ROCKYTOP MOTEL & CAMPGROUND

TOWN OF GREEN MOUNTAIN FALLS, EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLANS

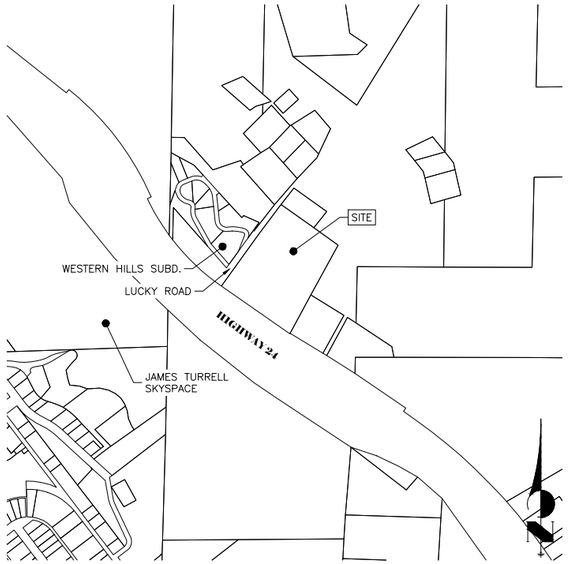
GRADING AND EROSION CONTROL STANDARD NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES 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.
10. 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.
11. 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 LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. 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.
13. 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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.
17. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. 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.
22. 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.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING INC. ON MAY 25, 2022 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
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" = 500'

SHEET INDEX

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

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 SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. 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 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. 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 (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND 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. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. 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.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6th P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 24, WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 9 BEARS SOUTH 36 DEGREES 08 MINUTES WEST, 635 FEET; THENCE SOUTH 55 DEGREES 22 MINUTES EAST ON SAID EASTERLY RIGHT OF WAY LINE, 605.3 FEET; THENCE NORTH 27 DEGREES 31 MINUTES EAST, 722 FEET; THENCE NORTH 55 DEGREES 08 MINUTES WEST, 513.8 FEET; THENCE SOUTH 35 DEGREES 18 MINUTES WEST, 723 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION CONTAINED WITHIN U.S. HIGHWAY 24, COUNTY OF EL PASO, STATE OF COLORADO.

SAID TRACT CONTAINS 9.30 ACRES OF LAND, MORE OR LESS.

AS-BUILT PLANS
2026-10-27
EPC ASB 2625

10/27/26

PCD FILE NO. PPR2140

OWNER/DEVELOPER STATEMENT

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

6/3/25
DATE

DANIEL NEWMAN
G&D ENTERPRISES
10090 W. HIGHWAY 24
GREEN MOUNTAIN FALLS, CO 80819

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.

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

06/04/2025
DATE

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.

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.

Daniel Torres, P.E.
Digitally signed by Daniel Torres, P.E.
Reason: Authorized signatory as County Engineer designee
Date: 2025.07.29 11:53:59-06'00'

7/29/2025
DATE

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

ALL TERRAIN ENGINEERING
ADRIENNE B. TRIPLETT, PE
(719) 635-3200 | ADRIENNE@ALLTERRAINENGR.COM
RYAN E. BARRE, PE
(719) 635-3200 | RYAN@ALLTERRAINENGR.COM

PREPARED FOR:
G&D ENTERPRISES
10090 WEST HIGHWAY 24
GREEN MTN FALLS, CO 80819
ATTN: DANIEL NEWMAN
(719) 684-9044
KARAN@ROCKYTOPCO.COM

UNTIL SUCH TIME AS THESE DRAWINGS 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: 24032 LOCATION: ###

ROCKYTOP MOTEL & CAMPGROUND

COVER

DESIGN: NQJ
REVIEW: REB
DATE: 01/15/2024
H-SCALE: 1" = 500'
V-SCALE: N/A

SHEET 1 OF 4

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
LIMITS OF DISTURBANCE		

UTILITIES

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

DRAINAGE

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

ABBREVIATIONS:

ASCE – AMERICAN SOCIETY OF CIVIL ENGINEERS
BLDG – BUILDING
BW – BOTTOM OF WALL
CG – CURB AND GUTTER
CIP – CAST IRON PIPE
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
DIP – DUCTILE IRON PIPE
DS – DOWNSPOUT
EL – ELEVATION
ESMT – EASEMENT
EX – EXISTING
FES – FLARED END SECTION
FL – FLOWLINE
GB – GRADE BREAK
HP – HIGH POINT
HYD – HYDRANT
INV – INVERT ELEVATION
LF – LINEAR FEET
LP – LOW POINT
MH – MANHOLE
MIN – MINIMUM
OH – OVERHEAD
PB – PUBLIC
PC – POINT OF CURVATURE
PCC – POINT OF COMPOUND CURVATURE
PCR – POINT OF CURB RETURN
PR – PROPOSED
PRC – POINT OF REVERSE CURVATURE
PVC – POLYVINYL CHLORIDE PIPE
PVT – PRIVATE
PT – POINT OF TANGENCY
P.U.E – PUBLIC UTILITY EASEMENT
P.U.A.E – PUBLIC UTILITY & ACCESS EASEMENT
P.U.D.E – PUBLIC UTILITY & DRAINAGE EASEMENT
P.I.E – PUBLIC IMPROVEMENT EASEMENT
R – RADIUS
RIM – RIM ELEVATION
STM – STORM
TBC – TOP BACK OF CURB
TW – TOP OF WALL
TYP – TYPICAL
UD – UNDERDRAIN
UT – UTILITY
WTR – WATER
XPAN – CROSSPAN

PCD FILE NO. PPR2140

ALL TERRAIN ENGINEERING
JEFFREY R. TRIPPET, PE
719.377.0061 JEFF@ALLTERRAINENGINEERING.COM
ANNA E. BARNES, PE
719.377.0061 ANNA@ALLTERRAINENGINEERING.COM

PREPARED FOR:
G&D ENTERPRISES
10090 WEST HIGHWAY 24
GREEN MTN FALLS, CO 80819
ATTN: DANIEL NEWMAN
(719) 684-9044
KARAN@ROCKYTOPCO.COM

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

REV	DESCRIPTION	DATE

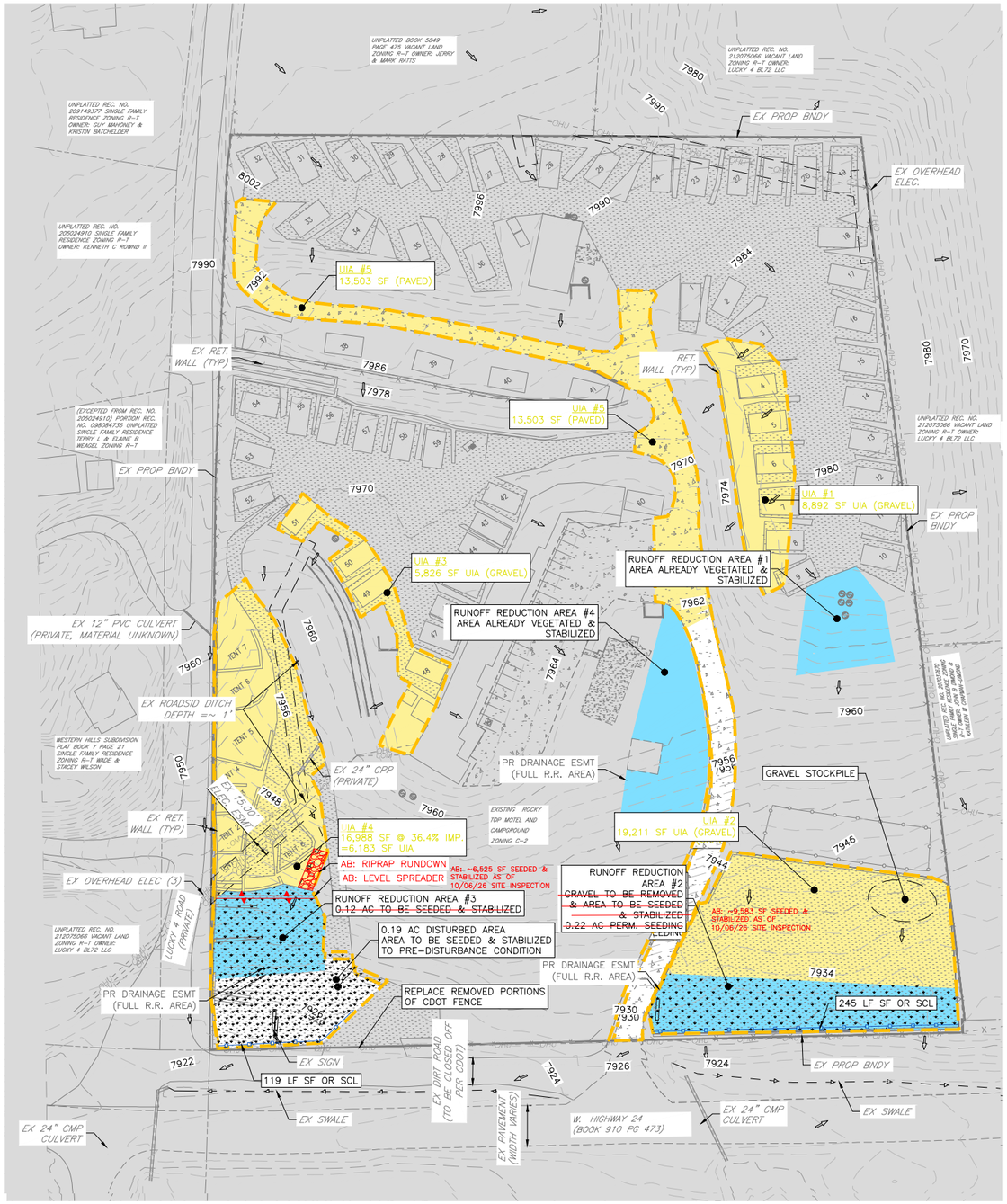
JOB NO: 24032 LOCATION: EPC

ROCKYTOP MOTEL & CAMPGROUND

LEGEND

DESIGN: NQJ
REVIEW: REB
DATE: 01/15/2024
(N/a
V-SCALE: N/A

SHEET
2 OF 4



GEC LEGEND:

- CULVERT PROTECTION (NOT USED)
- CONCRETE WASHOUT AREA (NOT USED)
- INLET PROTECTION (NOT USED)
- EX FLOW DIRECTION
- PR FLOW DIRECTION
- SILT FENCE or SEDIMENT CONTROL LOG (INSTALL WITH INITIAL PHASE THROUGH FINAL STABILIZATION)
- LIMITS OF CONSTRUCTION/DISTURBANCE
- STABILIZED STAGING AREA (NOT USED)
- STOCKPILE PROTECTION (INSTALL WITH INITIAL PHASE, IF CONTRACTOR DEEMS NECESSARY FOR GRAVEL STOCKPILE)
- VEHICLE TRACKING CONTROL (NOT USED)
- SEEDING & MULCHING (INSTALL WITH INITIAL PHASE)
- EROSION CONTROL BLANKET (NOT USED)
- DO NOT DISTURB
- RECEIVING PERVIOUS AREA
- UNCONNECTED IMPERVIOUS AREA

GRADING & EROSION CONTROL NOTES:

1. THERE IS NO GRADING PROPOSED WITHIN THIS GRADING AND EROSION CONTROL (GEC) PLAN. THE PURPOSE OF THIS GEC PLAN IS TO SHOW AREAS OF PAST DISTURBANCE AND REQUIRED SEEDING AREAS.
2. ALL GRADING AND EROSION CONTROL ITEMS TO BE INSTALLED WITH INITIAL PHASE.
3. EXISTING VEGETATION CONSISTS OF RANGE GRASSES AND SCATTERED PONDEROSA PINES.
4. TOTAL DISTURBANCE AREA = 2.25 AC
5. RECEIVING PERVIOUS AREAS (RPAs) MUST HAVE A UNIFORM DENSITY OF AT LEAST 80% VEGETATION.

DISTURBANCE SUMMARY TABLE

Basin	Description	Area (acres)	WQ Treatment?
A	GRAVEL STORAGE AREA	0.66	YES
A	GRAVEL & WALL	0.20	YES
B	PAVING	0.49	YES (0.31 AC) NO* (0.18 AC)
C	GRADING & WALL	0.39	YES
C	GRADING	0.32	YES
C	GRADING	0.19	NO**
Total Disturbed Area		2.25	
WQ Treatment Area		1.88	
Area Excluded from WQ Treatment		0.37	

* Area does not drain to a runoff reduction area
** WQ not required, 0.19 acres to be seeded and restored to pre-dist. condition. No imperviousness added.

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

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.

AS-BUILT PLANS
2026-10-27
EPC ASB 2625

10/27/26

PCD FILE NO. PPR2140

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 LICENSED NICHOLAS O. JOKERST PE 59273 PROFESSIONAL ENGINEER 06/04/25

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

06/04/2025
DATE

ALL TERRAIN ENGINEERING
APPROVED & PREPARED BY:
KYLE FOLEY - SURVEY@ALLTERRAINERE.COM
APPROVED & PREPARED BY:
NICHOLAS JOKERST, PE
NICK@ALLTERRAINERE.COM

PREPARED FOR:
G&D ENTERPRISES
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GREEN MTN FALLS, CO 80819
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REV	DESCRIPTION	DATE

JOB NO. 24032 LOCATION: EPC

ROCKYTOP MOTEL & CAMPGROUND

INITIAL GRADING & EROSION CONTROL PLAN

DESIGN: NOJ
REVIEW: REB
DATE: 01/15/2024

H-SCALE: 1" = 50'
V-SCALE: N/A

SHEET 3 OF 4

PCD FILE NO. PPR2140

ENGINEER'S STATEMENT

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

06/04/2025

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

DATE

ALL TERRAIN ENGINEERING

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KARA@ALLTERRAINENGINEERING.COM

NICHOLAS Q. JOKERST, PE
NICK@ALLTERRAINENGINEERING.COM

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JOB NO. 24032 LOCATION: EPC

REV	DESCRIPTION	DATE

ROCKYTOP MOTEL & CAMPGROUND

GEC DETAILS

DESIGN: NQJ
REVIEW: REB
DATE: 01/15/2024

H-SCALE: N/A
V-SCALE: N/A

SHEET
4 OF 4