

EROSION CONTROL LEGEND: LEGEND:

- (VTC) VEHICLE TRACKING CONTROL PAD
(SF) SILT FENCE
(SM) SEED & MULCH
(CWA) CONCRETE WASHOUT AREA (TO BE COMPLETELY CONTAINED & REMOVED UPON COMPLETION OF PROJECT)
(IP) INLET PROTECTION
(RG) RAIN GARDEN
(RR) RIPRAP APRON (5'Lx5'Wx2'D; d₅₀=12" RR)
- PROPOSED PROPERTY LINE
--- EXISTING CONTOURS
--- PROPOSED CONTOURS
x 32.5 EXISTING SPOT ELEVATIONS
x 31.5 PROPOSED SPOT ELEVATIONS
x 1.0% PROPOSED GRADES
DS ROOF DRAIN DOWNSPOUTS W/TRANSITION COUPLINGS & CONNECTION TO STORM DRAIN

See comments on the drainage report and revise accordingly.

Identify the height of the curb.

Identify the radius at the proposed access driveways.

Identify the location of this easement.

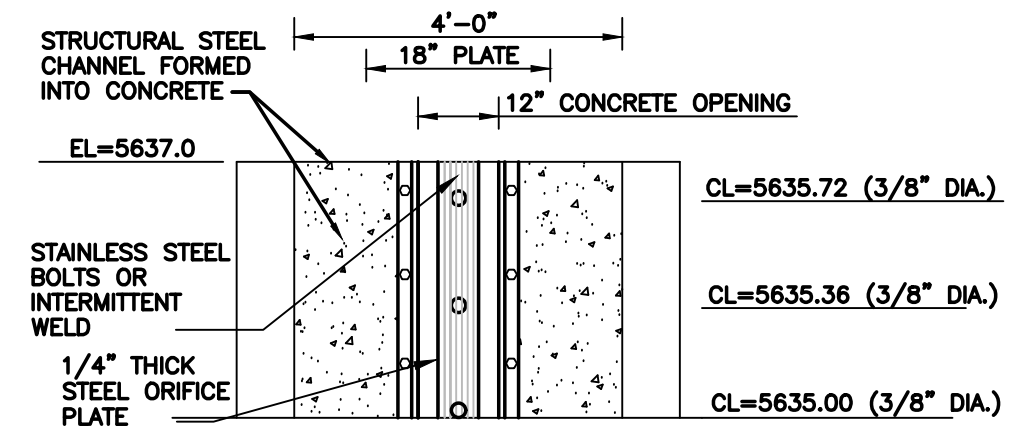
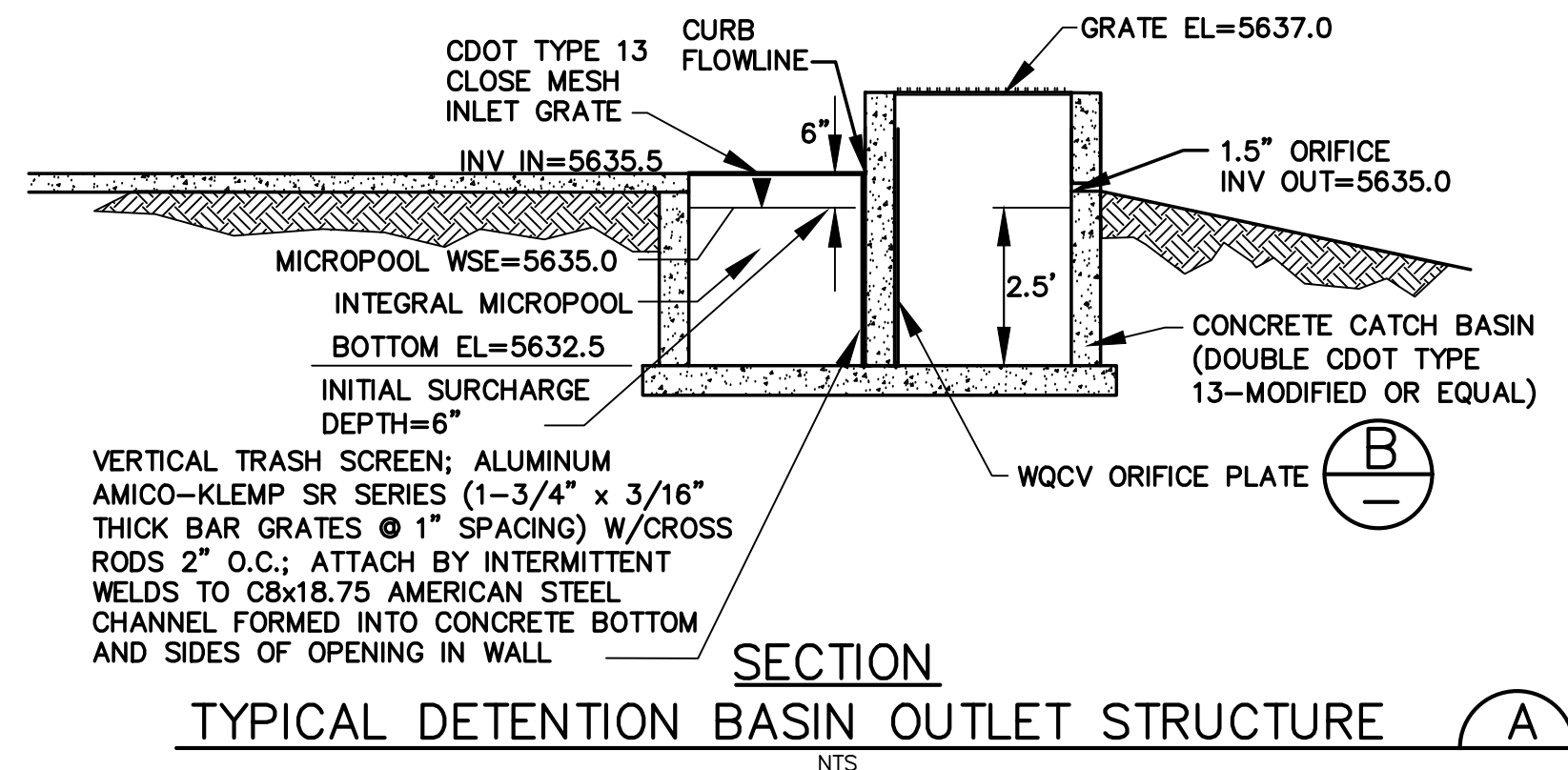
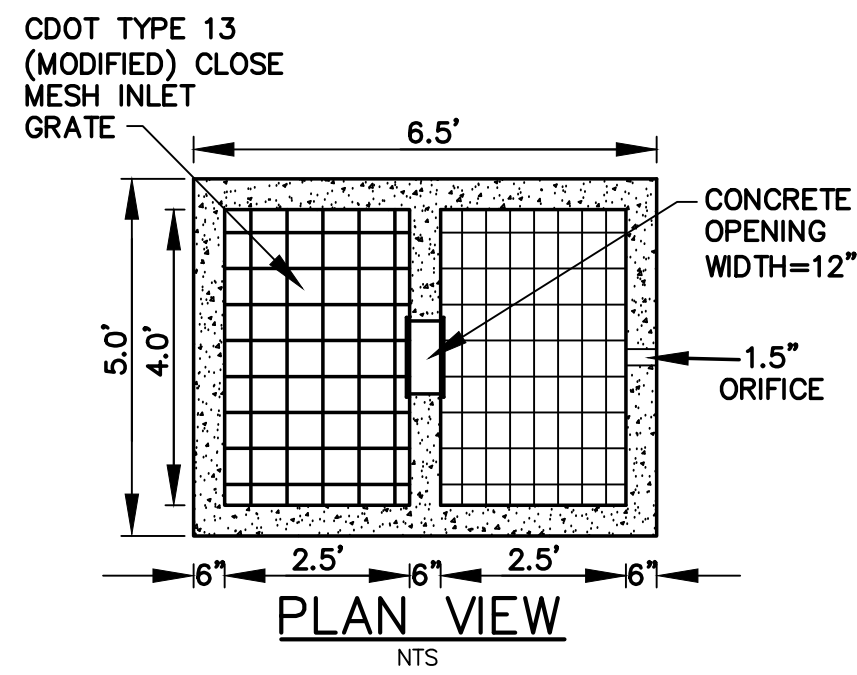
Please identify EPC details

KEYED NOTES:

- ① TOPSOIL STRIPPING / STOCKPILE AREA
② SITE PAVEMENT (PER GEOTECHNICAL REPORT; MIN. 4" ASPHALT MILLINGS)
③ PREPARE & COMPACT BUILDING FOUNDATION PER PROJECT GEOTECHNICAL REPORT
④ STAGING & MATERIALS STORAGE AREA

BENCHMARK: NGS "U 347", FOUND NGS BRASS CAP SET IN TOP OF CONCRETE POST 0.8' ABOVE GROUND, 3 MILES NORTHWEST ALONG THE DENVER AND RIO GRANDE WESTERN RAILROAD FROM THE STATION AT FOUNTAIN, 4 1/2 POLES NORTHWEST OF MILEPOST 85, 21' NORTHEAST OF THE NORTHEAST RAIL, 47.5' NORTH OF A SIGNAL CASE, 32.7' SOUTHWEST OF A TELEPHONE POLE.
ELEVATION: 5662.75 (DATUM: NAVD 88)

20' 0 20' 40'
ORIGINAL SCALE: 1"=20' (24"x36" SHEET)
CONTOUR INTERVAL=1'

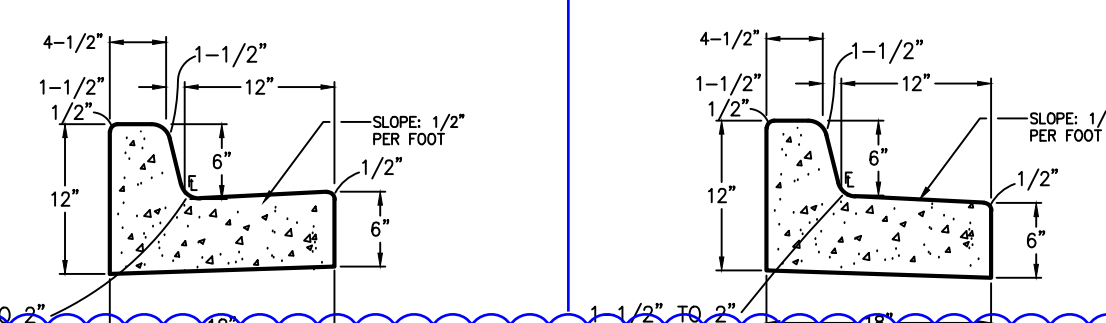


ORIFICE PLATE NOTES:

1. MINIMIZE THE NUMBER OF COLUMNS.
 2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES

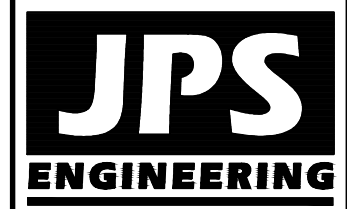
NTS



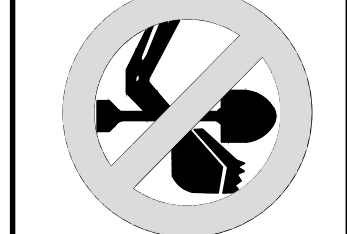
HORZ. SCALE: 1"=20'
VERT. SCALE: N/A
SURVEYED: LDC
CREATED: 6/21/19
PROJECT NO.: 111705
SHEET: 111705

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 10/23/19
MODIFIED BY: BJJ

C1.1



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES

NO.	BY	DATE
1	JPS	10/23/19

REVISION	DATE
1	10/23/19

NO.	DATE
1	10/23/19

ARACO CONCRETE
7470 SOUTHMOOR DR., COLORADO SPRINGS, COLORADO 80817

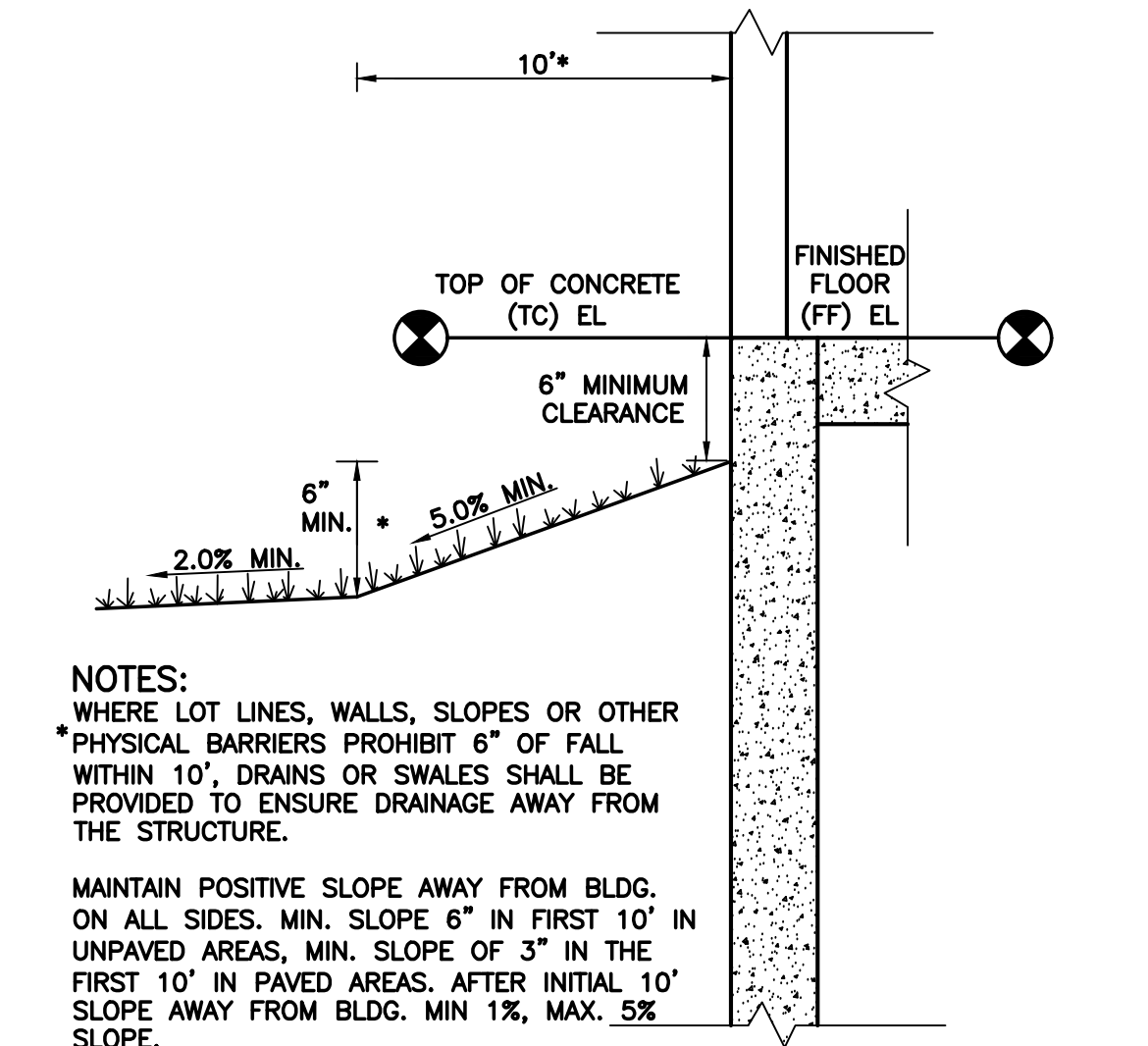
SOUTH SITE GRADING
PLAN & DETAILS

Z:\11705.araco\dwg\civil\C2.dwg, 10/22/2019 3:47:04 PM, DWG To PDF.pc3

Z:\11705.araco\dwg\civil\C2.dwg, Oct 22, 2019 - 3:47pm

GENERAL CIVIL NOTES:

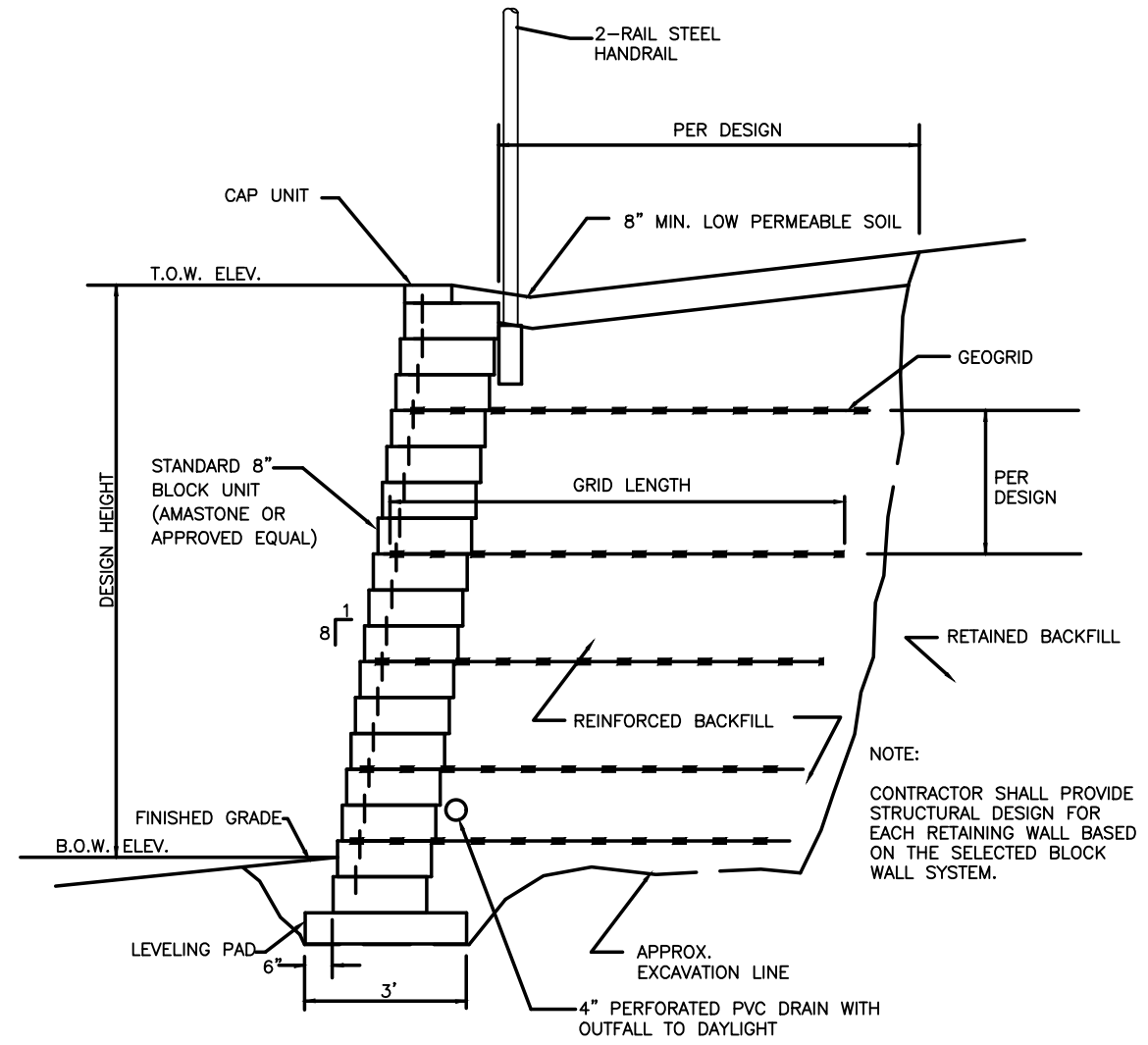
- All construction shall meet the following standards & specifications:
 - 2009 International Building Code.
 - Pikes Peak Regional Building Code, latest edition.
 - El Paso County Engineering Criteria Manual (ECM), latest edition.
 - Project Geotechnical Report.
- The contractor shall be responsible for the notification and field location 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 actual construction.
- The contractor shall have one (1) signed copy of these approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times:
 - El Paso county engineering criteria manual.
- Storm drain pipe shall be rcp class iii with class c bedding unless otherwise noted.
- Stationing is at centerline unless otherwise noted. All elevations are at flowline unless otherwise noted. All dimensions are from face of curb unless otherwise noted. Lengths shown for storm sewer pipes are to center of manhole.
- Contractor shall coordinate with gas, electric, telephone and cable t.V. Utility suppliers for installation of all utilities. Minimum cover for all dry utilities shall be 36".
- Contractor shall remove and dispose of all existing structures, debris, waste and other unsuitable fill material found within the limits of excavation.
- Match into existing grades at 3:1 max cut and fill slopes.
- Revegetation of all disturbed areas shall be done with 4" topsoil and dry land grass seed after fine grading is complete ("foothills seed mix").
- Erosion control shall consist of silt fence and hay bales as shown on the drawing, and topsoil with grass seed, which will be watered until vegetation has been re-established.
- The erosion control measures outlined on this plan are the responsibility of the contractor to monitor and replace, regrade, and rebuild as necessary until vegetation is re-established.
- Contractor shall implement best management practices in a manner that will protect adjacent properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities within the project site.
- Additional erosion control measures may be required as determined by site conditions.
- The contractor will take the necessary precautions to protect existing utilities from damage due to this operation. Any damage to the utilities will be repaired at the contractor's expense, and any service disruption will be settled by the contractor.
- All backfill, sub-base, and/or base course material shall be compacted per the project geotechnical report and County specifications.
- Concrete used in curb and gutter, sidewalk, and crosspan construction shall meet County criteria.
- All finished grades shall have a minimum 1.0% slope to provide positive drainage.
- Contractor shall obtain all required permits prior to beginning work.



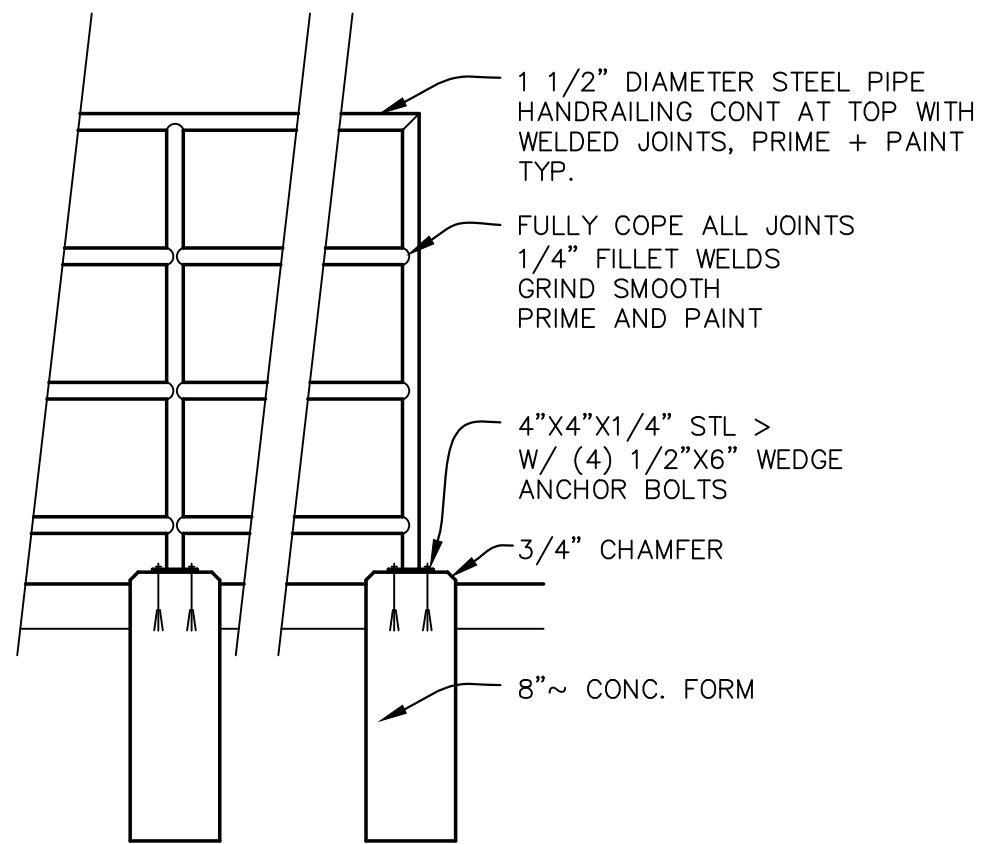
NOTES:
WHERE LOT LINES, WALLS, SLOPES OR OTHER
*PHYSICAL BARRIERS PROHIBIT 6" OF FALL
WITHIN 10', DRAINS OR SWALES SHALL BE
PROVIDED TO ENSURE DRAINAGE AWAY FROM
THE STRUCTURE.

MAINTAIN POSITIVE SLOPE AWAY FROM BLDG.
ON ALL SIDES. MIN. SLOPE 6" IN FIRST 10' IN
UNPAVED AREAS, MIN. SLOPE OF 3" IN THE
FIRST 10' IN PAVED AREAS. AFTER INITIAL 10'
SLOPE AWAY FROM BLDG. MIN 1%, MAX .5%
SLOPE.

TYPICAL BUILDING DRAINAGE DETAIL C
SCALE: NTS

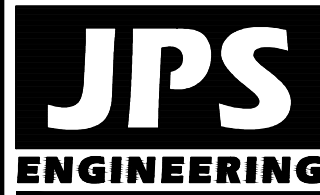


MODULAR BLOCK RETAINING WALL DETAIL D
SCALE: NTS



HANDRAIL DETAIL E
SCALE: NTS

ARACO CONCRETE
7470 SOUTHMOOR DR., COLORADO SPRINGS, COLORADO 80817



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT US IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	10/22/19

CIVIL NOTES &
DETAILS

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LDC	CHECKED:	JPS
CREATED:	6/21/19	LAST MODIFIED:	10/22/19
PROJECT NO:	111705	MODIFIED BY:	BJJ

SHEET:
C2

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

REVISED 7/02/19

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 (SMWP) 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 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 LOOSENEED 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 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 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

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S JANUARY, 2020
SITE GRADING JANUARY, 2020
SEEDING & MULCHING AUGUST, 2020
STABILIZATION AUGUST, 2021
TOTAL DISTURBED AREA: 2.1 ACRES
RECEIVING WATERS: FOUNTAIN CREEK

EXISTING VEGETATION:

NATIVE GRASSES (APPROXIMATELY 70 PERCENT COVERAGE)

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR HYDRO-SEED PER CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

SEDIMENT CONTROL MAINTENANCE PROGRAM:

PERIODIC SITE INSPECTIONS BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS WITHIN 21 DAYS OF GRADING
SEDIMENT REMOVAL FROM BMP'S MONTHLY
REMOVAL OF BMP'S AFTER STABILIZATION ACHIEVED

1. AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.
2. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

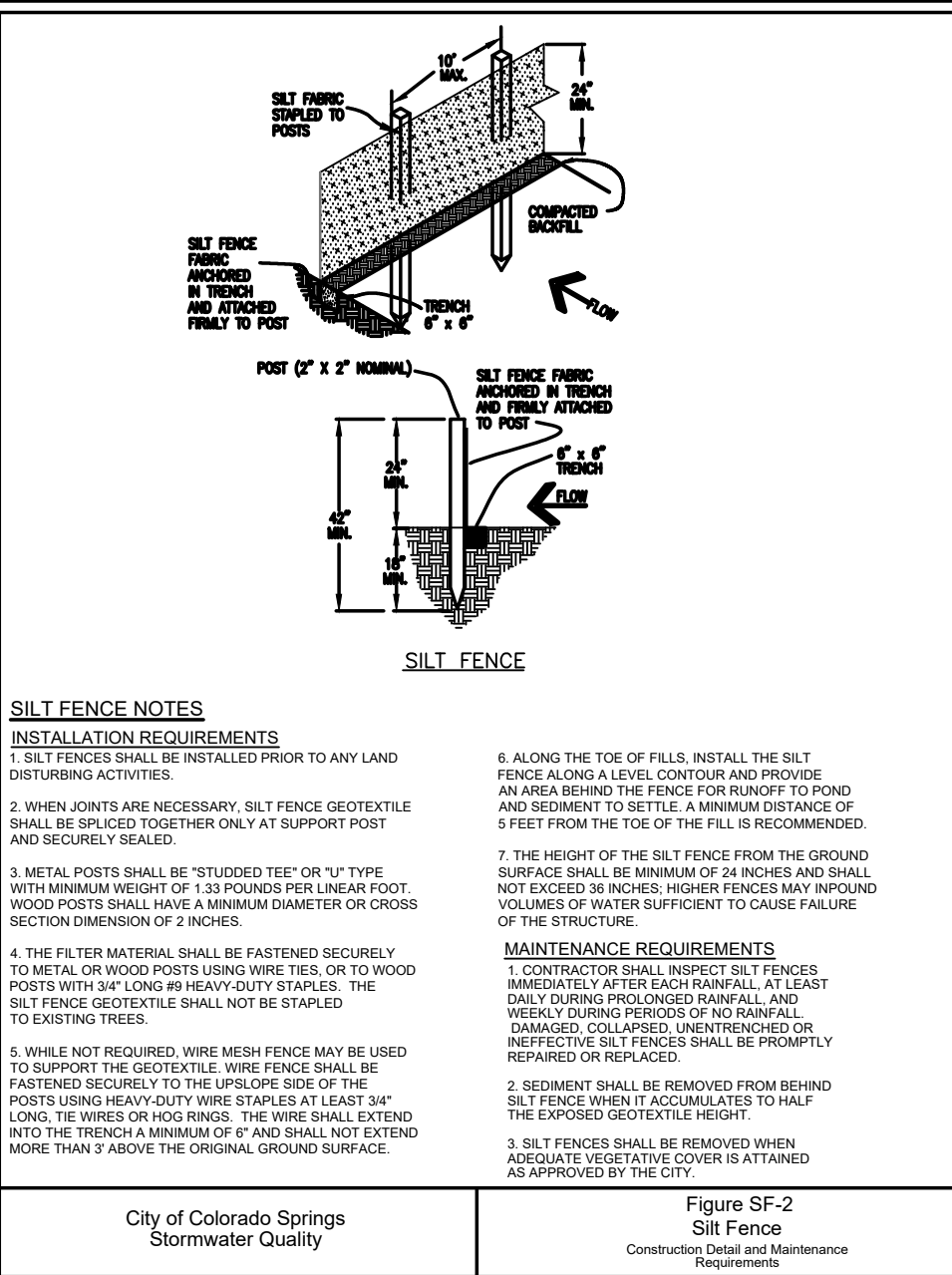


Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements

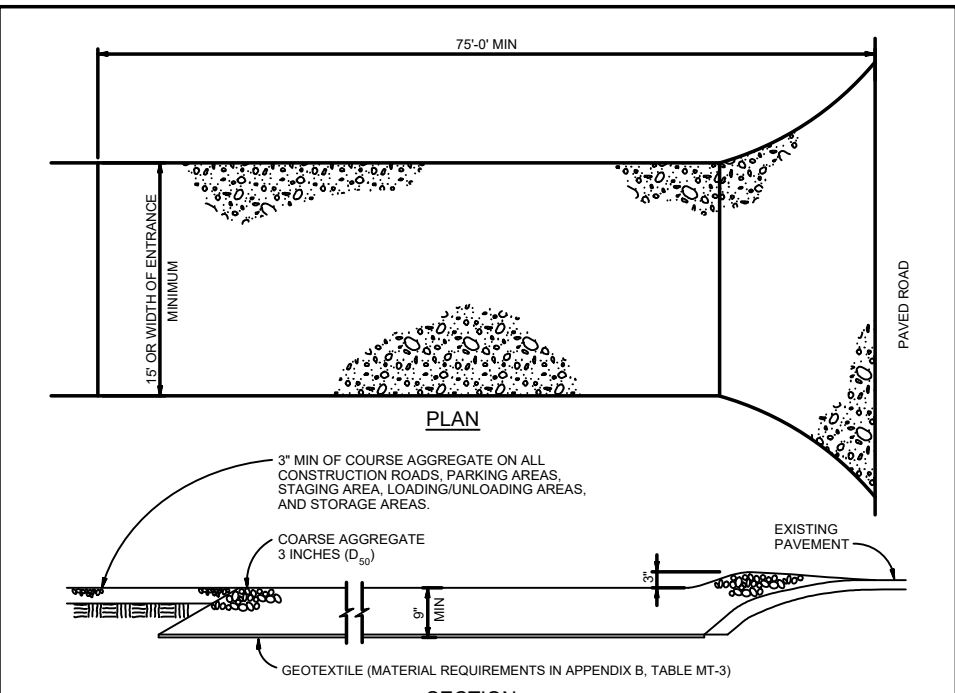


Figure VT-2
Vehicle Tracking
Application Examples

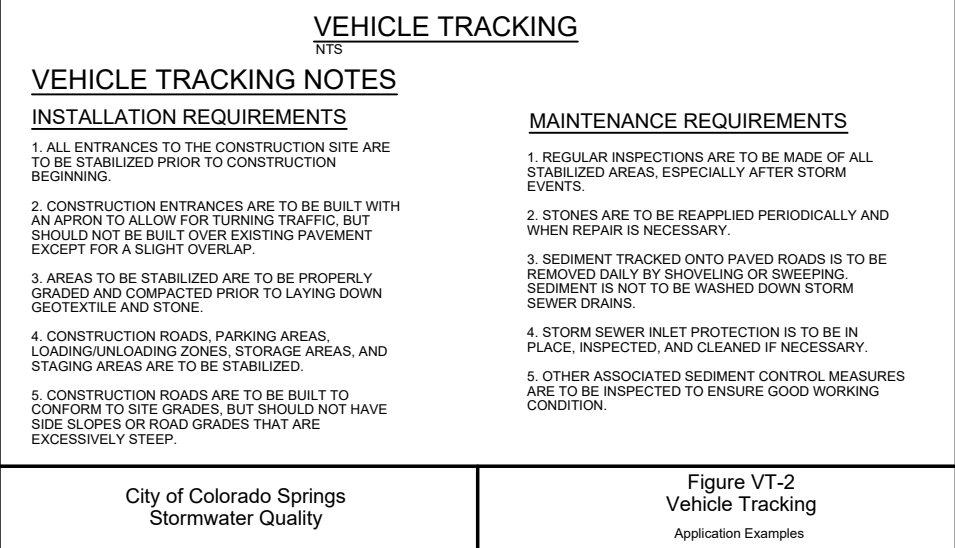


Figure VI-2
Vehicle Tracking
Application Examples

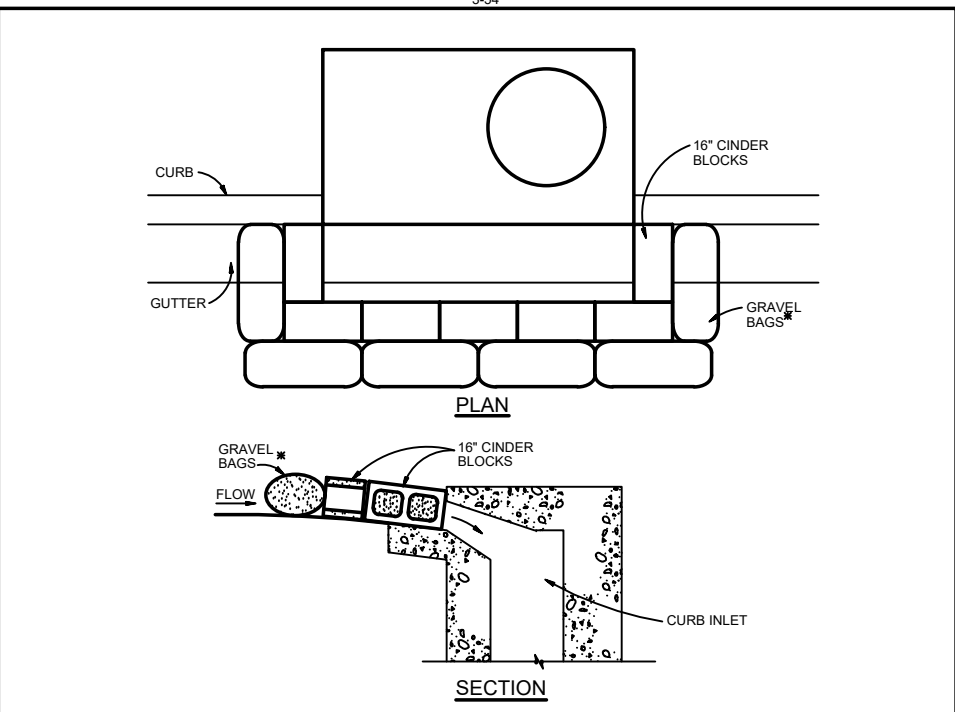


Figure I-P-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements

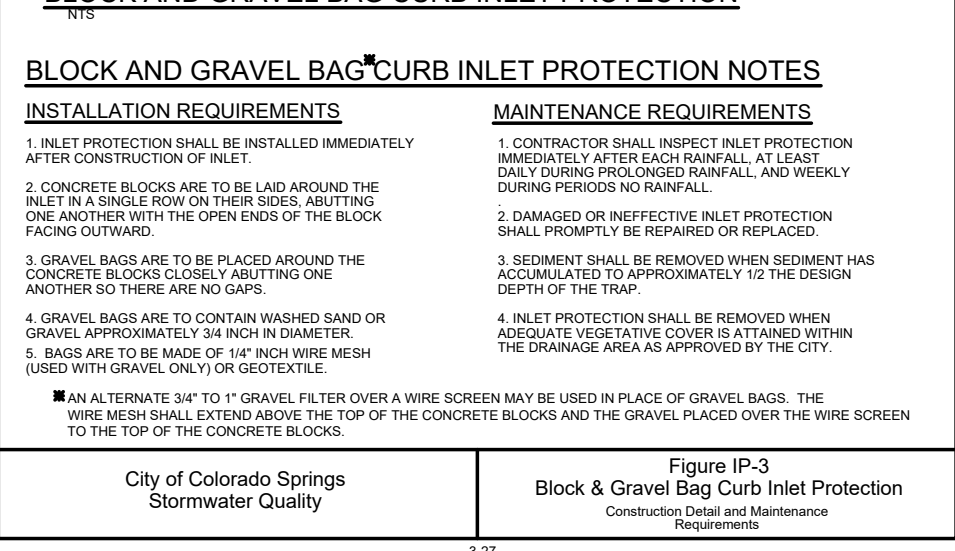


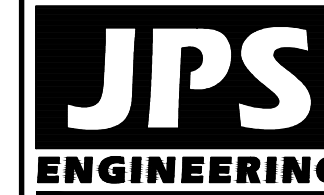
Figure I-P-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements

ARACO CONCRETE
7470 SOUTHMOOR DR., COLORADO SPRINGS, COLORADO 80817

GRADING & EROSION
CONTROL NOTES &
DETAILS

HORZ. SCALE: N/A
VERT. SCALE: N/A
SURVEYED: LDC
CREATED: 6/21/19
PROJECT NO: 111705
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 7/22/19
MODIFIED BY: BJJ

C3



19 E. Willamette Ave.
Colorado Springs, CO
80903

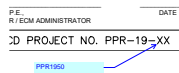
PH: 719-477-9429
FAX: 719-471-0766
www.jspsngr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 3 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

Grading and Erosion Control Plan_V1.pdf Markup Summary

Locked (17)



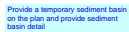
Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:12 AM
Status:
Color: ■
Layer:
Space:

PPR1950



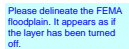
Subject: Cloud+
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:13 AM
Status:
Color: ■
Layer:
Space:

Please indicate El Paso County standard curb details



Subject: Text Box
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:14 AM
Status:
Color: ■
Layer:
Space:

Provide a temporary sediment basin on the plan and provide sediment basin detail



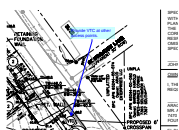
Subject: Text Box
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:16 AM
Status:
Color: ■
Layer:
Space:

Please delineate the FEMA floodplain. It appears as if the layer has been turned off.



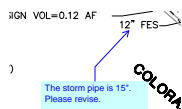
Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:16 AM
Status:
Color: ■
Layer:
Space:

Identify what this hatched area is.



Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:18 AM
Status:
Color: ■
Layer:
Space:

Provide VTC at other access points.



Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:18 AM
Status:
Color: ■
Layer:
Space:

The storm pipe is 15". Please revise.



Subject: Cloud+
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:19 AM
Status:
Color: ■
Layer:
Space:

There is an existing structure in this area. Please show and label whether it will remain or be removed.

Please identify the staging area and provide detail

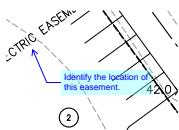
Subject: Text Box
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:21 AM
Status:
Color: ■
Layer:
Space:

Please identify the staging area and provide detail



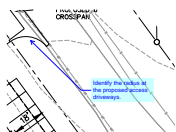
Subject: Cloud+
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:22 AM
Status:
Color: ■
Layer:
Space:

Please identify EPC details



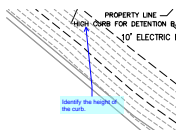
Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:23 AM
Status:
Color: ■
Layer:
Space:

Identify the location of this easement.



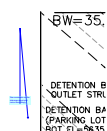
Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:24 AM
Status:
Color: ■
Layer:
Space:

Identify the radius at the proposed access driveways.



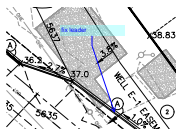
Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:25 AM
Status:
Color: ■
Layer:
Space:

Identify the height of the curb.



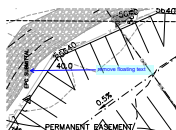
Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:26 AM
Status:
Color: ■
Layer:
Space:

See comments on the drainage report and revise accordingly.



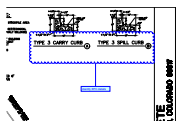
Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:27 AM
Status:
Color: ■
Layer:
Space:

fix leader



Subject: Callout
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:29 AM
Status:
Color: ■
Layer:
Space:

remove floating text



Subject: Cloud+
Page Label: [1] Layout1
Lock: Locked
Author: Daniel Torres
Date: 12/17/2019 11:30:30 AM
Status:
Color: ■
Layer:
Space:

identify EPC details