGS, CO 80910<br>GILBERT LAFORECE, P.E. (719) 520-6300 |
| TRAFFIC ENGINEERING: | EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS<br>3275 AKERS DRIVE<br>COLORADO SPRINGS, CO 80922<br>JENNIFER IRVINE, P.E. (719) 520-6460                              |
| WATER RESOURCES:     | CHEROKEE METROPOLITAN DISTRICT<br>6250 PALMER PARK BOULEVARD<br>COLORADO SPRINGS, CO 80915-1721<br>JEFF MUNGER (719) 597-5080                                    |
| FIRE DISTRICT:       | CIMARRON HILLS FIRE DEPARTMENT<br>1835 TUSKEGEE PLACE<br>COLORADO SPRINGS, CO 80915<br>(719) 591-0960  |
| GAS DEPARTMENT:      | COLORADO SPRINGS UTILITIES<br>7710 DURANT DR.<br>COLORADO SPRINGS, CO 80947<br>TIM WENDT (719) 668-3556  |
| ELECTRIC DEPARTMENT: | COLORADO SPRINGS UTILITIES<br>7710 DURANT DR.<br>COLORADO SPRINGS, CO 80947<br>TIM WENDT (719) 668-3556  |
| COMMUNICATIONS:      | QWEST COMMUNICATIONS (L.N.C.C. LOCATORS) (800) 922-1987<br>AT&T (LOCATORS) (719) 635-3674  |

### DESIGN ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160 \_\_\_\_\_ DATE  
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

### OWNER/DEVELOPER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DANNY MIENTKA (MANAGER) \_\_\_\_\_ DATE  
CROSSROADS DEVELOPMENT COMPANY, LLC

### EL PASO COUNTY:

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

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

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA PALMER, P.E. \_\_\_\_\_ DATE  
COUNTY ENGINEER / ECM ADMINISTRATOR

### ADDITIONAL NOTES:

STAGING AREA TO BE DETERMINED/MODIFIED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

TEMPORARY SEDIMENT TRAP LOCATIONS WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

EXISTING SITE TERRAIN GENERALLY SLOPES FROM NORTHEAST TO SOUTHWEST AT GRADE RATES THAT VARY BETWEEN 1% TO 4%.

THERE ARE NO BATCH PLANTS ON SITE.

AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION SHALL BE SEEDED AND/OR MULCHED.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C05336, EFFECTIVE DATE DECEMBER 7, 2018.

### EXISTING VEGETATION:

THE SITE HAS RECENTLY BEEN RESEEDING WITH THE OVERLOT GRADING PERFORMED UNDER EPC PROJECT NO. 5F \_\_\_\_\_ BY M&S CIVIL CONSULTANTS, INC..

TIMING: WINTER 2024-FALL 2025

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: WINTER 2025

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: FALL 2025

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED: 1.20 AC

RECEIVING WATERS: SAND CREEK

### BASIS OF BEARINGS

THE EAST LINE OF TRACT C "CROSSROADS MIXED USE FILING NO. 2" RECORDED UNDER RECEPTION NO 22714975 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A SET NO. 5 REBAR WITH AN ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", WHICH BEARS N0070704"E A DISTANCE OF 871.79 FEET.

### BENCHMARK:

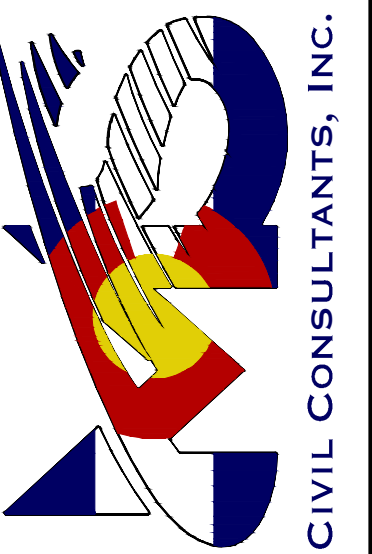
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, MONUMENT R76 SET IN TOP OF CONCRETE MONUMENT ELEVATION = 6286.32'
- NATIONAL GEODETIC VERTICAL DATUM OF 1929, FOUND #5 REBAR AND ORANGE CAP PLS 32820 ELEVATION = 6325.50'

LOT 1-CROSSROADS MIXED USE FILING NO. 3

### COVER SHEET

|                    |                 |                  |
|--------------------|-----------------|------------------|
| PROJECT NO. 18-007 | SCALE:          | DATE: 11/06/2024 |
| DESIGNED BY: DJM   | HORIZONTAL: N/A | SHEET 1 OF 8     |
| DRAWN BY: ATP      | VERTICAL: N/A   |                  |
| CHECKED BY: VAS    |                 | GEC01            |

212 N. WAHSATCH AVE. STE 305  
COLORADO SPRINGS CO 80903  
PHONE: 719.955.5485



FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

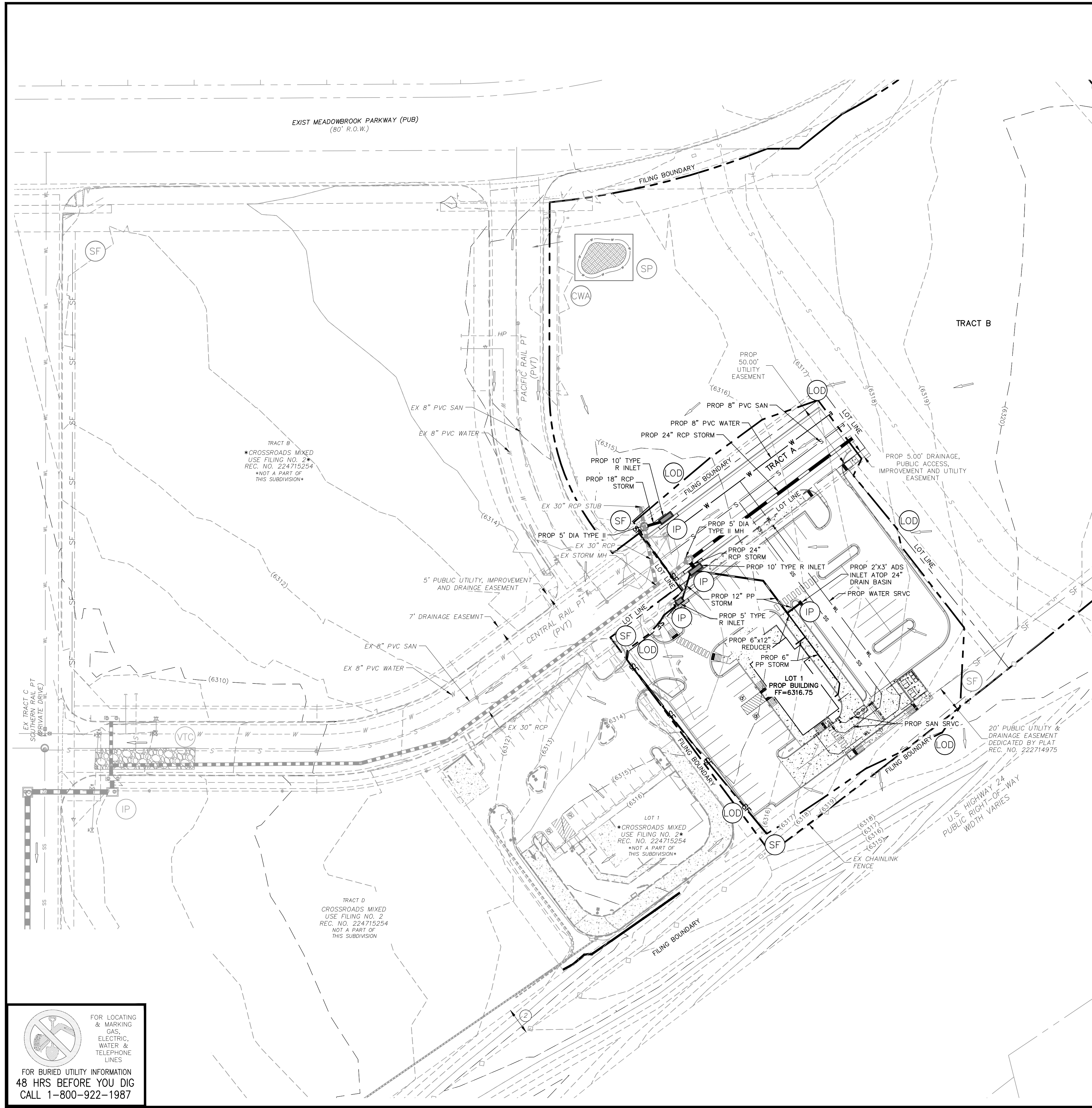
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

| REV. NO. | DATE | BY | DESCRIPTION |
|----------|------|----|-------------|
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|          |      |    |             |
|          |      |    |             |
|          |      |    |             |
|          |      |    |             |

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

EL PASO COUNTY FILE NO. PPRXXX



**LEGEND**

- (6920) --- EXISTING MAJOR CONTOUR
- (6918) --- EXISTING MINOR CONTOUR
- 6920 — PROPOSED MAJOR CONTOUR
- 6918 — PROPOSED MINOR CONTOUR
- — — LOT LINE
- (SF) — SF — EXIST SILT FENCE (COMPLETED IN INITIAL PHASE TO REMAIN UNTIL FINAL LANDSCAPE IS ESTABLISHED)
- (SF) — SF — PROP SILT FENCE (COMPLETED IN INITIAL PHASE TO REMAIN UNTIL FINAL LANDSCAPE IS ESTABLISHED)
- (LOD) — — — PROP LIMIT OF DISTURBANCE/CONST BNDRY/CONST FENCE
- — — CUT/FILL LINE
- — — EXISTING/FUTURE STORM DRAIN
- — — PROPOSED STORM DRAIN
- L.P./H.P. — — — LOW POINT/HIGH POINT
- 2.1% — — — FLOW DIRECTION & SLOPE
- — — FLOW DIRECTION ARROW
- — — EXISTING FLOW DIRECTION ARROW
- (IP) — — — EXISTING INLET PROTECTION (INITIAL INLET PROTECTION SHALL REMAIN UNTIL FINAL STABILIZATION)
- (IP) — — — PROPOSED INLET PROTECTION (INITIAL INLET PROTECTION SHALL REMAIN UNTIL FINAL STABILIZATION)
- (VTC) — — — EXISTING VEHICLE TRACKING CONTROL (COMPLETED IN INITIAL PHASE TO REMAIN UNTIL PAVEMENT INSTALL)
- (CWA) — — — EXISTING CONCRETE WASHOUT AREA
- (SP) — — — EXISTING STOCKPILE MANAGEMENT INSTALLED IN INITIAL PHASE
- — — FILING BOUNDARY
- --- EXISTING EASEMENT

**VEGETATION:**

EXISTING VEGETATION: EPC APPROVED SEED MIX INSTALLED WITH OVERLOT GRADING REFER TO GRADING AND EROSION CONTROL PLANS BY M&S CIVIL CONSULTANTS, INC. EPC PROJECT NOS. SF2238 (CROSSROADS MIXED USE FILING NO.2). SEE ADDITIONAL NOTE 1.

**TEMPORARY NON-STRUCTURAL PRACTICES:**

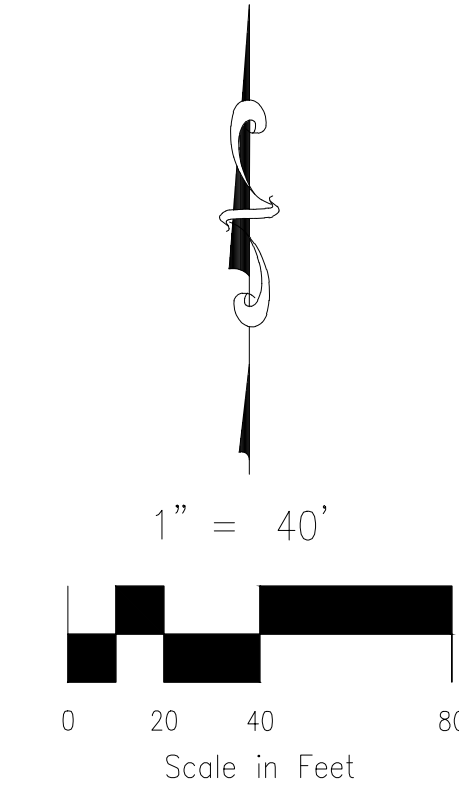
TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EL PASO COUNTY (EPC) STANDARDS.

**NARRATIVE NOTES:**

1. LOCATION OF STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. ALL STOCKPILES SHALL REMAIN WITHIN THE CONSTRUCTION BOUNDARIES AS INDICATED ON THE SITE MAP.
2. THE EXACT LOCATION FOR THE STABILIZED STAGING AREA, STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. PLAN SHALL BE UPDATED BY CONTRACTOR UPON DETERMINATION OF EXACT LOCATION.
3. FINAL STABILIZATION SHALL BE COMPLETED AT THE END OF THE CONSTRUCTION ACTIVITIES. ALL AREAS DISTURBED WITHIN THE CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE AREA SHALL BE RESEDED WITH NATIVE SEEDING.
4. EROSION CONTROL BLANKET SHALL BE USED ON SLOPES GREATER THAN 4:1.
5. REFER TO CROSSROADS MULTI USE FILING NO. 2 CONSTRUCTION PLANS BY M&S CIVIL CONSULTANTS FOR ADDITIONAL DETAIL.

**ADDITIONAL NOTES:**

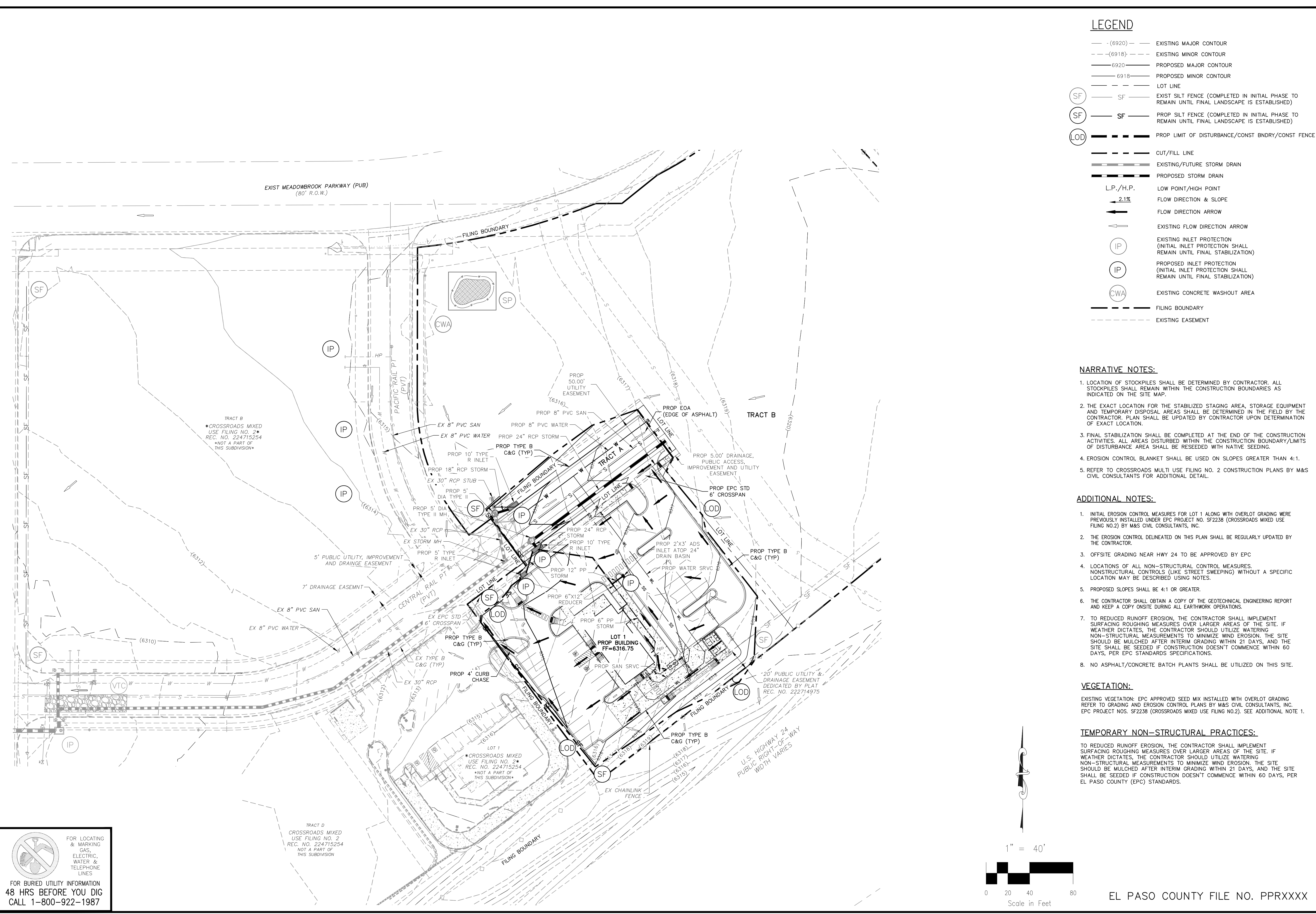
1. INITIAL EROSION CONTROL MEASURES FOR LOT 1 ALONG WITH OVERLOT GRADING WERE PREVIOUSLY INSTALLED UNDER EPC PROJECT NO. SF2238 (CROSSROADS MIXED USE FILING NO.2) BY M&S CIVIL CONSULTANTS, INC.
2. THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
3. OFFSITE GRADING NEAR HWY 24 TO BE APPROVED BY EPC
4. LOCATIONS OF ALL NON-STRUCTURAL CONTROL MEASURES. NONSTRUCTURAL CONTROLS (LIKE STREET SWEEPING) WITHOUT A SPECIFIC LOCATION MAY BE DESCRIBED USING NOTES.
5. PROPOSED SLOPES SHALL BE 4:1 OR GREATER.
6. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT AND KEEP A COPY ONSITE DURING ALL EARTHWORK OPERATIONS.
7. TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EPC STANDARDS SPECIFICATIONS.
8. NO ASPHALT/CONCRETE BATCH PLANTS SHALL BE UTILIZED ON THIS SITE.



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
FOR BURIED UTILITY INFORMATION  
48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987

|  |   |
|--|---|
| <p><b>LOT 1 - CROSSROADS MIXED USE FILING NO. 3</b></p> <p><b>INTERIM GRADING &amp; EROSION CONTROL PLAN</b></p>   |   |
| <p>PROJECT NO. 18-007</p> <p>SCALE: HORIZONTAL: 1"=40' VERTICAL: N/A</p> <p>DATE: 11/06/2024</p>   | <p>SHEET 2 OF 8</p> <p><b>GEC02</b></p> |
| <p>DESIGNED BY: DLM<br/>DRAWN BY: ATP<br/>CHECKED BY: WAS</p>  |   |
| <p>212 N. WASHCATCH AVE, STE 305<br/>COLORADO SPRINGS, CO 80903<br/>PHONE: 719.555.5485</p>  |   |
| <p><b>M&amp;S CIVIL CONSULTANTS, INC.</b></p>  |   |
| <p>FOR AND ON BEHALF OF M&amp;S CIVIL CONSULTANTS, INC.</p>  |   |
| <p>VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160</p>  |   |
| <p>NO. DATE: BY: DESCRIPTION:</p>  | <p>DATE: APPROV'D. BY:</p>              |
| <p>THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.</p> |   |
| <p>EL PASO COUNTY FILE NO. PPRXXXX</p>   |   |
| <p>CAUTION</p>   |   |

File: C:\180074-CRMUR-Lot 2 The Equity Group\Drawings\180074 GE003.dwg Plotstamp: 11/7/2024 11:57 AM



**LEGEND**

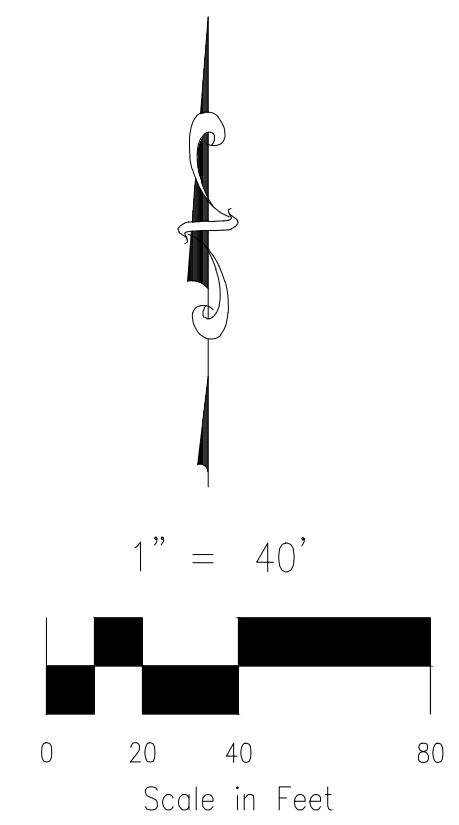
|  |           |  |
|--|-----------|--|
|  | (6920)    | EXISTING MAJOR CONTOUR   |
|  | (6918)    | EXISTING MINOR CONTOUR   |
|  | 6920      | PROPOSED MAJOR CONTOUR   |
|  | 6918      | PROPOSED MINOR CONTOUR   |
|  |           | LOT LINE   |
|  | SF        | EXIST SILT FENCE (COMPLETED IN INITIAL PHASE TO REMAIN UNTIL FINAL LANDSCAPE IS ESTABLISHED) |
|  | SF        | PROP SILT FENCE (COMPLETED IN INITIAL PHASE TO REMAIN UNTIL FINAL LANDSCAPE IS ESTABLISHED)  |
|  | LOD       | PROP LIMIT OF DISTURBANCE/CONST BNDRY/CONST FENCE  |
|  |           | CUT/FILL LINE  |
|  |           | EXISTING/FUTURE STORM DRAIN  |
|  |           | PROPOSED STORM DRAIN   |
|  | L.P./H.P. | LOW POINT/HIGH POINT   |
|  | 2.1%      | FLOW DIRECTION & SLOPE   |
|  |           | FLOW DIRECTION ARROW   |
|  |           | EXISTING FLOW DIRECTION ARROW  |
|  | IP        | EXISTING INLET PROTECTION (INITIAL INLET PROTECTION SHALL REMAIN UNTIL FINAL STABILIZATION)  |
|  | IP        | PROPOSED INLET PROTECTION (INITIAL INLET PROTECTION SHALL REMAIN UNTIL FINAL STABILIZATION)  |
|  | CWA       | EXISTING CONCRETE WASHOUT AREA   |
|  |           | FILING BOUNDARY  |
|  |           | EXISTING EASEMENT  |

- NARRATIVE NOTES:**
- LOCATION OF STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. ALL STOCKPILES SHALL REMAIN WITHIN THE CONSTRUCTION BOUNDARIES AS INDICATED ON THE SITE MAP.
  - THE EXACT LOCATION FOR THE STABILIZED STAGING AREA, STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. PLAN SHALL BE UPDATED BY CONTRACTOR UPON DETERMINATION OF EXACT LOCATION.
  - FINAL STABILIZATION SHALL BE COMPLETED AT THE END OF THE CONSTRUCTION ACTIVITIES. ALL AREAS DISTURBED WITHIN THE CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE AREA SHALL BE RESEEDED WITH NATIVE SEEDING.
  - EROSION CONTROL BLANKET SHALL BE USED ON SLOPES GREATER THAN 4:1.
  - REFER TO CROSSROADS MULTI USE FILING NO. 2 CONSTRUCTION PLANS BY M&S CIVIL CONSULTANTS FOR ADDITIONAL DETAIL.

- ADDITIONAL NOTES:**
- INITIAL EROSION CONTROL MEASURES FOR LOT 1 ALONG WITH OVERLOT GRADING WERE PREVIOUSLY INSTALLED UNDER EPC PROJECT NO. SF2238 (CROSSROADS MIXED USE FILING NO.2) BY M&S CIVIL CONSULTANTS, INC.
  - THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
  - OFFSITE GRADING NEAR HWY 24 TO BE APPROVED BY EPC
  - LOCATIONS OF ALL NON-STRUCTURAL CONTROL MEASURES (LIKE STREET SWEEPING) WITHOUT A SPECIFIC LOCATION MAY BE DESCRIBED USING NOTES.
  - PROPOSED SLOPES SHALL BE 4:1 OR GREATER.
  - THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT AND KEEP A COPY ONSITE DURING ALL EARTHWORK OPERATIONS.
  - TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EPC STANDARDS SPECIFICATIONS.
  - NO ASPHALT/CONCRETE BATCH PLANTS SHALL BE UTILIZED ON THIS SITE.

**VEGETATION:**  
 EXISTING VEGETATION: EPC APPROVED SEED MIX INSTALLED WITH OVERLOT GRADING REFER TO GRADING AND EROSION CONTROL PLANS BY M&S CIVIL CONSULTANTS, INC. EPC PROJECT NOS. SF2238 (CROSSROADS MIXED USE FILING NO.2). SEE ADDITIONAL NOTE 1.

**TEMPORARY NON-STRUCTURAL PRACTICES:**  
 TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EL PASO COUNTY (EPC) STANDARDS.



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
 FOR BURIED UTILITY INFORMATION  
 48 HRS BEFORE YOU DIG  
 CALL 1-800-922-1987

TRACT D  
 CROSSROADS MIXED  
 USE FILING NO. 2  
 REC. NO. 224715254  
 NOT A PART OF  
 THIS SUBDIVISION

TRACT B  
 CROSSROADS MIXED  
 USE FILING NO. 2  
 REC. NO. 224715254  
 NOT A PART OF  
 THIS SUBDIVISION

TRACT B  
 CROSSROADS MIXED  
 USE FILING NO. 2  
 REC. NO. 224715254  
 NOT A PART OF  
 THIS SUBDIVISION

**LOT 1 - CROSSROADS MIXED USE FILING NO. 3**

**FINAL GRADING & EROSION CONTROL PLAN**

PROJECT NO. 18-007      DATE: 11/06/2024

SCALE: HORIZONTAL: 1"=40'      VERTICAL: N/A

DESIGNED BY: DLM      DRAWN BY: ATP      CHECKED BY: WAS

212 N. WASHCATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485

**CIVIL CONSULTANTS, INC.**

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

| REV. | NO. | DATE | DESCRIPTION | APPROVED BY |
|------|-----|------|-------------|-------------|
|      |     |      |             |             |
|      |     |      |             |             |
|      |     |      |             |             |
|      |     |      |             |             |
|      |     |      |             |             |

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

**CAUTION**

EL PASO COUNTY FILE NO. PPRXXXX

**EC-2 Temporary and Permanent Seeding (TS/PS)**

soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. At a minimum, the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placement of a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

**Seed Mix for Temporary Vegetation**

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Annual grasses suitable for the Denver metropolitan area are listed in Table TS/PS-1. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

**Seed Mix for Permanent Revegetation**

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in Table TS/PS-2 can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and skunkbrush sumac (*Rhus trilobata*) could be added to the upland seedmixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Populus spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

**Temporary and Permanent Seeding (TS/PS) EC-2**

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

**Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses**

| Species*<br>(Common name) | Growth Season | Pounds of Pure Live Seed (PLS)/acre | Planting Depth (inches) |
|---------------------------|---------------|-------------------------------------|-------------------------|
| 1. Oats                   | Cool          | 35 - 50                             | 1 - 2                   |
| 2. Spring wheat           | Cool          | 25 - 35                             | 1 - 2                   |
| 3. Spring barley          | Cool          | 25 - 35                             | 1 - 2                   |
| 4. Annual ryegrass        | Cool          | 10 - 15                             | ½                       |
| 5. Millet                 | Warm          | 3 - 15                              | ½ - ¾                   |
| 6. Sudangrass             | Warm          | 5-10                                | ½ - ¾                   |
| 7. Sorghum                | Warm          | 5-10                                | ½ - ¾                   |
| 8. Winter wheat           | Cool          | 20-35                               | 1 - 2                   |
| 9. Winter barley          | Cool          | 20-35                               | 1 - 2                   |
| 10. Winter rye            | Cool          | 20-35                               | 1 - 2                   |
| 11. Triticale             | Cool          | 25-40                               | 1 - 2                   |

\* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

† See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

‡ Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

**EC-2 Temporary and Permanent Seeding (TS/PS)**

**Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses**

| Common Name                           | Botanical Name                         | Growth Season* | Growth Form | Seeds/ Pound | Pounds of PLS/acre |
|---------------------------------------|--|----------------|-------------|--------------|--------------------|
| <b>Alkali Soil Seed Mix</b>           |  |                |             |              |                    |
| Alkali sacaton                        | <i>Sporobolus airoides</i>             | Cool           | Bunch       | 1,750,000    | 0.25               |
| Basin wildrye                         | <i>Elymus cinereus</i>                 | Cool           | Bunch       | 165,000      | 2.5                |
| Sodar streambank wheatgrass           | <i>Agropyron riparium 'Sodar'</i>      | Cool           | Sod         | 170,000      | 2.5                |
| Jose tall wheatgrass                  | <i>Agropyron elongatum 'Jose'</i>      | Cool           | Bunch       | 79,000       | 7.0                |
| Arriba western wheatgrass             | <i>Agropyron smithii 'Arriba'</i>      | Cool           | Sod         | 110,000      | 5.5                |
| <b>Total</b>                          |  |                |             |              | <b>17.75</b>       |
| <b>Fertile Loamy Soil Seed Mix</b>    |  |                |             |              |                    |
| Ephrium crested wheatgrass            | <i>Agropyron cristatum 'Ephrium'</i>   | Cool           | Sod         | 175,000      | 2.0                |
| Dural hard fescue                     | <i>Festuca ovina 'duriuscula'</i>      | Cool           | Bunch       | 565,000      | 1.0                |
| Lincoln smooth brome                  | <i>Bromus inermis leysii 'Lincoln'</i> | Cool           | Sod         | 130,000      | 3.0                |
| Sodar streambank wheatgrass           | <i>Agropyron riparium 'Sodar'</i>      | Cool           | Sod         | 170,000      | 2.5                |
| Arriba western wheatgrass             | <i>Agropyron smithii 'Arriba'</i>      | Cool           | Sod         | 110,000      | 7.0                |
| <b>Total</b>                          |  |                |             |              | <b>15.5</b>        |
| <b>High Water Table Soil Seed Mix</b> |  |                |             |              |                    |
| Meadow foxtail                        | <i>Alopecurus pratensis</i>            | Cool           | Sod         | 900,000      | 0.5                |
| Redtop                                | <i>Agrostis alba</i>                   | Warm           | Open sod    | 5,000,000    | 0.25               |
| Reed canarygrass                      | <i>Phalaris arundinacea</i>            | Cool           | Sod         | 68,000       | 0.5                |
| Lincoln smooth brome                  | <i>Bromus inermis leysii 'Lincoln'</i> | Cool           | Sod         | 130,000      | 3.0                |
| Pathfinder switchgrass                | <i>Panicum virgatum 'Pathfinder'</i>   | Warm           | Sod         | 389,000      | 1.0                |
| Alkar tall wheatgrass                 | <i>Agropyron elongatum 'Alkar'</i>     | Cool           | Bunch       | 79,000       | 5.5                |
| <b>Total</b>                          |  |                |             |              | <b>10.75</b>       |
| <b>Transition Turf Seed Mix*</b>      |  |                |             |              |                    |
| Ruebens Canadian bluegrass            | <i>Poa compressa 'Ruebens'</i>         | Cool           | Sod         | 2,500,000    | 0.5                |
| Dural hard fescue                     | <i>Festuca ovina 'duriuscula'</i>      | Cool           | Bunch       | 565,000      | 1.0                |
| Citation perennial ryegrass           | <i>Lolium perenne 'Citation'</i>       | Cool           | Sod         | 247,000      | 3.0                |
| Lincoln smooth brome                  | <i>Bromus inermis leysii 'Lincoln'</i> | Cool           | Sod         | 130,000      | 3.0                |
| <b>Total</b>                          |  |                |             |              | <b>7.5</b>         |

**Temporary and Permanent Seeding (TS/PS) EC-2**

**Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)**

| Common Name                                | Botanical Name                          | Growth Season* | Growth Form            | Seeds/ Pound | Pounds of PLS/acre |
|--|---|----------------|------------------------|--------------|--------------------|
| <b>Sandy Soil Seed Mix</b>                 |   |                |                        |              |                    |
| Blue grama                                 | <i>Bouteloua gracilis</i>               | Warm           | Sod-forming bunchgrass | 825,000      | 0.5                |
| Camper little bluestem                     | <i>Schizachyrium scoparium 'Camper'</i> | Warm           | Bunch                  | 240,000      | 1.0                |
| Prairie sandreed                           | <i>Calamovilfa longifolia</i>           | Warm           | Open sod               | 274,000      | 1.0                |
| Sand dropseed                              | <i>Sporobolus curtipendula</i>          | Cool           | Bunch                  | 5,298,000    | 0.25               |
| Vaughn sideoats grama                      | <i>Bouteloua curtipendula 'Vaughn'</i>  | Warm           | Sod                    | 191,000      | 2.0                |
| Arriba western wheatgrass                  | <i>Agropyron smithii 'Arriba'</i>       | Cool           | Sod                    | 110,000      | 5.5                |
| <b>Total</b>                               |   |                |                        |              | <b>10.25</b>       |
| <b>Heavy Clay, Rocky Foothill Seed Mix</b> |   |                |                        |              |                    |
| Ephrium crested wheatgrass†                | <i>Agropyron cristatum 'Ephrium'</i>    | Cool           | Sod                    | 175,000      | 1.5                |
| Oahe Intermediate wheatgrass               | <i>Agropyron intermedium 'Oahe'</i>     | Cool           | Sod                    | 115,000      | 5.5                |
| Vaughn sideoats grama†                     | <i>Bouteloua curtipendula 'Vaughn'</i>  | Warm           | Sod                    | 191,000      | 2.0                |
| Lincoln smooth brome                       | <i>Bromus inermis leysii 'Lincoln'</i>  | Cool           | Sod                    | 130,000      | 3.0                |
| Arriba western wheatgrass                  | <i>Agropyron smithii 'Arriba'</i>       | Cool           | Sod                    | 110,000      | 5.5                |
| <b>Total</b>                               |   |                |                        |              | <b>17.5</b>        |

\* All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.  
† See Table TS/PS-3 for seeding dates.  
‡ If site is to be irrigated, the transition turf seed rates should be doubled.  
§ Crested wheatgrass should not be used on slopes steeper than 6H to 1V.  
¶ Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

**EC-2 Temporary and Permanent Seeding (TS/PS)**

**Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses**

| Seeding Dates            | Annual Grasses<br>(Numbers in table reference species in Table TS/PS-1) |           | Perennial Grasses |      |
|--------------------------|---|-----------|-------------------|------|
|                          | Warm  | Cool      | Warm              | Cool |
| January 1-March 15       |   |           | ✓                 | ✓    |
| March 16-April 30        | 4   | 1,2,3     | ✓                 | ✓    |
| May 1-May 15             | 4   |           | ✓                 |      |
| May 16-June 30           | 4,5,6,7   |           |                   |      |
| July 1-July 15           | 5,6,7   |           |                   |      |
| July 16-August 31        |   |           |                   |      |
| September 1-September 30 |   | 8,9,10,11 |                   |      |
| October 1-December 31    |   |           | ✓                 | ✓    |

**Mulch**

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

**Maintenance and Removal**

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

**Mulching (MU) EC-4**

**Description**

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

**Appropriate Uses**

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

**Design and Installation**

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

| Mulch                    |          |
|--------------------------|----------|
| Functions                |          |
| Erosion Control          | Yes      |
| Sediment Control         | Moderate |
| Site/Material Management | No       |



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

**EC-4 Mulching (MU)**

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydrosceding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

**Maintenance and Removal**

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

**EROSION CONTROL CRITERIA:**

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

- PRIOR TO START OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCE AND VEHICLE TRACKING CONTROL AS SHOWN ON THE EROSION CONTROL PLAN.
- THE SILT FENCE SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE SILT FENCES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.
- EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM OR NOT MORE THAN EVERY 14 DAYS. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT THE FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

**NOTE:**

SEE URBAN DRAINAGE CRITERIA MANUAL (VOL. 3) FOR INSTALLATION AND MAINTENANCE (TYP)

LOT 1 - CROSSROADS MIXED USE FILING NO. 3

212 N. WAHATCH AVE., STE 305  
COLORADO SPRINGS CO 80903  
PHONE 719.955.5485



FOR AND ON BEHALF OF  
MRS. CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

| REVISONS: | NO. | DATE: | BY: | DESCRIPTION: |
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APPRO'D. BY: \_\_\_\_\_ DATE: 11/06/2024  
DESIGNED BY: N/A  
DRAWN BY: ATP  
CHECKED BY: WAS

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

GEC04

SHEET 4 OF 8

**SC-6 Inlet Protection (IP)**

- IP-3. Rock Sock Inlet Protection for Sump/Area Inlet
  - IP-4. Silt Fence Inlet Protection for Sump/Area Inlet
  - IP-5. Over-excavation Inlet Protection
  - IP-6. Straw Bale Inlet Protection for Sump/Area Inlet
  - CIP-1. Culvert Inlet Protection
- Proprietary inlet protection devices should be installed in accordance with manufacturer specifications.
- More information is provided below on selecting inlet protection for sump and on-grade locations.

**Inlets Located in a Sump**

When applying inlet protection in sump conditions, it is important that the inlet continue to function during larger runoff events. For curb inlets, the maximum height of the protective barrier should be lower than the top of the curb opening to allow overflow into the inlet during larger storms without excessive localized flooding. If the inlet protection height is greater than the curb elevation, particularly if the filter becomes clogged with sediment, runoff will not enter the inlet and may bypass it, possibly causing localized flooding, public safety issues, and downstream erosion and damage from bypassed flows.

Area inlets located in a sump setting can be protected through the use of silt fence, concrete block and rock socks (on paved surfaces), sediment control logs/straw wattles embedded in the adjacent soil and stacked around the area inlet (on pervious surfaces), over-excavation around the inlet, and proprietary products providing equivalent functions.

**Inlets Located on a Slope**

For curb and gutter inlets on paved sloping streets, block and rock sock inlet protection is recommended in conjunction with curb socks in the gutter leading to the inlet. For inlets located along unpaved roads, also see the Check Dam Fact Sheet.

**Maintenance and Removal**

- Inspect inlet protection frequently. Inspection and maintenance guidance includes:
- Inspect for tears that can result in sediment directly entering the inlet, as well as result in the contents of the BMP (e.g., gravel) washing into the inlet.
  - Check for improper installation resulting in untreated flows bypassing the BMP and directly entering the inlet or bypassing to an unprotected downstream inlet. For example, silt fence that has not been properly trenched around the inlet can result in flows under the silt fence and directly into the inlet.
  - Look for displaced BMPs that are no longer protecting the inlet. Displacement may occur following larger storm events that wash away or reposition the inlet protection. Traffic or equipment may also crush or displace the BMP.
  - Monitor sediment accumulation upgradient of the inlet protection.

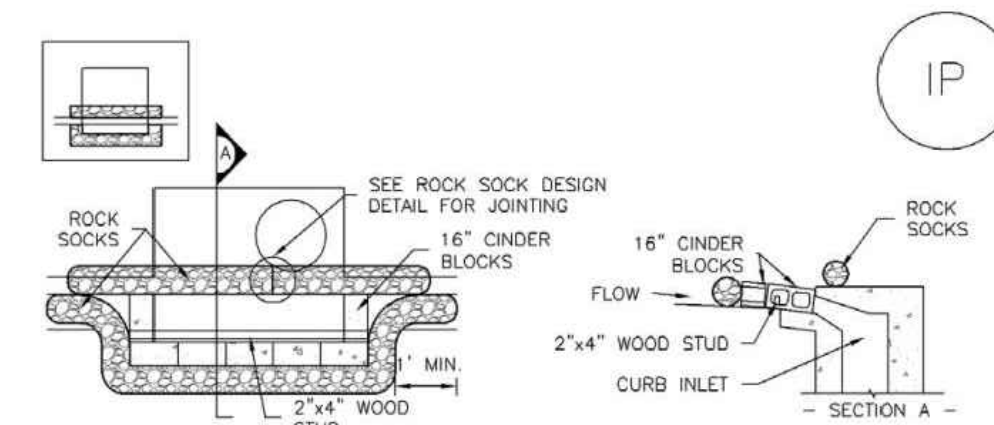
IP-2 Urban Drainage and Flood Control District  
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**Inlet Protection (IP) SC-6**

- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove sediment accumulation from the area upstream of the inlet protection as needed to maintain the functionality of the BMP.
  - Proprietary inlet protection devices should be inspected and maintained in accordance with manufacturer specifications. If proprietary inlet insert devices are used, sediment should be removed in a timely manner to prevent devices from breaking and spilling sediment into the storm drain.
- Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.

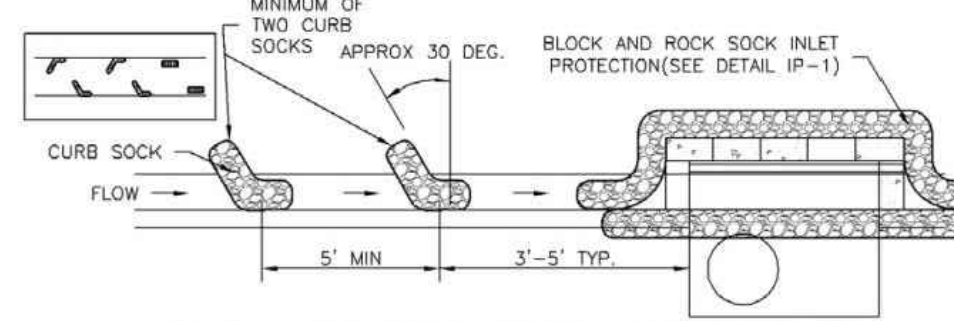
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**SC-6 Inlet Protection (IP)**



**IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION**

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
  - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

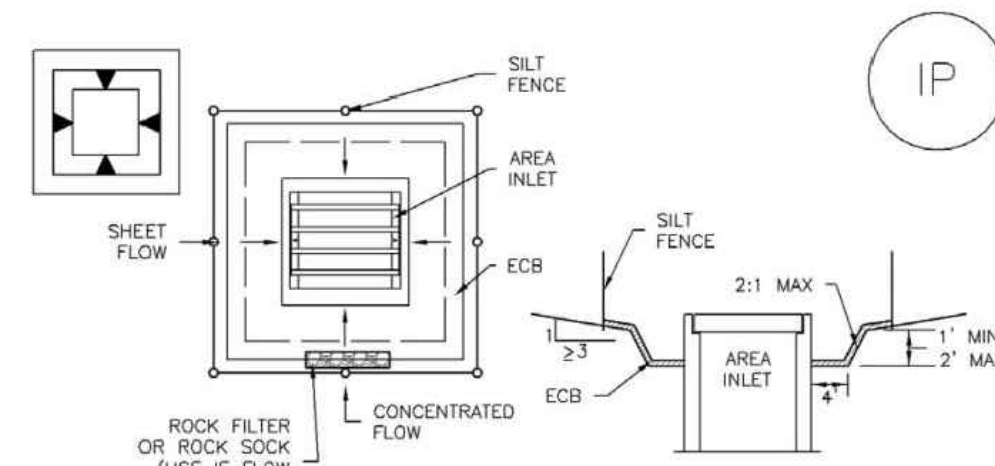


**IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
  - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
  - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
  - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

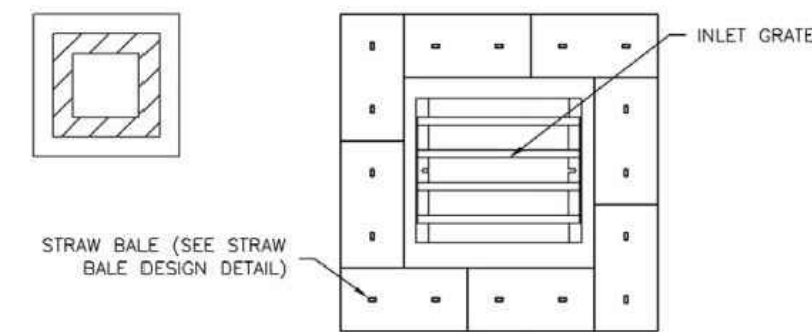
IP-4 Urban Drainage and Flood Control District  
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**SC-6 Inlet Protection (IP)**



**IP-5. OVEREXCAVATION INLET PROTECTION**

- OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES**
- THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
  - WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
  - SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

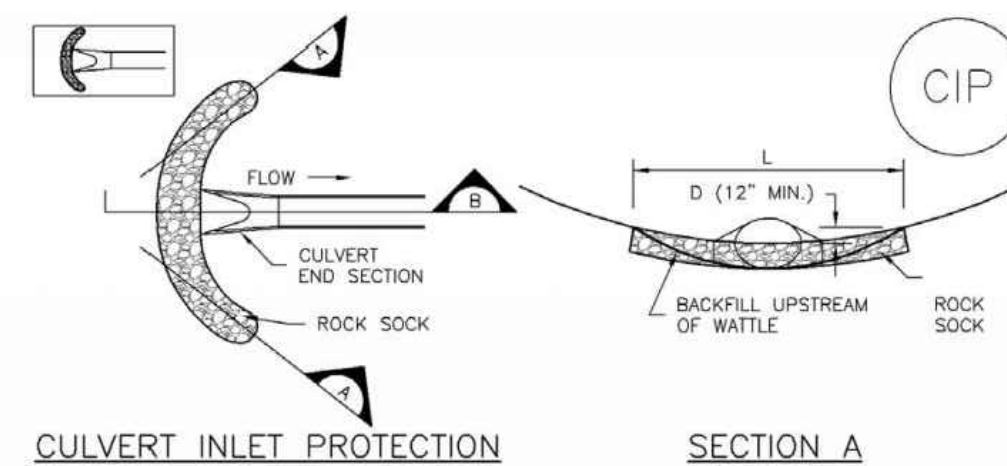


**IP-6. STRAW BALE FOR SUMP INLET PROTECTION**

- STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES**
- SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

IP-6 Urban Drainage and Flood Control District  
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**Inlet Protection (IP) SC-6**



**CIP-1. CULVERT INLET PROTECTION**

- CULVERT INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR -LOCATION OF CULVERT INLET PROTECTION.
  - SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

- CULVERT INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

**NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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**SC-6 Inlet Protection (IP)**

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION OF INLET PROTECTION -TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
  - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
  - MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

- INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/2 OF THE HEIGHT FOR STRAW BALES.
  - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
  - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

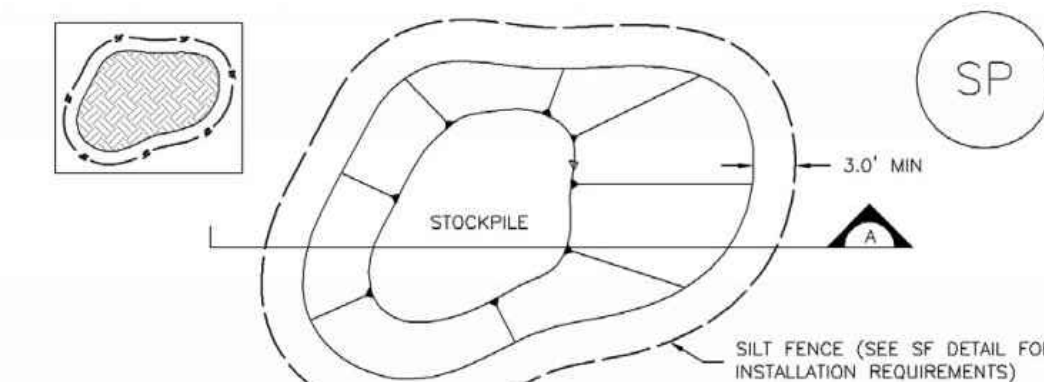
**NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

**NOTE:** THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

**NOTE:** SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District  
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**Stockpile Management (SP) MM-2**



**SP-1. STOCKPILE PROTECTION**

- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION OF STOCKPILES -TYPE OF STOCKPILE PROTECTION.
  - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
  - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
  - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADE CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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LOT 1 - CROSSROADS MIXED USE FILING NO. 3

GRADING & EROSION CONTROL DETAILS

PROJECT NO. 18-007

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DATE: 11/06/2024

DESIGNED BY: DLM

DRAWN BY: ATP

CHECKED BY: VAS

SHEET 5 OF 8

GEC05

212 N. WAHATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485



FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

| REV. NO. | DATE | BY | DESCRIPTION |
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THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

**Concrete Washout Area (CWA) MM-1**

**Description**

Concrete waste management involves designating and properly managing a specific area of the construction site as a concrete washout area. A concrete washout area can be created using one of several approaches designed to receive wash water from washing of tools and concrete mixer chutes, liquid concrete waste from dump trucks, mobile batch mixers, or pump trucks. Three basic approaches are available: excavation of a pit in the ground, use of an above ground storage area, or use of prefabricated haul-away concrete washout containers. Surface discharges of concrete washout water from construction sites are prohibited.



Photograph CWA-1. Example of concrete washout area. Note gravel tracking pad for access and sign.

**Appropriate Uses**

Concrete washout areas must be designated on all sites that will generate concrete wash water or liquid concrete waste from onsite concrete mixing or concrete delivery.

Because pH is a pollutant of concern for washout activities, when unlined pits are used for concrete washout, the soil must have adequate buffering capacity to result in protection of state groundwater standards; otherwise, a liner/containment must be used. The following management practices are recommended to prevent an impact from unlined pits to groundwater:

- The use of the washout site should be temporary (less than 1 year), and,
- The washout site should be not be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands.

**Design and Installation**

Concrete washout activities must be conducted in a manner that does not contribute pollutants to surface waters or stormwater runoff. Concrete washout areas may be lined or unlined excavated pits in the ground, commercially manufactured prefabricated washout containers, or aboveground holding areas constructed of berms, sandbags or straw bales with a plastic liner.

Although unlined washout areas may be used, lined pits may be required to protect groundwater under certain conditions.

| Concrete Washout Area    |     |
|--------------------------|-----|
| <b>Functions</b>         |     |
| Erosion Control          | No  |
| Sediment Control         | No  |
| Site/Material Management | Yes |

**Do not locate an unlined washout area within 400 feet of any natural drainage pathway or waterbody or within 1,000 feet of any wells or drinking water sources.** Even for lined concrete washouts, it is advisable to locate the facility away from waterbodies and drainage paths. If site constraints make these

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**MM-1 Concrete Washout Area (CWA)**

setbacks infeasible or if highly permeable soils exist in the area, then the pit must be installed with an impermeable liner (16 mil minimum thickness) or surface storage alternatives using prefabricated concrete washout devices or a lined aboveground storage area should be used.

Design details with notes are provided in Detail CWA-1 for pits and CWA-2 for aboveground storage areas. Pre-fabricated concrete washout container information can be obtained from vendors.

**Maintenance and Removal**

A key consideration for concrete washout areas is to ensure that adequate signage is in place identifying the location of the washout area. Part of inspecting and maintaining washout areas is ensuring that adequate signage is provided and in good repair and that the washout area is being used, as opposed to washout in non-designated areas of the site.

Remove concrete waste in the washout area, as needed to maintain BMP function (typically when filled to about two-thirds of its capacity). Collect concrete waste and deliver offsite to a designated disposal location.

Upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on-site disposal of solid waste. If the wash water is allowed to evaporate and the concrete hardens, it may be recycled.



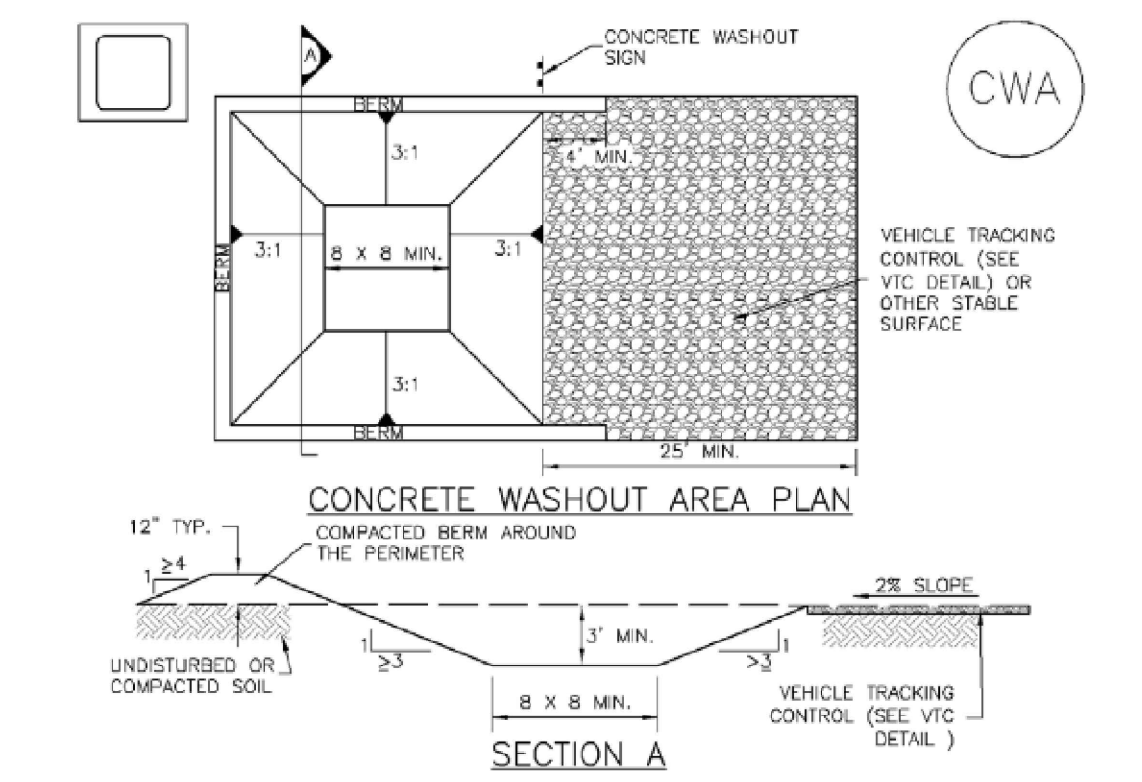
Photograph CWA-2. Prefabricated concrete washout. Photo courtesy of CDOT.



Photograph CWA-3. Earthen concrete washout. Photo courtesy of CDOT.

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| CWA-2 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | November 2010 |
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**Concrete Washout Area (CWA) MM-1**



- CWA-1. CONCRETE WASHOUT AREA**
- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
  - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
  - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
  - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
  - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
  - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
  - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

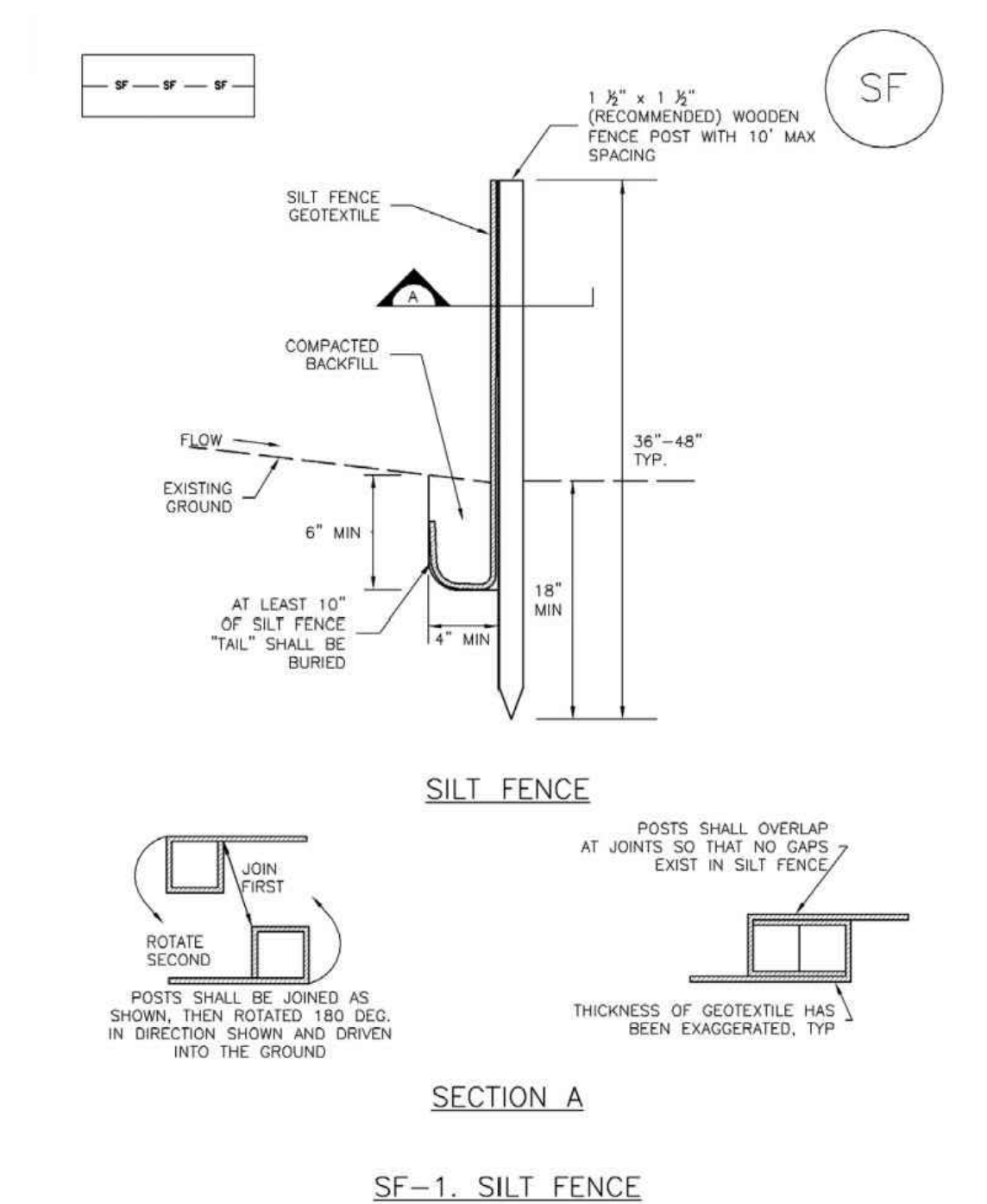
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| November 2010 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | CWA-3 |
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**MM-1 Concrete Washout Area (CWA)**

- CWA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
  - 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.
  - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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| CWA-4 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | November 2010 |
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**Silt Fence (SF) SC-1**



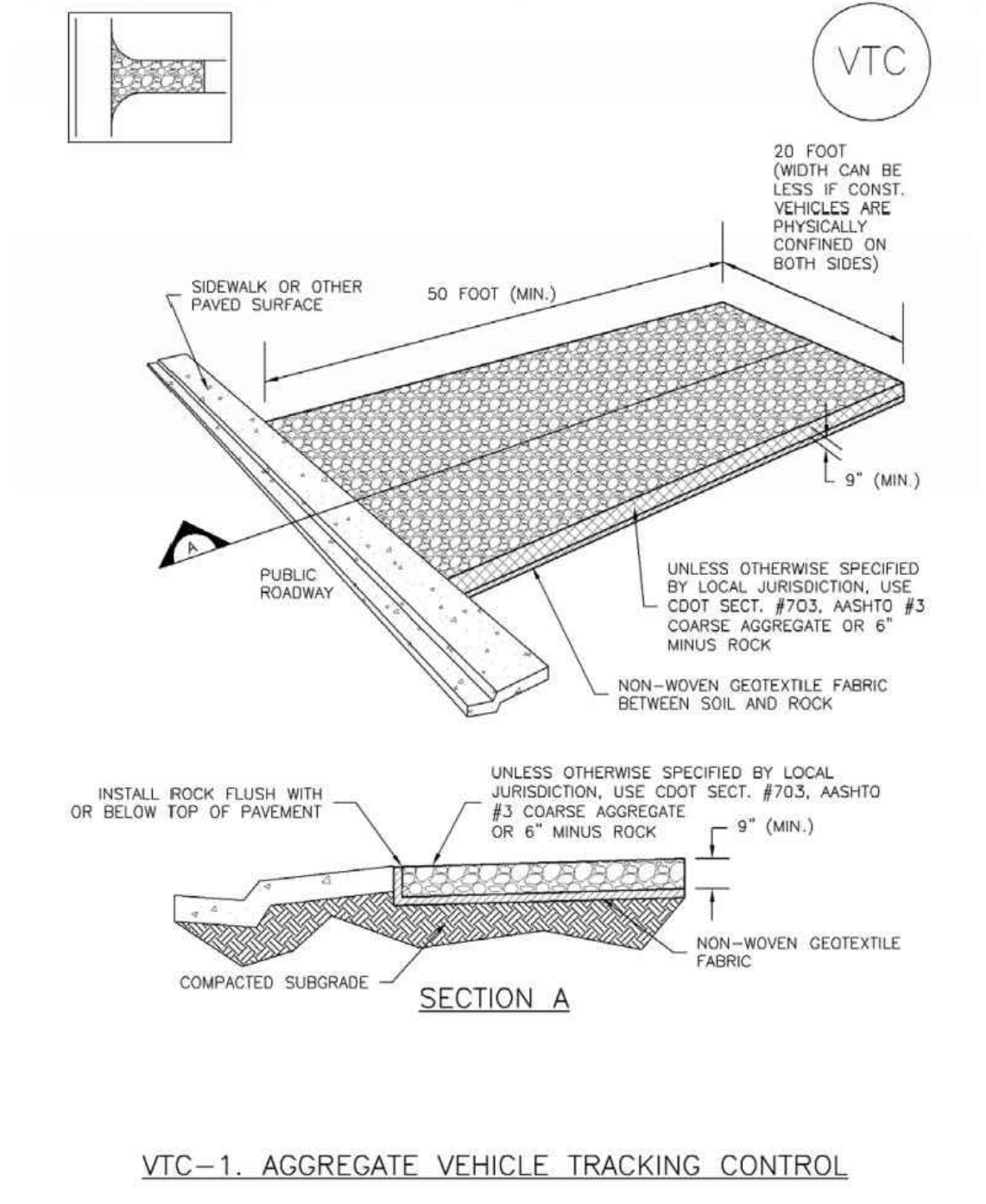
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| November 2010 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | SF-3 |
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**SC-1 Silt Fence (SF)**

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
  - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
  - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTATION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
  - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES, THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
  - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
  - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
  - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SILT FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
  - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
  - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
  - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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| SF-4 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | November 2010 |
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**Vehicle Tracking Control (VTC) SM-4**



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|---------------|--|-------|
| November 2010 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | VTC-3 |
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**SM-4 Vehicle Tracking Control (VTC)**

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S). -TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
  - CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
  - A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
  - STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
  - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
  - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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| VTC-6 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | November 2010 |
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LOT 1 - CROSSROADS MIXED USE FILING NO. 3

GRADING AND EROSION CONTROL DETAILS

PROJECT NO. 18-007

DATE: 11/06/2024

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: DLM DRAWN BY: ATP CHECKED BY: WAS

212 N. WAHATCH AVE., STE 305  
COLORADO SPRINGS CO 80903  
PHONE 719.555.5485

CIVIL CONSULTANTS, INC.

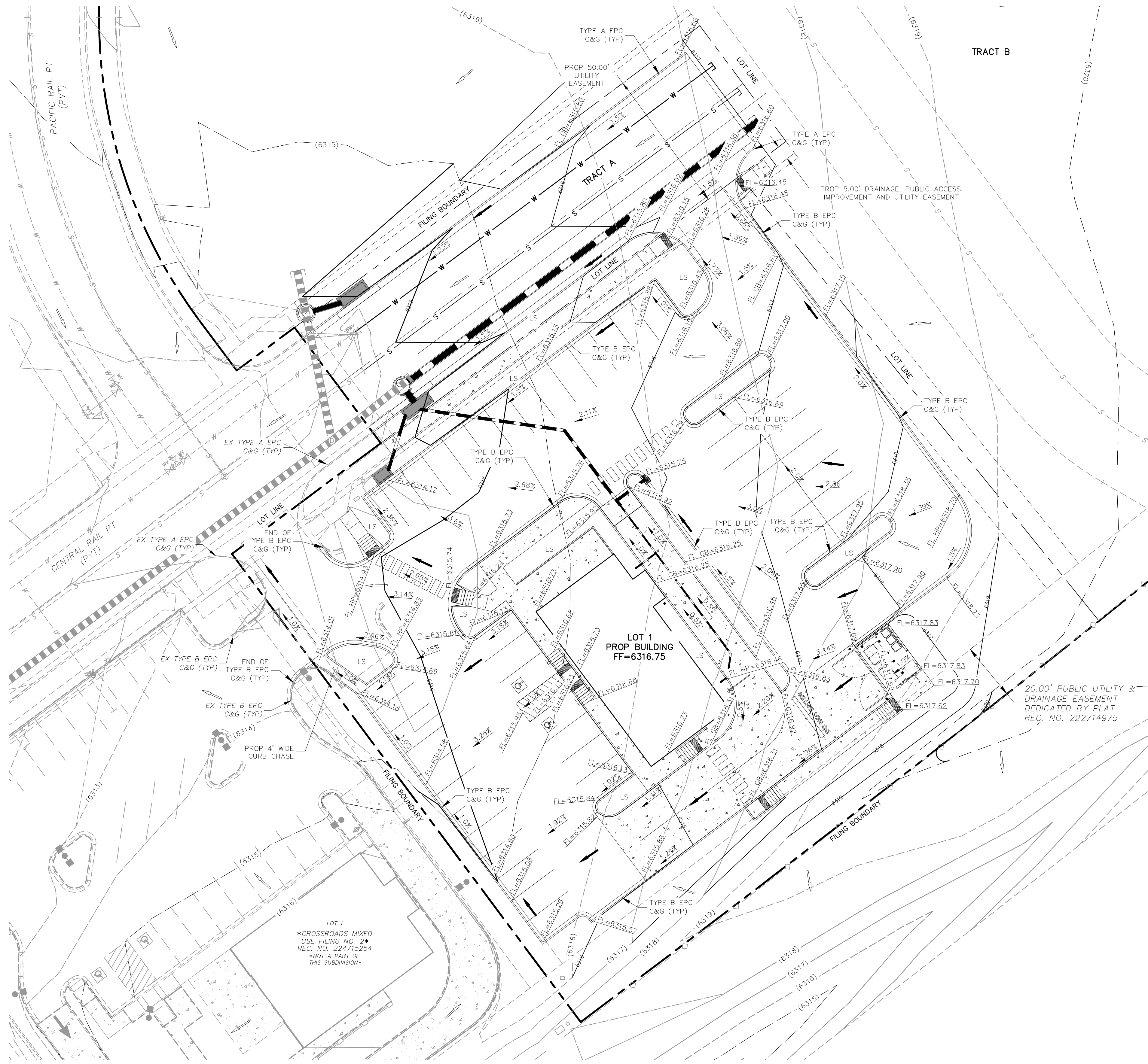
FOR AND ON BEHALF OF  
MRS. CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

| NO. | DATE | BY | DESCRIPTION | APPROV'D. BY | DATE |
|-----|------|----|-------------|--------------|------|
|     |      |    |             |              |      |

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION

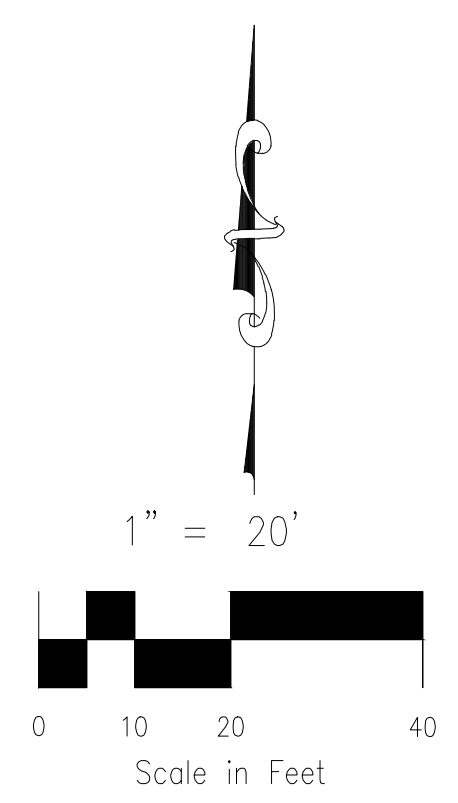


LOT 1  
 \*CROSSROADS MIXED  
 USE FILING NO. \*\*  
 REC. NO. 224715254  
 \*NOT A PART OF  
 THIS SUBDIVISION\*

20.00' PUBLIC UTILITY &  
 DRAINAGE EASEMENT  
 DEDICATED BY PLAT  
 REC. NO. 222714975

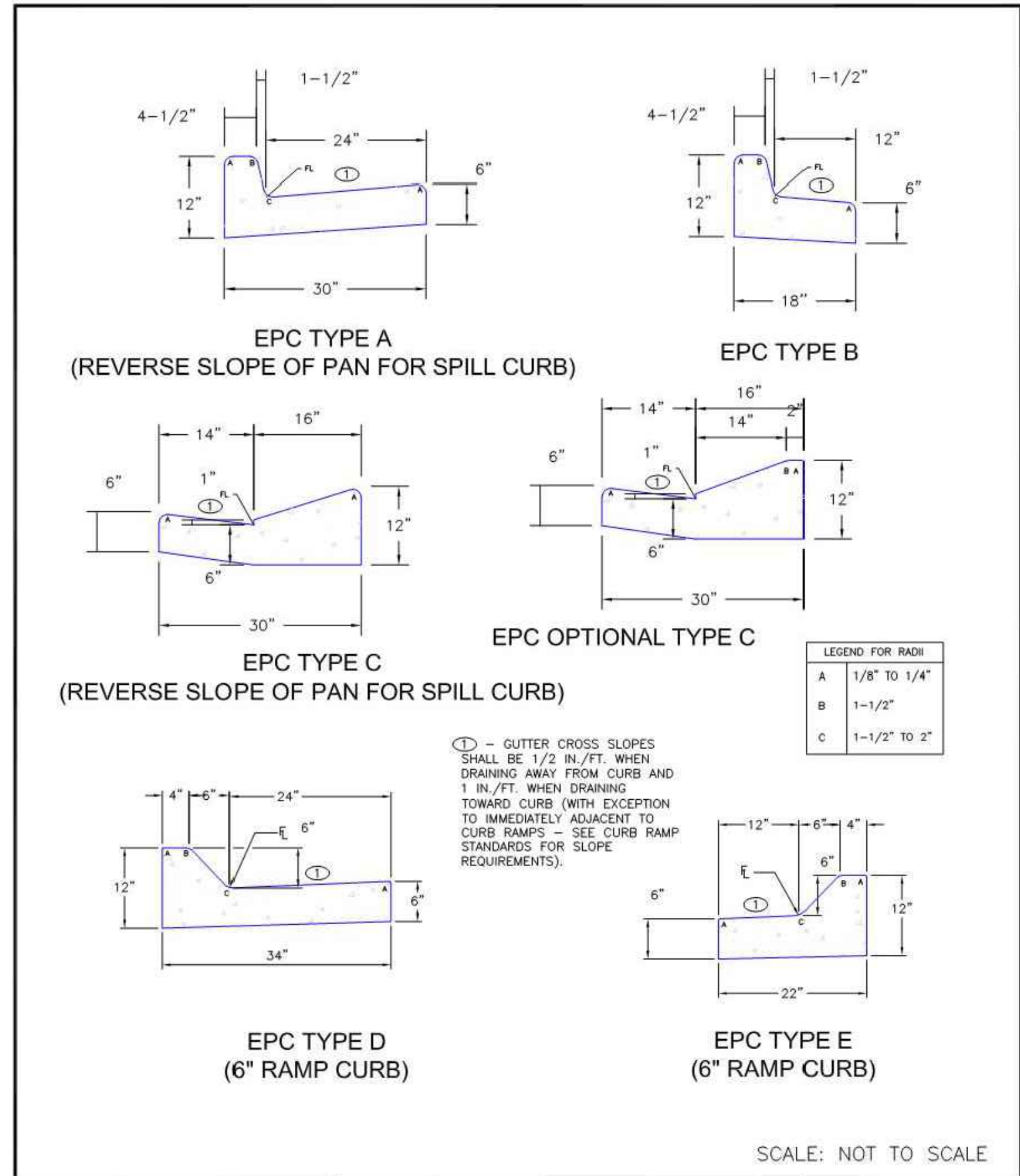
**LEGEND**

- (6920)--- EXISTING MAJOR CONTOUR
- (6918)--- EXISTING MINOR CONTOUR
- 6920— PROPOSED MAJOR CONTOUR
- 6918— PROPOSED MINOR CONTOUR
- — — EXISTING/FUTURE STORM DRAIN
- — — PROPOSED STORM DRAIN
- — — PROPOSED CURB & GUTTER
- — — PROPOSED LOT LINE
- — — PROPOSED DRAINAGE EASEMENT
- — — PROPOSED ACCESS, UTILITY, IMPROVEMENT & DRAINAGE ESMT
- L.P./H.P. LOW POINT/HIGH POINT
- 2.1% FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- ↔ EXISTING FLOW DIRECTION ARROW
- FG FINISH GRADE
- SW SIDEWALK
- TOW TOP OF WALL
- BOWL BOTTOM OF WALL
- TBC TOP BACK CURB
- FL FLOWLINE
- FF FINISH FLOOR
- EX/EXIST EXISTING
- ESMT EASEMENT
- PVT PRIVATE
- U/G UNDERGROUND
- LS LANDSCAPE

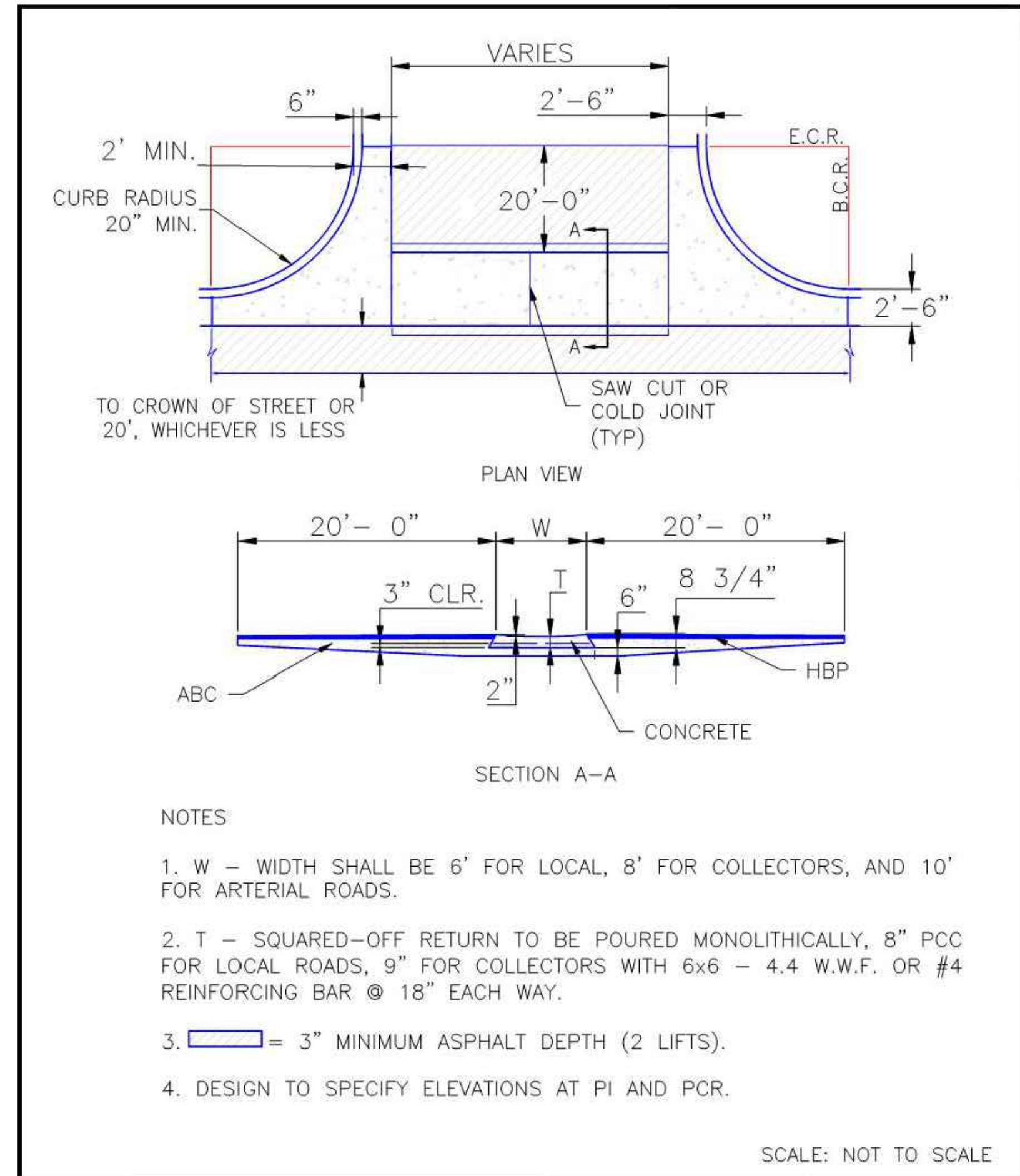


EL PASO COUNTY FILE NO. PPRXXXX

|   |                      |
|---|----------------------|
| <b>LOT 1-CROSSROADS MIXED USE FILING NO. 3</b>  |                      |
| <b>DETAILED GRADING PLAN</b>  |                      |
| PROJECT NO. 18-007  | DATE: 11/06/2024     |
| SCALE: HORIZONTAL: 1"=20'   | SCALE: VERTICAL: N/A |
| DESIGNED BY: DLM  | CHECKED BY: WAS      |
| DRAWN BY: ATP   |                      |
|   | <b>GEC07</b>         |
| SHEET 7 OF 8  |                      |
| 212 N. WABATCH AVE., STE. 305<br>COLORADO SPRINGS, CO 80903<br>PHONE 719.555.5885   |                      |
| CIVIL CONSULTANTS, INC.   |                      |
| FOR AND ON BEHALF OF MRS. CIVIL CONSULTANTS, INC.   |                      |
| VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160  |                      |
| REVISIONS:<br>NO. DATE BY DESCRIPTION   | APPROV. BY: DATE:    |
| THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. |                      |
| <b>CAUTION</b>  |                      |



|   |  |                            |
|---|--|----------------------------|
| DATE APPROVED:<br>6/23/20<br>Jennifer E. Irvine<br>DEPARTMENT OF PUBLIC WORKS | REVISION DATE:<br>6/23/20<br>FILE NAME:<br>SD_2-20 | DEPARTMENT OF PUBLIC WORKS |
|---|--|----------------------------|



|   |  |  |
|---|--|--|
| DATE APPROVED:<br>8/11/11<br>André P. Brackin<br>DEPARTMENT OF TRANSPORTATION | REVISION DATE:<br>12/8/15<br>FILE NAME:<br>SD_2-26 | EL PASO COUNTY<br>DEPARTMENT OF TRANSPORTATION |
|---|--|--|

|   |                  |   |              |
|---|------------------|---|--------------|
| LOT 1 - CROSSROADS MIXED USE FILING NO. 3 |                  | DATE: 11/06/2024                          |              |
| DETAILED GRADING PLAN DETAILS             |                  | SCALE: HORIZONTAL: 1"=50' VERTICAL: 1"=5' |              |
| PROJECT NO. 18-007                        | DESIGNED BY: DLM | ATP                                       | SHEET 8 OF 8 |
|   | DRAWN BY: WAS    | CHECKED BY: WAS                           | GEC08        |

212 N. WAHATCH AVE, STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

FOR AND ON BEHALF OF  
WAS CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

| NO. | DATE | BY | DESCRIPTION | APPROV'D. BY | DATE |
|-----|------|----|-------------|--------------|------|
|     |      |    |             |              |      |

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CAUTION