ELK RIDGE DEVELOPMENTS, LLC

ELK VIEW ESTATES

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, T 12 S, R 66 W OF THE 6TH PM., EL PASO COUNTY, COLORADO

NOT PLATTED

GRADING & EROSION CONTROL PLAN

PROJECT CONTACTS

PROPERTY OWNER

ELK RIDGE DEVELOPMENTS, LLC
10548 ODIN DRIVE
COLORADO SPRINGS, CO 80924
(719) 494-2115
CONTACT: DEAN HEISLER
EMAIL: DEAN@FOXBS.COM

APPLICANT

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
CONTACT: JEFFREY ODOR, PE
EMAIL: JEFFREYODOR@GALLOWAYUS.COM

SURVEYOR

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, CO 80907
(719) 630-0559

CITY & UTILITY CONTACTS

WATER

PRIVATE (INDIVIDUAL WELL)

WASTEWATER

PRIVATE (INDIVIDUAL OWTS)

ELECTRIC

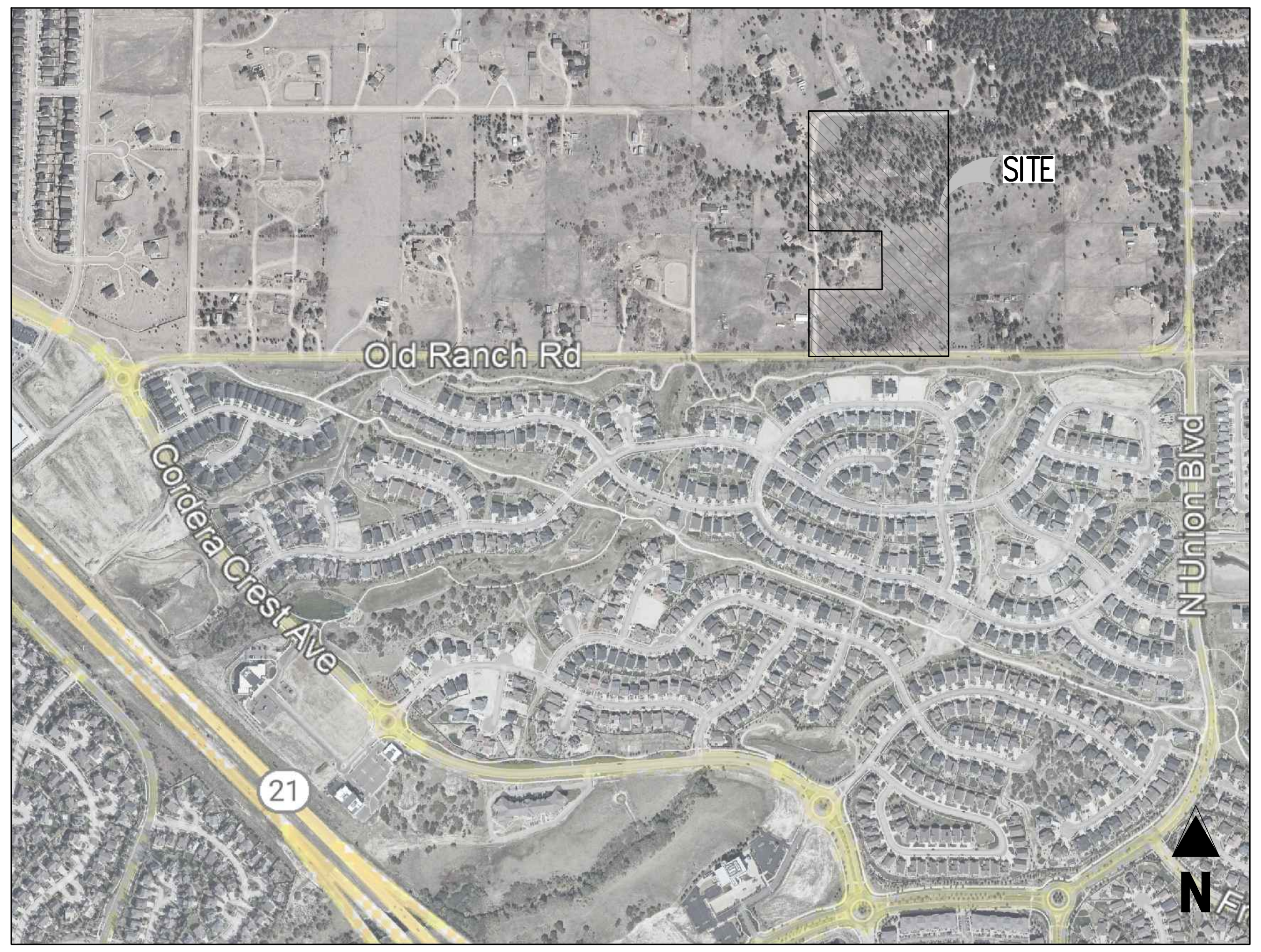
MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN RD.,
FALCON, CO 80831
TELE: (800) 388-9881
CONTACT: LAURA J. HUTSON
EMAIL: LAURA.H@MVEA.COOP

NATURAL GAS

BLACK HILLS ENERGY
198 COUNTY LINE RD
PALMER LAKE, CO 80133
(719) 502-5594
CONTACT: MARCUS HENDERSON
EMAIL: MARCUS.HENDERSON@BLACKHILLSENERGY.COM

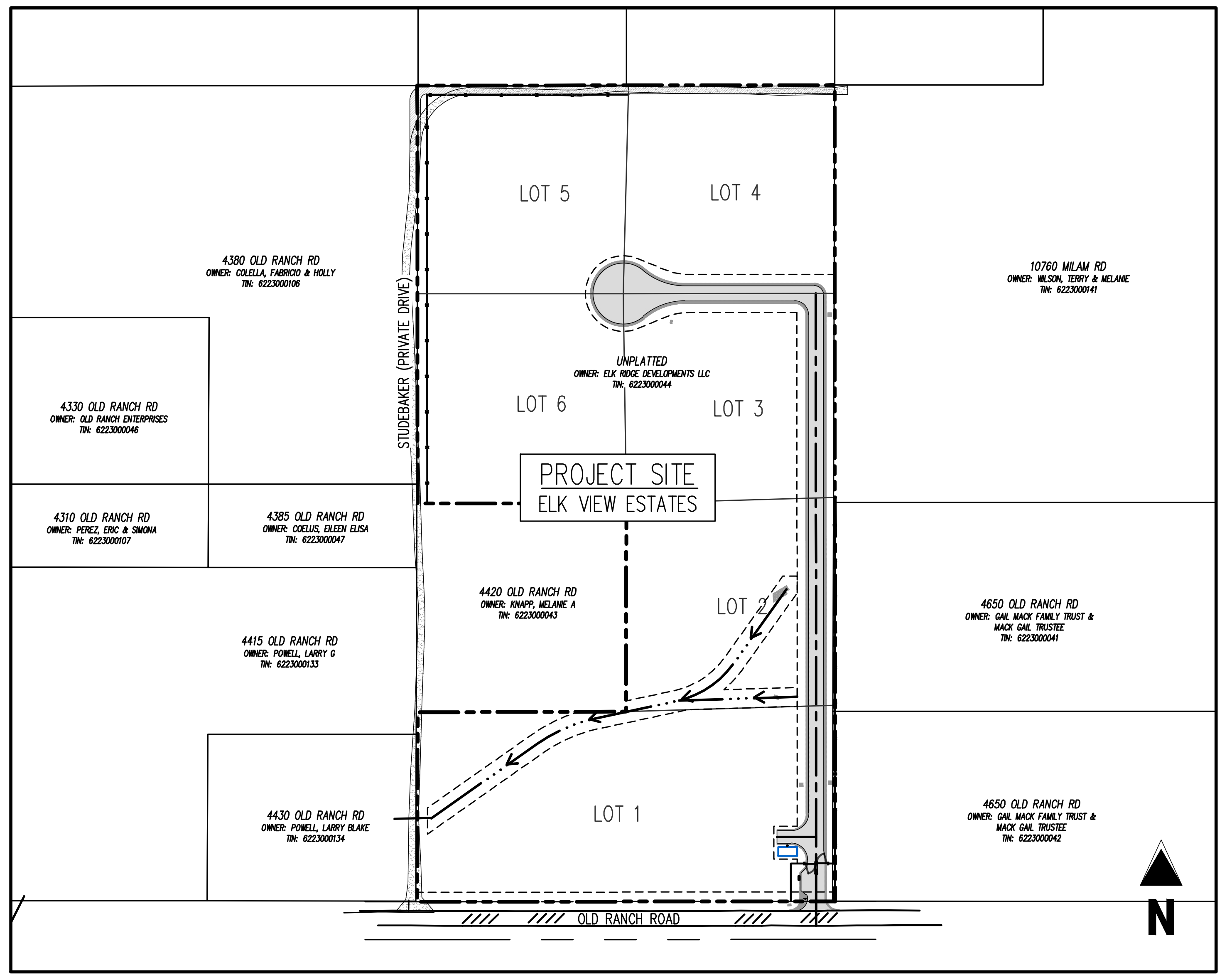
FIRE

BLACK FOREST FIRE RESCUE
11445 TEACHOUT RD
COLORADO SPRINGS, CO 80908
(719) 495-4300



VICINITY MAP
NOT TO SCALE

NO.	SHEET TITLE	SHEET
1	COVER SHEET	G0.0
2	NOTES	G0.1
3	INITIAL EROSION CONTROL PLAN	G1.1
4	INTERIM EROSION CONTROL PLAN	G1.2
5	FINAL EROSION CONTROL PLAN	G1.3
6	EROSION CONTROL DETAILS	G2.1
7	EROSION CONTROL DETAILS	G2.2
8	EROSION CONTROL DETAILS	G2.3
9	GRADING PLAN	G3.1
10	CUT AND FILL PLAN	G3.2



SITE MAP

0 50 100 200
SCALE: 1"=200'

LEGAL DESCRIPTION

PARCEL A:
THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE SOUTH 30 FEET THEREOF, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, EXCEPT THE SOUTH 30 FEET THEREOF, ALL IN SECTION 23, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

PARCEL B:
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. , EL PASO COUNTY, COLORADO.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below.
Call before you dig.

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. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

OWNER'S STATEMENT

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

DEAN HEISLER 09/24/2026
DATE

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 THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY AN NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

JEFFREY ODOR, COLORADO P.E. NO. 39265 09/24/2026
DATE

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

JEFFREY ODOR
39265
09/17/2026

ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

COVER SHEET

G0.0
Sheet 1 of 10

H:\E\Elk Ridge Development\CO, El Paso County - ERD01 - Elk View Estates\0CIV\3-CD\GEC\ERD01_G0.0 - Cover Sheet.dwg - Jeffrey Odor - 9/17/2026

STANDARD NOTES FOR GEC PLANS

1. 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 (EPC) 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 INSTALLATION OF THE INITIAL 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 CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) 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 WHICH WOULD REQUIRE 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 UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT 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 PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS 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 COG080000 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, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

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 UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

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 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE 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 1 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
    WQCD – PERMITS
    4300 CHERRY CREEK DRIVE SOUTH
    DENVER, CO 80246-1530
    ATTN: PERMITS UNIT

STANDARD NOTES FOR CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
    A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
    B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
    C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
    D. CDOT M & S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND ELK VIEW ESTATES PROPERTY OWNER'S ASSOCIATION.

GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.

2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.

3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.

4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.

5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.

6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C.

7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.

8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 – CULVERTS.

9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.

11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
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GallowayUS.com

39265
09/17/2026

ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

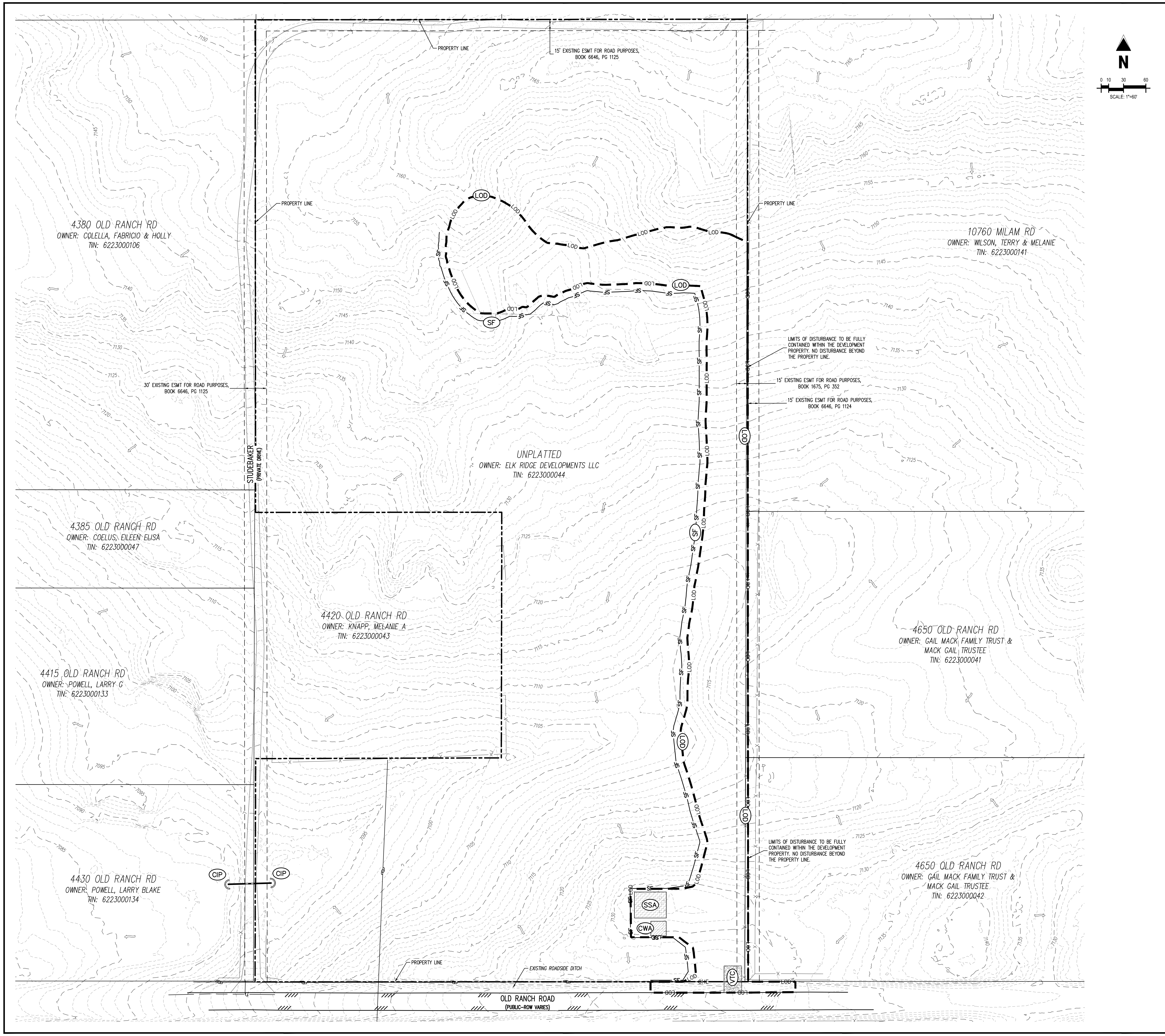
Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

NOTES

G0.1

Sheet 2 of 10

H:\E\Elk Ridge Development\CO, El Paso County - ERD01 - Elk View Estates\0CIV\3-CD\GEC\ERD01_G0.1 - Notes.dwg - Jeffrey Odor - 9/17/2026


N
0 10 30 60
SCALE: 1"=60'
PROPERTY LINE
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
4380 OLD RANCH RD
OWNER: COLELLA, FABRICIO & HOLLY
TIN: 6223000106
PROPERTY LINE
LOD
SF
10760 MILAM RD
OWNER: WILSON, TERRY & MELANIE
TIN: 6223000141
LIMITS OF DISTURBANCE TO BE FULLY CONTAINED WITHIN THE DEVELOPMENT PROPERTY. NO DISTURBANCE BEYOND THE PROPERTY LINE.
30' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124
STUDEBAKER (PRIVATE DRIVE)
UNPLATTED
OWNER: ELK RIDGE DEVELOPMENTS LLC
TIN: 6223000044
4385 OLD RANCH RD
OWNER: COELUS, EILEEN ELISA
TIN: 6223000047
4420 OLD RANCH RD
OWNER: KNAPP, MELANIE A
TIN: 6223000043
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000041
4415 OLD RANCH RD
OWNER: POWELL, LARRY G
TIN: 6223000133
4430 OLD RANCH RD
OWNER: POWELL, LARRY BLAKE
TIN: 6223000134
CIP
CIP
LIMITS OF DISTURBANCE TO BE FULLY CONTAINED WITHIN THE DEVELOPMENT PROPERTY. NO DISTURBANCE BEYOND THE PROPERTY LINE.
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000042
SSA
CWA
VTC
PROPERTY LINE
EXISTING ROADSIDE DITCH
OLD RANCH ROAD
(PUBLIC-ROW VARIES)
OHE
7150
7145
7140
7135
7130
7125
7120
7115
7110
7105
7100
7095
7090
7085

SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- X EXISTING FENCE
- X—X—X—X PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

- OHE EXISTING OVERHEAD ELECTRIC
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- SS PROPOSED SANITARY SEWER
- SD EXISTING STORM SEWER
- SD PROPOSED STORM SEWER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- (SD) EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- (SS) EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

EROSION CONTROL LEGEND

- 5460 EXISTING MAJOR CONTOUR
- 52 EXISTING MINOR CONTOUR
- 5465 PROPOSED MAJOR CONTOUR
- 66 PROPOSED MINOR CONTOUR
- → FLOW ARROW
- LOD (LOD) LIMITS OF DISTURBANCE/CONSTRUCTION
- (VTC) VEHICLE TRACKING CONTROL
- (SSA) STABILIZED STAGING AREA
- (CIP) CULVERT INLET PROTECTION
- SF (SF) SILT FENCE
- (CD) CHECK DAM
- (SR/SM) SURFACE ROUGHENING/SEEDING & MULCH
- (CWA) CONCRETE WASHOUT AREA
- (IP) INLET PROTECTION

NOTE: THE EXISTING VEGETATION IS PRIMARILY GRASSES, WEEDS, SMALL SHRUBS & TREES

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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303.770.8884
GallowayUS.com

JEFFREY 39265
09/17/2026

ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

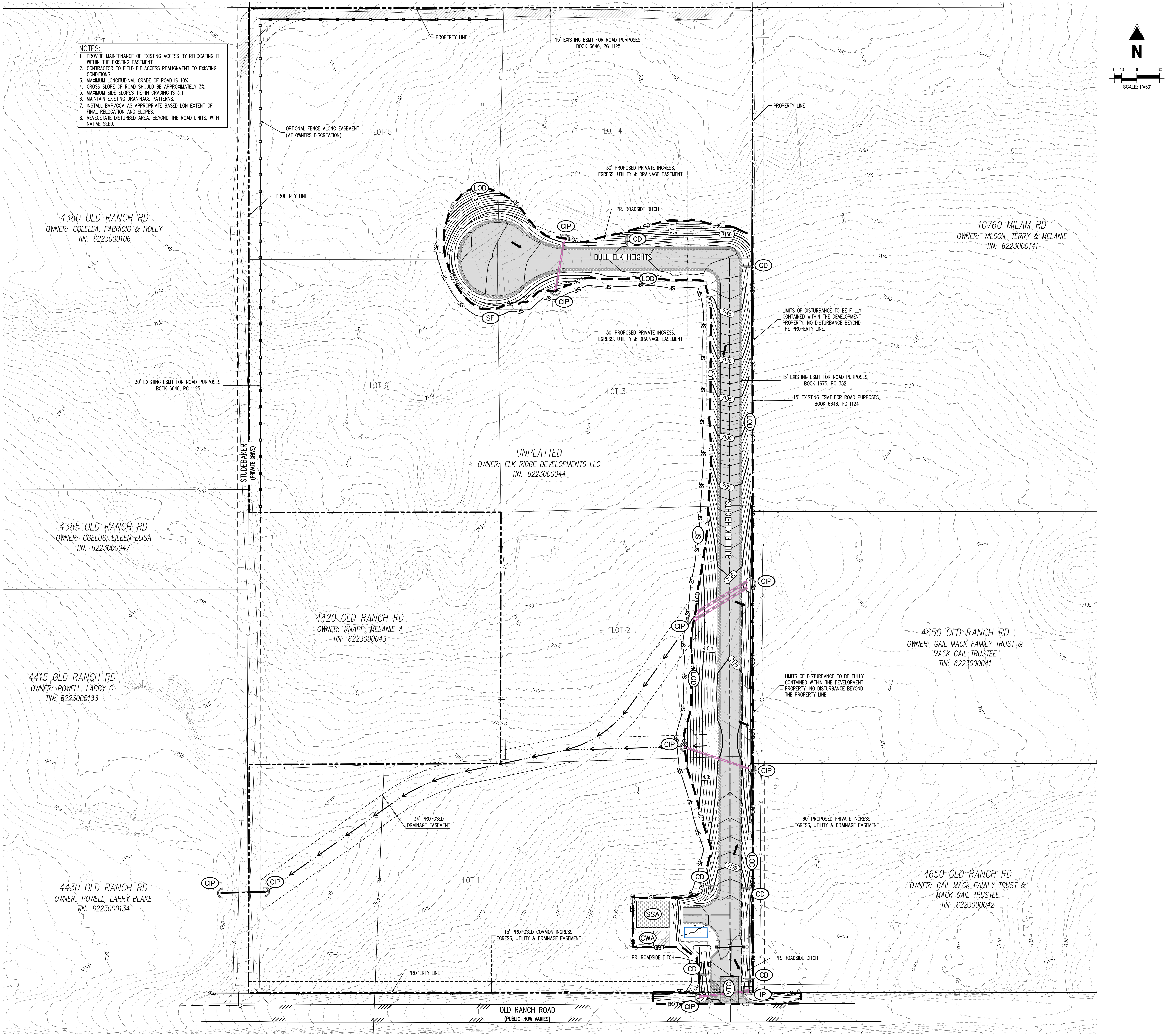
OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

INITIAL EROSION CONTROL PLAN

G1.1


N
0 10 30 60
SCALE: 1"=60'
PROPERTY LINE
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
OPTIONAL FENCE ALONG EASEMENT (AT OWNERS DISCRETION)
LOT 5
LOT 4
PROPERTY LINE
30' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
PR. ROADSIDE DITCH
4380 OLD RANCH RD
OWNER: COLELLA, FABRICIO & HOLLY
TIN: 6223000106
BULL ELK HEIGHTS
10760 MILAM RD
OWNER: WILSON, TERRY & MELANIE
TIN: 6223000141
LIMITS OF DISTURBANCE TO BE FULLY CONTAINED WITHIN THE DEVELOPMENT PROPERTY. NO DISTURBANCE BEYOND THE PROPERTY LINE.
30' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
LOT 6
LOT 3
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124
STUDEBAKER (PRIVATE DRIVE)
UNPLATTED
OWNER: ELK RIDGE DEVELOPMENTS LLC
TIN: 6223000044
4385 OLD RANCH RD
OWNER: COELUS, EILEEN ELISA
TIN: 6223000047
4420 OLD RANCH RD
OWNER: KNAPP, MELANIE A
TIN: 6223000043
LOT 2
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000041
4415 OLD RANCH RD
OWNER: POWELL, LARRY G
TIN: 6223000133
LIMITS OF DISTURBANCE TO BE FULLY CONTAINED WITHIN THE DEVELOPMENT PROPERTY. NO DISTURBANCE BEYOND THE PROPERTY LINE.
34' PROPOSED DRAINAGE EASEMENT
60' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
4430 OLD RANCH RD
OWNER: POWELL, LARRY BLAKE
TIN: 6223000134
LOT 1
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000042
15' PROPOSED COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
PR. ROADSIDE DITCH
PROPERTY LINE
OLD RANCH ROAD
(PUBLIC-ROW VARIES)
LOD
CIP
CD
SF
SSA
CWA
VTC
IP
4.0:1
7150
7145
7140
7135
7130
7125
7120
7115
7110
7105
7100
7095
7090
7085

NOTES:
1. PROVIDE MAINTENANCE OF EXISTING ACCESS BY RELOCATING IT WITHIN THE EXISTING EASEMENT.
2. CONTRACTOR TO FIELD FIT ACCESS REALIGNMENT TO EXISTING CONDITIONS.
3. MAXIMUM LONGITUDINAL GRADE OF ROAD IS 10%.
4. CROSS SLOPE OF ROAD SHOULD BE APPROXIMATELY 3%.
5. MAXIMUM SIDE SLOPES TIE-IN GRADING IS 3:1.
6. MAINTAIN EXISTING DRANINAGE PATTERNS.
7. INSTALL BMP/CCM AS APPROPRIATE BASED LON EXTENT OF FINAL RELOCATION AND SLOPES.
8. REVEGETATE DISTURBED AREA, BEYOND THE ROAD LINITS, WITH NATIVE SEED.

SITE LEGEND

PROJECT BOUNDARY LINE
ADJACENT PROPERTY BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING ADJACENT LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
PROPOSED ROAD CENTERLINE
EXISTING ROAD CENTERLINE
PROPOSED RIDGE LINE
PROPOSED SWALE LINE
EXISTING SWALE LINE
EXISTING FENCE
PROPOSED FENCE
PROPOSED CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING EDGE OF ASPHALT
PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
EXISTING SIGN
PROPOSED SIGN

UTILITY LEGEND

OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
WV	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
SD	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
SS	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE

EROSION CONTROL LEGEND

5460		EXISTING MAJOR CONTOUR
52		EXISTING MINOR CONTOUR
5465		PROPOSED MAJOR CONTOUR
66		PROPOSED MINOR CONTOUR
		FLOW ARROW
LOD	LOD	LIMITS OF DISTURBANCE/CONSTRUCTION
	VTC	VEHICLE TRACKING CONTROL
	SSA	STABILIZED STAGING AREA
	CIP	CULVERT INLET PROTECTION
SF	SF	SILT FENCE
	CD	CHECK DAM
	SR/SM	SURFACE ROUGHENING/SEEDING & MULCH
	CWA	CONCRETE WASHOUT AREA
	IP	INLET PROTECTION

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

CAUTION – NOTICE TO CONTRACTOR

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09/17/2026

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ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
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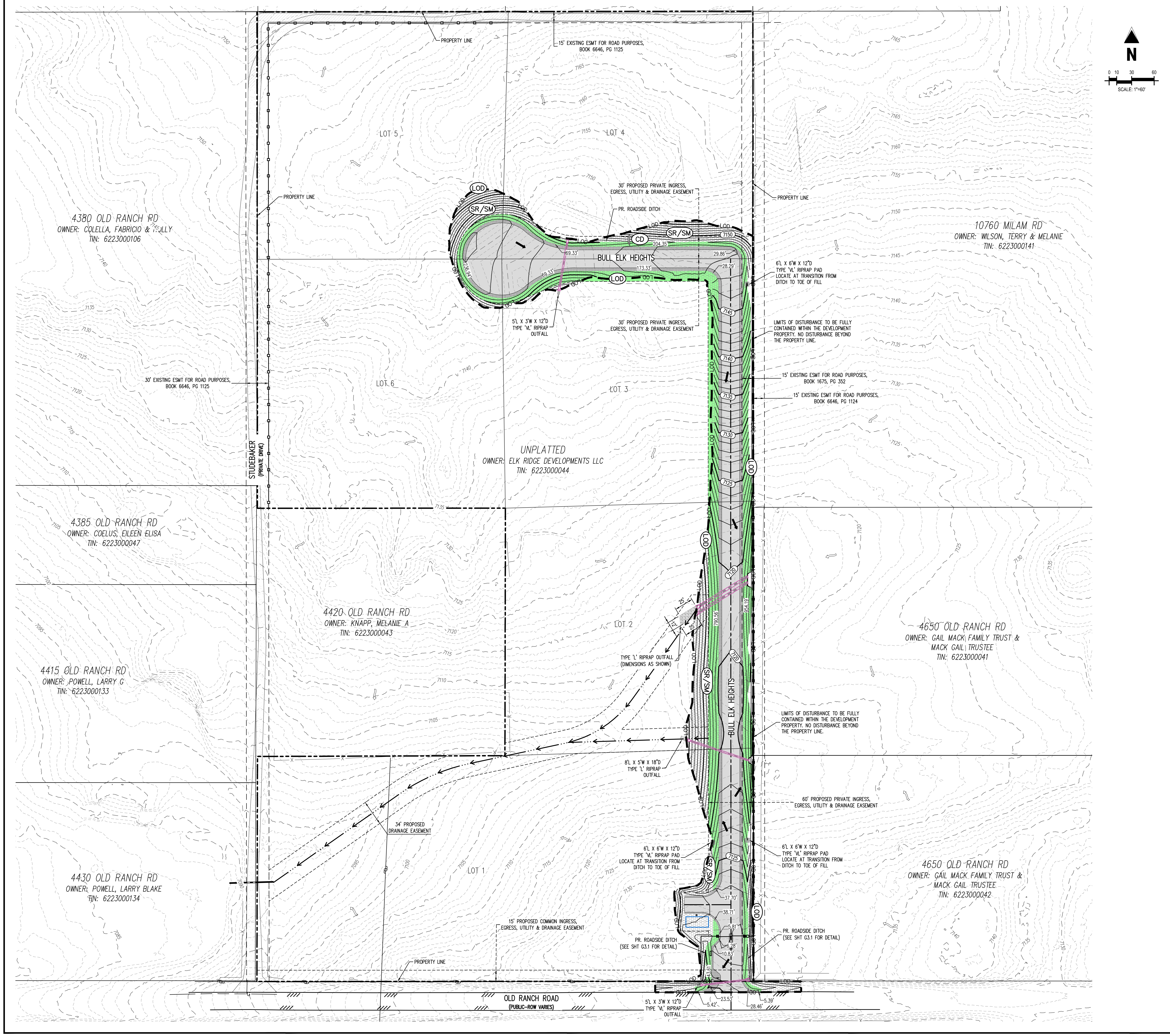
4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

INTERIM EROSION
CONTROL PLAN

G1.2
Sheet 4 of 10



N
0 10 30 60
SCALE: 1"=60'
PROPERTY LINE
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
LOT 5
LOT 4
LOT 6
LOT 3
LOT 2
LOT 1
4380 OLD RANCH RD
OWNER: COLELLA, FABRICIO & HOLLY
TIN: 6223000106
10760 MILAM RD
OWNER: WILSON, TERRY & MELANIE
TIN: 6223000141
30' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
30' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
PR. ROADSIDE DITCH
LOD
SR/SM
CD
BULL ELK HEIGHTS
204.35'
173.33'
69.33'
29.86'
28.29'
236.94'
6'L X 6'W X 12"D TYPE 'VL' RIPRAP PAD LOCATE AT TRANSITION FROM DITCH TO TOE OF FILL
5'L X 3'W X 12"D TYPE 'VL' RIPRAP OUTFALL
LIMITS OF DISTURBANCE TO BE FULLY CONTAINED WITHIN THE DEVELOPMENT PROPERTY. NO DISTURBANCE BEYOND THE PROPERTY LINE.
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124
STUDEBAKER (PRIVATE DRIVE)
UNPLATTED
OWNER: ELK RIDGE DEVELOPMENTS LLC
TIN: 6223000044
4385 OLD RANCH RD
OWNER: COELUS, EILEEN ELISA
TIN: 6223000047
4420 OLD RANCH RD
OWNER: KNAPP, MELANIE A
TIN: 6223000043
4415 OLD RANCH RD
OWNER: POWELL, LARRY G
TIN: 6223000133
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000041
TYPE 'L' RIPRAP OUTFALL (DIMENSIONS AS SHOWN)
8'L X 5'W X 18"D TYPE 'L' RIPRAP OUTFALL
60' PROPOSED PRIVATE INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
34' PROPOSED DRAINAGE EASEMENT
4430 OLD RANCH RD
OWNER: POWELL, LARRY BLAKE
TIN: 6223000134
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000042
15' PROPOSED COMMON INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT
PR. ROADSIDE DITCH (SEE SHT G3.1 FOR DETAIL)
37.70'
38.71'
5.81'
6.28'
10.83'
43.61'
23.53'
5.42'
5.39'
28.46'
OLD RANCH ROAD (PUBLIC-ROW VARIES)
7150
7145
7140
7135
7130
7125
7120

SITE LEGEND

- PROJECT BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- EXISTING ADJACENT LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED RIDGE LINE
- PROPOSED SWALE LINE
- EXISTING SWALE LINE
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING EDGE OF ASPHALT
- PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
- EXISTING SIGN
- PROPOSED SIGN

UTILITY LEGEND

Symbol	Description
OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
SD	EXISTING STORM SEWER
SD	PROPOSED STORM SEWER
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
SD	EXISTING STORM SEWER MANHOLE
◉	PROPOSED STORM SEWER MANHOLE
SS	EXISTING SANITARY SEWER MANHOLE
◉	PROPOSED SANITARY SEWER MANHOLE

EROSION CONTROL LEGEND

Symbol	Label	Description
5460		EXISTING MAJOR CONTOUR
52		EXISTING MINOR CONTOUR
5465		PROPOSED MAJOR CONTOUR
66		PROPOSED MINOR CONTOUR
➡		FLOW ARROW
LOD	LOD	LIMITS OF DISTURBANCE/CONSTRUCTION
	VTC	VEHICLE TRACKING CONTROL
	SSA	STABILIZED STAGING AREA
	CIP	CULVERT INLET PROTECTION
SF	SF	SILT FENCE
	CD	CHECK DAM
	SR/SM	SURFACE ROUGHENING/SEEDING & MULCH
▨	CWA	CONCRETE WASHOUT AREA
▩	IP	INLET PROTECTION
🟩		RECIEVING PERVIOUS AREA (RPA)

NOTE:

1. RPA AREAS MUST ACHIEVE A VEGETATIVE DENSITY OF 80%.
2. RPA MINIMUM WIDTH ALONG ROADWAY IS 7.5 FT.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
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39265
09/17/2026

ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO
-			
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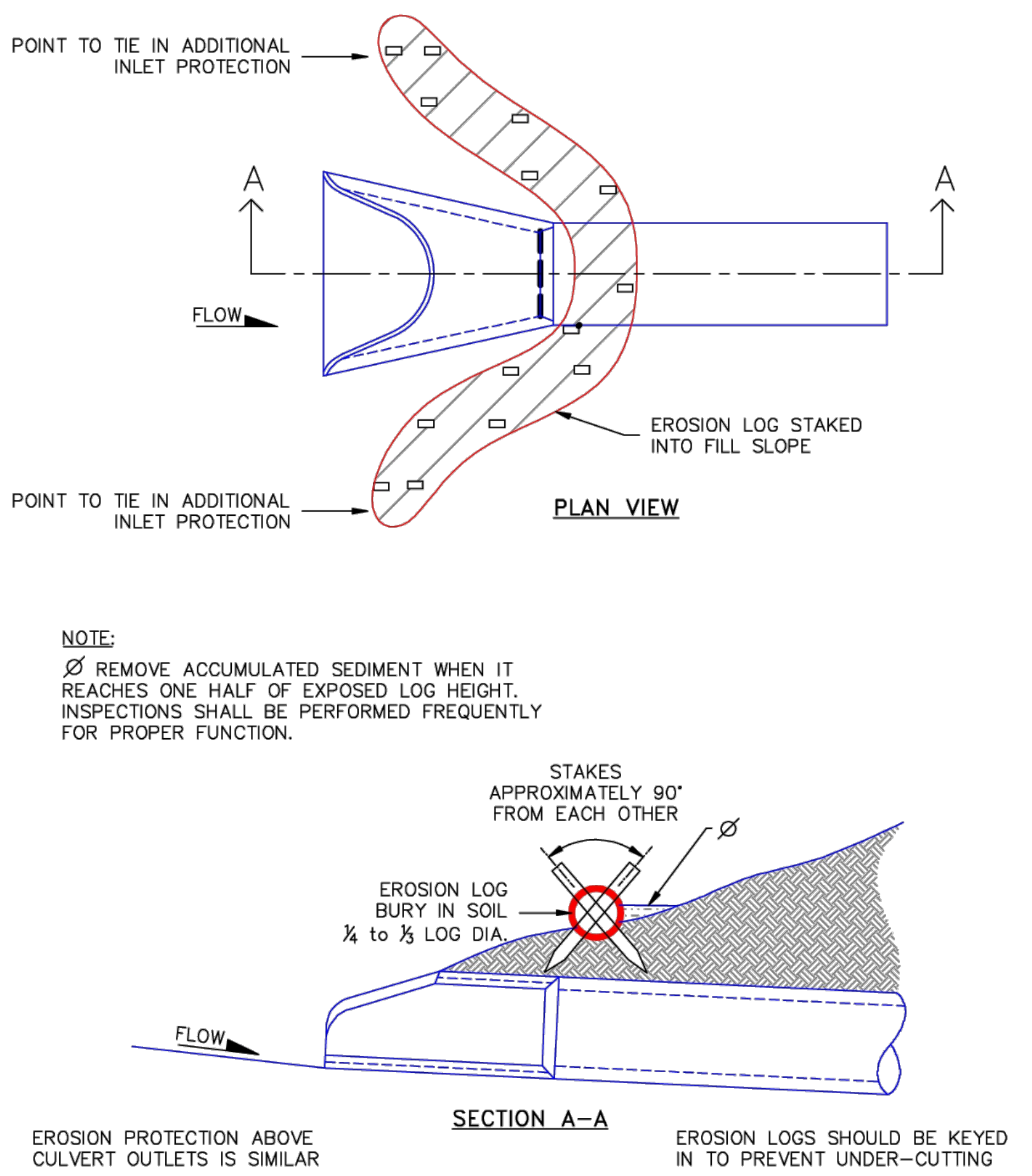
-			

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

FINAL EROSION CONTROL PLAN

G1.3
Sheet 5 of 10


POINT TO TIE IN ADDITIONAL INLET PROTECTION
A
A
FLOW
EROSION LOG STAKED INTO FILL SLOPE
POINT TO TIE IN ADDITIONAL INLET PROTECTION
STAKES APPROXIMATELY 90° FROM EACH OTHER
Ø
EROSION LOG BURY IN SOIL ¼ to ⅓ LOG DIA.
FLOW

PLAN VIEW

NOTE:
Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

SECTION A–A

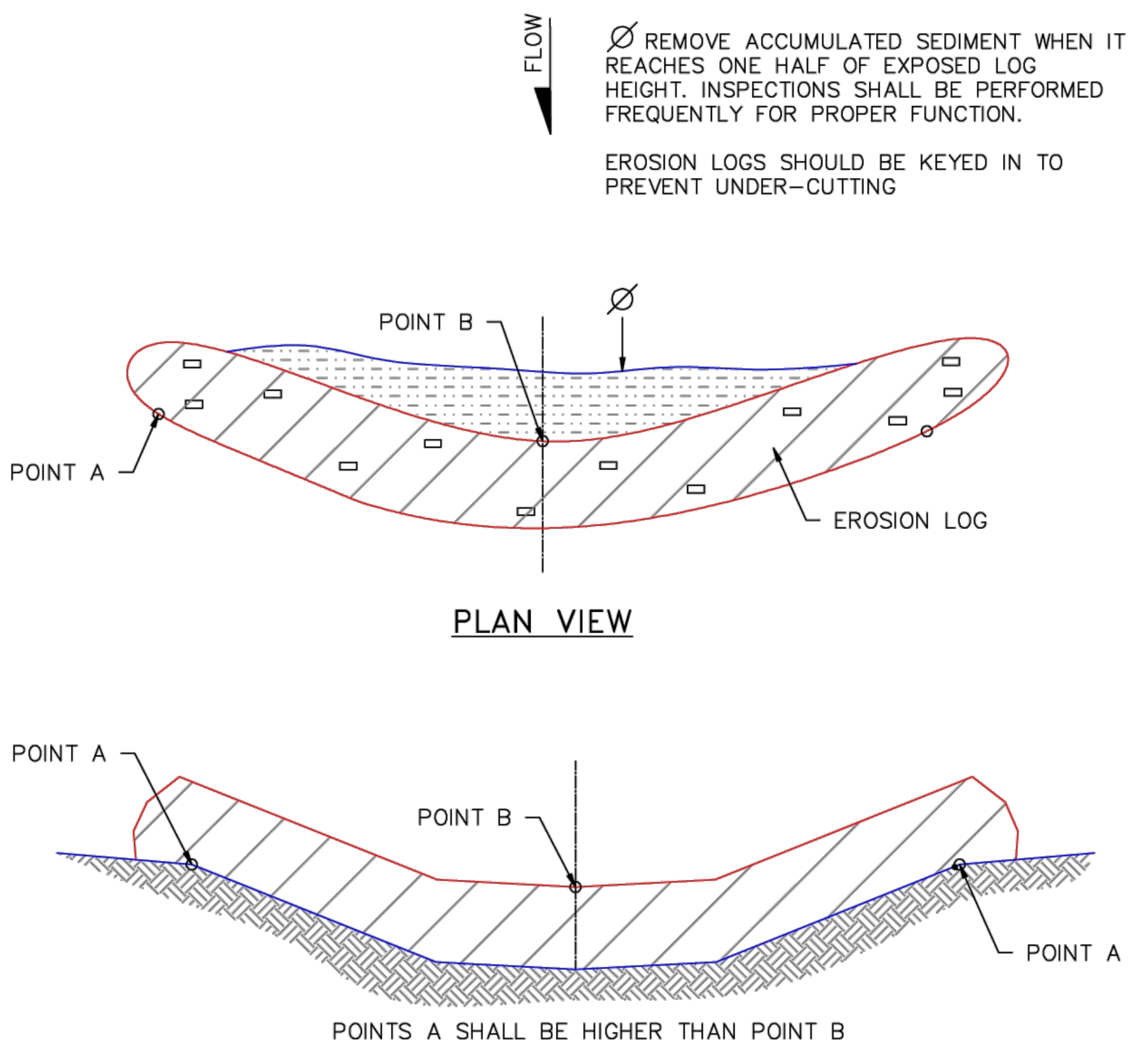
EROSION PROTECTION ABOVE CULVERT OUTLETS IS SIMILAR

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

1/1/08 DATE APPROVED:	Culvert Inlet and Outlet Protection Erosion Logs Above Inlets and Outlets For Slopes 3:1 or Steeper Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
John A. McCarty DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/17/07 FILE NAME: SD_3–86	

Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING



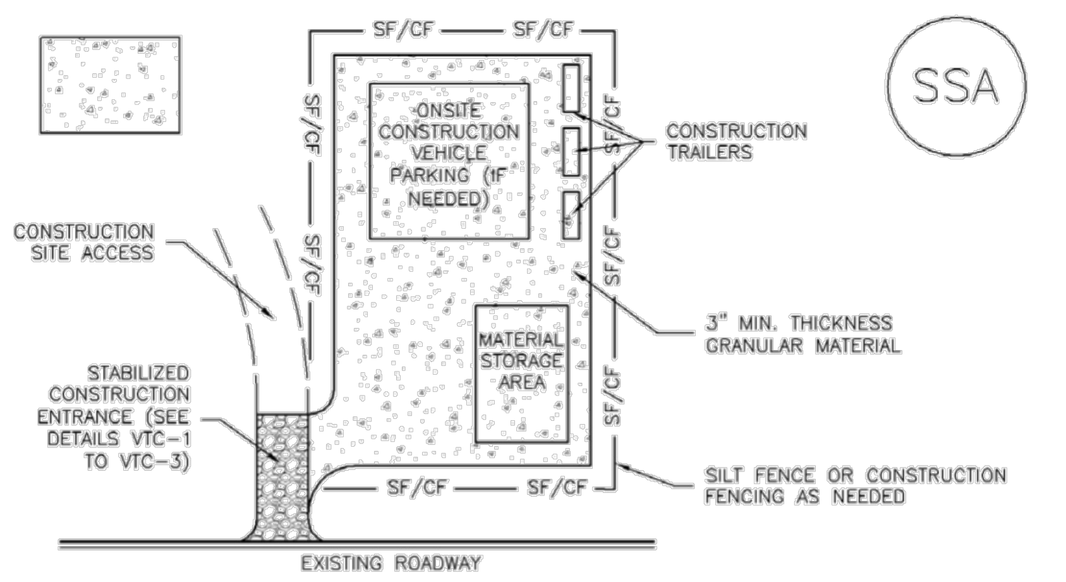
PLAN VIEW

POINTS A SHALL BE HIGHER THAN POINT B

ELEVATION
EROSION LOG DETAIL DITCH INSTALLATION
NOTE: EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.

1/1/08 DATE APPROVED:	Erosion Log Check Dams Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
John A. McCarty DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/17/07 FILE NAME: SD_3–85	

Stabilized Staging Area (SSA) SM-6


SF/CF
SF/CF
SSA
ONSITE CONSTRUCTION VEHICLE PARKING (IF NEEDED)
CONSTRUCTION TRAILERS
CONSTRUCTION SITE ACCESS
3" MIN. THICKNESS GRANULAR MATERIAL
MATERIAL STORAGE AREA
STABILIZED CONSTRUCTION ENTRANCE (SEE DETAILS VTC–1 TO VTC–3)
SILT FENCE OR CONSTRUCTION FENCING AS NEEDED
EXISTING ROADWAY

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.

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

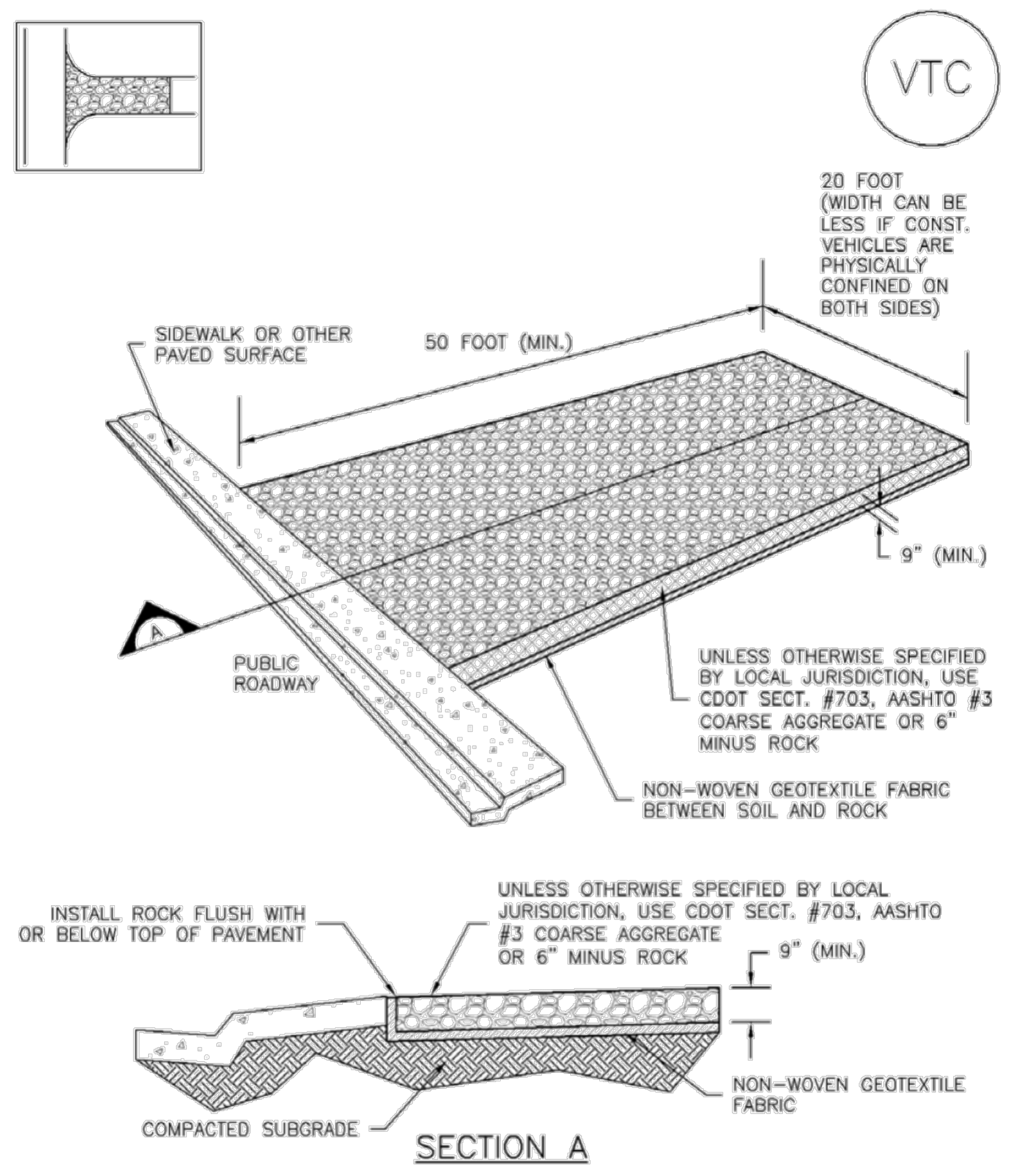
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

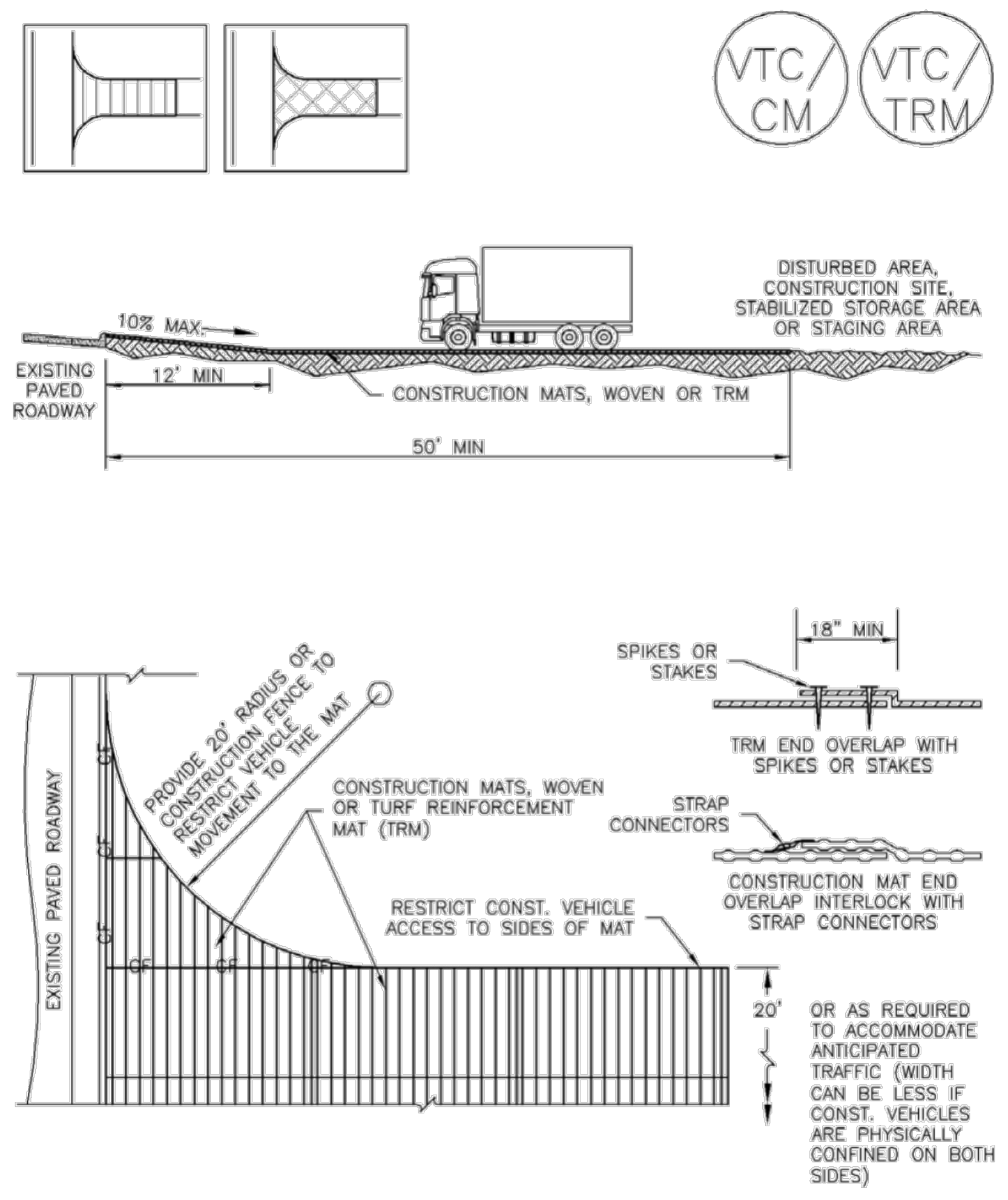
Vehicle Tracking Control (VTC) SM-4


VTC
20 FOOT (WIDTH CAN BE LESS IF CONST. VEHICLES ARE PHYSICALLY CONFINED ON BOTH SIDES)
SIDEWALK OR OTHER PAVED SURFACE
50 FOOT (MIN.)
9" (MIN.)
A
PUBLIC ROADWAY
UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, USE CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK
NON–WOVEN GEOTEXTILE FABRIC BETWEEN SOIL AND ROCK
INSTALL ROCK FLUSH WITH OR BELOW TOP OF PAVEMENT
UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, USE CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK
9" (MIN.)
NON–WOVEN GEOTEXTILE FABRIC
COMPACTED SUBGRADE

SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

Vehicle Tracking Control (VTC) SM-4


VTC/CM
VTC/TRM
DISTURBED AREA, CONSTRUCTION SITE, STABILIZED STORAGE AREA OR STAGING AREA
10% MAX.
EXISTING PAVED ROADWAY
12' MIN
CONSTRUCTION MATS, WOVEN OR TRM
50' MIN
SPIKES OR STAKES
18" MIN
TRM END OVERLAP WITH SPIKES OR STAKES
PROVIDE 20' RADIUS OR CONSTRUCTION FENCE TO RESTRICT VEHICLE MOVEMENT TO THE MAT
CONSTRUCTION MATS, WOVEN OR TURF REINFORCEMENT MAT (TRM)
STRAP CONNECTORS
CONSTRUCTION MAT END OVERLAP INTERLOCK WITH STRAP CONNECTORS
EXISTING PAVED ROADWAY
CF
RESTRICT CONST. VEHICLE ACCESS TO SIDES OF MAT
20'
OR AS REQUIRED TO ACCOMMODATE ANTICIPATED TRAFFIC (WIDTH CAN BE LESS IF CONST. VEHICLES ARE PHYSICALLY CONFINED ON BOTH SIDES)

VTC–3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   - –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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.

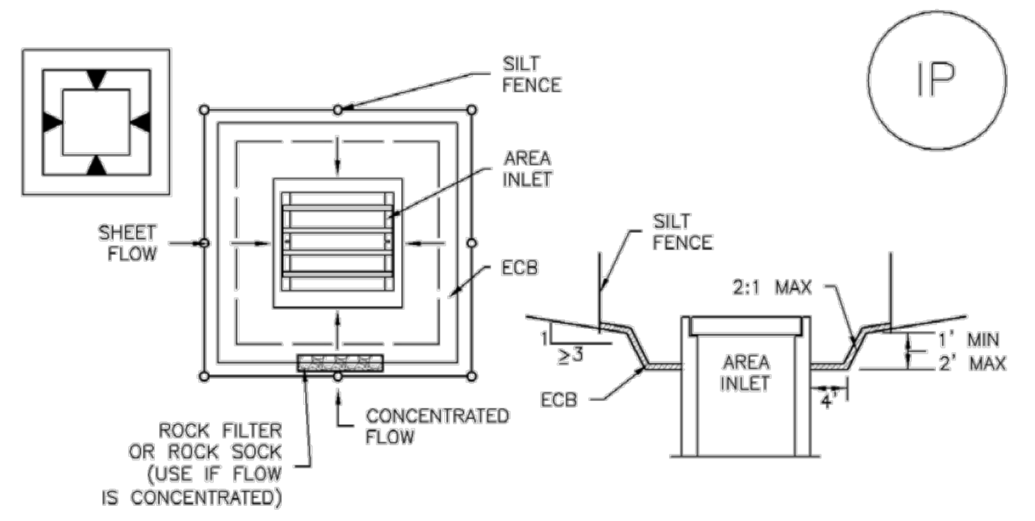
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

SC-6 Inlet Protection (IP)



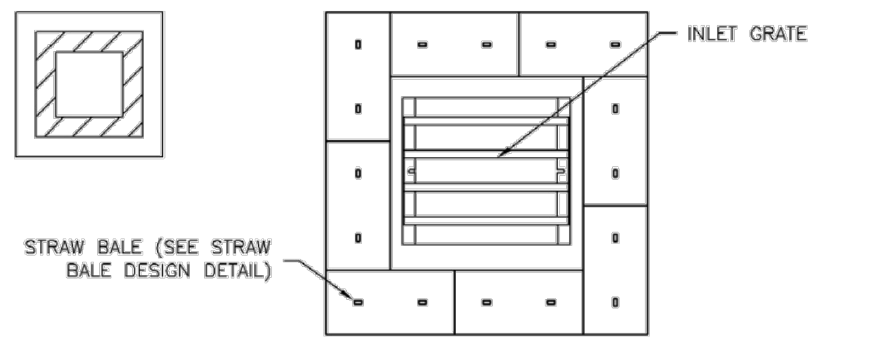
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP–6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

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39265
09/17/2026

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ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO
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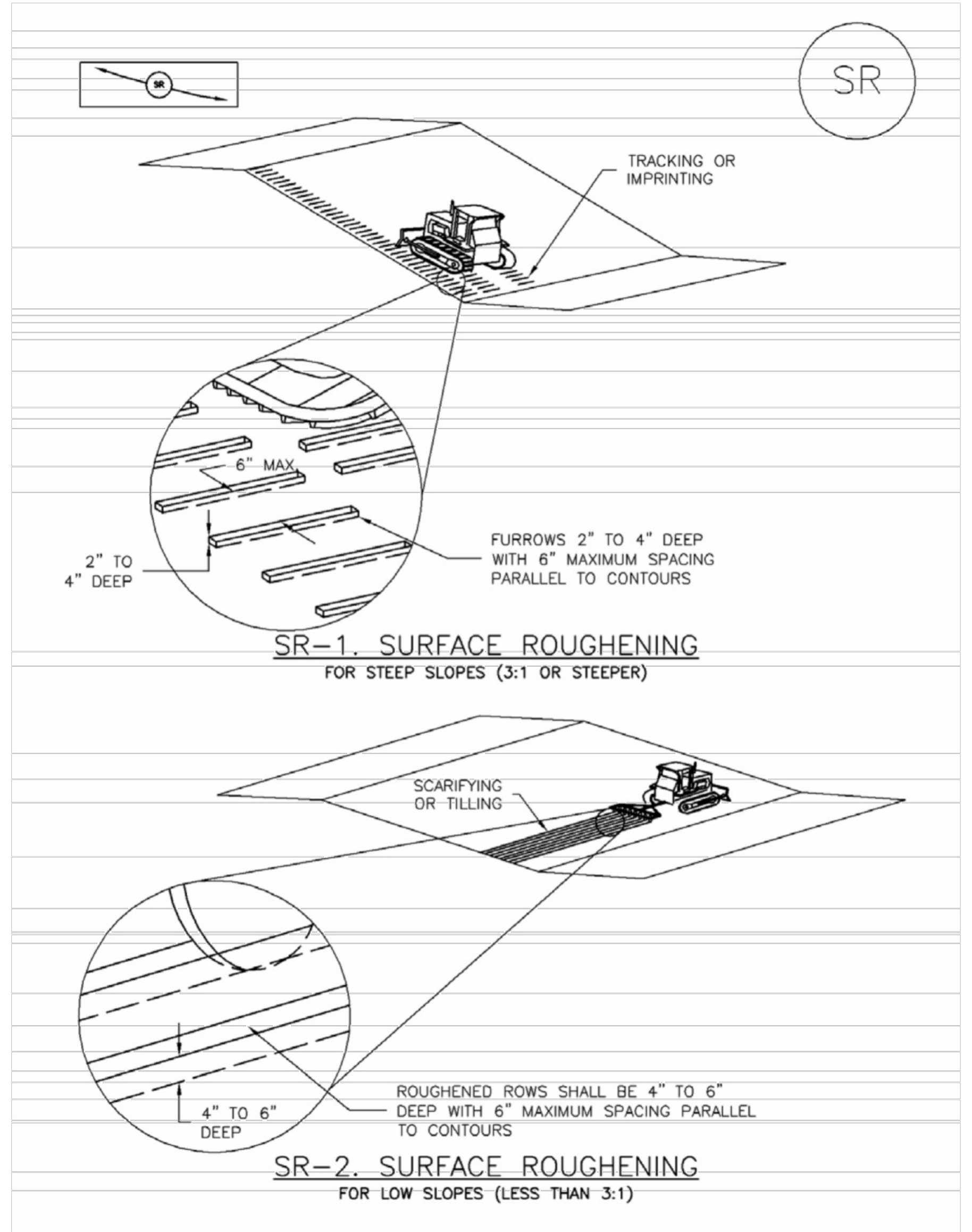
Project No: ERD01
Drawn By: ELB
Checked By: JAO
Date: 9/18/2026

EROSION CONTROL DETAILS

G2.1
Sheet 6 of 10

Surface Roughening (SR) EC-1


SR
TRACKING OR IMPRINTING
6" MAX
2" TO 4" DEEP
FURROWS 2" TO 4" DEEP WITH 6" MAXIMUM SPACING PARALLEL TO CONTOURS
SCARIFYING OR TILLING
4" TO 6" DEEP
ROUGHENED ROWS SHALL BE 4" TO 6" DEEP WITH 6" MAXIMUM SPACING PARALLEL TO CONTOURS

SR–1. SURFACE ROUGHENING
FOR STEEP SLOPES (3:1 OR STEEPER)

SR–2. SURFACE ROUGHENING
FOR LOW SLOPES (LESS THAN 3:1)

EC-1 Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION(S) OF SURFACE ROUGHENING.

2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.

3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.

4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.

5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING 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 REPLACE UPON DISCOVERY OF THE FAILURE.

4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

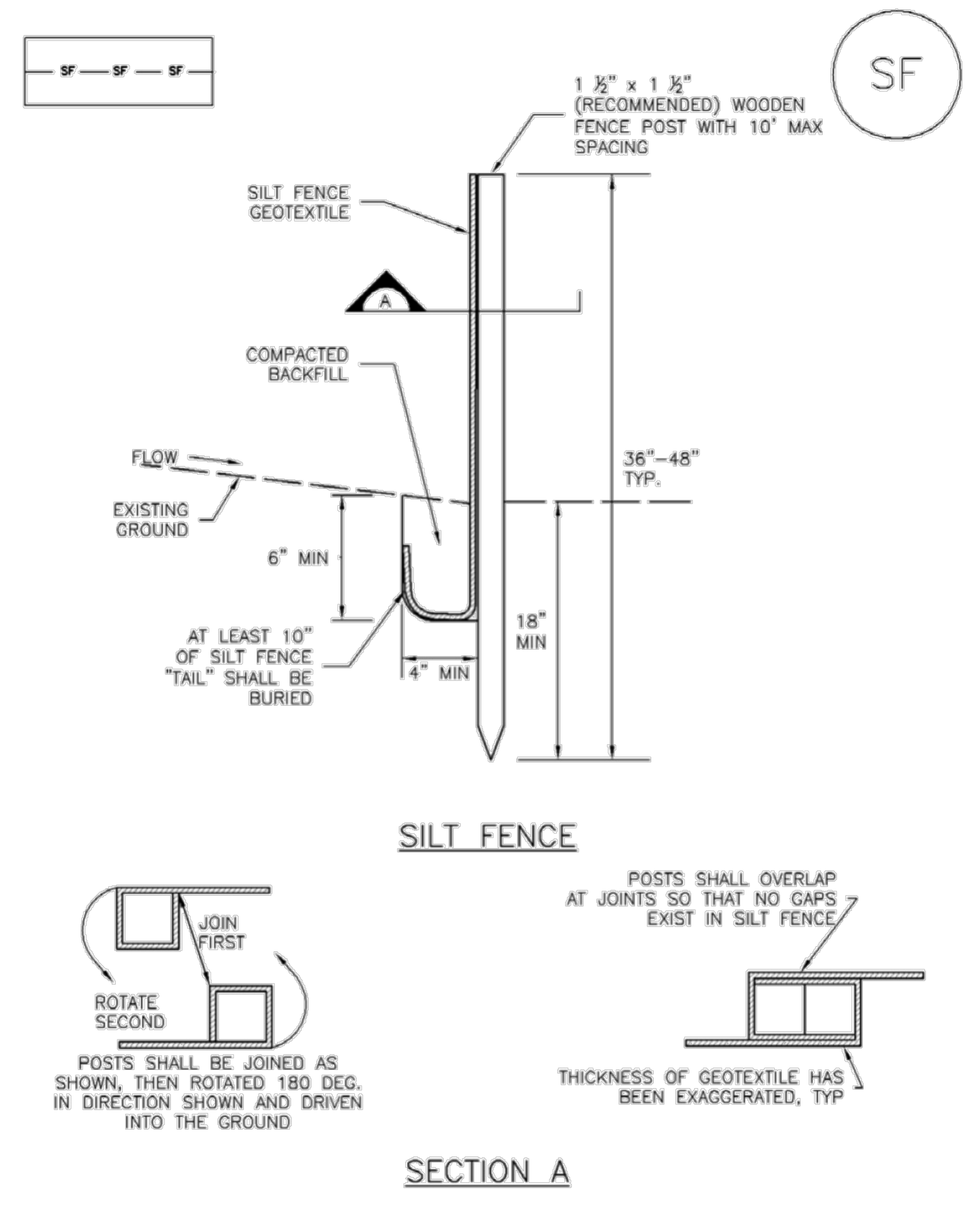
5. IN NON–TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.

6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE–ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

(DETAILS ADAPTED FROM TOWN OF PARKER, 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.

Silt Fence (SF) SC-1


SF — SF — SF
SF
1 ½" x 1 ½" (RECOMMENDED) WOODEN FENCE POST WITH 10' MAX SPACING
SILT FENCE GEOTEXTILE
A
COMPACTED BACKFILL
FLOW
EXISTING GROUND
36"–48" TYP.
6" MIN
18" MIN
AT LEAST 10" OF SILT FENCE "TAIL" SHALL BE BURIED
4" MIN
SILT FENCE
JOIN FIRST
ROTATE SECOND
POSTS SHALL BE JOINED AS SHOWN, THEN ROTATED 180 DEG. IN DIRECTION SHOWN AND DRIVEN INTO THE GROUND
POSTS SHALL OVERLAP AT JOINTS SO THAT NO GAPS EXIST IN SILT FENCE
THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED, TYP
SECTION A

SF–1. SILT FENCE

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK." THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE 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 SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5,000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[c]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Temporary and Permanent Seeding (TS/PS) EC-2

PROPOSED SEED MIX

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[e]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

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ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
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3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

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Checked By:	JAO
Date:	9/18/2026

EROSION CONTROL
DETAILS

G2.2
Sheet 7 of 10

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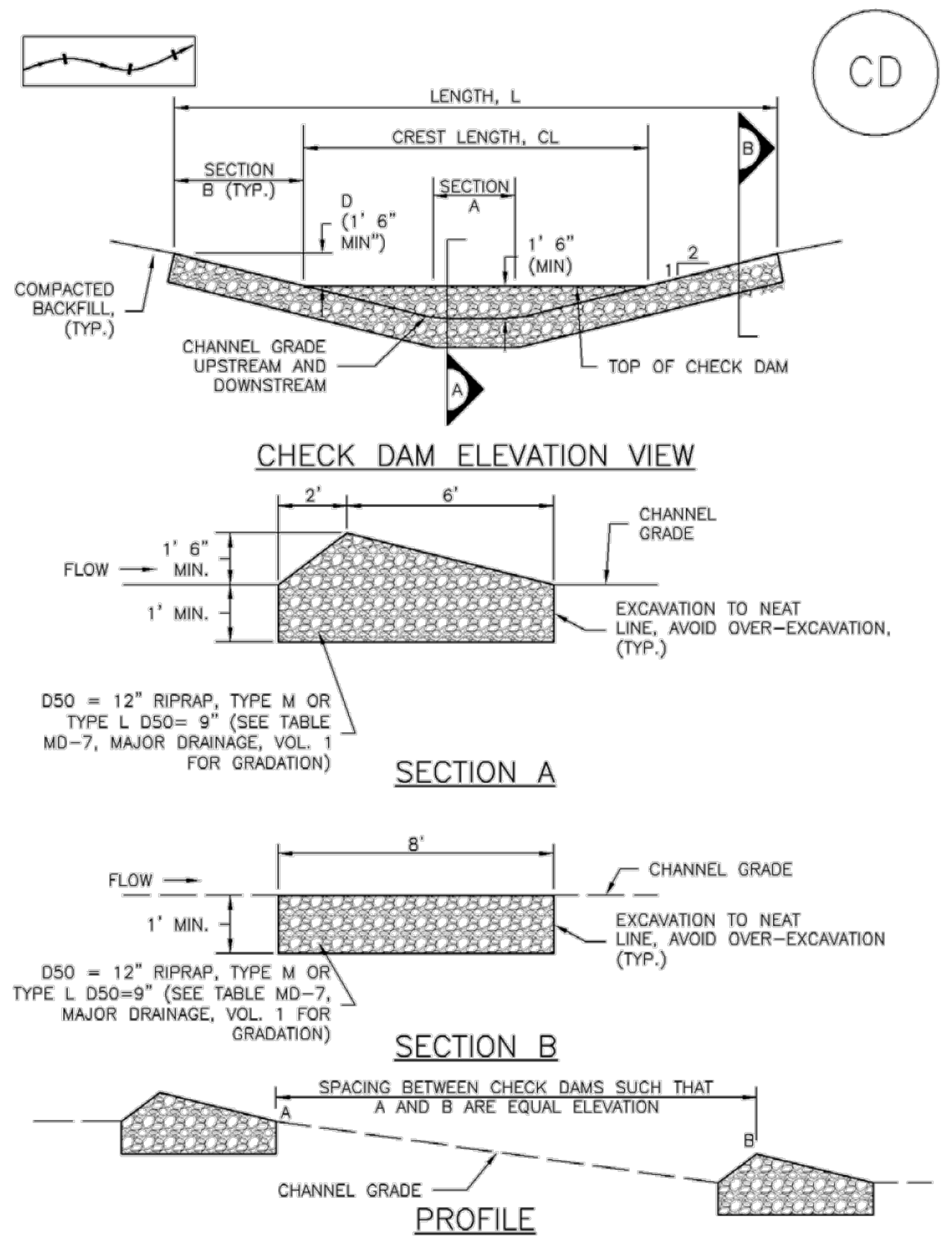

CD
LENGTH, L
CREST LENGTH, CL
SECTION B (TYP.)
SECTION A
D (1' 6" MIN")
1' 6" (MIN)
2
1
B
A
COMPACTED BACKFILL, (TYP.)
CHANNEL GRADE UPSTREAM AND DOWNSTREAM
TOP OF CHECK DAM
CHECK DAM ELEVATION VIEW
2'
6'
CHANNEL GRADE
FLOW
1' 6" MIN.
1' MIN.
EXCAVATION TO NEAT LINE, AVOID OVER–EXCAVATION, (TYP.)
D50 = 12" RIPRAP, TYPE M OR TYPE L D50= 9" (SEE TABLE MD–7, MAJOR DRAINAGE, VOL. 1 FOR GRADATION)
SECTION A
8'
FLOW
CHANNEL GRADE
1' MIN.
EXCAVATION TO NEAT LINE, AVOID OVER–EXCAVATION (TYP.)
D50 = 12" RIPRAP, TYPE M OR TYPE L D50=9" (SEE TABLE MD–7, MAJOR DRAINAGE, VOL. 1 FOR GRADATION)
SECTION B
SPACING BETWEEN CHECK DAMS SUCH THAT A AND B ARE EQUAL ELEVATION
A
B
CHANNEL GRADE
PROFILE

CD–1. CHECK DAM

CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - –LOCATION OF CHECK DAMS.
   - –CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - –LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).

2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.

3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").

4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.

5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM 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.

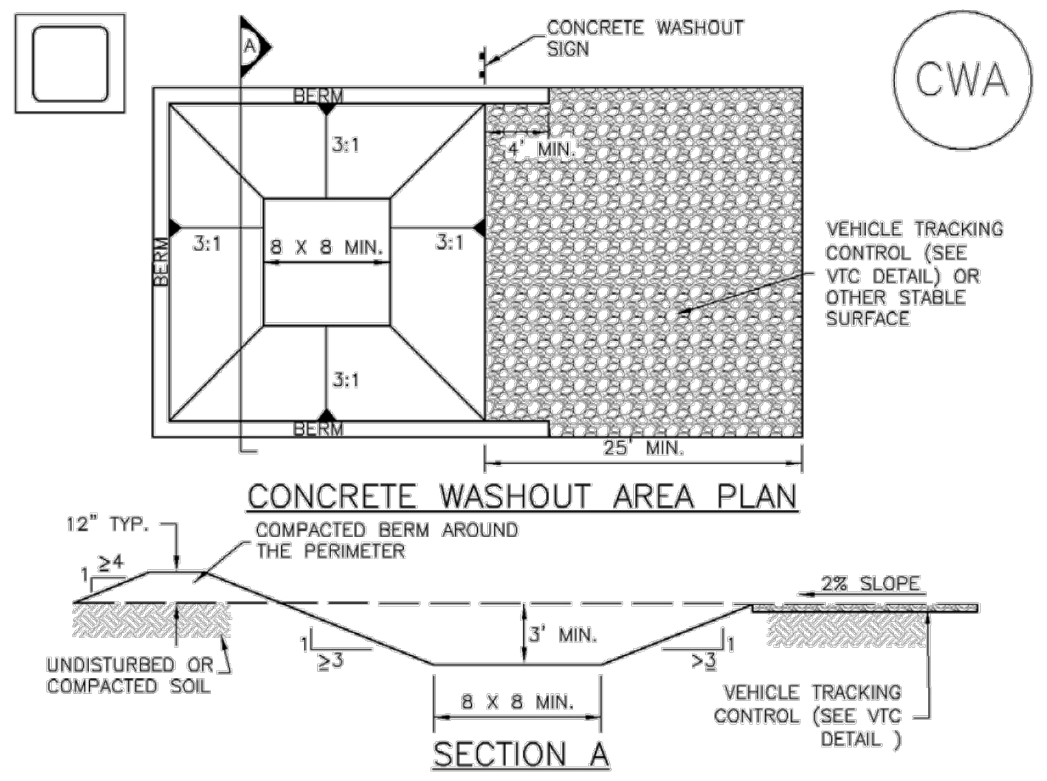
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN ½ OF THE HEIGHT OF THE CREST.

5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, 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.


CWA
A
CONCRETE WASHOUT SIGN
BERM
BERM
BERM
3:1
3:1
3:1
3:1
8 X 8 MIN.
4' MIN.
25' MIN.
VEHICLE TRACKING CONTROL (SEE VTC DETAIL) OR OTHER STABLE SURFACE
CONCRETE WASHOUT AREA PLAN
12" TYP.
COMPACTED BERM AROUND THE PERIMETER
1
≥4
2% SLOPE
3' MIN.
1
≥3
1
>3
UNDISTURBED OR COMPACTED SOIL
8 X 8 MIN.
VEHICLE TRACKING CONTROL (SEE VTC DETAIL)
SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - –CWA INSTALLATION LOCATION.

2. 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 (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. 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.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. 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.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA 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. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, 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.

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09/17/2026

ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
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EROSION CONTROL
DETAILS

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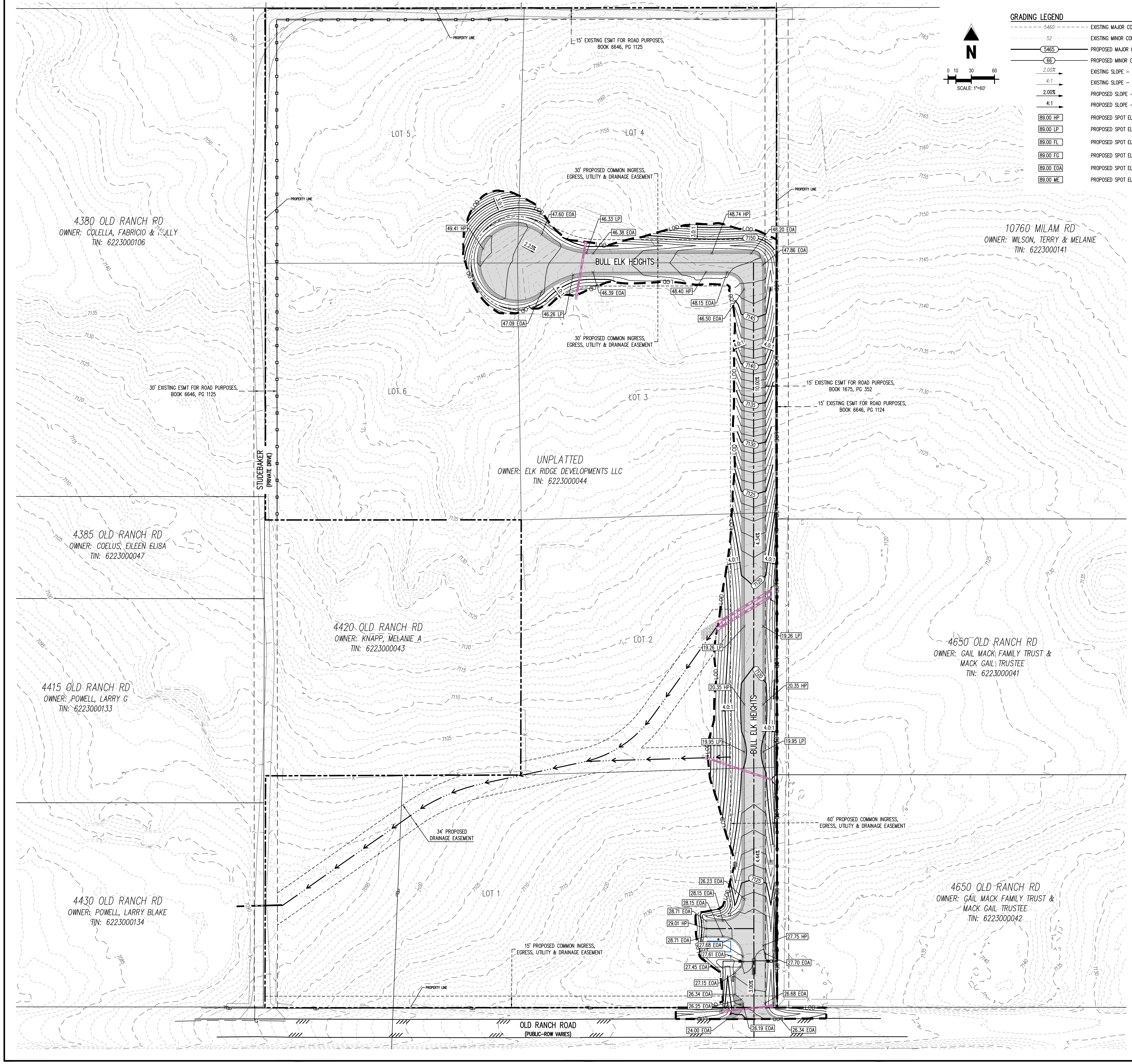


GRADING LEGEND

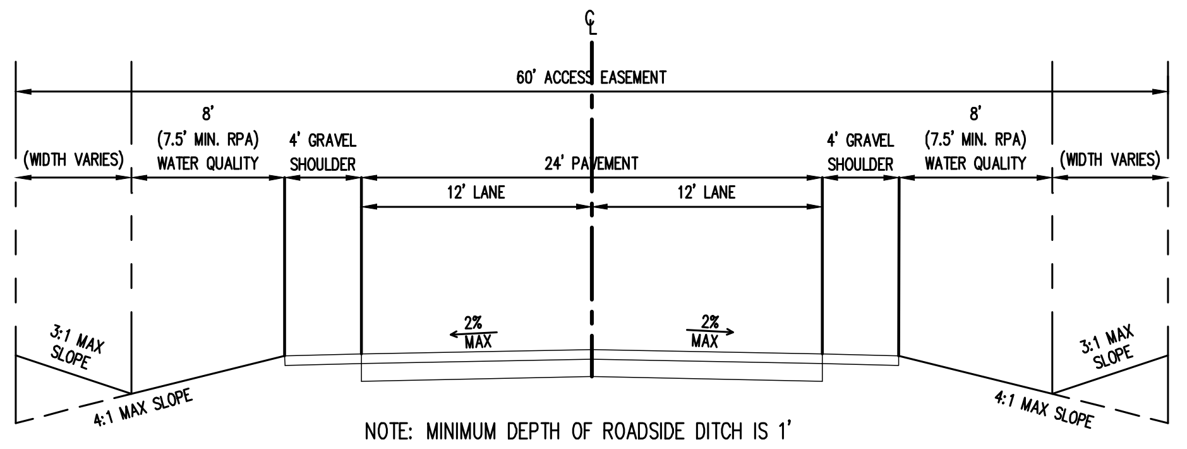
5460	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5465	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
2.00%	EXISTING SLOPE – PERCENT
4:1	EXISTING SLOPE – RISE/RUN
2.00%	PROPOSED SLOPE – PERCENT
4:1	PROPOSED SLOPE – RISE/RUN
89.00 HP	PROPOSED SPOT ELEVATION – HIGH POINT
89.00 LP	PROPOSED SPOT ELEVATION – LOW POINT
89.00 FL	PROPOSED SPOT ELEVATION – FLOW LINE
89.00 FG	PROPOSED SPOT ELEVATION – FINISHED GRADE
89.00 EOA	PROPOSED SPOT ELEVATION – EDGE OF ASPHALT
89.00 ME	PROPOSED SPOT ELEVATION – MATCH EXISTING

SITE LEGEND

	PROJECT BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING ADJACENT LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED ROAD CENTERLINE
	EXISTING ROAD CENTERLINE
	PROPOSED RIDGE LINE
	PROPOSED SWALE LINE
	EXISTING SWALE LINE
X	EXISTING FENCE
X X X X	PROPOSED FENCE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
////	EXISTING EDGE OF ASPHALT
▨	PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
	EXISTING SIGN
	PROPOSED SIGN

UTILITY LEGEND

OHE	EXISTING OVERHEAD ELECTRIC
G	EXISTING GAS LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
SS	EXISTING SANITARY SEWER
SS	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
SS	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE



NOTE: MINIMUM DEPTH OF ROADSIDE DITCH IS 1'

TYPICAL STREET SECTION – MODIFIED RURAL LOCAL ROADWAY
SCALE: 1"=10'

DESIGN SPEED LIMIT: 25 MPH

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below.
Call before you dig.

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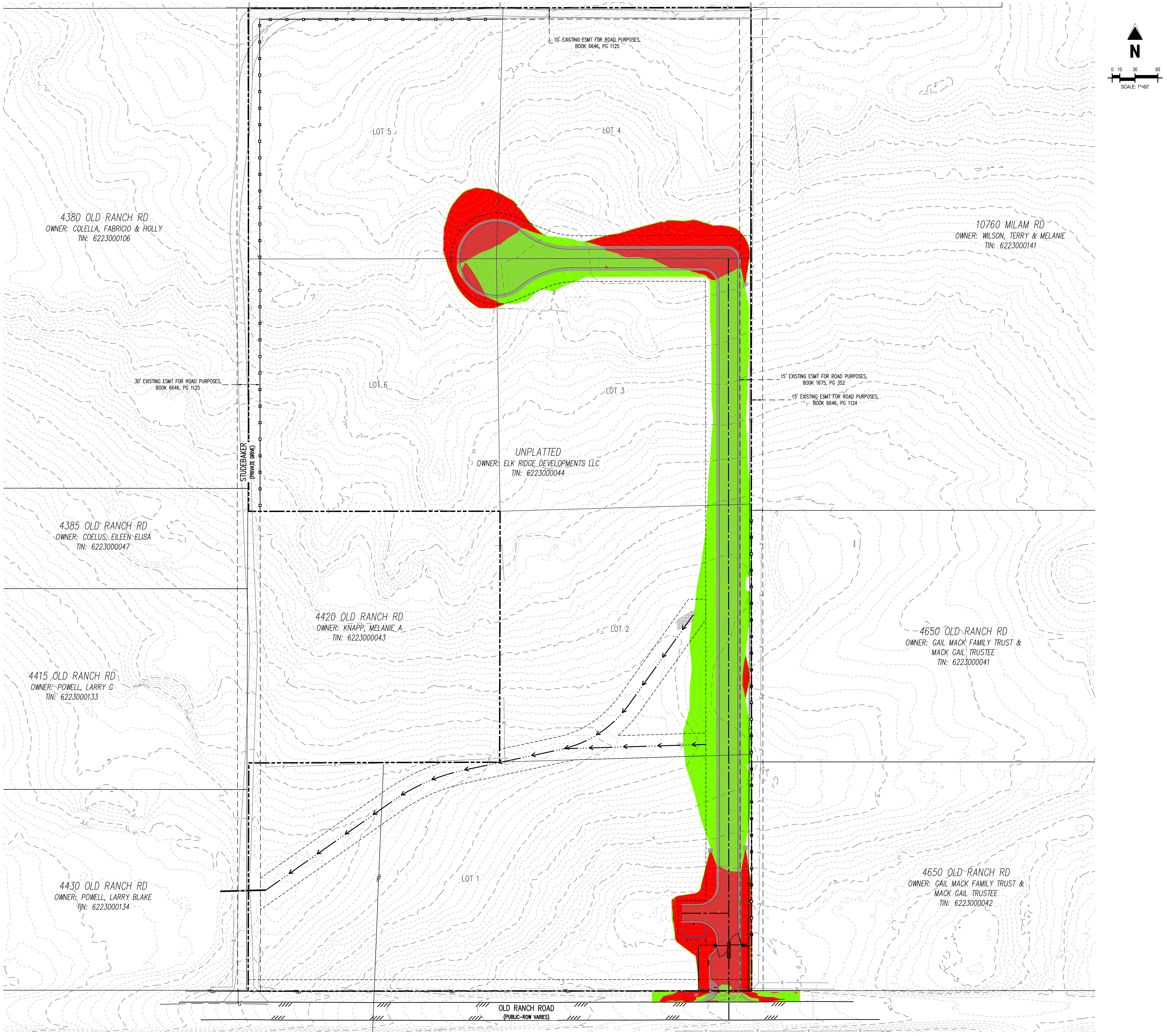
G3.1


N
0 10 30 60
SCALE: 1"=60'
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
LOT 5
LOT 4
4380 OLD RANCH RD
OWNER: COLELLA, FABRICIO & HOLLY
TIN: 6223000106
10760 MILAM RD
OWNER: WILSON, TERRY & MELANIE
TIN: 6223000141
30' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1125
LOT 6
LOT 3
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 1675, PG 352
15' EXISTING ESMT FOR ROAD PURPOSES, BOOK 6646, PG 1124
STUDEBAKER (PRIVATE DRIVE)
UNPLATTED
OWNER: ELK RIDGE DEVELOPMENTS LLC
TIN: 6223000044
4385 OLD RANCH RD
OWNER: COELUS, EILEEN ELISA
TIN: 6223000047
4420 OLD RANCH RD
OWNER: KNAPP, MELANIE A
TIN: 6223000043
LOT 2
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000041
4415 OLD RANCH RD
OWNER: POWELL, LARRY G
TIN: 6223000133
LOT 1
4430 OLD RANCH RD
OWNER: POWELL, LARRY BLAKE
TIN: 6223000134
4650 OLD RANCH RD
OWNER: GAIL MACK FAMILY TRUST & MACK GAIL TRUSTEE
TIN: 6223000042
OLD RANCH ROAD
(PUBLIC-ROW VARIES)

SITE LEGEND

PROJECT BOUNDARY LINE
ADJACENT PROPERTY BOUNDARY LINE
RIGHT OF WAY LINE
EXISTING ADJACENT LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
PROPOSED ROAD CENTERLINE
EXISTING ROAD CENTERLINE
PROPOSED RIDGE LINE
PROPOSED SWALE LINE
EXISTING SWALE LINE
X EXISTING FENCE
X X X X PROPOSED FENCE
PROPOSED CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING EDGE OF ASPHALT
PROPOSED GRAVEL SHOULDER PER ECM TABLE D-7
EXISTING SIGN
PROPOSED SIGN

UTILITY LEGEND

OHE EXISTING OVERHEAD ELECTRIC
G EXISTING GAS LINE
W EXISTING WATER LINE
W PROPOSED WATER LINE
SS EXISTING SANITARY SEWER
SS PROPOSED SANITARY SEWER
SD EXISTING STORM SEWER
SD PROPOSED STORM SEWER
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
SD EXISTING STORM SEWER MANHOLE
PROPOSED STORM SEWER MANHOLE
SS EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE

EROSION CONTROL LEGEND

5460 EXISTING MAJOR CONTOUR
52 EXISTING MINOR CONTOUR
5465 PROPOSED MAJOR CONTOUR
66 PROPOSED MINOR CONTOUR
FLOW ARROW
LOD (LOD) LIMITS OF DISTURBANCE/CONSTRUCTION
(VTC) VEHICLE TRACKING CONTROL
(SSA) STABILIZED STAGING AREA
(CIP) CULVERT INLET PROTECTION
SF (SF) SILT FENCE
(CD) CHECK DAM
(SR/SM) SURFACE ROUGHENING/SEEDING & MULCH
(CWA) CONCRETE WASHOUT AREA
(IP) INLET PROTECTION

CUT/FILL TABLE

	COLOR	VOLUME (CY)	NET (CY)
CUT	🟥	2,733	
FILL	🟩	6,337	±3,604

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARING

ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING BETWEEN A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER AND A NO. 4 REBAR WITH CAP STAMPED "RMLS NO. 19625" AT THE SOUTHWEST CORNER. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 89° 58'15"W.

BENCHMARK

A REBAR WITH YELLOW CAP STAMPED "BOSTROM PLS NO. 9477" AT THE SOUTHEAST CORNER. THE INTERPOLATED ELEVATION USED THERON IS 7128.06'.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811
Know what's below.
Call before you dig.

Galloway
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39265
09/17/2026

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ELK VIEW ESTATES
GRADING & EROSION CONTROL PLAN

OLD RANCH RD.
EL PASO COUNTY, CO

#	Date	Issue / Description	Init.
1	11/26/2025	1ST COUNTY SUBMITTAL	ELB
2	06/02/2026	2ND COUNTY SUBMITTAL	ELB
3	08/25/2026	3RD COUNTY SUBMITTAL	JAO
4	09/2026	4TH COUNTY SUBMITTAL	JAO

Project No:	ERD01
Drawn By:	ELB
Checked By:	JAO
Date:	9/18/2026

G3.2