

PRELIMINARY SITE GRADING CONSTRUCTION PLANS
FOR
LORSON RANCH EAST
EARLY GRADING / EROSION CONTROL PLANS

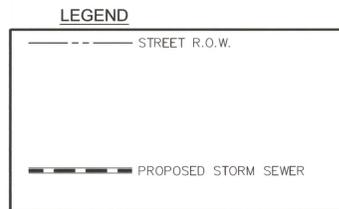


Know what's below.
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES



VICINITY MAP
NO SCALE



SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
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DEVELOPER'S STATEMENT

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

BUSINESS NAME LORSON, LLC

By: *Jeff Mark* JEFF MARK DATE _____

TITLE MANAGER

ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

CONSTRUCTION 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 MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. CONSTRUCTION DOCUMENTS WILL BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER.

Approved
By: *Jennifer Irvine*, County Engineer
Date: **02/05/2018**
El Paso County Department of Public Works

JENNIFER IRVINE, PE COUNTY ENGINEER/PEM ADMINISTRATOR DATE _____
CONDITIONS:

ENGINEER'S APPROVAL

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 NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARING THIS PLAN



RICHARD L. SCHINDLER, P.E. # 33997
FOR AND ON BEHALF OF CORE ENGINEERING GROUP

CORE ENGINEERING GROUP
15004 1ST AVE. S. #55306
BURNSVILLE, MN 55306
PH: 763-255-1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceeg1.com

DATE _____
DESCRIPTION _____
NO. _____
PROJECT FOR: **LORSON, LLC**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

COVER SHEET
OVERLOT EARLY SITE GRADING
AND EROSION CONTROL PLANS

DATE
DECEMBER 18, 2017

PROJECT NO.
100.040

SHEET NUMBER
C0.1

TOTAL SHEETS: **28**

WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
719-390-7111

CABLE
COMCAST
P.O. BOX 173838
DENVER, CO 80217
970-641-4774

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719-495-2283

SECURITY FIRE PROTECTION DISTRICT
400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121

TELEPHONE
CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
719-278-4651

GAS
BLACK HILLS ENGERGY
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719-393-6639

EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 89°15'2" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK
FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR.
ELEVATION 5724.072 (N.G.V.D. 29)

TRAFFIC CONTROL NOTE
THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

PUDSP-16-003

CONSTRUCTION NOTES

- ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.
- DEPTH OF MOISTURE-DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS - 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS
- THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
- PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED 988 FRONT-END LOADER OR SIMILAR HEAVY RUBBER Tired VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER-EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A-6 AND A-7-6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A-7-6 SOILS BELOW FULL-DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX-INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.
- SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
- FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
- HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
- SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
- TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
- MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
- TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
- CONCRETE WASH AREAS.
- INLET PROTECTION.
THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.
- FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR THIS PROJECT.
- ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS FOR LORSON RANCH EAST PREPARED BY RMG, "PRELIMINARY SOILS AND GEOLOGY FOR LORSON RANCH EAST", DATED SEPTEMBER 7, 2016. CONSTRUCTION OF DETENTION PONDS SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS IN A REPORT BY RMG TITLED "LORSON RANCH EAST DETENTION PONDS" DATED NOVEMBER 28, 2017. THIS INCLUDES POND OUTFALL DESIGN, KEY-IN, AND SLOPE/EMBANKMENT COMPACTION REQUIREMENTS.
- THERE MAY BE SOME TOPSOIL WITHIN LORSON RANCH EAST THAT IS NOT SUITABLE FOR RE-USE. CONTRACTOR SHALL AMEND THE TOPSOIL AS NECESSARY AND RE-SPREAD IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS. IF TOPSOIL CANNOT BE AMENDED IT SHALL BE USED AS FILL WHERE NO FUTURE STRUCTURES OR ROADS WILL BE BUILT.

WORK WITHIN CSU SOUTHERN DELIVERY SYSTEM EASEMENT CONSTRUCTION NOTES

- CONTRACTOR SHALL COMPLY WITH CSU LESS 2.6.H.8 "CROSSING RAW WATER TRANSMISSION MAINS" FOR ALL WORK WITHIN THE CSU WATERMAIN EASEMENT
- UTILITIES CROSSING OVER THE SDS WATERMAIN MUST BE POTHOLED WITH HYDRO-VAC AT EVERY CROSSING TO OBTAIN VISUAL VERIFICATIN OF THE WATERMAIN ELEVATION.
- A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719-668-4658, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT
- CONTACT WAYNE RUST, 719-668-3996, COLORADO SPRINGS UTILITIES, FOR ADDITIONAL INFORMATION REGARDING THE SDS FIBER LINE.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' OF COVER OVER THE SDS WATERMAIN.
- CONTRACTOR SHALL SALVAGE AND REPLACE ALL CARSONITE WATER MARKERS OVER THE WATERMAIN AFTER CONSTRUCTION.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
d. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PCD AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE 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 DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY PCD IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM 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 CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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

EPC 2/5/18

CORE ENGINEERING GROUP
1500 WEST AVE. SUITE 500
BOULDER, CO 80506
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegi.com

DATE: _____
DESCRIPTION: _____
NO: _____
PROJECT: LORSON RANCH EAST
FORNAIN BLVD. - EAST TRIBUTARY
EL PASO COUNTY, COLORADO
PREPARED FOR: LORSON, LLC
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

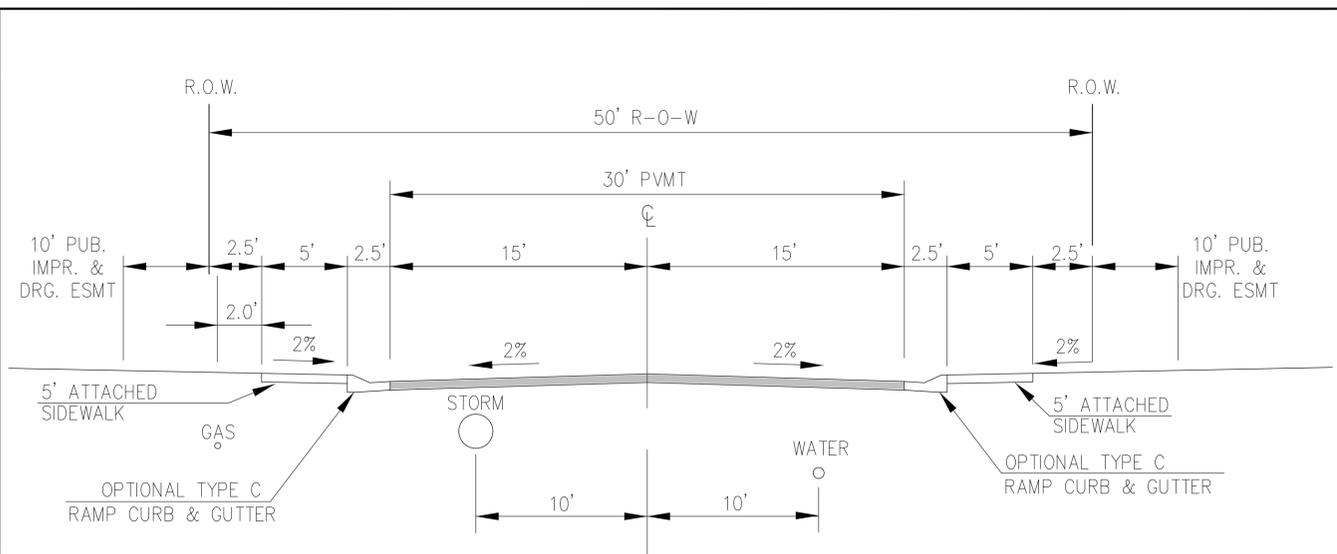
OVERLOT EARLY SITE GRADING PLAN NOTES

DATE
DECEMBER 18, 2017

PROJECT NO.
100.040

SHEET NUMBER
C0.2

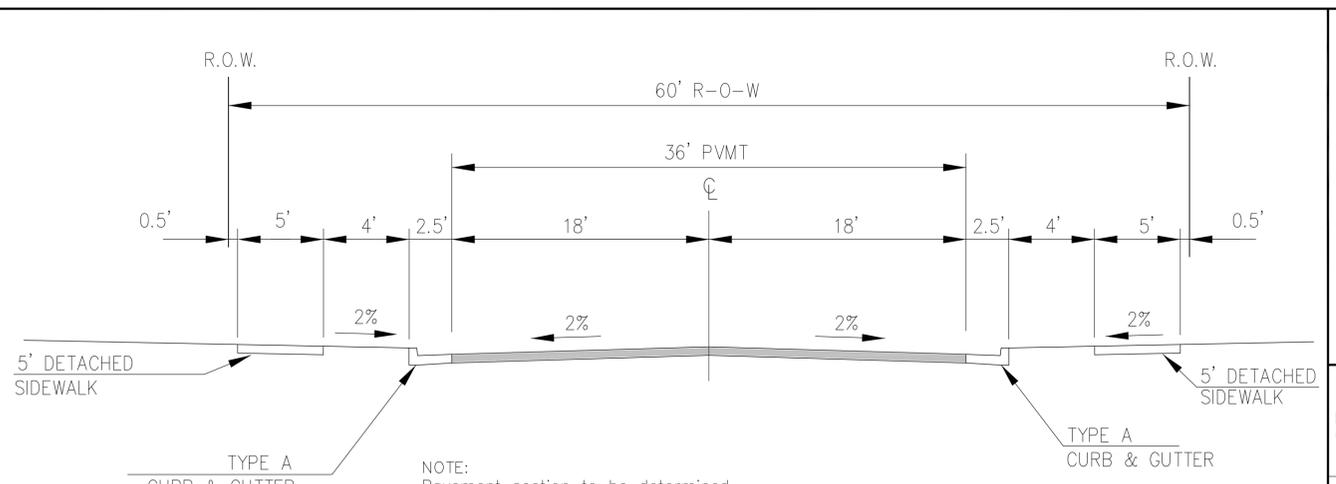
TOTAL SHEETS: 28



**TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL**
NOT TO SCALE

- | | | |
|-------------------|--------------------|-------------------|
| NORTH AREA | MIDDLE AREA | SOUTH AREA |
| EDISTO DRIVE | LAMINE DRIVE | VOLGA DRIVE |
| BALLONA DRIVE | MATTA DRIVE | YOCONA DRIVE |
| MUMFORD DRIVE | CHAPLIN DRIVE | ABITA DRIVE |
| WACISSA DRIVE | WEISER DRIVE | SKUNA DRIVE |
| CLARION DRIVE | WILLAPA DRIVE | WITCHER DRIVE |
| NASH DRIVE | VEDDER DRIVE | HORTON DRIVE |
| ZEALAND DRIVE | TILLAMOOK DRIVE | MAGOTHY DRIVE |
| TARBELL DRIVE | PIGEON DRIVE | |
| SHAVERS DRIVE | ALISO DRIVE | |
| NAPA DRIVE | ROWLEY DRIVE | |
| YAMHILL DRIVE | NOLIN DRIVE | |
| HALIFAX DRIVE | YUBA DRIVE | |
| TOLT DRIVE | SACO DRIVE | |
| | TIFFIN DRIVE | |
| | ROCKCASTLE DRIVE | |

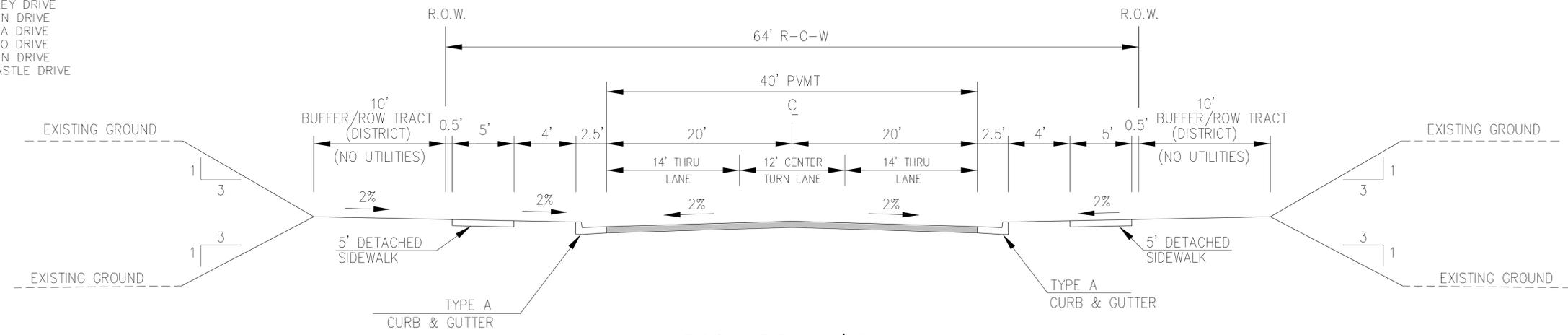
NOTE:
Pavement section to be determined by Hveem analysis and design. Design to be approved by El Paso County Engineering



**TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

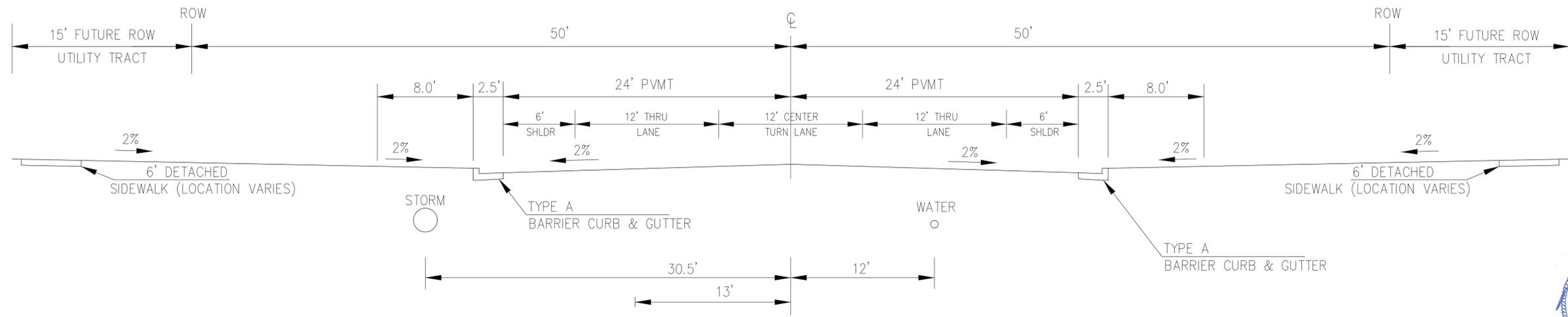
NOTE:
Pavement section to be determined by Hveem analysis and design. Design to be approved by El Paso County Engineering

LAMPREY DRIVE
TRAPPE DRIVE



**TYPICAL SECTION 64' R.O.W.
RESIDENTIAL URBAN COLLECTOR**
NOT TO SCALE

LORSON BOULEVARD
(STINGRAY LN TO LAMPREY DR)



**TYPICAL SECTION 100' R.O.W.
FONTAINE BLVD**
NOT TO SCALE



CORE ENGINEERING GROUP
15004 1ST AVE. S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cog1.com

DATE	
DESCRIPTION	
NO.	
PROJECT:	LORSON RANCH EAST FONTAINE BLVD. - EAST TRIBUTARY EL PASO COUNTY, COLORADO
PREPARED FOR:	LORSON, LLC 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200 CONTACT: JEFF MARK

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

**OVERLOT EARLY
SITE GRADING
TYPICAL ROADWAY SECTIONS**

EPC 2/5/18

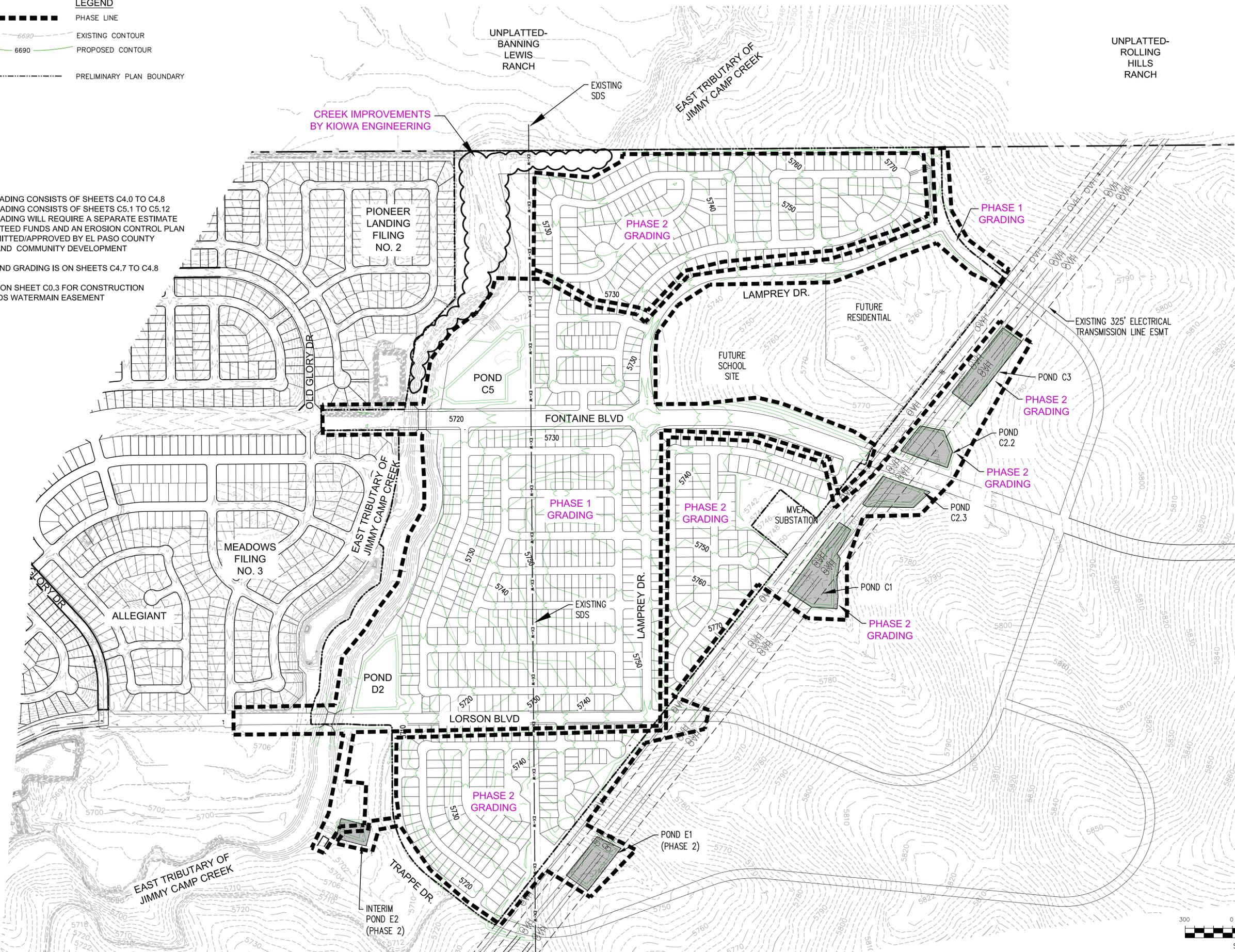
DATE	DECEMBER 18, 2017
PROJECT NO.	100.040
SHEET NUMBER	C0.3
TOTAL SHEETS:	28

LEGEND

-  PHASE LINE
-  6690 EXISTING CONTOUR
-  6690 PROPOSED CONTOUR
-  PRELIMINARY PLAN BOUNDARY

NOTE:

1. PHASE 1 GRADING CONSISTS OF SHEETS C4.0 TO C4.8
2. PHASE 2 GRADING CONSISTS OF SHEETS C5.1 TO C5.12
PHASE 2 GRADING WILL REQUIRE A SEPARATE ESTIMATE OF GUARANTEED FUNDS AND AN EROSION CONTROL PLAN TO BE SUBMITTED/APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
3. PHASE 1 POND GRADING IS ON SHEETS C4.7 TO C4.8
4. SEE NOTES ON SHEET C0.3 FOR CONSTRUCTION WITHIN THE SDS WATERMAIN EASEMENT



CORE ENGINEERING GROUP
 15004 15th Avenue S.E.
 Suite 3006
 Phoenix, AZ 85044
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com



DATE: _____
 DESCRIPTION: _____
 NO.: _____
 DRAWN: LJA
 DESIGNED: LAB
 CHECKED: RLS

PREPARED FOR: **LORSON LLC**
 212 NORTH WAHATCH AVE. SUITE 301
 COLORADO SPRINGS, COLORADO 80903 (719) 635-3200
 CONTACT: JEFF MARK

PROJECT: **LORSON RANCH EAST**
 EAST OF THE EAST TRIBUTARY
 EL PASO COUNTY, COLORADO

OVERALL EARLY OVERLOT GRADING
LORSON RANCH EAST

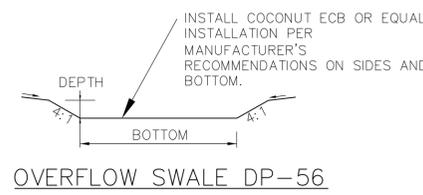
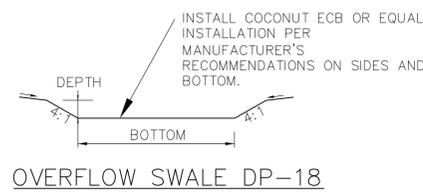
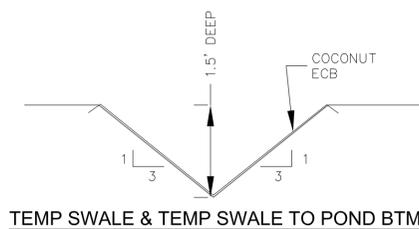
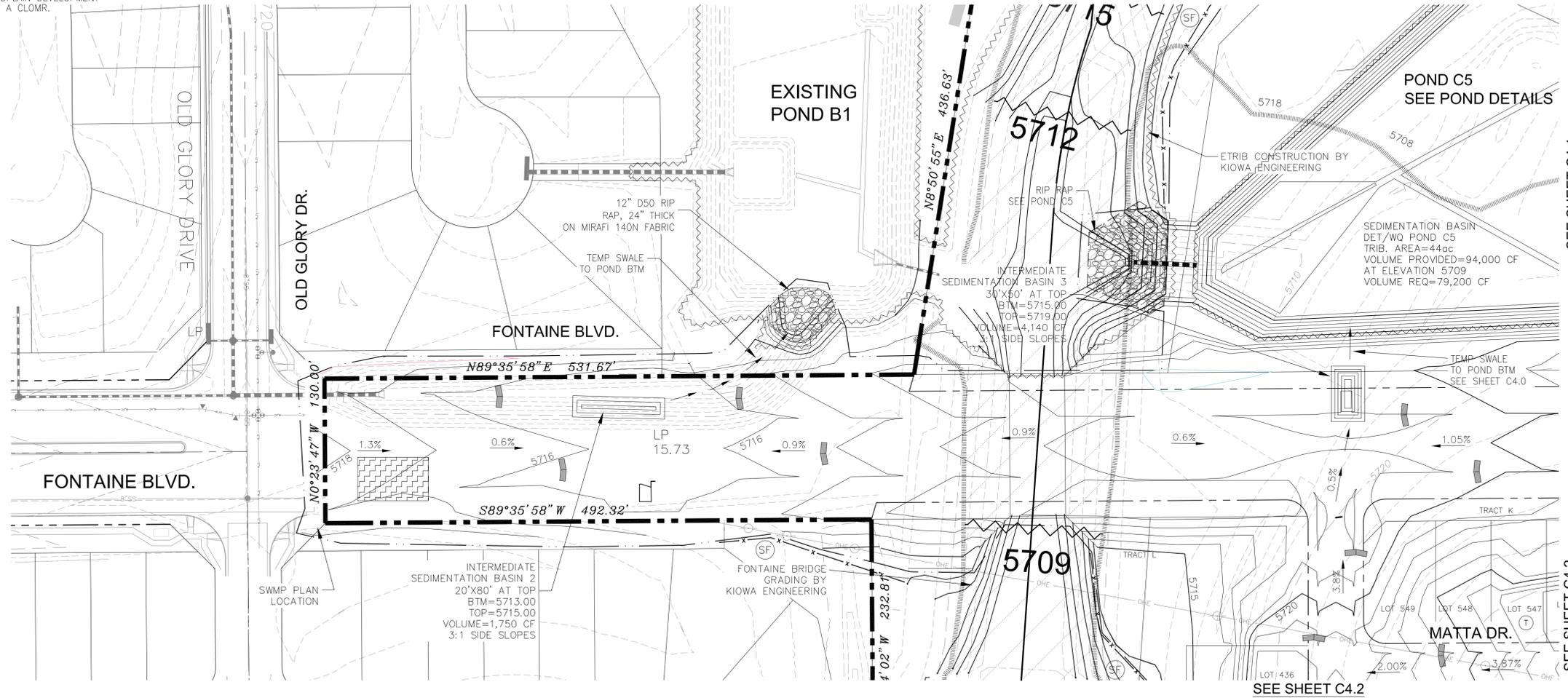
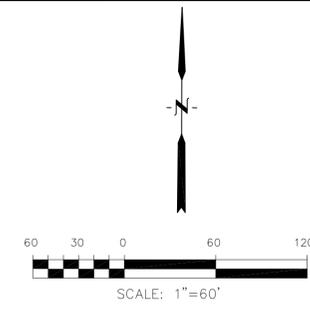
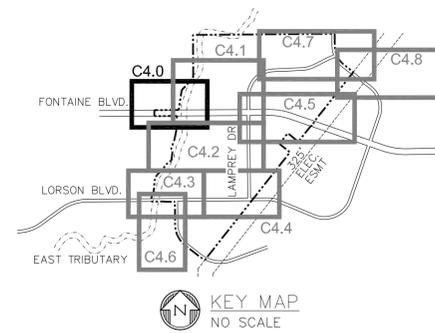
EPC 2/5/18
 DATE: **DECEMBER 18, 2017**
 PROJECT NO. **100.040**
 SHEET NUMBER **C0.4**
 TOTAL SHEETS: **27**

LEGEND

- 5721----- EXISTING MINOR CONTOUR
- 5720----- EXISTING MAJOR CONTOUR
- 5720----- PROPOSED CONTOUR
- (SF) x-x-x-x EXISTING STORM SEWER
- (SF) x-x-x-x PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- (IP) INLET PROTECTION
- ETRIB MAINTENANCE ROAD FROM KIOWA ENGR.
- 100-YR FEMA FLOODPLAIN
- 100-YR FLOODPLAIN PER CLOMR
- STRAW BALE DAM
- FEMA 100-YR FLOODWAY
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)
- STRAW BALE CHECK
- PROPOSED RIP RAP

NOTE:

1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. POND SLOPES SHALL BE 3:1
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES 6:1 OR STEEPER.
4. FILL IN FLOODPLAIN NORTH OF FONTAINE BLVD. REQUIRES A FLOODPLAIN DEVELOPMENT PERMIT AND AN APPROVED CLOMR. FLOODPLAIN TO BE MODIFIED PER A CLOMR.



CORE ENGINEERING GROUP
1500K I/ST. AVE. S. 65506
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **LORSON RANCH EAST**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**LORSON RANCH EAST
OVERLOT EARLY GRADING AND E.C. PLAN
PHASE 1**

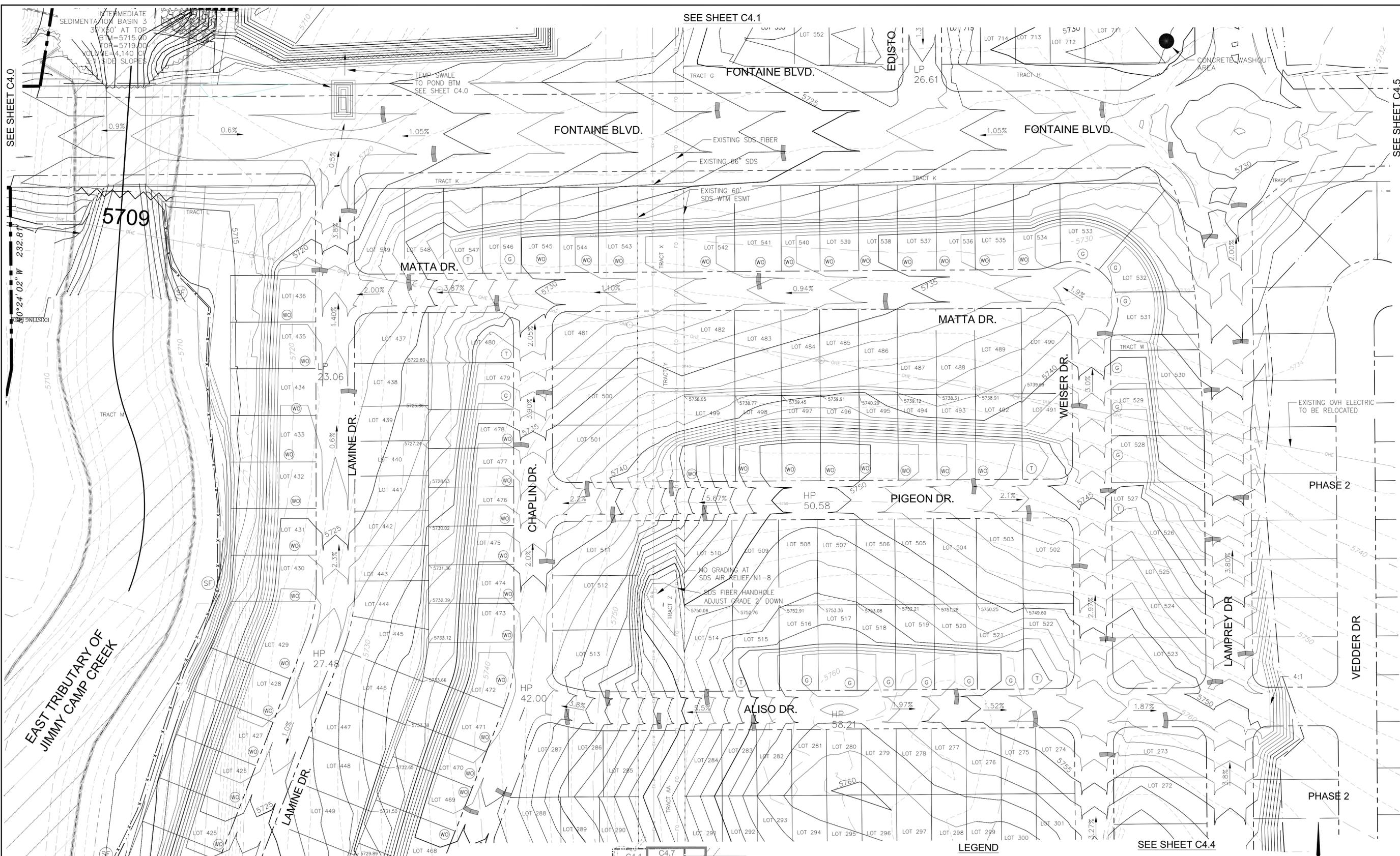
DATE
DECEMBER 18, 2017

PROJECT NO.
100.040

SHEET NUMBER
C4.0

TOTAL SHEETS: **28**

EPC 2/5/18



SEE SHEET C4.0

SEE SHEET C4.5

0'24'02" W 232.81'

EAST TRIBUTARY OF JIMMY CAMP CREEK

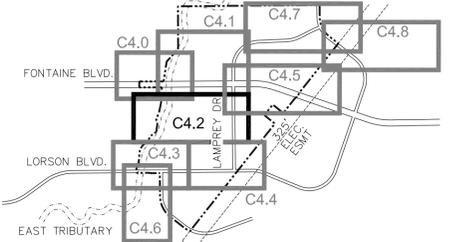
SEE SHEET C4.3

SEE SHEET C4.4

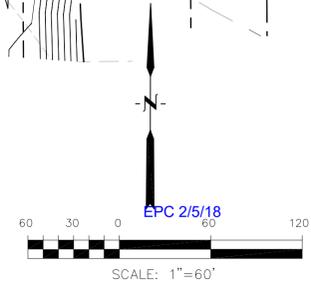
NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES STEEPER THAN 6:1 AND PERMANENT SLOPES STEEPER THAN 10:1.



KEY MAP
NO SCALE



- LEGEND**
- 5721- - - - - EXISTING MINOR CONTOUR
 - 5720- - - - - EXISTING MAJOR CONTOUR
 - 5720- - - - - PROPOSED CONTOUR
 - - - - - EXISTING STORM SEWER
 - - - - - PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
 - - - - - SUBDIVISION BOUNDARY
 - - - - - LIMITS OF CONSTRUCTION
 - 100-YR FEMA FLOODPLAIN
 - 100-YR FLOODPLAIN PER CLOMR
 - STRAW BALE CHECK
 - VEHICLE TRACKING CONTROL
 - CHECK DAM (SD-3-62)



CORE ENGINEERING GROUP
 15004 151st AVE. S. #5506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON RANCH EAST**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 PROJECT: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

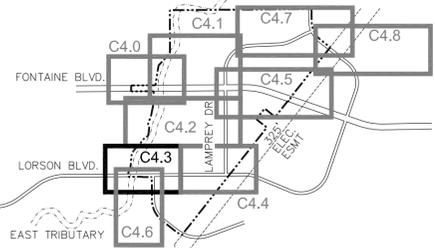
DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**LORSON RANCH EAST
 OVERLOT EARLY GRADING AND E.C. PLAN
 PHASE 1**

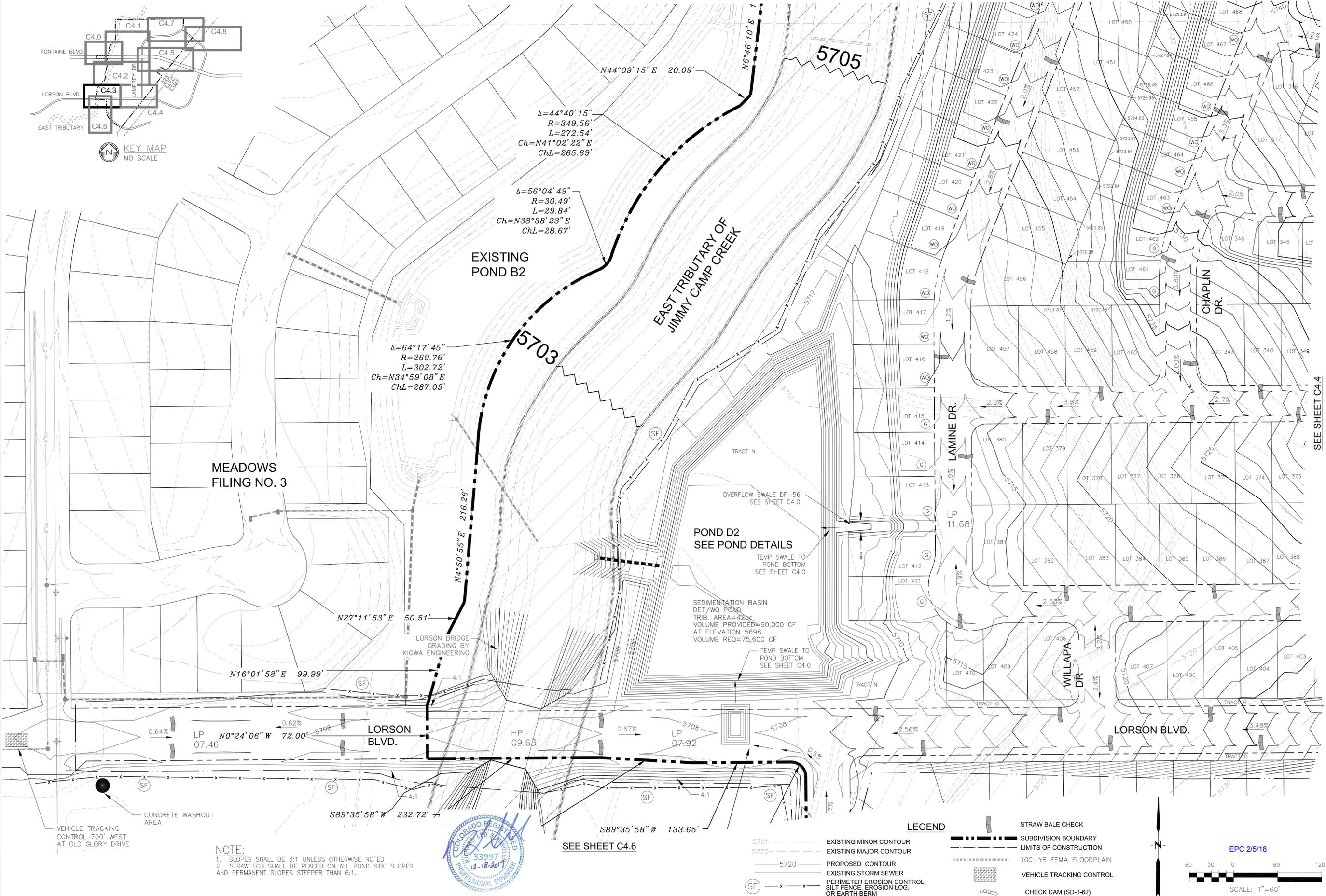
DATE: **DECEMBER 18, 2017**
 PROJECT NO.: **100.040**
 SHEET NUMBER: **C4.2**
 TOTAL SHEETS: **28**

SEE SHEET C4.2

SEE SHEET C4.2



KEY MAP
NO SCALE

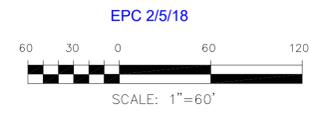


NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED.
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES STEEPER THAN 6:1.

SEE SHEET C4.6

LEGEND

- 5721- - - - - EXISTING MINOR CONTOUR
- 5720- - - - - EXISTING MAJOR CONTOUR
- 5720- - - - - PROPOSED CONTOUR
- (SF) - - - - - EXISTING STORM SEWER
- (SF) - - - - - PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- 100-YR FEMA FLOODPLAIN
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3&2)
- STRAW BALE CHECK



CORE ENGINEERING GROUP
 15004 I-70 AVE. S. SUITE 505
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

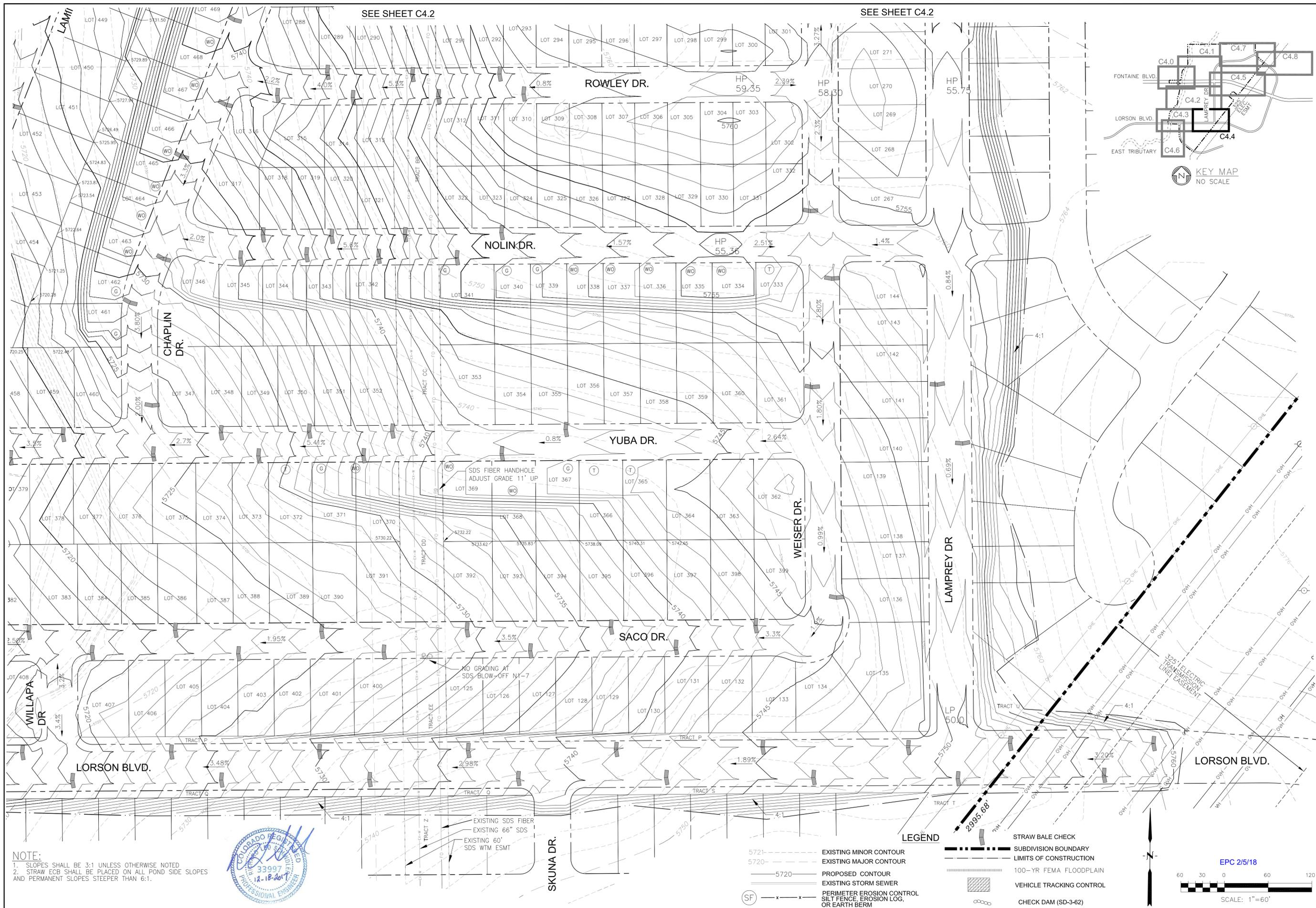
DATE: _____
 DESCRIPTION: _____
 NO. _____

PROJECT: **LORSON RANCH EAST**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST
OVERLOT EARLY GRADING AND E.C. PLAN
PHASE 1

DATE: **DECEMBER 18, 2017**
 PROJECT NO.: **100.040**
 SHEET NUMBER: **C4.3**
 TOTAL SHEETS: **28**

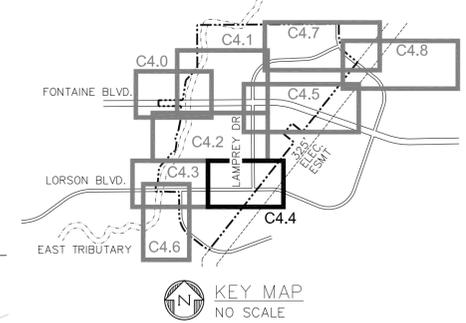
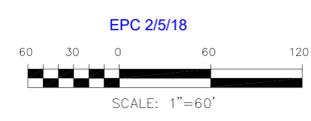


NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES STEEPER THAN 6:1.



EXISTING SDS FIBER
 EXISTING 66" SDS
 EXISTING 60" SDS WTM ESMT

- LEGEND**
- 5721----- EXISTING MINOR CONTOUR
 - 5720----- EXISTING MAJOR CONTOUR
 - 5720----- PROPOSED CONTOUR
 - EXISTING STORM SEWER
 - (SF) ---x--- PERIMETER EROSION CONTROL
SILT FENCE, EROSION LOG,
OR EARTH BERM
 - STRAW BALE CHECK
 - SUBDIVISION BOUNDARY
 - LIMITS OF CONSTRUCTION
 - 100-YR FEMA FLOODPLAIN
 - VEHICLE TRACKING CONTROL
 - CHECK DAM (SD-3&2)



CORE ENGINEERING GROUP
 15004 I-70 AVE., SUITE 505
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____

PROJECT: **LORSON RANCH EAST**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST
OVERLOT EARLY GRADING AND E.C. PLAN
PHASE 1

DATE: **DECEMBER 18, 2017**

PROJECT NO. **100.040**

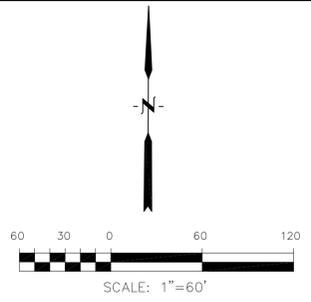
SHEET NUMBER **C4.4**

TOTAL SHEETS: **28**

NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. POND SLOPES SHALL BE 3:1
 3. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES STEEPER THAN 6:1.
 4. FILL IN FLOODPLAIN NORTH OF FONTAINE BLVD. REQUIRES A FLOODPLAIN DEVELOPMENT PERMIT. FLOODPLAIN TO BE MODIFIED PER A CLOMR.

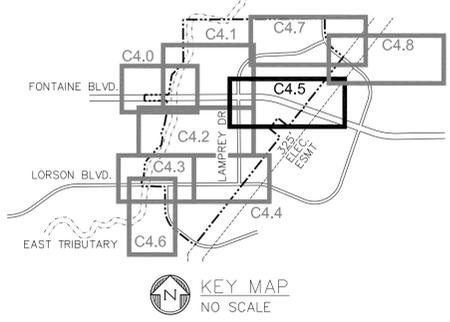
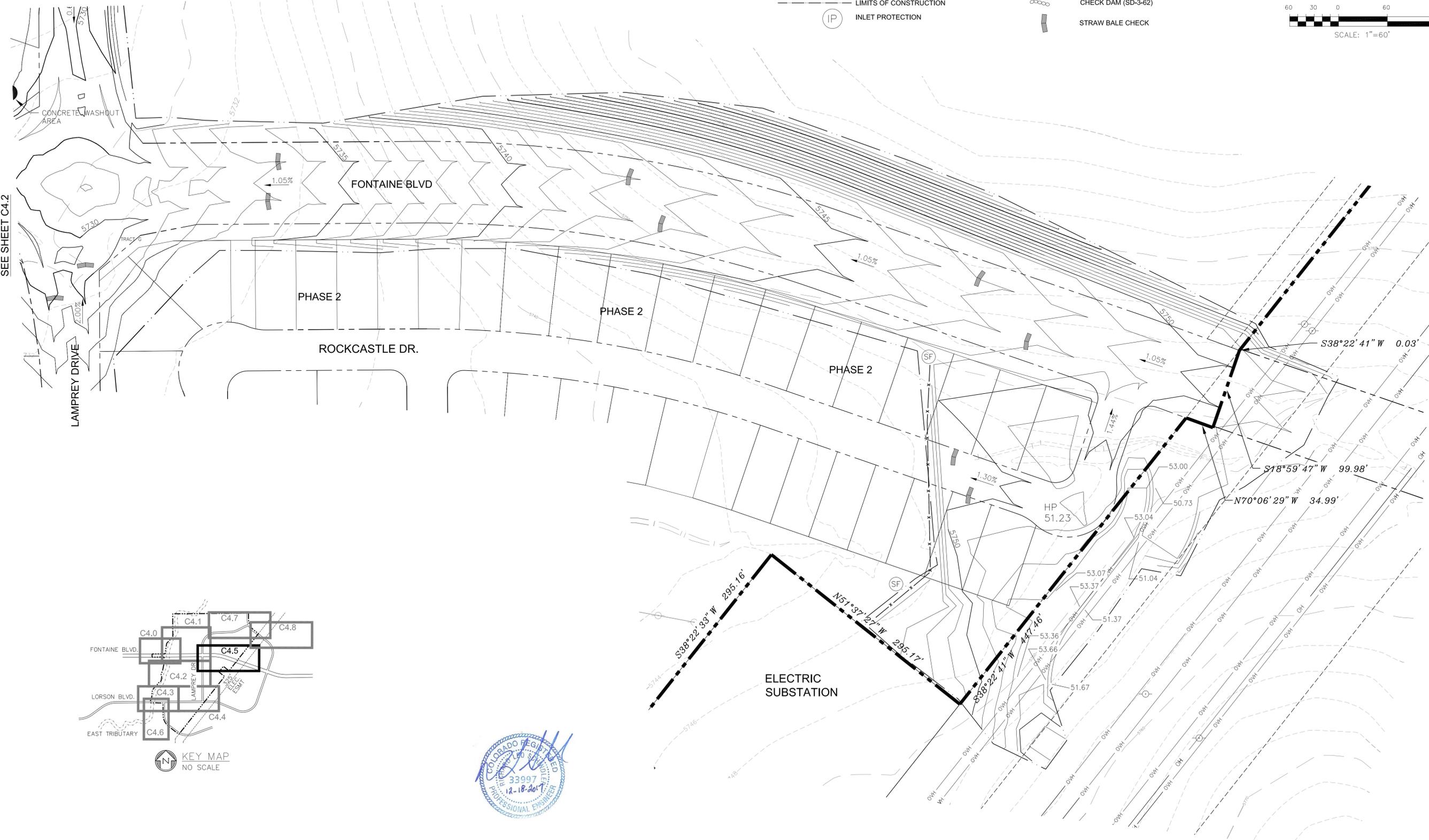
LEGEND

- 5721----- EXISTING MINOR CONTOUR
- 5720----- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- (SF) x x x EXISTING STORM SEWER
- (SF) x x x PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- (IP) INLET PROTECTION
- STRAW BALE DAM
- FEMA 100-YR FLOODWAY
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)
- STRAW BALE CHECK



SEE SHEET C4.1

SEE SHEET C4.2



KEY MAP
NO SCALE



CORE ENGINEERING GROUP
 1500 K I ST. AVE. S. 56506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE

PROJECT: LORSON RANCH EAST
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

PREPARED FOR: LORSON, LLC

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

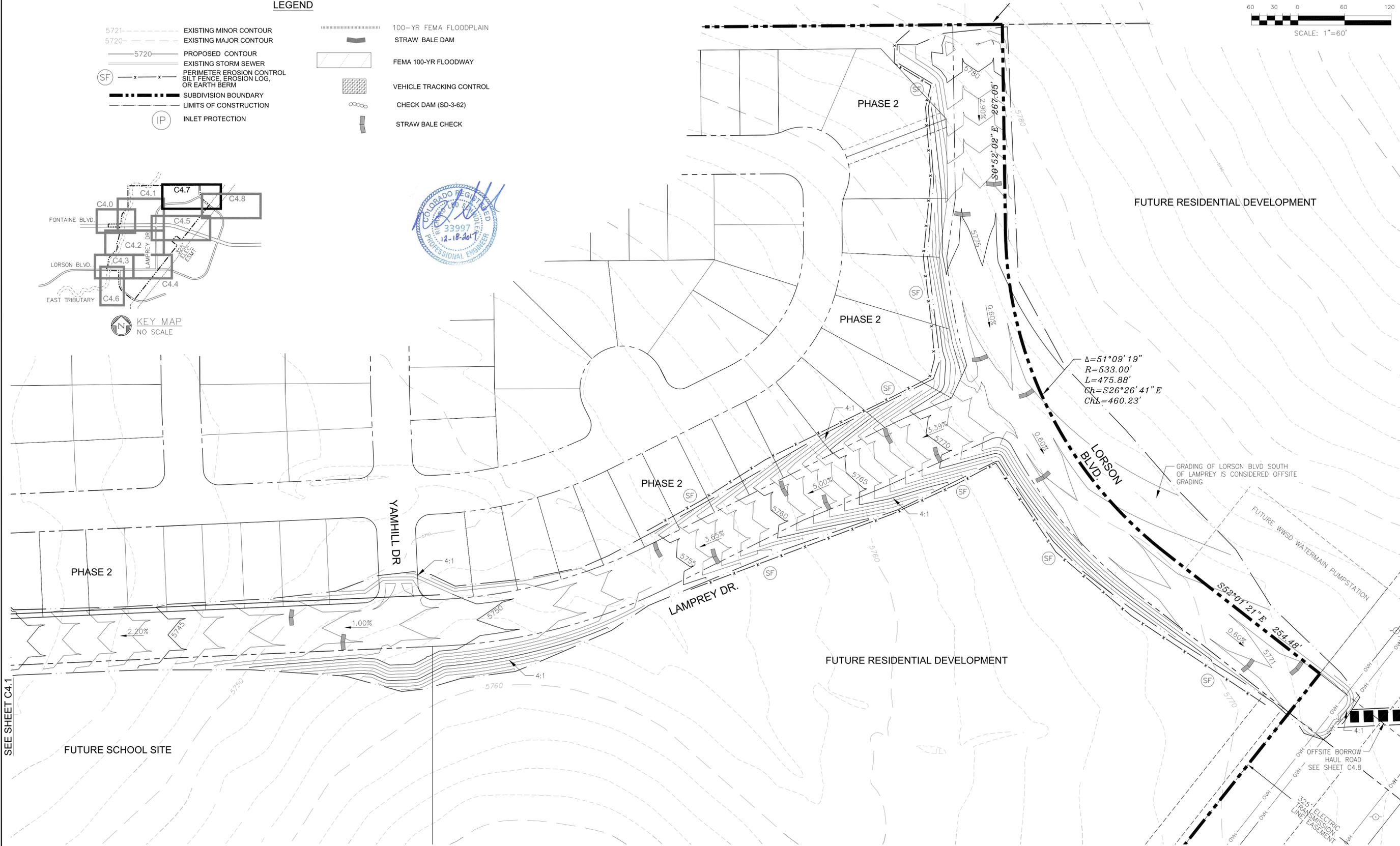
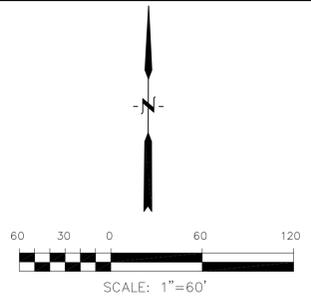
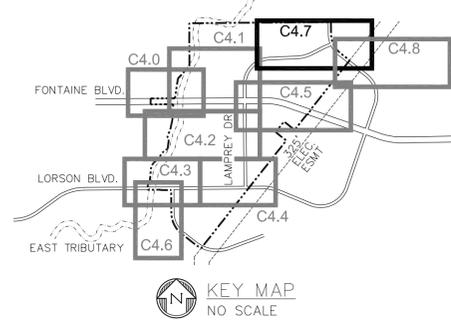
**LORSON RANCH EAST
 OVERLOT EARLY GRADING AND E.C. PLAN
 PHASE 1**

DATE	DECEMBER 18, 2017
PROJECT NO.	100.040
SHEET NUMBER	C4.5
TOTAL SHEETS:	28

NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. POND SLOPES SHALL BE 3:1
 3. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES STEEPER THAN 6:1.
 4. FILL IN FLOODPLAIN REQUIRES A FLOODPLAIN DEVELOPMENT PERMIT. FLOODPLAIN TO BE MODIFIED PER A CDMR.

LEGEND

- 5721----- EXISTING MINOR CONTOUR
- 5720----- EXISTING MAJOR CONTOUR
- 5720----- PROPOSED CONTOUR
- EXISTING STORM SEWER
- (SF) x-x-x PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- (IP) INLET PROTECTION
- 100-YR FEMA FLOODPLAIN
- STRAW BALE DAM
- FEMA 100-YR FLOODWAY
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)
- STRAW BALE CHECK



CORE ENGINEERING GROUP
 1500K 115 E. S. 65306
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE
1.	RAISE LAMPREY T' FROM CLARION TO YAMHILL	1/22/2018

PREPARED FOR:
LORSON RANCH EAST
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

**LORSON RANCH EAST
 OVERLOT EARLY GRADING AND E.C. PLAN
 PHASE 1**

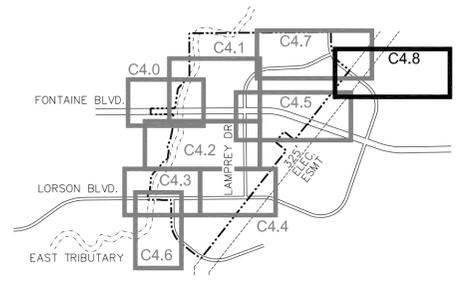
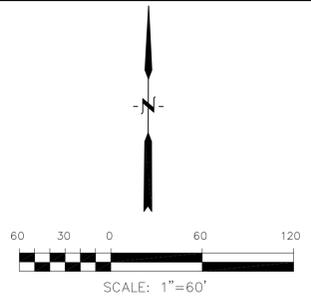
DATE	DECEMBER 18, 2017
PROJECT NO.	100.040
SHEET NUMBER	C4.7
TOTAL SHEETS:	28

SEE SHEET C4.1

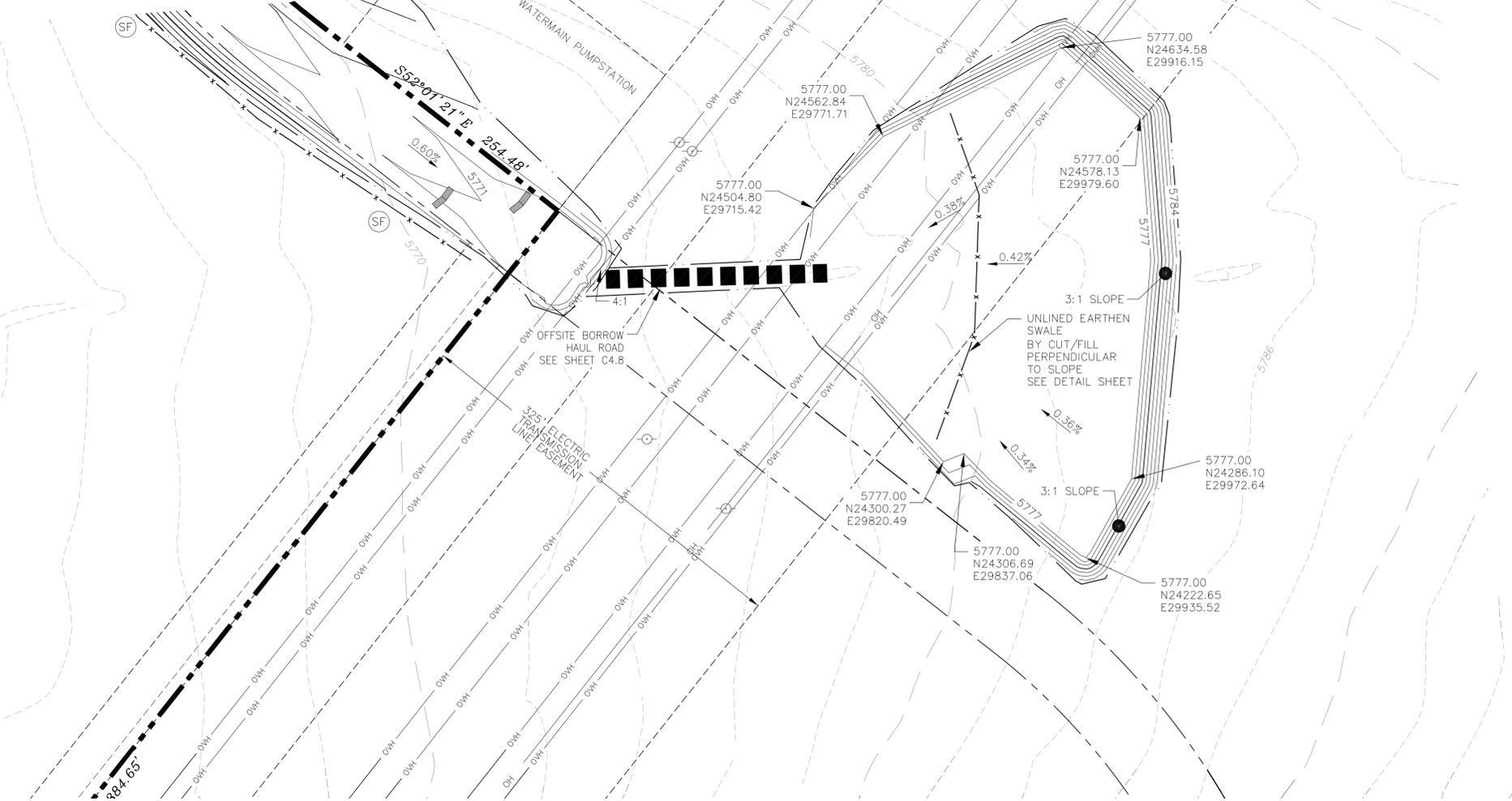
NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. POND SLOPES SHALL BE 3:1
 3. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES STEEPER THAN 6:1.
 4. FILL IN FLOODPLAIN REQUIRES A FLOODPLAIN DEVELOPMENT PERMIT. FLOODPLAIN TO BE MODIFIED PER A CLOMR.

LEGEND

- 5721----- EXISTING MINOR CONTOUR
- 5720----- EXISTING MAJOR CONTOUR
- 5720----- PROPOSED CONTOUR
- EXISTING STORM SEWER
- (SF) x-x-x PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- (IP) INLET PROTECTION
- 100-YR FEMA FLOODPLAIN
- STRAW BALE DAM
- FEMA 100-YR FLOODWAY
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)
- STRAW BALE CHECK



KEY MAP
NO SCALE



EPC 2/5/18

CORE ENGINEERING GROUP
 1500K 115TH AVE., SUITE 100
 BOULDER, CO 80506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

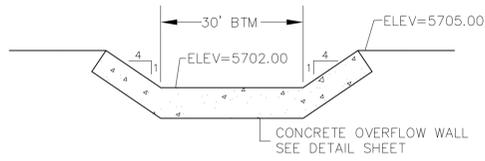
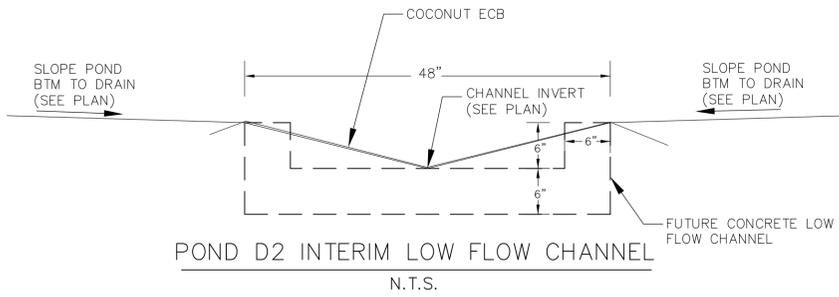
**LORSON RANCH EAST
 OVERLOT EARLY GRADING AND E.C. PLAN
 OFFSITE BORROW (FUTURE POND C4)**

DATE
DECEMBER 18, 2017

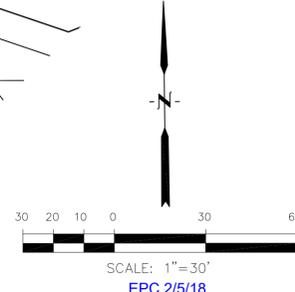
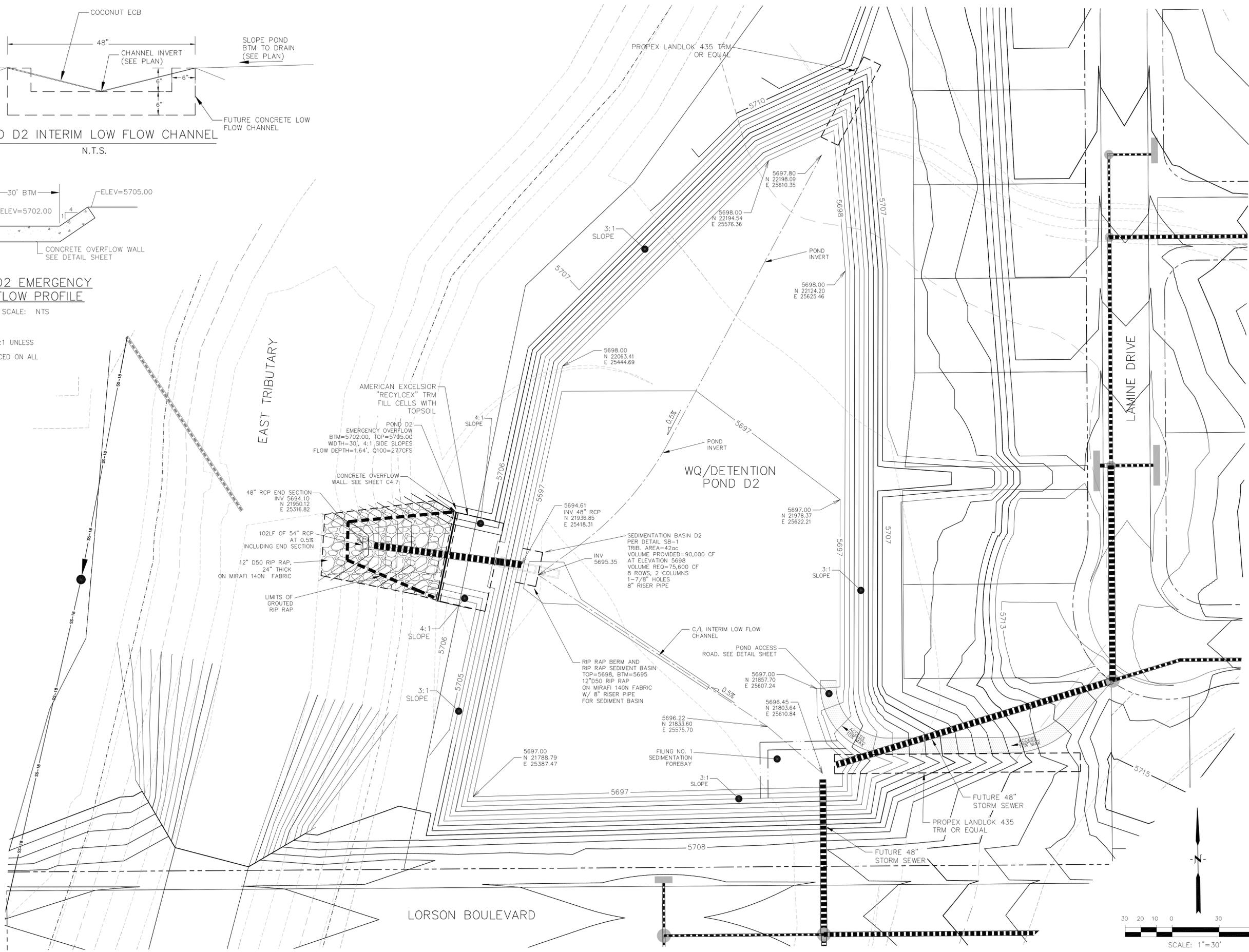
PROJECT NO.
100.040

SHEET NUMBER
C4.8

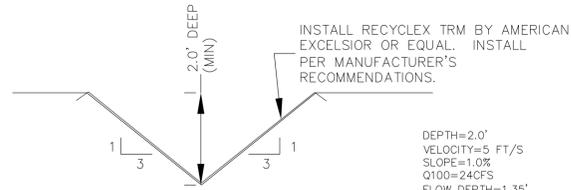
TOTAL SHEETS: 28



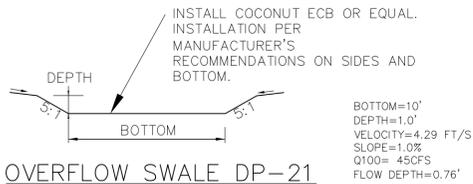
NOTE:
 1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



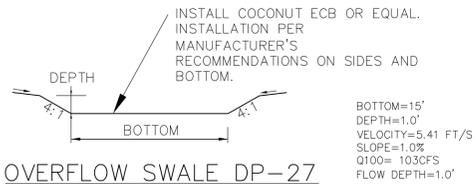
SUBSTATION SWALE 2 AT DESIGN PT 21



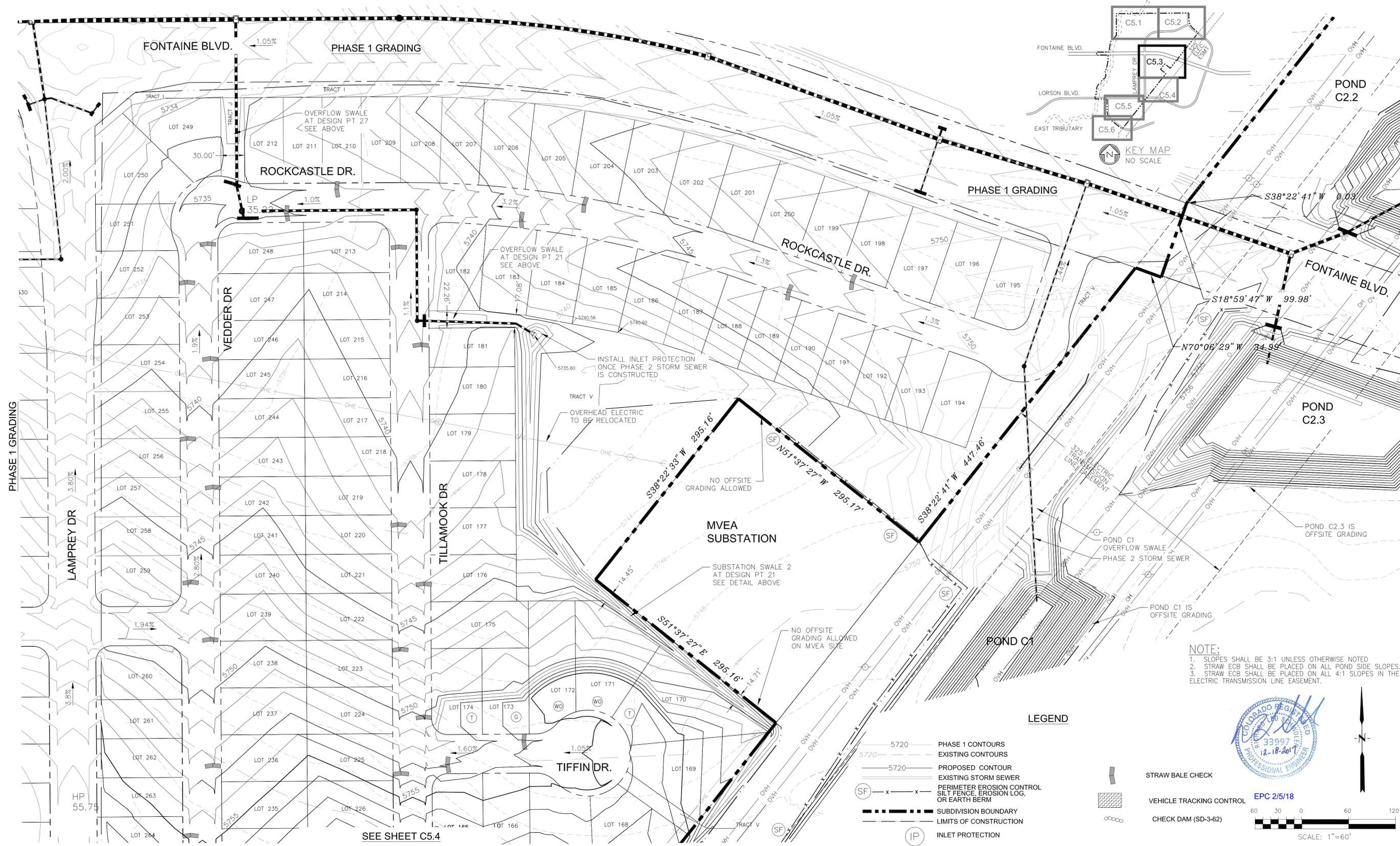
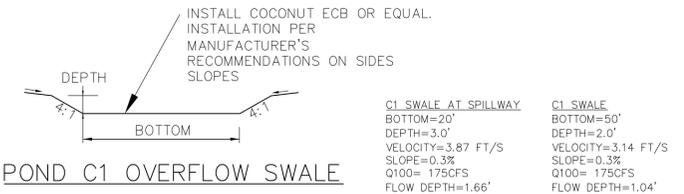
OVERFLOW SWALE DP-21



OVERFLOW SWALE DP-27



POND C1 OVERFLOW SWALE



NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
 3. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES IN THE ELECTRIC TRANSMISSION LINE EASEMENT.



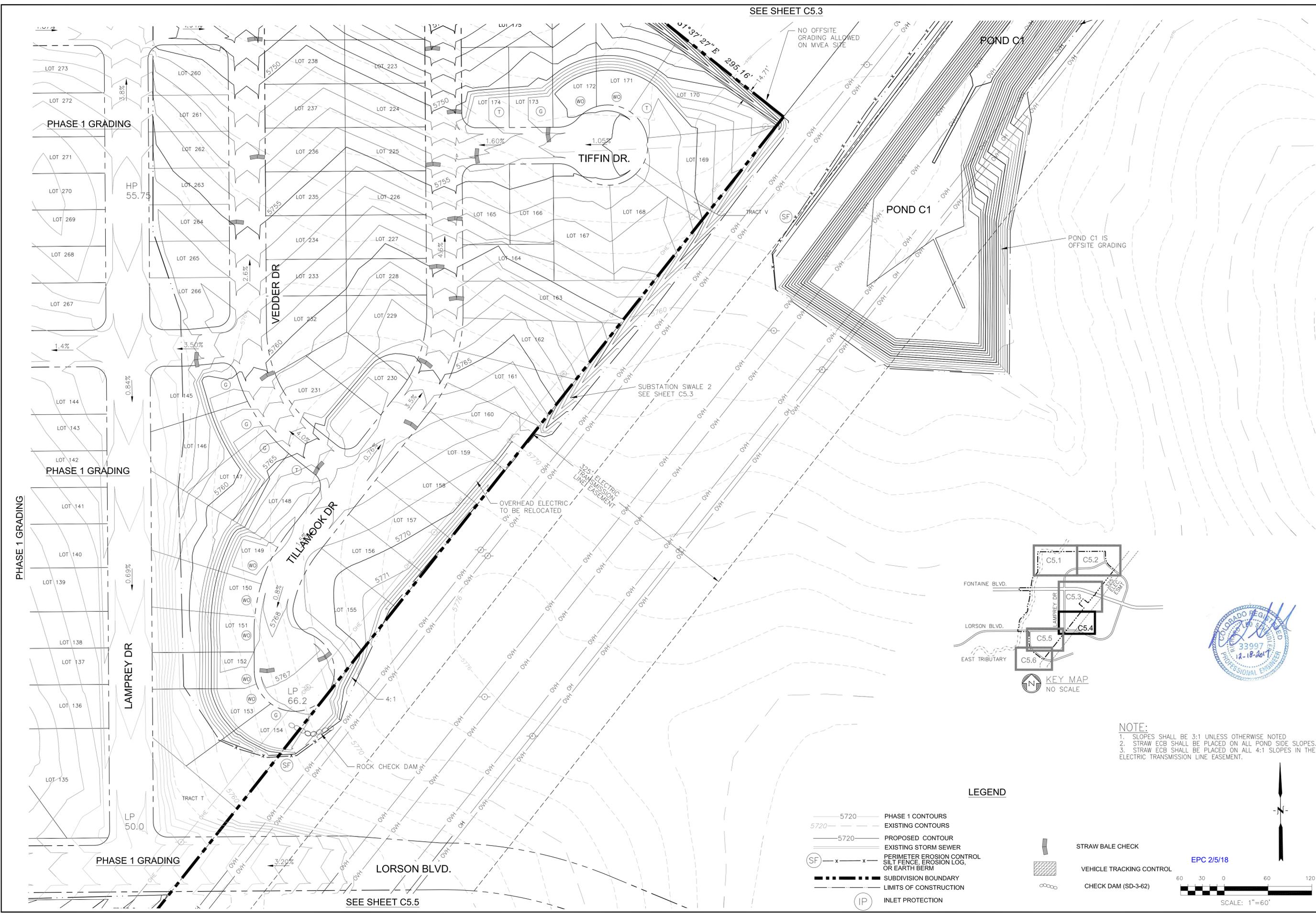
CORE ENGINEERING GROUP
 15004 1/2 S. W. 56th Ave., Suite 505
 Phoenix, AZ 85044
 Phone: 719.570.1100
 Contact: Richard L. Schindler, P.E.
 Email: Rich@ceeg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PROJECT: LORSON RANCH EAST
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

**LORSON RANCH EAST
 OVERLOT EARLY GRADING AND E.C. PLAN
 PHASE 2**

DATE: DECEMBER 18, 2017
 PROJECT NO.: 100.040
 SHEET NUMBER: C5.3
 TOTAL SHEETS: 28



SEE SHEET C5.3

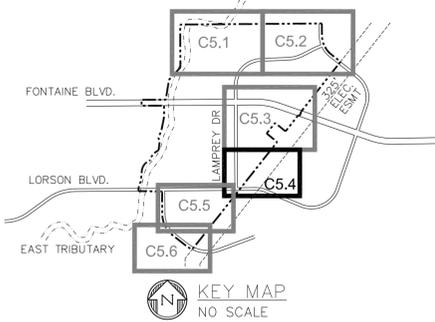
NO OFFSITE GRADING ALLOWED ON MVEA SITE

POND C1 IS OFFSITE GRADING

OVERHEAD ELECTRIC TO BE RELOCATED

SUBSTATION SWALE 2 SEE SHEET C5.3

375' ELECTRIC TRANSMISSION LINE EASEMENT

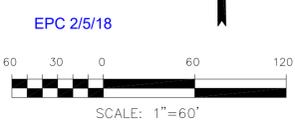


NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
 3. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES IN THE ELECTRIC TRANSMISSION LINE EASEMENT.

LEGEND

- 5720 PHASE 1 CONTOURS
- 5720 EXISTING CONTOURS
- 5720 PROPOSED CONTOUR
- EXISTING STORM SEWER
- (SF) PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- (IP) INLET PROTECTION

- STRAW BALE CHECK
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)



CORE ENGINEERING GROUP

1500 R I ST. AVE. S. 85506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

NO.	DATE	DESCRIPTION	PREPARED FOR: LORSON RANCH EAST 212 N. WAHSATCH AVE., SUITE 301 COLORADO SPRINGS, COLORADO 80903 CONTACT: JEFF MARK
PROJECT: LORSON RANCH EAST FONTAINE BLVD. - EAST TRIBUTARY EL PASO COUNTY, COLORADO			DRAWN: RLS DESIGNED: RLS CHECKED: RLS

LORSON RANCH EAST

OVERLOT EARLY GRADING AND E.C. PLAN

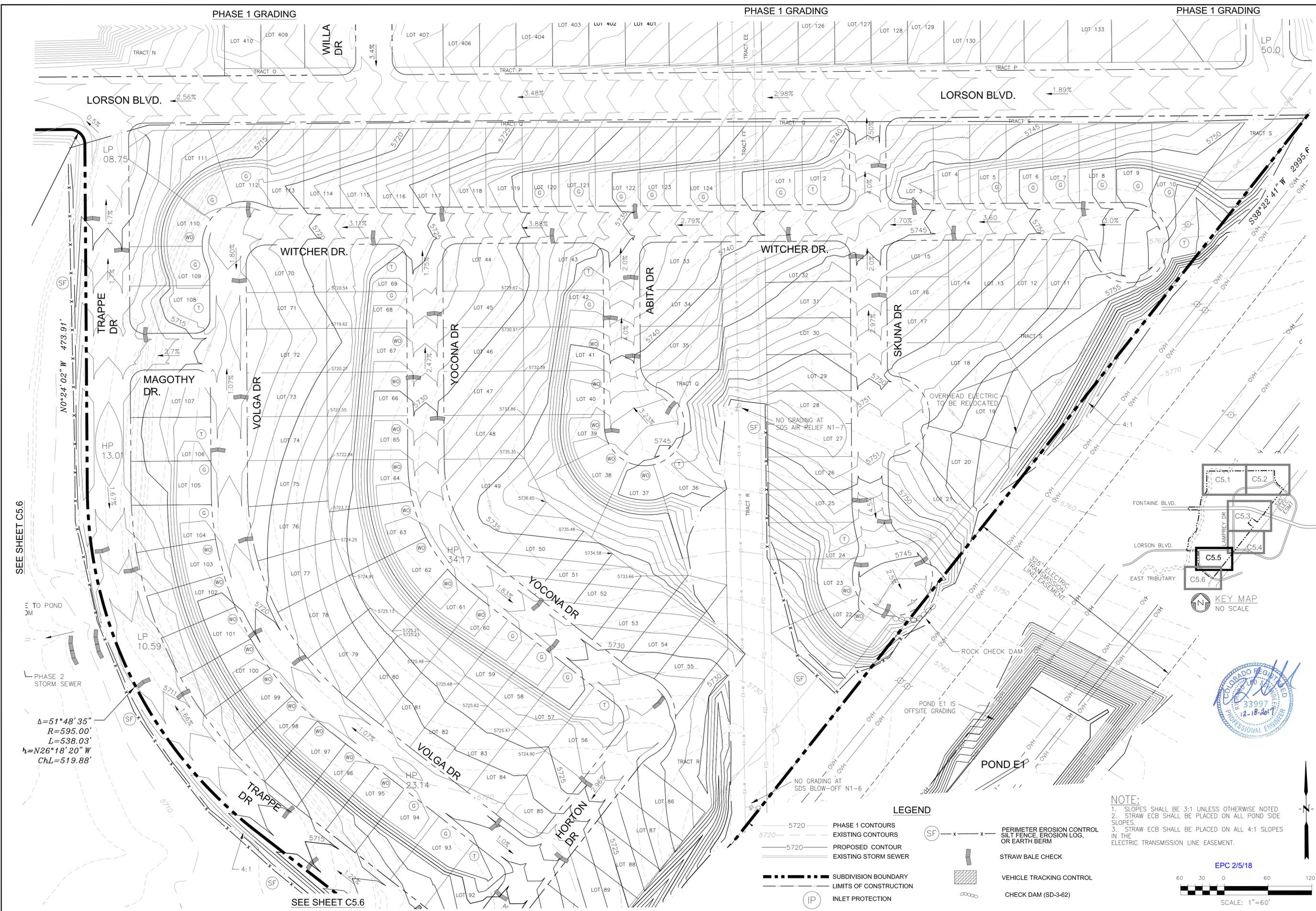
PHASE 2

DATE
DECEMBER 18, 2017

PROJECT NO.
100.040

SHEET NUMBER
C5.4

TOTAL SHEETS: 28



SEE SHEET C5.6

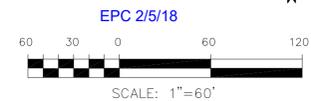
SEE SHEET C5.6

$\Delta=51^{\circ}48'35''$
 $R=595.00'$
 $L=538.03'$
 $h=N26^{\circ}18'20''W$
 $ChL=519.88'$

- LEGEND**
- 5720 PHASE 1 CONTOURS
 - 5720 EXISTING CONTOURS
 - 5720 PROPOSED CONTOUR
 - EXISTING STORM SEWER
 - SUBDIVISION BOUNDARY
 - LIMITS OF CONSTRUCTION
 - INLET PROTECTION
 - (SF) PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
 - STRAW BALE CHECK
 - VEHICLE TRACKING CONTROL
 - CHECK DAM (SD-3-62)

NOTE:

- SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
- STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
- STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES IN THE ELECTRIC TRANSMISSION LINE EASEMENT.



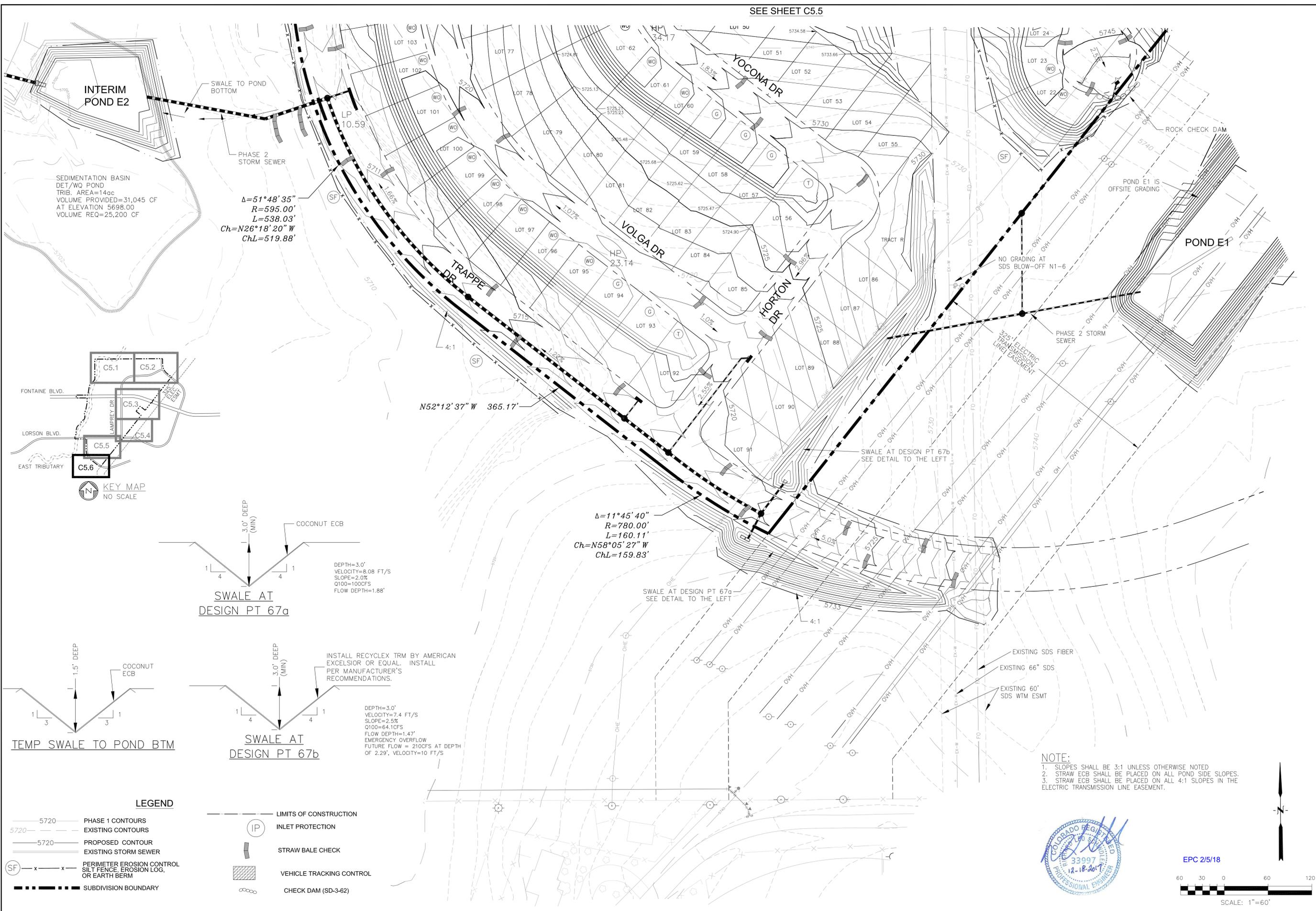
CORE ENGINEERING GROUP
 15004 15th Ave. S., Suite 301
 Littleton, CO 80120
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO: _____
 PROJECT: **LORSON RANCH EAST**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

LORSON RANCH EAST
OVERLOT EARLY GRADING AND E.C. PLAN
PHASE 2

DATE: **DECEMBER 18, 2017**
 PROJECT NO: **100.040**
 SHEET NUMBER: **C5.5**
 TOTAL SHEETS: **28**



SEE SHEET C5.5

INTERIM POND E2
 SEDIMENTATION BASIN
 DET/WQ POND
 TRIB. AREA=14ac
 VOLUME PROVIDED=31,045 CF
 AT ELEVATION 5698.00
 VOLUME REQ=25,200 CF

$\Delta=51^{\circ}48'35''$
 $R=595.00'$
 $L=538.03'$
 $Ch=N26^{\circ}18'20''W$
 $ChL=519.88'$

$N52^{\circ}12'37''W$ 365.17'

$\Delta=11^{\circ}45'40''$
 $R=780.00'$
 $L=160.11'$
 $Ch=N58^{\circ}05'27''W$
 $ChL=159.83'$

SWALE AT DESIGN PT 67a

DEPTH=3.0'
 VELOCITY=8.08 FT/S
 SLOPE=2.0%
 Q100=100CFS
 FLOW DEPTH=1.88'

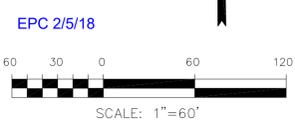
SWALE AT DESIGN PT 67b

DEPTH=3.0'
 VELOCITY=7.4 FT/S
 SLOPE=2.5%
 Q100=64.1CFS
 FLOW DEPTH=1.47'
 EMERGENCY OVERFLOW
 FUTURE FLOW = 210CFS AT DEPTH
 OF 2.29', VELOCITY=10 FT/S

NOTE:
 1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
 2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
 3. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES IN THE
 ELECTRIC TRANSMISSION LINE EASEMENT.

LEGEND

- 5720 PHASE 1 CONTOURS
- 5720 EXISTING CONTOURS
- 5720 PROPOSED CONTOUR
- EXISTING STORM SEWER
- (SF) PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- (IP) INLET PROTECTION
- STRAW BALE CHECK
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)



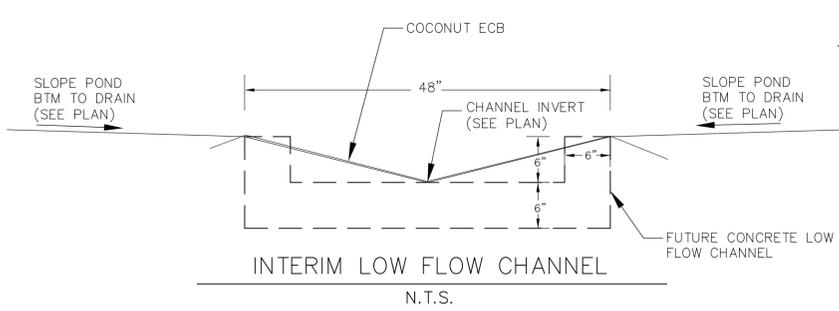
CORE ENGINEERING GROUP
 15004 151st AVE. S. #5506
 PH: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@ceg1.com

DATE: _____
 DESCRIPTION: _____
 NO. _____
 PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RLS

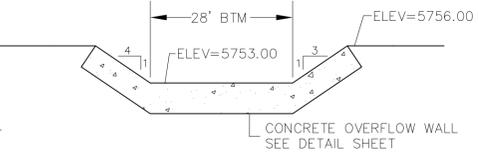
**LORSON RANCH EAST
 OVERLOT EARLY GRADING AND E.C. PLAN
 PHASE 2**

DATE: **DECEMBER 18, 2017**
 PROJECT NO.: **100.040**
 SHEET NUMBER: **C5.6**
 TOTAL SHEETS: **28**

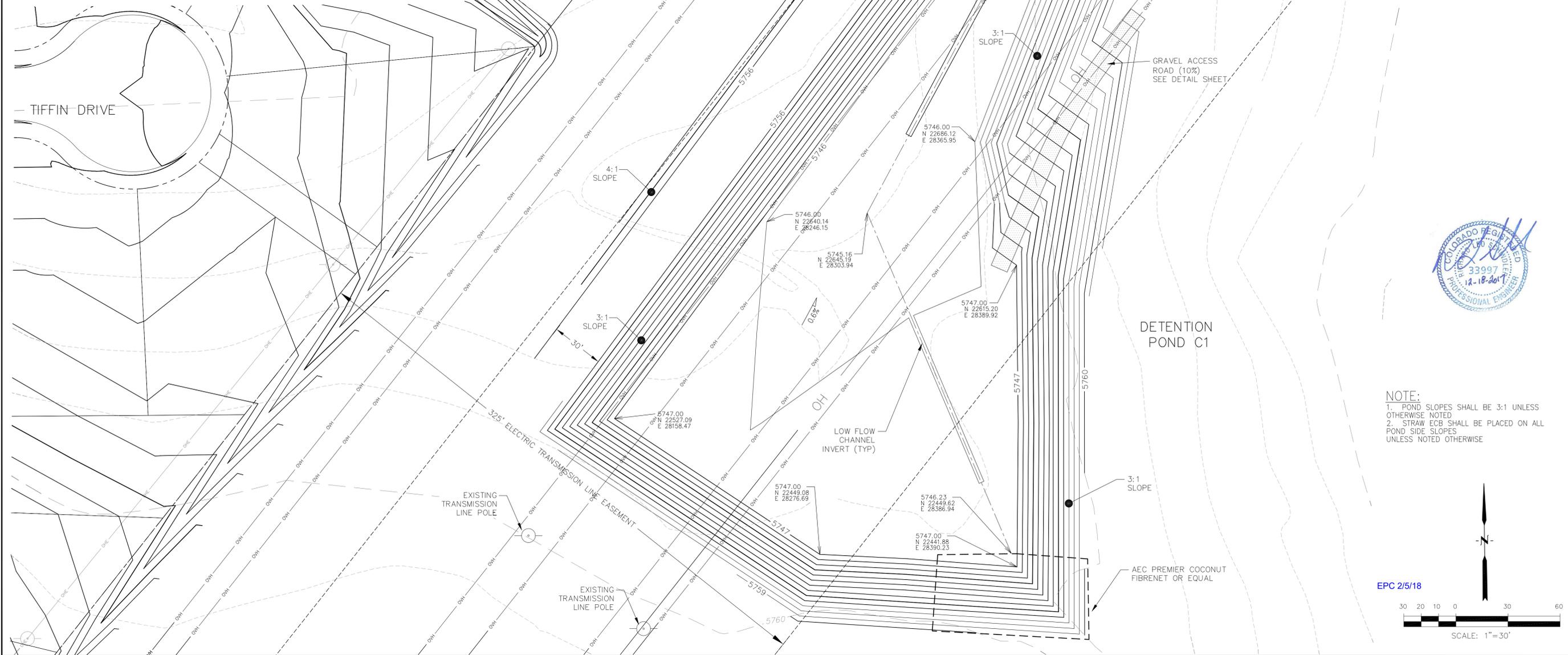


POND C1 EMERGENCY OVERFLOW PROFILE

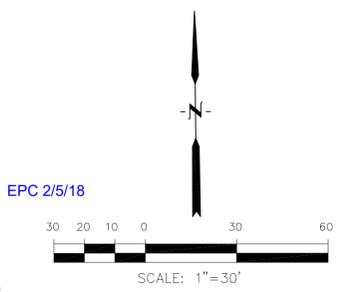
SCALE: NTS



POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	22907.73	28453.39	5743.30	INVERT 18" RCP = 5743.30
2	22895.21	28451.54	5644.00	LOW FLOW CHANNEL
3	22914.56	28456.90	5745.00	POND BOTTOM
4	22901.74	28477.08	5745.00	POND BOTTOM
5	22825.41	28400.94	5744.34	LOW FLOW CHANNEL
6	22805.55	28409.10	5745.00	POND BOTTOM



NOTE:
1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



CORE ENGINEERING GROUP
19004 15th AVE. S. #5506
DENVER, CO 80202
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

DATE: _____
DESCRIPTION: _____
NO. _____

PREPARED FOR:
LORSON RANCH EAST
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FONTAINE BLVD. - EAST TRIBUTARY
EL PASO COUNTY, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

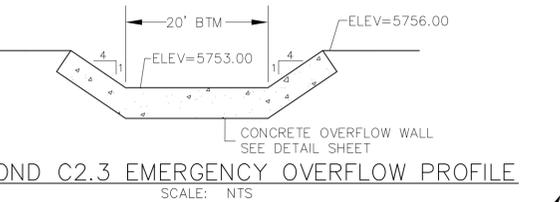
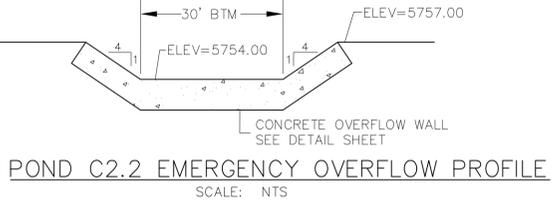
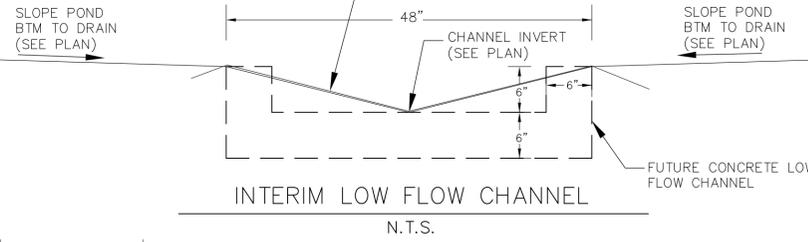
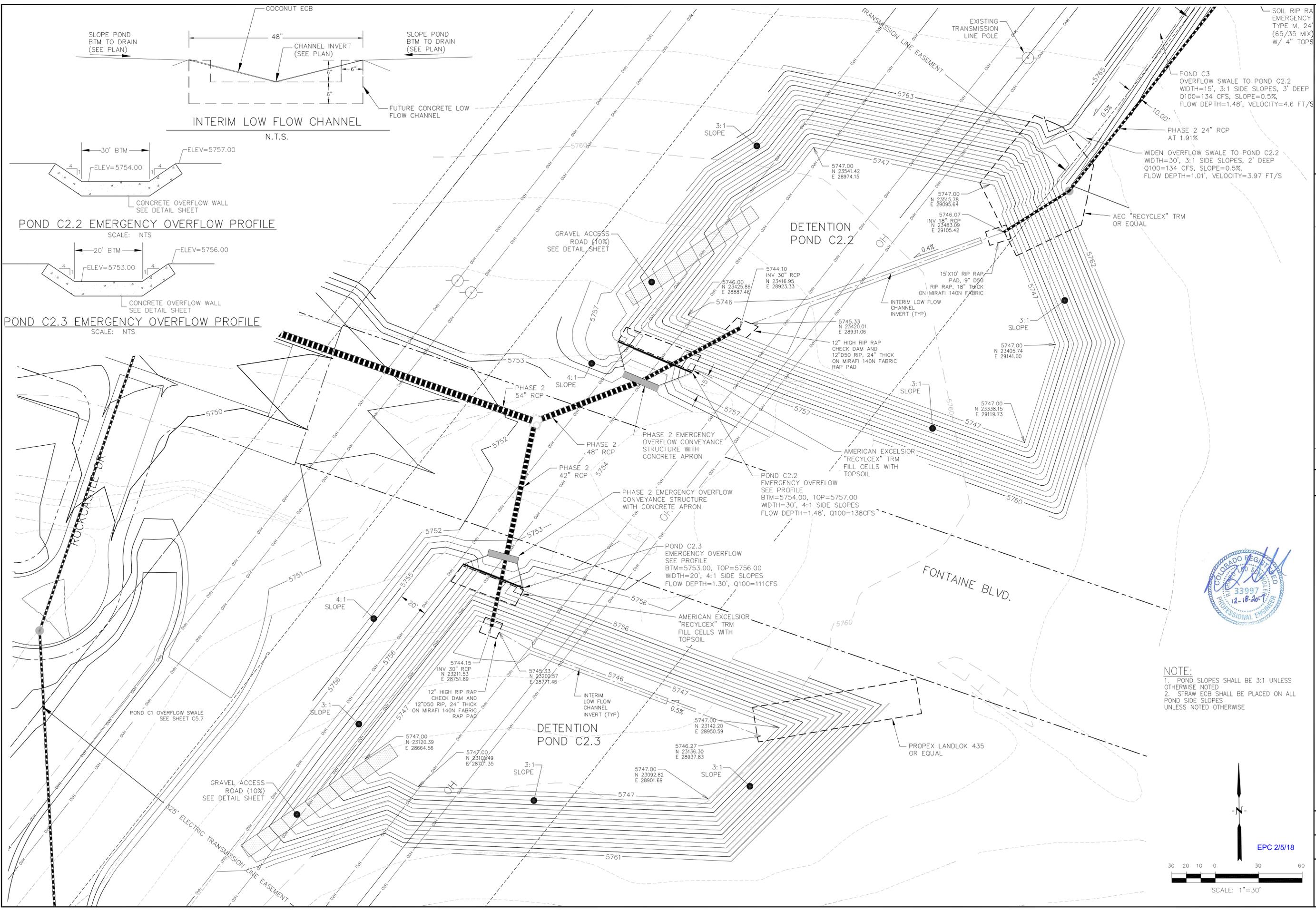
DETENTION POND C1 (PHASE 2)
LORSON RANCH EAST

DATE
DECEMBER 18, 2017

PROJECT NO.
100.040

SHEET NUMBER
C5.7

TOTAL SHEETS: **28**



SOIL RIP RA
EMERGENCY
TYPE M, 24"
(65/35 MIX)
W/ 4" TOPS

POND C3
OVERFLOW SWALE TO POND C2.2
WIDTH=15', 3:1 SIDE SLOPES, 3' DEEP
Q100=134 CFS, SLOPE=0.5%,
FLOW DEPTH=1.48', VELOCITY=4.6 FT/S

PHASE 2 24" RCP
AT 1.91%

WIDEN OVERFLOW SWALE TO POND C2.2
WIDTH=30', 3:1 SIDE SLOPES, 2' DEEP
Q100=134 CFS, SLOPE=0.5%,
FLOW DEPTH=1.01', VELOCITY=3.97 FT/S

AEC "RECYLCEX" TRM
OR EQUAL

15'x10' RIP RAP
PAD, 9" D50
RIP RAP, 18" THICK
ON MIRAFI 140N FABRIC

12" HIGH RIP RAP
CHECK DAM AND
12"D50 RIP, 24" THICK
ON MIRAFI 140N FABRIC
RAP PAD

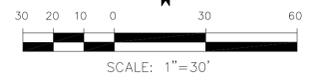
POND C2.2
EMERGENCY OVERFLOW
SEE PROFILE
BTM=5754.00, TOP=5757.00
WIDTH=30', 4:1 SIDE SLOPES
FLOW DEPTH=1.48', Q100=138CFS

PHASE 2 EMERGENCY OVERFLOW
CONVEYANCE STRUCTURE
WITH CONCRETE APRON

POND C2.3
EMERGENCY OVERFLOW
SEE PROFILE
BTM=5753.00, TOP=5756.00
WIDTH=20', 4:1 SIDE SLOPES
FLOW DEPTH=1.30', Q100=111CFS

AMERICAN EXCELSIOR
"RECYLCEX" TRM
FILL CELLS WITH
TOPSOIL

NOTE:
1. POND SLOPES SHALL BE 3:1 UNLESS
OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL
POND SIDE SLOPES
UNLESS NOTED OTHERWISE



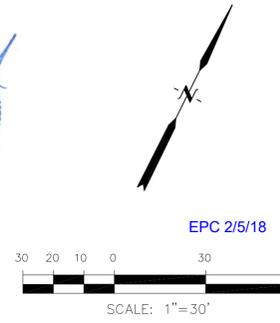
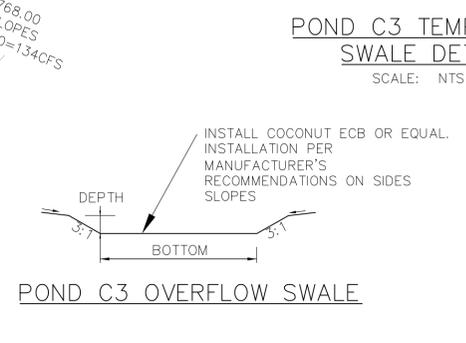
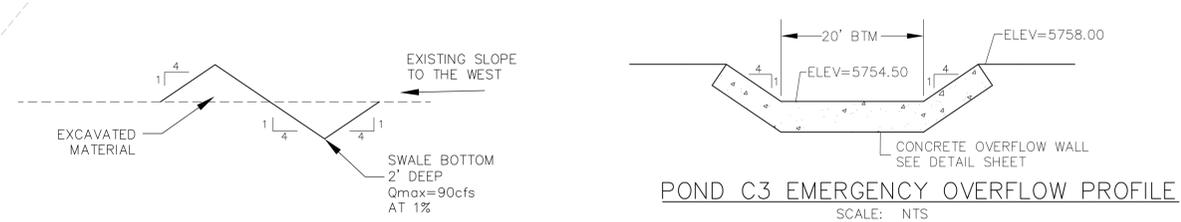
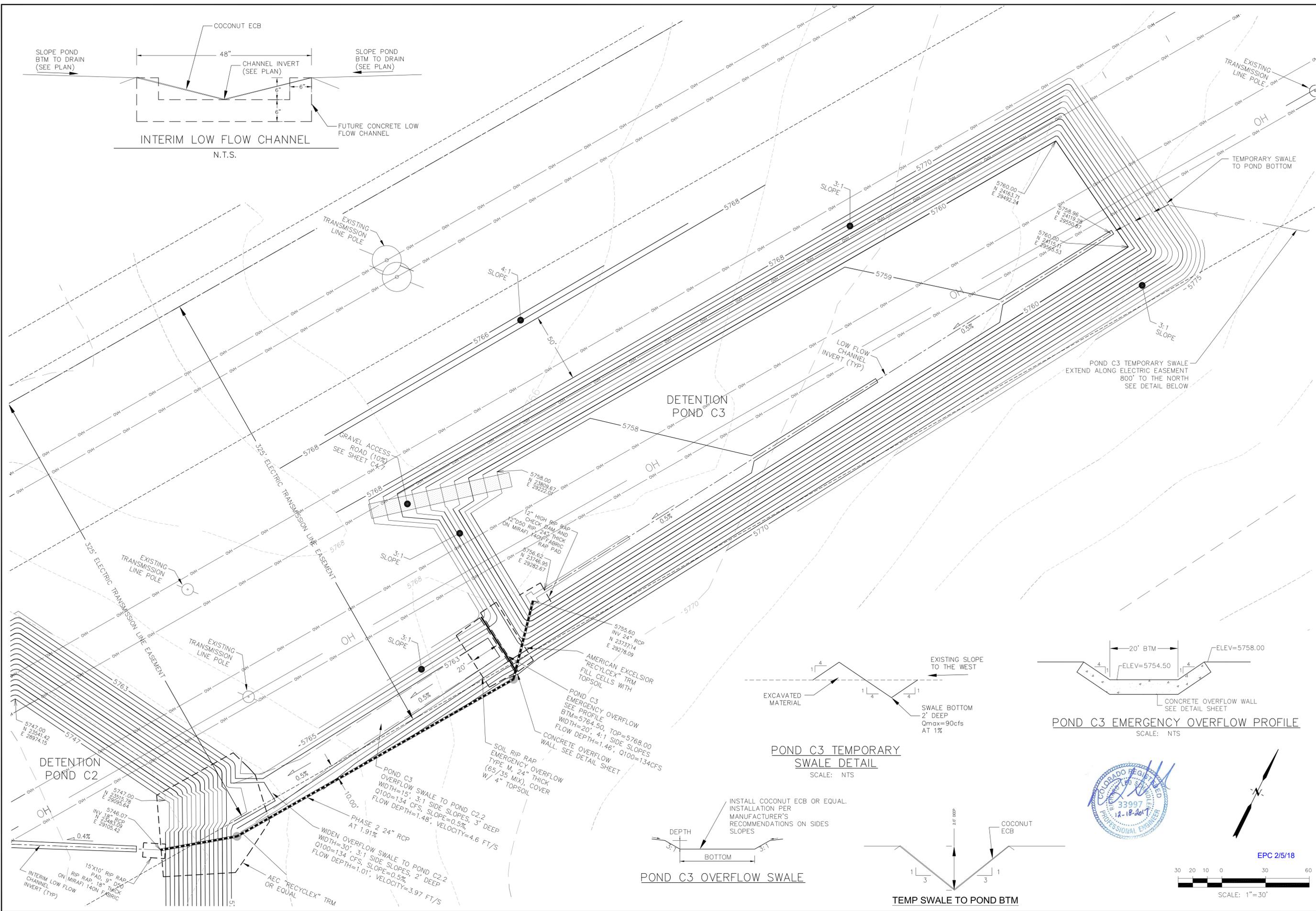
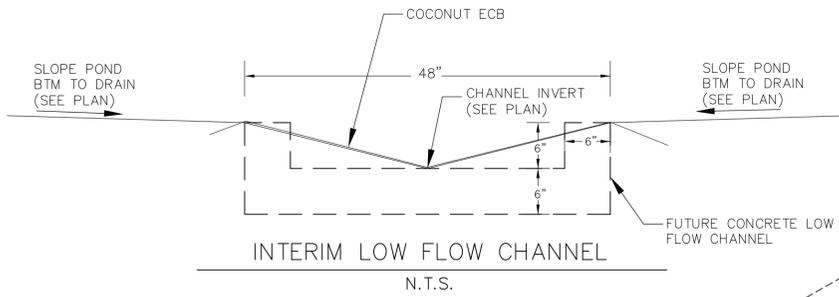
CORE ENGINEERING GROUP
15004 15th AVE. S. #5506
BURNING WOODS, CO 80504
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegl.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **LORSON RANCH EAST**
FONTAINE BLVD. - EAST TRIBUTARY
EL PASO COUNTY, COLORADO
PREPARED FOR: **LORSON, LLC**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

**DETENTION POND
POND C2.2 and C2.3 (PHASE 2)
LORSON RANCH EAST**

DATE: **DECEMBER 18, 2017**
PROJECT NO.: **100.040**
SHEET NUMBER: **C5.8**
TOTAL SHEETS: **28**



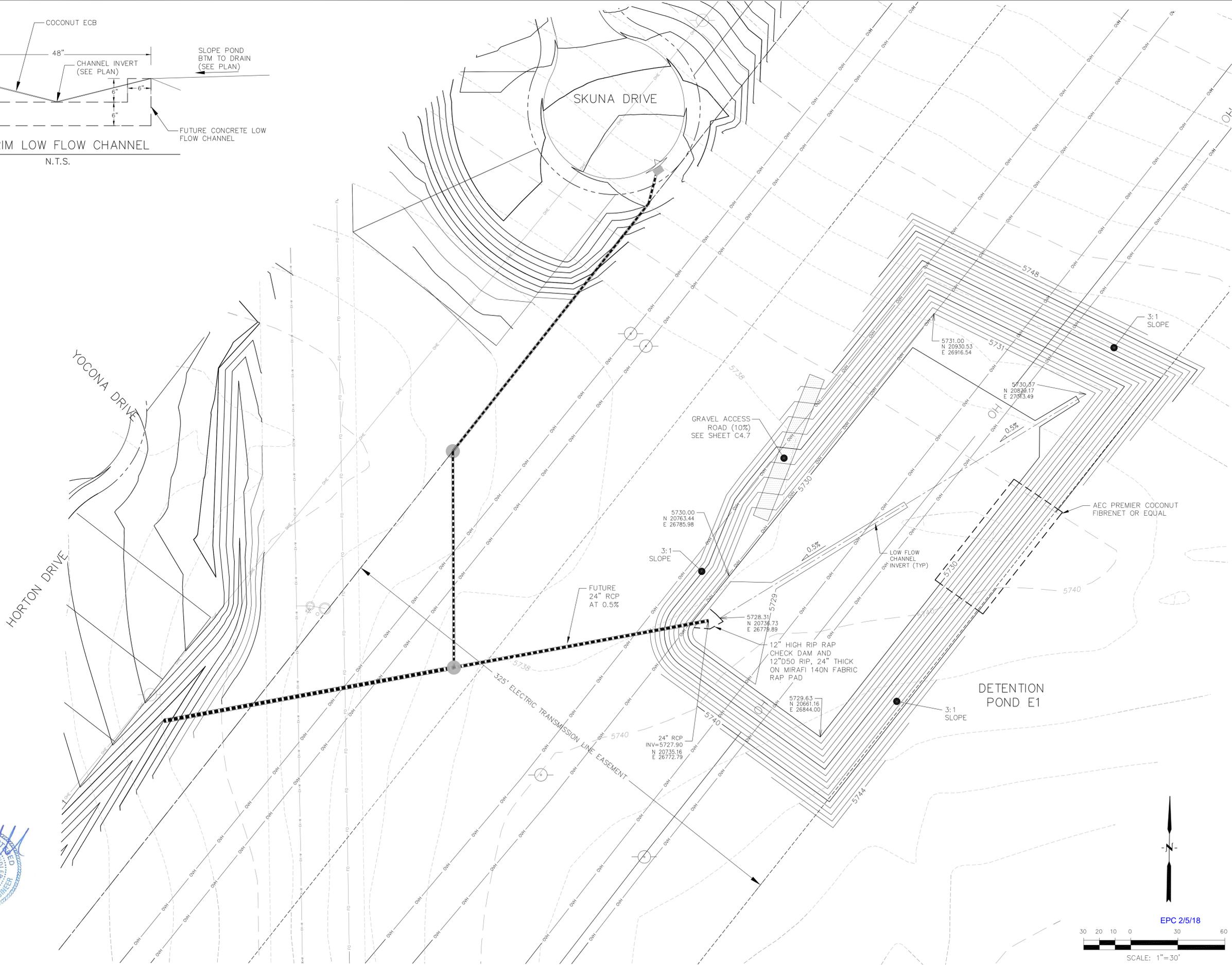
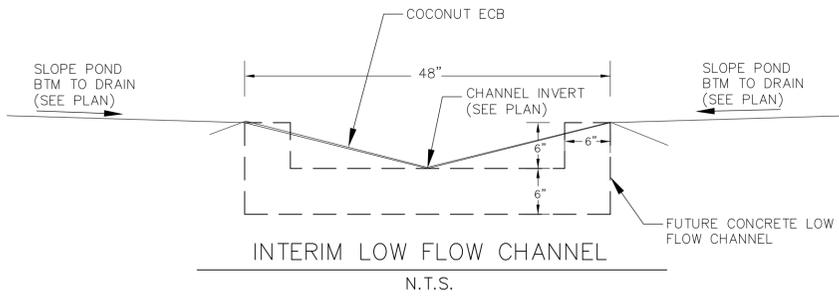
NO.	DESCRIPTION	DATE

PREPARED FOR: **LORSON, LLC**
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

PROJECT: **LORSON RANCH EAST**
 FONTAINE BLVD. - EAST TRIBUTARY
 EL PASO COUNTY, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

DETENTION POND C3 (PHASE 2)
LORSON RANCH EAST



CORE ENGINEERING GROUP
 15004 15th AVE. S. #3506
 BURNING WOODS, CO 80903
 PHONE: 719.570.1100
 CONTACT: RICHARD L. SCHINDLER, P.E.
 EMAIL: Rich@cegi.com

NO.	DESCRIPTION	DATE

PREPARED FOR:
LORSON RANCH EAST
 FONTAINE BLVD. - EAST TRIBUTARY
 EL PASO COUNTY, COLORADO

PROJECT:
LORSON, LLC
 212 N. WAHSATCH AVE., SUITE 301
 COLORADO SPRINGS, COLORADO 80903
 (719) 635-3200
 CONTACT: JEFF MARK

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RLS

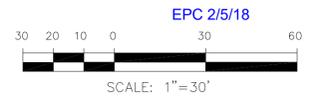
DETENTION POND E1 (PHASE 2)
LORSON RANCH EAST

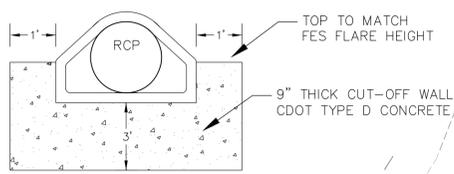
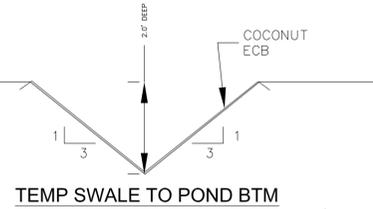
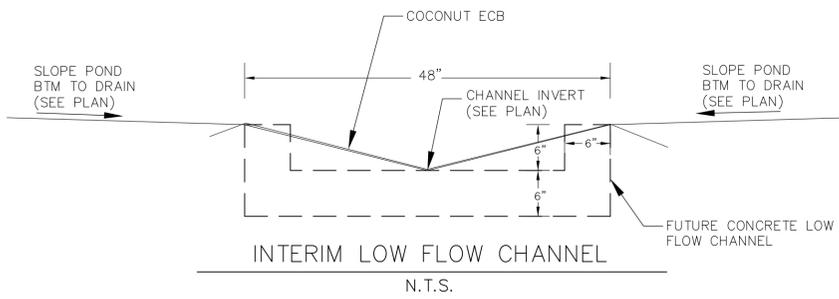
DATE
DECEMBER 18, 2017

PROJECT NO.
100.040

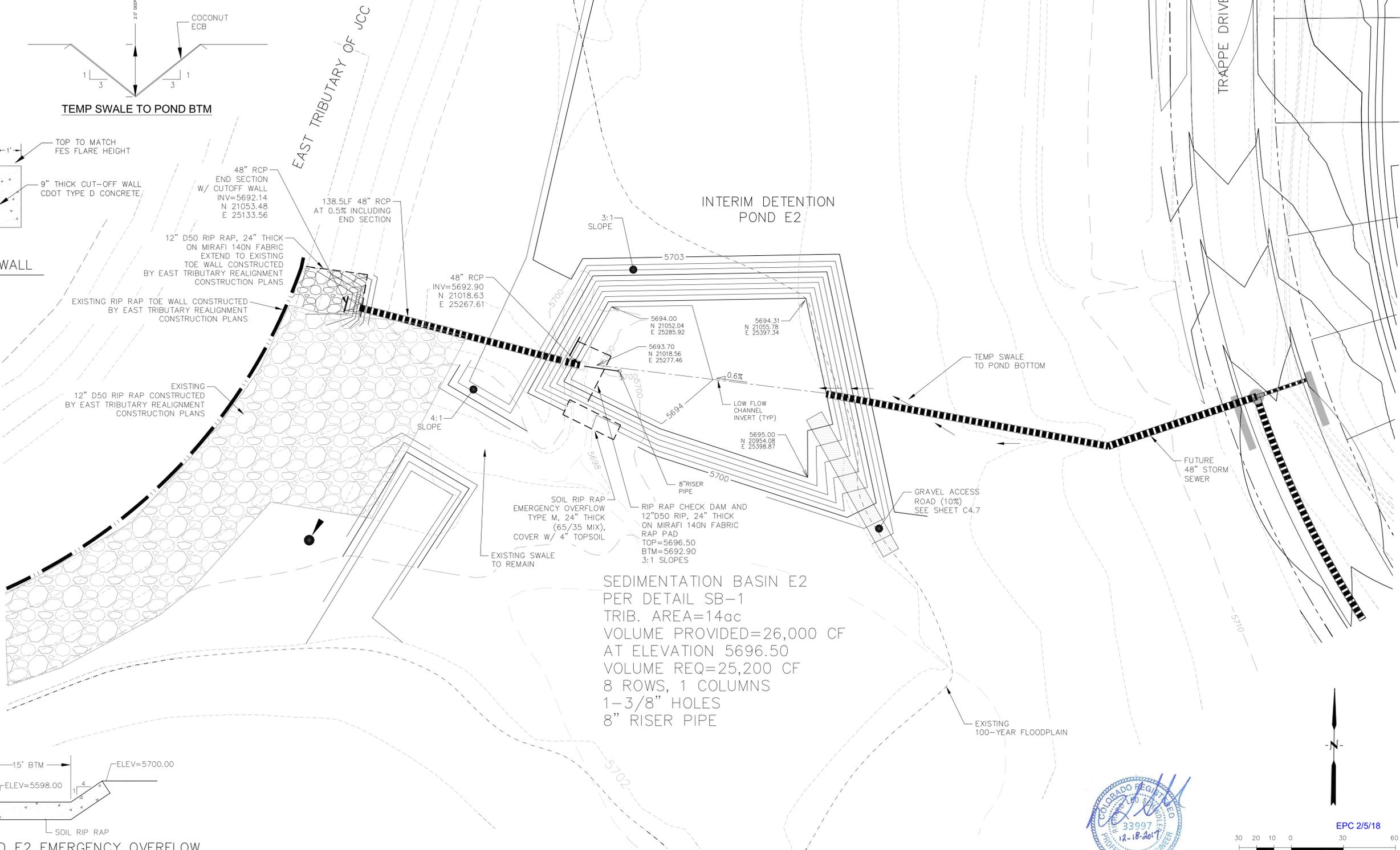
SHEET NUMBER
C5.10

TOTAL SHEETS: **28**

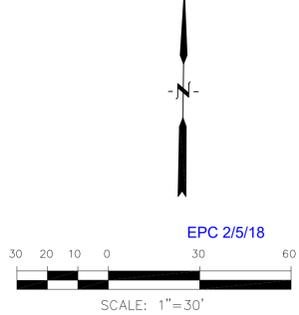
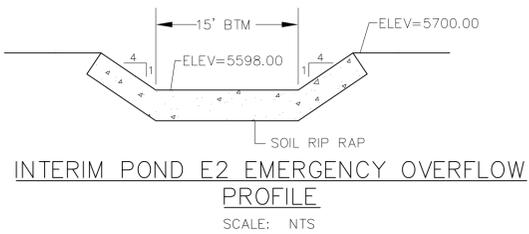


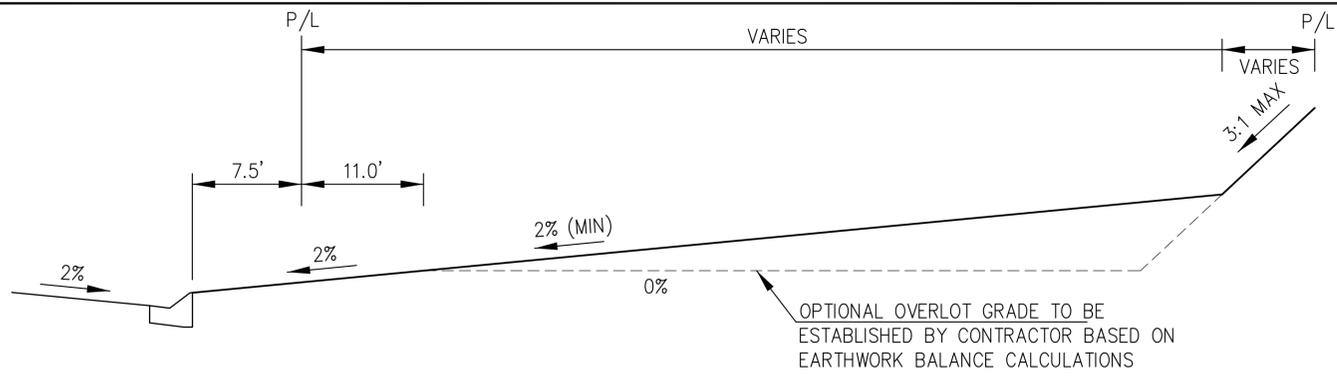


CONCRETE CUT-OFF WALL
N.T.S.

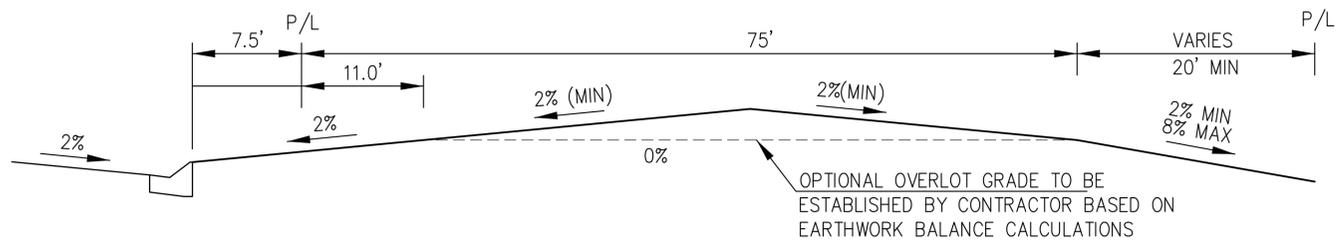


SEDIMENTATION BASIN E2
PER DETAIL SB-1
TRIB. AREA=14ac
VOLUME PROVIDED=26,000 CF
AT ELEVATION 5696.50
VOLUME REQ=25,200 CF
8 ROWS, 1 COLUMNS
1-3/8" HOLES
8" RISER PIPE

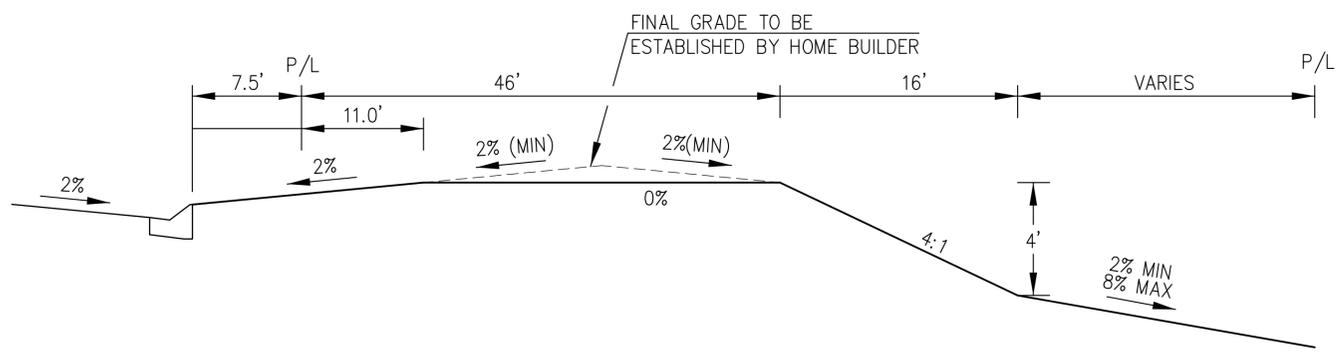




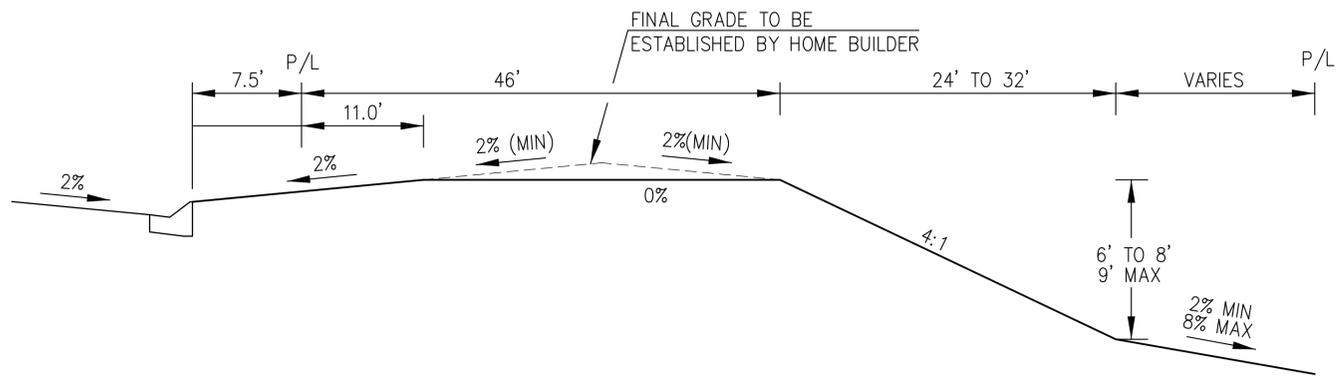
TYPICAL "A" LOT



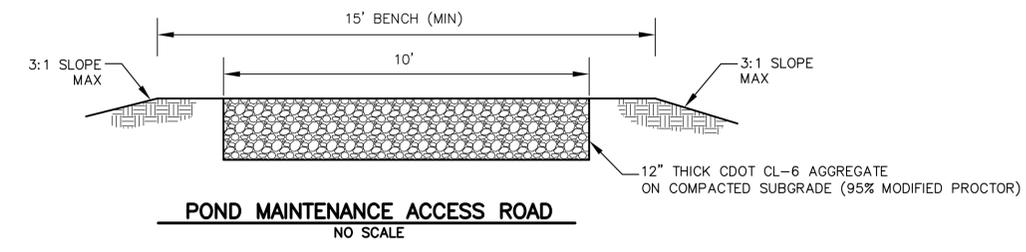
TYPICAL "B" LOT



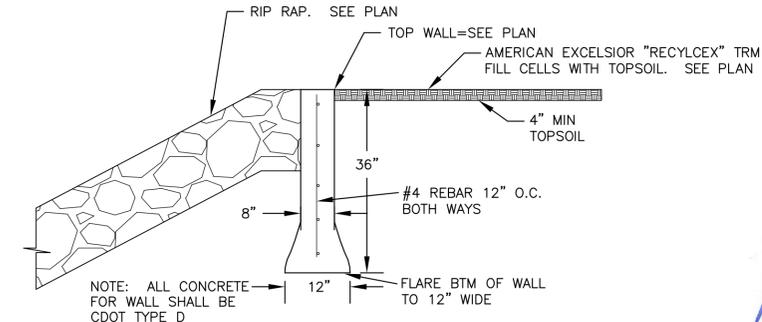
TYPICAL "GARDEN" LOT



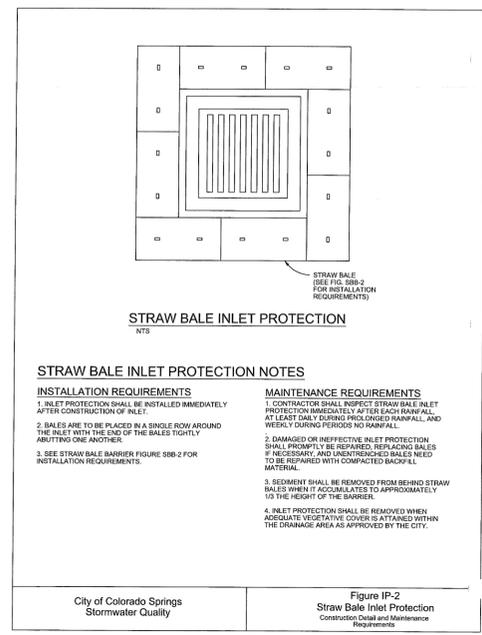
TYPICAL "WALKOUT" LOT



POND MAINTENANCE ACCESS ROAD
NO SCALE



POND OVERFLOW CONCRETE WALL
NO SCALE



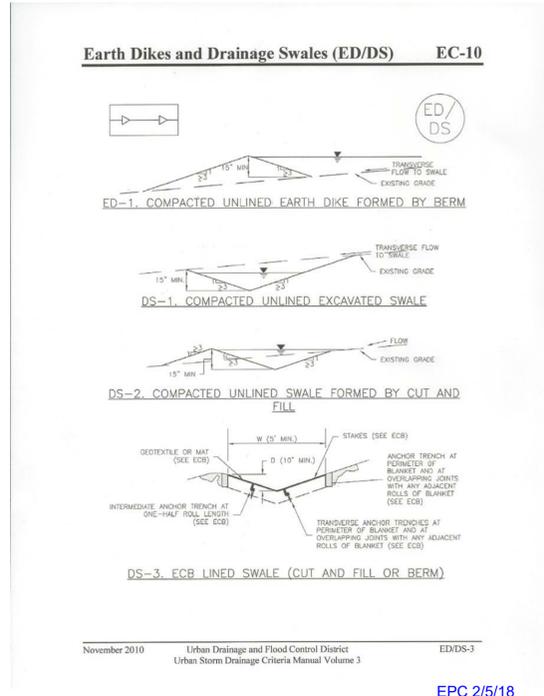
STRAW BALE INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

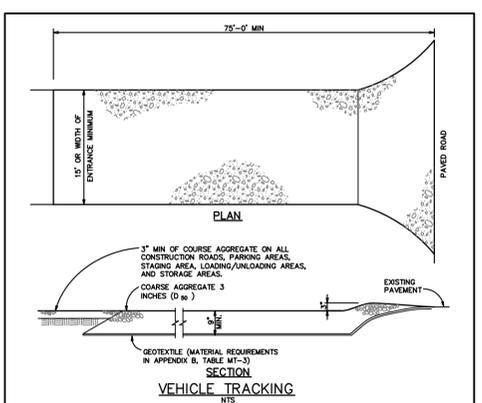
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ADJUTING ONE ANCHOR.
3. SEE STRAW BALE BARRIER FIGURE 908-2 FOR INSTALLATION REQUIREMENTS.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNREMOVED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.



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



INSTALLATION REQUIREMENTS

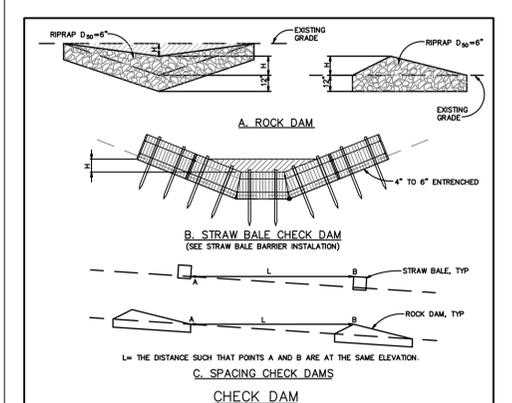
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADATIONS, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ON PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER GRABES.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality

Figure VI-2
Vehicle Tracking
Application Examples



INSTALLATION REQUIREMENTS

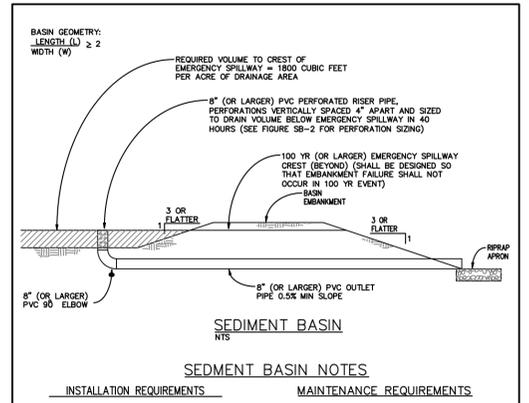
1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SB8-2.
2. THE "W" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.
3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs Stormwater Quality

Figure CD-1
Check Dam
Construction Detail and Maintenance Requirements



INSTALLATION REQUIREMENTS

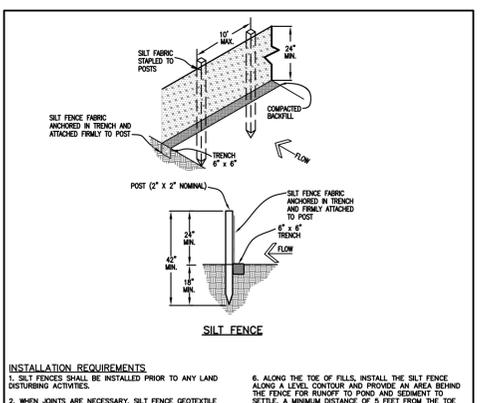
1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL.
2. SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality

Figure SB-1 Sediment Basin
Construction Detail and Maintenance Requirements



INSTALLATION REQUIREMENTS

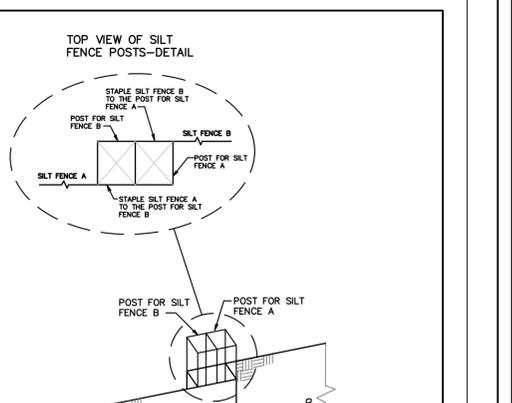
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPUNCE TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4\"/>

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNREINFORCED OR UNREPLACED SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

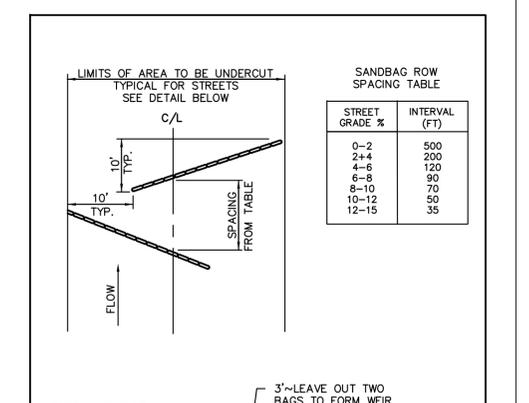
City of Colorado Springs Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements



City of Colorado Springs Stormwater Quality

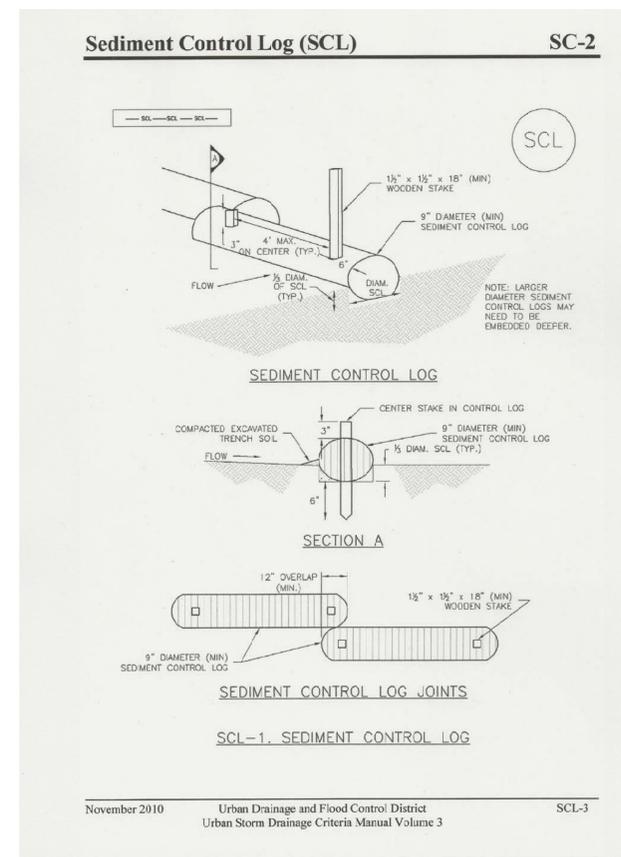
Figure SF-3 Silt Fence
Joint Tying
Construction Detail and Maintenance Requirements



City of Colorado Springs Stormwater Quality

Figure SD-3
Standard Drawing
Construction Detail and Maintenance Requirements

SEED MIX TABLE		
GRASS MIX FOR QUICK REVEGETATION ALL SITES:		
GRASS	VARIETY	AMOUNT IN PLS LBS PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0
PERENNIAL RYE	LINN	2.0
WESTERN WHEAT GRASS	BARTON	3.0
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0
SIDEOATS GRAMA	EL RENO	2.5
		TOTAL 16.5 LBS
GRASS MIX FOR SANDY SOILS:		
GRASS	VARIETY	AMOUNT IN PLS LBS PER ACRE
SIDEOATS GRAMA	EL RENO	3.0
WESTERN WHEAT GRASS	BARTON	2.5
SLENDER WHEAT GRASS	NATIVE	2.0
LITTLE BLUESTEM	PASTURA	2.0
SAND DROPSEED	NATIVE	0.5
SWITCH GRASS	NEBRASKA 28	3.0
WEEPING LOVE GRASS	MORPHA	1.0
		TOTAL 14.0 LBS
GRASS MIX FOR HEAVIER SOIL AREAS:		
GRASS	VARIETY	AMOUNT IN PLS LBS PER ACRE
WESTERN WHEAT GRASS	BARTON	5.0
SIDEOATS GRAMA	EL RENO	3.0
SLENDER WHEAT GRASS	SODAR	2.5
SMOOTH BROME	LINCOLN OR MANCHAR	4.0
CRESTEDWHEAT GRASS	EPHRAIM	3.0
		TOTAL 17.5 LBS



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

Figure SCL-1. SEDIMENT CONTROL LOG

CORE ENGINEERING GROUP
15004 I-75 AVE. SUITE 500
DENVER, CO 80231
PHONE: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@cegg.com

DATE: _____
DESCRIPTION: _____
NO. _____
PROJECT: **LORSON RANCH EAST**
212 N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, COLORADO 80903
CONTACT: JEFF MARK

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

GRADING AND EROSION CONTROL DETAILS

DATE: DECEMBER 18, 2017
PROJECT NO. 100.040
SHEET NUMBER C12.2
TOTAL SHEETS: 28



EPC 2/5/18