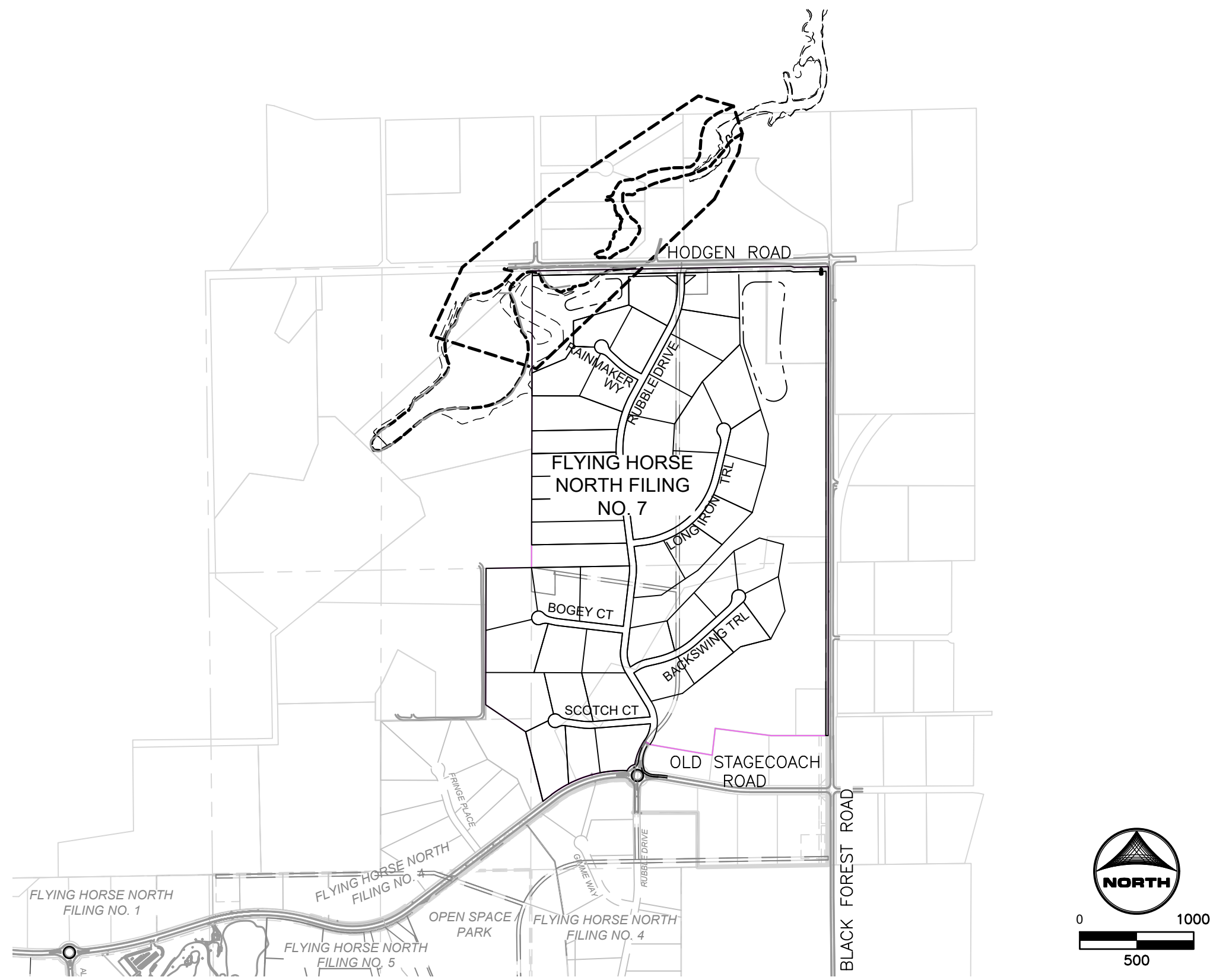


STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- 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 EPCO COUNTY (EPCO) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INITIAL PERMIT OR THE PRELIMINARY CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCMS) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCMS) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE AND WHEN REQUIRED BY THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADEMENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADEMENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER. PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS, ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCMS. IF AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION CCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT C00800000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, 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.
21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
22. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE WITHOUT PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1361), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, ENGINEERING CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL, ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 10 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
- COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WCOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

FLYING HORSE NORTH FILING NO. 7 GRADING AND EROSION CONTROL PLAN

A TRACT OF LAND BEING A PORTION OF THE EAST HALF AND A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO



SHEET INDEX

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- 2 - LEGEND AND ABBREVIATIONS
- 3 - INITIAL & INTERIM GEC PHASE
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- 5 - INITIAL & INTERIM GEC PHASE
- 6 - FINAL GEC PHASE
- 7 - FINAL GEC PHASE
- 8 - FINAL GEC PHASE
- 9 - GEC BMP DETAILS
- 10 - GEC BMP DETAILS

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" AT GRADE AND THE NORTHERLY END BY A 2.5" ALUMINUM CAP STAMPED "CCES T11S R65W SW 1/16" 0.1' BELOW GRADE. ASSUMED TO BEAR N00°08'36"E A DISTANCE OF 1,325.48 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 4, AS RECORDED UNDER RECEPTION NUMBER 225715505, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING. THENCE ON THE EASTERLY BOUNDARY LINE OF SAID FLYING HORSE FILING NO. 4 THE FOLLOWING TWO (2) COURSES:

1. N13°57'08"W A DISTANCE OF 628.43 FEET;
2. N55°57'42"W A DISTANCE OF 423.40 FEET;

THENCE N00°08'15"E A DISTANCE OF 1,197.98 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
THENCE N80°15'31"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, TO THE QUARTER CORNER OF SAID SECTION 30;
THENCE N00°08'48"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,604.74 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 300.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD SAID POINT BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S00°00'48"W, ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD, A DISTANCE OF 27.92 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD SAID POINT BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,595.64 FEET; THENCE S00°05'33"W ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,560.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 1, A DISTANCE OF 1,423.00 FEET TO THE NORTHERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 1, THE FOLLOWING TEN (10) COURSES:

1. N89°59'04"W A DISTANCE OF 502.35 FEET;
2. N82°41'19"W A DISTANCE OF 492.47 FEET;
3. S06°27'11"W A DISTANCE OF 236.35 FEET;
4. N80°16'05"W A DISTANCE OF 554.18 FEET;
5. N80°06'08"W A DISTANCE OF 60.19 FEET TO A POINT ON CURVE.
6. ONE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 558'00"05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET, A DISTANCE OF 225.86 FEET TO A POINT ON CURVE.
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 32°02'48", A RADIUS OF 100.00 FEET, A DISTANCE OF 80.84 FEET TO A POINT ON CURVE.
8. ONE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8.27 FEET, A DELTA OF 90°00'00"00"E.
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 1,040.00 FEET, A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT.
10. S89°12'00"W A DISTANCE OF 92.29 FEET TO A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,624,258 SQUARE FEET OR 266.856 ACRES, MORE OR LESS

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 J. PALMER, P.E.
COUNTY ENGINEER

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.

RICHARD D. LYON, COLORADO P.E. NO. 53921 DATE

OWNER'S STATEMENT:

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

DREW BALSICK, PRI #2 LLC. DATE
VICE PRESIDENT

DRAWN BY: CMD JOB DATE: 3/19/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 211030.25 OFFICIAL DRAWINGS.
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CAD FILE: J:\2021\211030\CAD\DWG\CI\Filing_NORTH\GEC\GEC-Cover ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 7
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN

COVER

SHEET

SHEET
CV

1

ABBREVIATIONS

A	DEFLECTION ANGLE	FT	FOOT OR FEET
Ø, DIA	DIAMETER	GB	GRADE BREAK
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GAL	GALLON
ABC	ASPHALT BASE COURSE	HDPE	HIGH DENSITY POLYETHYLENE
ABD	ABANDONED	HC RAMP	HANDICAP RAMP
AC	ACRE	HW	HEADWALL
ADA	THE AMERICANS WITH DISABILITIES ACT	INVT	INVERT
ASPH	ASPHALT	KM	KILOMETER
ASS'Y	ASSEMBLY	L	LENGTH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LF	LINEAR FEET
BFE	BASE FLOOD ELEVATION	M	METER
BLDG	BUILDING	MIN	MINIMUM
BLVD	BOULEVARD	MISC	MISCELLANEOUS
BM	BENCH MARK	MAINT	MAINTENANCE
BNDY	BOUNDARY	MAX	MAXIMUM
BOP	BOTTOM OF POND	MH	MANHOLE
BW	BOTTOM OF WALL	MP	MIDPOINT
C&G	CURB AND GUTTER	N	NORTH/NORTHING
CA	COARSE AGGREGATE	NO	NUMBER
CATV	CABLE TELEVISION	OC	ON CENTER
CB	CHORD BEARING/CATCH BASIN	OH	OVERHEAD
CFS	CUBIC FEET PER SECOND	PB	PUBLIC
CIP	CAST IRON PIPE	PC	POINT OF CURVATURE
CL	CENTER LINE	PCC	POINT OF COMPOUND CURVATURE
CMP	CORRUGATED METAL PIPE	PCR	POINT OF CURB RETURN
COMP	COMPOSITE	PI	POINT OF INTERSECTION
CONC	CONCRETE	PIE	PUBLIC IMPROVEMENT ESMT
CONST	CONSTRUCT OR CONSTRUCTION	PT	POINT OF TANGENCY
CSP	CORRUGATED STEEL PIPE	PRC	PROPOSED
CSU	COLORADO SPRINGS UTILITIES	PRC	POINT OF REVERSE CURVATURE
CT	COURT	PRV	PRESSURE REDUCING VALVE
CTR	CENTER	PVT	PRIVATE
CU	COPPER	PJAE	PUBLIC UTILITY AND ACCESS ESMT
CY	CUBIC YARD	PJADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DBL	DOUBLE	PVC	POLYVINYL CHLORIDE
DEG	DEGREE	R	RADIUS
DET	DETAIL	REC	RECEPTION
DEPT	DEPARTMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
DIM	DIMENSION	S	SOUTH
DIP	DUCTILE IRON PIPE	SHT	SHEET
DOT	DEPARTMENT OF TRANSPORTATION	SQ	SQUARE
DWG	DRAWING	SW	SPILLWAY
E	EAST/EASTING	TBC	TOP BACK OF CURB
EL	ELEVATION	TC	TRICKLE CHANNEL
ELEC	ELECTRIC	TOP	TOP OF POND
EOG	EDGE OF GUTTER	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	TYP	TYPICAL
ESMT	EASEMENT	UG	UNDERGROUND
EW	ENDWALL	VERT	VERTICAL
EX	EXISTING	W	WEST
FD	FRENCH DRAIN	WW	WASTEWATER
FDC	FIRE DEPARTMENT CONNECTION	WWF	WELDED WIRE FABRIC
FE	FLANGE ELEVATION	W/	WITH
FES	FLARED END SECTION	W/O	WITHOUT
FF	FINISHED FLOOR	YD	YARD
FG	FINISHED GRADE		
FH	FIRE HYDRANT		
FHWA	FEDERAL HIGHWAY ADMINISTRATION		
FL	FLOW LINE		

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
MATCH LINE			MANHOLE		
FILING LINE			STORM INLET		
SECTION LINE			FLARED END SECTION		
PROPERTY LINE			RIPRAP		
P.I.E. LINE					
MVEA ESMT. LINE					
RIGHT OF WAY					
CENTERLINE					
CHAIN LINK FENCE					
WOODEN FENCE					
ROD IRON FENCE					
STORM DRAIN					
SWALE					
TRAIL					
EDGE OF ROAD					
INDEX CONTOUR					
INTER. CONTOUR					
100-YR FLOODPLAIN					
FLOODWAY					
GEOHAZARD DELINEATION					

GEC LEGEND:

	(SF)	SILT FENCE	INITIAL/INTERIM
	(SSA)	STABILIZED STAGING AREA	INITIAL/INTERIM
	(SP)	STOCKPILE MANAGEMENT	INITIAL/INTERIM
	(CIP)	CULVERT INLET PROTECTION	INTERIM
	(VTC)	VEHICLE TRACKING CONTROL	INITIAL
	(DS)	DRAINAGE SWALE	INTERIM
	(LOC)	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
		LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
		CUT CONDITION	
		FILL CONDITION	
		FLOW DIRECTION	
	(ECB)	EROSION CONTROL BLANKET	INTERIM/FINAL
	(CD)	CHECK DAM (STRAW BALE)	INTERIM
	(CWA)	CONCRETE WASH OUT	INITIAL
	(TSB)	TEMPORARY SEDIMENT BASIN	INITIAL
		TSB TRIBUTARY AREA DELINEATION	INITIAL

PHASE:

INITIAL/INTERIM
INITIAL/INTERIM
INITIAL/INTERIM
INTERIM
INITIAL
INTERIM
INITIAL/INTERIM/FINAL
INITIAL/INTERIM/FINAL

INTERIM/FINAL
INTERIM
INITIAL

INITIAL
ION INITIAL

GEC LEGEND:

	(TRM)	TURF REINFORCED MAT	FINAL
	(SM)	SEEDING & MULCHING	FINAL
	(LOD)	LIMITS OF CONSTRUCTION/ DISTURBANCE	
		FLOW DIRECTION	
	(ECB)	EROSION CONTROL BLANKET	INTERIM/FINAL

PHASE:

FINAL	
FINAL	
INTERIM/FINAL	

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 7
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN

LEGEND AND ABBREVIATIONS

SHEET
LG

2

EARTHWORK ANALYSIS:

- | BASE SURFACE: FHN-EG | COMPARISON SURFACE: F7-FG |
|--------------------------|------------------------------|
| CUT FACTOR: 1.00 | |
| FILL FACTOR: 1.15 | |
| CUT VOLUME(ADJUSTED): | 203,605.00 CUBIC YARDS |
| FILL VOLUME(ADJUSTED): | 100,824.36 CUBIC YARDS |
| NET VOLUME(ADJUSTED): | 102,780.64 (CUT) CUBIC YARDS |
| | |
| CUT FACTOR: 1.00 | |
| FILL FACTOR: 1.15 | |
| CUT VOLUME(UNADJUSTED): | 203,605.00 CUBIC YARDS |
| FILL VOLUME(UNADJUSTED): | 87,673.36 CUBIC YARDS |
| NET VOLUME(UNADJUSTED): | 115,931.64 (CUT) CUBIC YARDS |

LIMITS OF DISTURBANCE FOR CONSTRUCTION ACTIVITY ONLY = ~46.29 ACRES

GEC LEGEND:



1. AREAS TO BE SEEDED AND MULCHED ARE SHOWN ON FINAL PHASE SHEET.
2. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING.
3. ALL CULVERT PIPE AND STORM INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY IS PUBLIC AND TO BE OWNED AND MAINTAINED BY EL PASO COUNTY. ALL CULVERT PIPE AND STORM INFRASTRUCTURE OUTSIDE OF PUBLIC RIGHT-OF-WAY IS CONSIDERED PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

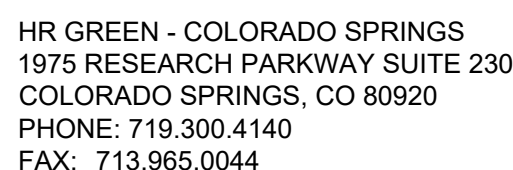


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A detailed map of Filing No. 7, which is shaded in light gray. The map shows several streets: Rainmaker Way, Ruble Dr, Longhorn Trl, Bogey Ct, Ruble Dr, Backstreet M, Scotch Ct, and Old Stagecoach Road. The map is bordered by Hodgen Rd to the north and Black Forest Road to the east. The text 'FILING NO. 7' is prominently displayed in the center. The map is part of a larger set of filings, with Filing No. 4 to the west and Filing No. 1 to the south and east.



NO.	DATE	BY	REVISION DESCRIPTION



GRADING & EROSION CONTROL PLAN

INITIAL & INTERIM GEC PHASE

SHEET GEC	3
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EARTHWORK ANALYSIS

1. SEE GEC DETAIL SHEETS FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO THE START OF CONSTRUCTION.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL EROSION CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIOUS WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMAX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
11. PROVIDE 24" DICHES AND REESTABLISHED CHANNEL SECTIONS ARE TO HAVE PERMANENT TRM INSTALLED (ROLLMAX P300/TMAX OR EQUIV. AS SPECIFIED).
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 203,605.00 CUBIC YARDS
FILL VOLUME(ADJUSTED): 100,824.36 CUBIC YARDS
NET VOLUME(ADJUSTED): 102,780.64 (CUT) CUBIC YARDS

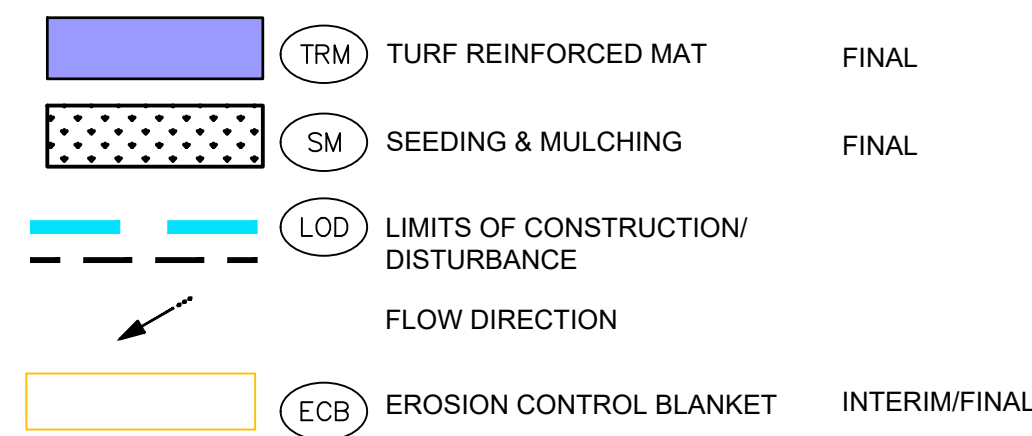
CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 203,605.00 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 87,673.36 CUBIC YARDS
NET VOLUME(UNADJUSTED): 115,931.64 (CUT) CUBIC YARDS

FULL LIMITS OF DISTURBANCE/CONSTRUCTION INCLUDING PERIMETER CONTROL -
224.40 ACRES

LIMITS OF DISTURBANCE FOR CONSTRUCTION ACTIVITY ONLY = ~46.29 ACRES

SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FT)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

GEC LEGEND:



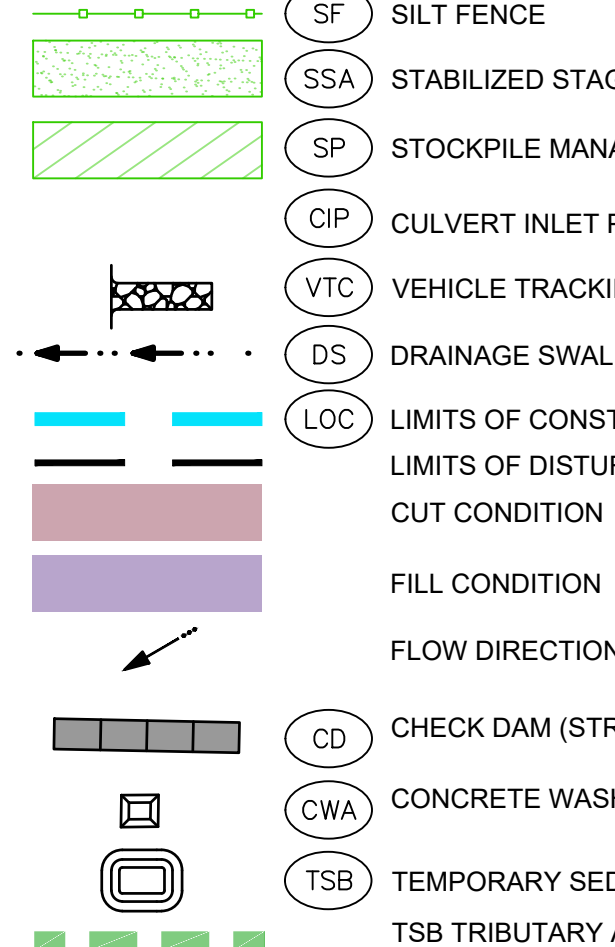
PHASE:

FINAL

FINAL

INTERIM/FINAL

GEC LEGEND:



PHASE:

INITIAL/INTERIM

INITIAL / INTERIM / FINAL

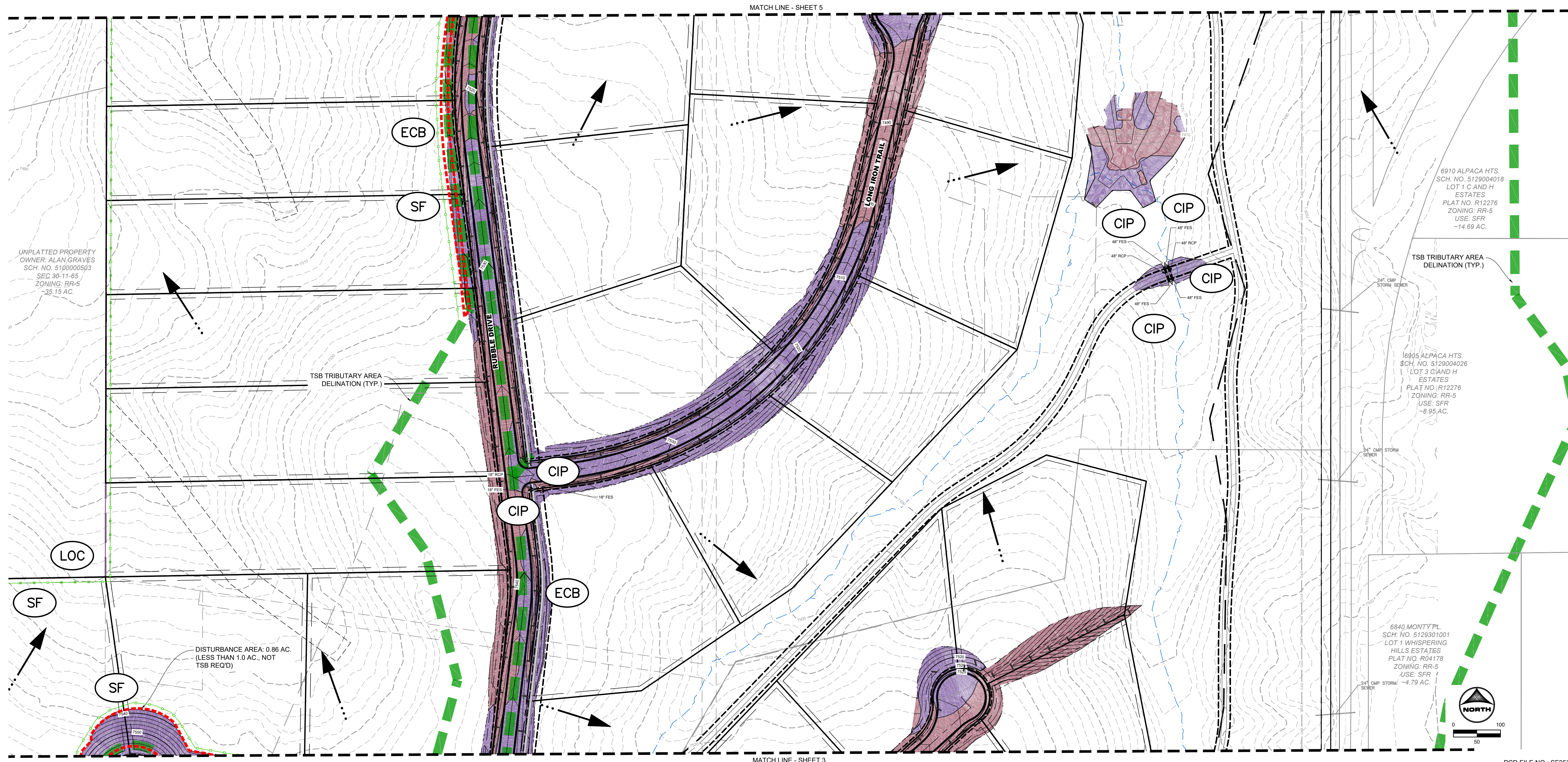
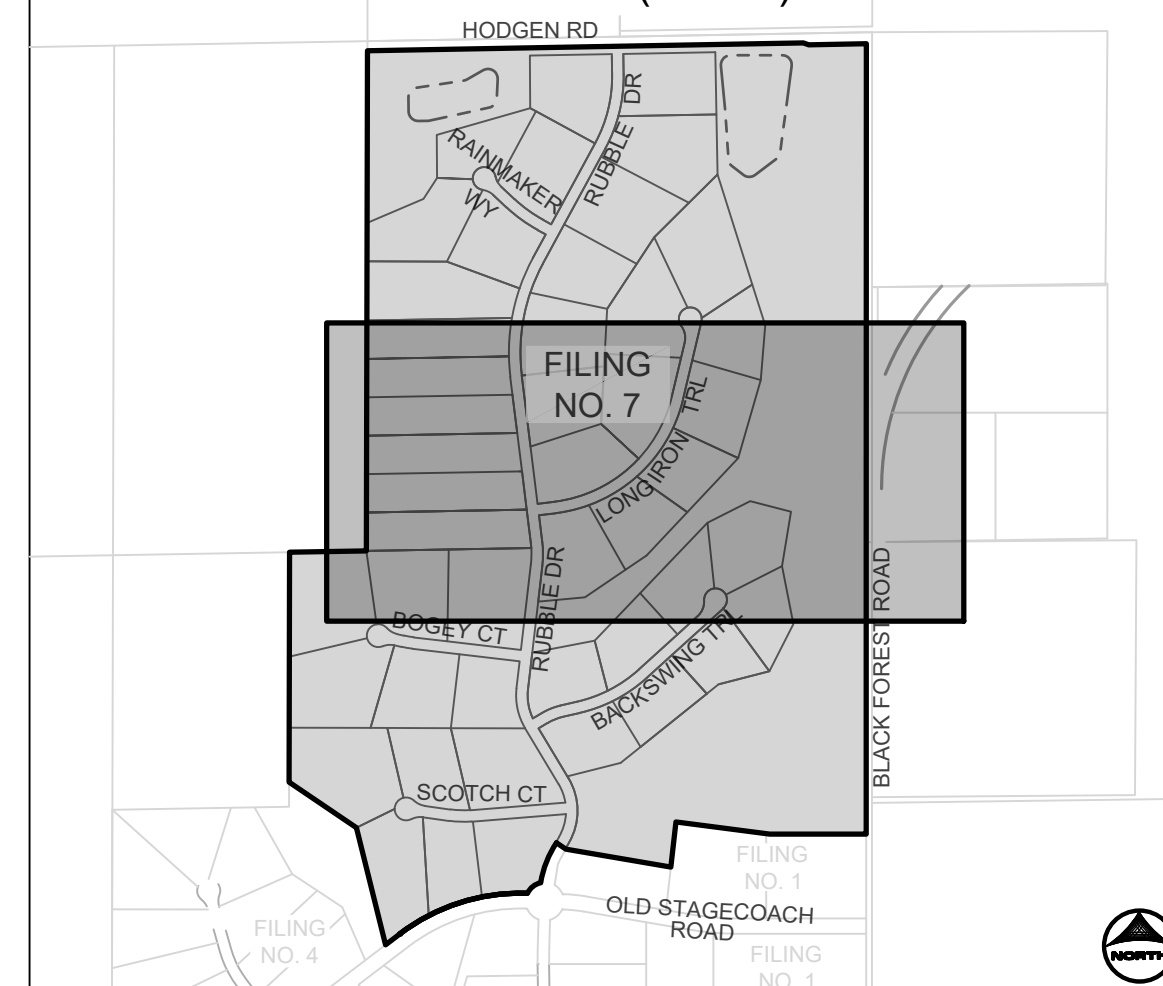
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KEY MAP (N.T.S.)



DRAWN BY: CMD JOB DATE: 8/21/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 211030.270 OFFICIAL DRAWINGS
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CAD DATE: 8/21/2026 IF NOT ONE INCH.
CAD FILE: J:\2021\211030\CAD\DWGS\C\Filing_NORTH\GEC\GEC-Initial-Interim ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 7
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN

INITIAL & INTERIM GEC PHASE

SHEET

4

EARTHWORK ANALYSIS

1. SEE GEC DETAIL SHEETS FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO THE START OF CONSTRUCTION.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL EROSION CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
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11. PROVIDE 24" DICHES AND REESTABLISHED CHANNEL SECTIONS ARE TO HAVE PERMANENT TRM INSTALLED (ROLLMAX P300/TMAX OR EQUIV. AS SPECIFIED).
12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

BASE SURFACE: FHN-EG COMPARISON SURFACE: F7-FG

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 203,605.00 CUBIC YARDS
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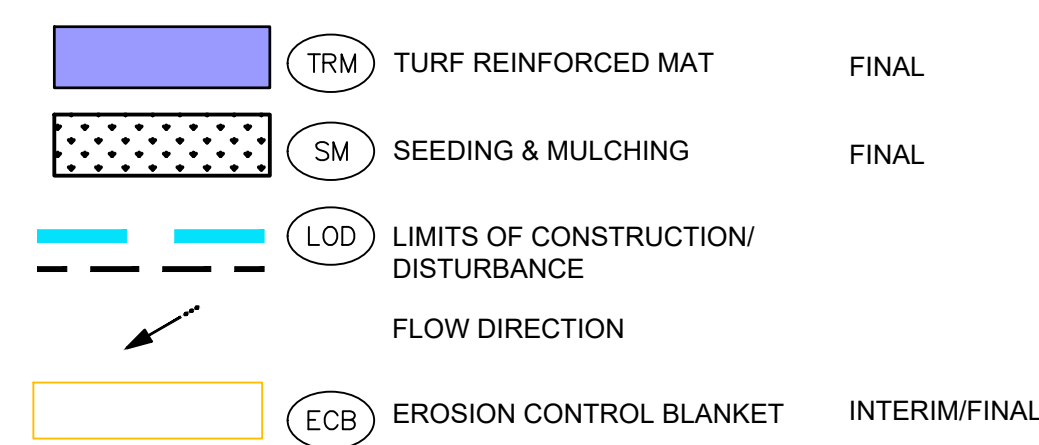
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FULL LIMITS OF DISTURBANCE/CONSTRUCTION INCLUDING PERIMETER CONTROL -
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LIMITS OF DISTURBANCE FOR CONSTRUCTION ACTIVITY ONLY = ~46.29 ACRES

SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FT)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

GEC LEGEND:



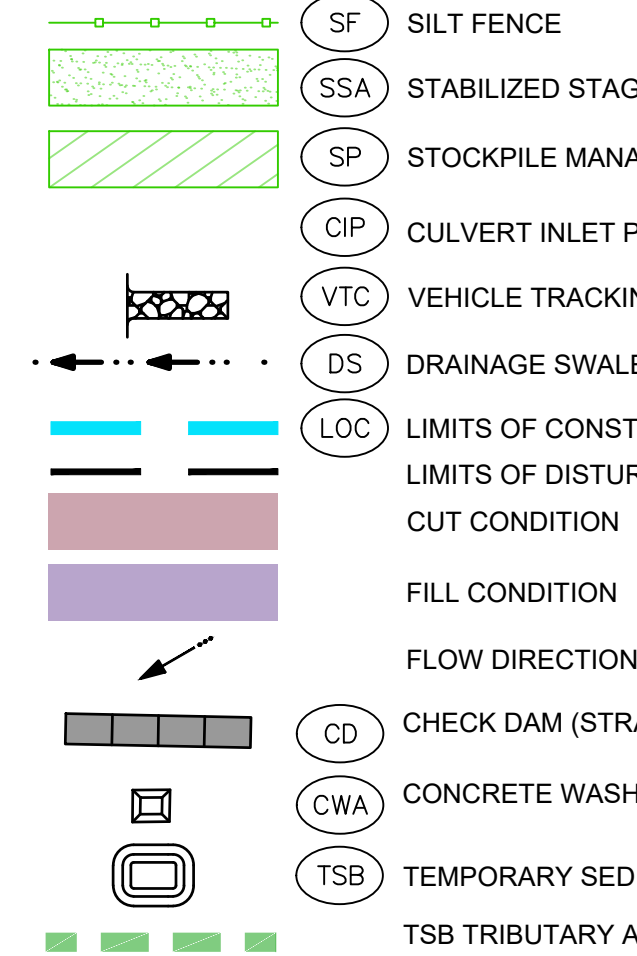
PHASE:

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INTERIM/FINAL

GEC LEGEND



PHASE:

INITIAL/INTERIM

INTERIM

TABLE 1

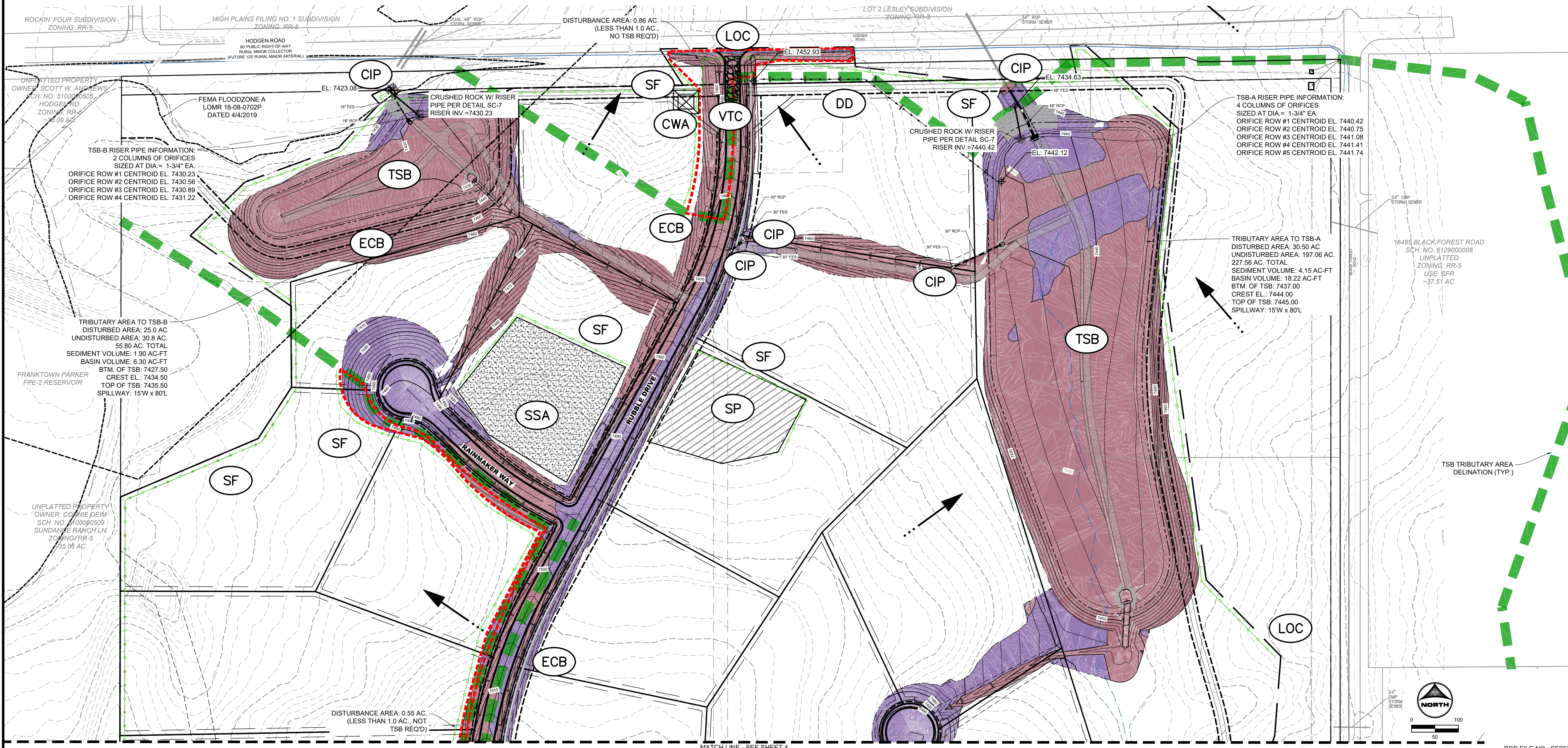
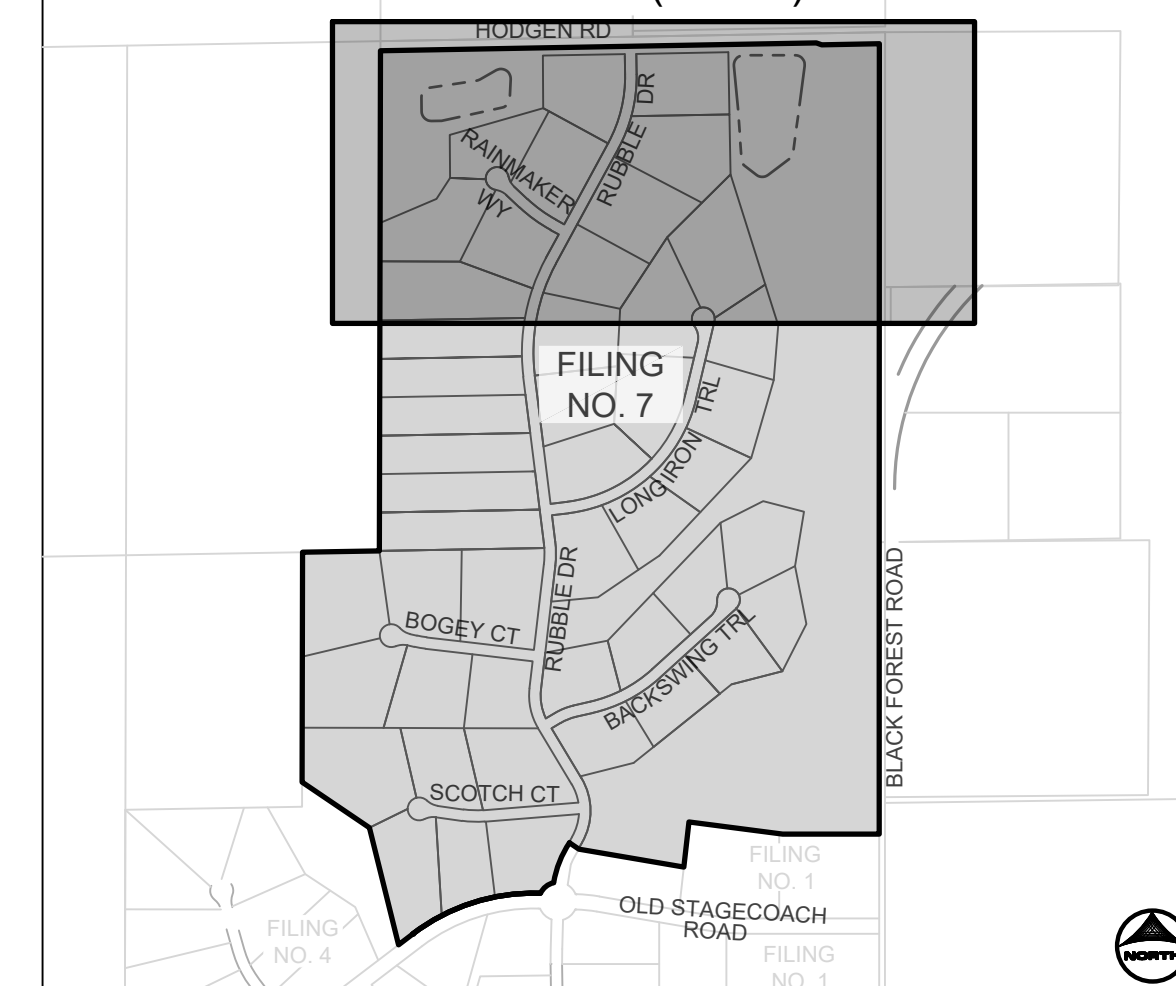
INITIAL/INTERIM/FINAL

INTERIM

INITIAL

INITIAL

KEY MAP (N.T.S.)



DRAWN BY: CMD JOB DATE: 8/21/2026 BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 211030.270 0 XXXXXXXXXX 1"
IF NOT ONE INCH,
CAD DATE: 8/21/2026 ADJUST SCALE ACCORDINGLY
CAD FILE: J:\2021\211030\CAD\dwgs\CIFiling_NORTH\GEC\GEC-Initial-Interim

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

FLYING HORSE NORTH FILING 7
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
INITIAL & INTERIM GEC PHASE

SHEET

5

SEE GC DETAIL SHEETS FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.

AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.

ALL GREATER THAN 4" SLOPES MUST BE RECEIVED SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.

STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.

NOISE ABATEMENT CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECTS CERTIFIED GC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.

THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A REQUIRED CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE REVISED AS APPROPRIATE.

THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.

ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.

THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE. A VARIOUS WIDTH OF THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMAX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE RUNDOWNS OR ROADSIDE DITCHES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.

ALL ROADSIDE SWALES AND REESTABLISHED CHANNEL SECTIONS ARE TO HAVE ROLLMAX TRM (TMAX OR P300) INSTALLED (ROLLMAX OR EQUIV. AS SPECIFIED).

ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

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FULL LIMITS OF DISTURBANCE/CONSTRUCTION INCLUDING
224.40 ACRES

SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FT)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

LIMITS OF DISTURBANCE FOR CONSTRUCTION ACTIVITY ONLY = ~46.29 ACRES

Legend for erosion control measures:

- TRM: TURF REINFORCED MAT
- SM: SEEDING & MULCHING
- LOD: LIMITS OF CONSTRUCTION DISTURBANCE
- FLOW DIRECTION
- ECB: EROSION CONTROL BLANK

FINAL

FINAL

INTERIM/FINAL

	(SF)	SILT FENCE
	(SSA)	STABILIZED SAND TRAP
	(SP)	STOCKPILE MANAGEMENT
	(CIP)	CULVERT INLET PROTECTION
	(VTC)	VEHICLE TRACKING
	(DS)	DRAINAGE SWALE
	(LOC)	LIMITS OF CONSTRUCTION
		LIMITS OF DISTURBANCE
		CUT CONDITION
		FILL CONDITION
		FLOW DIRECTION
	(ECB)	EROSION CONTROL
	(CD)	CHECK DAM (STRUCTURE)
	(CWA)	CONCRETE WASHOUT
	(TSB)	TEMPORARY SEDIMENTATION
		TSB TRIBUTARY

INITIAL/INTERIM
INITIAL/INTERIM
INITIAL/INTERIM
INTERIM
INITIAL
INTERIM
INITIAL/INTERIM/FINAL
INITIAL/INTERIM/FINAL

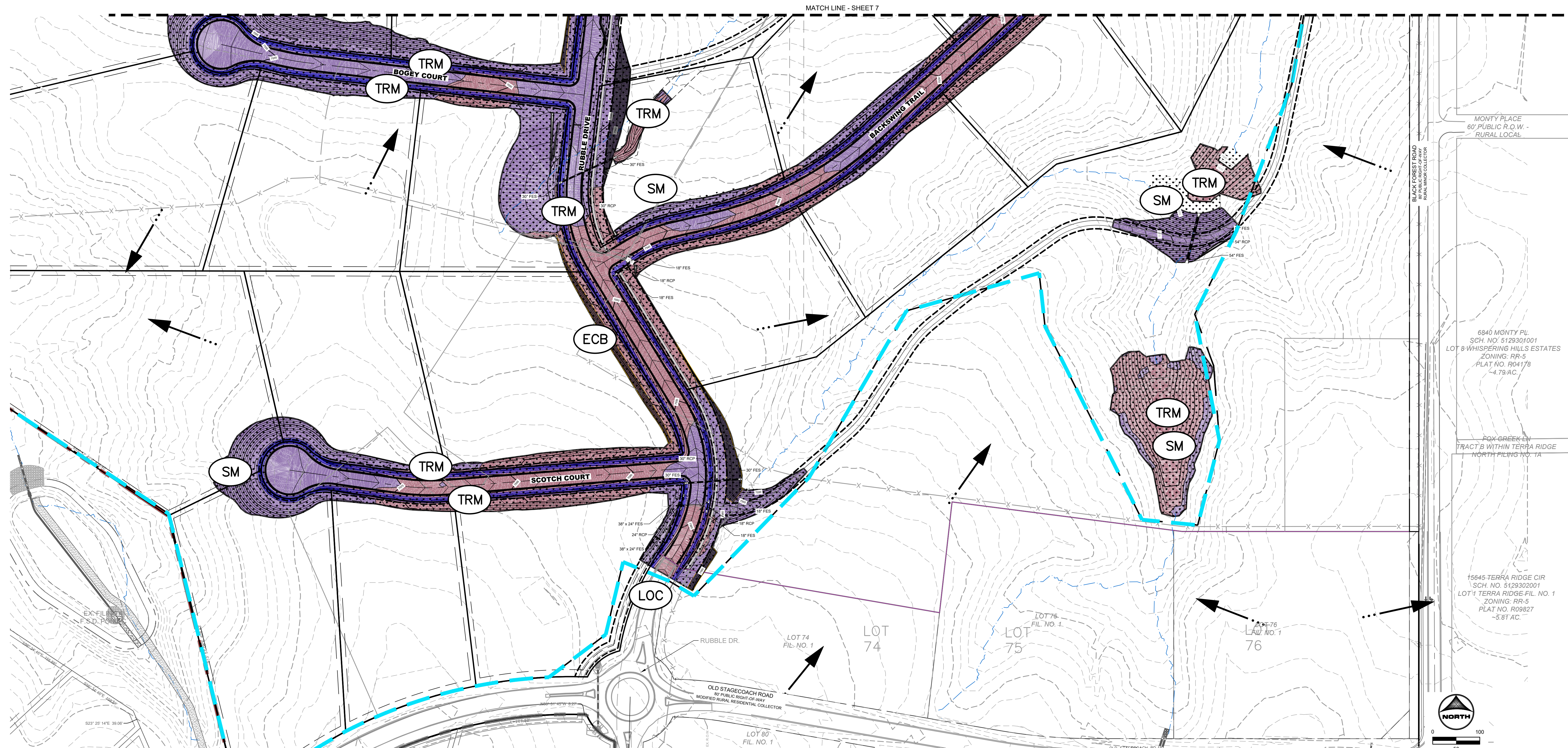
INTERIM/FINAL
INTERIM
INITIAL

INITIAL
TION INITIAL

A detailed map of Filing No. 7, which is a portion of Section 36, Township 36N, Range 12E, in the 6th Principal Meridian. The map shows a grid of property lots. Key roads include Rainmaker Wy, Rubble Dr, Longhorn Trl, Socoye Ct, Backswing Trl, Scotch Ct, and Old Stagecoach Road. The map is labeled 'FILING NO. 7' in the center. The surrounding areas are labeled 'FILING NO. 4' to the west, 'FILING NO. 8' to the east, and 'FILING NO. 6' to the south. The map is oriented with North at the top.

NOTES:

1. AREAS TO BE SEEDED AND MULCHED ARE SHOWN ON FINAL PHASE SHEET.
2. ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING.
3. ALL CULVERT PIPE AND STORM INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY IS PUBLIC AND TO BE OWNED AND MAINTAINED BY EL PASO COUNTY. ALL CULVERT PIPE AND STORM INFRASTRUCTURE OUTSIDE OF PUBLIC RIGHT-OF-WAY IS CONSIDERED PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.



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BAR IS ONE INCH ON
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0  1"
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
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FLYING HORSE NORTH FILING 7
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
FINAL GEC PHASE

SHEET
GEC

6

SEE GC DETAIL SHEETS FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED
AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL.
LATEST REVISIONS.

AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR
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ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND
EROSION CONTROL BLANKET.

STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT
THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR
OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.

NON-EROSION CONTROLS (I.E. STREET SWEEPINGS) WILL BE AT THE DISCRETION OF THE
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REVISED TO REFLECT SUCH REQUIREMENTS.

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THE NATURAL TERTIARY SWALE THROUGHT LOTS 16 AND 17 IS PLATTED AS A PUBLIC
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OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.

ALL ROADSIDE DITCHES AND REESTABLISHED CHANNEL SECTIONS ARE TO HAVE
P300 ROLLMAX (OR EQUIV. AS SPECIFIED).

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FULL LIMITS OF DISTURBANCE/CONSTRUCTION INCLUDING
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	(TRM)	TURF REINFORCED MAT	FINAL
	(SM)	SEEDING & MULCHING	FINAL
	(LOD)	LIMITS OF CONSTRUCTION/ DISTURBANCE	
		FLOW DIRECTION	
	(ECB)	EROSION CONTROL BLANKET	INTERIM/FINAL

FINAL

FINAL

INTERIM/FINAL

	SF	SILT FENCE	INITIAL/INTERIM
	SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
	SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
	CIP	CULVERT INLET PROTECTION	INTERIM
	VTC	VEHICLE TRACKING CONTROL	INITIAL
	DS	DRAINAGE SWALE	INTERIM
	LOC	LIMITS OF CONSTRUCTION	INITIAL/INTERIM/FINAL
		LIMITS OF DISTURBANCE	INITIAL/INTERIM/FINAL
		CUT CONDITION	
		FILL CONDITION	
		FLOW DIRECTION	
	ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
	CD	CHECK DAM (STRAW BALE)	INTERIM
	CWA	CONCRETE WASH OUT	INITIAL
	TSB	TEMPORARY SEDIMENT BASIN	INITIAL
		TSB TRIBUTARY AREA DELINEATION	INITIAL

INITIAL/INTERIM
INITIAL/INTERIM
INITIAL/INTERIM
INTERIM
INITIAL
INTERIM
INITIAL/INTERIM/FINAL
INITIAL/INTERIM/FINAL

INTERIM/FINAL
INTERIM
INITIAL

INITIAL
TION INITIAL

MATCH LINE - SHEET 8

MATCH LINE - SHEET 6

DRAWN BY: CMD JOB DATE: 8/21/2026
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JUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 7
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
FINAL GEC PHASE

SHEET
GEC

7

GRADING & EROSION CONTROL PLAN NOTES:

- SEE GEC DETAIL SHEETS FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
- ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
- AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
- ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
- STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
- NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
- THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
- THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
- ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
- THE NATURAL TERTIARY SWALE THROUGH LOTS 16 AND 17 IS PLATTED AS A PUBLIC DRAINAGE EASEMENT WITH A VARIED WIDTH. THE EASEMENT IS TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. ALL OTHER NATURAL TERTIARY SWALES DO NOT REQUIRE TRM AND ARE NOT TO BE DISTURBED. AREAS REQUIRING ROLLMAX TRM (TMAX OR P300) ARE CALLED OUT ON THE PLANS AND ARE AREAS NEAR POND CONCRETE RUNDOWNS OR ROADSIDE SWALES. SEE THE PERMANENT CHANNEL LINING PROVIDED ON SHEET 2.
- ALL ROADSIDE DITCHES AND REESTABLISHED CHANNEL SECTIONS ARE TO HAVE PERMANENT TRM INSTALLED (ROLLMAX P300/TMAX OR EQUIV. AS SPECIFIED).
- ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

EARTHWORK ANALYSIS:

BASE SURFACE: FHN-EG COMPARISON SURFACE: F7-FG

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(ADJUSTED): 203,605.00 CUBIC YARDS
FILL VOLUME(ADJUSTED): 100,824.36 CUBIC YARDS
NET VOLUME(ADJUSTED): 102,780.64 (CUT) CUBIC YARDS

CUT FACTOR: 1.00
FILL FACTOR: 1.00
CUT VOLUME(UNADJUSTED): 203,605.00 CUBIC YARDS
FILL VOLUME(UNADJUSTED): 87,673.36 CUBIC YARDS
NET VOLUME(UNADJUSTED): 115,931.64 (CUT) CUBIC YARDS

FULL LIMITS OF DISTURBANCE/CONSTRUCTION INCLUDING PERIMETER CONTROL = 224.40 ACRES

LIMITS OF DISTURBANCE FOR CONSTRUCTION ACTIVITY ONLY = ~46.29 ACRES

TABLE 1.1 - CHECK DAM SPACING	
SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FT)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

GEC LEGEND:

- TRM TURF REINFORCED MAT
- SM SEEDING & MULCHING
- LOC LIMITS OF CONSTRUCTION/ DISTURBANCE
- FLOW DIRECTION
- ECB EROSION CONTROL BLANKET

NOTES:

- AREAS TO BE SEEDDED AND MULCHED ARE SHOWN ON FINAL PHASE SHEET.
- ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING.
- ALL CULVERT PIPE AND STORM INFRASTRUCTURE WITHIN PUBLIC RIGHT-OF-WAY IS PUBLIC AND TO BE OWNED AND MAINTAINED BY EL PASO COUNTY. ALL CULVERT PIPE AND STORM INFRASTRUCTURE OUTSIDE OF PUBLIC RIGHT-OF-WAY IS CONSIDERED PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

PHASE:

- FINAL
- FINAL
- INTERIM/FINAL

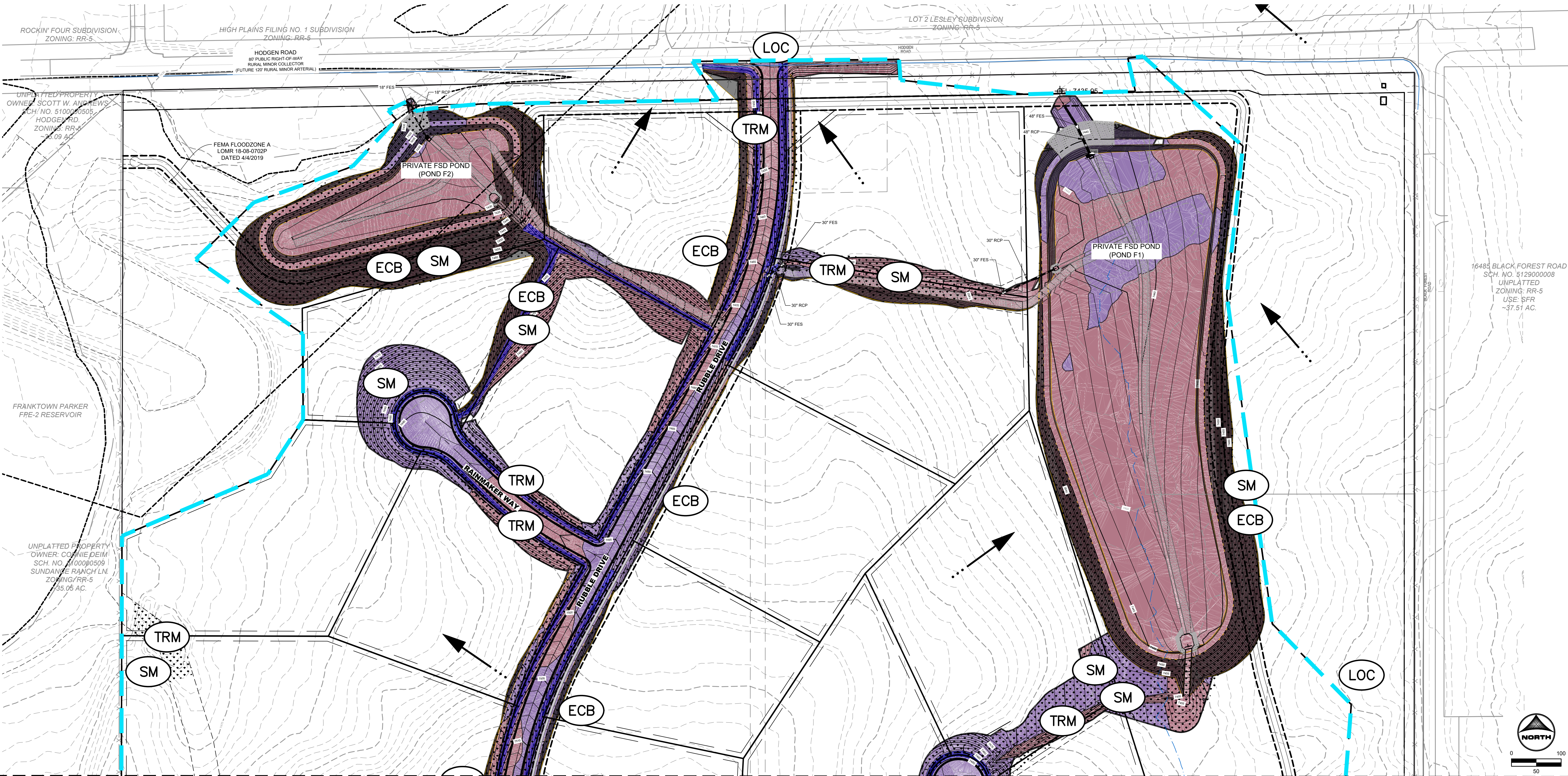
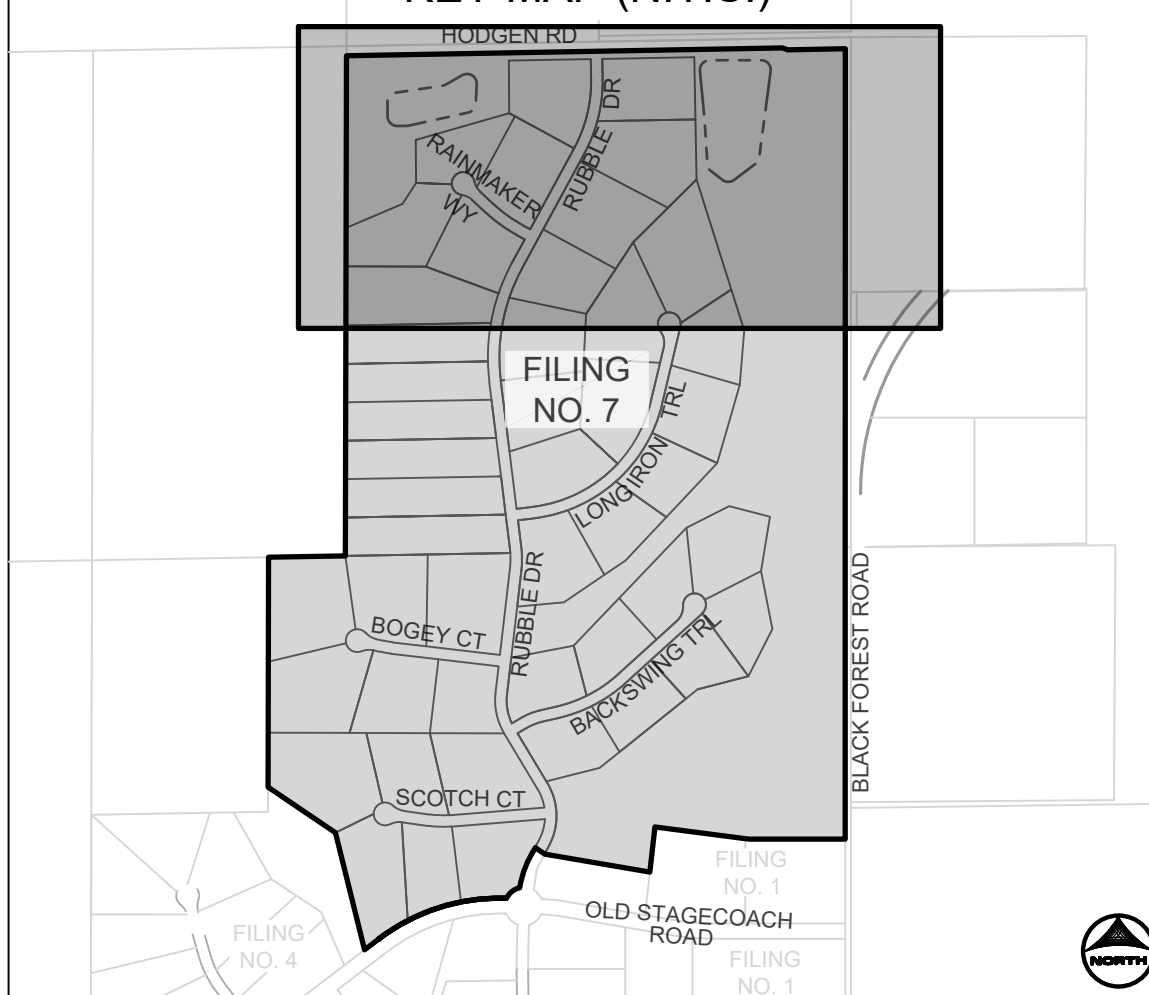
GEC LEGEND:

- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- SP STOCKPILE MANAGEMENT
- CIP CULVERT INLET PROTECTION
- VTC VEHICLE TRACKING CONTROL
- DS DRAINAGE SWALE
- LOC LIMITS OF CONSTRUCTION
- LIMITS OF DISTURBANCE
- CUT CONDITION
- FILL CONDITION
- FLOW DIRECTION
- ECB EROSION CONTROL BLANKET
- CD CHECK DAM (STRAW BALE)
- CWA CONCRETE WASH OUT
- TSB TEMPORARY SEDIMENT BASIN
- TSB TRIBUTARY AREA DELINEATION

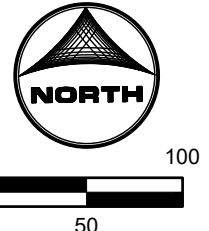
PHASE:

- INITIAL/INTERIM
- INITIAL/INTERIM
- INITIAL/INTERIM
- INTERIM
- INTERIM
- INITIAL/INTERIM/FINAL
- INITIAL/INTERIM/FINAL
- INTERIM/FINAL
- INTERIM
- INITIAL
- INITIAL
- INITIAL

KEY MAP (N.T.S.)



16485 BLACK FOREST ROAD
SCH. NO. 5129000008
UNPLATTED
ZONING: RR-5
USE: SFR
~37.51 AC.



DRAWN BY: CMD	JOB DATE: 8/21/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.270	0" = 1"
CAD DATE: 8/21/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Draws\C\Filing_NORTH\GEC\GEC-Final		

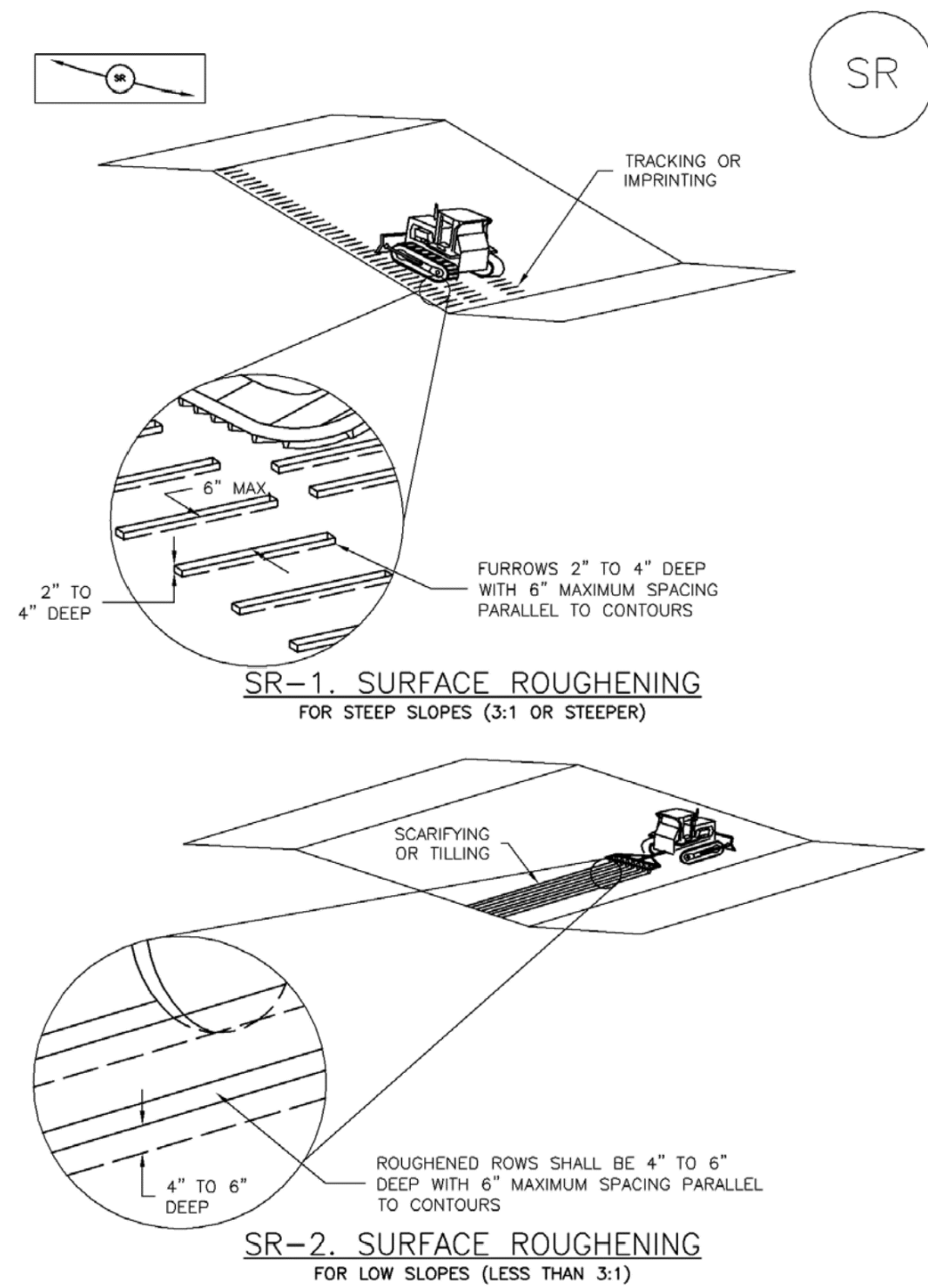
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GRADING & EROSION CONTROL PLAN
FINAL GEC PHASE

Surface Roughening (SR) EC-1



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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 reseeding. 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:

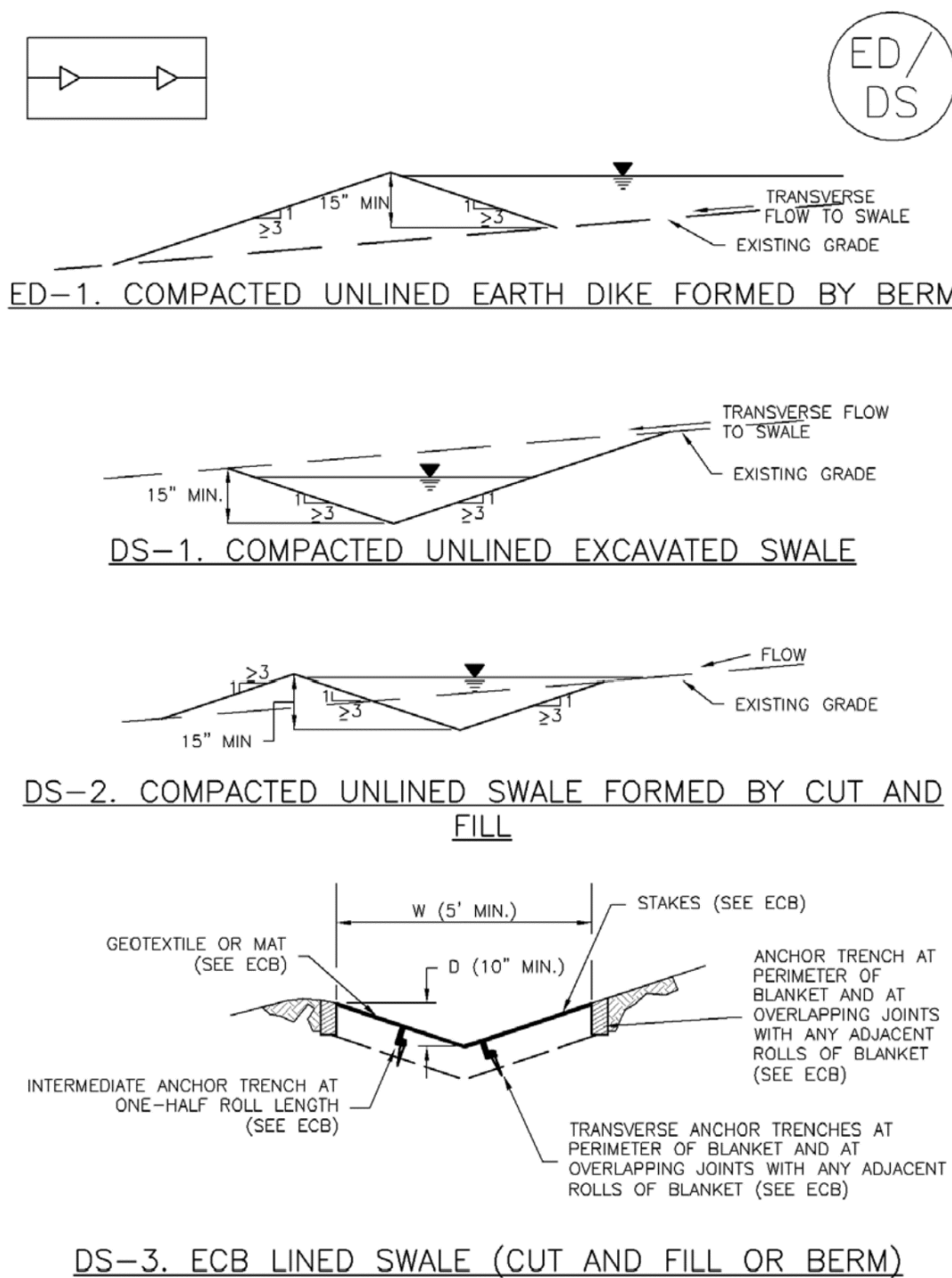
Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

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Urban Storm Drainage Criteria Manual Volume 3 MU-1



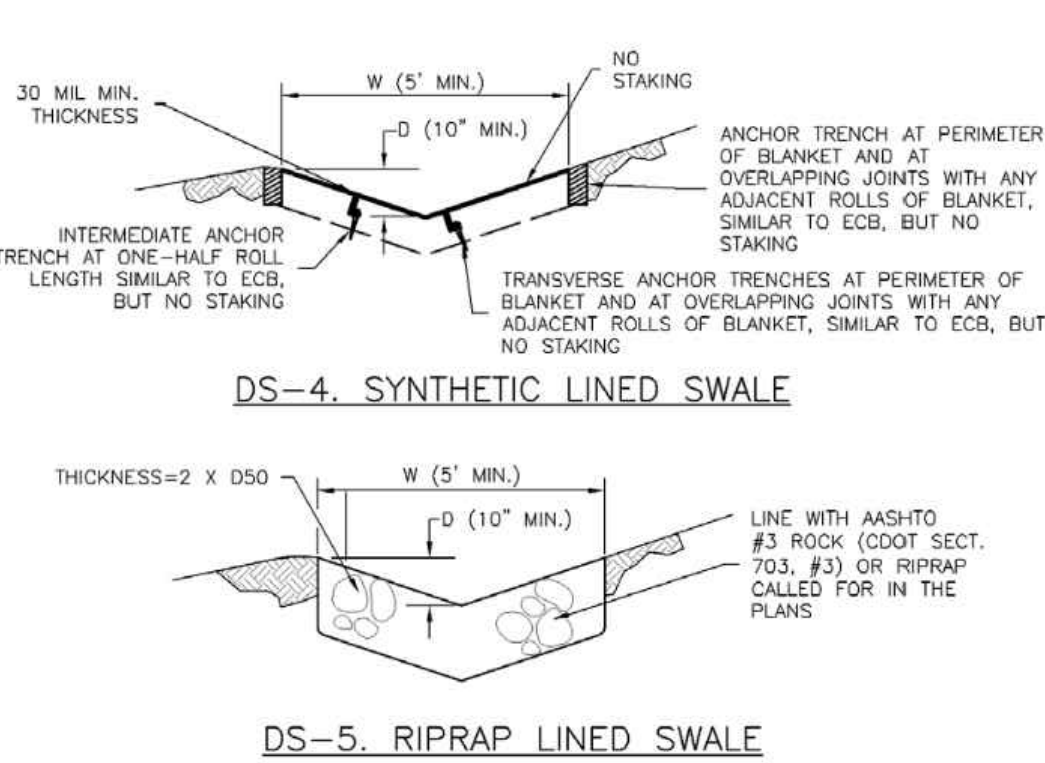
Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Earth Dikes and Drainage Swales (ED/DS) EC-10



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 ED/DS-3

EC-10 Earth Dikes and Drainage Swales (ED/DS)

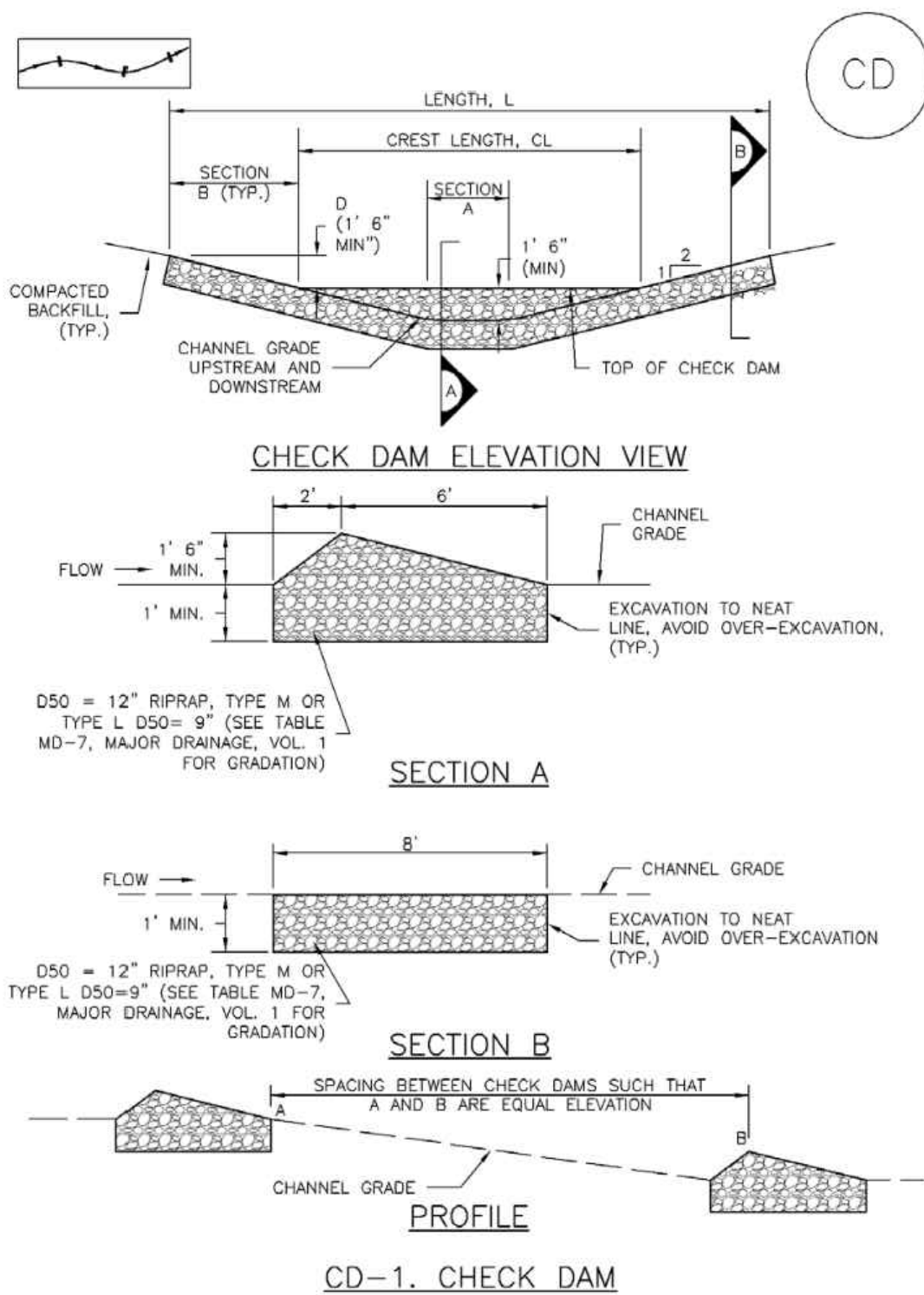


EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
 - LENGTH OF EACH SWALE.
 - DEPTH, D, AND WIDTH, W DIMENSIONS.
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
 - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

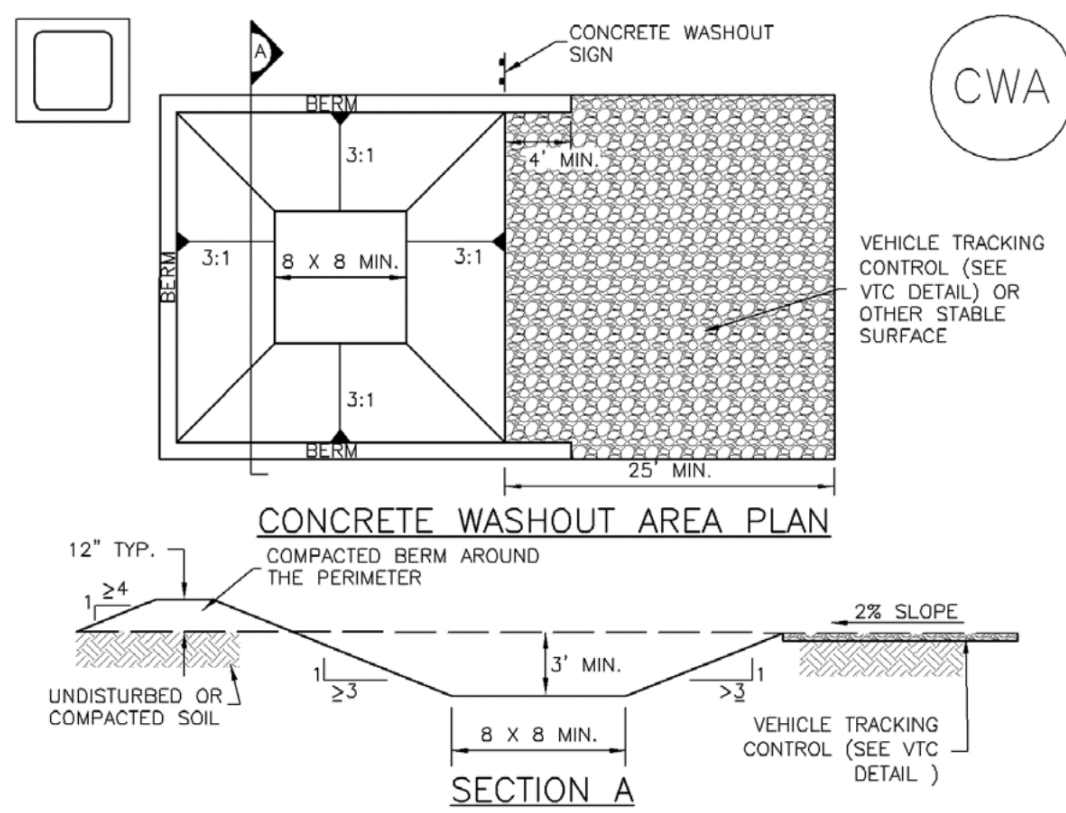
ED/DS-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Check Dams (CD) EC-12



November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 CD-3

Concrete Washout Area (CWA) MM-1



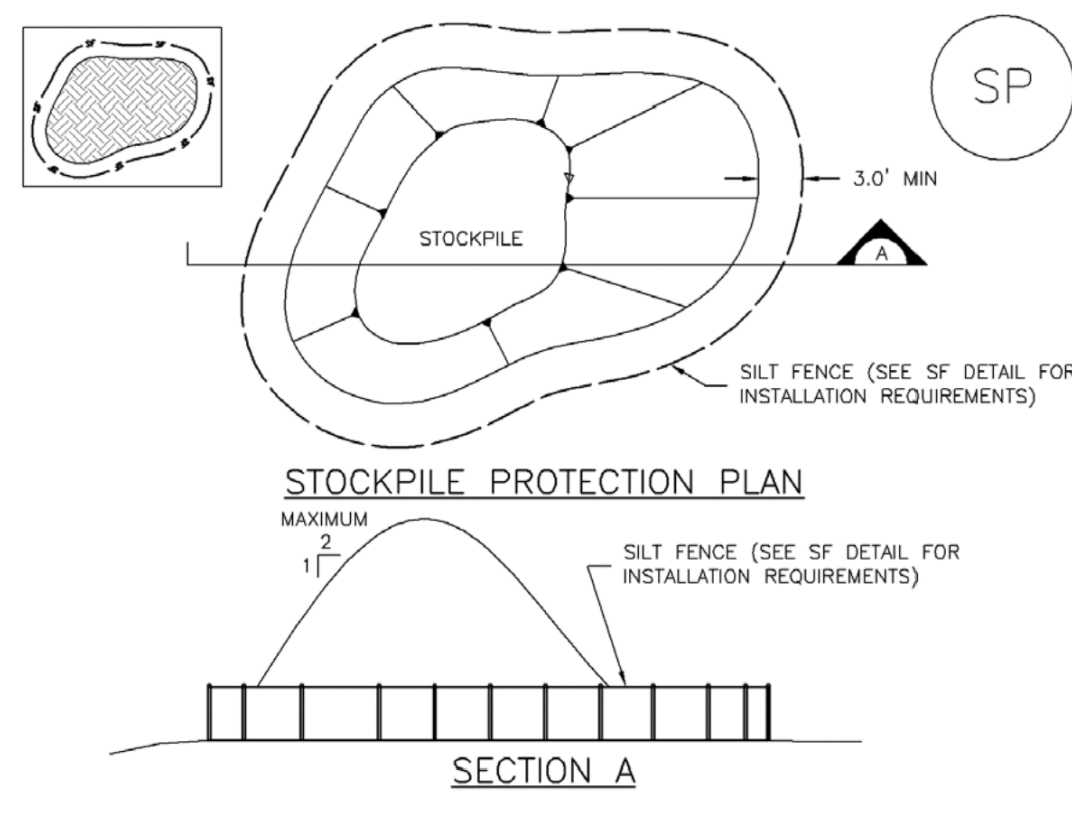
CWA-1. CONCRETE WASHOUT AREA

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 (1.6 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE 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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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 IMPVIOUS 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 DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SP-3

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast • Irrigated hydroseeded 80 seeds/sq ft	Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardi</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

²For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

Good Housekeeping Practices (GH)

MM-3

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes. Stormwater Management Plans (SWMPs) should clearly specify BMPs including these good housekeeping practices:

- Provide for waste management.
- Establish proper building material staging areas.
- Designate paint and concrete washout areas.
- Establish proper equipment/vehicle fueling and maintenance practices.
- Control equipment/vehicle washing and allowable non-stormwater discharges.
- Develop a spill prevention and response plan.

Acknowledgement: This Fact Sheet is based directly on EPA guidance provided in *Developing Your Stormwater Pollution Prevention Plan (EPA 2007)*.

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- **Provide for Waste Management.** Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site. Practices such as trash disposal, recycling, proper material handling, and cleanup measures can reduce the potential for stormwater runoff to pick up construction site wastes and discharge them to surface waters. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials. Practices should include storage, handling, inventory, and cleanup procedures, in case of spills. Specific practices that should be considered include:

Solid or Construction Waste

- Designate trash and bulk waste-collection areas on-site.



Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices. Photos courtesy of CDOT and City of Aurora.

Good Housekeeping	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

MM-3

Good Housekeeping Practices (GH)

- Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
- Segregate and provide proper disposal options for hazardous material wastes.
- Clean up litter and debris from the construction site daily.
- Locate waste-collection areas away from streets, gutters, watercourses, and storm drains. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
- Empty waste containers before they are full and overflowing.

Sanitary and Septic Waste

- Provide convenient, well-maintained, and properly located toilet facilities on-site.
- Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
- Maintain clean restroom facilities and empty portable toilets regularly.
- Where possible, provide secondary containment pans under portable toilets.
- Provide tie-downs or stake-downs for portable toilets.
- Educate employees, subcontractors, and suppliers on locations of facilities.
- Treat or dispose of sanitary and septic waste in accordance with state or local regulations. Do not discharge or bury wastewater at the construction site.
- Inspect facilities for leaks. If found, repair or replace immediately.
- Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

Hazardous Materials and Wastes

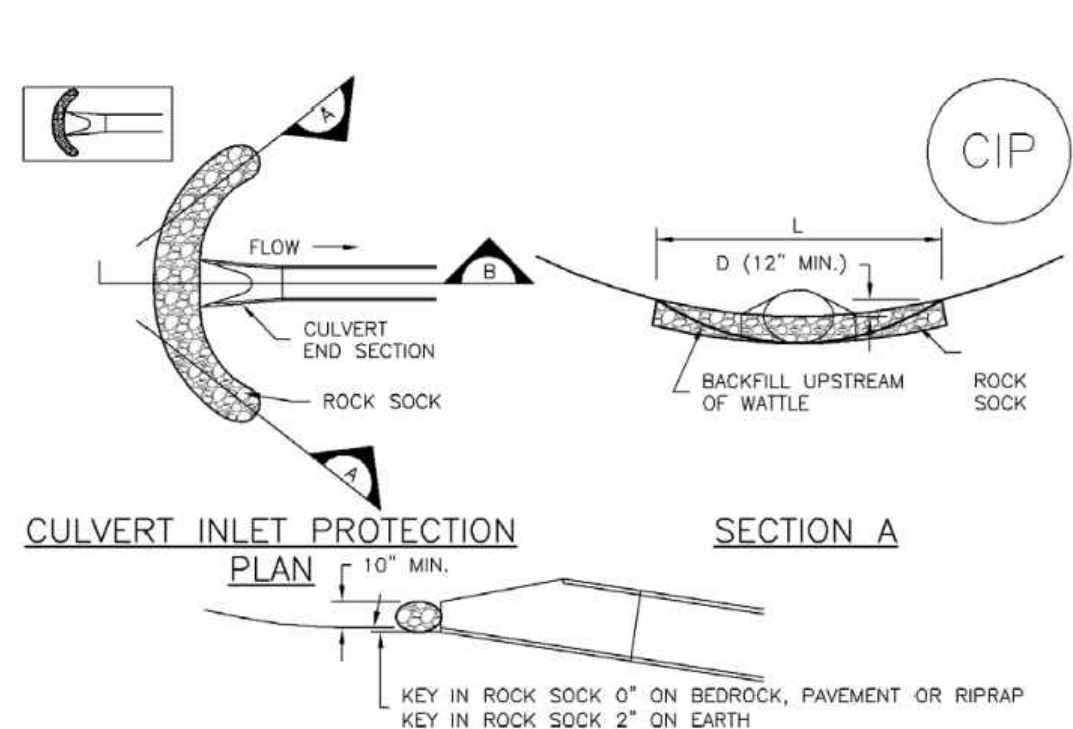
- Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
- Designate hazardous waste-collection areas on-site.
- Place all hazardous and toxic material wastes in secondary containment.



Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WVE.

Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

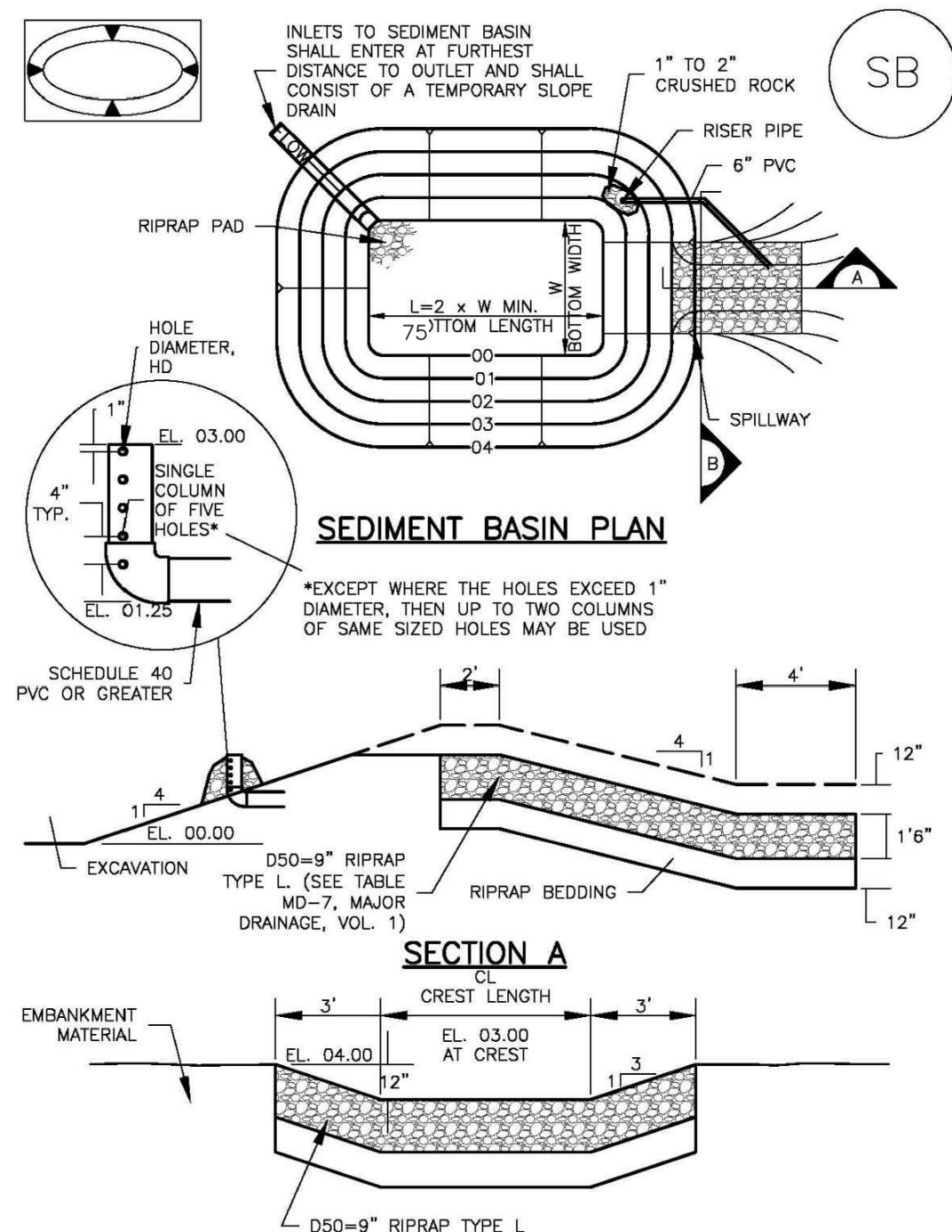
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. 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.

Sediment Basin (SB)

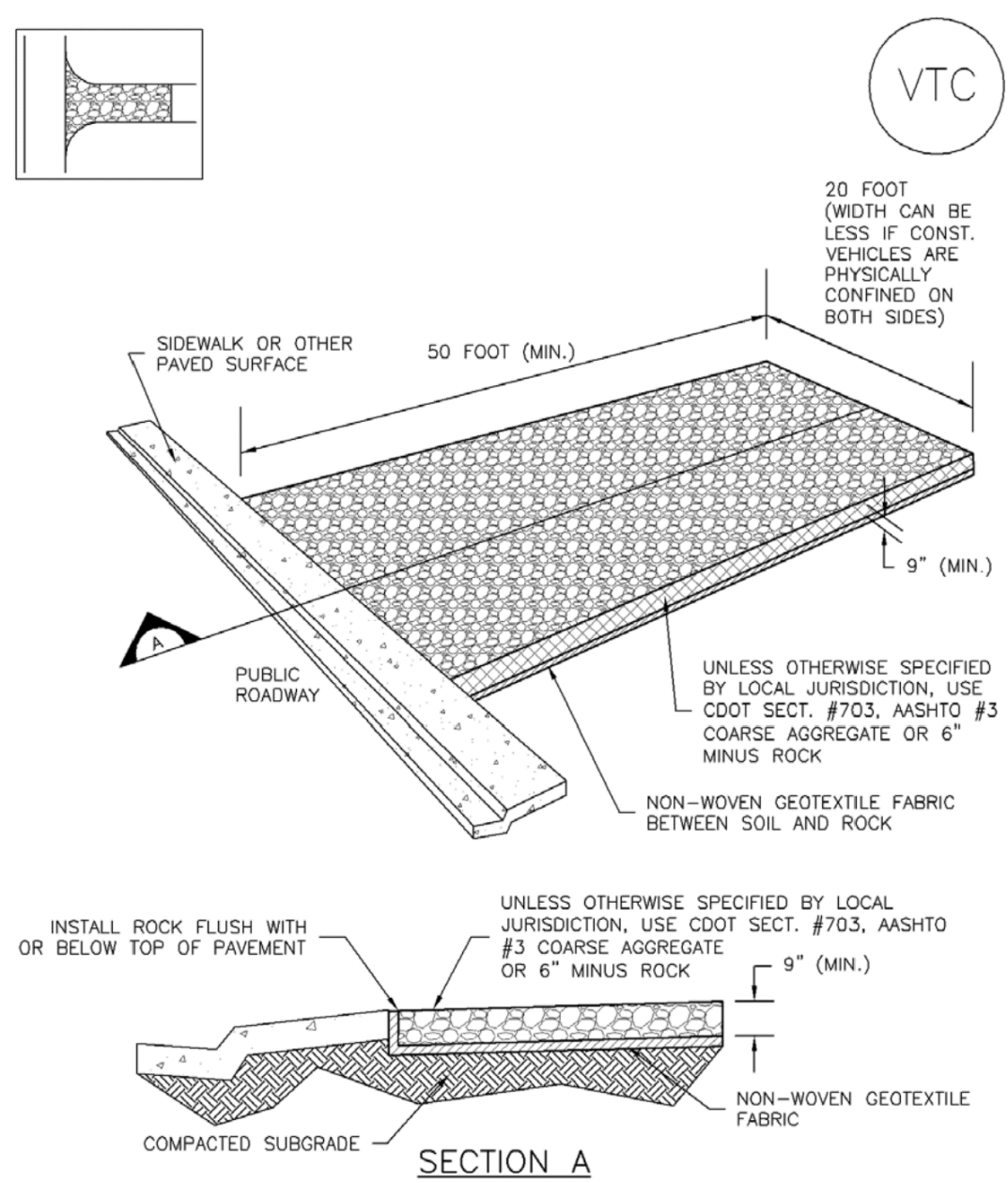
SC-7



SECTION A

Vehicle Tracking Control (VTC)

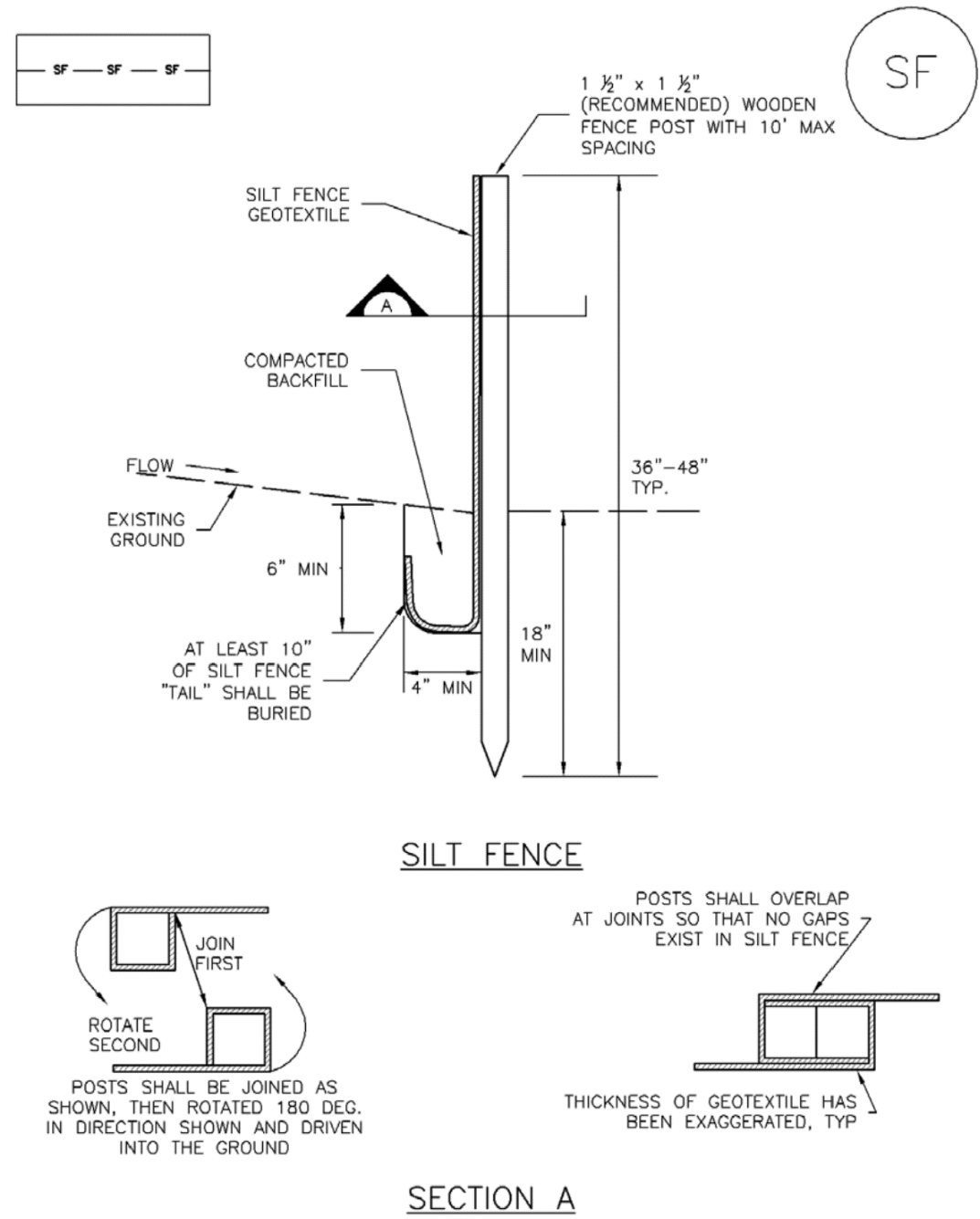
SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Silt Fence (SF)

SC-1

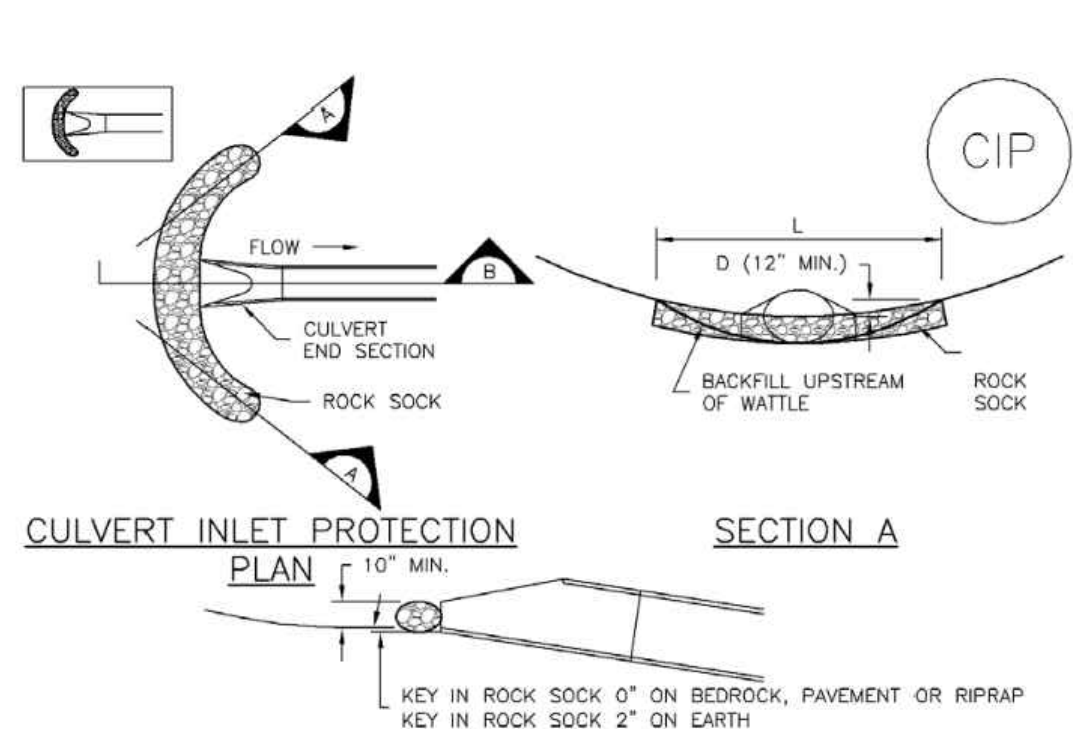


SECTION A

SF-1. SILT FENCE

Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

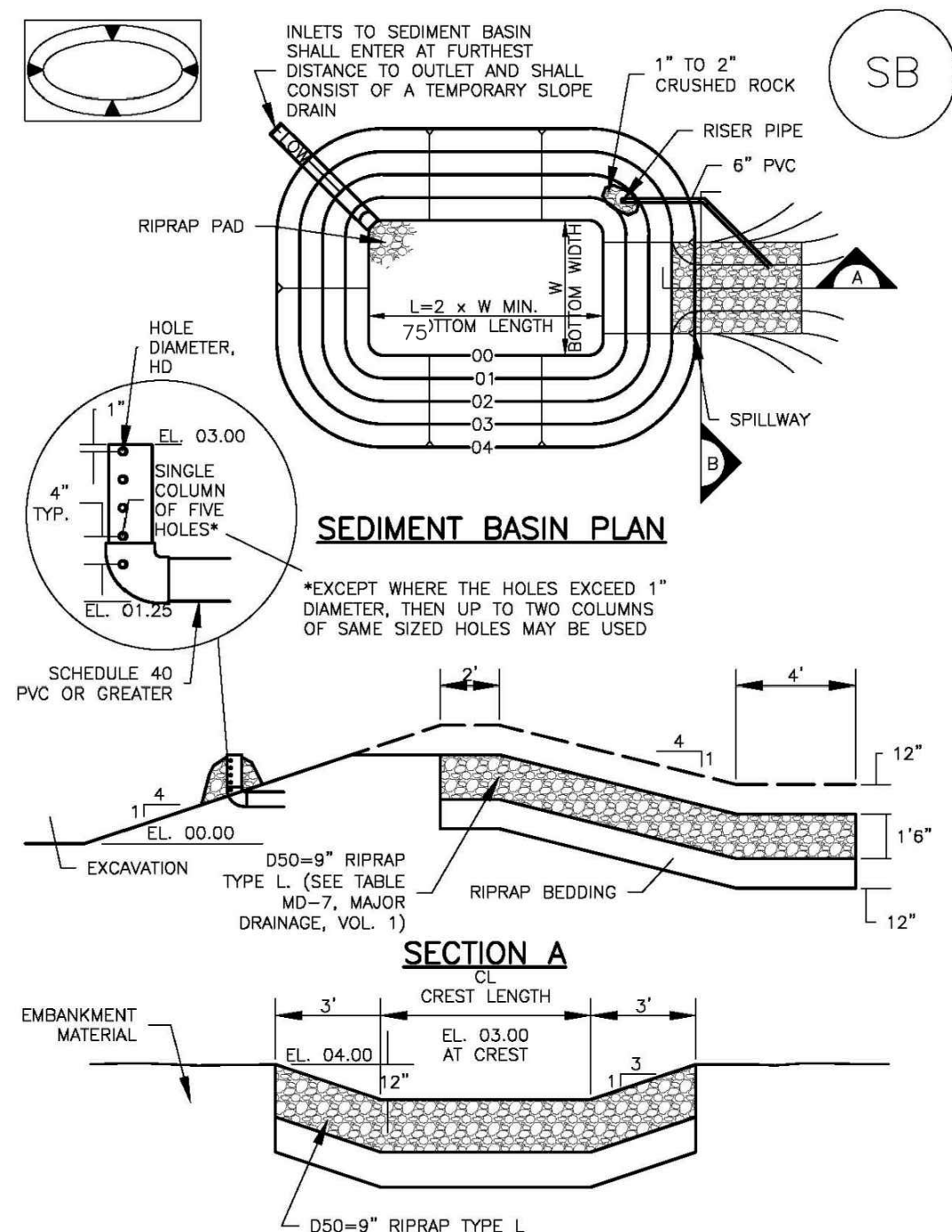
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. 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.

Sediment Basin (SB)

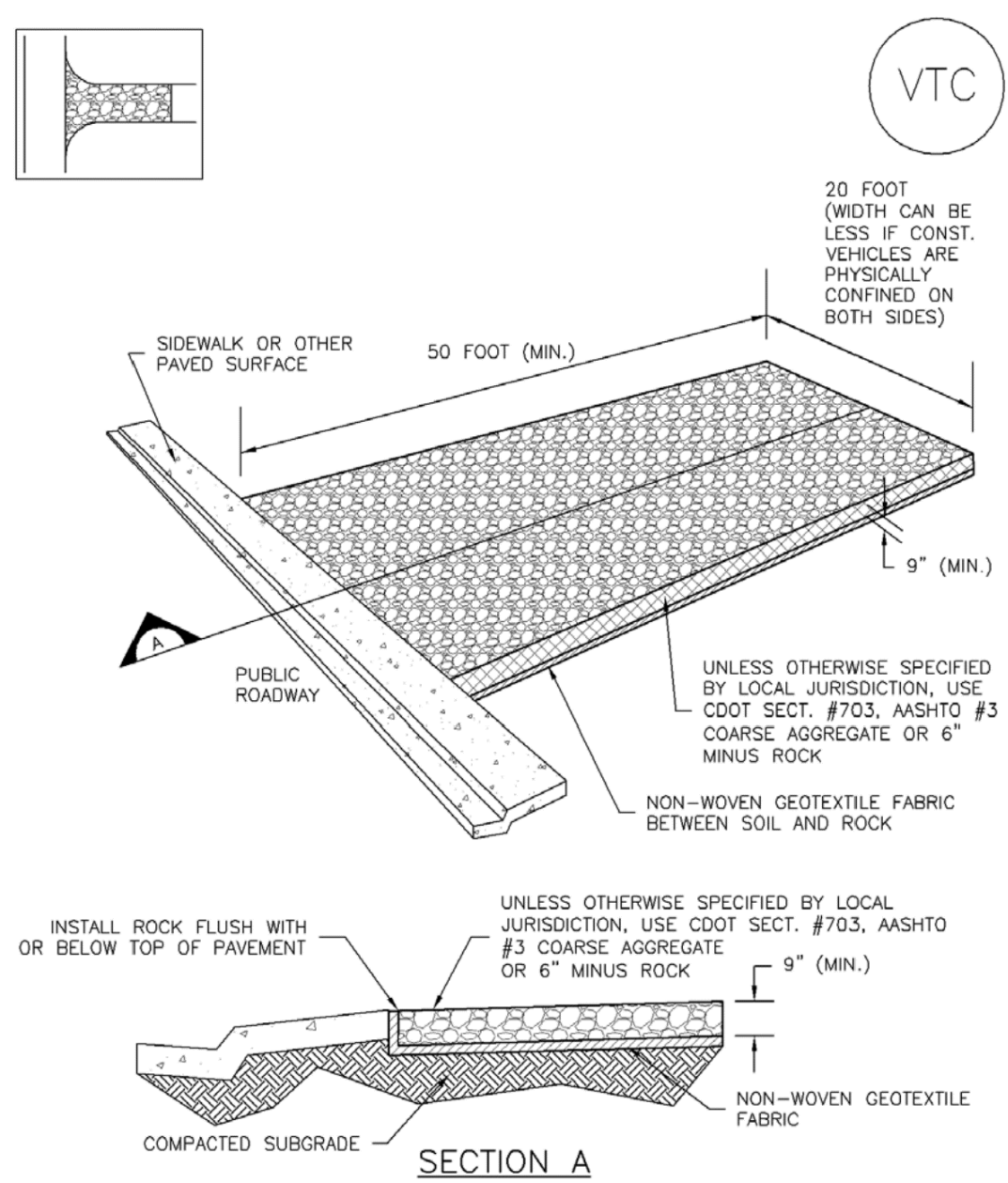
SC-7



SECTION A

Vehicle Tracking Control (VTC)

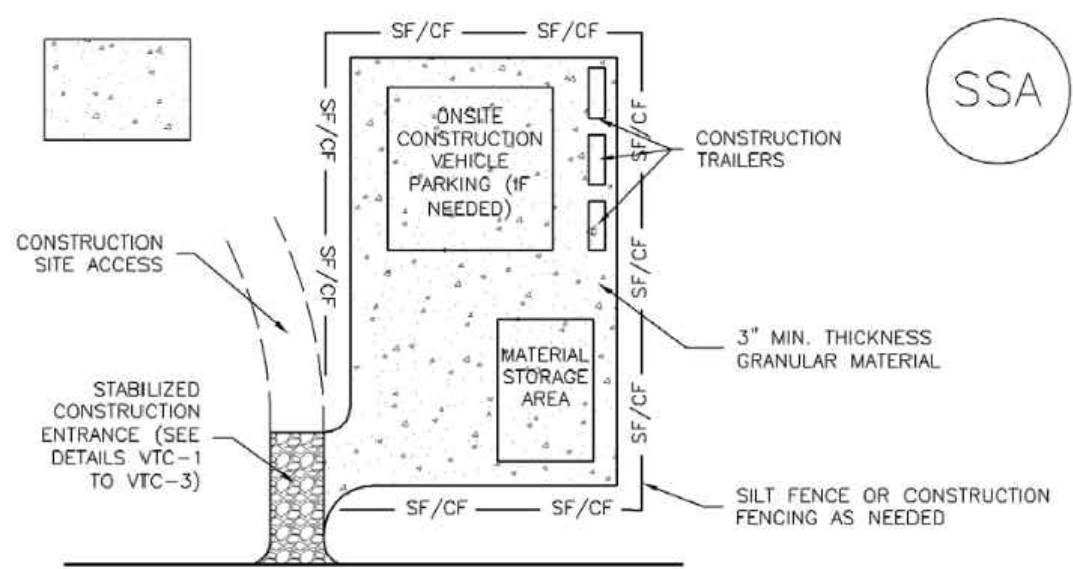
SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES
1. SEE PLAN VIEW FOR
—LOCATION OF STAGING AREA(S).
—CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

- STABILIZED STAGING AREA MAINTENANCE NOTES
1. 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.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.