

N:\Jobs\2326.00\Drawings\232600_GEC.dwg, 2/21/2025 1:23:53 PM

NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Use updated GEC Checklist notes. The updated GEC Checklist and a word document with just the standard notes can be found on the EPC Stormwater website.
https://publicworks.elpasoco.com/stormwater/

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 TO 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, MEASUREMENT 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 OR PRE-DISTURBED VEGETATION SHALL BE PROTECTED FROM FURTHER DISTURBANCE. IF TEMPORARY STABILIZATION 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 TERRACON (DATED OCTOBER 25, 2024) 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
WOOD -PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

Add missing EPC Construction Notes and EC Signing and Stripping notes

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

Label these as Construction Drawings

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- ALL BOTTOM OF WALL (BW) CALLOUTS ARE FOR THE BOTTOM OF WALL AT GRADE. THEY DO NOT REPRESENT THE BOTTOM OF THE CONSTRUCTED WALL OR FOOTING, WHICH IS NOT SPECIFIED ON THESE PLANS.

SOIL TYPES

ONSITE SOILS ARE HYDROLOGIC GROUP "B", 27% KETTLE-ROCK OUTCROP COMPLEX (42) AND 73% PRING COARSE SANDY LOAM (71), PER NRCS WEB SOIL SURVEY MAP

BENCHMARKS

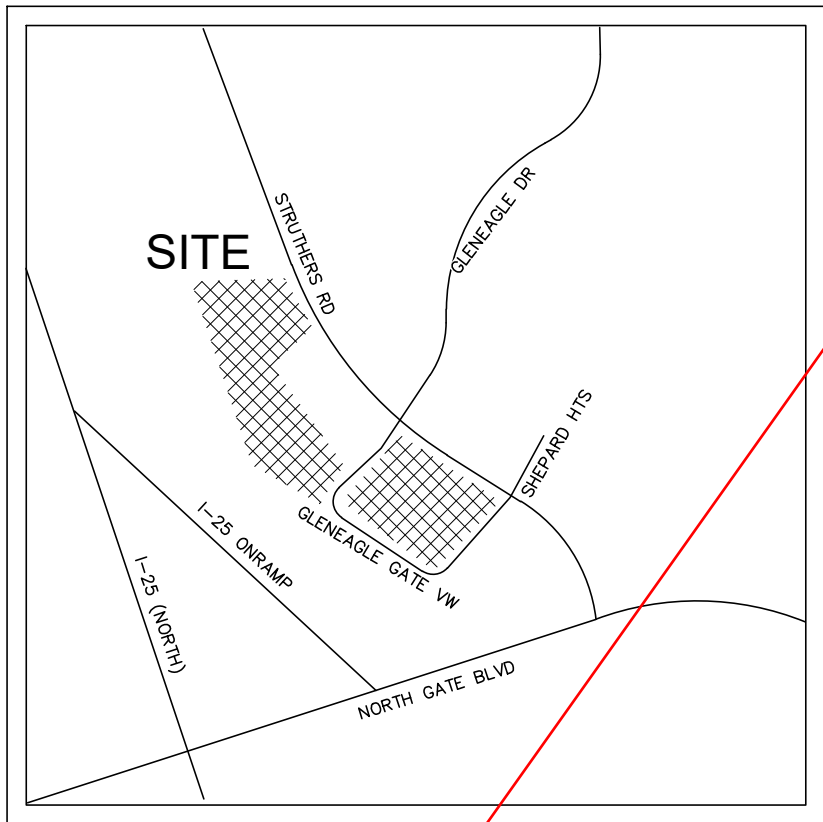
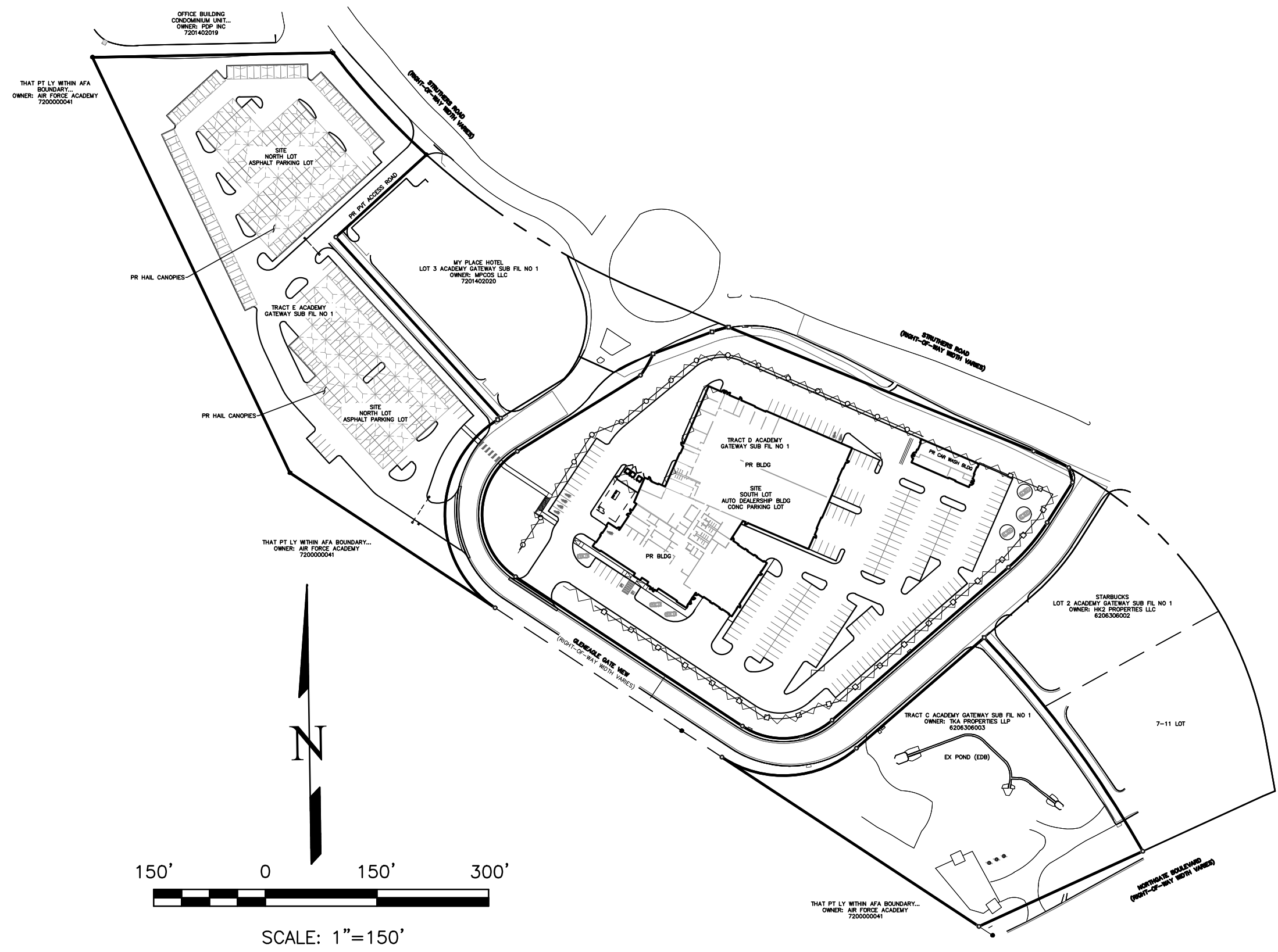
NGS CONTROL POINT Q 395 (PIDKK1309). ELEVATION = 6739.60 (NAVD 1988). BASIS OF BEARINGS IS THE EAST LINE OF THE PROPERTY, MONUMENTED AS SHOWN AND ASSUMED TO BEAR SOUTH 0 DEGREES 08 MINUTES 45 SECONDS WEST. LOCAL SITE BENCHMARK IS HEREON (SOUTHWEST CORNER OF TRACT E, 3-1/4" BRASS CAP IN CONCRETE, 0.3 ABOVE GROUND ELEV=6752.33, NAVD-1988).

EARTHWORK VOLUMES

ESTIMATED CUT = 18,485 CY, ESTIMATED FILL = 89,882 CY, NET = 71,397 CY <FILL>

EROSION CONTROL COST OPINION:

1. 2,590 LF-SILT FENCE @ \$4/LF	\$ 10,360
2. 1 EA-CONCRETE WASHOUT @ \$1,260/EA	\$ 1,260
3. 12 EA-INLET PROTECTION @ \$233/EA	\$ 2,796
4. 9.4 AC-SURFACE ROUGHENING @ \$289/AC	\$ 2,717
5. 2.5 AC-SEED AND MULCH @ \$2,169/AC	\$ 5,423
6. 2 EA-VEHICLE TRACKING CONTROL @ \$3,316/EA	\$ 6,632
7. 40% MAINTENANCE AND REPLACEMENT	\$ 11,675
TOTAL	\$ 40,863



Call out all retaining walls on the CDs and provide a design detail

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SITE ADDRESS

208 AND 309 GLENEAGLE GATE VIEW, COLORADO SPRINGS, CO

TAX ID

6206306005 AND 7201402022

LEGAL DESCRIPTION

TR D ACADEMY GATEWAY SUB FIL NO 1 EX THAT PT CONV TO ROW BY REC # 221096004 AND TR E ACADEMY GATEWAY SUB FIL NO 1

CONSTRUCTION SCHEDULE

BEGIN GRADING: SPRING 2026, END GRADING: FALL 2027

CONTACT INFORMATION:

OWNER:	TKA PROPERTIES, LLP 17225 BURT STREET OMAHA, NE 68118 KEVIN QUINN (402) 964-4291 KQUINN@BAXTERAUTO.COM
DEVELOPER:	TKA PROPERTIES, LLP 17225 BURT STREET OMAHA, NE 68118 KEVIN QUINN (402) 964-4291 KQUINN@BAXTERAUTO.COM
CIVIL ENGINEER:	TERRA NOVA ENGINEERING, INC. 721 S. 23RD STREET COLORADO SPRINGS, COLORADO 80904 DANE FRANK, P.E. (719) 635-6422 DANE@TNESINC.COM
EL PASO COUNTY:	PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, COLORADO 80910 NAME (719) ### ###.COM
DONALA WATER & SANITATION DISTRICT:	15850 HOLBEIN DRIVE COLORADO SPRINGS, COLORADO 80921 NAME (719) ### ###.COM

ENGINEER'S STATEMENT

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

DANE FRANK, P.E. #50207 DATE
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

OWNER/DEVELOPER'S STATEMENT

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

OWNER NAME, TITLE	DATE
BUSINESS NAME	

EL PASO COUNTY APPROVAL

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 1.1.2, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RE-APPROVED, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIVISION'S DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / DIRECTOR

Add PCD file SF2510 and PPR2514

Sheet index add pages 1 and 2 Missing

Will need to be updated with the plat

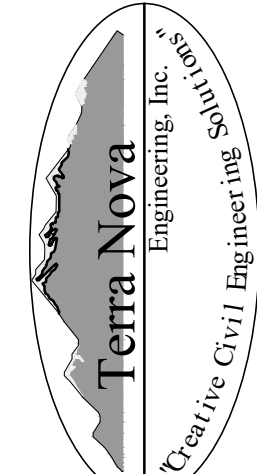
update ESQCP with this timeline

Correct and update all sheet numbering



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NORTH GATE SUBARU

DATE: 02/21/25
PROJECT MGR: K. JOHNSON
PREPARED BY: TERRA NOVA ENGINEERING

DEVELOPMENT PLAN

remove all sheets

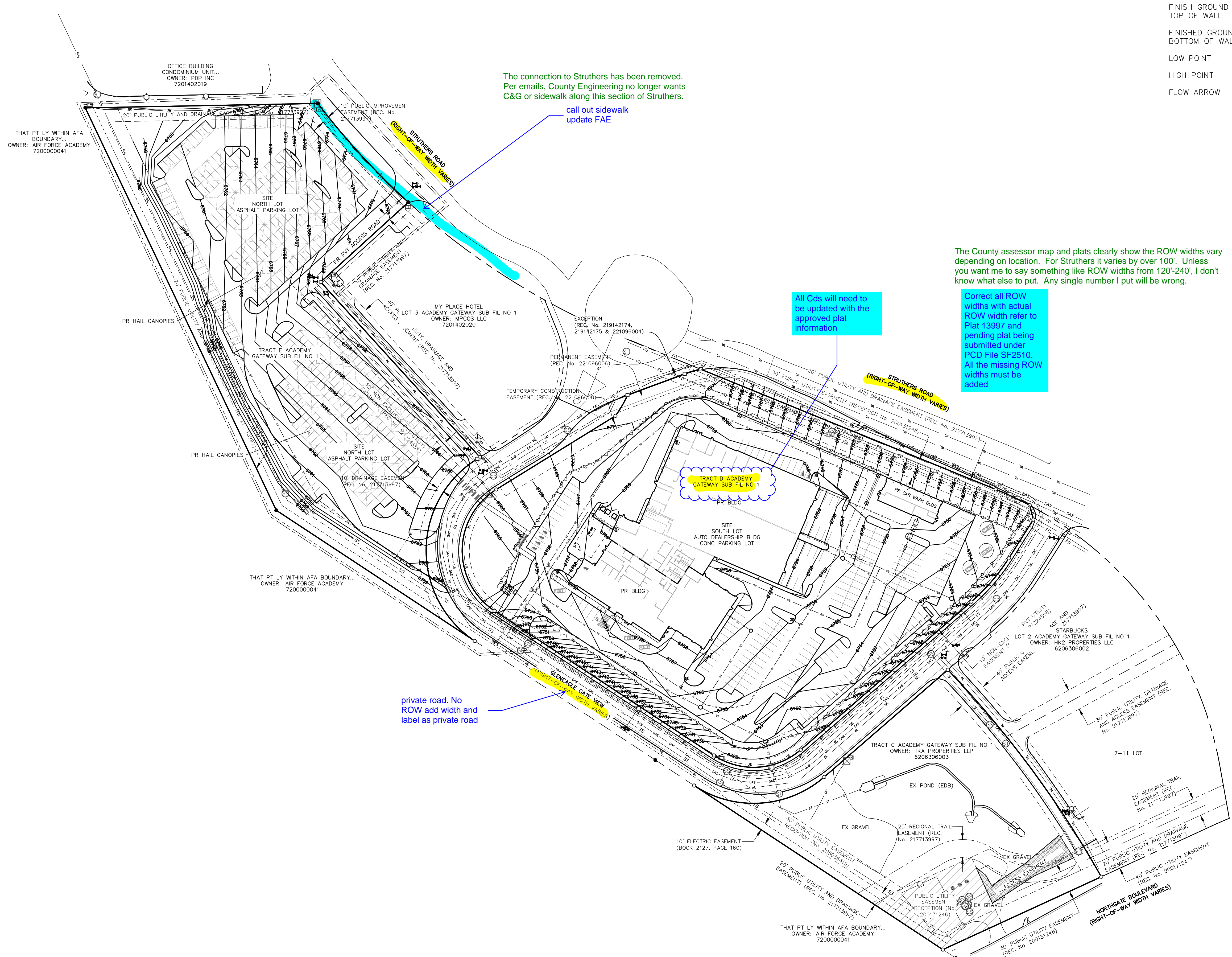
DATE:	BY:	DESCRIPTION:

GRADING AND EROSION CONTROL PLAN
COVERT SHEET

3 OF 27

TNE JOB # 2326.00
COUNTY FILE # #####

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GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---62.31---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---62.39---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---62.31---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	~~~~~
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---W---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---SS---
LOW POINT	LP	GAS LINE	---GAS---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---UE---
FLOW ARROW	←	TELEPHONE LINE	---UT---
		FIBER OPTIC LINE	---FO---
		STORM SEWER LINE	---ST---
		LIMIT OF CONSTRUCTION	---
		LIMIT OF SOIL DISTURBANCE	---
		PROPOSED FENCE	---F---
		FIRE HYDRANT	⊗

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Terra Nova
Engineering, Inc.
Prestige Civil Engineer Inc.

721 S. 2860 STREET
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FAX: 719-635-6426
www.tnec.com

PROJECT INFO

DATE: 02/21/25
PROJECT MGR: K. JOHNSON
PREPARED BY: TERRA NOVA ENGINEERING

DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

GRADING AND EROSION CONTROL PLAN OVERVIEW SHEET

SHEET NUMBER

4 OF 27

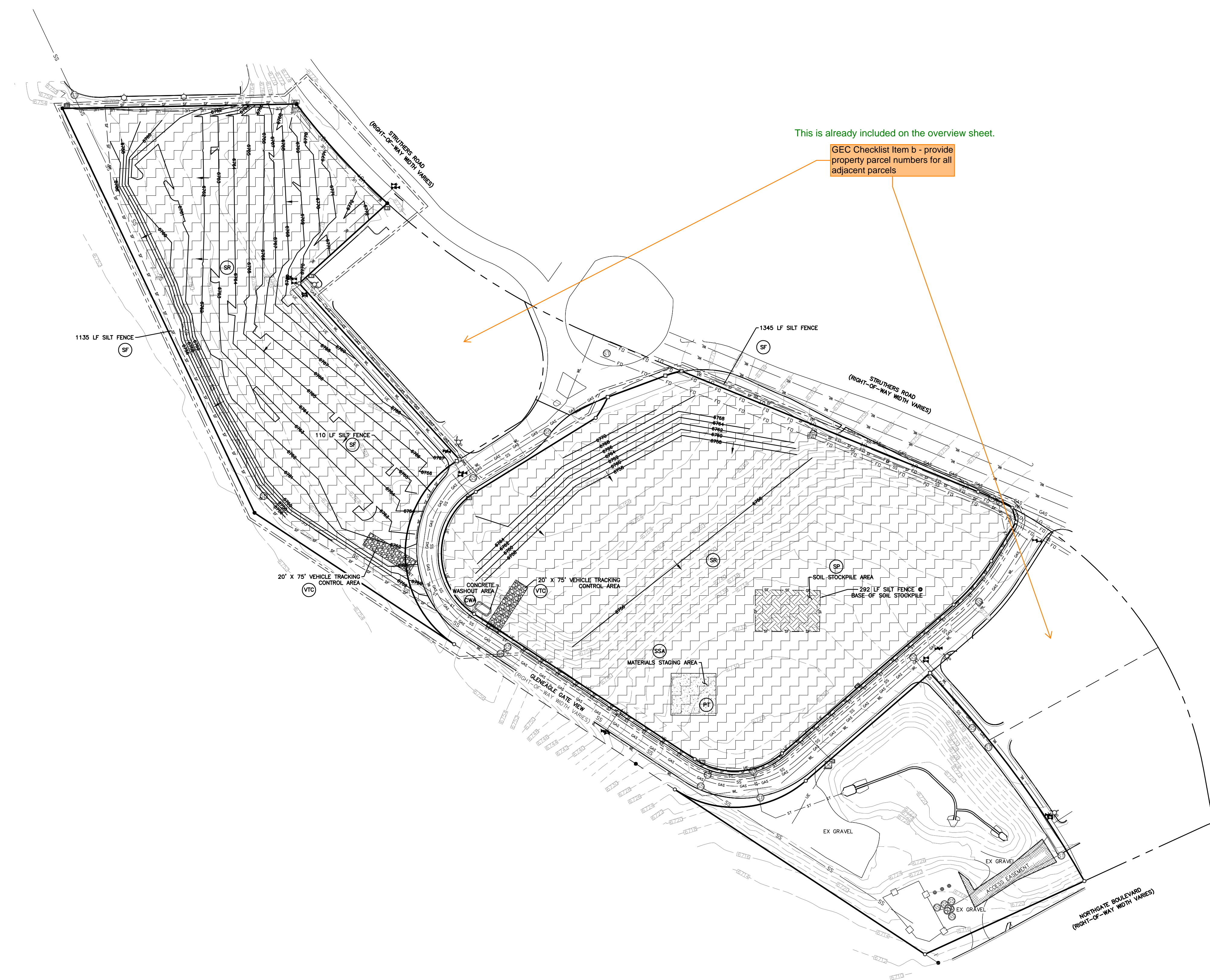
PLAN FILE #

TNE JOB # 2326.00
COUNTY FILE # #####

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

DANE FRANK
COLORADO P.E. # 50207

N:\Jobs\2326.00\Drawings\232600.GEC.dwg, 2/21/2025 1:24:10 PM



This is already included on the overview sheet.

GEC Checklist Item b - provide property parcel numbers for all adjacent parcels

Please make these lines thicker or more identifiable, it is difficult to see the limits

GRADING LEGEND

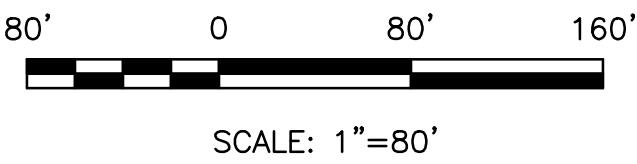
PROPOSED	PR	EXISTING CONTOURS - MINOR	---	-6234-
EXISTING	EX	EXISTING CONTOURS - MAJOR	---	-6230-
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---	6231
FINISHED GROUND	FG	EXISTING PROPERTY LINE	---	---
TOP OF CURB	TC	PROPOSED RET WALL	---	---
FLOWLINE	FL	PROPOSED RIPRAP	---	---
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---	WL
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LOW POINT	LP	GAS LINE	---	GAS
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FLOW ARROW	←	TELEPHONE LINE	---	UT
		FIBER OPTIC LINE	---	FO
		STORM SEWER LINE	---	ST
		LIMIT OF CONSTRUCTION	---	---
		LIMIT OF SOIL DISTURBANCE	---	---
		PROPOSED FENCE	---	---
		FIRE HYDRANT	---	---

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
8F	SILT FENCE	---	INITIAL
SSA	STABILIZED STAGING AREA	---	INITIAL
VTC	VEHICLE TRACKING CONTROL	---	INITIAL
8P	STOCKPILE MANAGEMENT WITH PROTECTION	---	INITIAL
CWA	CONCRETE WASHOUT AREA	---	INITIAL
SR	SURFACE ROUGHENING	---	INITIAL
TSE	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
PT	PORTABLE TOILET	NONE	INITIAL
IP	INLET PROTECTION	---	INTERIM
SM	PERMANENT SEEDING AND MULCHING PS - DRILL SEED, HAND SEED, OR HYDROSEED; SEED MIX PER COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL (DECEMBER 2020), TABLE S-2 MU - MECHANICALLY CRIMP MULCH OR HYDROMULCH	---	FINAL

NOTES

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.
2. SEED AND MULCH DISTURBED AREAS ONLY.
3. THE EXISTING VEGETATION ONSITE IS PRIMARILY PRAIRIE GRASSES. NO SIGNIFICANT TREES OR BUSHES HAVE BEEN OBSERVED.
4. NO ASPHALT OR CONCRETE BATCH PLANTS ARE PROPOSED.
5. NO TEMPORARY SEDIMENT BASINS ARE PROPOSED DUE TO THE DISTRIBUTED NATURE OF THE RUNOFF IN THE NORTH LOT AND THE LARGE RETAINING WALLS PROPOSED IN THE SOUTH LOT. ONCE THE PROPOSED STORM SEWER HAS BEEN INSTALLED, ONSITE RUNOFF WILL BE DIRECTED TO THE EXISTING STORMWATER POND.



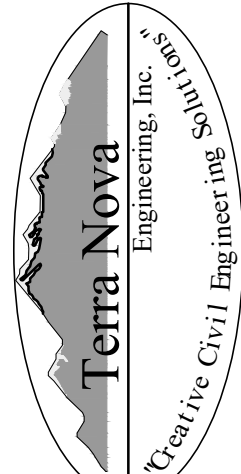
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DANE FRANK
COLORADO P.E. # 50207



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PROJECT MGR: K. JOHNSON
PREPARED BY: TERRA NOVA ENGINEERING

DEVELOPMENT PLAN

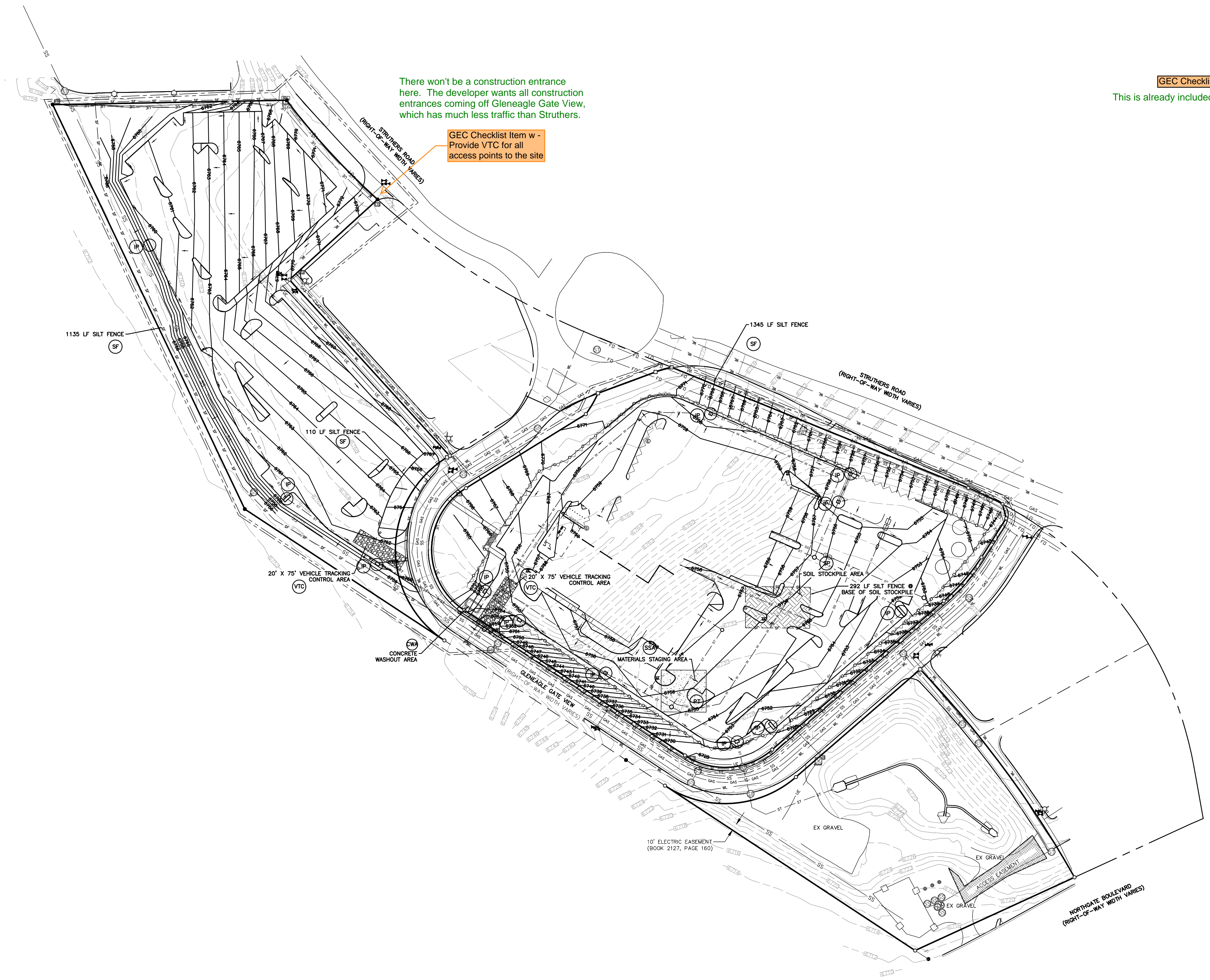
DATE: BY: DESCRIPTION:

GRADING AND EROSION CONTROL PLAN
INITIAL EROSION CONTROL PLAN

10 OF 27

TNE JOB # 2326.00
COUNTY FILE # #####

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GRADING LEGEND

PROPOSED	PR	EXISTING CONTOURS - MINOR	---6231---
EXISTING	EX	EXISTING CONTOURS - MAJOR	---6230---
FINISHED SURFACE	FS	PROPOSED CONTOURS - 1'	---6231---
FINISHED GROUND	FG	EXISTING PROPERTY LINE	=====
TOP OF CURB	TC	PROPOSED RET WALL	~~~~~
FLOWLINE	FL	PROPOSED RIPRAP	~~~~~
FINISH GROUND AT TOP OF WALL	TW	WATER LINE	---V---V---
FINISHED GROUND AT BOTTOM OF WALL	BW	SANITARY SEWER LINE	---SS---SS---
LOW POINT	LP	GAS LINE	---GAS---GAS---
HIGH POINT	HP	UNDERGROUND ELECTRICAL LINE	---UE---UE---
FLOW ARROW		TELEPHONE LINE	---UT---
		FIBER OPTIC LINE	---FD---FD---
		STORM SEWER LINE	---ST---ST---
		LIMIT OF CONSTRUCTION	-----
		LIMIT OF SOIL DISTURBANCE	-----
		PROPOSED FENCE	---o---o---
		FIRE HYDRANT	---x---

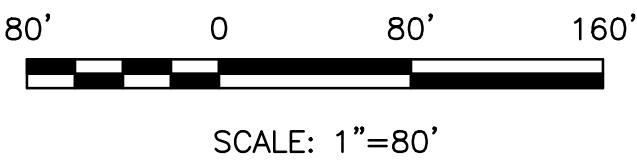
GEC Checklist Item p - show all areas of cut/fill
This is already included on the final erosion control sheet.

EROSION CONTROL LEGEND

KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
(SF)	SILT FENCE	--- SF ---	INITIAL
(SSA)	STABILIZED STAGING AREA	~~~~~	INITIAL
(VTC)	VEHICLE TRACKING CONTROL	~~~~~	INITIAL
(SP)	STOCKPILE MANAGEMENT WITH PROTECTION	~~~~~	INITIAL
(CWA)	CONCRETE WASHOUT AREA	~~~~~	INITIAL
(SR)	SURFACE ROUGHENING	~~~~~	INITIAL
(TSB)	TEMPORARY SEDIMENT BASIN	NONE	INITIAL
(PT)	PORTABLE TOILET	NONE	INITIAL
(P)	INLET PROTECTION	□	INTERIM
(SM)	PERMANENT SEEDING AND MULCHING PS - DRILL SEED, HAND SEED, OR HYDROSEED; SEED MIX PER COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL (DECEMBER 2020), TABLE 5-2 MU - MECHANICALLY CRIMP MULCH OR HYDROMULCH	~~~~~	FINAL

NOTES

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.
2. SEED AND MULCH DISTURBED AREAS ONLY.
3. THE EXISTING VEGETATION ONSITE IS PRIMARILY PRAIRIE GRASSES. NO SIGNIFICANT TREES OR BUSHES HAVE BEEN OBSERVED.
4. NO ASPHALT OR CONCRETE BATCH PLANTS ARE PROPOSED.



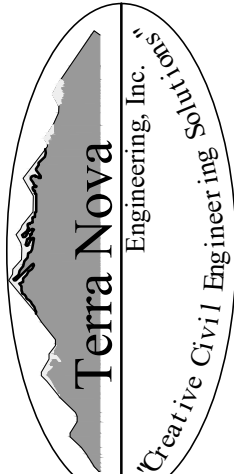
THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

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NORTH GATE SUBARU

DATE: 02/21/25
PROJECT MGR: K. JOHNSON
PREPARED BY: TERRA NOVA ENGINEERING

DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

GRADING AND EROSION CONTROL PLAN
INTERIM EROSION CONTROL PLAN

11 OF 27

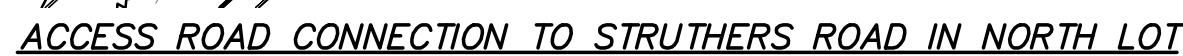
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PROJECT INFO

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PROJECT MGR:	K. JOHNSON
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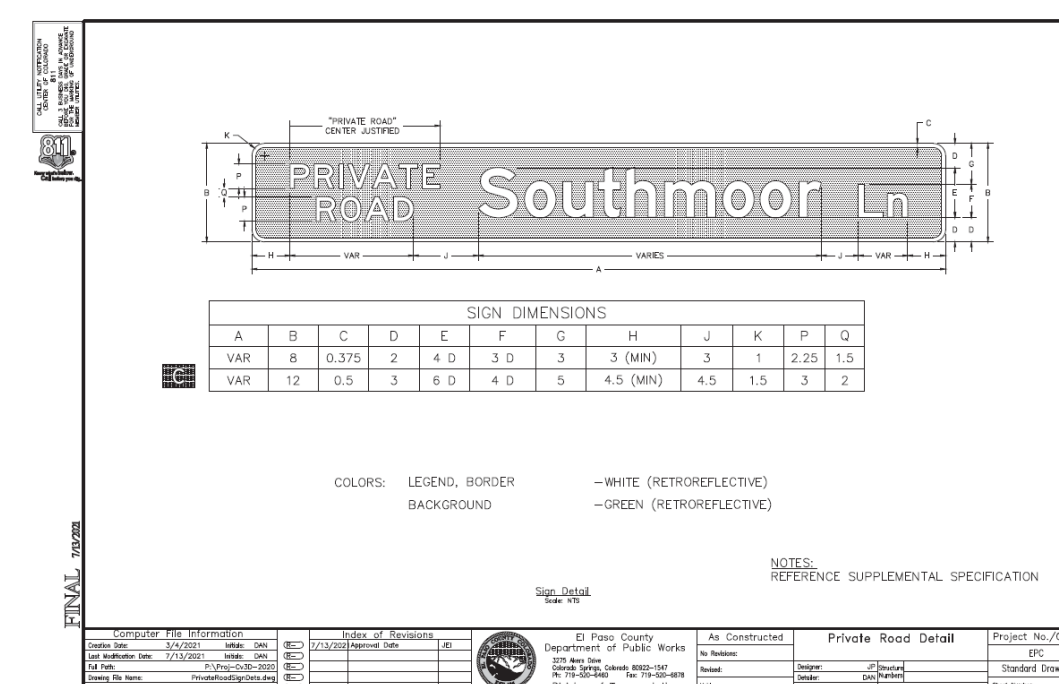
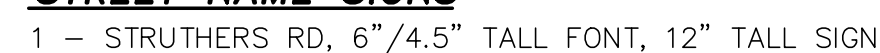
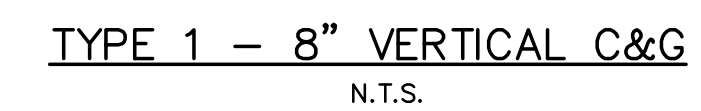
DATE:	BY:	DESCRIPTION:
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1. FINAL PAVEMENT DESIGN WILL BE DETERMINED BY A GEOTECHNICAL ENGINEER, PER THE COUNTY'S PAVEMENT DESIGN REQUIREMENTS, FOLLOWING FINAL GRADING OF THE STREET.

2. FOR COST EXERCISES THE FOLLOWING PAVEMENT DESIGN CAN BE ASSUMED: 4" HMA OVER 8" BASE.



SIDEWALK: WIDTH _____

LOCATION: ☐ ATTACHED ☐ DETACHED

DESIGN SPEED: 25 MPH (POSTED)

CURB TYPE: ☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5

ROW WIDTH: _____ FL-FL: 24'

STREET TYPE: CUSTOM

PAVEMENT TYPE: ☐ HMA ☐ PCC

THICKNESS: _____

COMPOSITE SECTION: _____

☐ HMA ☐ BASE

SUBGRADE STABILIZATION: _____

☐ CHEMICAL ☐ MECHANICAL

☐ TYPE _____ ☐ THICKNESS _____

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