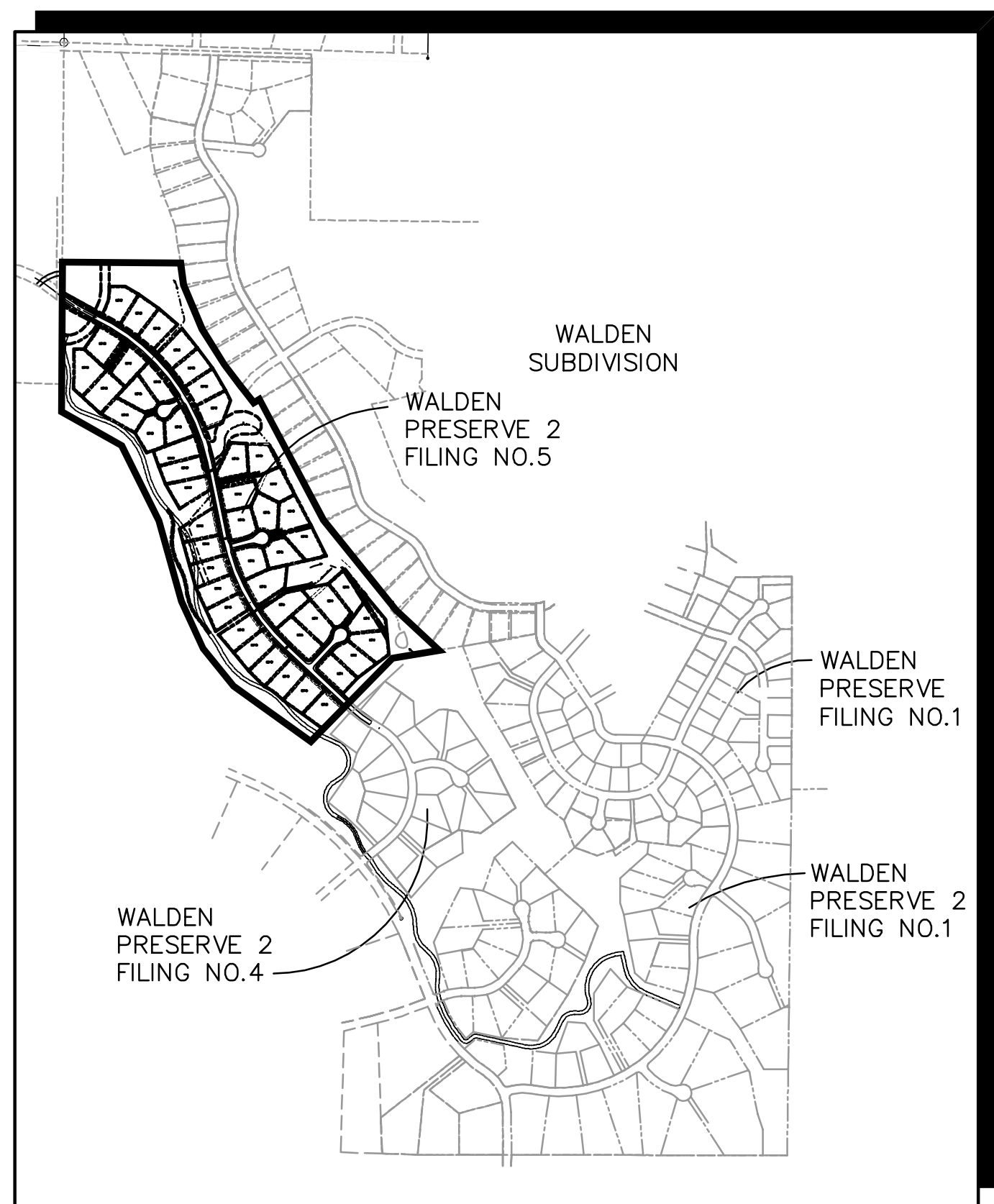


VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

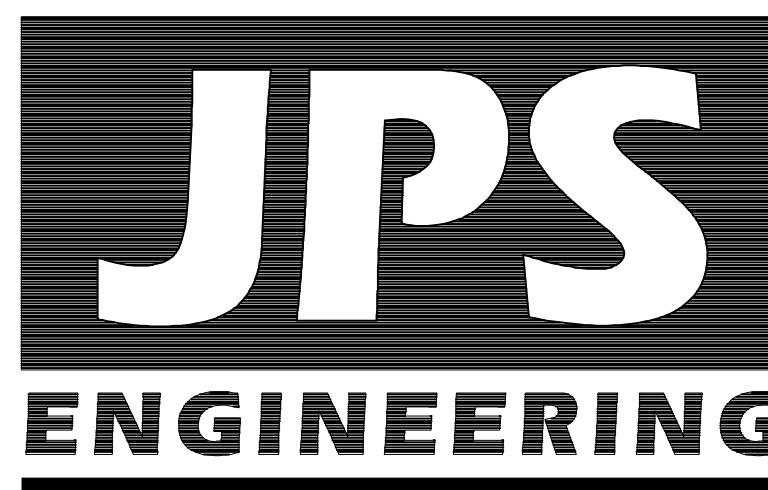
BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV = 7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY ARE BASED UPON THE SOUTH LINE OF LOT 7, FOREST HIGHLANDS SUBDIVISION AS RECORDED AT BOOK G-2, PAGE 6 IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, BEING ALSO A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF DAWSON ROAD, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID LOT 7 BY A FOUND REBAR & CAP MARKED "LS 9477" AND AT THE SOUTHEAST CORNER OF SAID LOT 7 BY A FOUND REBAR AND CAP MARKED "LS 9477". SAID LINE BEARS S89°05'35"E, A DISTANCE OF 601.38 FEET MEASURED (601.33 FEET PLATTED).

WALDEN PRESERVE 2 FILING NO. 5 Grading & Erosion Control Plans El Paso County, Colorado

PREPARED FOR:
Custom Castles, Inc.
17145 Colonial Park Drive
Monument, CO 80132

PREPARED BY:



PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80903
JULY, 2022

AGENCIES/CONTACTS

DEVELOPER:	CUSTOM CASTLES, INC. 17145 COLONIAL PARK DRIVE MONUMENT, CO 80132 MR. BILL DUNSTON (719)243-1111	WATER/WASTEWATER:	WALDEN CORPORATION PO BOX 1870 MONUMENT, CO 80132 MR. MATT DUNSTON (719)339-2410
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
STATE HIGHWAY:	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD. PUEBLO, CO 81008 MR. ART GONZALES (719)546-5732	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

SHEET INDEX

G1-GEC	TITLE SHEET
C1	OVERALL SITE PLAN
TY1	TYPICAL SECTIONS & DETAILS
C1.1	SITE GRADING & EROSION CONTROL PLAN
C1.2	LOT GRADING NOTES & DETAILS
C2.1	SITE GRADING PLAN - SOUTH
C2.2	SITE GRADING PLAN - NORTH
C3.1	GRADING & EROSION CONTROL NOTES
C3.2	EROSION CONTROL DETAILS
C3.3	EROSION CONTROL DETAILS
C4.1	RAIN GARDEN C4 PLAN & DETAILS
C5.1	DETENTION POND C8 PLAN & DETAILS
C6.1	RAIN GARDEN C12 PLAN & DETAILS

ENGINEER:

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

JOHN P. SCHWAB, P.E. #29891 _____ DATE _____

OWNER'S STATEMENT:

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

CUSTOM CASTLES, INC.
17145 COLONIAL PARK DRIVE
MONUMENT, COLORADO 80132 _____ DATE _____

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.

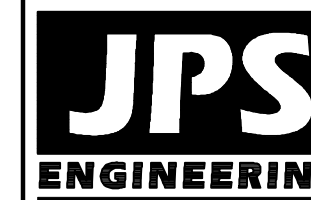
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E., _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILE NO. SF-2211

WALDEN PRESERVE 2 - FILING NO. 5



19 E. Willamette Ave.
Colorado Springs, CO
80903

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



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

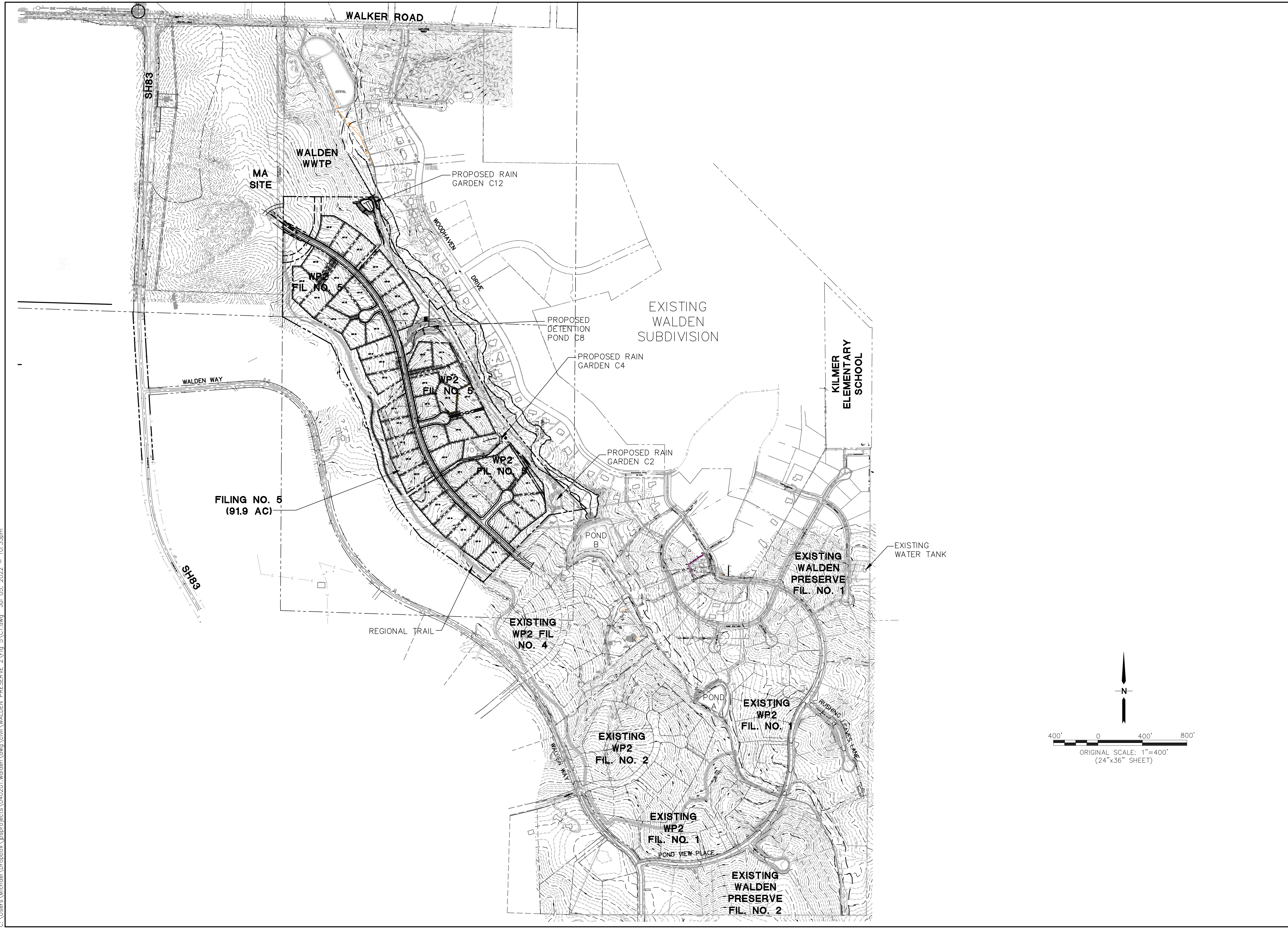
No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22
2	EPC COMMENTS	7/7/22

TITLE SHEET

HORZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:		CHECKED:	JPS
CREATED:	9/14/20	LAST MODIFIED:	7/7/22
PROJECT NO:	040201	MODIFIED BY:	MSP

SHEET: **G1-GEC**

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WALDEN PRESERVE 2 - FILING NO. 5

JPS ENGINEERING	
19 E. Willamette Ave. Colorado Springs, CO 80903 PH: 719-477-9429 FAX: 719-471-0766 www.jpsegr.com	
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.	
No. A B	REVISION FINAL PLAT SUBMITTAL EPC COMMENTS
BY JPS JPS	DATE 1/10/22 7/6/22
OVERALL SITE PLAN	
HORZ. SCALE: 1"=400' VERT. SCALE: N/A SURVEYED: RAMPART CREATED: 9/14/20 PROJECT NO: 040201 SHEET:	DRAWN: BJJ DESIGNED: JPS CHECKED: JPS LAST MODIFIED: 7/5/22 MODIFIED BY: MSP
C1	



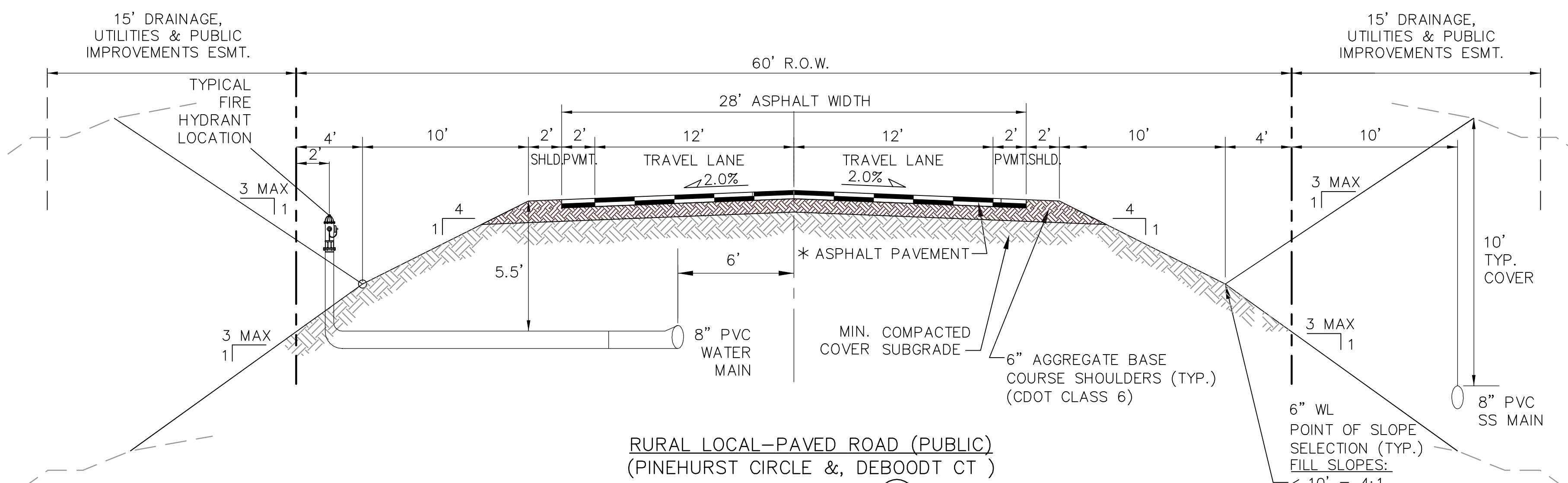
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

WALDEN PRESERVE 2 - FILING NO. 5

**TYPICAL SECTIONS
AND DETAILS**

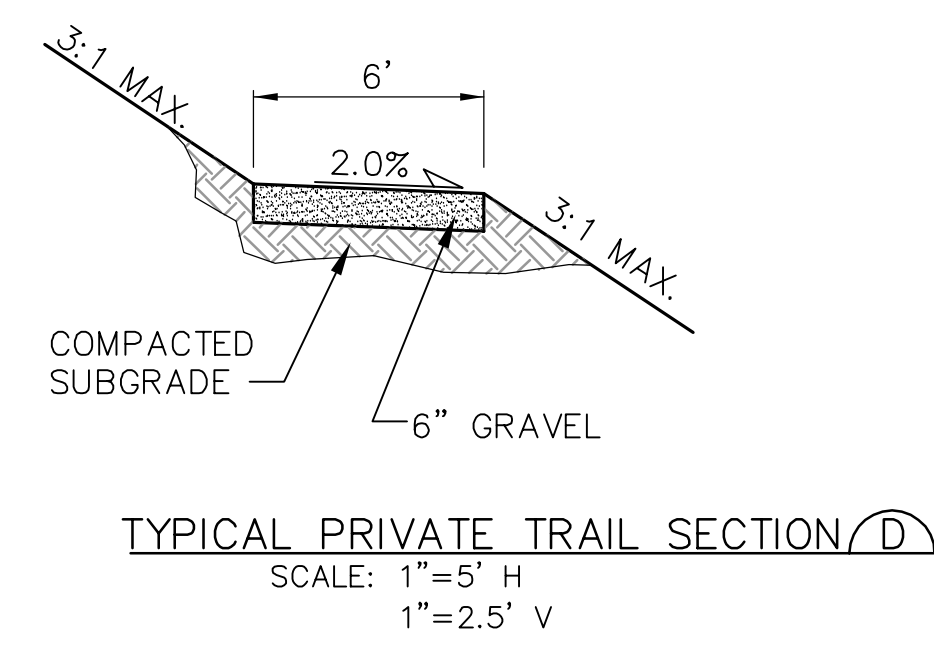
HORZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN
SURVEYED: AS SHOWN
RAMPART
CREATED: 9/16/20
PROJECT NO: 040201
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 5/22
MODIFIED BY: MSP

SHEET: **TY1**

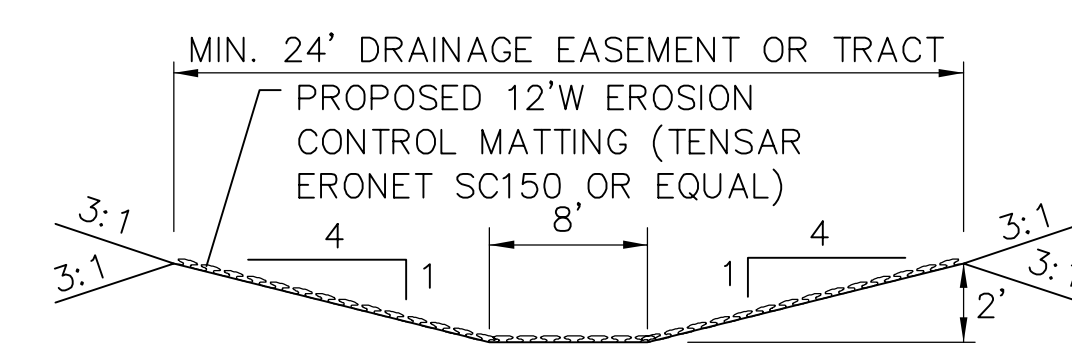


RURAL LOCAL-PAVED ROAD (PUBLIC)
(PINEHURST CIRCLE &, DEBOODT CT)
TYPICAL SECTION (A)
SCALE: 1"=5'

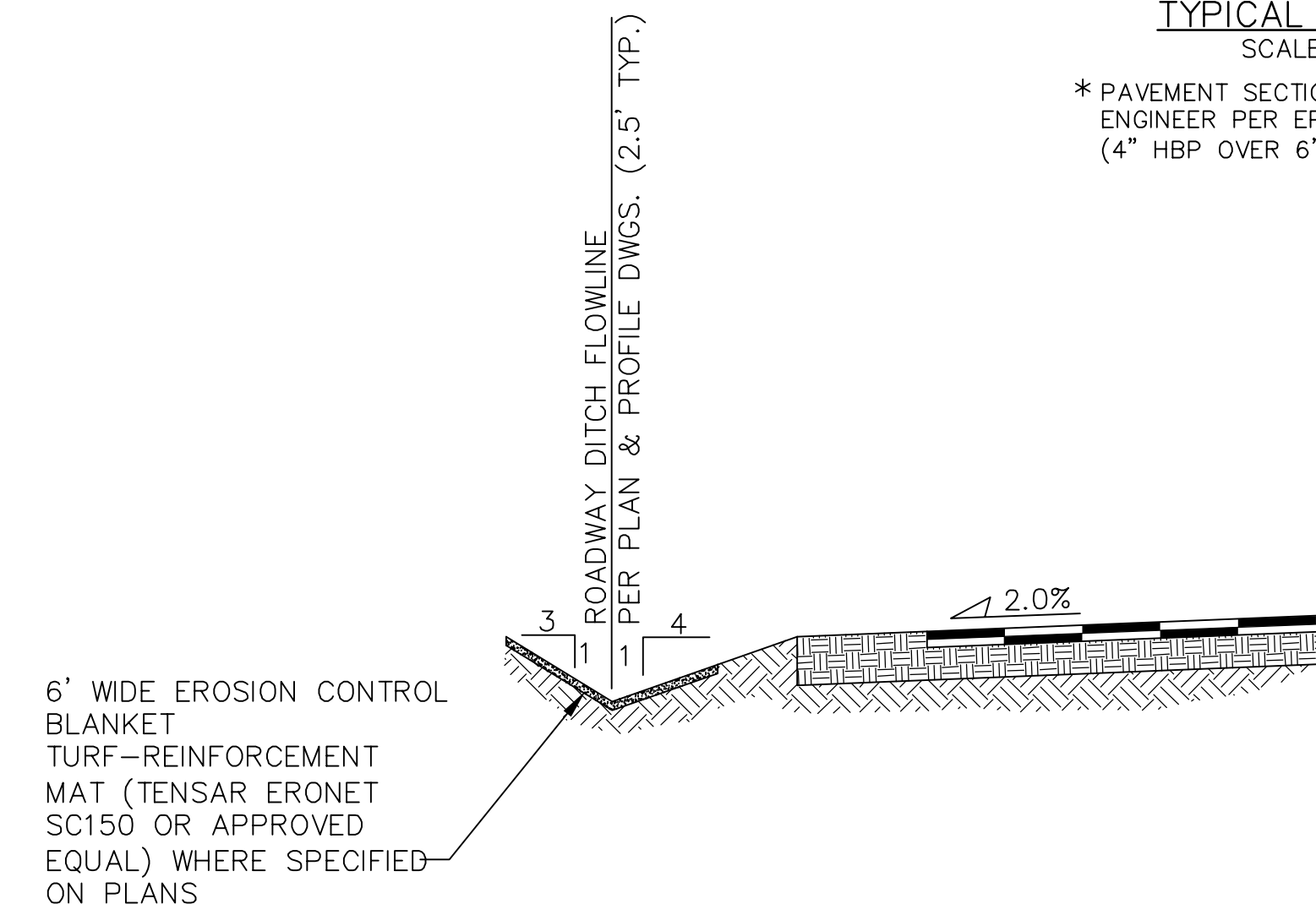
* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL
ENGINEER PER EPC SPECIFICATIONS.
(4" HBP OVER 6" ABC FOR BIDDING PURPOSES)



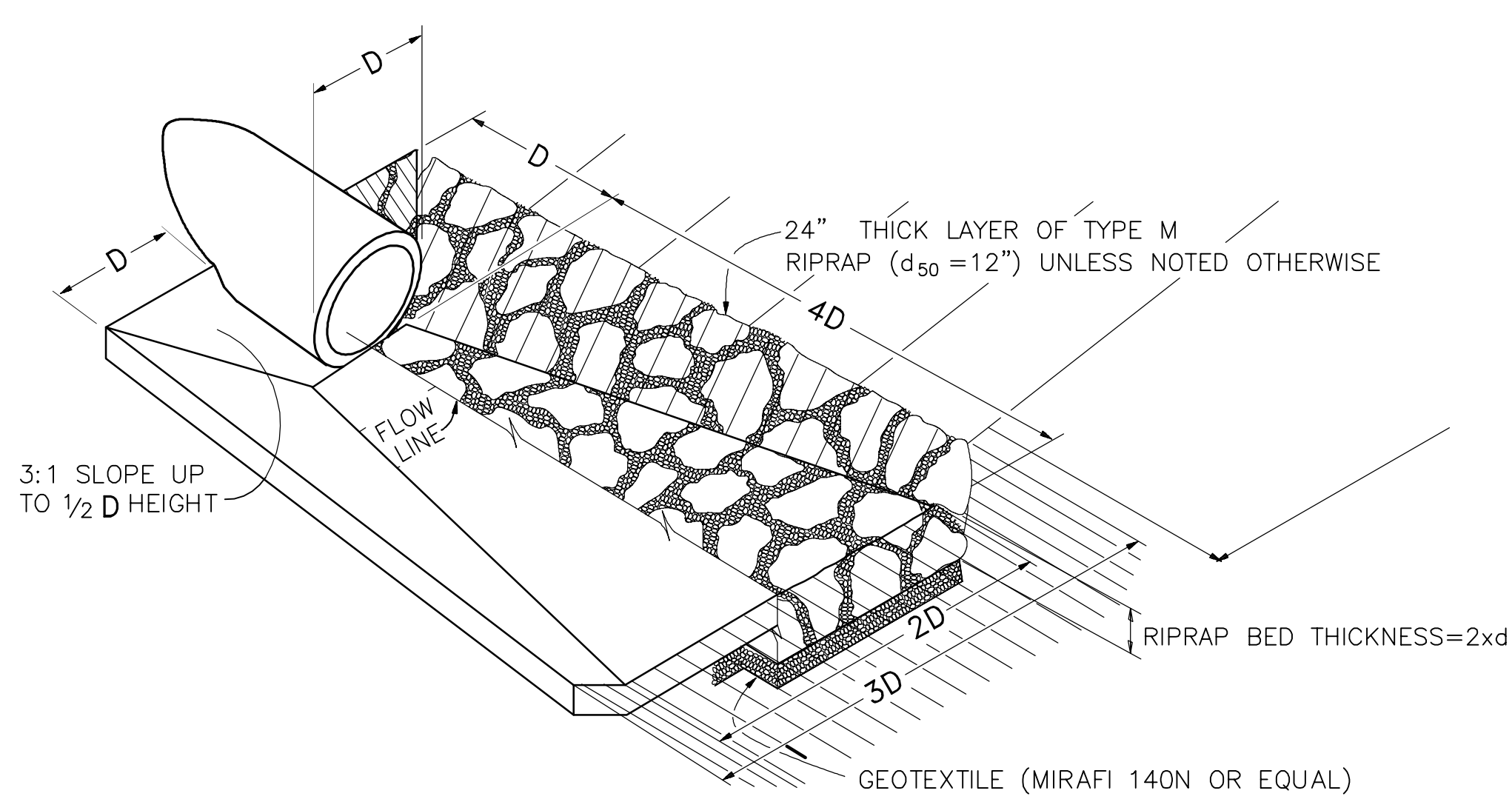
TYPICAL PRIVATE TRAIL SECTION (D)
SCALE: 1"=5' H
1"=2.5' V



CHANNEL SECTION (E)
N.T.S.



**TYPICAL DITCH SECTION WITH
EROSION CONTROL BLANKET LINING (B)**
SCALE: N.T.S.



**TYPICAL RIPRAP APRON/
CULVERT OUTLET PAVING (C)**
NOT TO SCALE

Table MD-7—Classification and Gradation of Ordinary Riprap

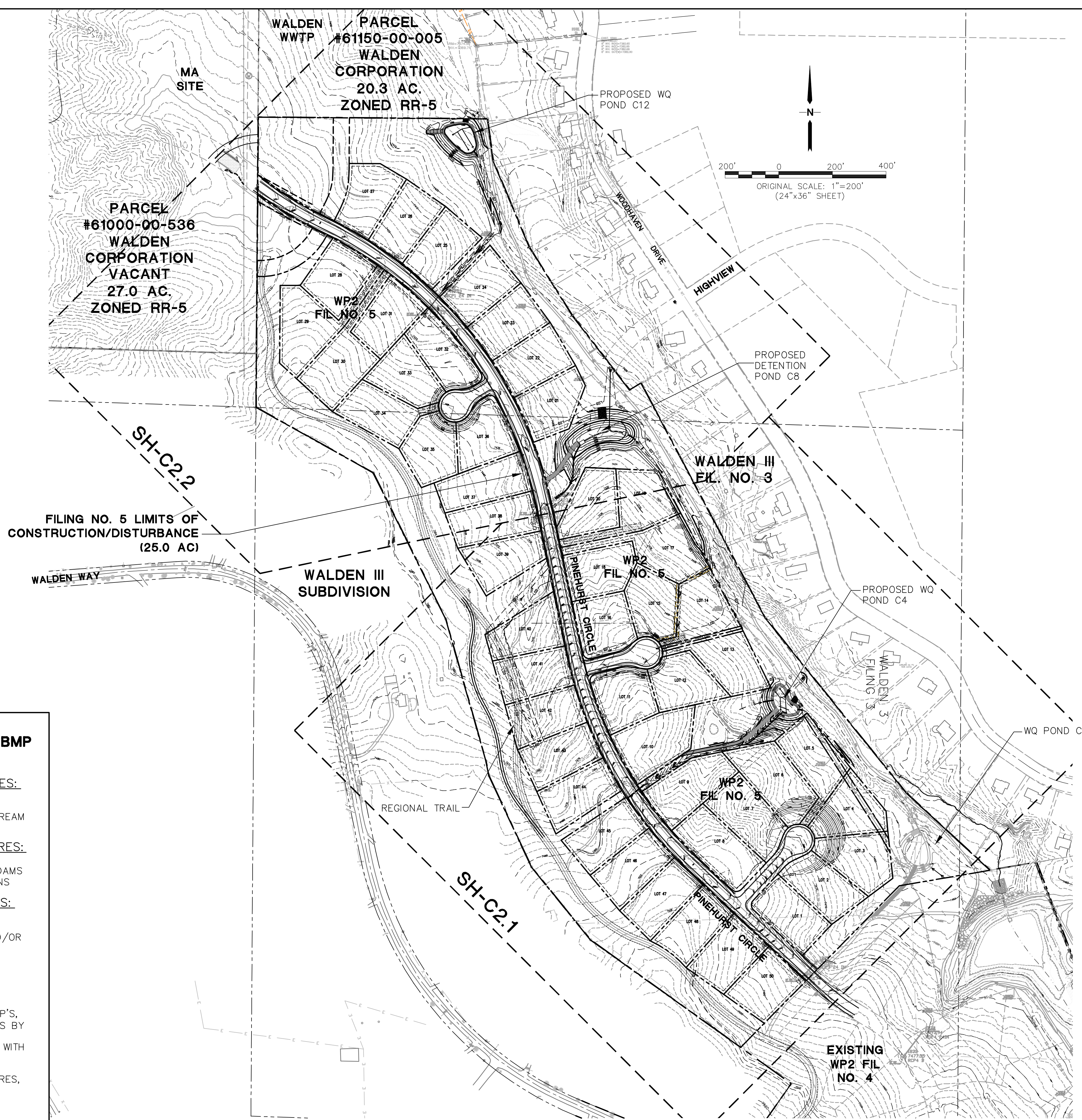
Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d ₅₀ (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
	2-10	2	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
	2-10	3	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	

* d₅₀ = mean particle size (intermediate dimension) by weight.
** Mix VL, L and M riprap with 35% topsoil (by volume) and bury it with 4 to 6 inches of topsoil, all vibration compacted, and revegetate.

- Basic requirements for riprap stone are as follows:
- Rock shall be hard, durable, angular in shape, and free from cracks, overburden, shale, and organic matter.
 - Neither breadth nor thickness of a single stone should be less than one-third its length, and rounded stone should be avoided.
 - The rock should sustain a loss of not more than 40% after 500 revolutions in an abrasion test (Los Angeles machine—ASTM C-535-69) and should sustain a loss of not more than 10% after 12 cycles of freezing and thawing (AASHTO test 103 for ledge rock procedure A).
 - Rock having a minimum specific gravity of 2.65 is preferred; however, in no case should rock have a specific gravity less than 2.50.

RIPRAP DETAILS (F)

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CONTROL MEASURE/BMP PHASING PLAN:

- INITIAL CONTROL MEASURES:**
- VTC AT SITE ACCESS
 - SILT FENCE ALONG DOWNSTREAM GRADING LIMITS
- INTERIM CONTROL MEASURES:**
- STRAW BALES/SCL CHECK DAMS
 - TEMPORARY SEDIMENT BASINS
- FINAL CONTROL MEASURES:**
- RIPRAP APRONS
 - PERMANENT DETENTION AND/OR WATER QUALITY FACILITIES
 - SEEDING AND LANDSCAPING
- SEQUENCING NOTES:**
1. INSTALLATION OF INITIAL BMP'S,
 2. INSPECTION OF INITIAL BMP'S BY COUNTY STAFF,
 3. PRECONSTRUCTION MEETING WITH COUNTY STAFF,
 4. THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10-FEET.

DRIVEWAY CULVERT TABLE	
FIL 5 LOT NO.	SIZE (D)
1	18"
2	18"
3	18"
4	18"
5	18"
6	18"
7	18"
8	18"
9	18"
10	18"
11	18"
12	18"
13	18"
14	18"
15	18"
16	18"
17	18"
18	18"
19	18"
20	18"
21	18"
22	18"
23	18"
24	18"
25	18"
26	18"
27	18"
28	18"
29	18"
30	18"
31	18"
32	18"
33	18"
34	18"
35	18"
36	18"
37	18"
38	18"
39	18"
40	18"
41	18"
42	18"
43	18"
44	18"
45	18"
46	18"
47	18"
48	18"
49	18"
50	18"

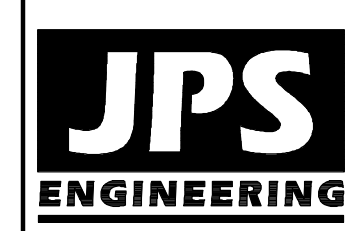
NOTE: AT LOCATIONS WHERE ROADSIDE DITCHES ARE MINIMAL, DRIVEWAY CULVERTS MAY BE DELETED IN SOME CASES UPON FIELD REVIEW WITH COUNTY APPROVAL

ESTIMATED EARTHWORK QUANTITY:
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 25,918 CY
 * EMBANKMENT FILL = 26,655 CY
 NET (FILL) = 737 CY
 *(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

WALDEN PRESERVE 2 - FILING NO. 5

SITE GRADING & EROSION CONTROL PLAN



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

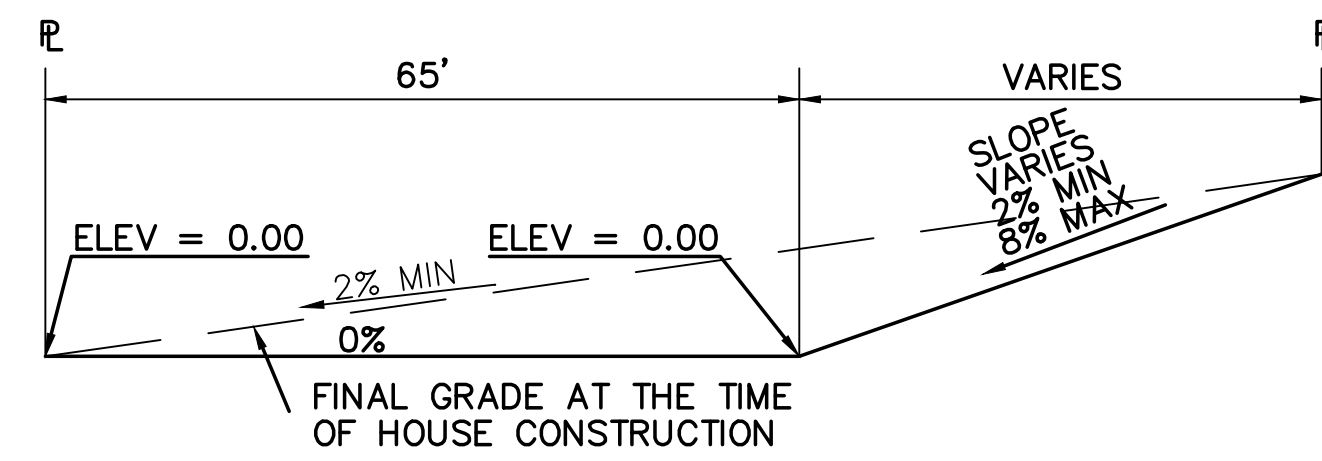


CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

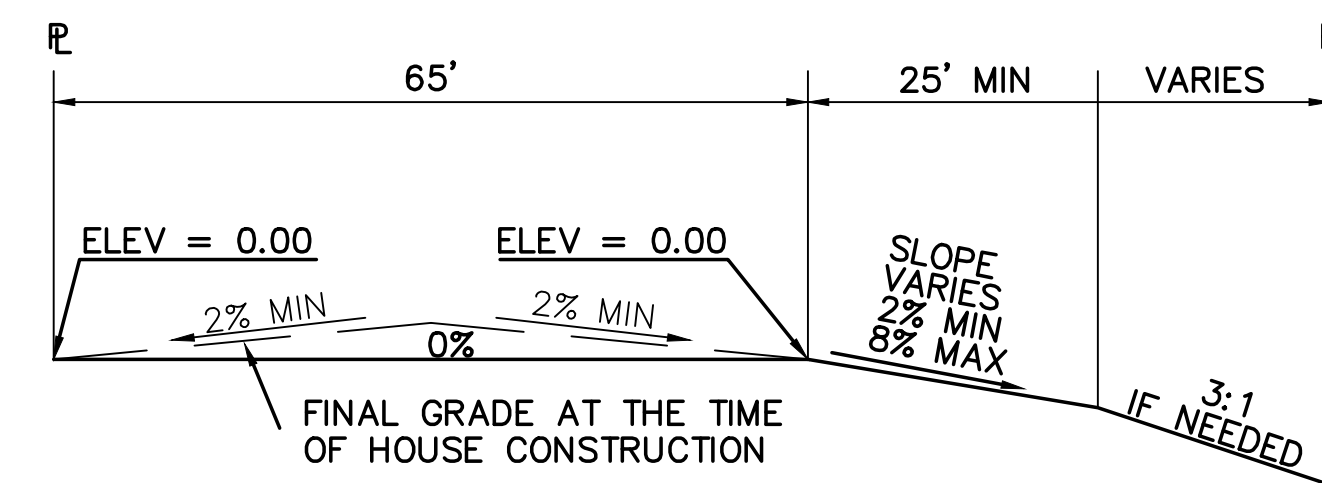
No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/7/22	JPS

HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP

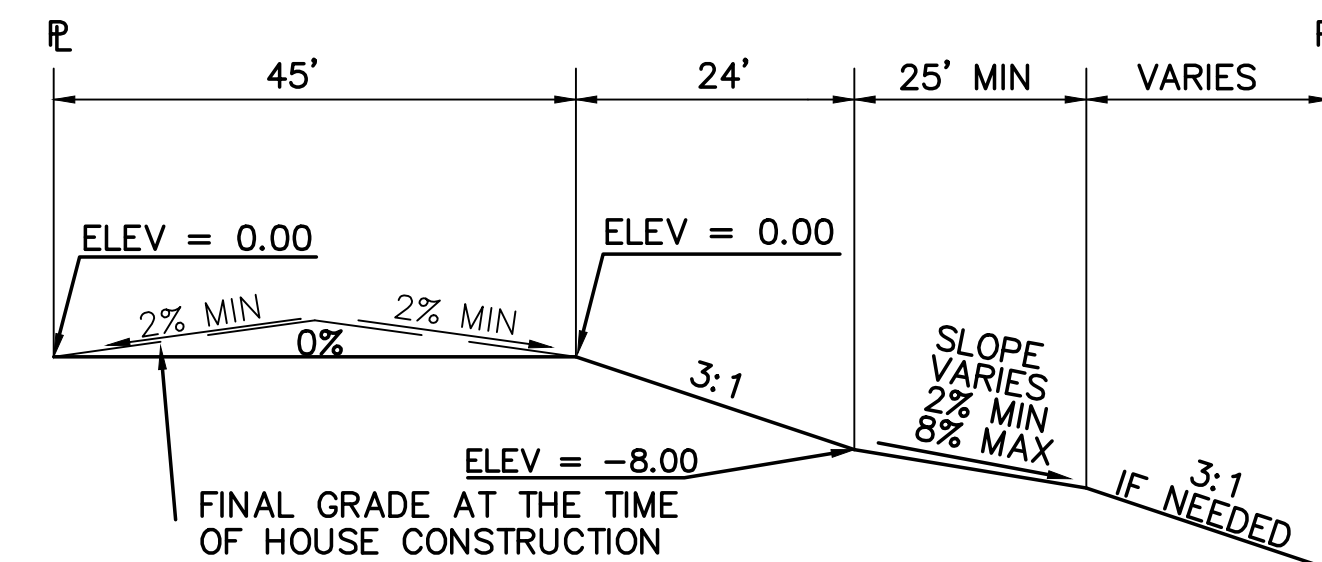
SHEET: **C1.1**



TYPICAL "A" LOT
SCALE: 1"=20'



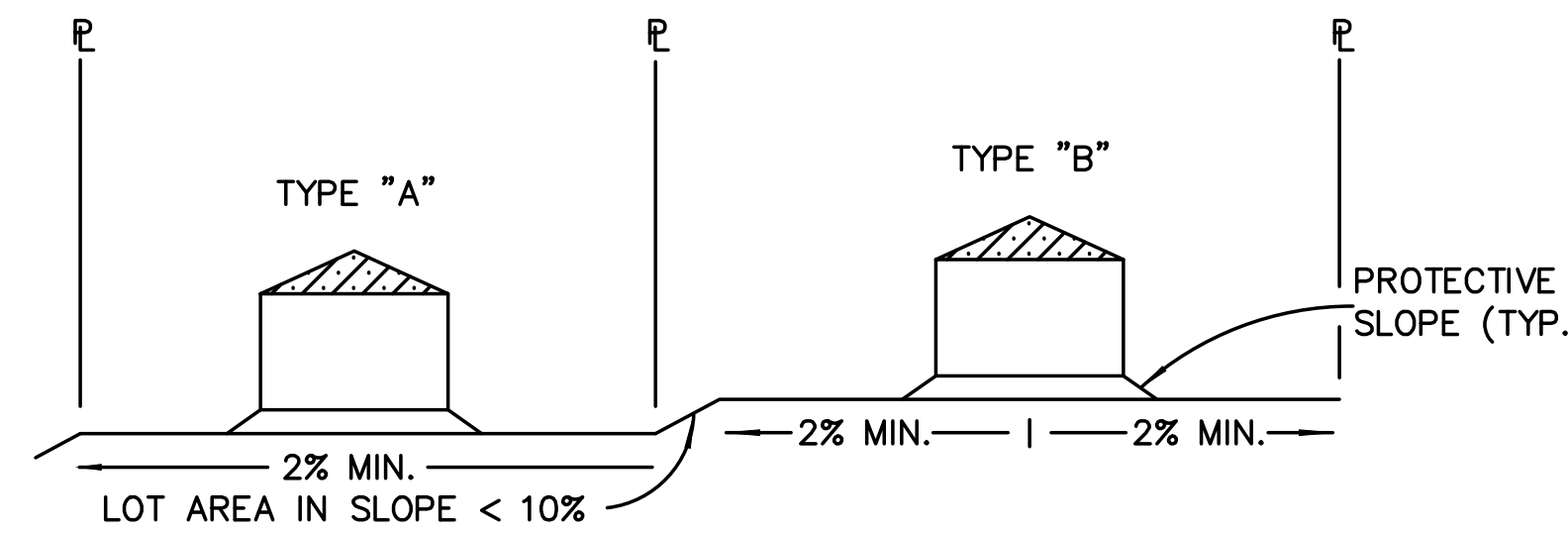
TYPICAL "B" LOT
SCALE: 1"=20'



TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'

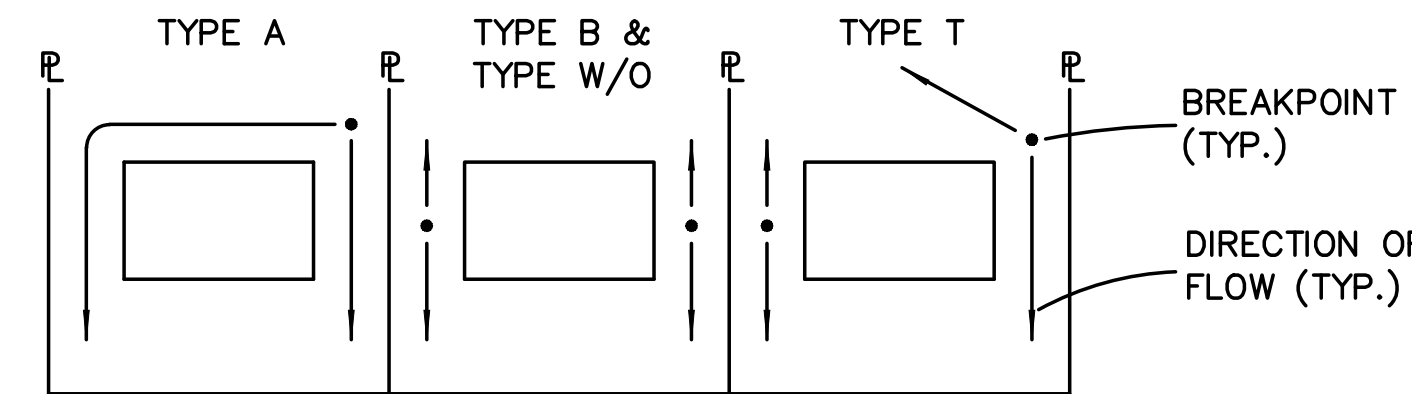
OVERLOT GRADING NOTE:

WHILE SIGNIFICANT OVERLOT GRADING IS NOT PLANNED AS PART OF THIS SUBDIVISION DEVELOPMENT, SELECTED LOTS MAY BE GRADED PER THE RECOMMENDED LOT TYPES AS NOTED ON SH. C1.1 TO ASSIST IN BALANCING EARTHWORK ON SITE.

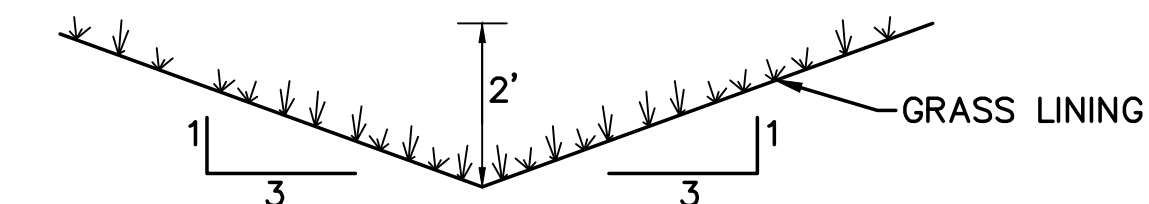


TYPICAL LOT SECTION DETAIL
N.T.S.

NOTE:
FINAL GRADING TO COMPLY WITH H.U.D. STANDARDS CONTAINED IN SECTION 310 AND 602 OF THE MINIMUM PROPERTY STANDARDS (MPS) 4900.1, HANDBOOK 4140.3 CHG (DATA SHEET 79g), IF APPLICABLE, AND ALL LEGAL STANDARDS.

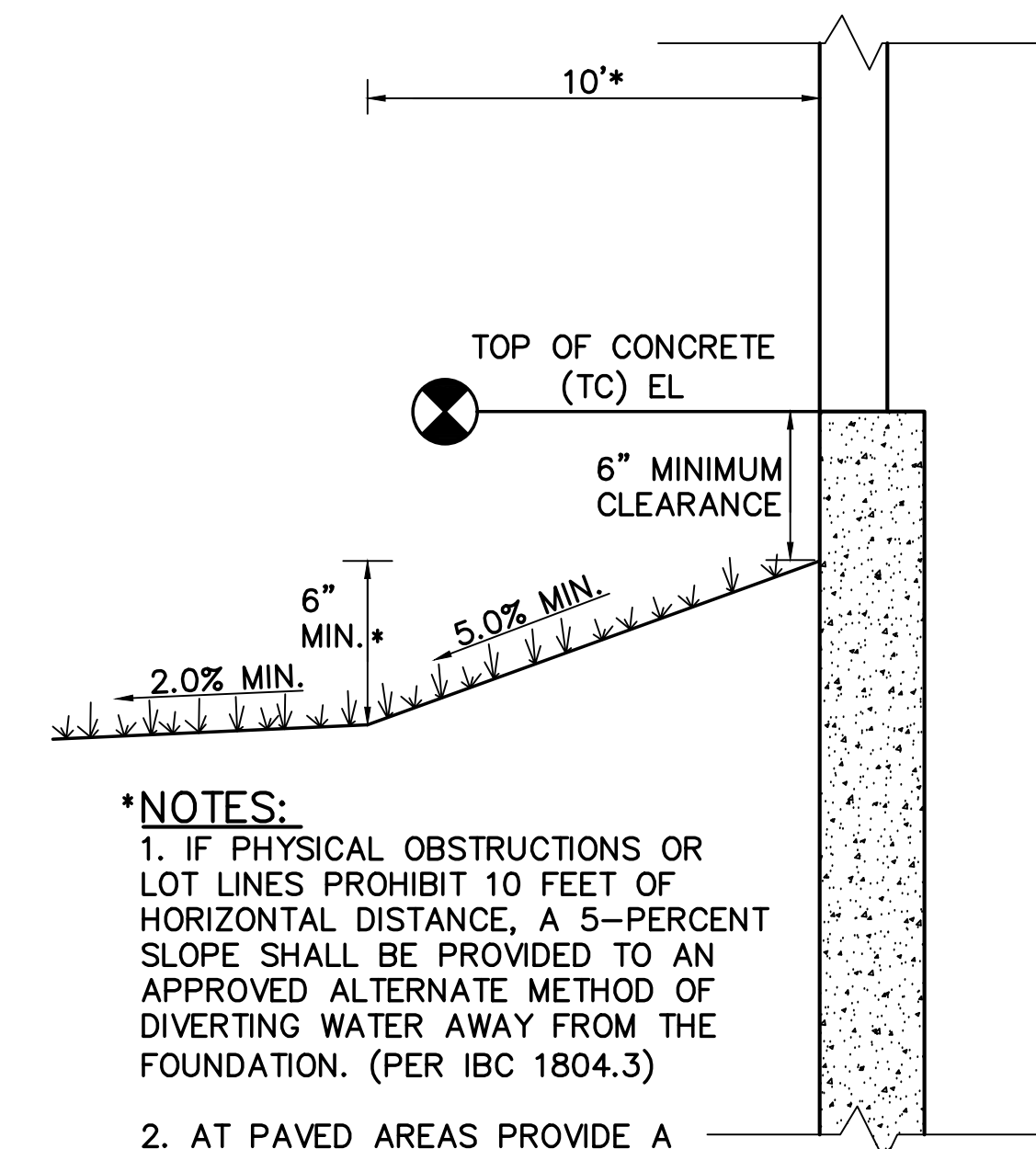


LOT DRAINAGE TYPES
N.T.S.



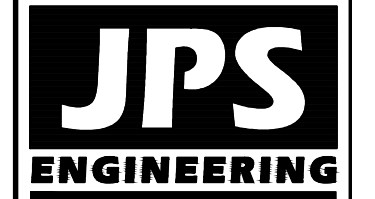
TYPICAL SIDE/REAR LOT SWALE (A)
N.T.S.

NOTE: BUILDERS AND OWNERS SHALL MAINTAIN PROPER PROTECTIVE SLOPES & SIDE/REAR LOT SWALES DURING AND AFTER HOME CONSTRUCTION.



***NOTES:**
1. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. (PER IBC 1804.3)
2. AT PAVED AREAS PROVIDE A MINIMUM 2.0% SLOPE AWAY FROM THE BUILDING FOR THE FIRST 10 FEET OF HORIZONTAL DISTANCE.

TYPICAL BUILDING DRAINAGE DETAIL (B)
N.T.S.



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



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1-800-922-1987
OR 303-733-7222 IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

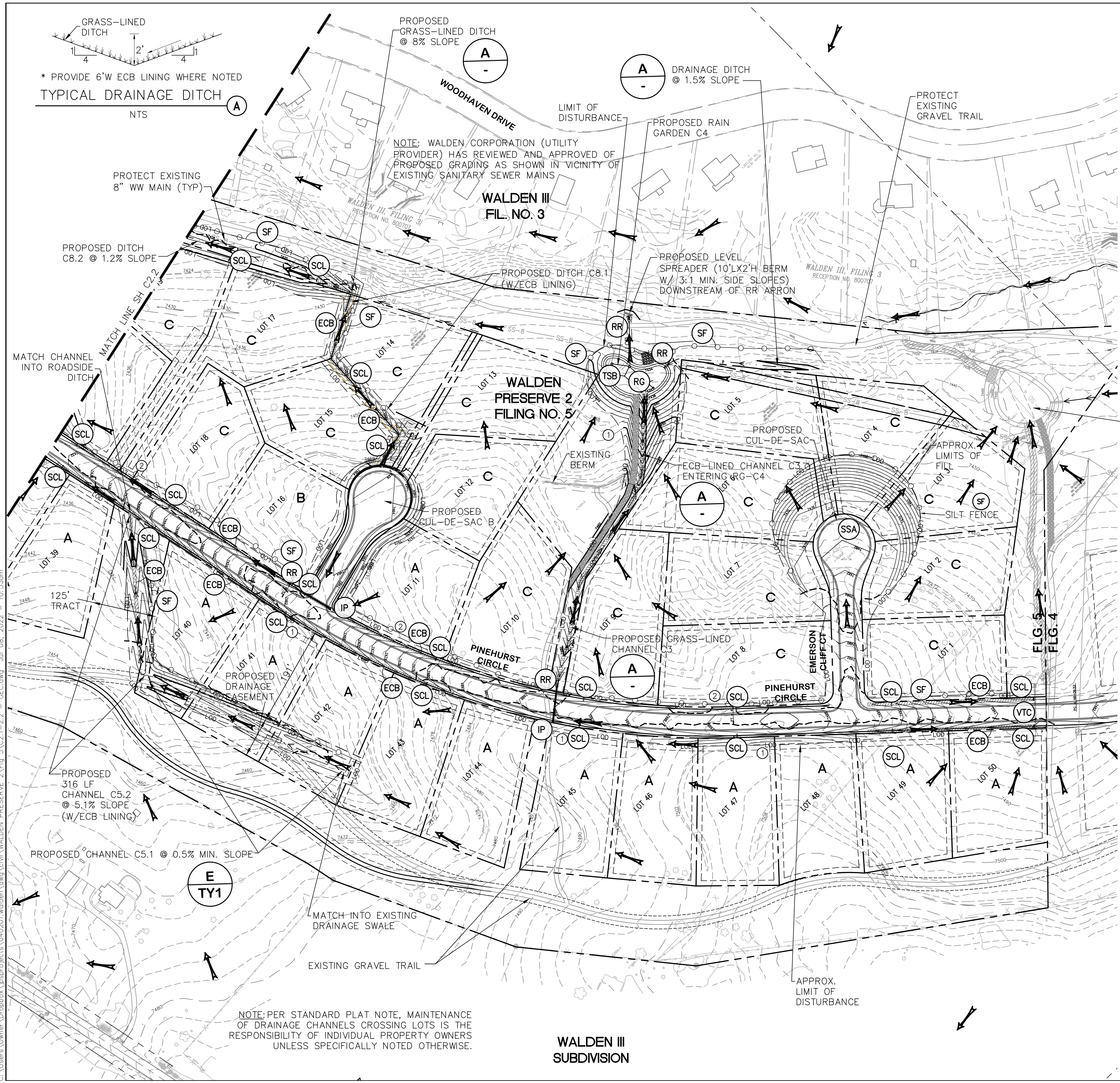
WALDEN PRESERVE 2 - FILING NO. 5

NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22

LOT GRADING NOTES & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	BJJ
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	RAMPART	LAST MODIFIED:	JPS
PROJECT NO.:	10/01/20	MODIFIED BY:	BJJ
SHEET:	040201		

C1.2

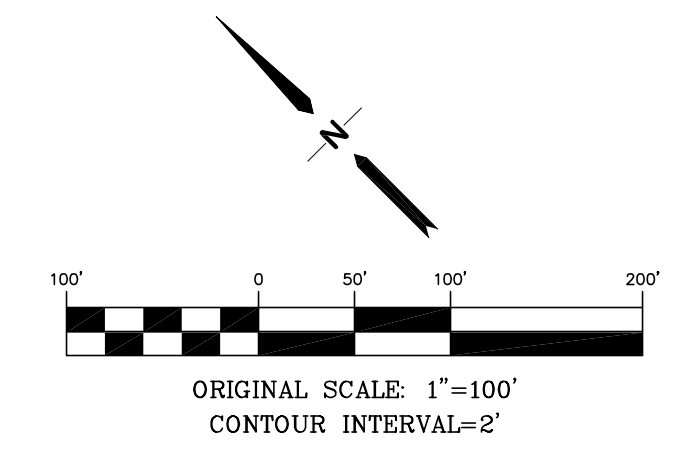


LEGEND:

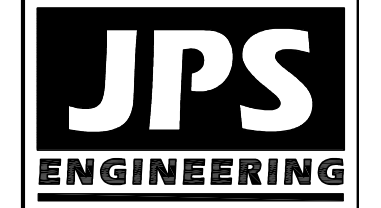
- PROPERTY LINES
- FLOWLINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION (FLOWLINE)
- EXISTING SPOT ELEVATION
- RIPRAP (10'L x 6'W x 2'D; d50=12" RR UNLESS OTHERWISE NOTED)
- LIMITS OF CONSTRUCTION/DISTURBANCE
- CUT/FILL DEMARCATION LINE
- INLET PROTECTION (GRAVEL FILTER)
- SILT FENCE
- VEHICLE TRACKING CONTROL PAD
- TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STRAW BALE BARRIER @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.) OR SEDIMENT CONTROL LOGS (6'L EACH)
- SEDIMENT CONTROL LOGS (6'L EACH)
- TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C3.2)
- EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- EXTENDED DETENTION BASIN
- RAIN GARDEN
- STABILIZED STAGING AREA
- RECOMMENDED LOT GRADING TYPES PER SHEET C1.2

EXISTING WALDEN PRESERVE 2 FILING NO. 4

- KEYED NOTES:**
- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
 - ② TOPSOIL STOCKPILE AREA



BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD
88 DATUM ELEV.=7570.80 FOUND
BRASS CAP IN CONCRETE INT HWY 83
& HODGEN RD.



19 E. Willamette Ave.
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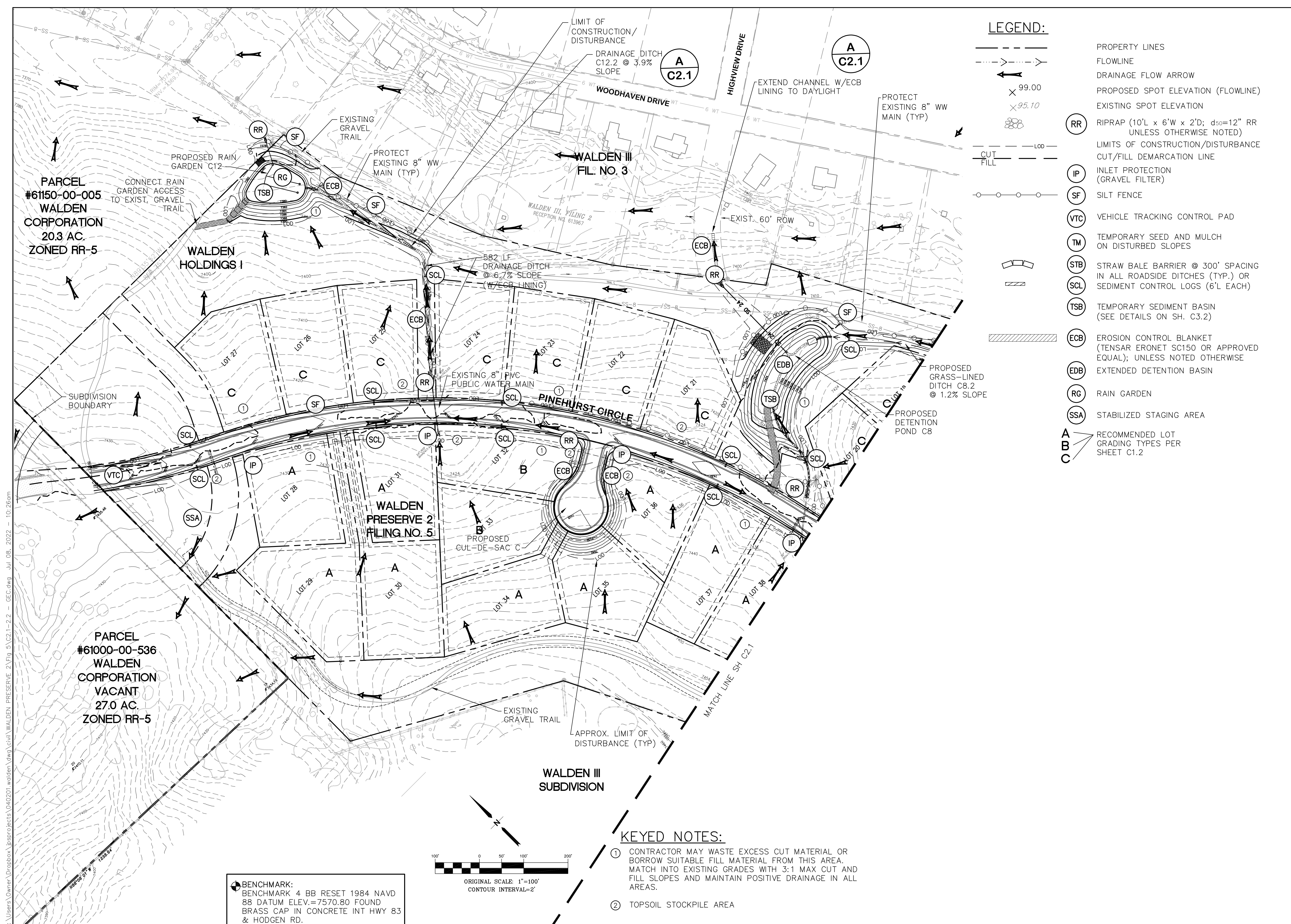
WALDEN PRESERVE 2 - FILING NO. 5

SOUTH SITE GRADING & EROSION CONTROL PLAN

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22
2	EPC COMMENTS	7/7/22

HORZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP
SHEET:	

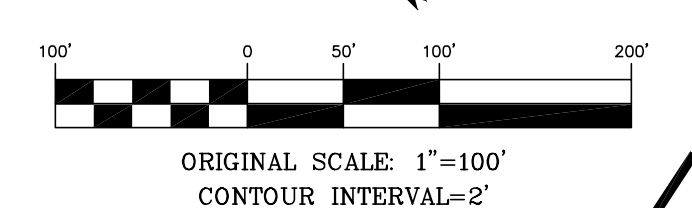
C2.1



- LEGEND:**
- PROPERTY LINES
 - - - FLOWLINE
 - DRAINAGE FLOW ARROW
 - × 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
 - × 95.10 EXISTING SPOT ELEVATION
 - LOD LIMITS OF CONSTRUCTION/DISTURBANCE
 - - - CUT/FILL CUT/FILL DEMARCATION LINE
 - RR RIPRAP (10'L x 6'W x 2'D; d50=12" RR UNLESS OTHERWISE NOTED)
 - IP INLET PROTECTION (GRAVEL FILTER)
 - SF SILT FENCE
 - VTC VEHICLE TRACKING CONTROL PAD
 - TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
 - STB STRAW BALE BARRIER @ 300' SPACING IN ALL ROADSIDE DITCHES (TYP.) OR SEDIMENT CONTROL LOGS (6'L EACH)
 - SCL TEMPORARY SEDIMENT BASIN (SEE DETAILS ON SH. C3.2)
 - ECB EROSION CONTROL BLANKET (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
 - EDB EXTENDED DETENTION BASIN
 - RG RAIN GARDEN
 - SSA STABILIZED STAGING AREA
 - A, B, C RECOMMENDED LOT GRADING TYPES PER SHEET C1.2

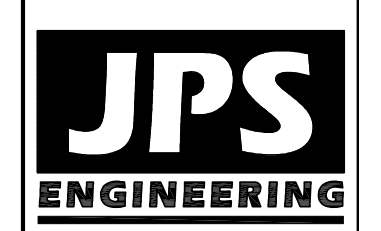
- KEYED NOTES:**
- ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
 - ② TOPSOIL STOCKPILE AREA

BENCHMARK:
 BENCHMARK 4 BB RESET 1984 NAVD
 88 DATUM ELEV.=7570.80 FOUND
 BRASS CAP IN CONCRETE INT HWY 83
 & HODGEN RD.



WALDEN PRESERVE 2 - FILING NO. 5

NORTH SITE GRADING & EROSION CONTROL PLAN



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

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

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/26/22
2	EPC COMMENTS	7/7/22

HORZ. SCALE: 1"=100'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: **C2.2**

C:\Users\Owner\Desktop\jps\projects\040201\walden_preserve_2\Fig 5\C2.1-2.2 - BEC.dwg Jul 08, 2022 - 10:26am

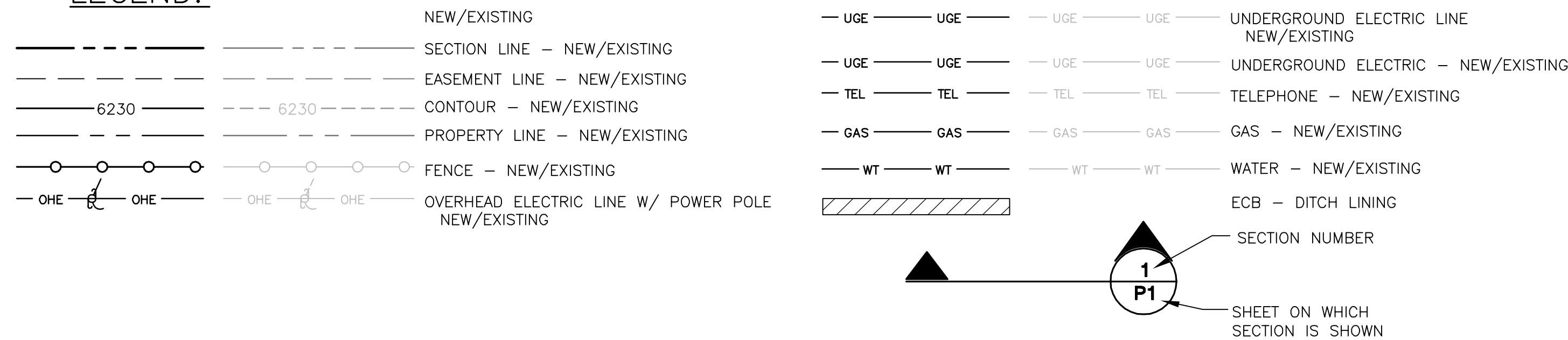
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

REVISED 7/02/19

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS. ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR & ASSOC., DATED 2/25/19 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

LEGEND:



SEEDING MIX:

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

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

MULCHING APPLICATION: CONFORM TO CDOT SPEC-SECTION 213.

ESTIMATED TIME SCHEDULE:

INSTALL BMP'S	AUGUST, 2022
GRADING START	AUGUST, 2022
GRADING COMPLETION	AUGUST, 2023
SEEDING & MULCHING	AUGUST, 2023
STABILIZATION	AUGUST, 2024

SEDIMENT CONTROL MAINTENANCE PROGRAM:

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

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

PROJECT GENERAL NOTES:

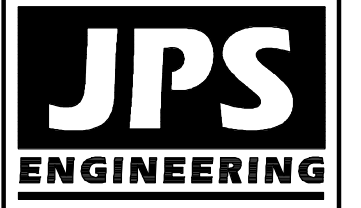
- EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

NOTE:
 EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SHRUBS (APPROXIMATELY 50% COVERAGE)

GENERAL DRAINAGE NOTES:

- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
- GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

WALDEN PRESERVE 2 - FILING NO. 5



19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
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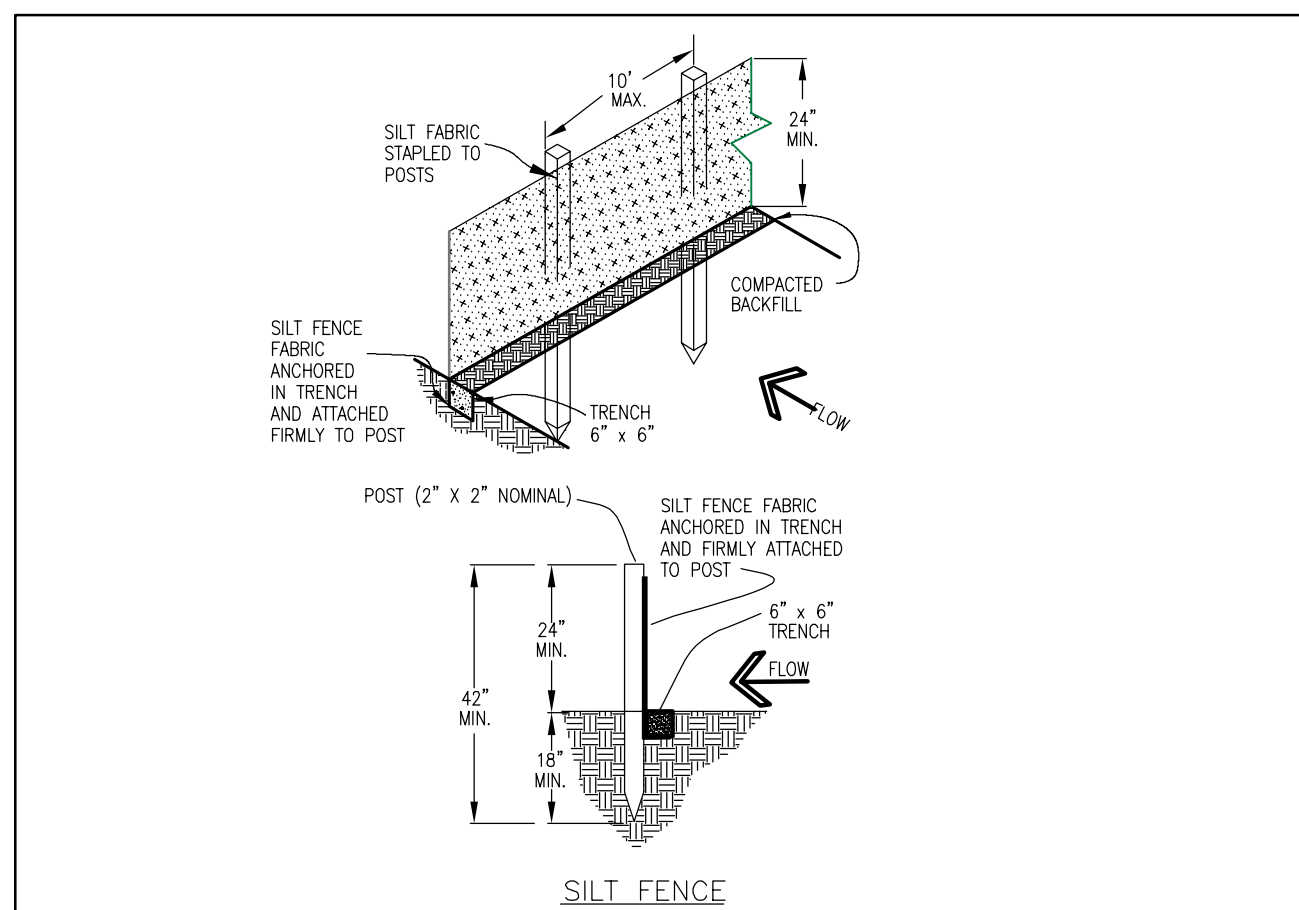
CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL TO REQUEST GRADES OR EXCAVATE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/7/22	JPS

GRADING & EROSION CONTROL NOTES

HORIZ. SCALE: NTS	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: **C3.1**



SILT FENCE NOTES

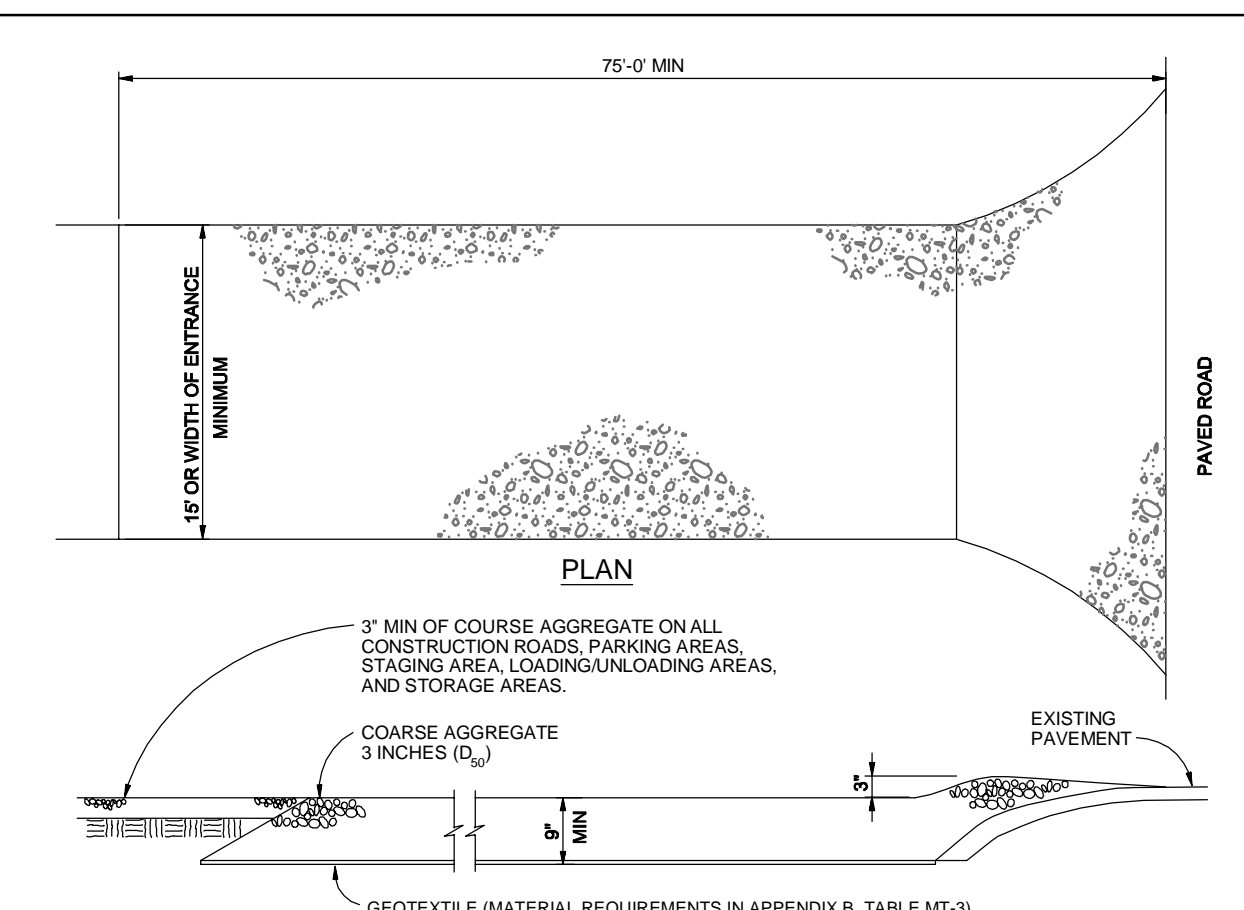
INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPROVE VOLUMES OF WATER DRAINAGE TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

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

City of Colorado Springs Stormwater Quality Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements 3-36



VEHICLE TRACKING NOTES

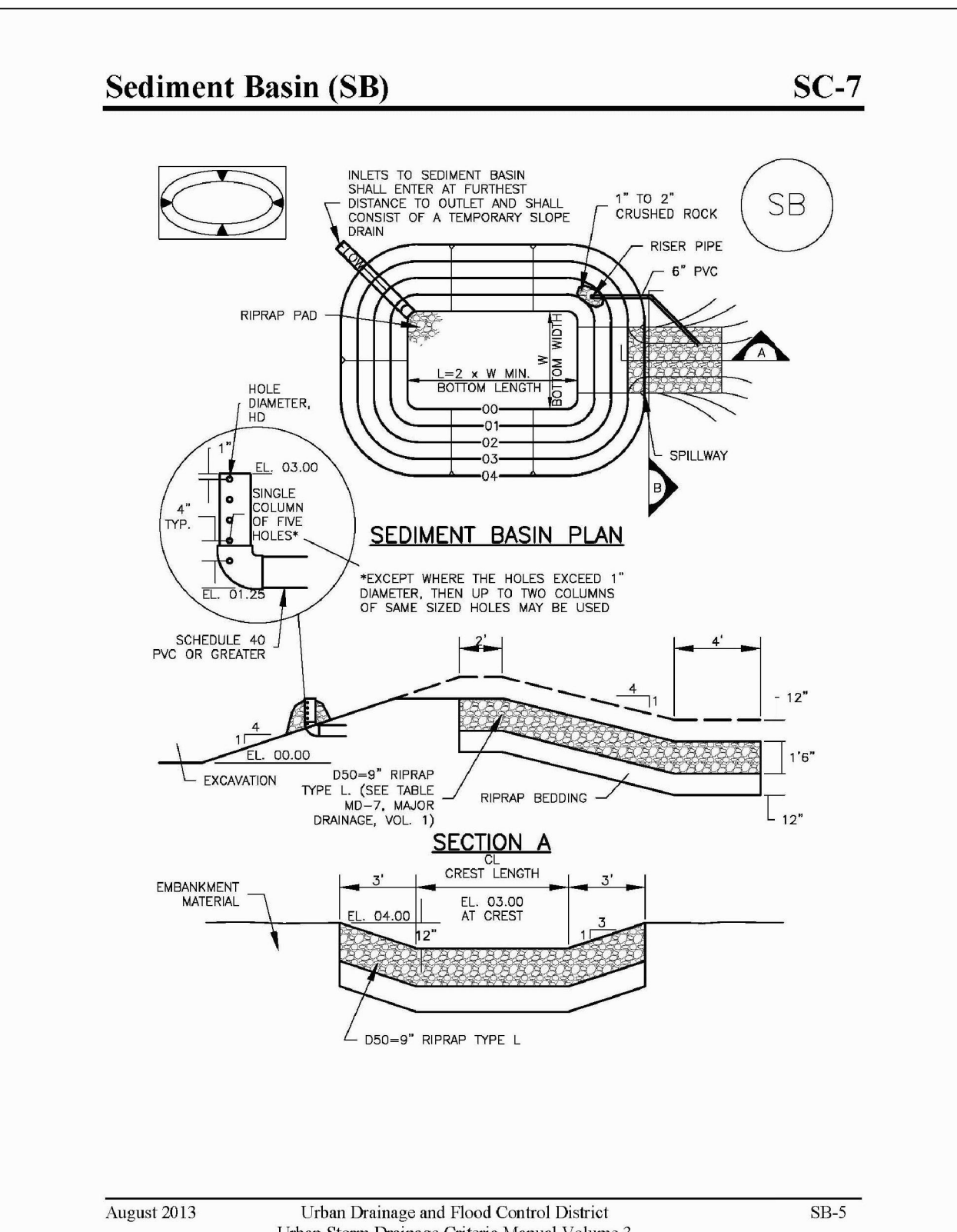
INSTALLATION REQUIREMENTS

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

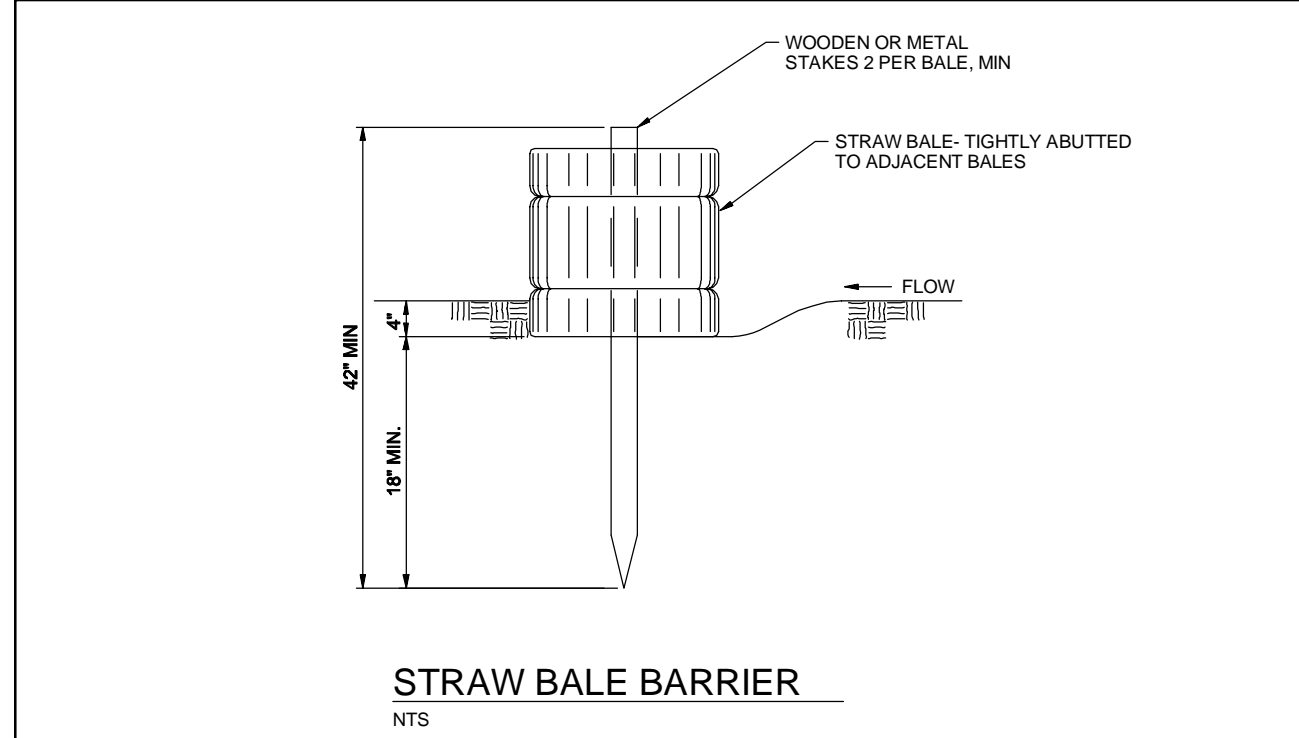
MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SWEEPING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples 3-54



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5



STRAW BALE BARRIER NOTES

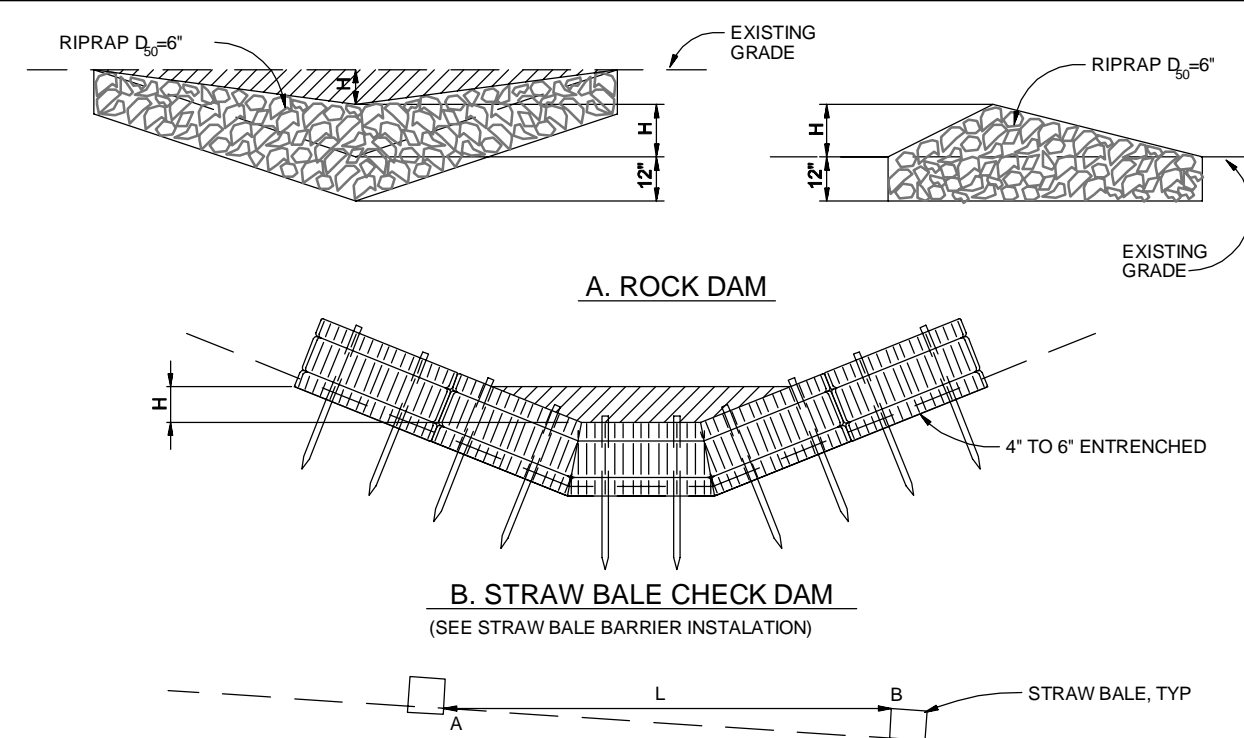
INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY Laid BALE TO FORCE THE BALES TOGETHER.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND GREADED SUCH THAT THE ENDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
- GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

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

City of Colorado Springs Stormwater Quality Figure SBB-2 Straw Bale Barrier Construction Detail and Maintenance Requirements 3-42



CHECK DAM NOTES

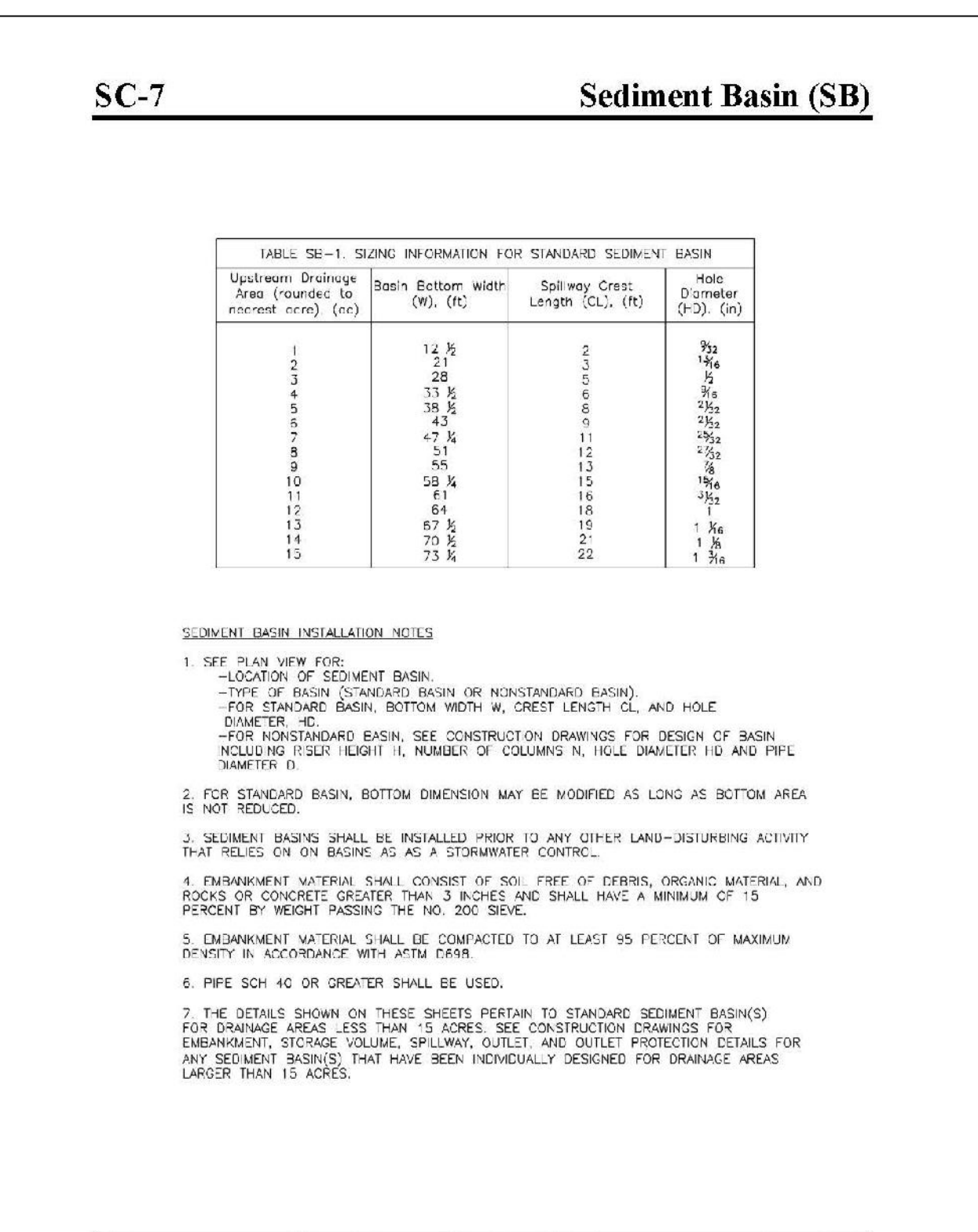
INSTALLATION REQUIREMENTS

- STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
- THE "W" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

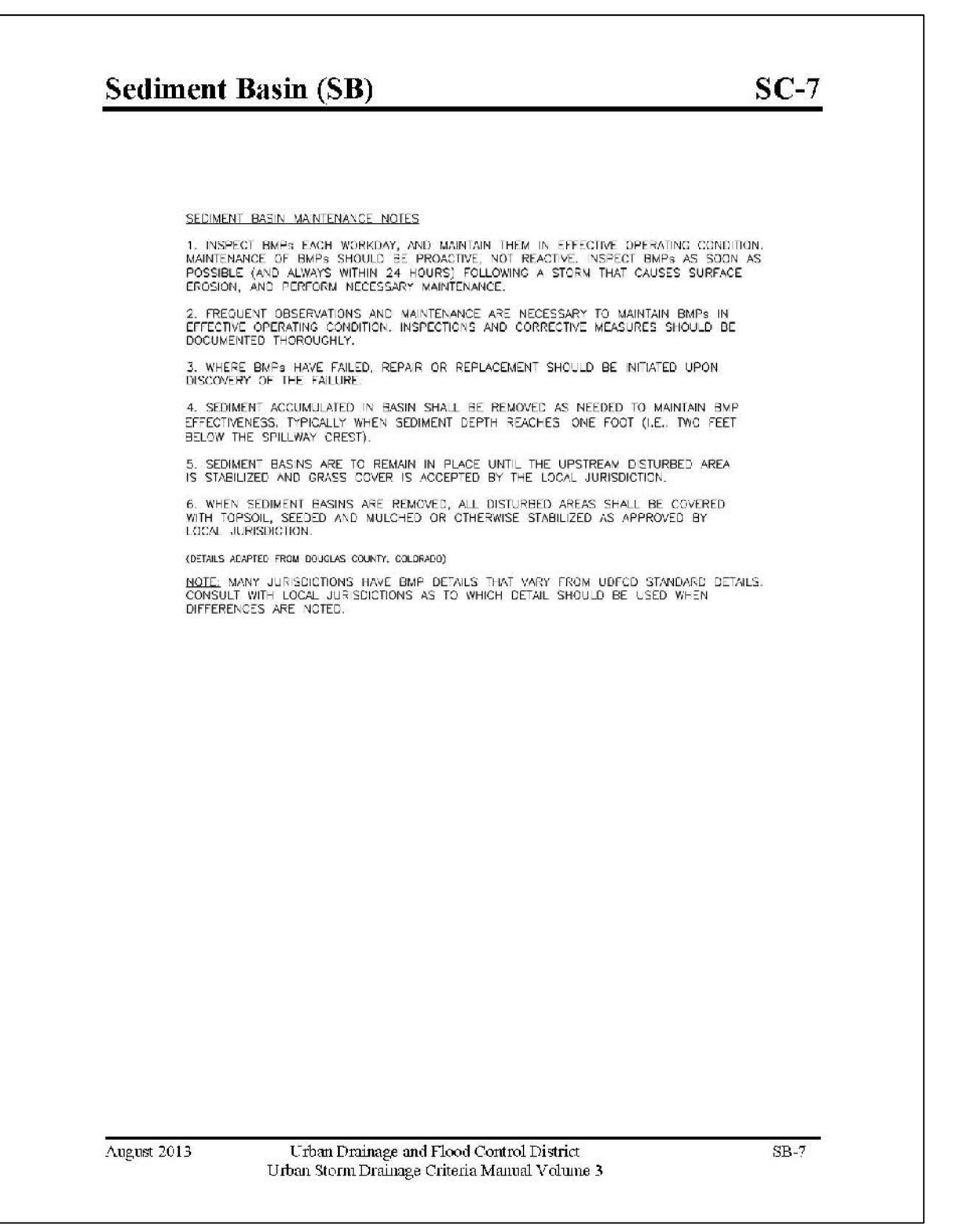
MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
- CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
- WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs Stormwater Quality Figure CD-1 Check Dam Construction Detail and Maintenance Requirements 3-20



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-6

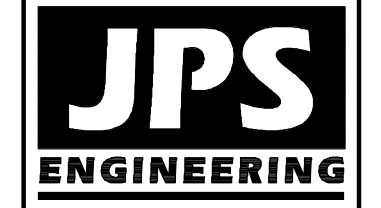


August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7

TEMPORARY SEDIMENT BASIN DESIGN DATA

BASIN	DRAINAGE AREA (AC)	CL (FT)	HD (IN)
C4	17.6	22	1-3/16"
C8	40.6	22	1-3/16"
C12	29.3	22	1-3/16"

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BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22
2	EPC COMMENTS	7/7/22

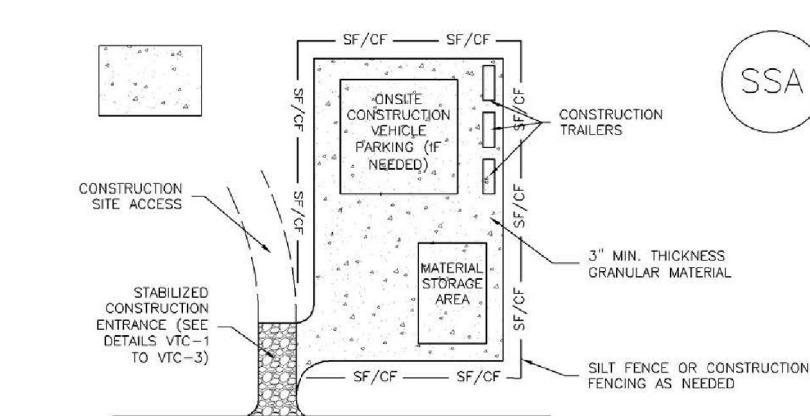
EROSION CONTROL DETAILS

HORIZ. SCALE: NTS
VERT. SCALE: N/A
SURVEYED: RAMPART
CREATED: 10/01/20
PROJECT NO: 040201
SHEET: C3.2

DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 7/7/22
MODIFIED BY: MSP

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION OF STAGING AREA. 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 OVERSEEN 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 SPEC. #57, MAXIMUM 3/4" DIAMETER OR #4" (TYPICAL) ROCK.
 6. ADDITIONAL PERIMETER BARRIERS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SALT 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 REPLACED OR REGRADDED AS NECESSARY IF PUTTING OCCURS OR UNDESIRABLE SURFACE CONDITIONS DEVELOP.

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

Stabilized Staging Area (SSA)

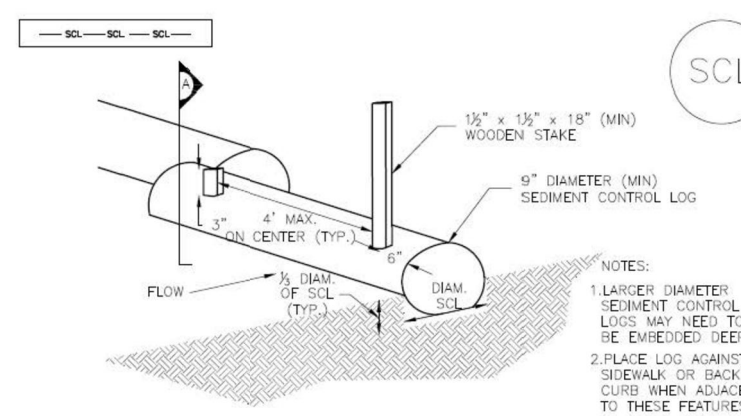
SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES**
5. STABILIZED STAGING AREA SHALL BE DEMOLISHED IF NECESSARY TO OBTAIN PARKING, STORAGE, AND UNOCCUPYING 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 TO FILL AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHING OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE:** MANY JURISDICTIONS PROVIDE THE LIST OF SPECIFIED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREA. USE TO EFFECT. A LIST WITH RE-STATEMENT OF VOUCHER IN AREA SPECIFIED SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM COLORADO COUNTY, COLORADO; NOT AVAILABLE IN AUSTIN)**

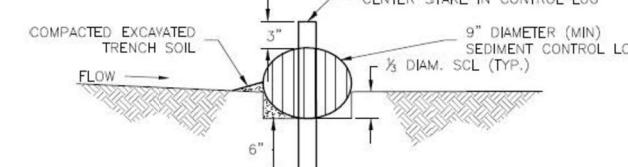
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Sediment Control Log (SCL)

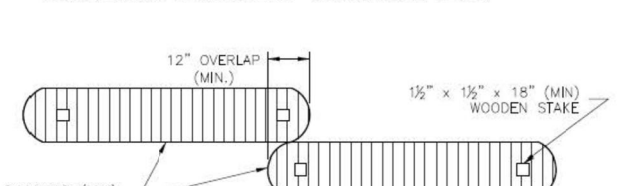
SC-2



SECTION A TRENCHED SEDIMENT CONTROL LOG



SECTION B TRENCHED SEDIMENT CONTROL LOG



LOG JOINTS

SCL-1. TRENCHED SEDIMENT CONTROL LOG

November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Sediment Control Log (SCL)

SC-2

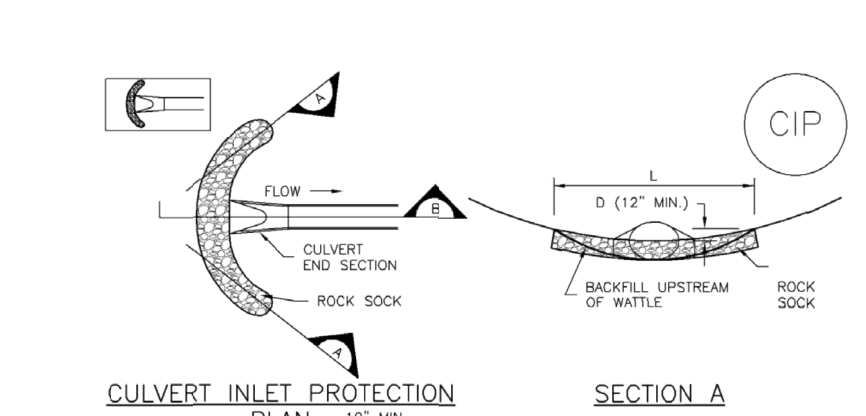
- SEDIMENT CONTROL LOG INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
 2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL LOG SHALL BE INSTALLED PRIOR TO ANY DISBURSMENT (LAND-RESTORING) ACTIVITIES.
 3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW COMPOST, EXCELLENT OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND CRACKS WEAR.
 4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES; HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
 5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
 6. THE UPWIND SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND KEYS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
 7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

- SEDIMENT CONTROL LOG 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 SEDIMENT CONTROL LOGS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 5. SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION/COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BIRDS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF AURORA, COLORADO; APPROVED COUNTY, COLORADO; COLORADO COUNTY, COLORADO; AND CITY OF AURORA, COLORADO; NOT AVAILABLE IN AUSTIN)**
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

- CULVERT INLET PROTECTION INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION OF CULVERT INLET PROTECTION.
 2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.
- CULVERT INLET PROTECTION MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/3 OF THE HEIGHT OF THE ROCK SOCK.
 5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM AUSTIN, COLORADO; NOT AVAILABLE IN AUSTIN)**
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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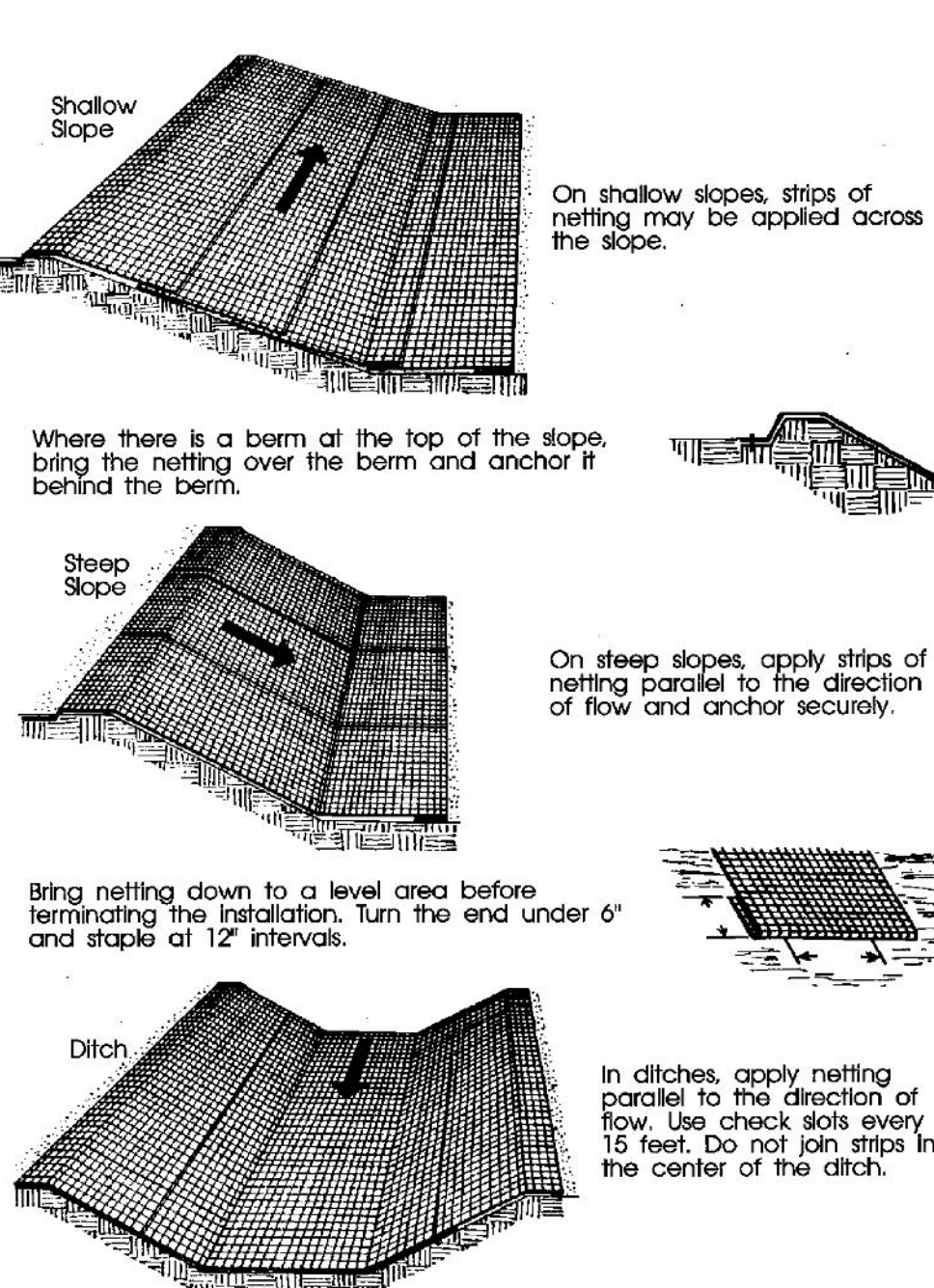
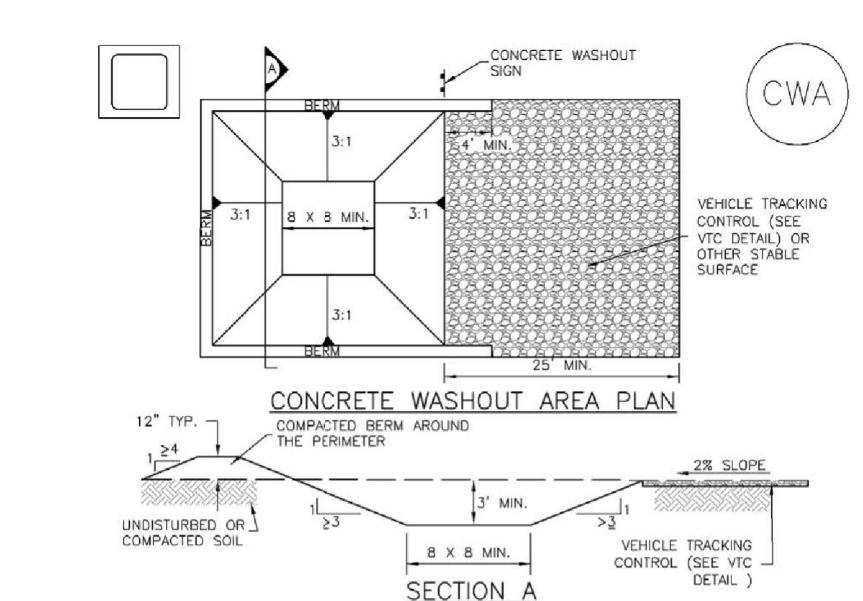


Figure ECB-1 Erosion Control Blanket Application Examples

City of Colorado Springs Storm Water Quality

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
 2. DO NOT LOCATE AN UNSEED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCE. IF THE CONCRETE WASHOUT AREA IS NEAR A WELLS OR DRINKING WATER SOURCE, THE CWA SHALL BE RELOCATED WITH AN IMPERMEABLE LEAK 1/4" (MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREPARATED CONCRETE WASHOUT DEVICES OR A DAILY 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 2' 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. SOILS 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 TRUCKS.
 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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Concrete Washout Area (CWA)

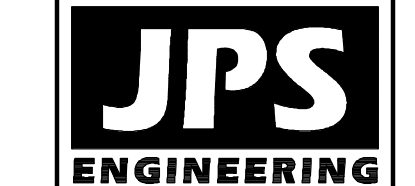
MM-1

- 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 DEGRADED 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 DEPOSED 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.
- (DETAILS ADAPTED FROM TOWN OF AURORA, COLORADO AND THE CITY OF AUSTIN, COLORADO; NOT AVAILABLE IN AUSTIN)**
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/7/22	JPS

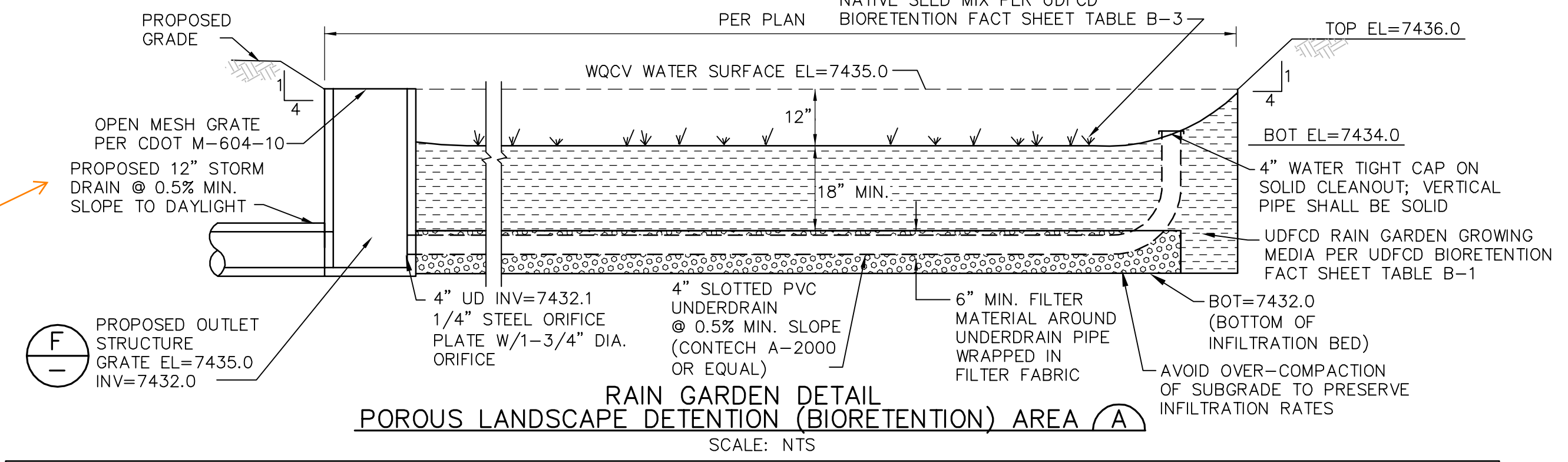
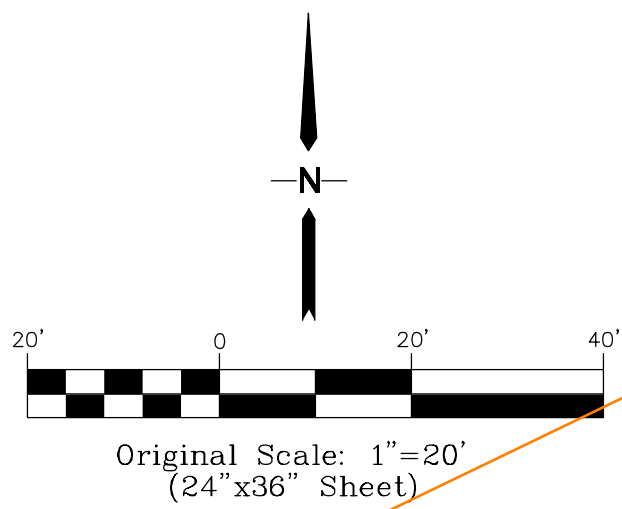
NO.	REVISION	DATE	BY

HORIZ. SCALE: NTS	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET: **C3.3**

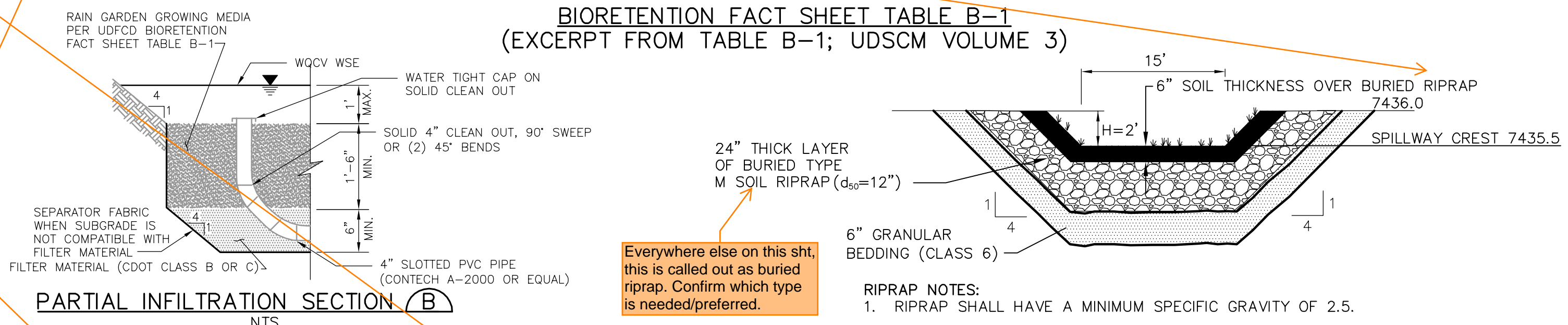
PCD File No. SF-2211

John, just as a note about these V2 comments: most of these comments are not related to Version 1 comments. But they came up while doing the Monument Academy walk-thru, in terms of things that could be clarified on this plan set to avoid confusion/discrepancy down the road in the field. So while they will delay this project a little bit, I think they are worth noting and correcting at this point.

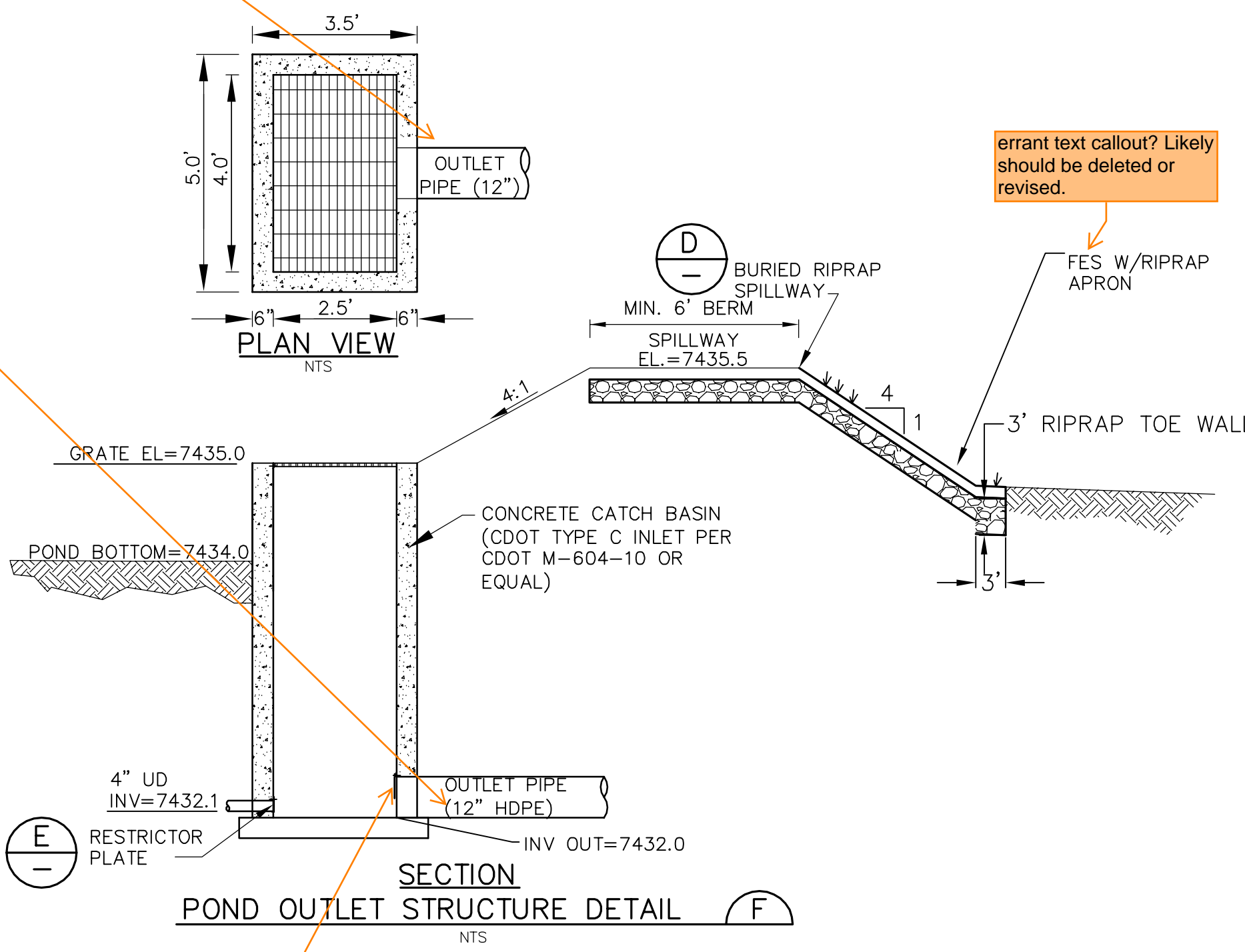
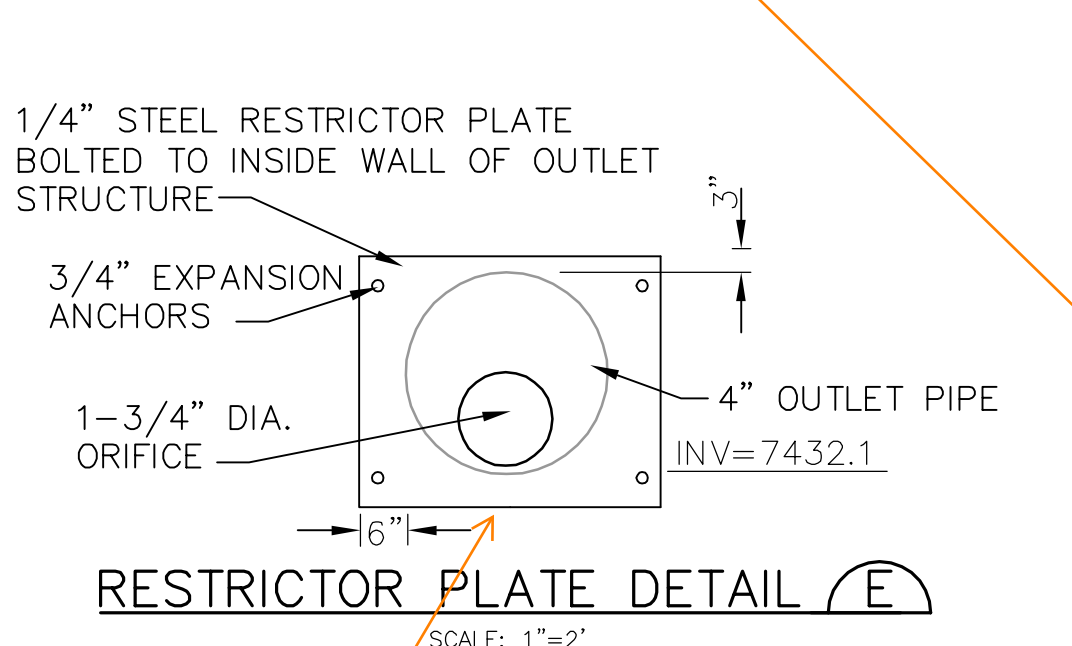
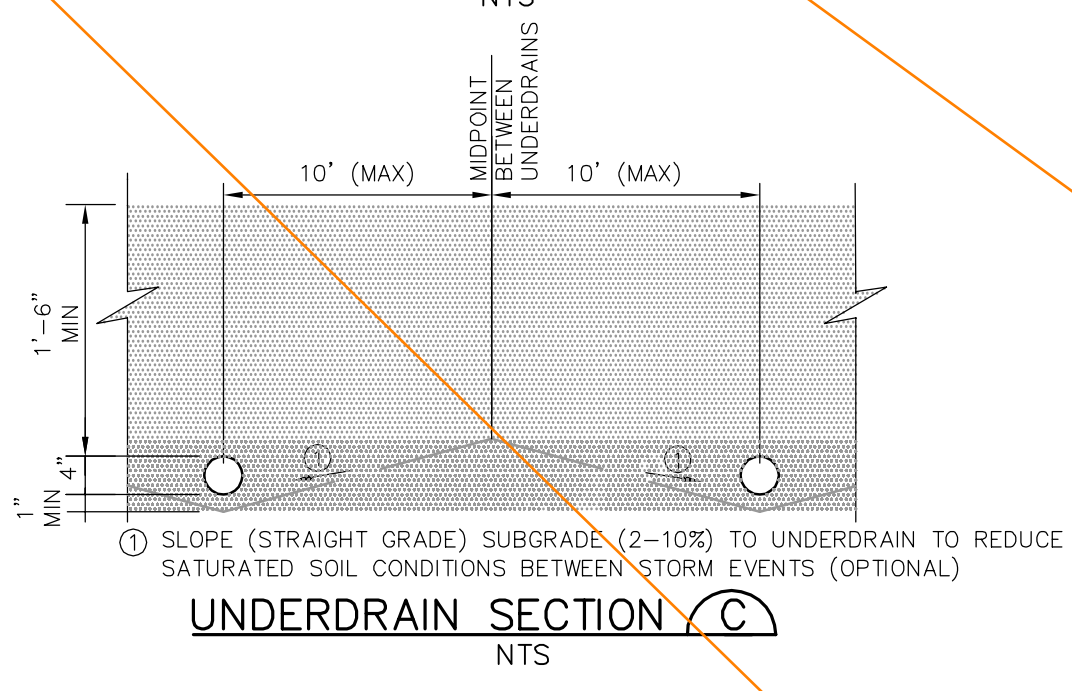


Material	Specification	Submittals	Testing	Notes
Bioretention Growing Media (soil + organic)	Particle size distribution: 90-90% sand (0.05 - 2.0 mm diameter) 3-17% silt (0.002-0.5 mm diameter) 3-17% clay (<0.002 diameter) Chemical attribute and nutrient analysis: pH 6.8 - 7.5 organic matter < 15% nitrogen < 15 ppm phosphorus < 15 ppm salinity < 6 cmhos/cm	Particle size distribution and nutrient analysis required.		Percentages are in weight.
Bioretention organic	3 to 5% shredded mulch (by weight of growing media)			bioretention soil required. Aged 6 months (minimum).

BIORETENTION FACT SHEET TABLE B-1 (EXCERPT FROM TABLE B-1; UDSCM VOLUME 3)



- RIPRAP NOTES:**
- RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
 - RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
 - CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.



Orifice plate requires a gasket or sealant to ensure a watertight seal with outlet structure.

This appears to show a restrictor plate, but there is no detail to verify. Probably just need to delete the extra vertical line?

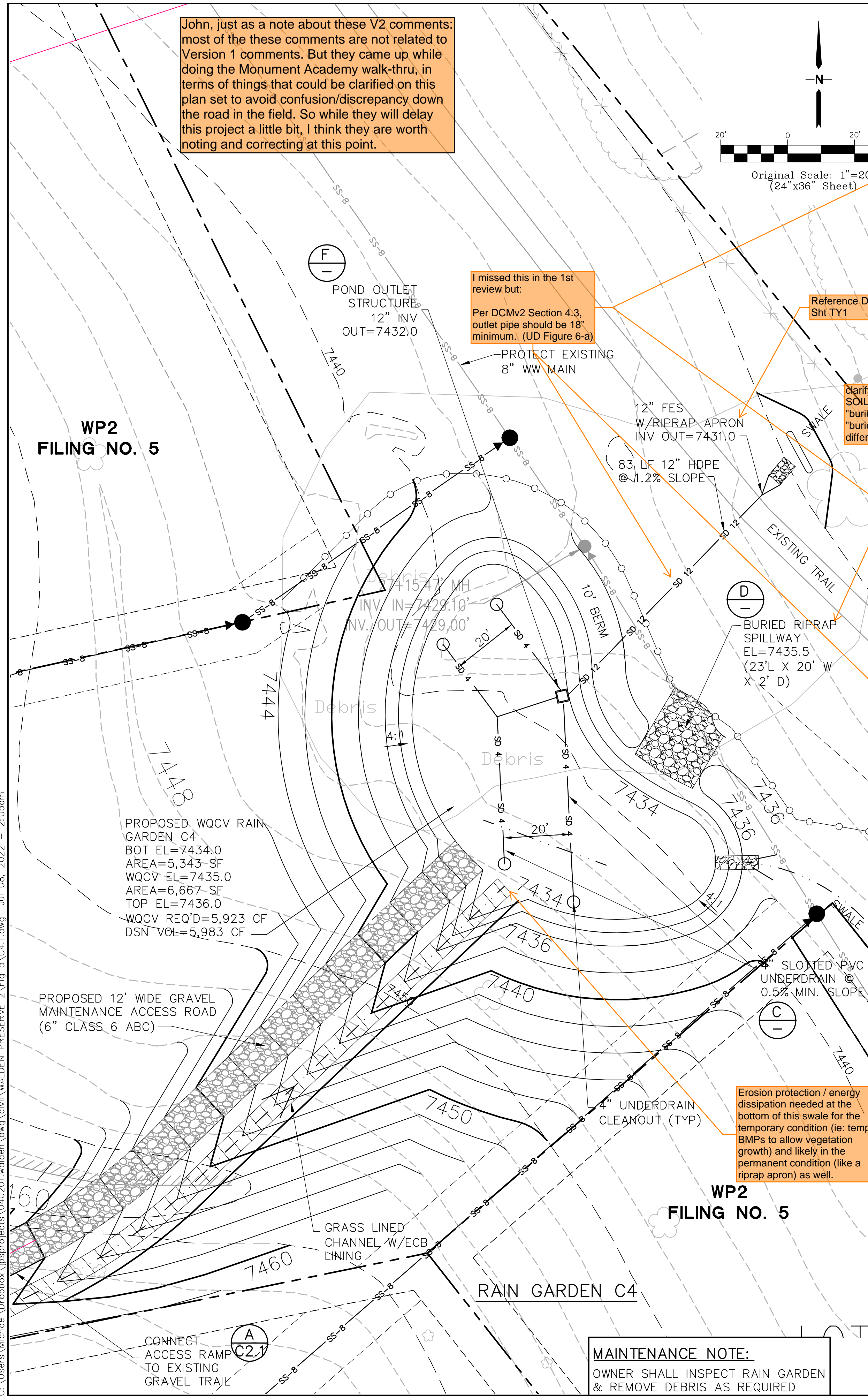
I missed this in the 1st review but: Per DCMv2 Section 4.3, outlet pipe should be 18" minimum. (UD Figure 6-a)

Reference Detail C on Sht TY1

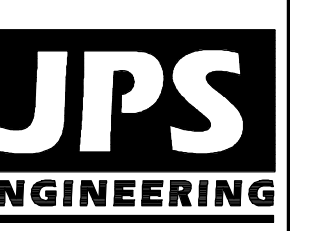
clarify that this is buried SOIL riprap since "buried riprap" and "buried soil riprap" are different things.

Erosion protection / energy dissipation needed at the bottom of this swale for the temporary condition (ie: temp BMPs to allow vegetation growth) and likely in the permanent condition (like a riprap apron) as well.

MAINTENANCE NOTE:
OWNER SHALL INSPECT RAIN GARDEN & REMOVE DEBRIS AS REQUIRED



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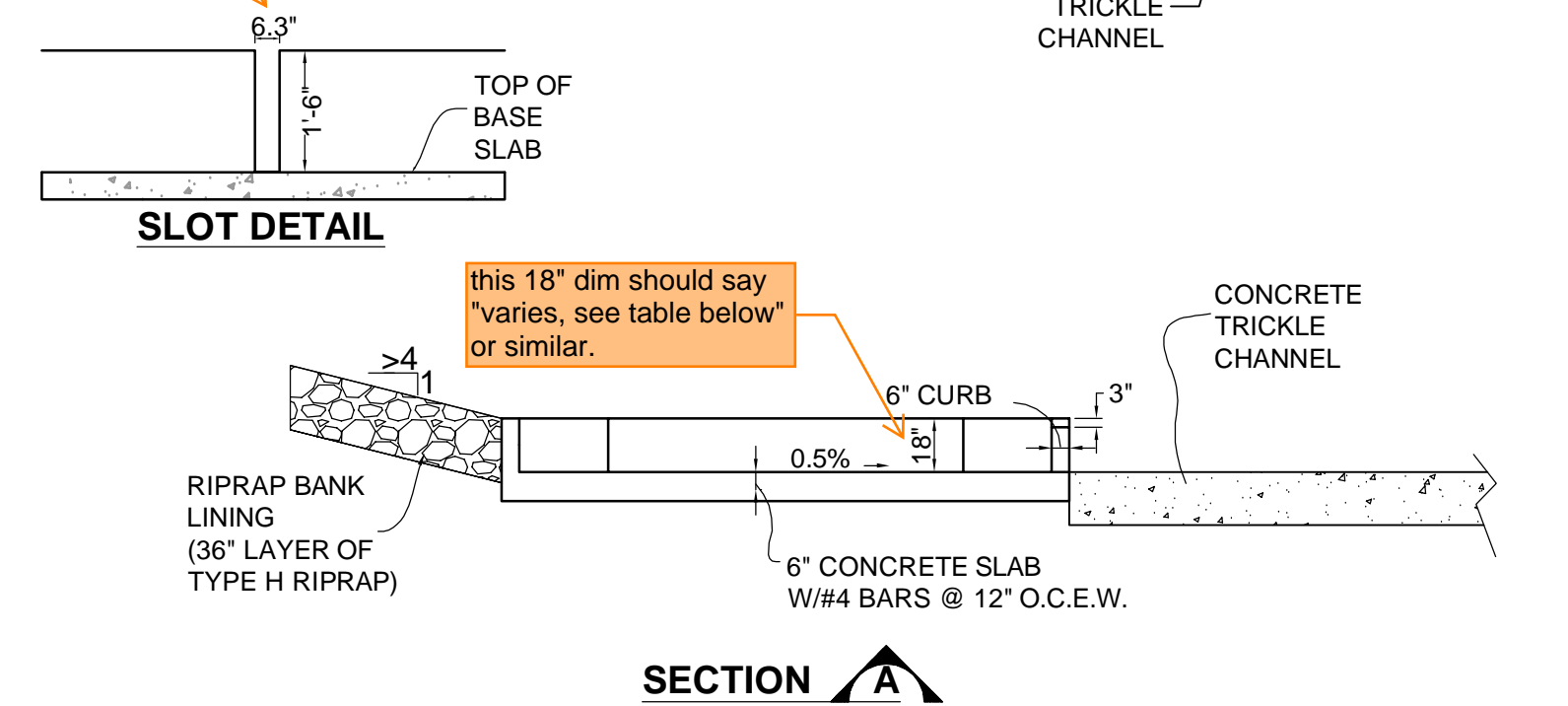
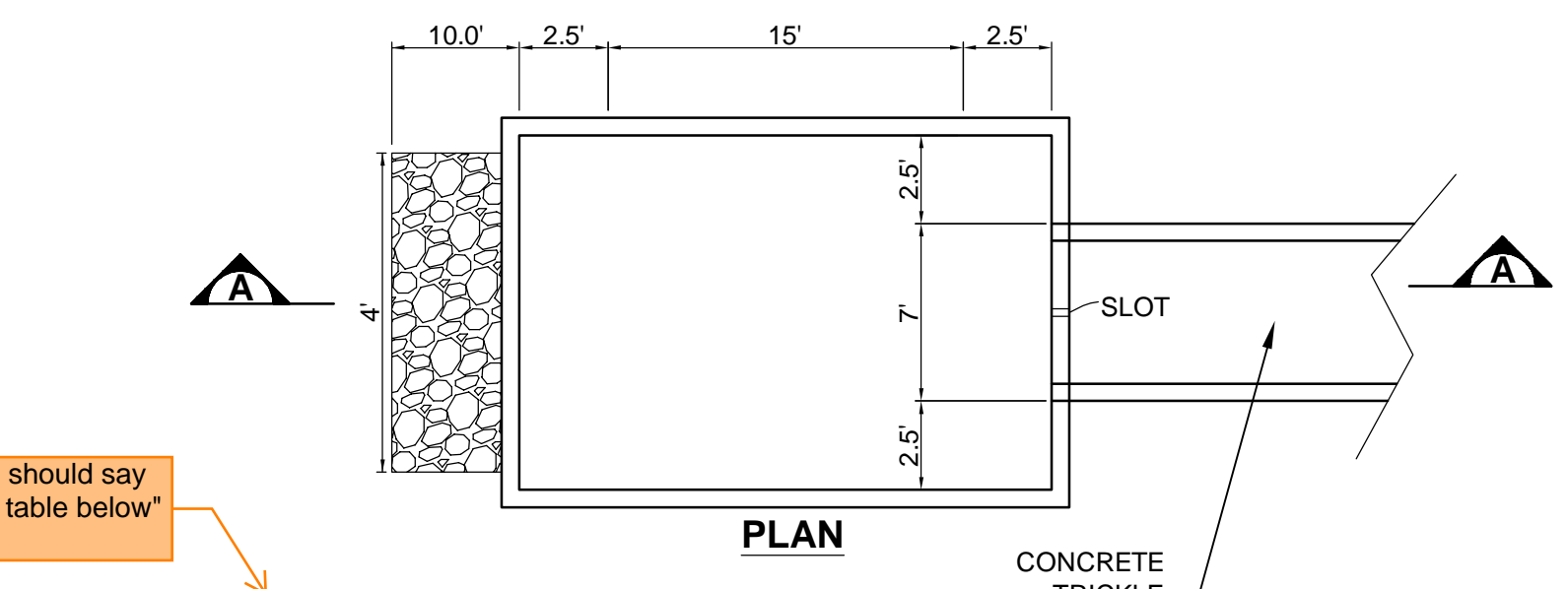
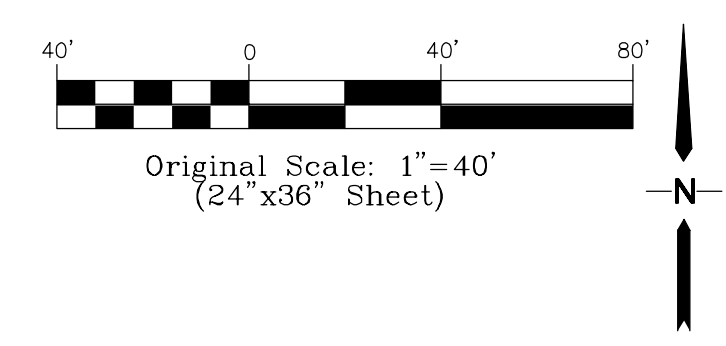
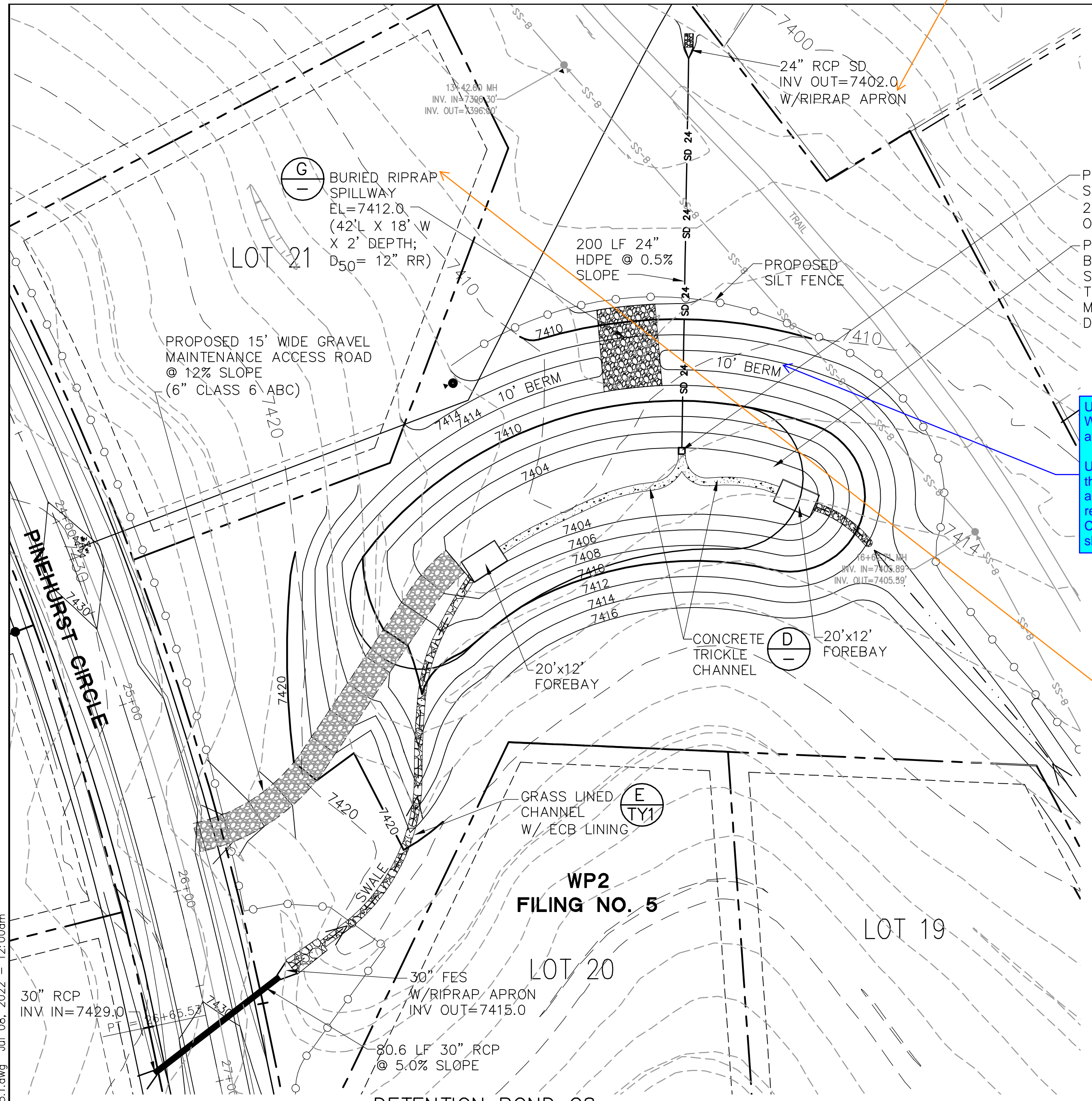
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No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22
2	EPC COMMENTS	7/7/22

RAIN GARDEN C4 PLAN & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/22
PROJECT NO.:	040201	MODIFIED BY:	MSP

SHEET: C4.1

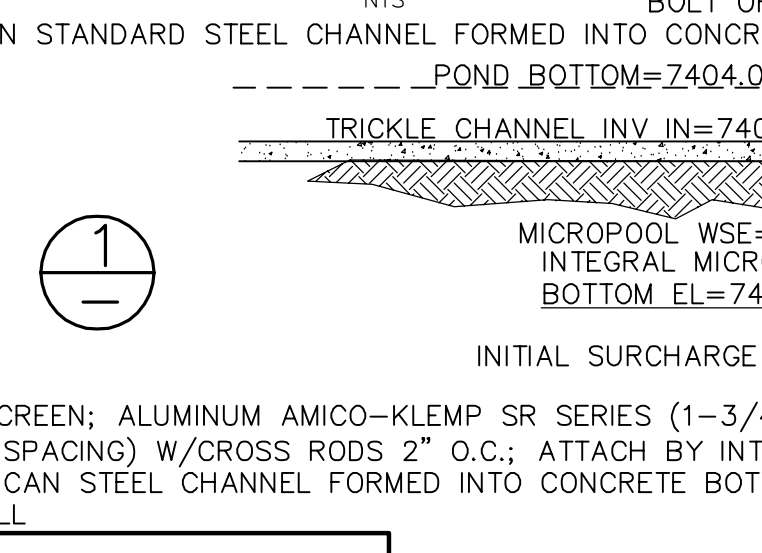
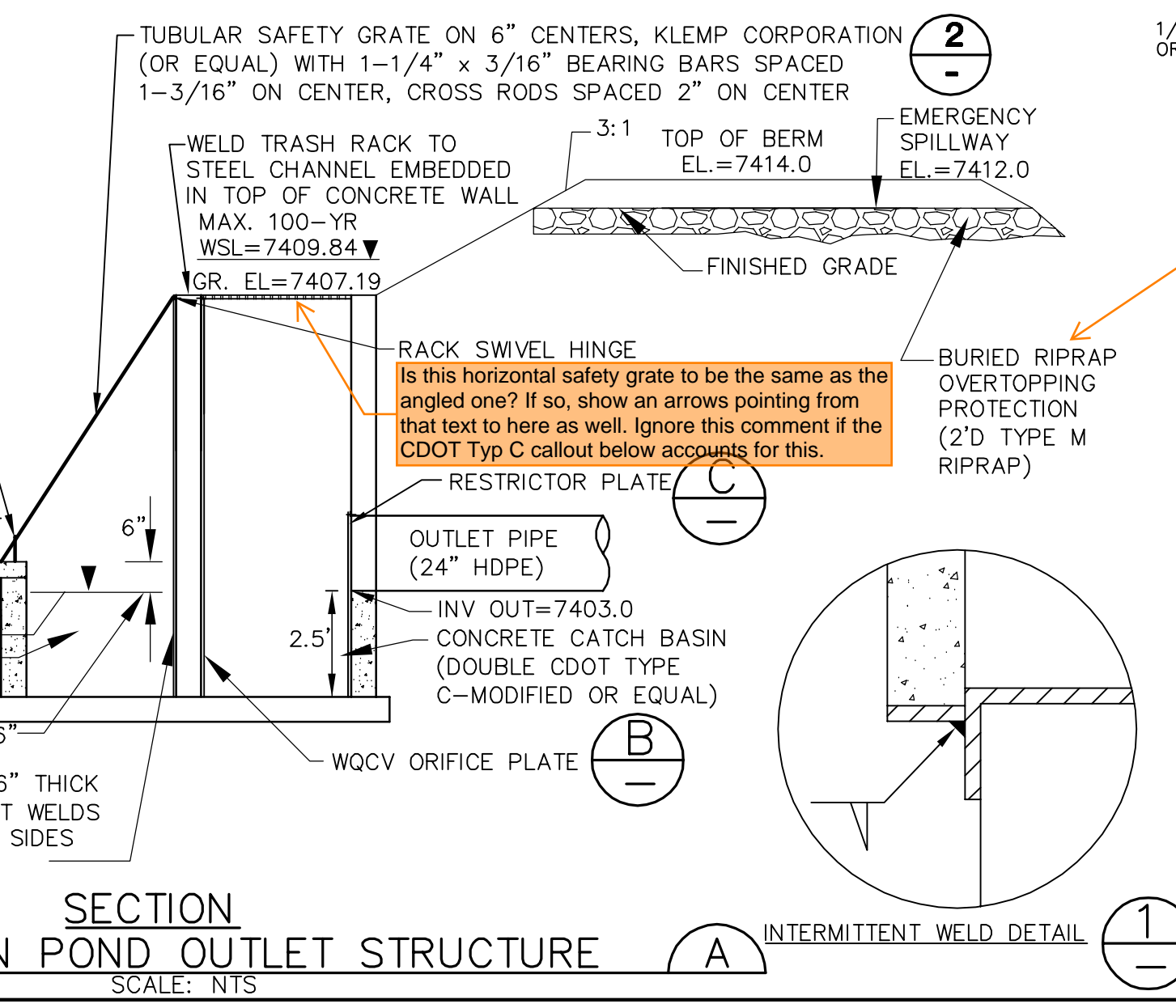
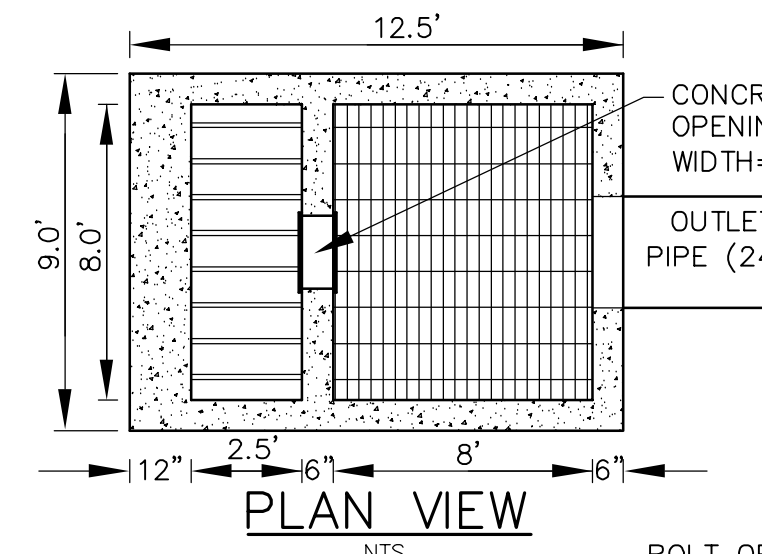
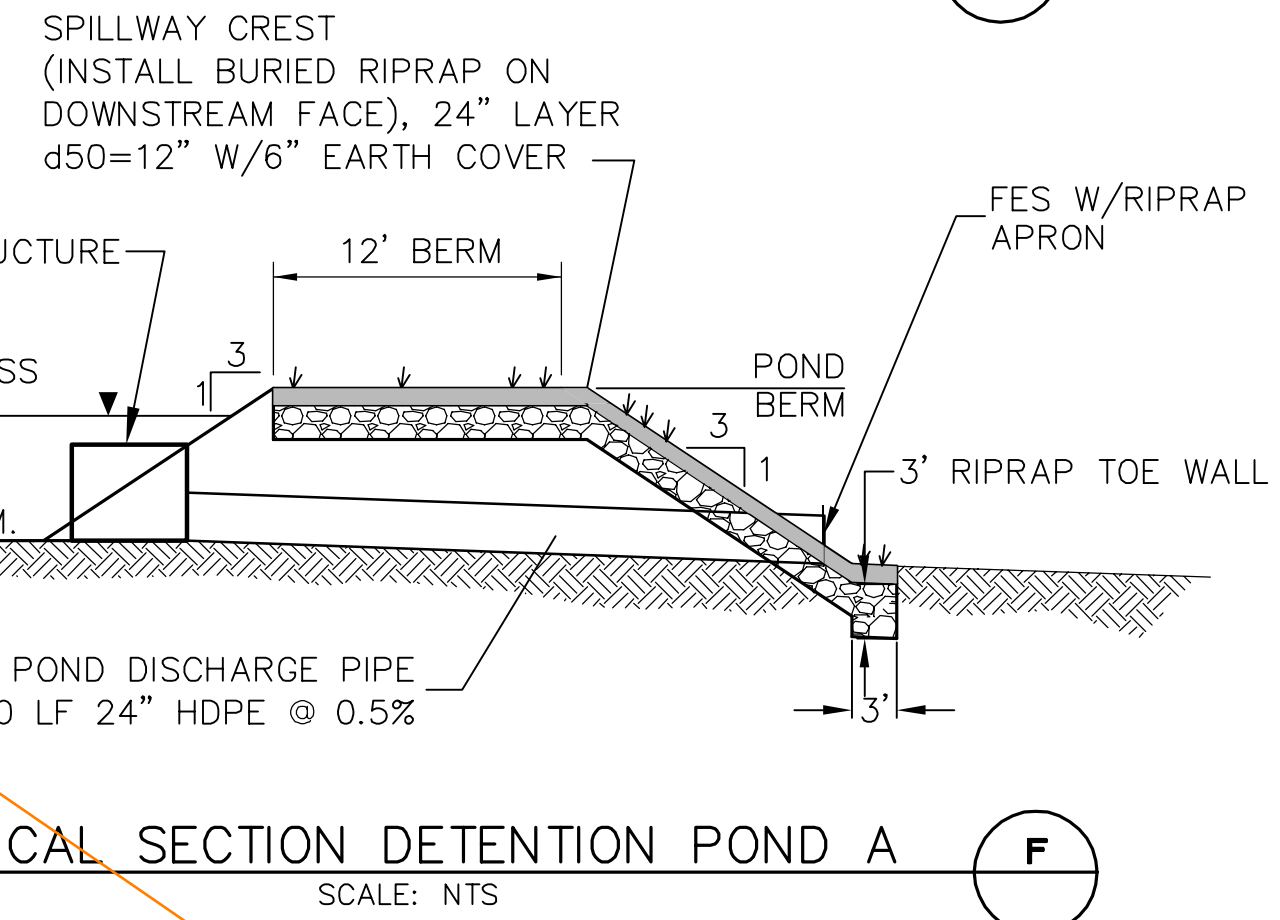


FOREBAY DESIGN TABLE:

FOREBAY	LENGTH (FT)	WIDTH (FT)	HEIGHT (IN)	SLOT (IN) WIDTH (IN)
WEST	20	12	18	6.0
EAST	20	12	12	3.2

INTEGRAL FOREBAY DETAIL E

SCALE: NTS



MAINTENANCE NOTE:
OWNER SHALL INSPECT DETENTION POND & REMOVE DEBRIS AS REQUIRED

this slot dim should say "varies, see table below" or similar.

this 18" dim should say "varies, see table below" or similar.

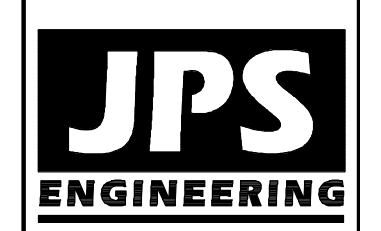
Upload a copy of the State Non-Jurisdictional Water Impoundment Structure application form and the States response.

Unresolved. Applicant will be required to submit the form to the State. EPC requires you upload a copy of the form submitted to the state. State response can be uploaded at a later date. Coordinate with the project manager to open a slot on eDARF for the document.

clarify that this is buried soil riprap since "buried riprap" and "buried soil riprap" are different things.

Everywhere else on this sht, this is called out as buried riprap. Confirm which type is needed/preferred.

WALDEN PRESERVE 2 - FILING NO. 5



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



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

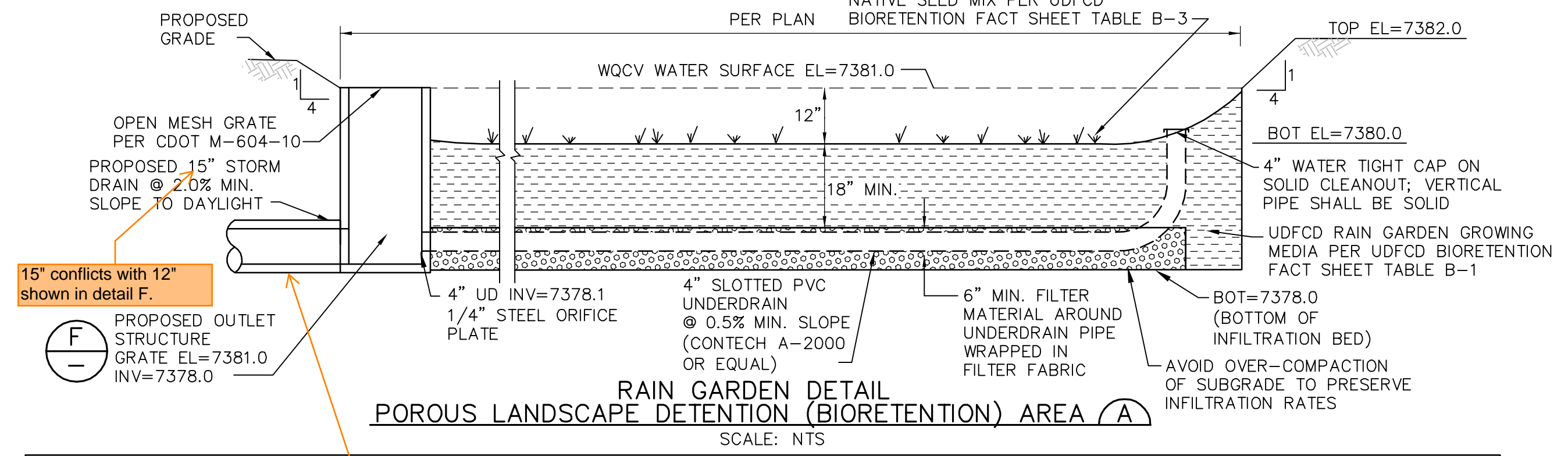
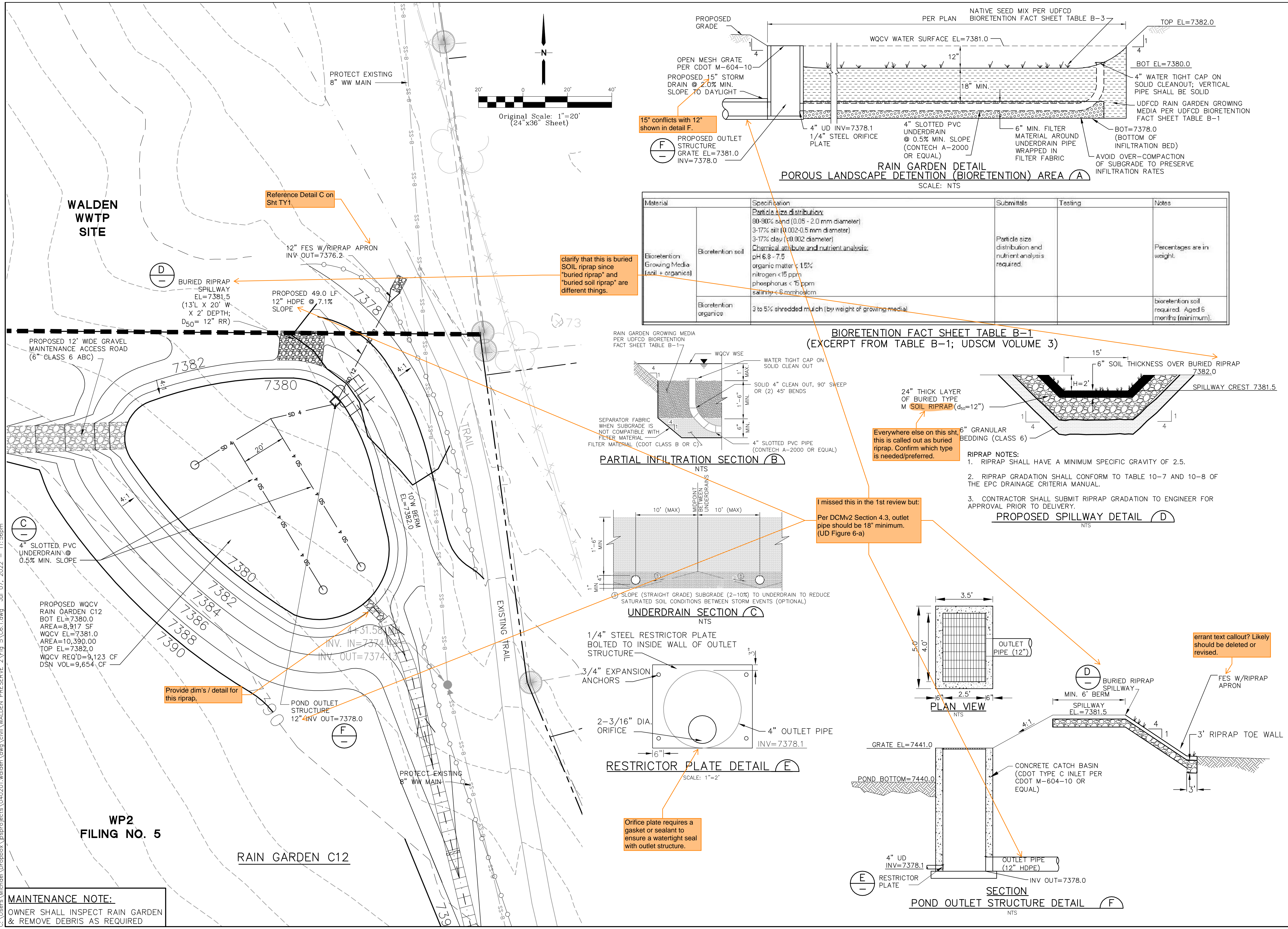
NO.	DATE	BY	REVISION
1	1/26/22	JPS	FINAL PLAT SUBMITTAL
2	7/7/22	JPS	EPC COMMENTS

DETENTION POND C8 PLAN & DETAILS

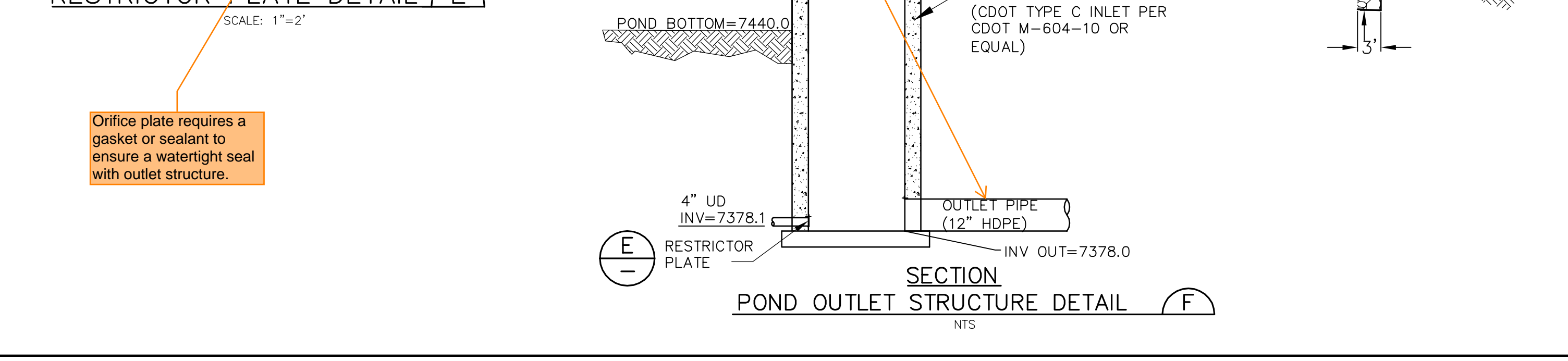
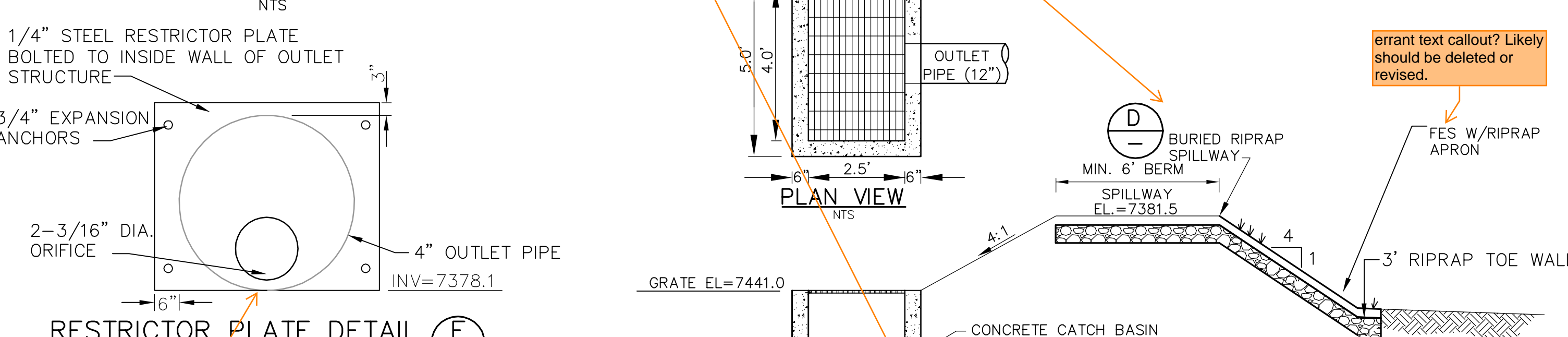
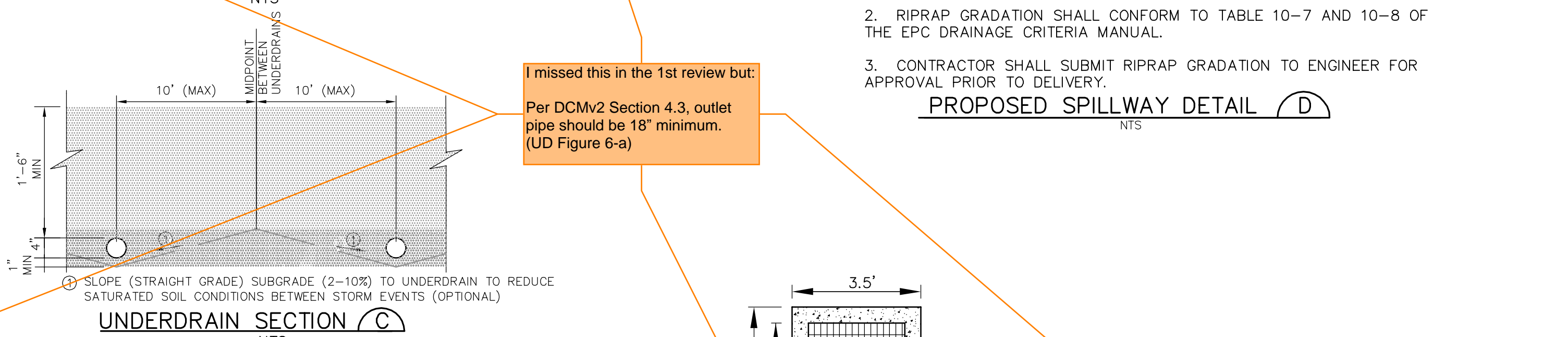
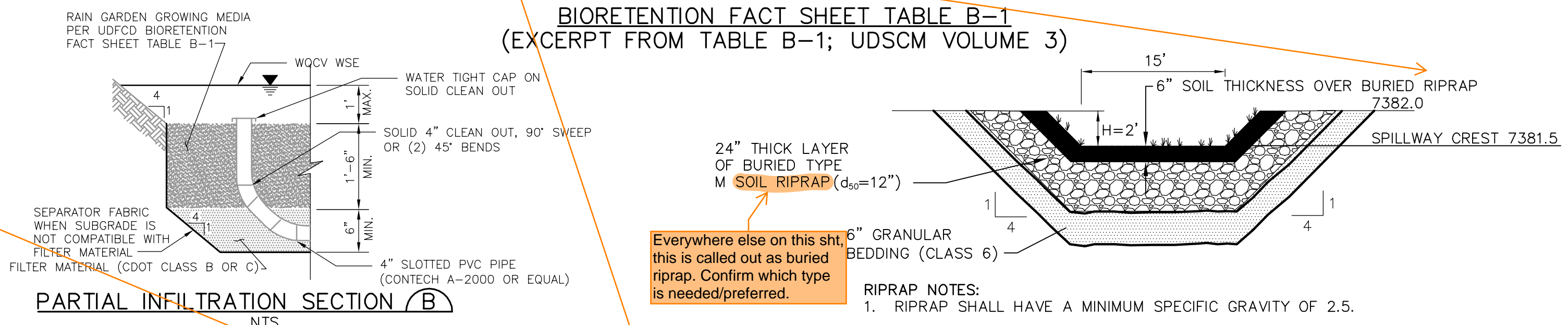
HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/22
PROJECT NO:	040201	MODIFIED BY:	MSP
SHEET:			

C5.1

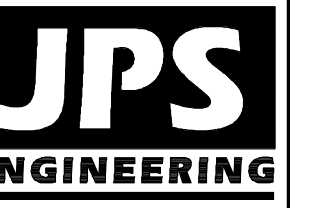
PCD File No. SF-2211



Material	Specification	Submittals	Testing	Notes
Bioretention Growing Media (soil + organic)	Particle size distribution: 90-90% sand (0.05 - 2.0 mm diameter) 3-17% silt (0.002-0.5 mm diameter) 3-17% clay (0.002 diameter) Chemical attribute and nutrient analysis: pH 6.8 - 7.5 organic matter < 15% nitrogen < 15 ppm phosphorus < 15 ppm salinity < 6 mmhos/cm		Particle size distribution and nutrient analysis required.	Percentages are in weight.
Bioretention organic	3 to 5% shredded mulch (by weight of growing media)			bioretention soil required. Aged 6 months (minimum).



WALDEN PRESERVE 2 - FILING NO. 5



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No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22
2	EPC COMMENTS	7/7/22

RAIN GARDEN C12 PLAN & DETAILS

HORZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/25
PROJECT NO:	040201	MODIFIED BY:	MSP

C6.1

G:\Users\Michael\Dropbox\jpsprojects\040201\WALDEN PRESERVE 2\Fig 5\G6.1.dwg - Jul 07, 2022 - 11:56pm

MAINTENANCE NOTE:
OWNER SHALL INSPECT RAIN GARDEN & REMOVE DEBRIS AS REQUIRED