

PRELIMINARY SITE GRADING CONSTRUCTION PLANS  
FOR  
CREEKSIDE AT LORSON RANCH FILING NO. 1  
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

| SHEET INDEX   |   |
|---------------|---|
| SHEET NO.     | SHEET DESCRIPTION                         |
| C0.1          | COVER SHEET                               |
| C0.2          | NOTES (GENERAL, GRADING, EROSION CONTROL) |
| C0.3          | TYPICAL SECTIONS                          |
| C4.1 ~ C4.3   | GRADING AND EROSION CONTROL PLAN          |
| C9.1 ~ C9.9   | POND GRADING AND OUTLET STRUCTURE DETAILS |
| C12.1 ~ C12.2 | DETAILS                                   |
|               |   |
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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 DATE \_\_\_\_\_  
MANAGER  
TITLE \_\_\_\_\_  
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.

JENNIFER IRVINE, P.E., COUNTY ENGINEER/ECM 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



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

PREPARED BY:  
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
719-570-1100  
CONTACT: RICHARD L. SCHINDLER P.E.

**LEGEND**

--- STREET R.O.W.

--- PROPOSED STORM SEWER

**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 8941°52" 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-18-005

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

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
NO. \_\_\_\_\_

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

PROJECT:  
**CREEKSIDE AT LORSON  
RANCH FILING NO. 1**  
LORSON BLVD-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: **RLS**  
DESIGNED: **RLS**  
CHECKED: **RLS**

**COVER SHEET  
EARLY GRADING AND  
EROSION CONTROL PLAN**

DATE:  
DECEMBER 5, 2018

PROJECT NO.  
100.045

SHEET NUMBER  
**C0.1**  
TOTAL SHEETS: 17

3. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.
2. 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.
3. 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
4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.
5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECT TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.
6. 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.
7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.
8. FILL SHALL BE PLACED IN 8-INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.
9. 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.
10. 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.
11. ALL GRADING SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS FOR CREEKSIDE PREPARED BY RMG, "PRELIMINARY SOILS AND GEOLOGY FOR CREEKSIDE AT LORSON RANCH FIL NO. 1", DATED JULY, 2018. CONSTRUCTION OF DETENTION PONDS SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS IN A REPORT BY RMG TITLED "PRELIMINARY SOILS AND GEOLOGY FOR CREEKSIDE AT LORSON RANCH FIL NO. 1", DATED JULY, 2018. THIS INCLUDES POND OUTFALL DESIGN, KEY-IN, AND SLOPE/EMBANKMENT COMPACTION REQUIREMENTS.
12. 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.

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 DSD. 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 PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, 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.

1. CONTRACTOR MUST ADD THEIR CONTACT INFORMATION TO THE SWMP PLANS PRIOR TO CONSTRUCTION
2. IF THE GRADING IS TO BE PHASED THE CONTRACTOR MUST PROVIDE PHASING MAPS FOR INSERTION INTO THE SWMP PLANS.
3. THE CONTRACTOR MUST PROVIDE THE CLIENT THE LOCATION OF ANY POTENTIAL SOURCES OF POLLUTIONS SUCH AS FUELING AREAS, ETC TO BE INSERTED INTO THE SWMP PLANS.
4. THE ON-SITE SWMP PLAN SHALL BE LOCATED AT THE NE CORNER OF OLD GLORY DRIVE AND LORSON BOULEVARD UNLESS OTHERWISE DOCUMENTED.

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PCD AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS STAFF.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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 SEED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. 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.
8. 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).
9. 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.
10. 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.
11. 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.
12. 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.
13. EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
14. 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. BMPs MAY BE REQUIRED BY EL PASO COUNTY PCD IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. 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.
18. 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.
19. 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.
20. 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.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. 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.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. 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:

|  |  |  |                                  |  |
|--|--|--|----------------------------------|--|
| <b>OVERLOT EARLY<br/>SITE GRADING PLAN</b> |  |  | DATE:<br><b>DECEMBER 5, 2018</b> |  |
|  |  |  | PROJECT NO.<br><b>100.045</b>    |  |
|  |  |  | SHEET NUMBER<br><b>C0.2</b>      |  |
| <b>TOTAL SHEETS: 17</b>                    |  |  |                                  |  |

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| NO. | DESCRIPTION | DATE |
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|--|---|
| <p>DRAWN: RLS<br/>DESIGNED: RLS<br/>CHECKED: RLS</p>   | <p>PREPARED FOR:</p> <p align="center"><b>LORSON, LLC</b></p> <p align="center">212 N. WATKINS AVE SUITE 301<br/>COLORADO SPRINGS COLORADO 80903</p> <p align="right">CONTACT: JEFF MARK<br/>(719) 635-3200</p> |
| <p>PROJECT:</p> <p align="center"><b>CREEKSIDE AT LORSON<br/>RANCH FILING NO. 1</b></p> <p align="center">LORSON BLVD—OLD GLORY DR<br/>COLORADO SPRING, COLORADO</p> |   |

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# CORE

## ENGINEERING GROUP

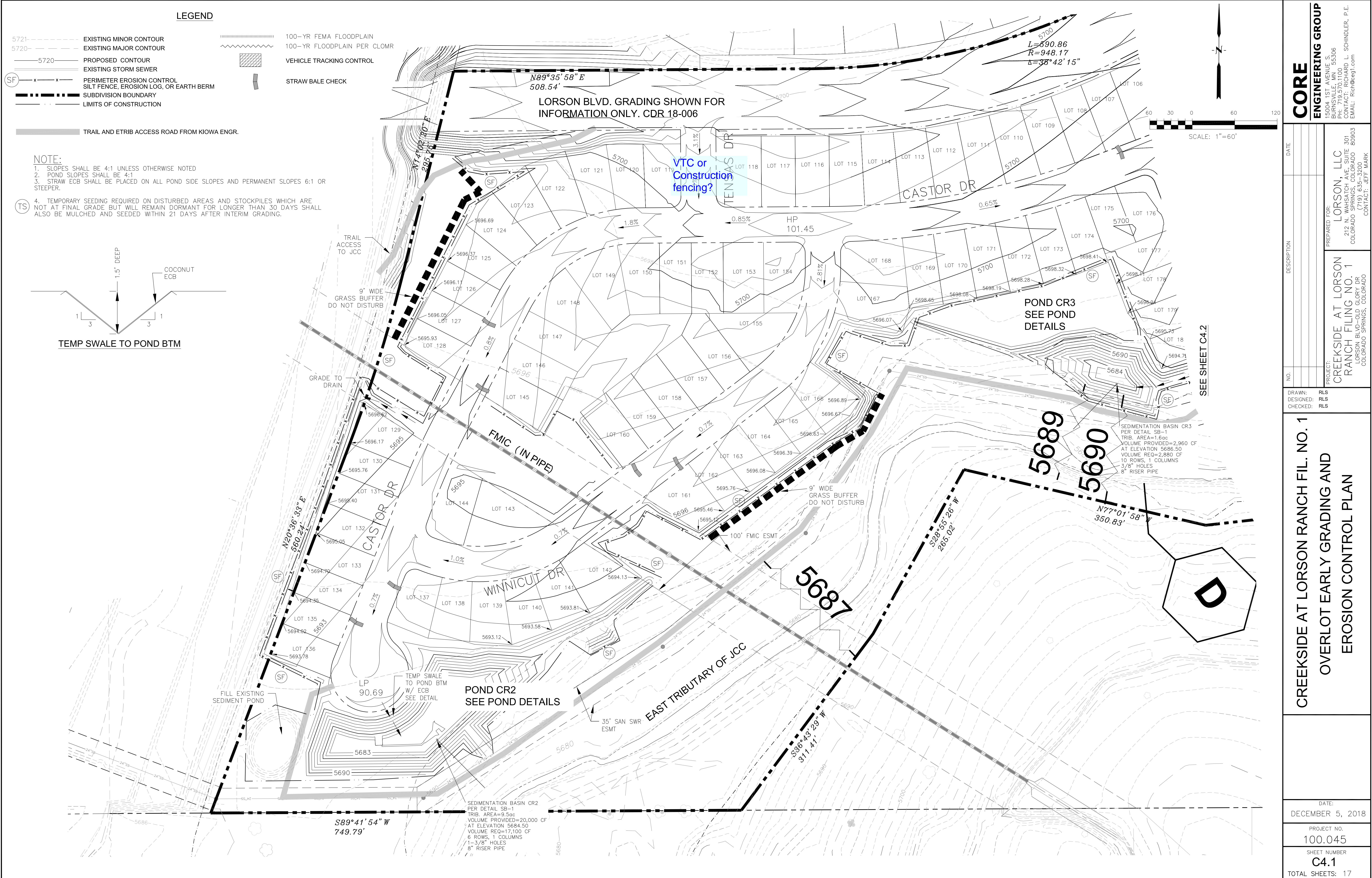
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: rich@esgi.com



CASTOR DRIVE  
TENSAS DRIVE  
MAIDFORD DRIVE  
WINNICUT DRIVE  
YAZOO DRIVE  
KEARSARGE DRIVE  
STINGRAY DRIVE  
TOMOKA DRIVE  
KALAMA DRIVE  
ALSEA DRIVE

|   |  |               |  |   |  |
|---|--|---------------|--|---|--|
| <div>OVERLOT EARLY<br/>SITE GRADING<br/>TYPICAL ROADWAY SECTIONS</div>  |  | DATE:         |  | DECEMBER 5, 2018  |  |
|   |  | PROJECT NO.   |  | 100.045   |  |
|   |  | SHEET NUMBER  |  | C0.3  |  |
|   |  | TOTAL SHEETS: |  | 17  |  |
|   |  | DRAWN:        |  | RLS   |  |
|   |  | DESIGNED:     |  | RLS   |  |
|   |  | CHECKED:      |  | RLS   |  |
|   |  | NO.           |  | DESCRIPTION   |  |
|   |  | DATE          |  |   |  |
|   |  | PROJECT:      |  | CREEKSIDE AT LORSON<br>RANCH FILING NO. 1   |  |
|   |  | PREPARED FOR: |  | LORSON, LLC<br>212 N. WAHSATCH AVE. SUITE 301<br>COLORADO SPRINGS, COLORADO 80903 |  |
|   |  |               |  | (719) 635-3200  |  |
|   |  |               |  | COLORADO SPRINGS, COLORADO  |  |
|   |  |               |  | CONTACT: JEFF MARK  |  |
| <div><b>CORE</b><br/><b>ENGINEERING GROUP</b></div> <div>15004 1ST AVENUE S.<br/>BURNSVILLE, MN 55306<br/>PH: 719.570.1100<br/>CONTACT: RICHARD L. SCHINDLER, P.E.<br/>EMAIL: Rich@cegl.com</div> |  |               |  |   |  |
|   |  |               |  |   |  |
|   |  |               |  |   |  |
|   |  |               |  |   |  |
|   |  |               |  |   |  |



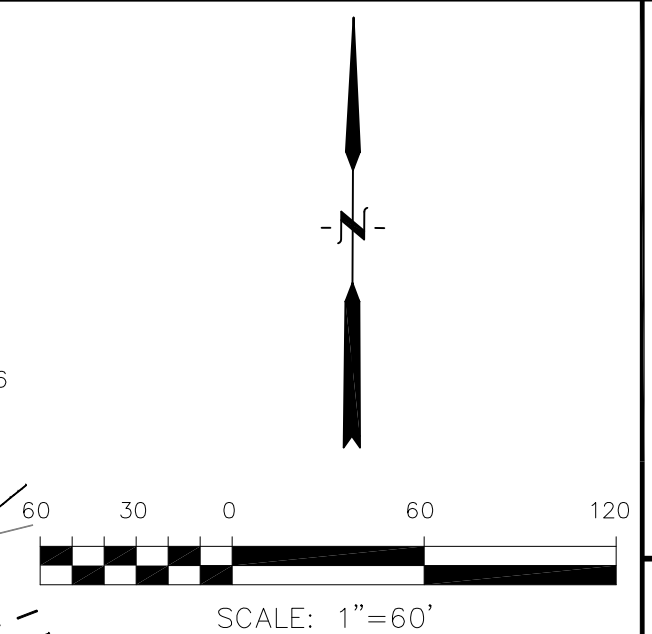
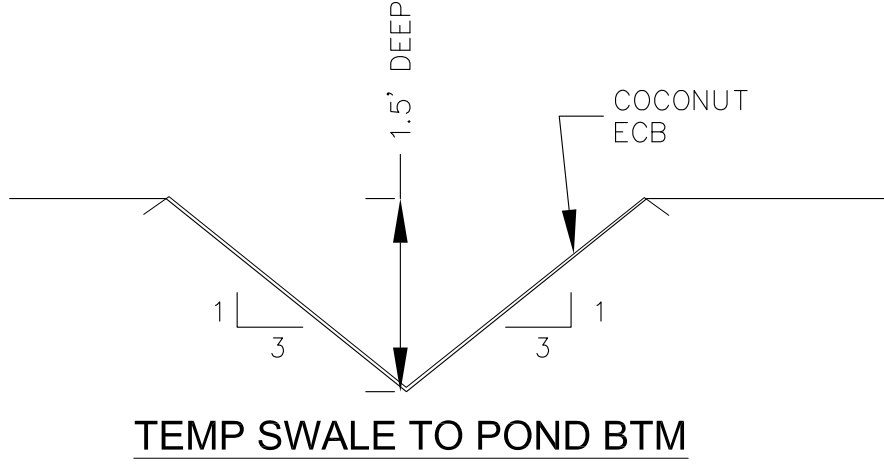


LEGEND

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

TRAIL AND ETRIB ACCESS ROAD FROM KIOWA ENGR.

- NOTE:
- 1. SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED
  - 2. POND SLOPES SHALL BE 4:1
  - 3. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES AND PERMANENT SLOPES 6:1 OR STEEPER.
  - 4. TEMPORARY SEEDING REQUIRED ON DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED AND SEEDED WITHIN 21 DAYS AFTER INTERIM GRADING.



**CORE**  
ENGINEERING GROUP

15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg.com

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

NO: \_\_\_\_\_

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

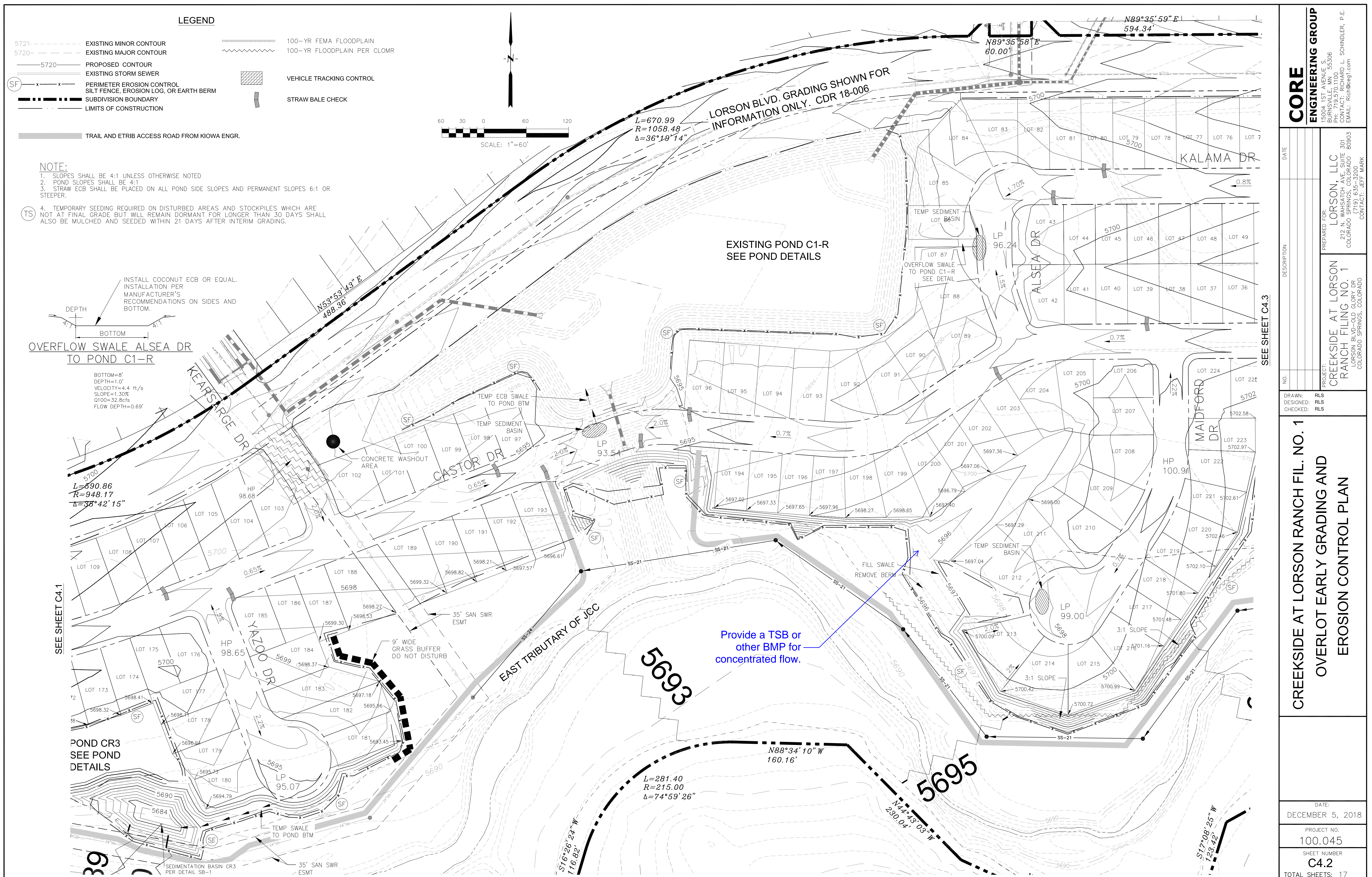
PREPARED FOR: LORSON, LLC  
212 N. WAHSATCH AVE, SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-3200  
CONTACT: JEFF MARK

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

**CREEKSIDE AT LORSON RANCH FIL. NO. 1**  
**OVERLOT EARLY GRADING AND**  
**EROSION CONTROL PLAN**

DATE: DECEMBER 5, 2018  
PROJECT NO. 100.045  
SHEET NUMBER C4.1  
TOTAL SHEETS: 17





**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

PREPARED FOR:

**LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
COLORADO SPRINGS, COLORADO 80903  
(719) 635-5200  
CONTACT: JEFF MARK

717  
WEEKSIDE AT LORSON  
ANCH FILING NO. 1  
LORSON BLVD—OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
 DESIGNED: RLS  
 CHECKED: RLS

CREEKSIDE AT LORSON RANCH FIL. NO. 1  
OVERLOT EARLY GRADING AND  
EROSION CONTROL PLAN

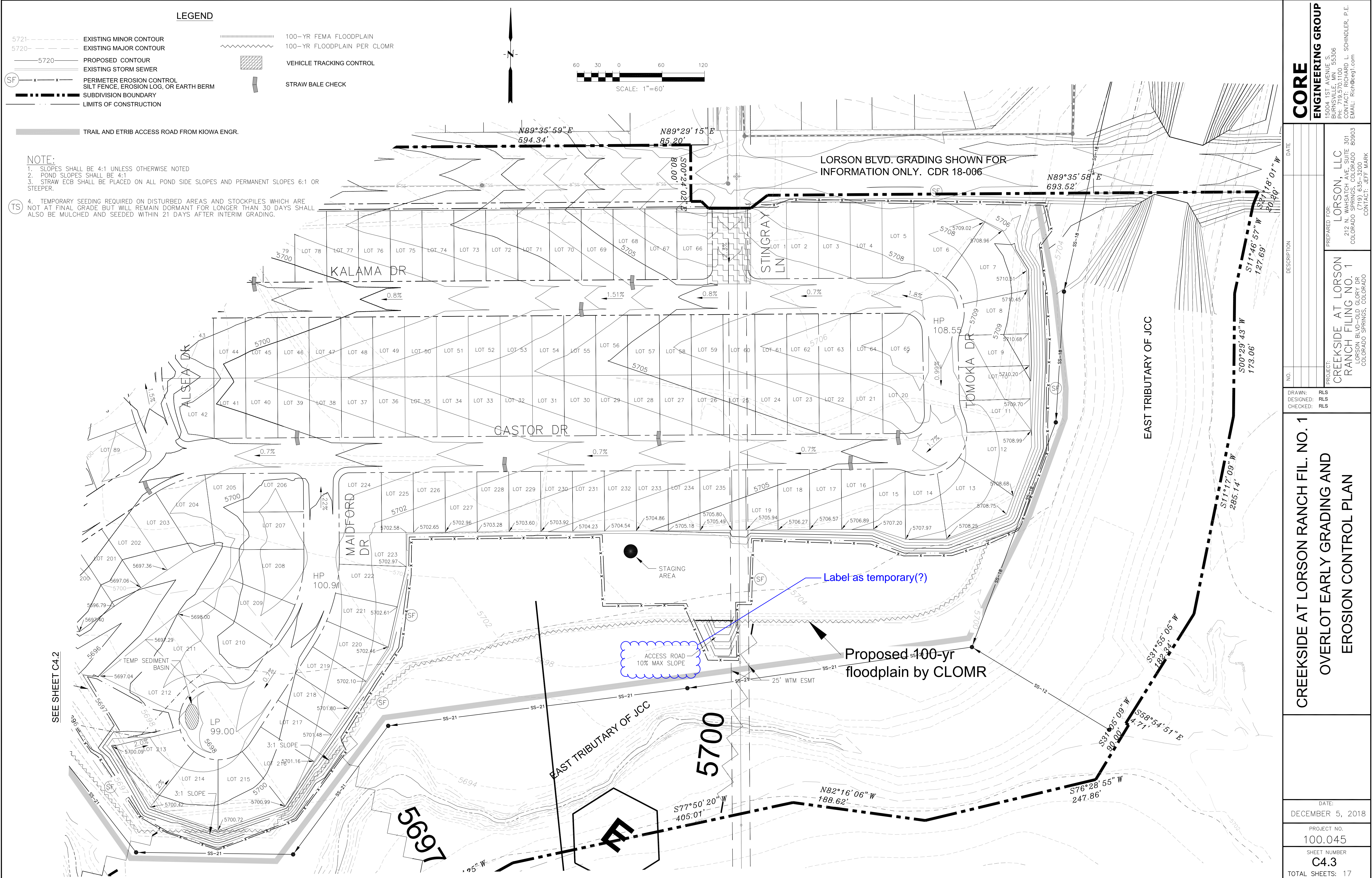
DATE:  
DECEMBER 5, 2018

PROJECT NO.  
100.045

SHEET NUMBER  
C4.2

TOTAL SHEETS: 17





CORE

ENGINEERING GROUP

15004 1ST AVENUE S,  
DENVER, CO 80202  
PHONE: 303.733.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg.com

DATE:

DESCRIPTION:

NO.:

DRAWN: RLS

DESIGNED: RLS

CHECKED: RLS

PROJECT NO. 100.045

SHEET NUMBER C4.3

TOTAL SHEETS: 17

PREPARED FOR:

LORSON, LLC

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

PROJECT:

CREEKSIDE AT LORSON RANCH FILING NO. 1

LORSON BLVD-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DATE:

DECEMBER 5, 2018

PROJECT NO.

100.045

SHEET NUMBER

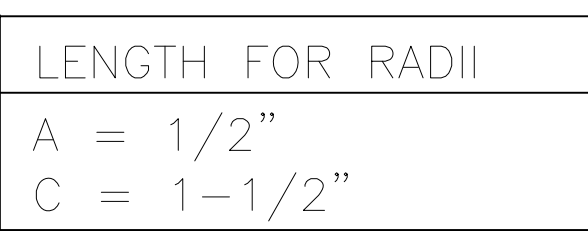
C4.3

TOTAL SHEETS:

17

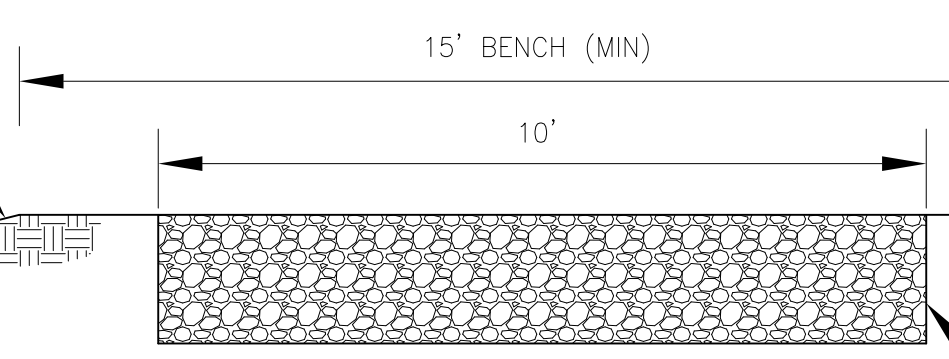
CREEKSIDE AT LORSON RANCH FIL. NO. 1  
OVERLOT EARLY GRADING AND  
EROSION CONTROL PLAN



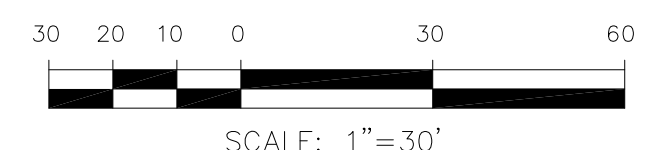


A diagram of a road cross-section. It shows a central road width of 20 feet. On both sides of the road, there are slopes with a 1% grade, indicated by arrows and the text '1%'. The road surface is shown with a slight dip in the center.

INSTALL PYRAMAT H.P. T.R.M BY  
PROPEX. OR NORTH AMERICAN  
GREEN P550TX INSTALLATION PER  
MANUFACTURER'S  
RECOMMENDATIONS

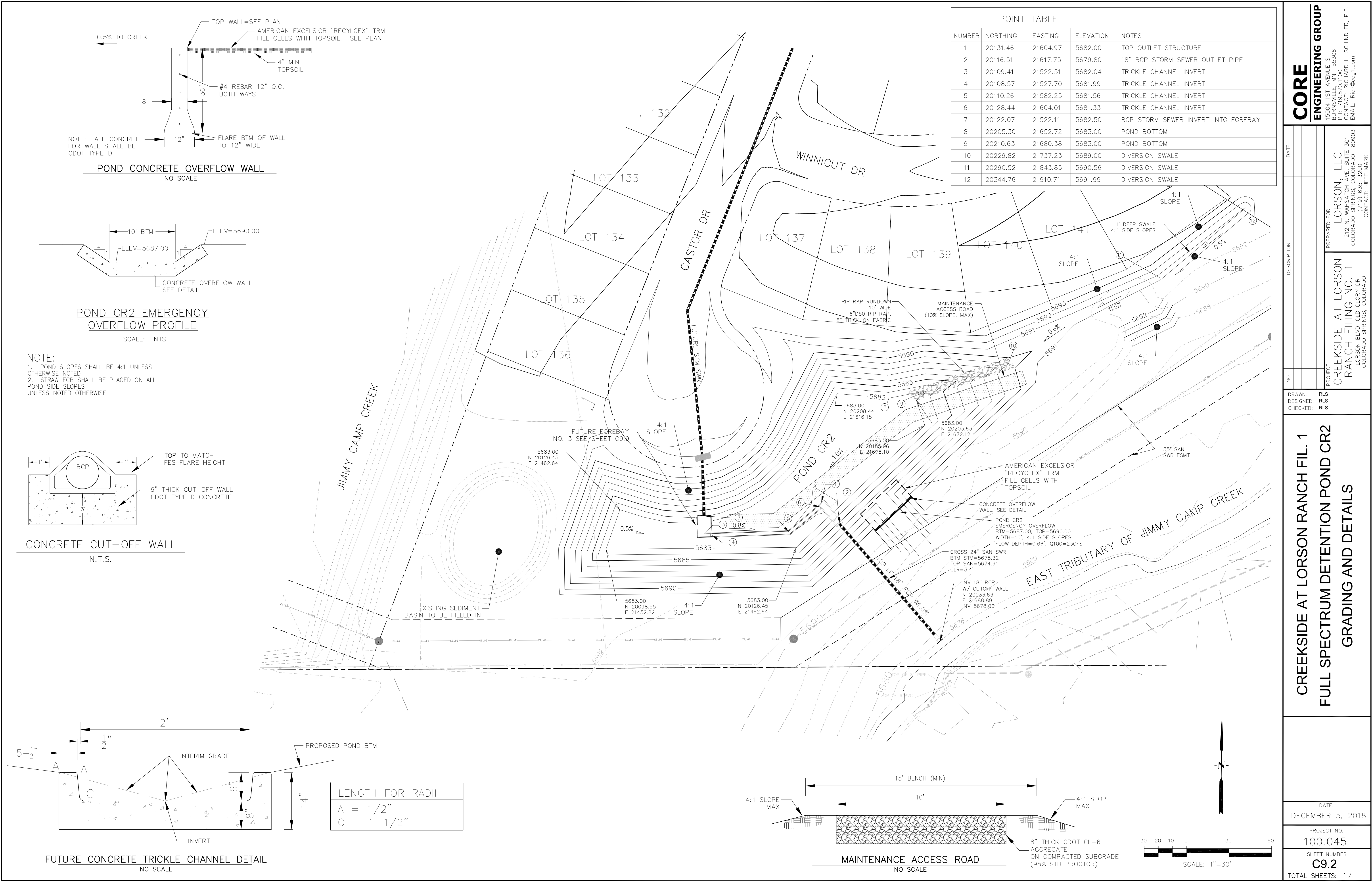


MAINTENANCE ACCESS ROAD  
NO SCALE

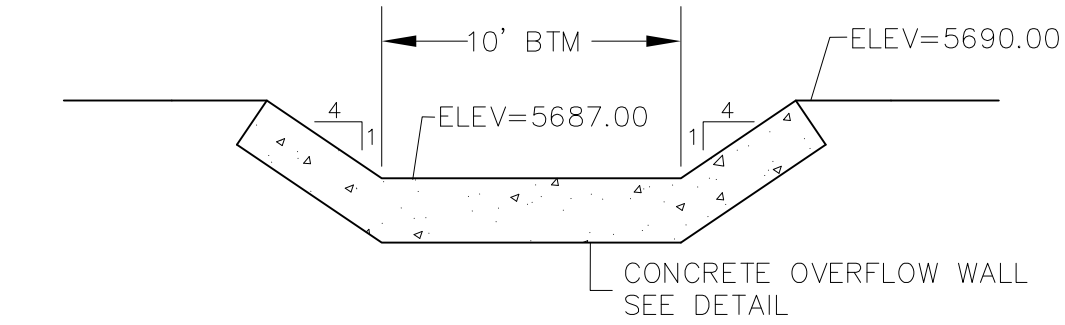
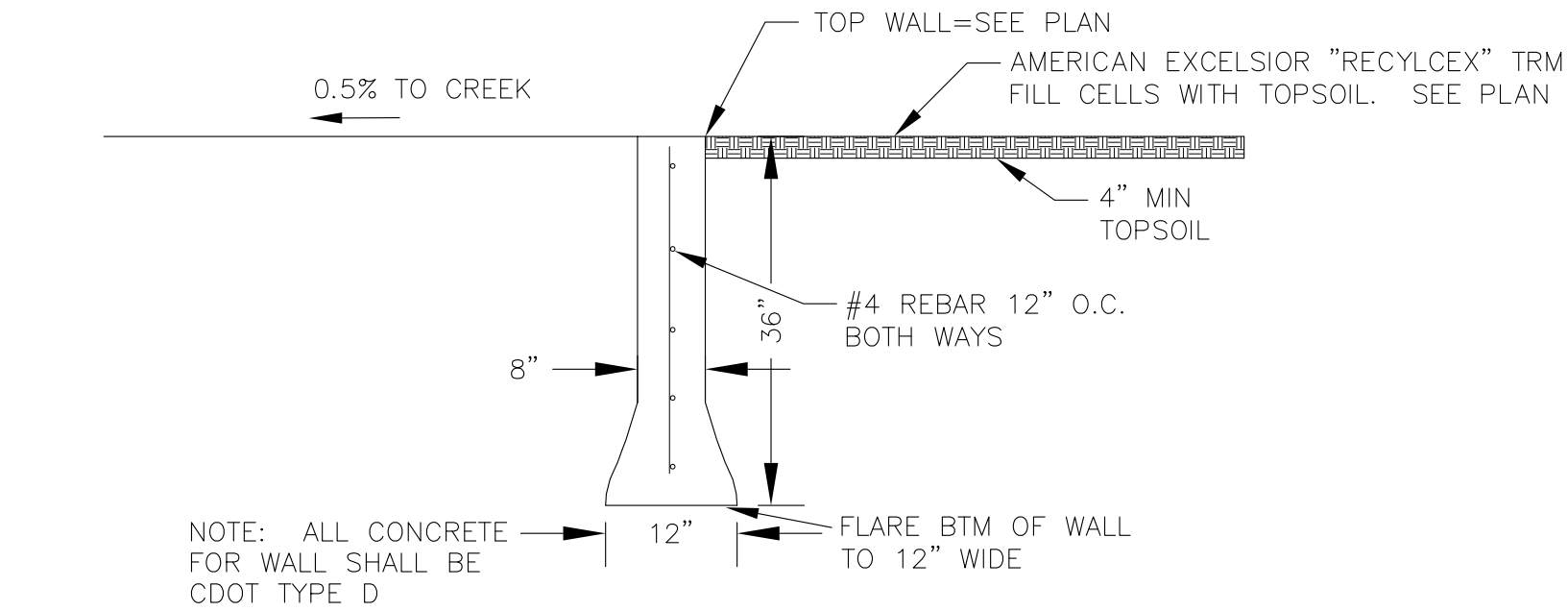


SCALE: 1"=30'

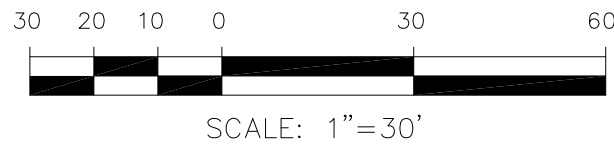
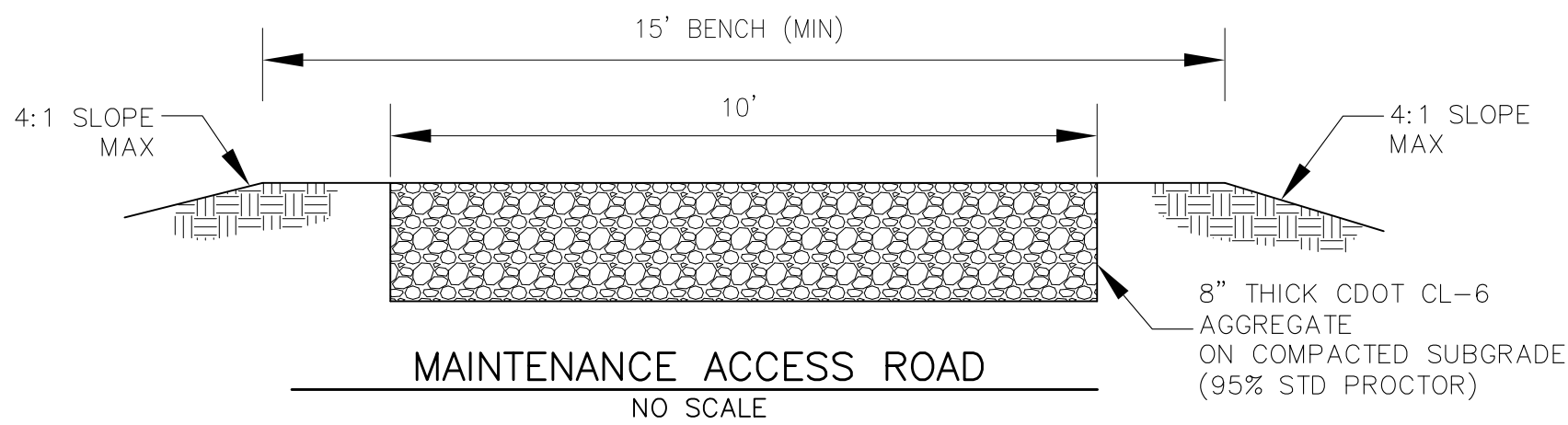
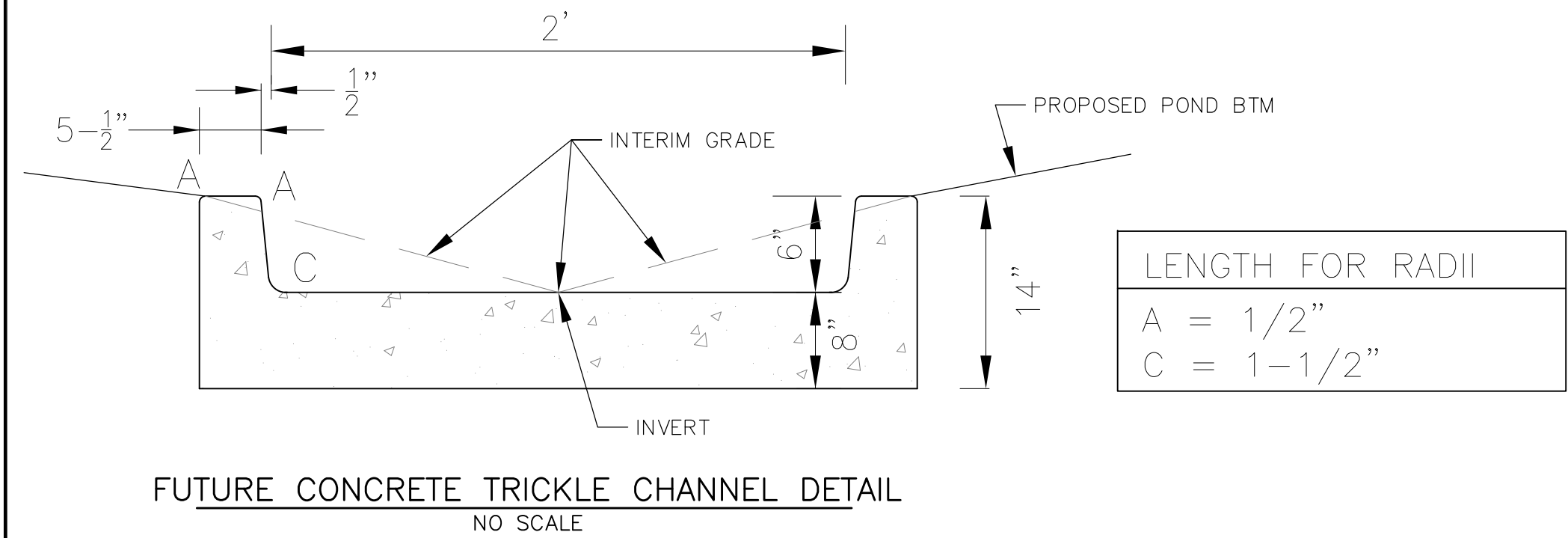
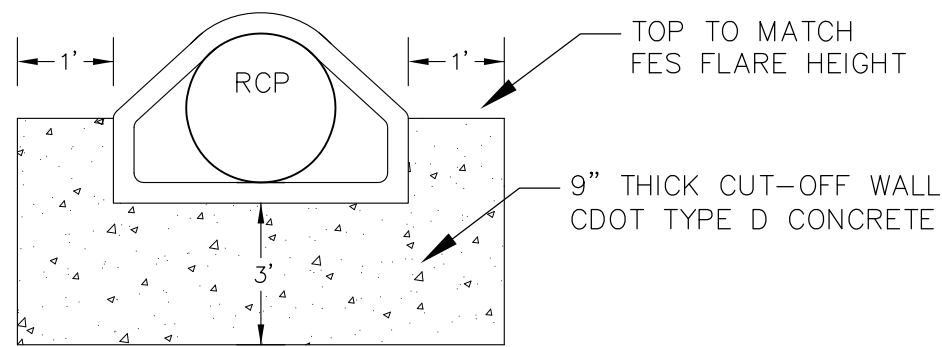
|   |  |   |  |   |  |
|---|--|---|--|---|--|
| CREEKSIDE AT LORSON RANCH FIL. 1<br>EXISTING DETENTION POND C1-R<br>MODIFICATIONS   |  |   |  |   |  |
| DATE:<br>DECEMBER 5, 2018   |  |   |  |   |  |
| PROJECT NO.<br>100.045  |  |   |  |   |  |
| SHEET NUMBER<br><b>C9.1</b>   |  |   |  |   |  |
| TOTAL SHEETS: 17  |  |   |  |   |  |
|   |  |   |  |   |  |
| NO.   |  | DESCRIPTION   |  | DATE  |  |
|   |  |   |  |   |  |
|   |  |   |  |   |  |
| DRAWN:  |  | RLS   |  | PREPARED FOR:<br><b>LORSON, LLC</b><br>212 N. WAHSATCH AVE, SUITE 301<br>COLORADO SPRINGS, COLORADO 80903<br>(719) 635-3200<br>CONTACT: JEFF MARK |  |
| DESIGNED:   |  | RLS   |  |   |  |
| CHECKED:  |  | RLS   |  |   |  |
|   |  | PROJECT:  |  |   |  |
|   |  | CREEKSIDE AT LORSON<br>RANCH FILING NO. 1<br>LORSON BLVD.-OLD GLORY DRG<br>COLORADO SPRINGS, COLORADO |  |   |  |
| <b>CORE ENGINEERING GROUP</b><br>15004 1ST AVENUE S.<br>BURNSVILLE, MN 55306<br>PH: 719.570.1100<br>CONTACT: RICHARD L. SCHINDLER, P.E.<br>EMAIL: Rich@cegl.com |  |   |  |   |  |



| POINT TABLE |          |          |           |                                     |
|-------------|----------|----------|-----------|-------------------------------------|
| NUMBER      | NORTHING | EASTING  | ELEVATION | NOTES                               |
| 1           | 20131.46 | 21604.97 | 5682.00   | TOP OUTLET STRUCTURE                |
| 2           | 20116.51 | 21617.75 | 5679.80   | 18" RCP STORM SEWER OUTLET PIPE     |
| 3           | 20109.41 | 21522.51 | 5682.04   | TRICKLE CHANNEL INVERT              |
| 4           | 20108.57 | 21527.70 | 5681.99   | TRICKLE CHANNEL INVERT              |
| 5           | 20110.26 | 21582.25 | 5681.56   | TRICKLE CHANNEL INVERT              |
| 6           | 20128.44 | 21604.01 | 5681.33   | TRICKLE CHANNEL INVERT              |
| 7           | 20122.07 | 21522.11 | 5682.50   | RCP STORM SEWER INVERT INTO FOREBAY |
| 8           | 20205.30 | 21652.72 | 5683.00   | POND BOTTOM                         |
| 9           | 20210.63 | 21680.38 | 5683.00   | POND BOTTOM                         |
| 10          | 20229.82 | 21737.23 | 5689.00   | DIVERSION SWALE                     |
| 11          | 20290.52 | 21843.85 | 5690.56   | DIVERSION SWALE                     |
| 12          | 20344.76 | 21910.71 | 5691.99   | DIVERSION SWALE                     |



NOTE:  
1. POND SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED  
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE



**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

NO: \_\_\_\_\_

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

DATE: DECEMBER 5, 2018

PROJECT NO. 100.045

SHEET NUMBER C9.2

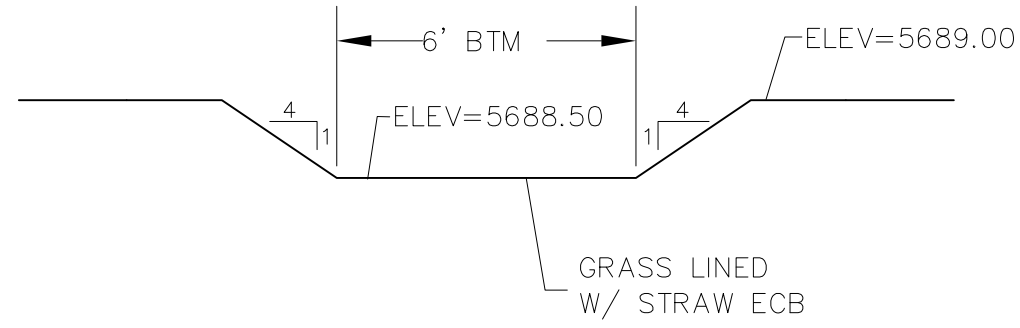
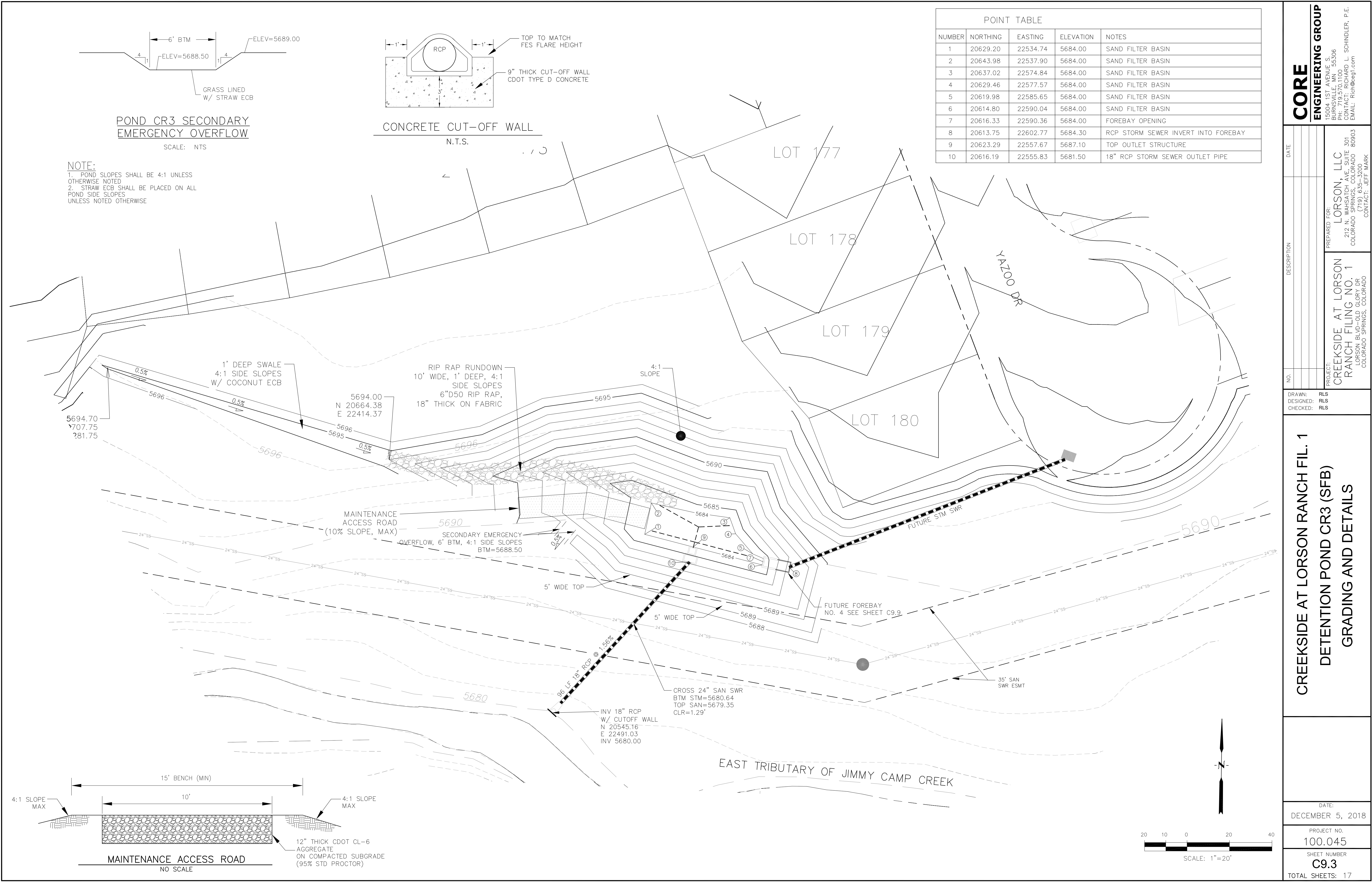
TOTAL SHEETS: 17

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

PROJECT:  
**CREEKSIDE AT LORSON RANCH**  
FILING NO. 1  
LORSON BLVD-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

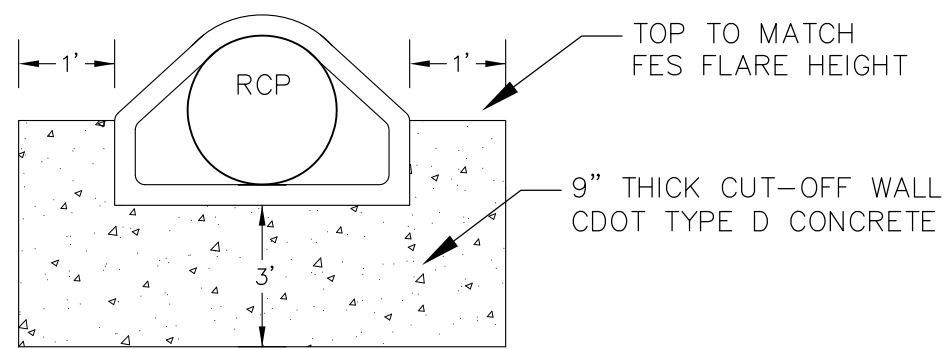
**CREEKSIDE AT LORSON RANCH FIL. 1**  
**FULL SPECTRUM DETENTION POND CR2**  
**GRADING AND DETAILS**





POND CR3 SECONDARY EMERGENCY OVERFLOW

SCALE: NTS



CONCRETE CUT-OFF WALL

N.T.S.

NOTE:  
1. POND SLOPES SHALL BE 4:1 UNLESS OTHERWISE NOTED  
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE

| POINT TABLE |          |          |           |                                     |
|-------------|----------|----------|-----------|-------------------------------------|
| NUMBER      | NORTHING | EASTING  | ELEVATION | NOTES                               |
| 1           | 20629.20 | 22534.74 | 5684.00   | SAND FILTER BASIN                   |
| 2           | 20643.98 | 22537.90 | 5684.00   | SAND FILTER BASIN                   |
| 3           | 20637.02 | 22574.84 | 5684.00   | SAND FILTER BASIN                   |
| 4           | 20629.46 | 22577.57 | 5684.00   | SAND FILTER BASIN                   |
| 5           | 20619.98 | 22585.65 | 5684.00   | SAND FILTER BASIN                   |
| 6           | 20614.80 | 22590.04 | 5684.00   | SAND FILTER BASIN                   |
| 7           | 20616.33 | 22590.36 | 5684.00   | FOREBAY OPENING                     |
| 8           | 20613.75 | 22602.77 | 5684.30   | RCP STORM SEWER INVERT INTO FOREBAY |
| 9           | 20623.29 | 22557.67 | 5687.10   | TOP OUTLET STRUCTURE                |
| 10          | 20616.19 | 22555.83 | 5681.50   | 18" RCP STORM SEWER OUTLET PIPE     |

CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
BURNING WOOD, CO 80903  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

DATE

DESCRIPTION

NO.

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

PROJECT: CREEKSIDE AT LORSON RANCH FILING NO. 1  
LORSON BLVD-OLD GLORY DR  
COLORADO SPRINGS, COLORADO 80903

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

CREEKSIDE AT LORSON RANCH FIL. 1  
DETENTION POND CR3 (SFB)  
GRADING AND DETAILS

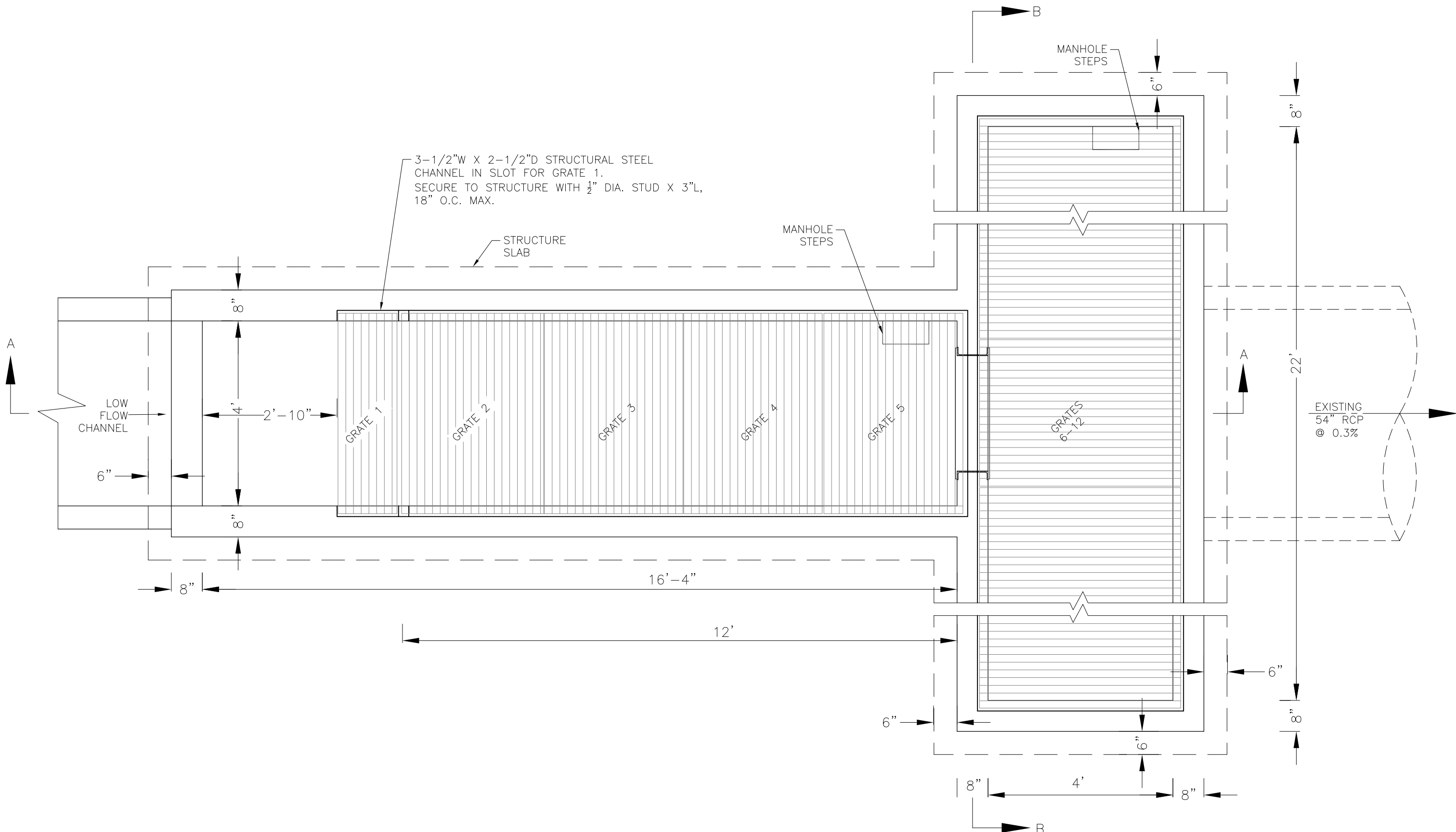
DATE: DECEMBER 5, 2018

PROJECT NO. 100.045

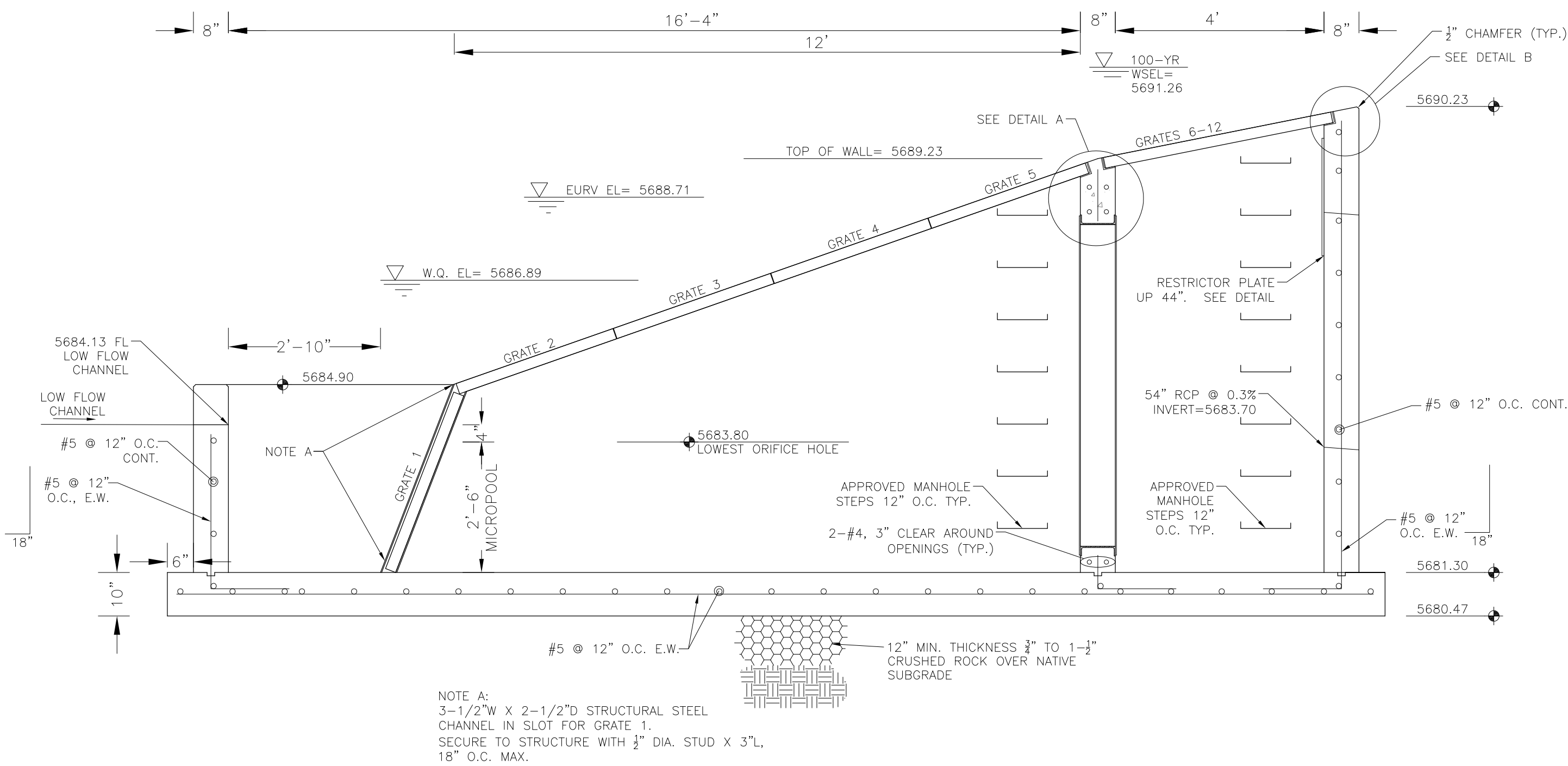
SHEET NUMBER C9.3

TOTAL SHEETS: 17

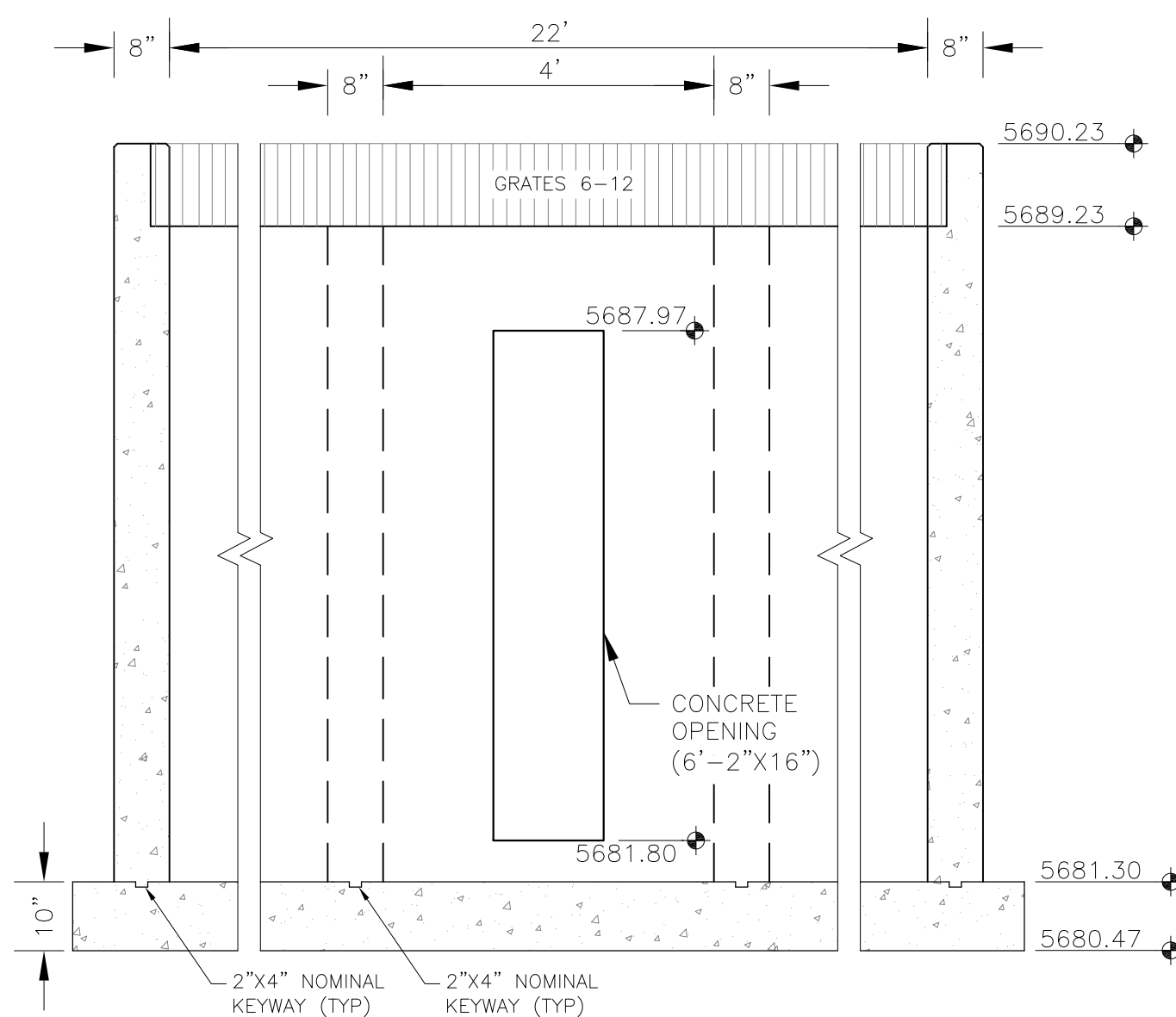




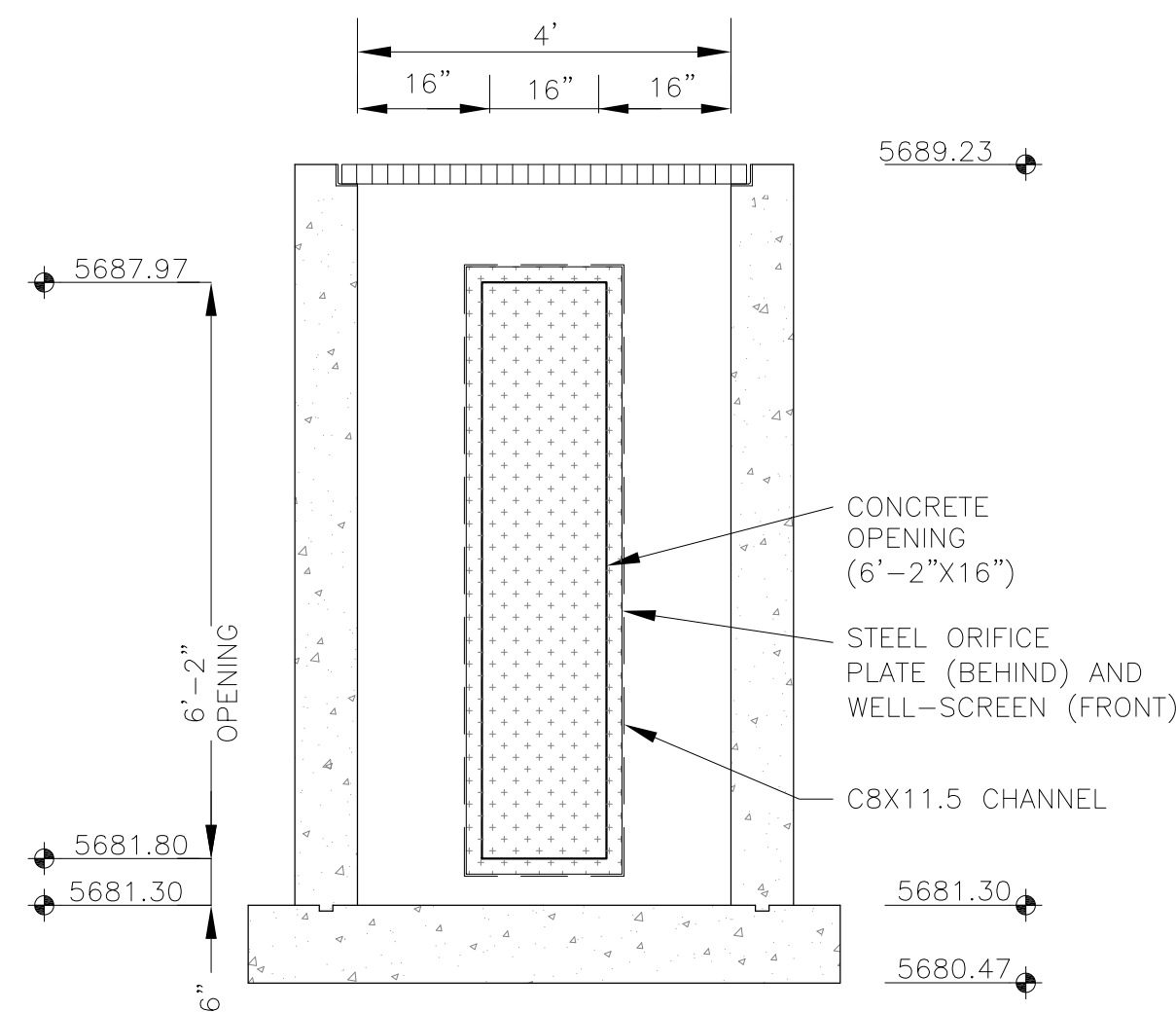
OUTLET STRUCTURE DETAIL - PLAN VIEW  
NO SCALE



OUTLET STRUCTURE DETAIL - SECTION A-A  
NO SCALE



OUTLET STRUCTURE DETAIL - SECTION B-B  
NO SCALE



OUTLET STRUCTURE WITH  
PLATE/SCREEN - SECTION B-B  
NO SCALE

## OUTLET STRUCTURE, FOREBAY, AND DRAIN CHANNEL NOTES:

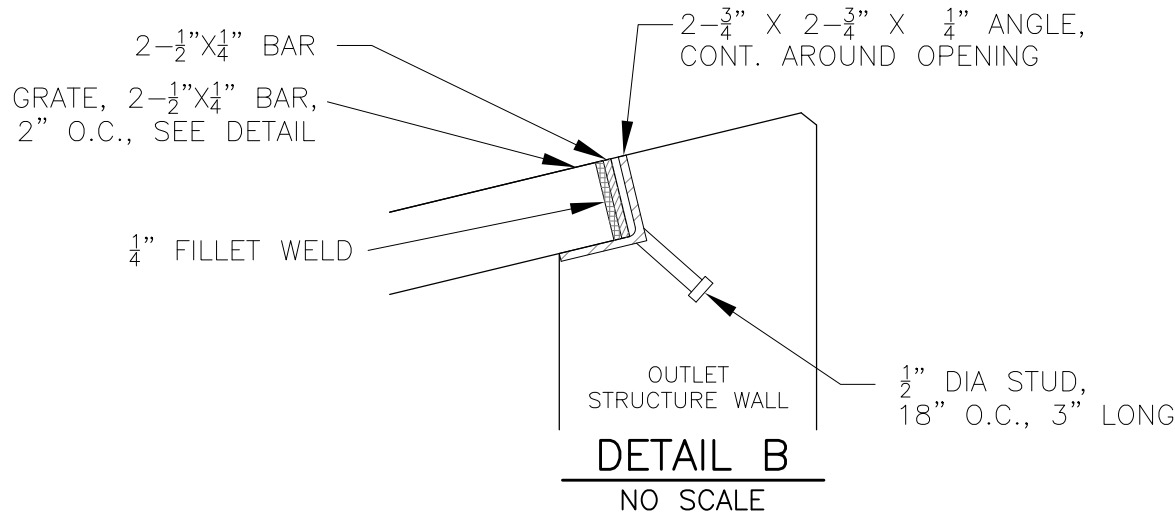
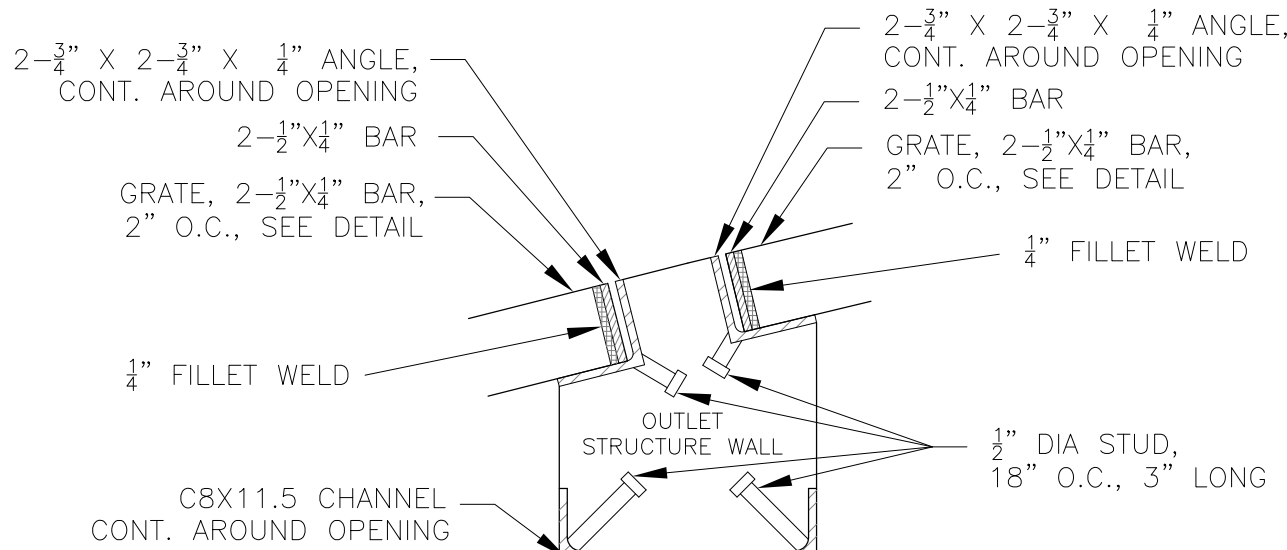
1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
2. GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE A TWO-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.

| BAR SIZE           | #4    | #5    | #6    |
|--------------------|-------|-------|-------|
| MIN. SPLICE LENGTH | 1'-3" | 1'-7" | 2'-0" |
3. CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAY SHALL BE CDOT CLASS D CONCRETE.
4. CONCRETE FOR DRAIN CHANNELS SHALL BE CDOT CLASS B CONCRETE
5. EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED, REFER TO DETAILS.
6. ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/8" CHAMFER UNLESS OTHERWISE NOTED.
7. SUBGRADE TO BE 12" THICK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURE.
8. REFER TO GRADING PLANS FOR PRESEDIMENTATION/FOREBAY DESIGN.
9. ENGINEER SHALL BE NOTIFIED PRIOR TO BEGINNING CONSTRUCTION OF OUTLET STRUCTURE TO SCHEDULE OBSERVATION VISITS FOR STRUCTURES.

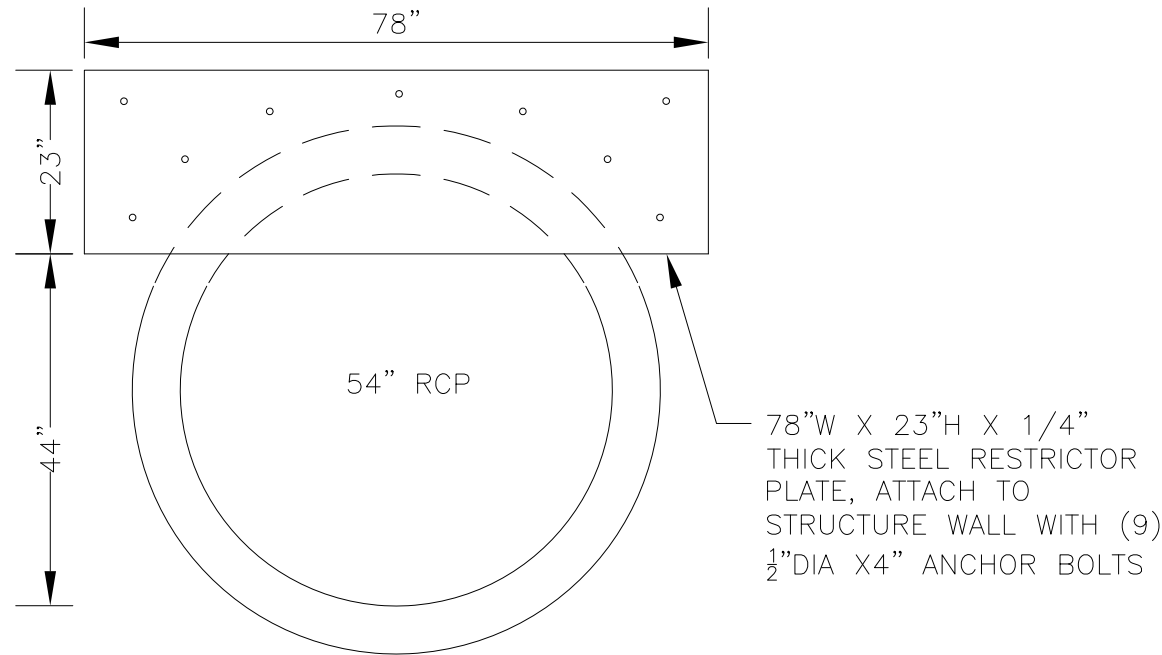
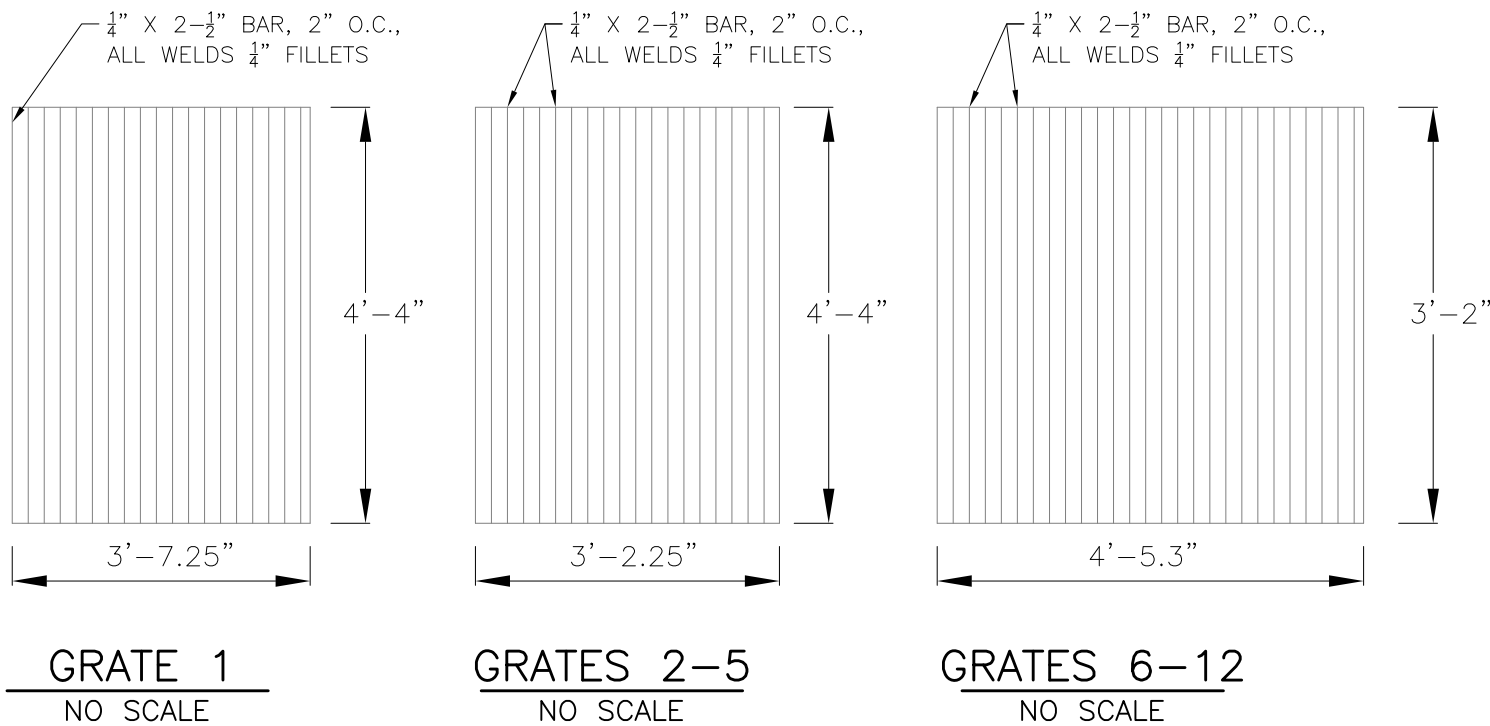
## NOTE:

1. SEE SHEET CX FOR POND CR1 DETAILS.

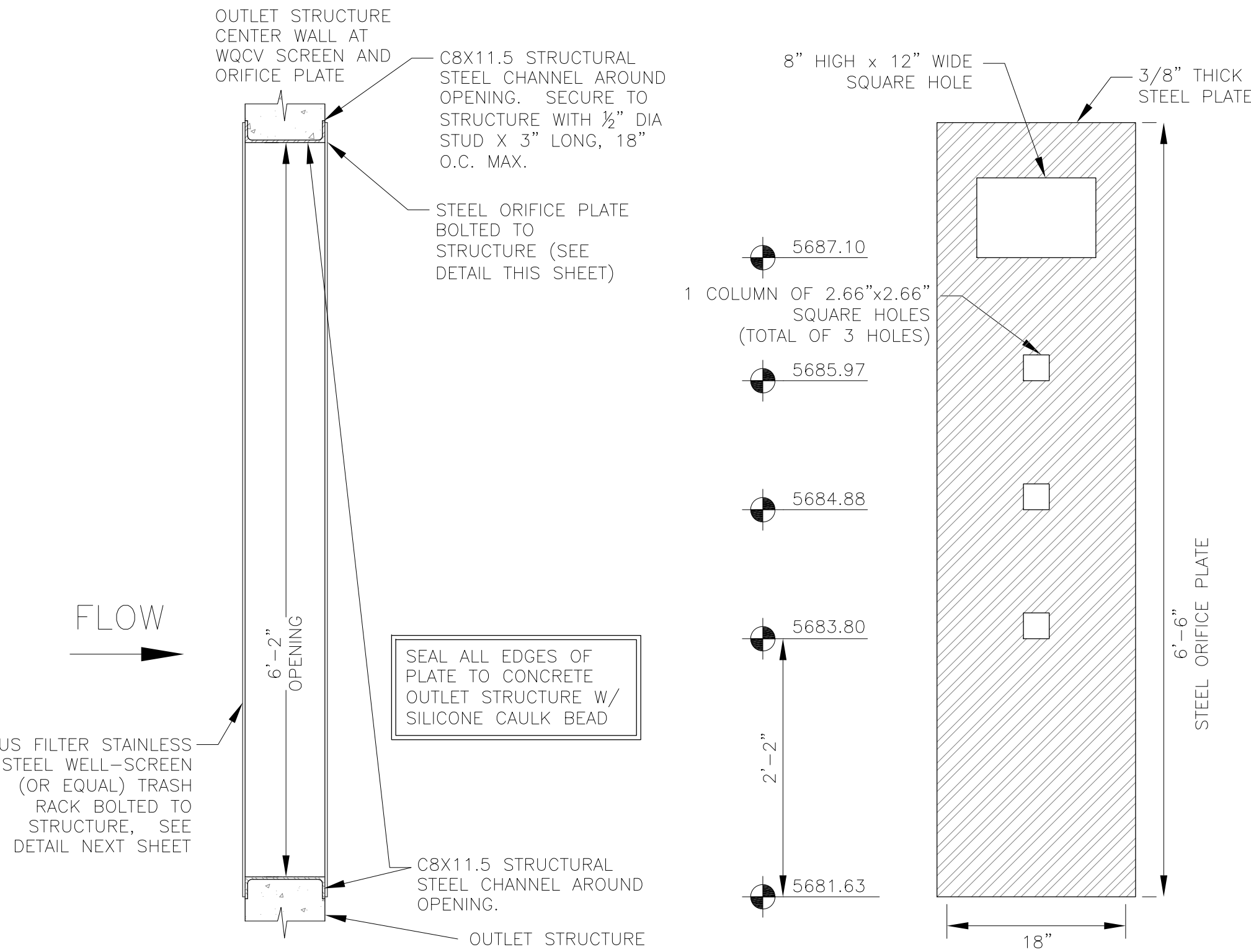




NOTE:  
AFTER CONCRETE STRUCTURE HAS BEEN POURED  
ALL GRATE DIMENSIONS SHALL BE FIELD VERIFIED  
PRIOR TO GRATE CONSTRUCTION



OUTLET RESTRICTOR PLATE  
NO SCALE



TRASH RACK DETAIL  
NO SCALE

ORIFICE PLATE DETAIL  
NO SCALE

WQCV WELL-SCREEN NOTES:

- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
- WQCV Well Screen
  - Type of Screen: Stainless steel #93 Vee Wire (Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
  - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
  - Type and Size of Support Rod: TE 0.074"x0.50"
  - Spacing of Support Rod (O.C.): 1.0 Inch
  - Total Screen Thickness: 0.655"
  - Carbon Steel Holding Frame Type: 3/4" x 1.0" angle

|  |  |   |  |
|--|--|---|--|
| <div>CORE<br/>ENGINEERING GROUP</div>                  |  | DATE  |  |
|  |  | DESCRIPTION   |  |
|  |  | NO.   |  |
|  |  |   |  |
| PROJECT:   |  | PREPARED FOR:   |  |
| CREEKSIDE AT LORSON<br>RANCH FILING NO. 1              |  | LORSON, LLC<br>212 N. WAHSATCH AVE. SUITE 301<br>COLORADO SPRINGS, COLORADO 80903<br>(719) 635-3200<br>CONTACT: JEFF MARK |  |
| DRAWN: RLS   |  |   |  |
| DESIGNED: RLS  |  |   |  |
| CHECKED: RLS   |  |   |  |
| POND C1-R<br>FULL SPECTRUM<br>OUTLET STRUCTURE DETAILS |  |   |  |
| DATE:<br>DECEMBER 5, 2018                              |  |   |  |
| PROJECT NO.<br>100.045                                 |  |   |  |
| SHEET NUMBER<br>C9.5                                   |  |   |  |
| TOTAL SHEETS: 17                                       |  |   |  |





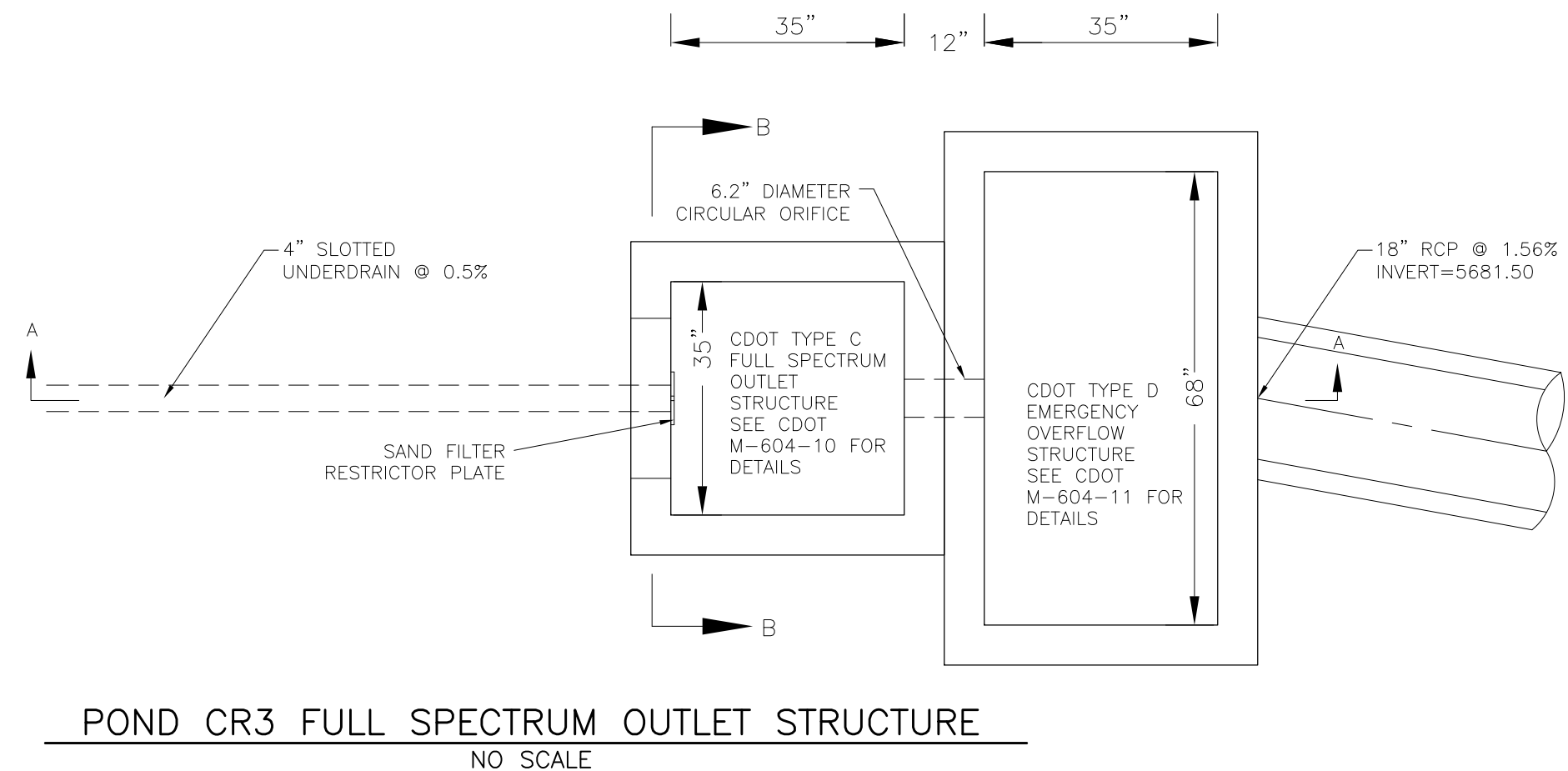
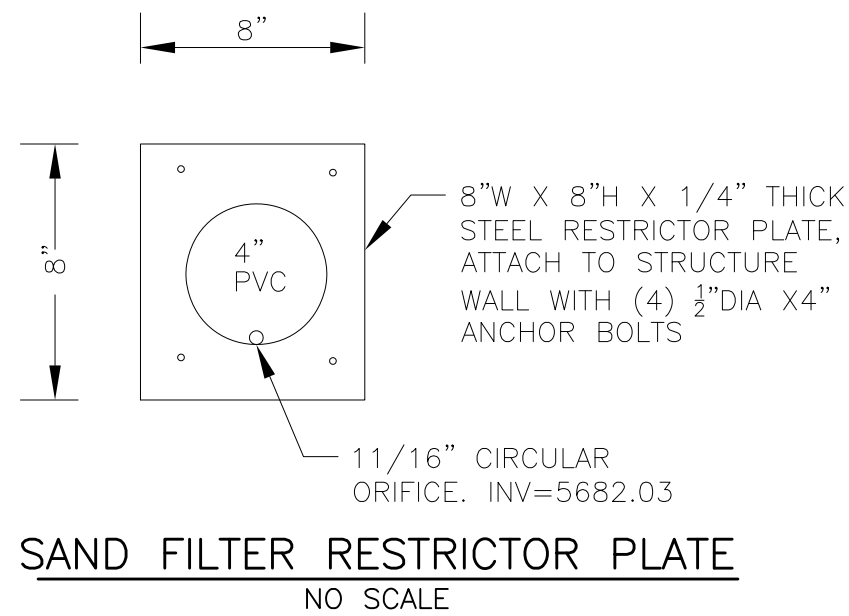
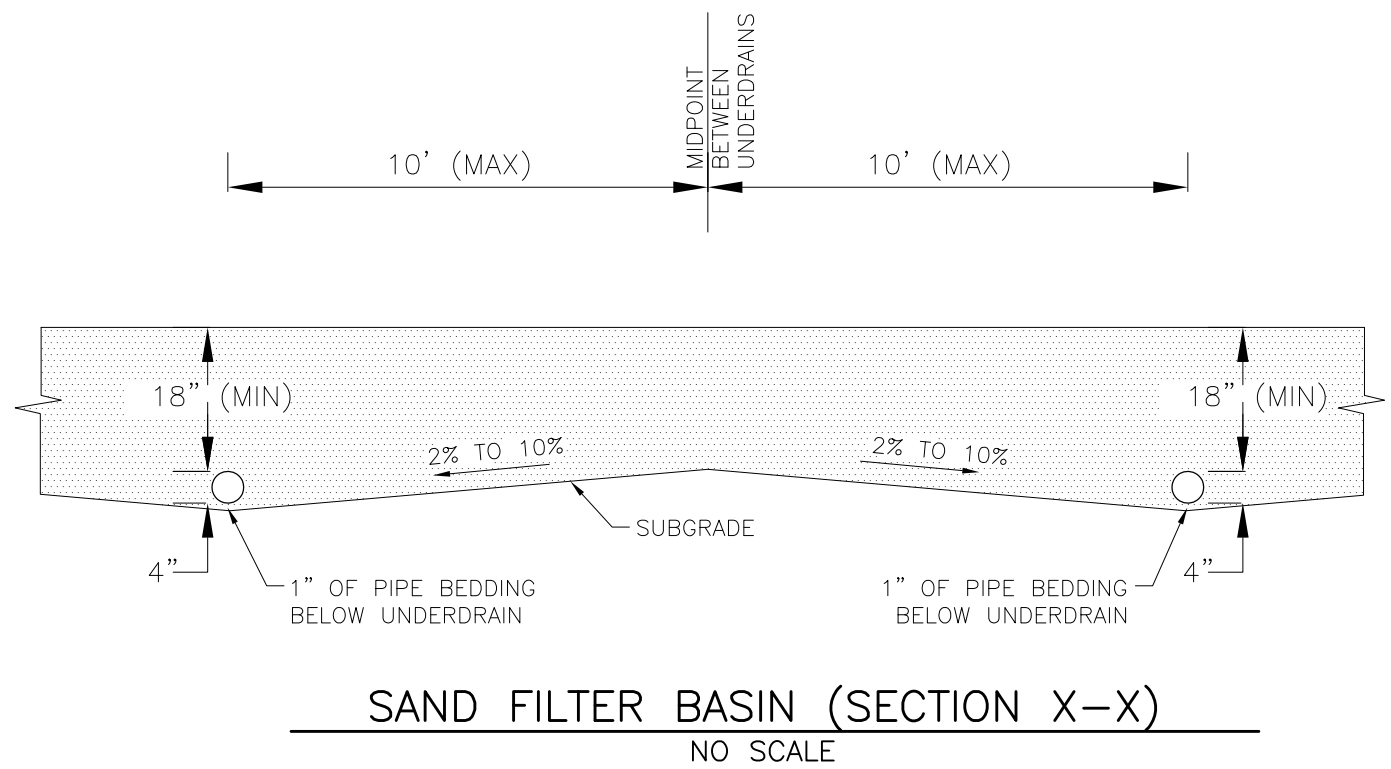
Diagram illustrating three types of grates with their dimensions and specifications:

- GRATE 1**: Dimensions 3'-5.8" (width) x 4'-4" (height). Specifications: 1/2" x 2-1/2" BAR, 2" O.C., ALL WELDS 1/4" FILLETS.
- GRATES 2,3,4**: Dimensions 3'-6" (width) x 4'-4" (height). Specifications: 1/2" x 2-1/2" BAR, 2" O.C., ALL WELDS 1/4" FILLETS.
- GRATE 5**: Dimensions 4'-5.4" (width) x 4'-4" (height). Specifications: 1/2" x 2-1/2" BAR, 2" O.C., ALL WELDS 1/4" FILLETS.

NO SCALE

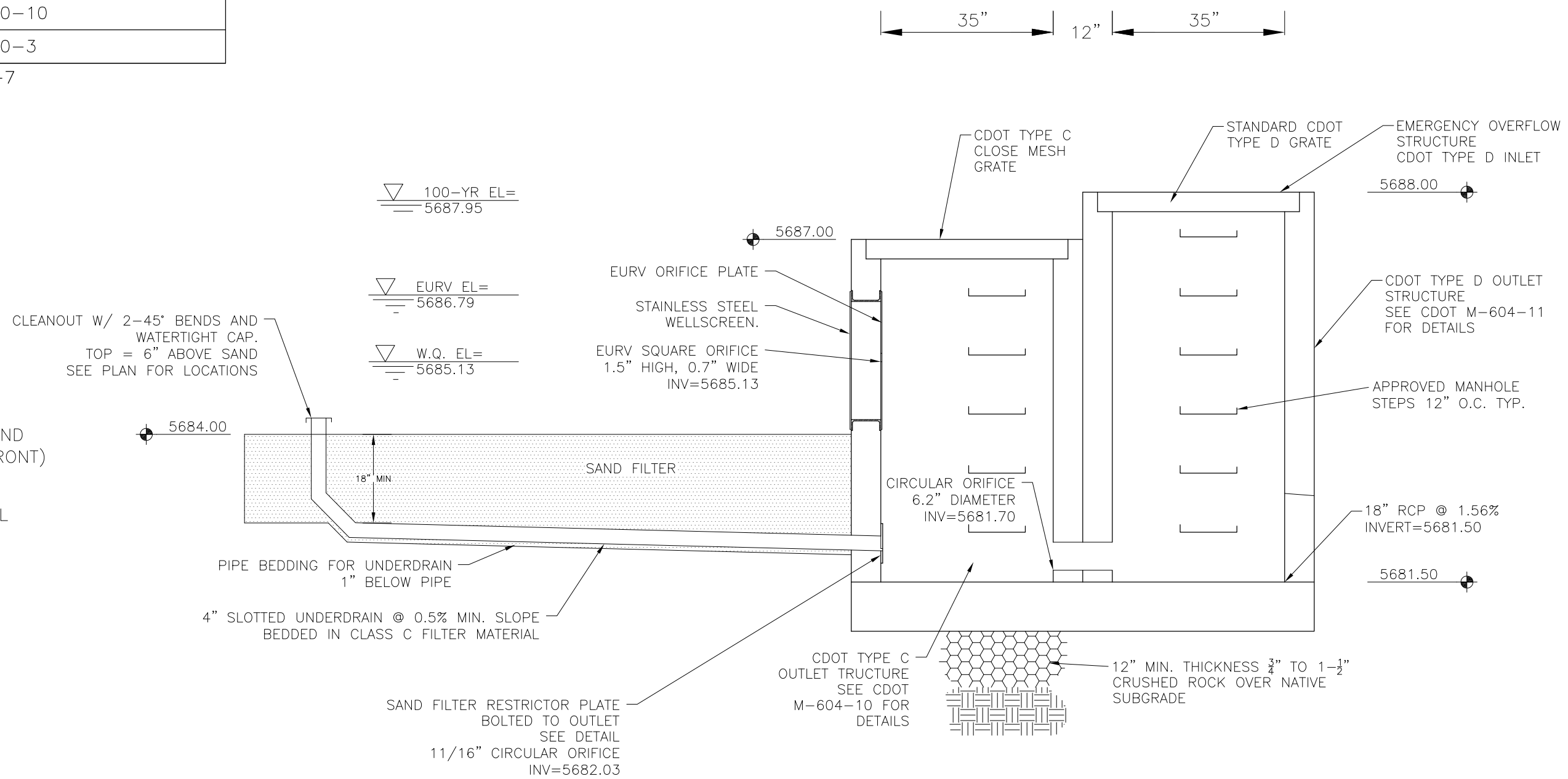
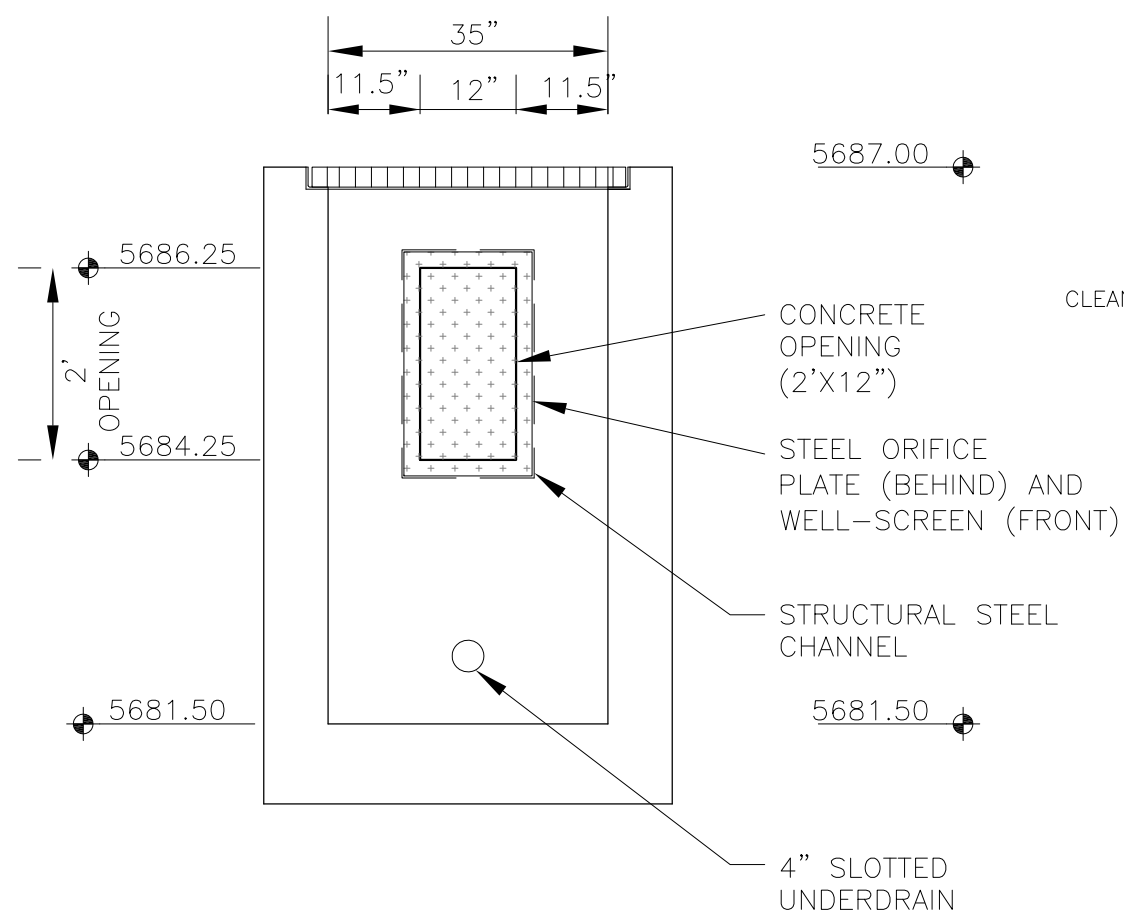






| GRADATION SPECIFICATIONS FOR<br>CDOT CLASS C FILTER MATERIAL |  |
|--|--|
| SIEVE SIZE   | MASS PERCENT PASSING<br>SQUARE MESH SIEVES |
| 37.5 mm (1.5")   |  |
| 19.0 mm (0.75")  | 100  |
| 4.75 mm (No. 4)  | 60–100                                     |
| 1.18 µm (No. 16)   |  |
| 300 µm (No. 50)  | 10–30                                      |
| 150 µm (No. 100)   | 0–10                                       |
| 75 µm (No. 200)  | 0–3  |

SOURCE: CDOT TABLE 703-7



WQCV WELL—SCREEN NOTES:

- Well-Screen shall be stainless steel and attached by stainless steel bolts along edge of the mounting frame.
- WQCV Well Screen
  - Type of Screen: Stainless steel #93 Vee Wire  
(Johnson Vee Wire (tm) Stainless Steel Screen or equivalent with 60% open area)
  - Screen slot opening dimension: 0.139" (Screen #93 Vee Wire Slot Opening)
  - Type and Size of Support Rod: TE 0.074"x0.50"
  - Spacing of Support Rod (O.C.): 1.0 Inch
  - Total Screen Thickness: 0.655"
  - Carbon Steel Holding Frame Type: 3/4" x 1.0" angle

TRASH RACK DETAIL

---

NO SCALE

**CORE**  
**ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

[illegible]

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

FULL SPECTRUM POND CR3  
WITH SAND FILTER BASIN  
OUTLET STRUCTURE DETAILS

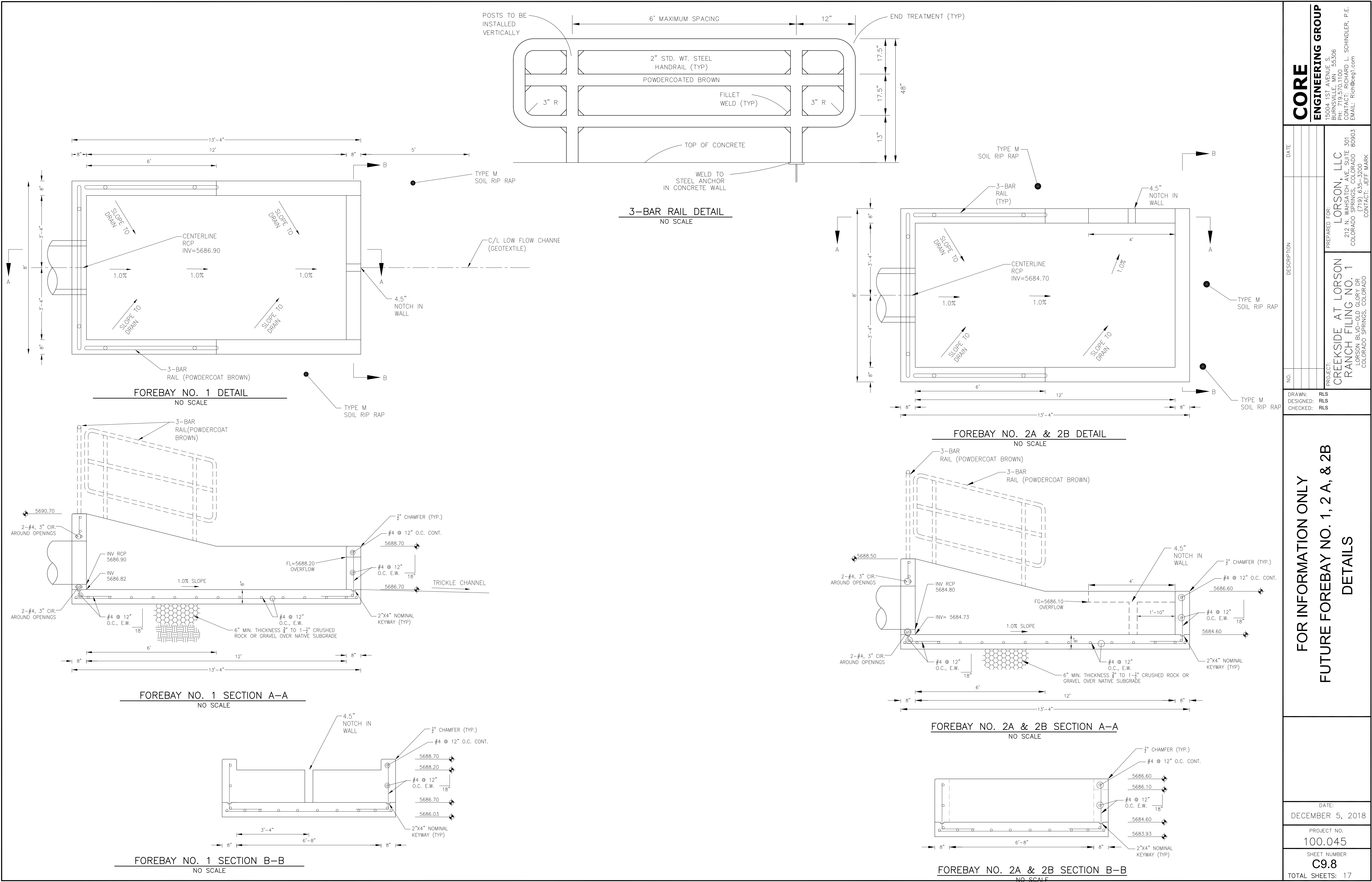
DATE: DECEMBER 5, 2018

PROJECT NO.  
100.045

SHEET NUMBER  
C9.7

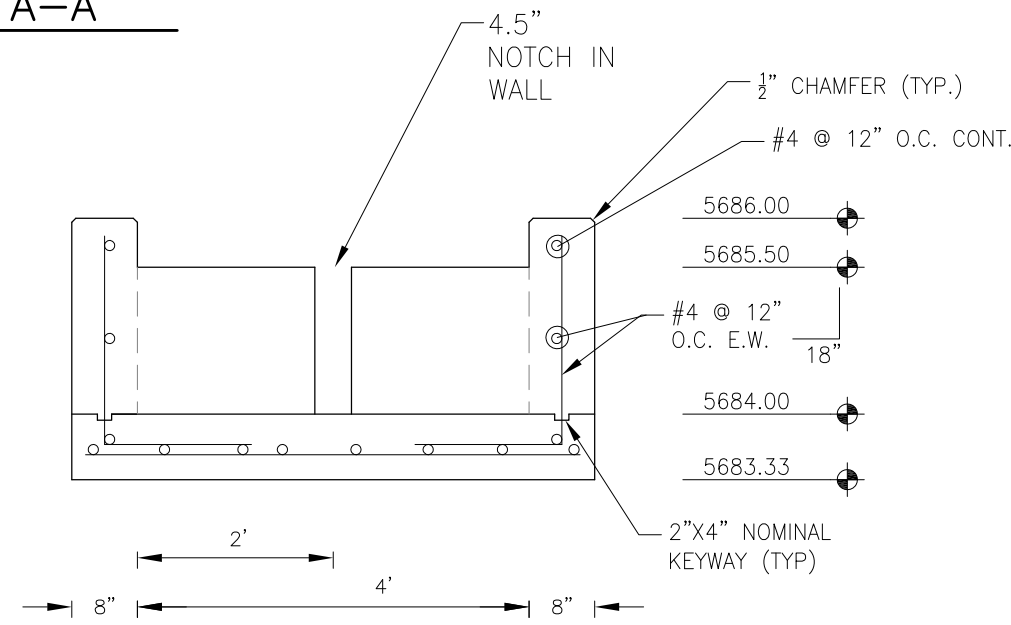
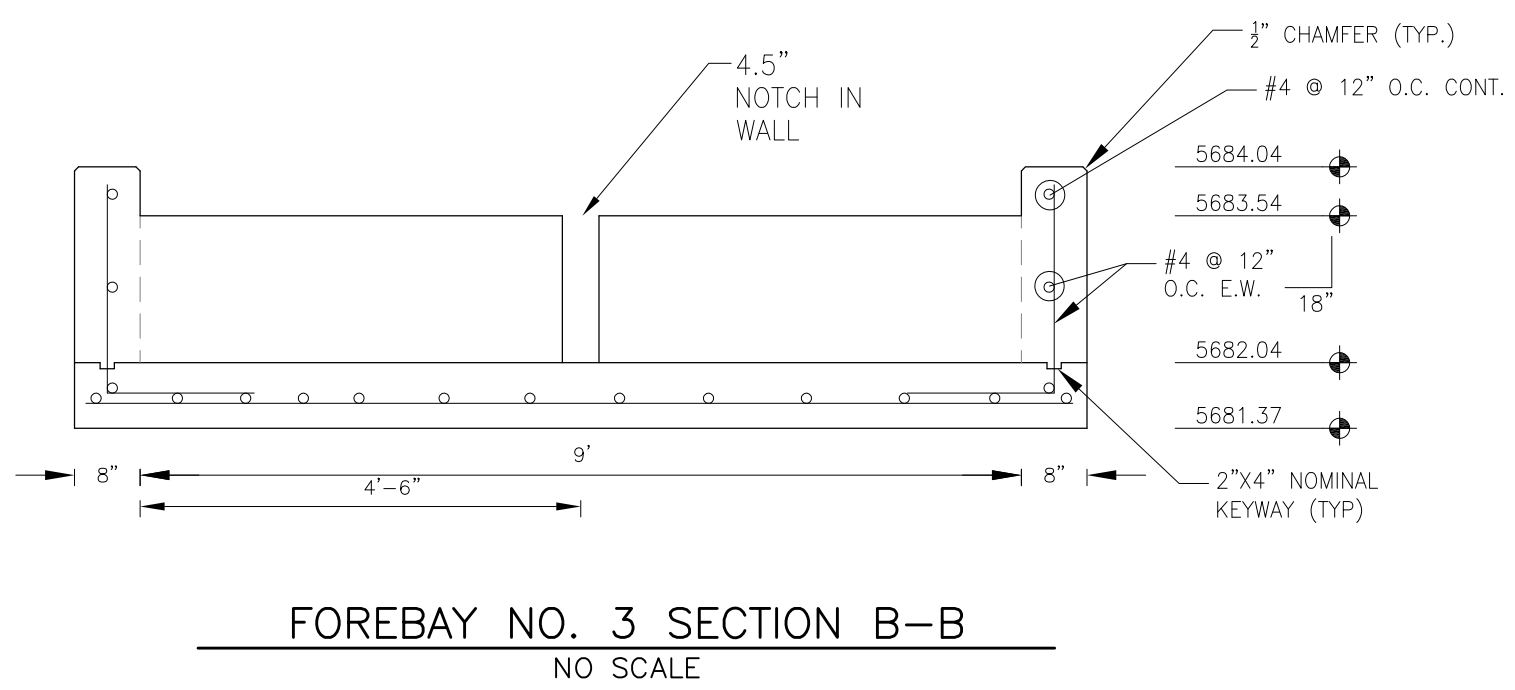
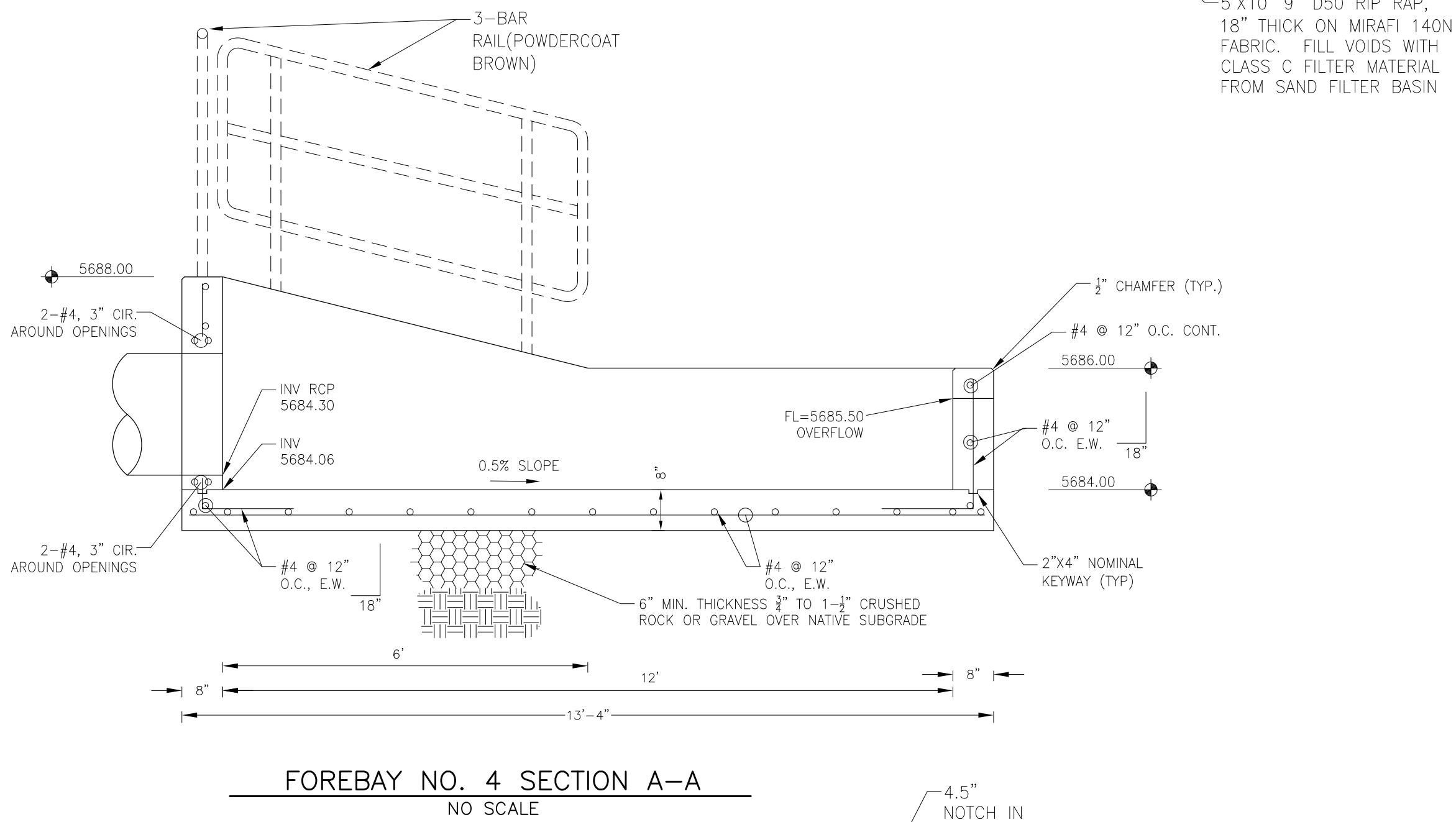
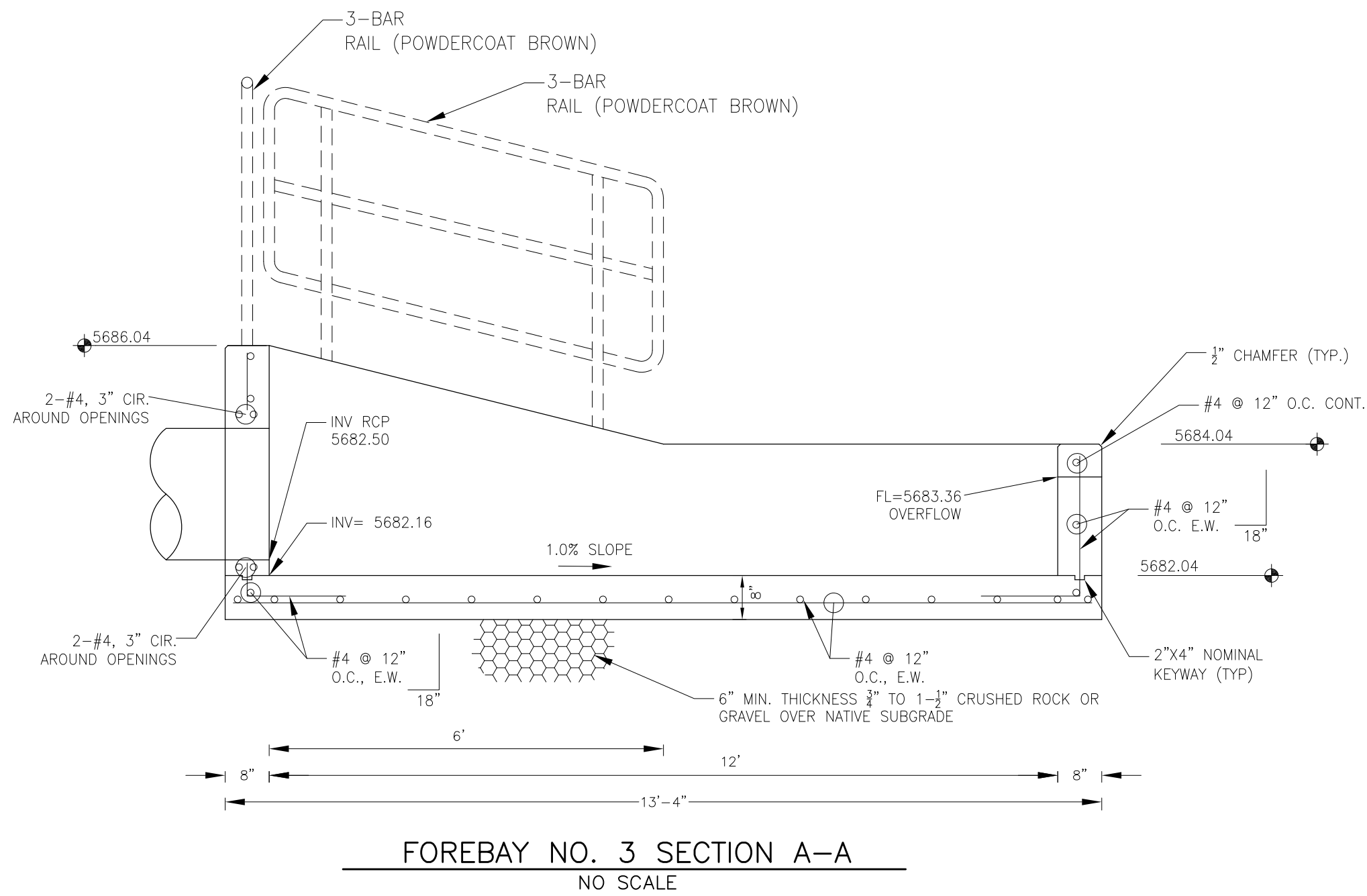
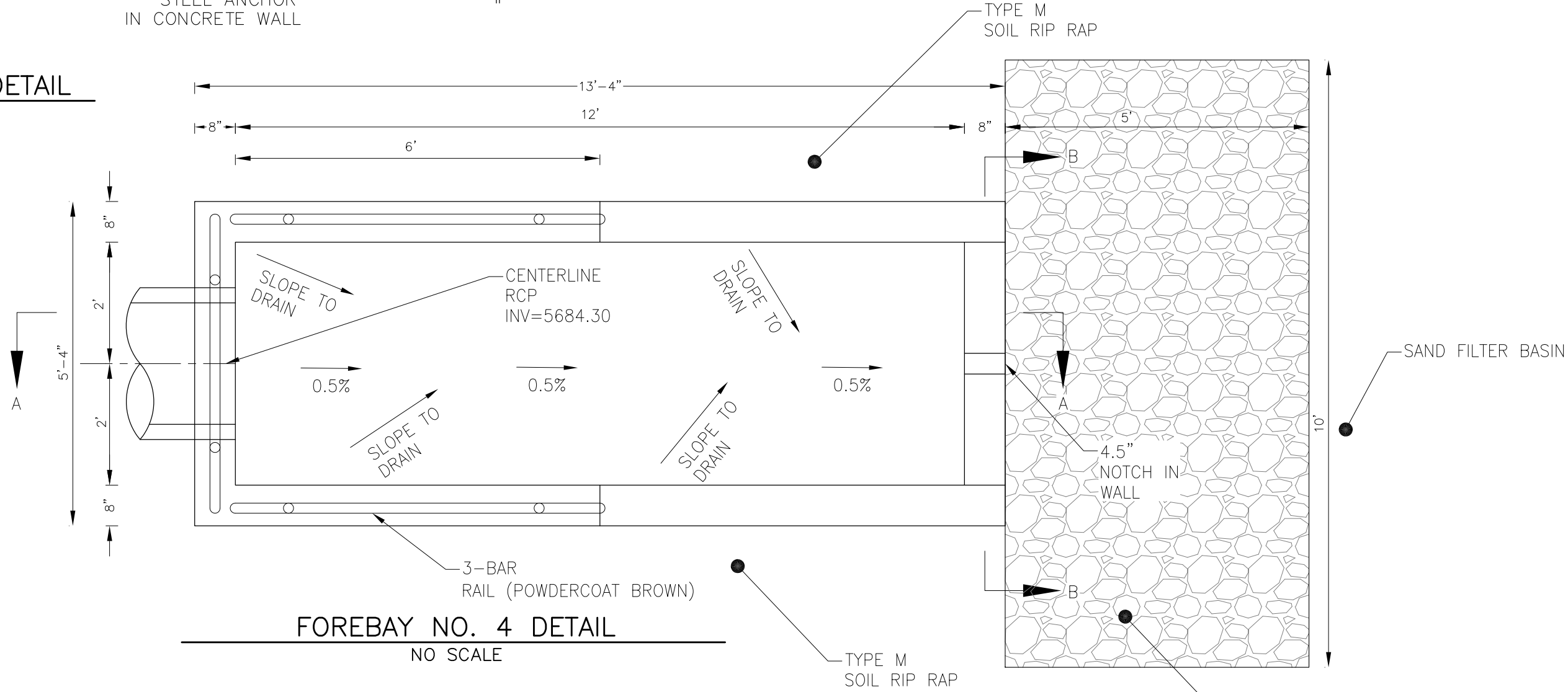
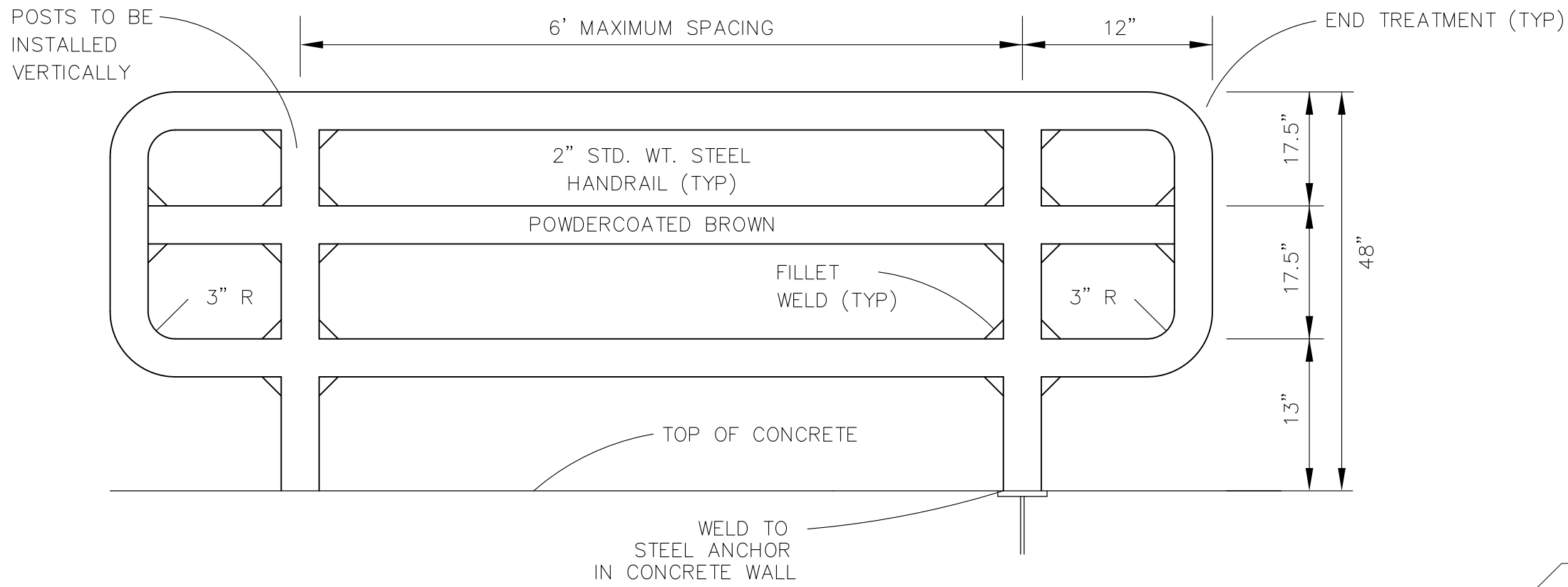
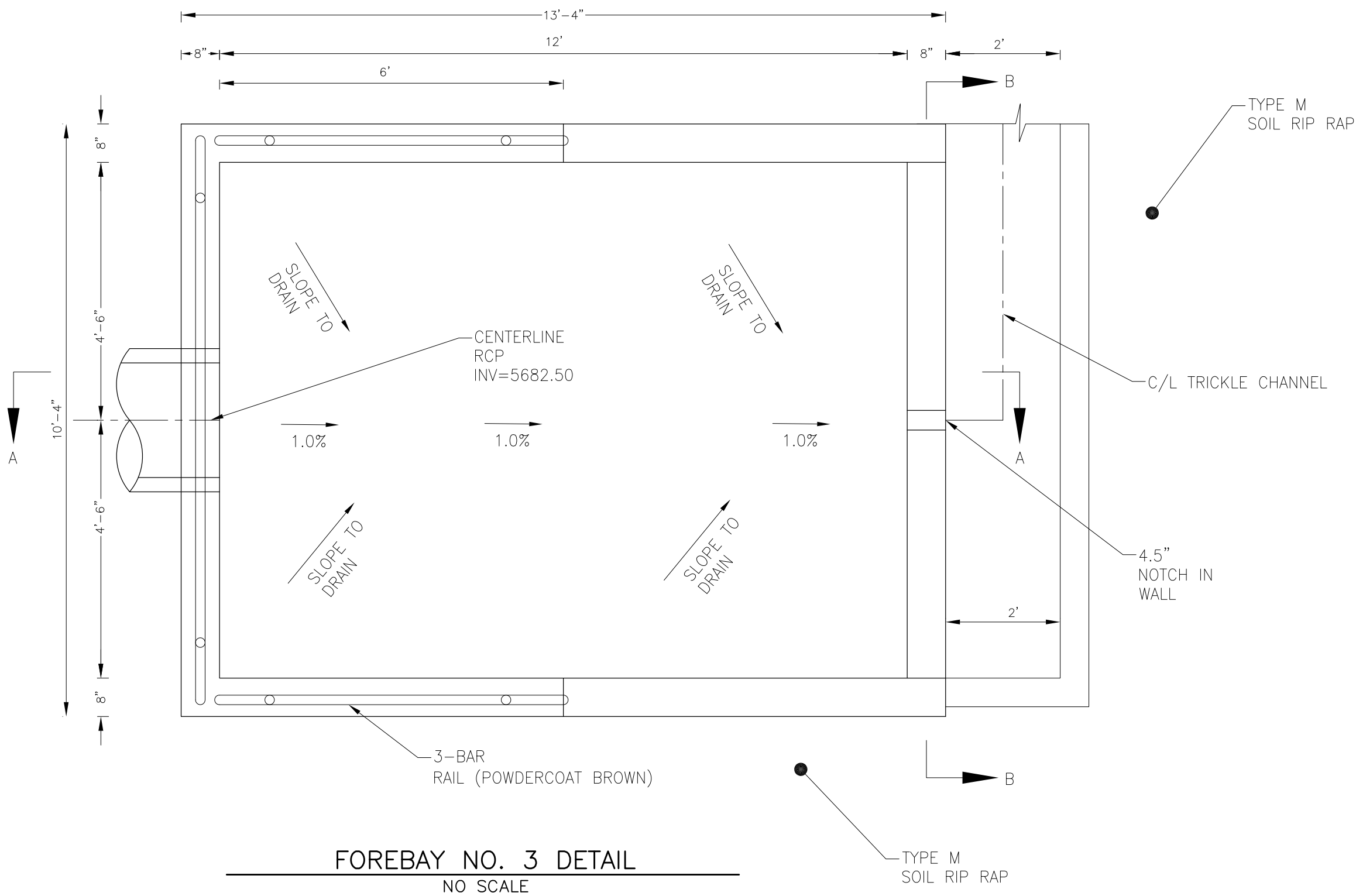
TOTAL SHEETS: 17



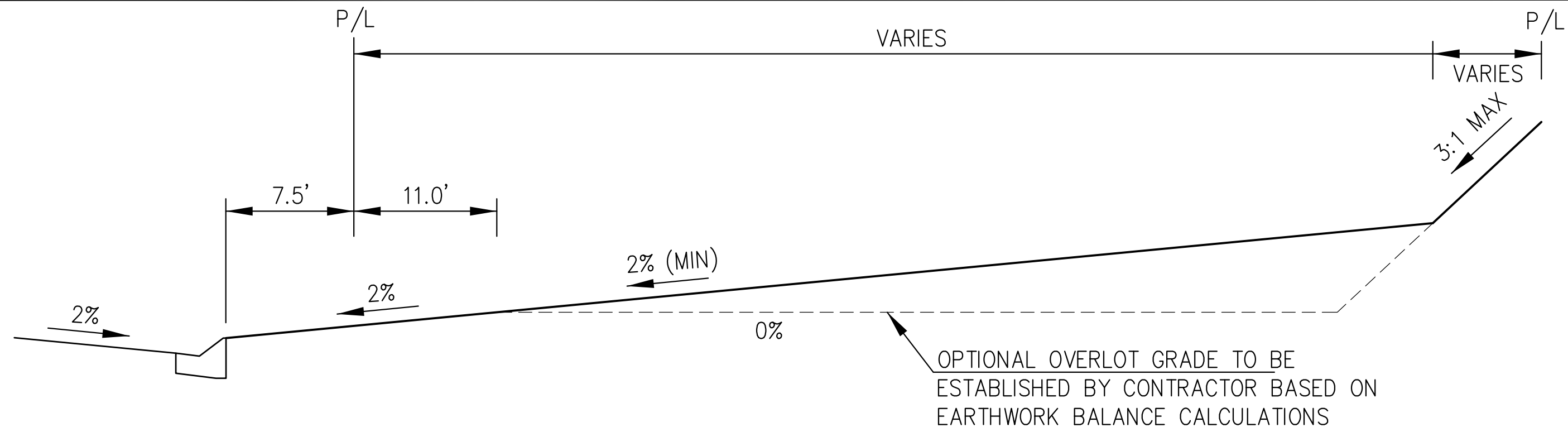


|   |   |  |
|---|---|--|
| <b>CORE</b><br><b>ENGINEERING GROUP</b><br>15004 1ST AVENUE S.<br>BURNING WOODS, MO 63306<br>PHONE: 636.570.1100<br>CONTACT: RICHARD L. SCHINDLER, P.E.<br>EMAIL: Rich@ceg1.com | DATE  |  |
|   | DESCRIPTION   |  |
|   | NO.   |  |
|   | PROJECT: CREEKSIDE AT LORSON, LLC<br>212 N. WAHSATCH AVE. SUITE 301<br>COLORADO SPRINGS, COLORADO 80903<br>(719) 635-3200<br>CONTACT: JEFF MARK |  |
| DRAWN: RLS<br>DESIGNED: RLS<br>CHECKED: RLS   | FOR INFORMATION ONLY<br>FUTURE FOREBAY NO. 1, 2 A, & 2B<br>DETAILS  |  |
| DATE:<br>DECEMBER 5, 2018   |   |  |
| PROJECT NO.<br>100.045  |   |  |
| SHEET NUMBER<br>C9.8  |   |  |
| TOTAL SHEETS: 17  |   |  |

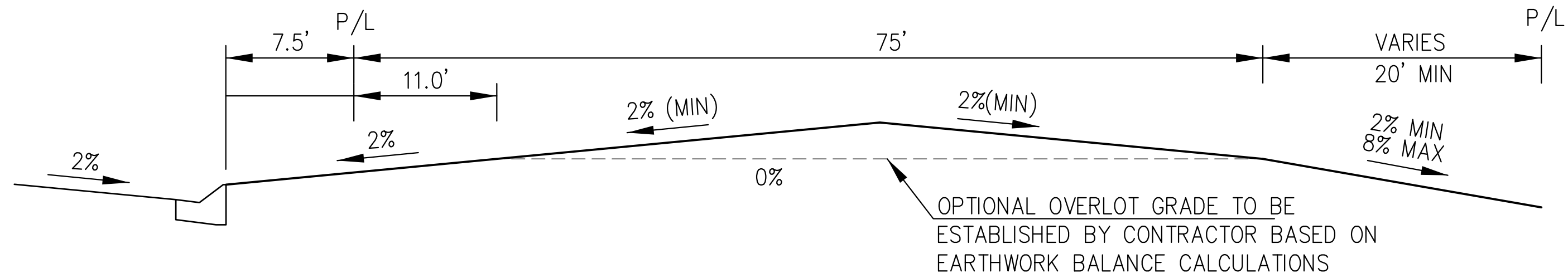




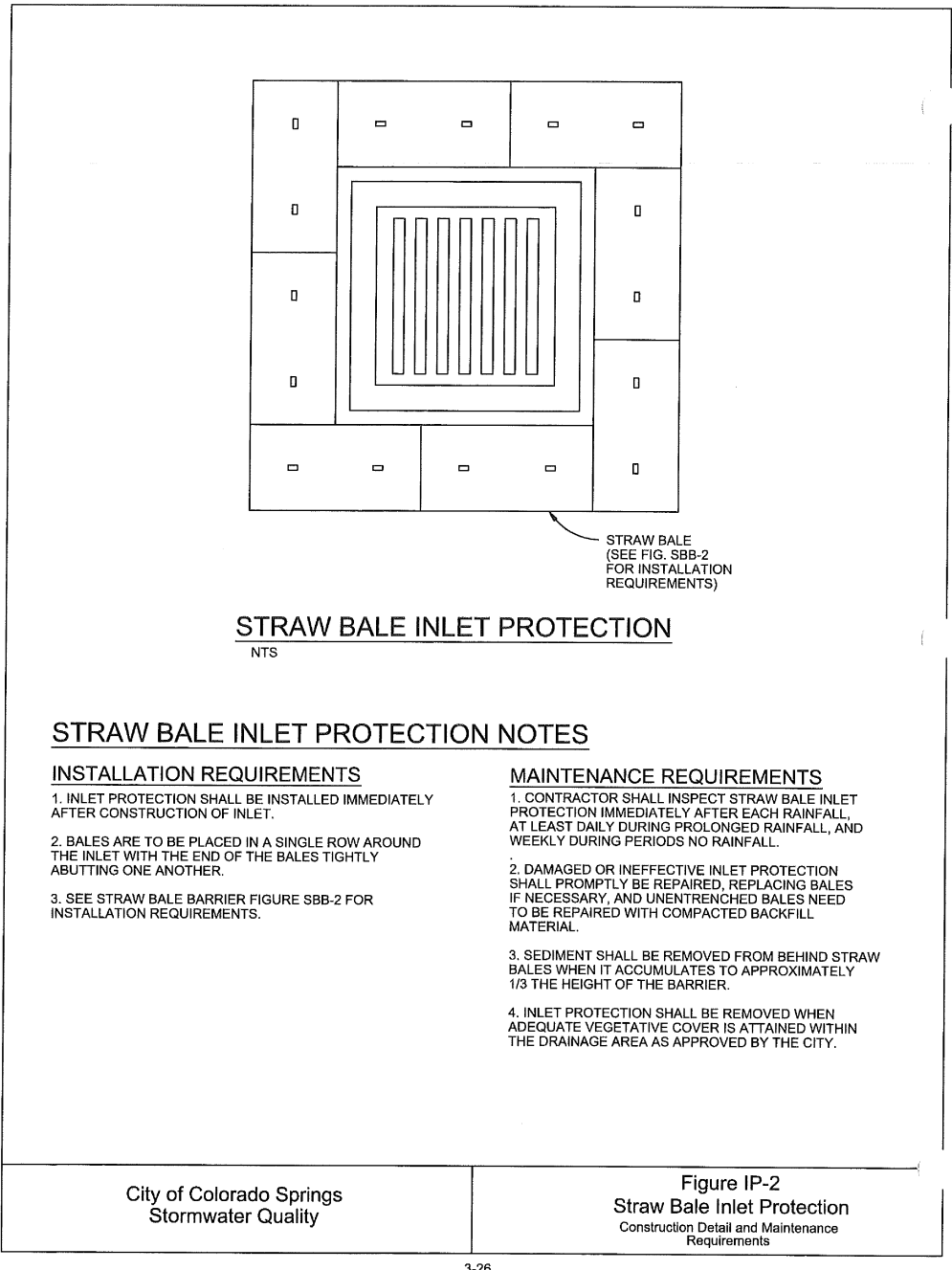
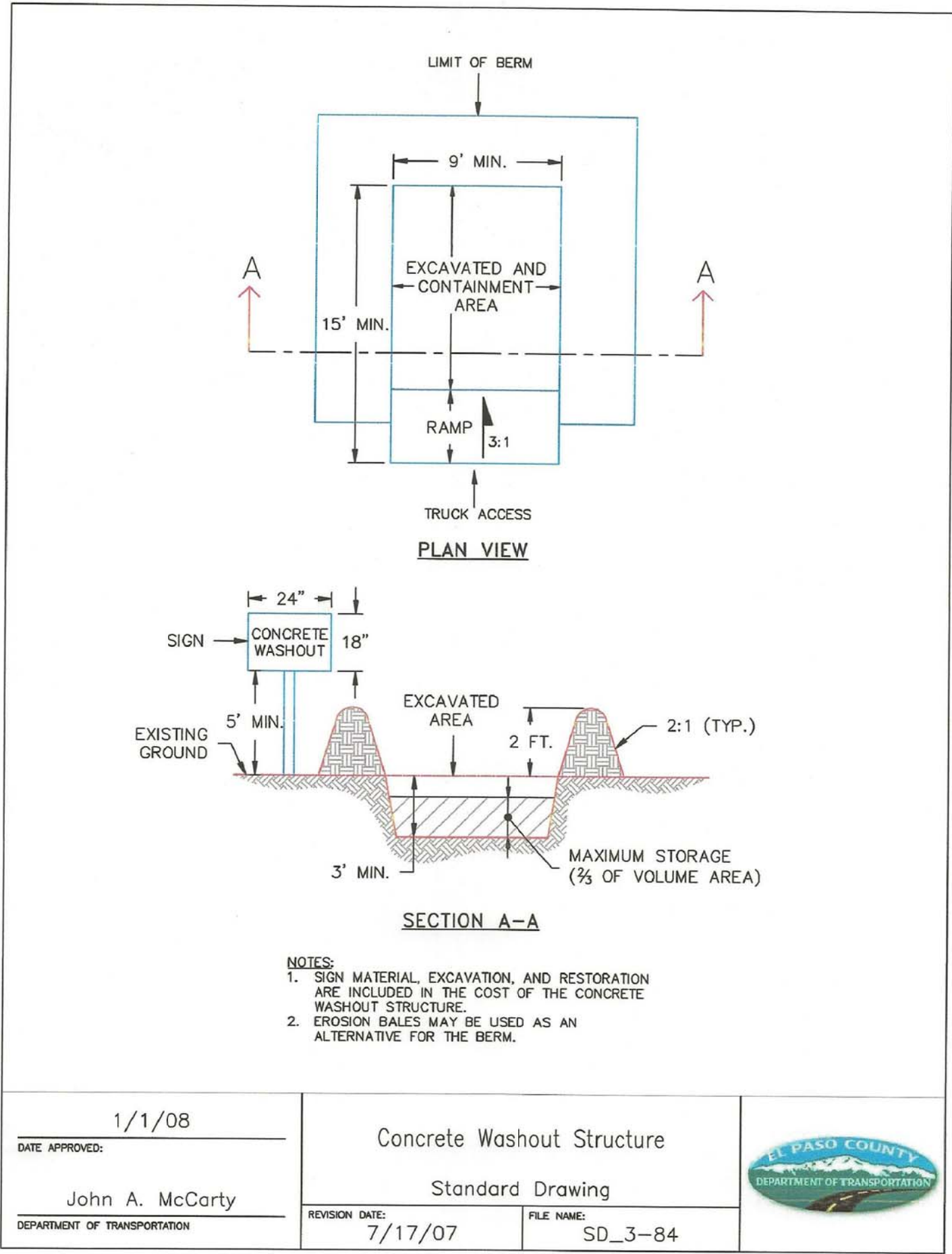




TYPICAL "A" LOT



TYPICAL "B" LOT



CORE

ENGINEERING GROUP

15004 1ST AVENUE S.  
DENVER, CO 80202  
PHONE: 303.750.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
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DATE

DESCRIPTION

NO.

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS

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

PROJECT:  
CREEKSIDE AT LORSON  
RANCH FILING NO. 1  
LORSON BLVD-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DATE:  
DECEMBER 5, 2018

PROJECT NO.  
100.045

SHEET NUMBER  
C12.1

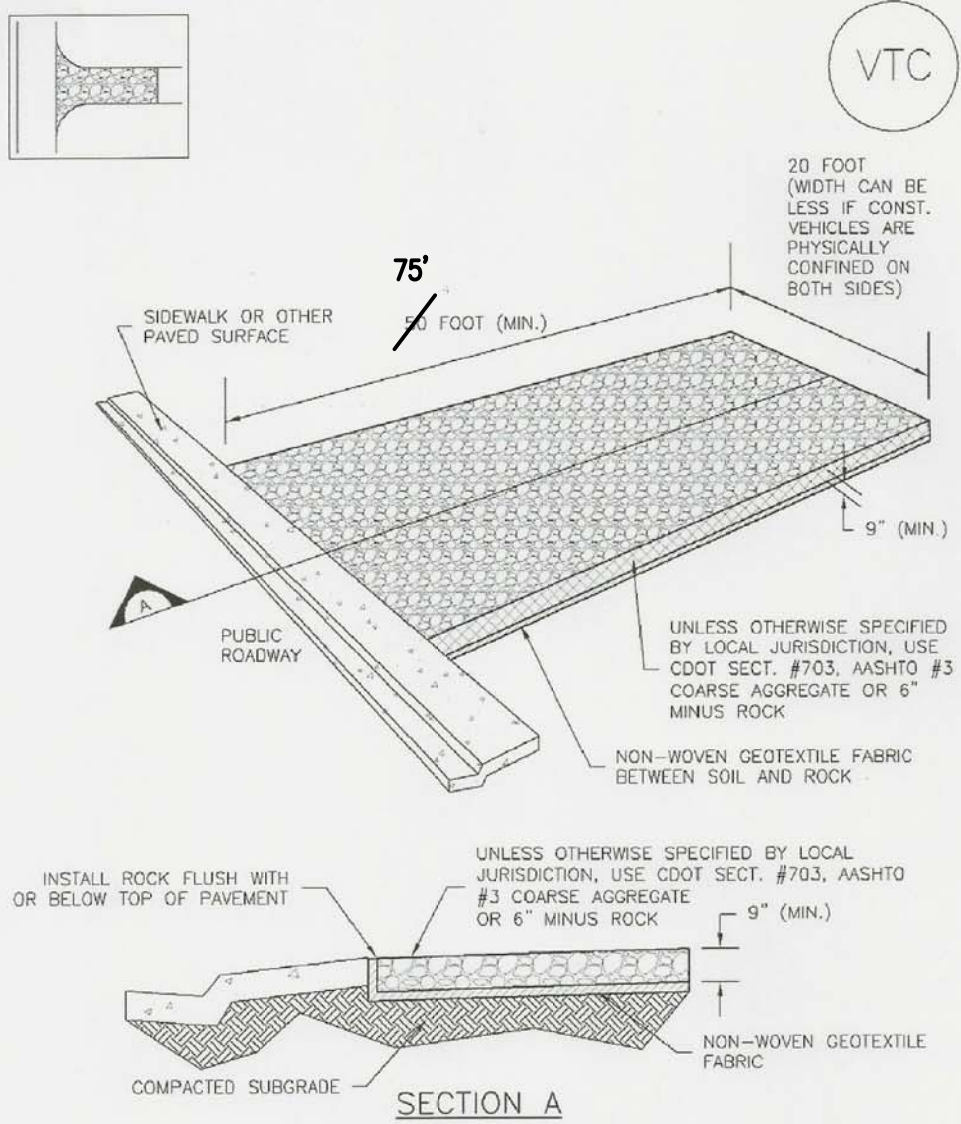
TOTAL SHEETS: 17

GRADING AND EROSION  
CONTROL DETAILS



## Vehicle Tracking Control (VTC)

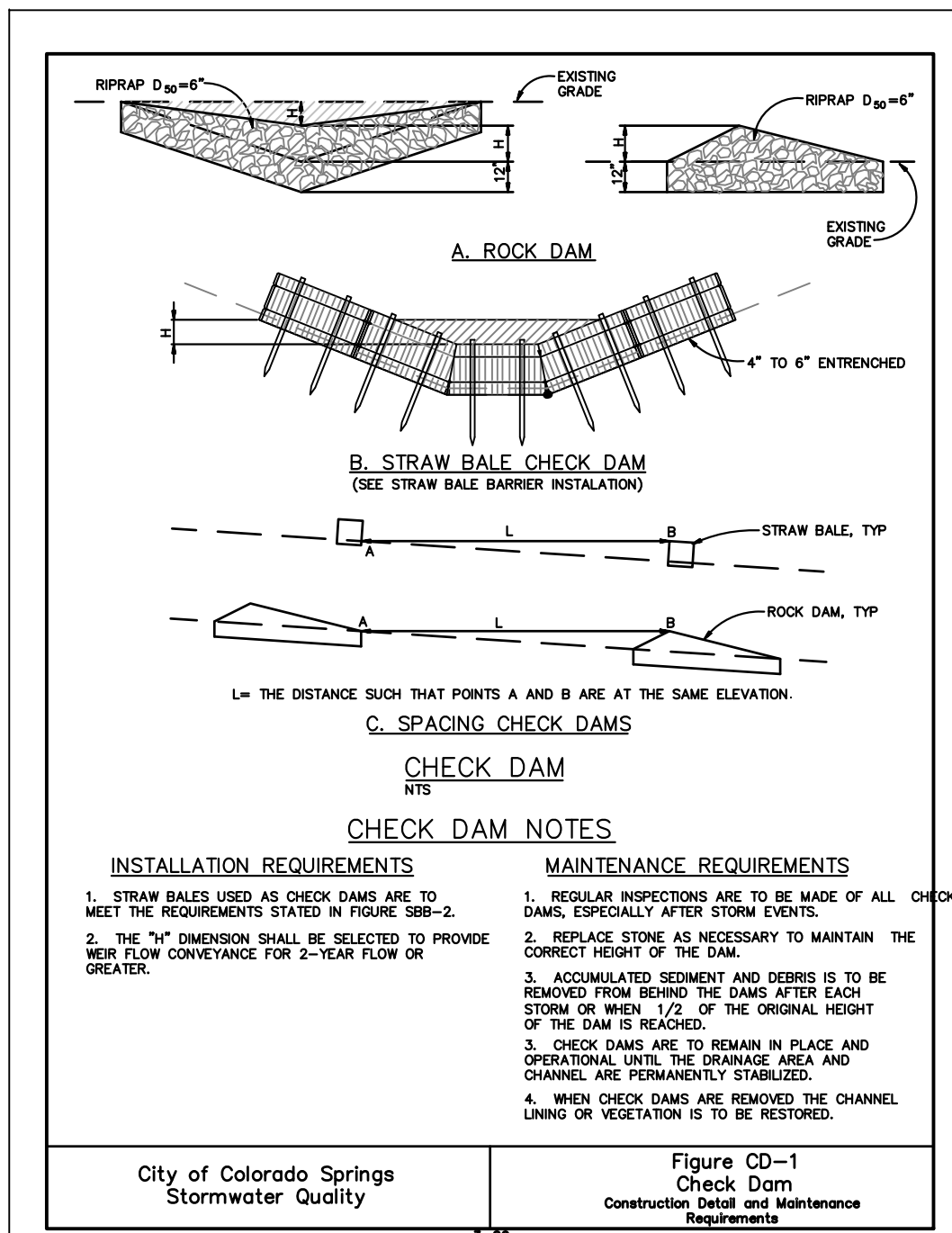
SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

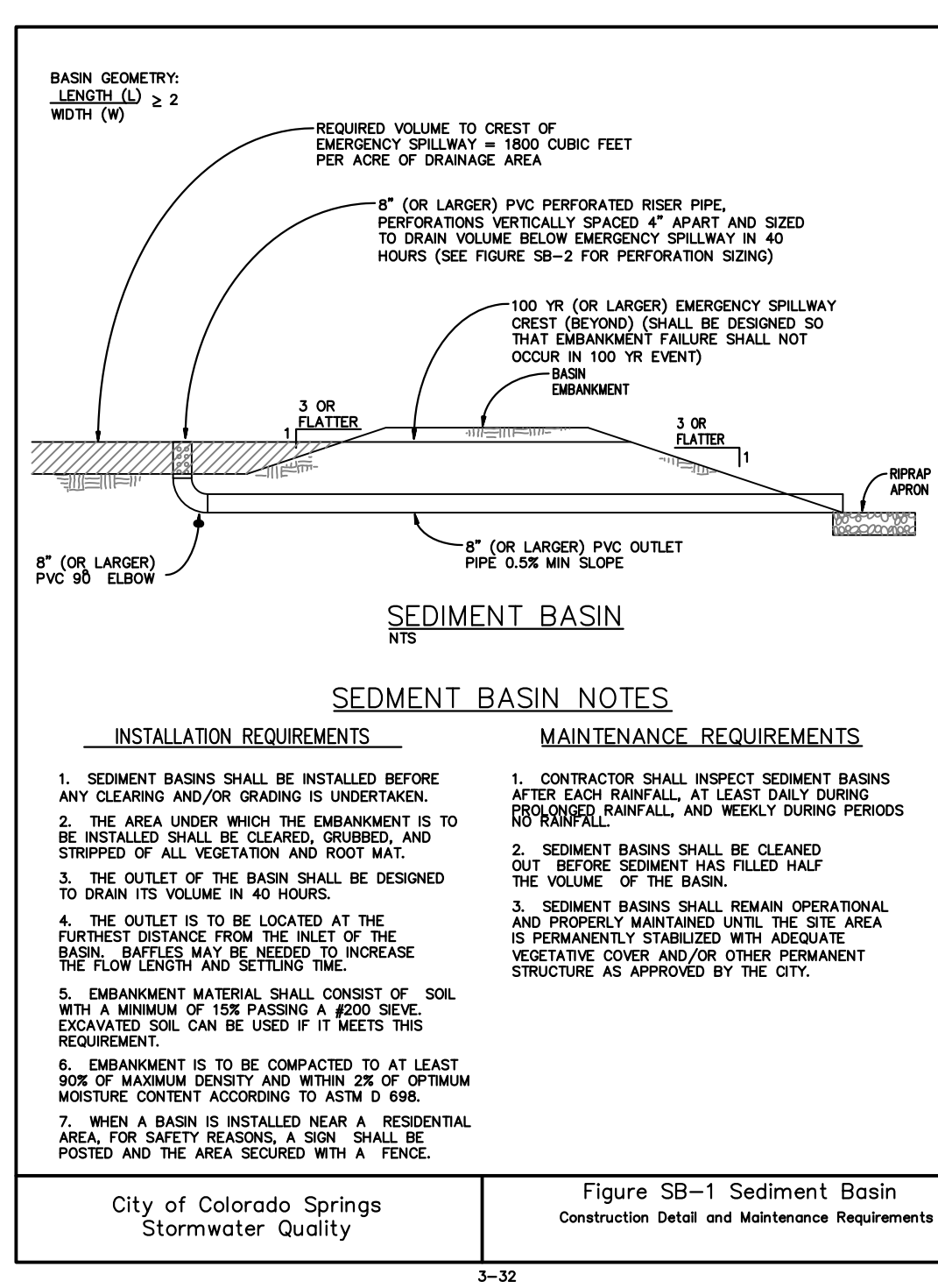
November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3

VTC-3



City of Colorado Springs  
Stormwater Quality

Figure CD-1  
Check Dam  
Construction Detail and Maintenance Requirements



City of Colorado Springs  
Stormwater Quality

Figure SB-1 Sediment Basin  
Construction Detail and Maintenance Requirements

3-32

## 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:

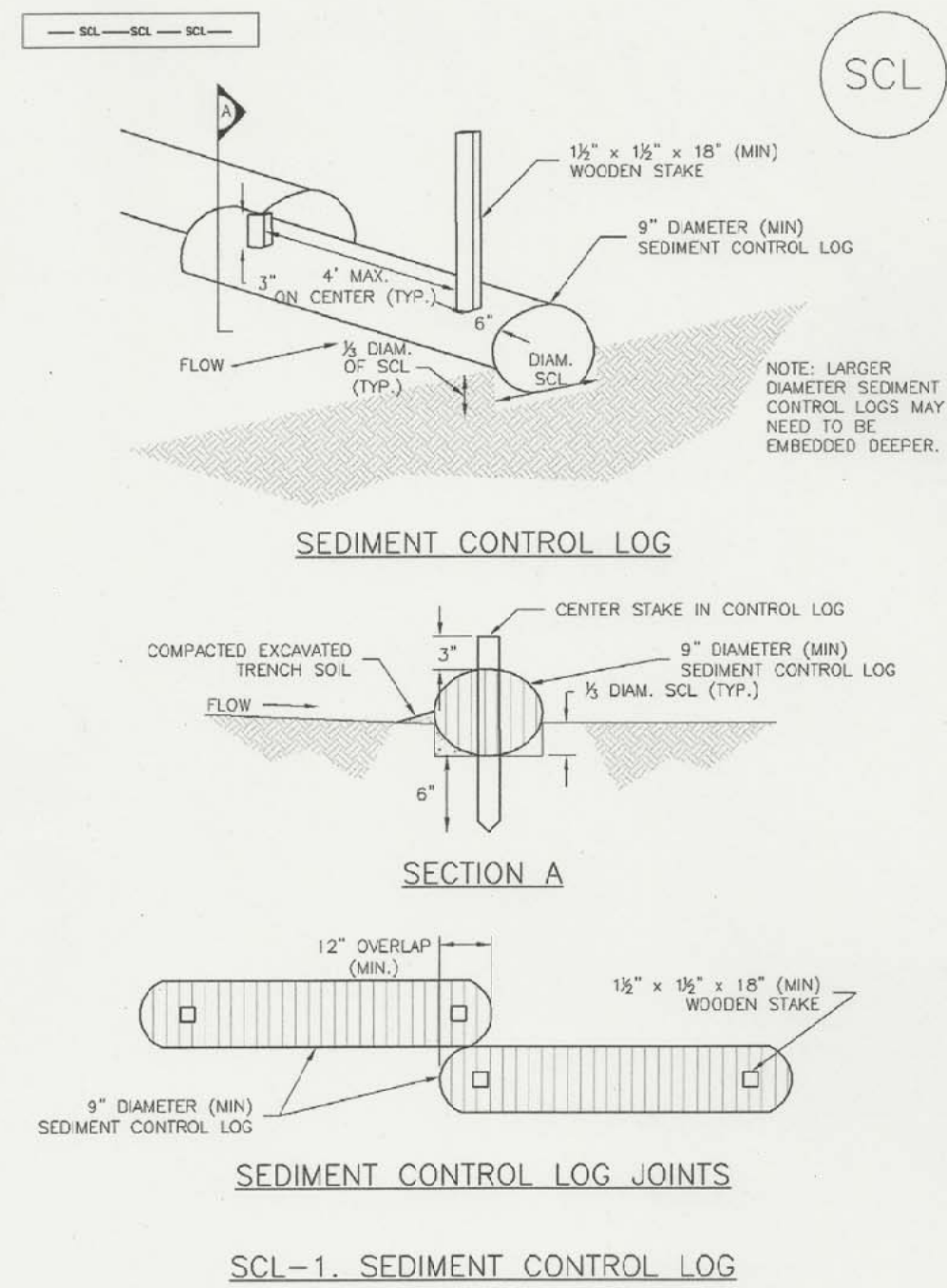
| GRASS               | VARIETY     | AMOUNT IN PLS LBS PER ACRE |
|---------------------|-------------|----------------------------|
| SIDEOATS GRAMA      | EL RENO     | 3.0                        |
| WESTERN WHEAT GRASS | BARTON      | 2.5                        |
| SLENDER WHEAT GRASS | NATIVE      | 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                   |

## Sediment Control Log (SCL)

SC-2



November 2010 Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

SCL-3

GRADING AND EROSION  
CONTROL DETAILS

DATE:  
DECEMBER 5, 2018

PROJECT NO.  
100.045

SHEET NUMBER  
C12.2

TOTAL SHEETS: 17

**CORE**  
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PHONE: 719.576.1100  
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EMAIL: Rich@ceg.com

DATE  
DESCRIPTION  
NO.

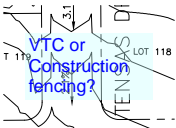
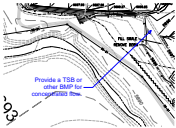
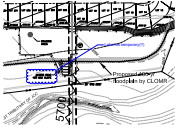
PREPARED FOR:  
**LORSON, LLC**  
212 N. WAHSATCH AVE. SUITE 301  
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(719) 635-3200  
CONTACT: JEFF MARK

PROJECT:  
**CREEKSIDE AT LORSON**  
**RANCH FILING NO. 1**  
LORSON BLVD-OLD GLORY DR  
COLORADO SPRINGS, COLORADO

DRAWN: RLS  
DESIGNED: RLS  
CHECKED: RLS



# Markup Summary

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