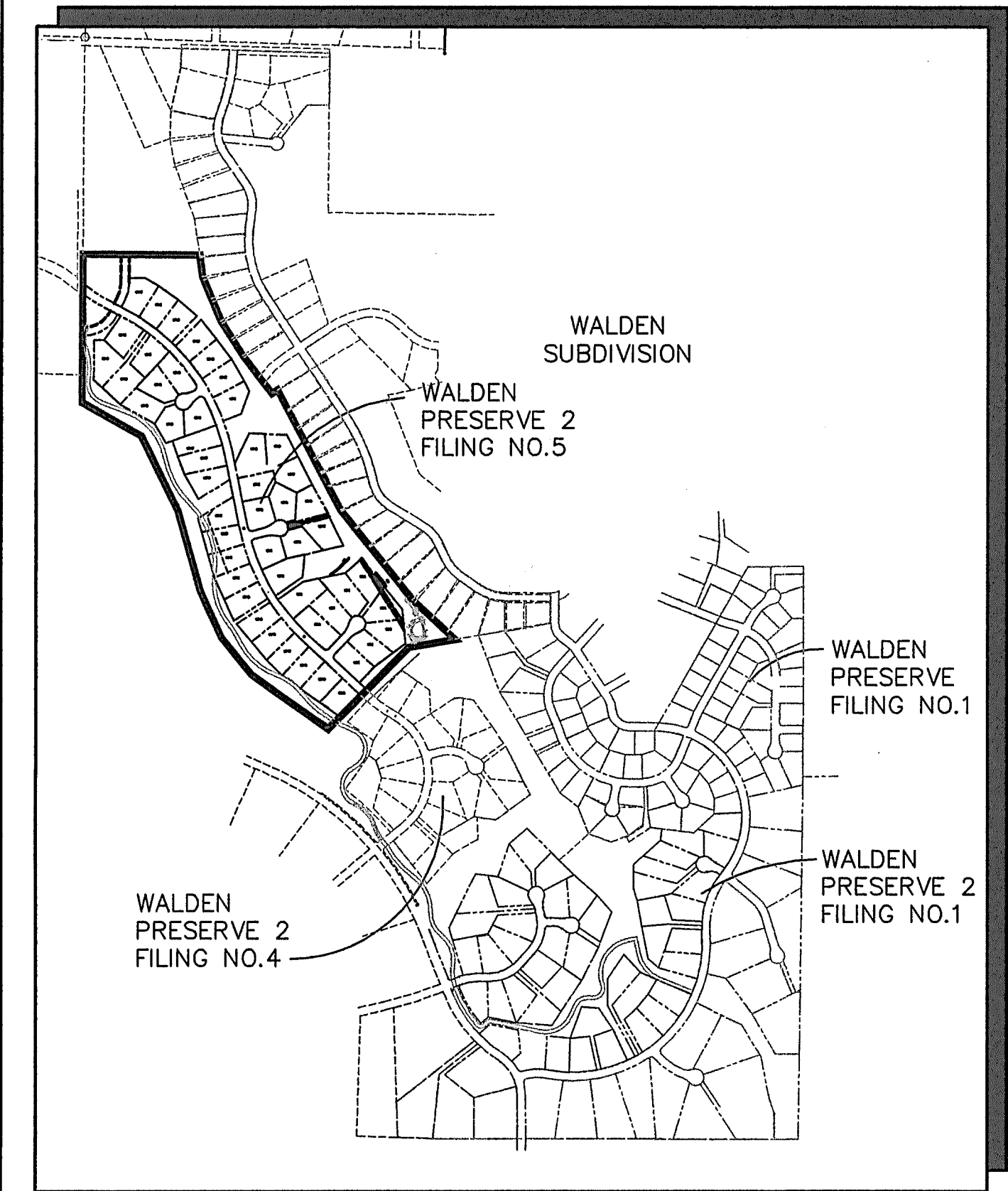




VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

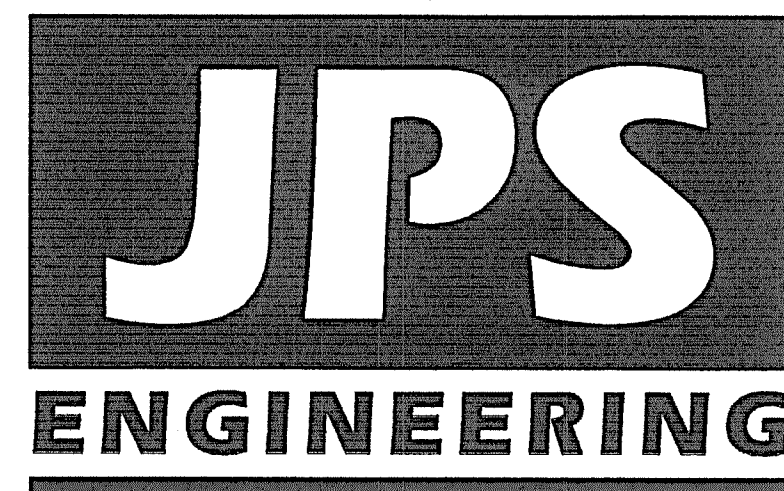
BENCHMARK:
BENCHMARK 4 BB RESET 1984 NAVD 88 DATUM ELEV = 7570.80 FOUND BRASS CAP IN CONCRETE INT HWY 83 & HODGEN RD.

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
August, 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 OF EL PASO FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR THE QUALITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

JOHN P. SCHWAB, P.E. #29891

8/10/22
DATE

OWNER'S STATEMENT:

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

Matthew W. Dunston

8/15/22
DATE

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

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.

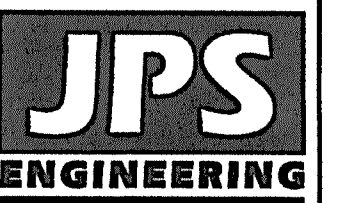
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR

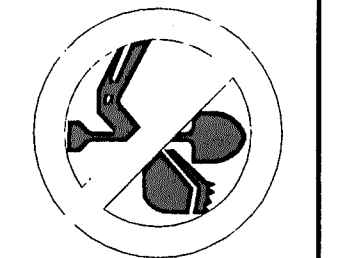
DATE

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

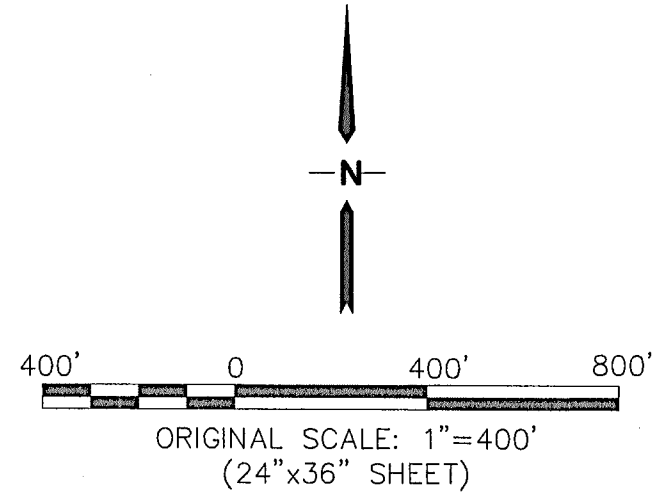
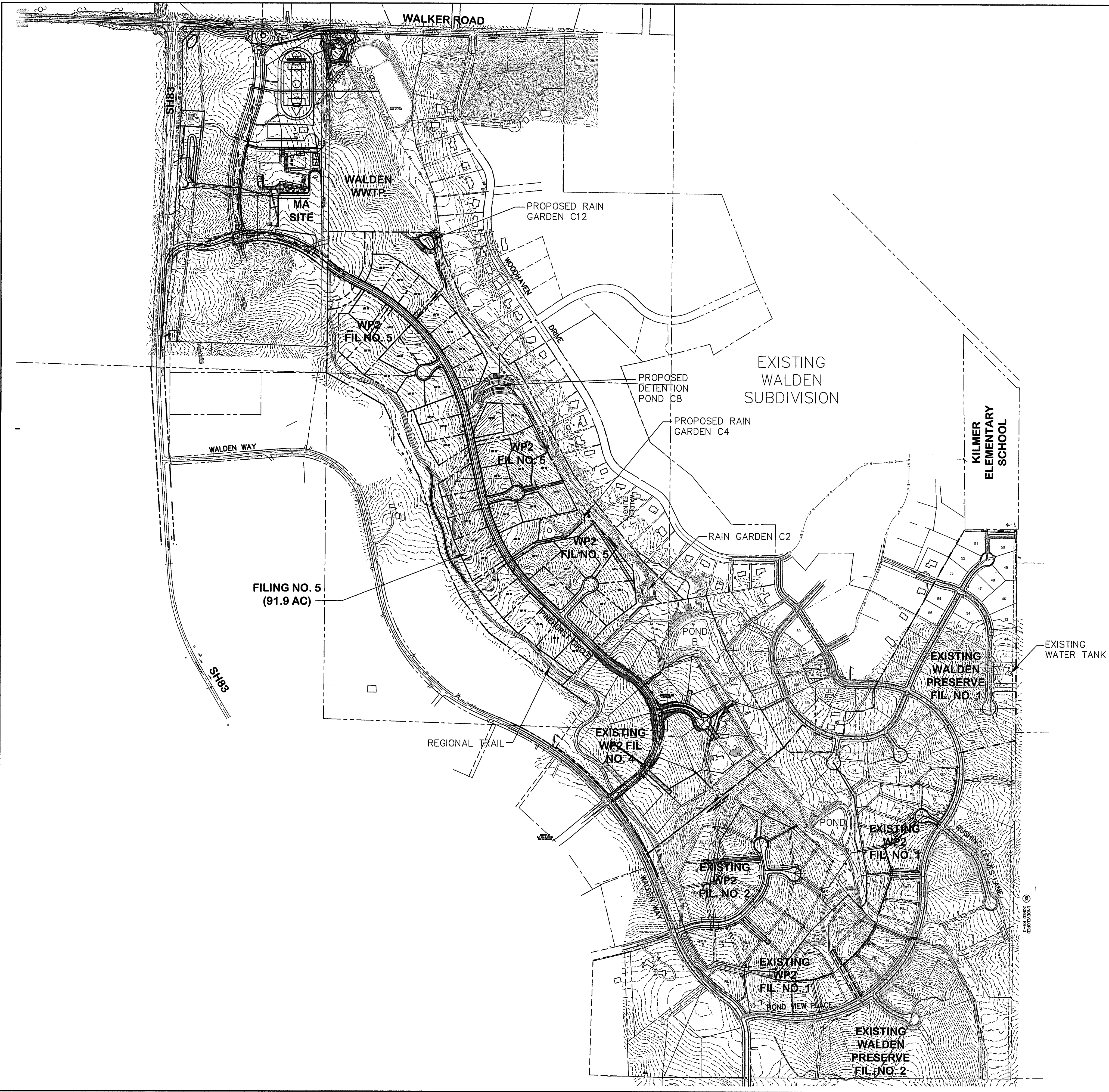
DATE	BY	REVISION
1/10/22	JPS	FINAL PLAT SUBMITTAL
7/7/22	JPS	EPC COMMENTS
8/9/22	JPS	EPC COMMENTS

TITLE SHEET

HORIZ. SCALE:	HS	DRAWN:	BJJ
VERT. SCALE:	VS	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	9/14/20	LAST MODIFIED:	6/9/22
PROJECT NO:	040201	MODIFIED BY:	MSP
SHEET:			

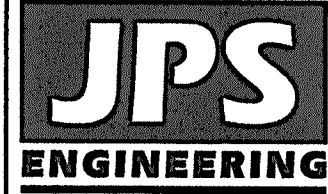
G1-GEC

C:\Users\Owner\Dropbox\jpsprojects\040201-walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\C1.dwg Aug 15, 2022 -- 3:56pm

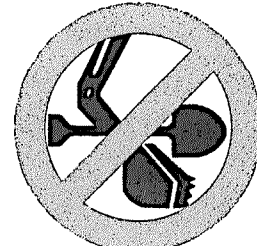


WALDEN PRESERVE 2 - FILING NO. 5

OVERALL SITE PLAN



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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FINAL PLAT SUBMITTAL	JPS	1/10/22
2	EPC COMMENTS	JPS	7/6/22

HORZ. SCALE: 1"=400'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/14/20	LAST MODIFIED: 8/15/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET:

C1

C:\Users\Michael.Dropbox\p\projects\040201\walden\dwg\civil\WALDEN PRESERVE 2\Fig 5\TY1.dwg Aug 10, 2022 - 2:04am

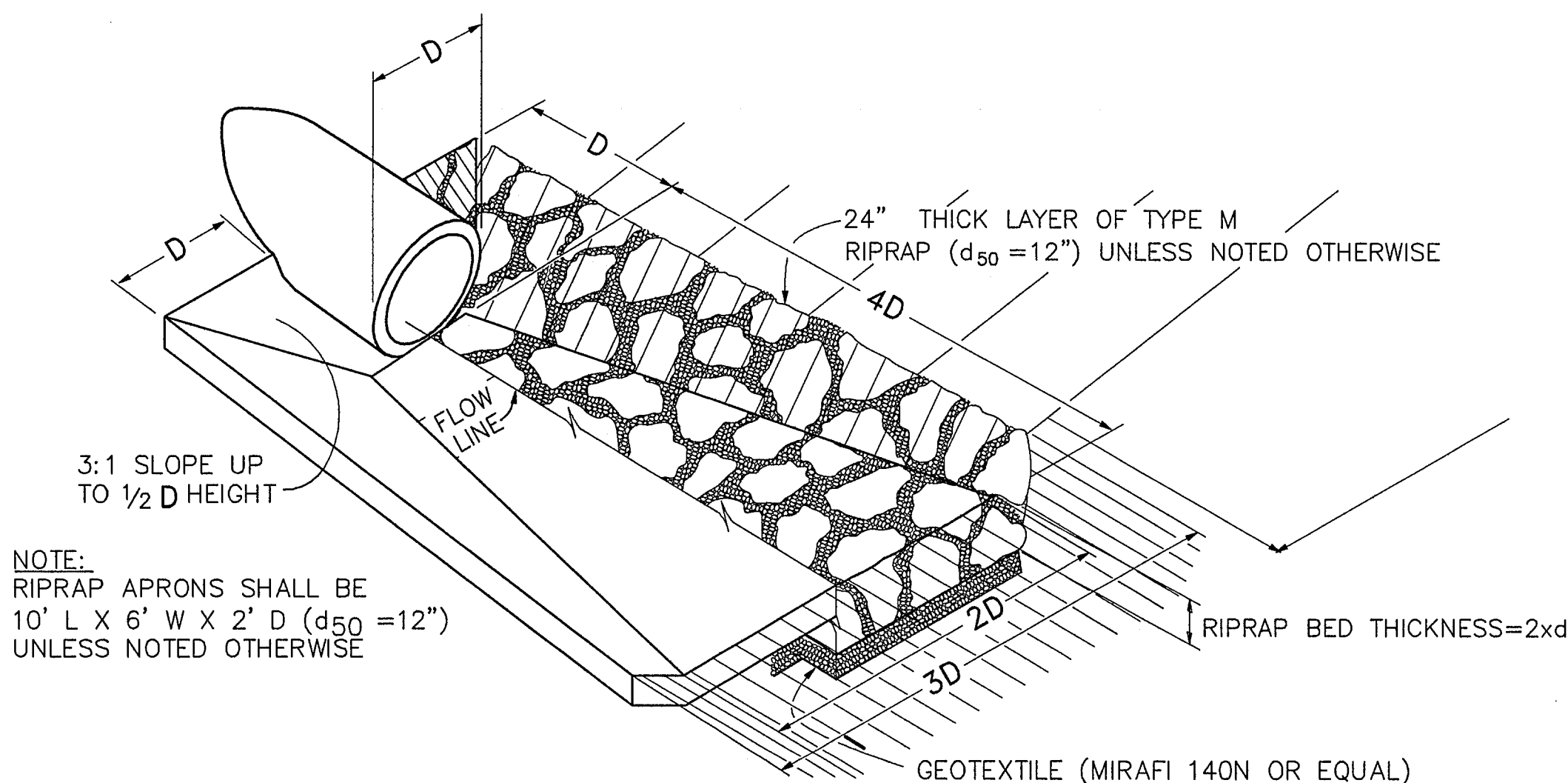
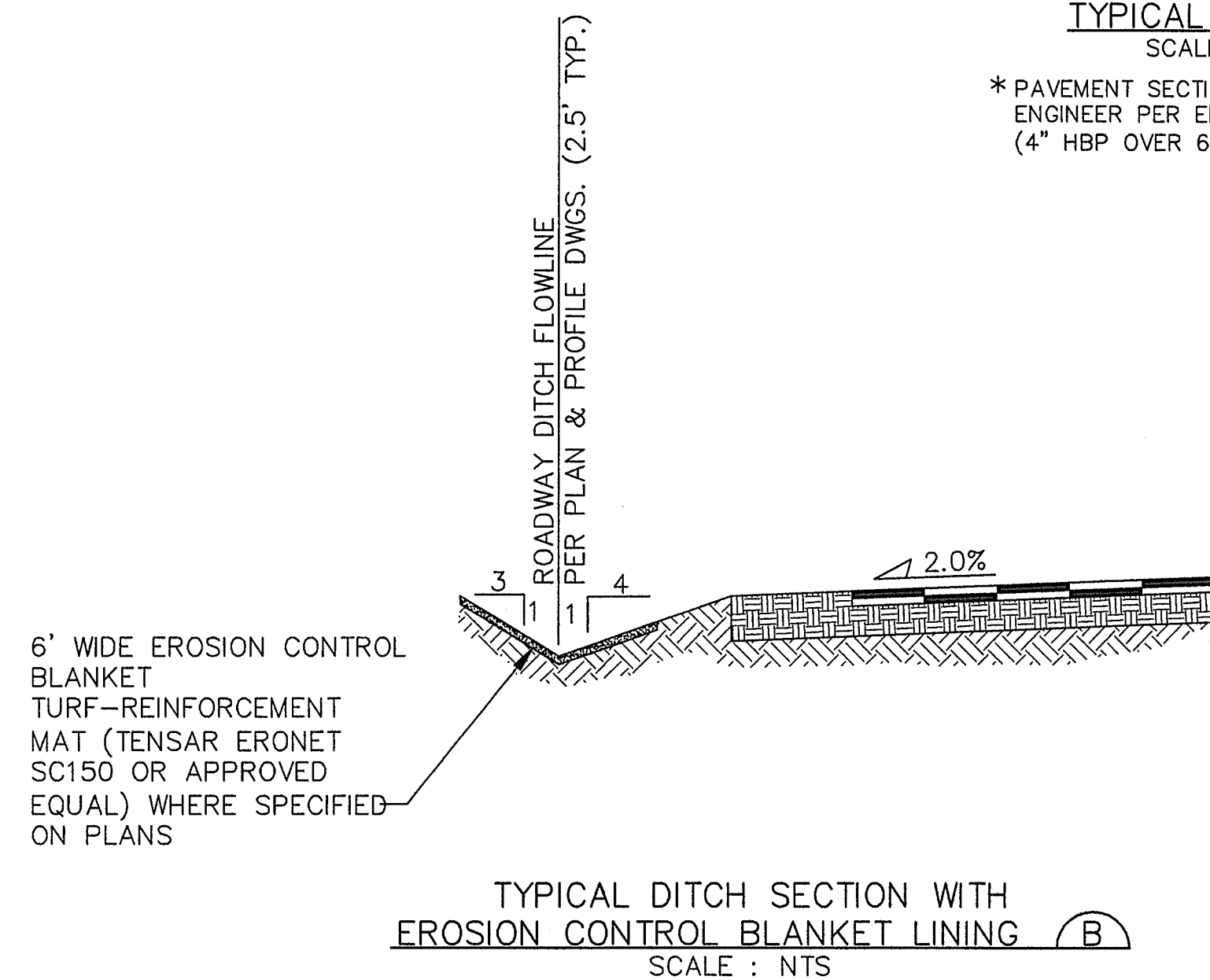
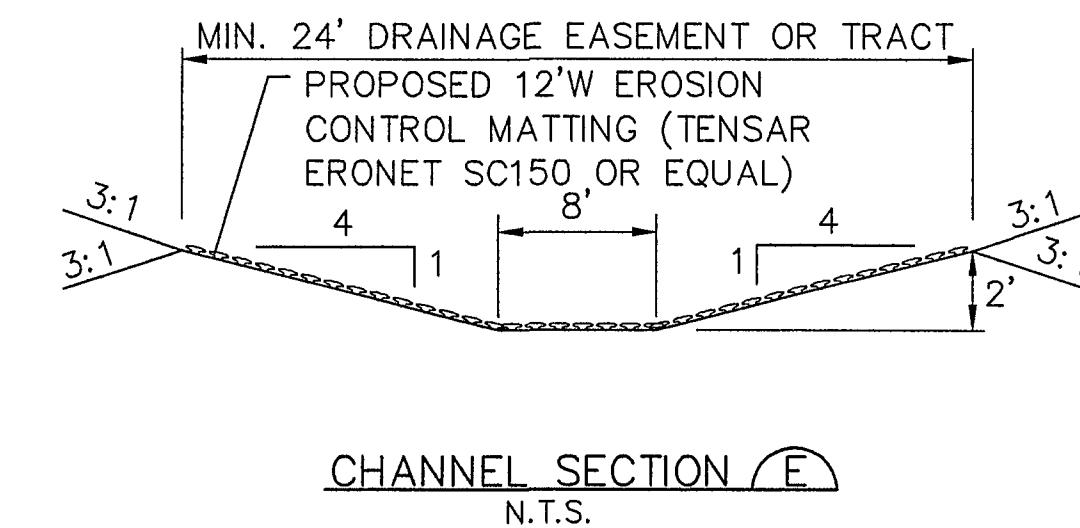
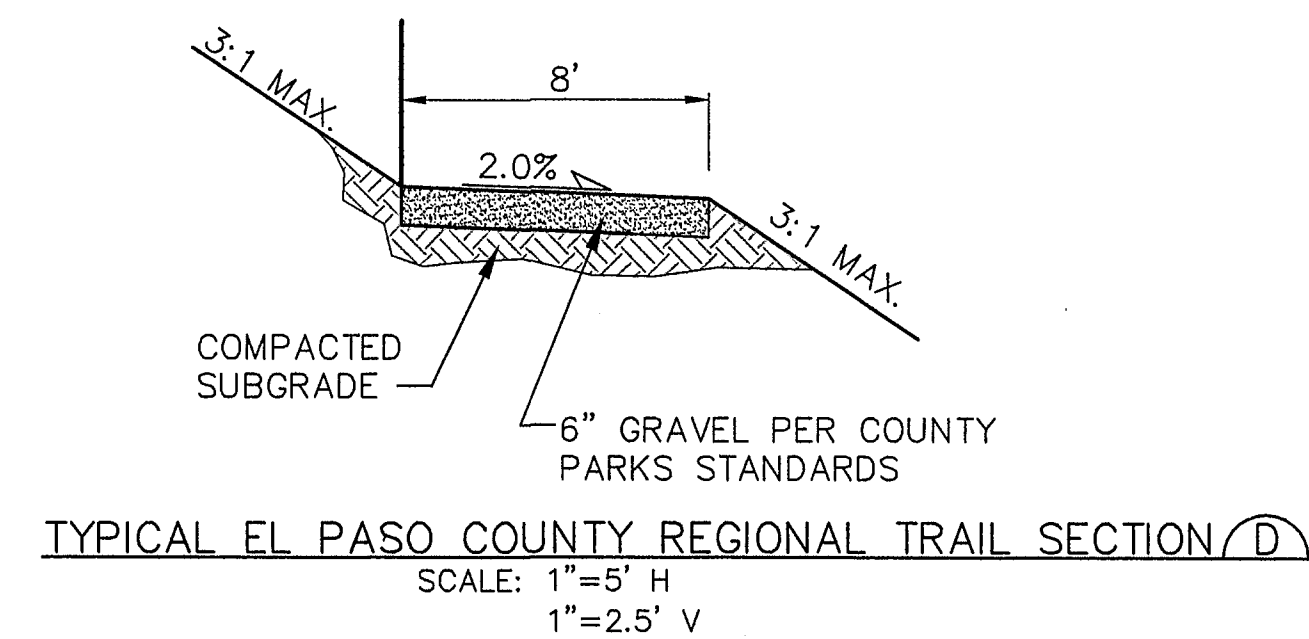
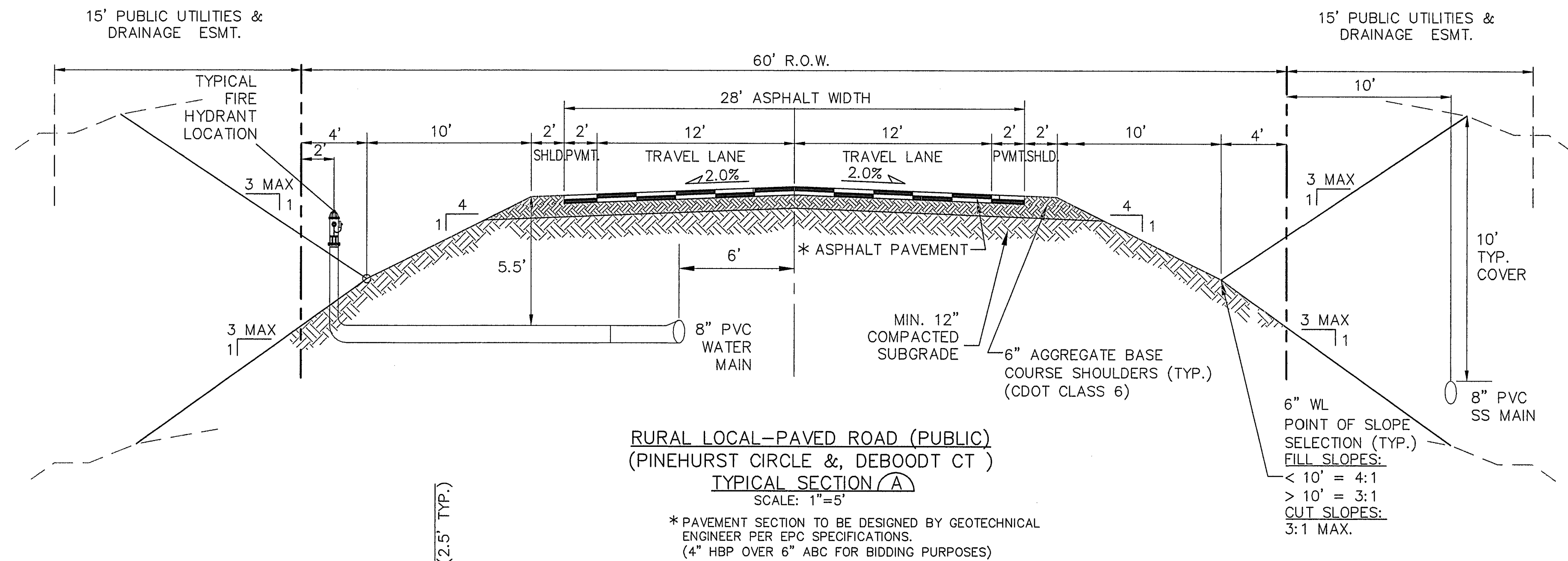


Table MD-7—Classification and Gradation of Ordinary Riprap			
Riprap Designation	% Smaller Than Given Size by Weight	Intermediate Rock Dimensions (inches)	d_{50} (inches)*
Type VL	70-100	12	6**
	50-70	9	
	35-50	6	
	2-10	2	
	2-10	2	
Type L	70-100	15	9**
	50-70	12	
	35-50	9	
	2-10	3	
	2-10	3	
Type M	70-100	21	12**
	50-70	18	
	35-50	12	
	2-10	4	
	2-10	4	
Type H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
	2-10	6	
Type VH	70-100	42	24
	50-70	33	
	35-50	24	
	2-10	9	
	2-10	9	

* d_{50} = 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.

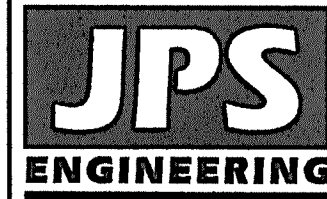
Basic requirements for riprap stone are as follows:

- 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)

WALDEN PRESERVE 2 - FILING NO. 5

TYPICAL SECTIONS AND DETAILS



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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
ADVANCE NOTICE OF EXCAVATE
BEFORE YOU MARK OR UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE	BY
1	FINAL PLAT SUBMITTAL	1/10/22	JPS
2	EPC COMMENTS	7/6/22	JPS
3	EPC COMMENTS	8/9/22	JPS

HORIZ. SCALE: AS SHOWN	DRAWN: BJJ
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/16/20	LAST MODIFIED: 8/9/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET:

TY1

C:\Users\Victor\Dropbox\paprojects\040201 walden\dwg\cvt\WALDEN PRESERVE 2\Fig 5\C1.1.dwg Jul 07, 2022 - 5:08pm

CONTROL MEASURE/BMP PHASING PLAN:

INITIAL CONTROL MEASURES:

- VTC AT SITE ACCESS
- SILT FENCE ALONG DOWNSTREAM GRADING LIMITS

INTERIM CONTROL MEASURES:

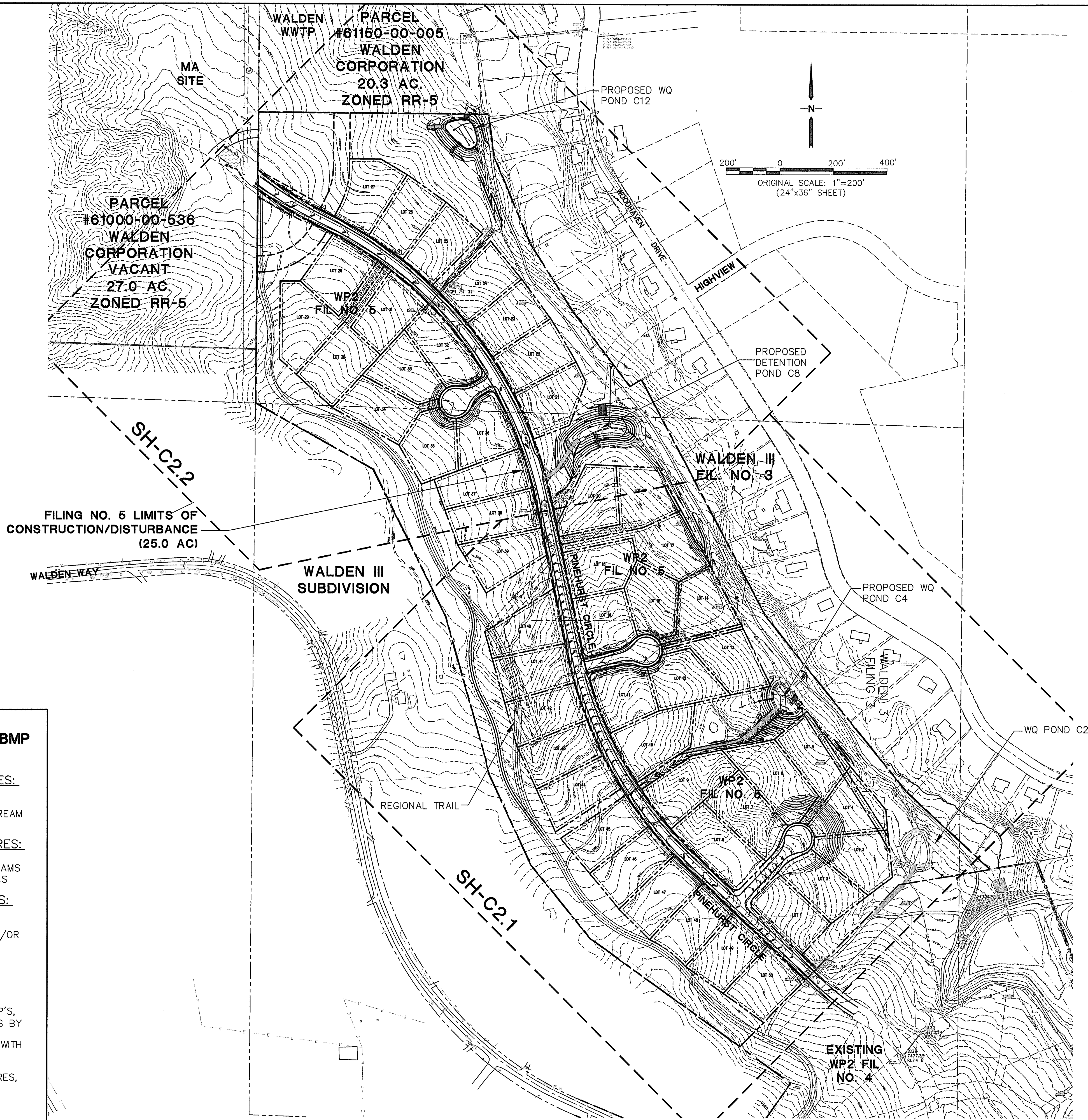
- STRAW BALES/SCL CHECK DAMS
- TEMPORARY SEDIMENT BASINS

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

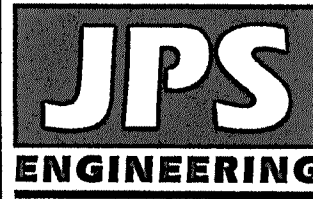
ESTIMATED EARTHWORK QUANTITY:

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

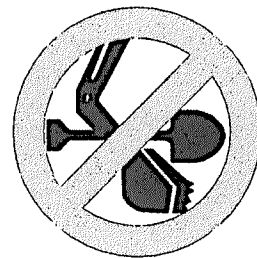
NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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.jpsengr.com



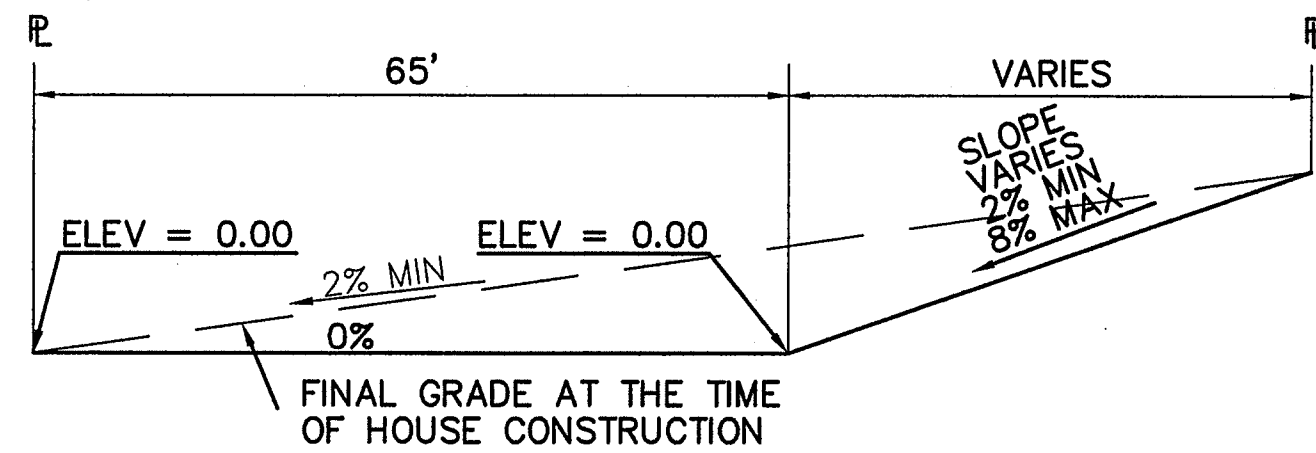
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU EXCAVATE
FOR THE LIVING UNDERGROUND

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

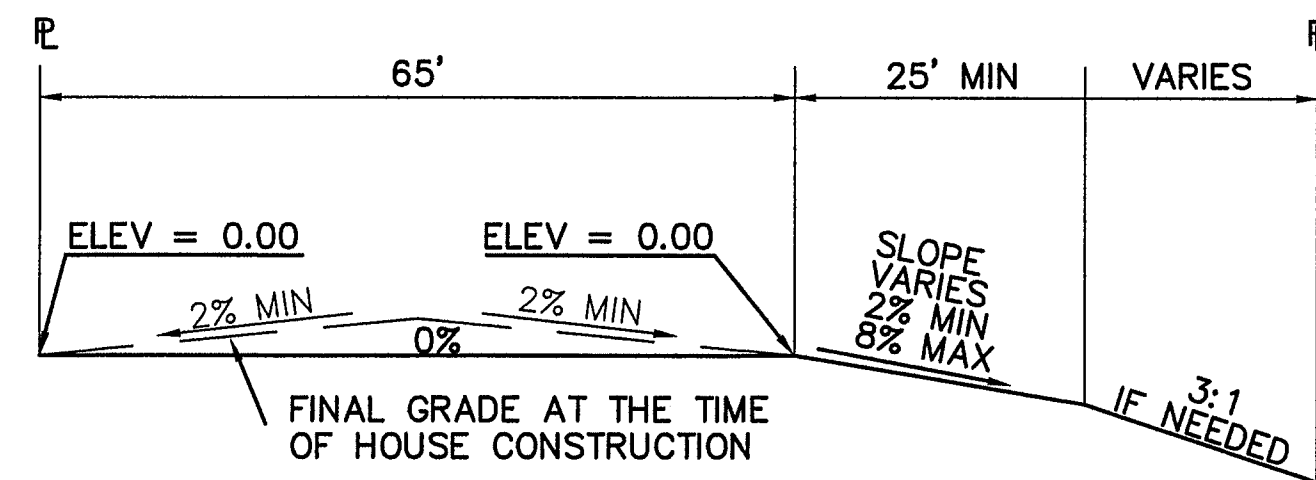
HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 10/01/20	LAST MODIFIED: 7/7/22
PROJECT NO: 040201	MODIFIED BY: MSP

SHEET:

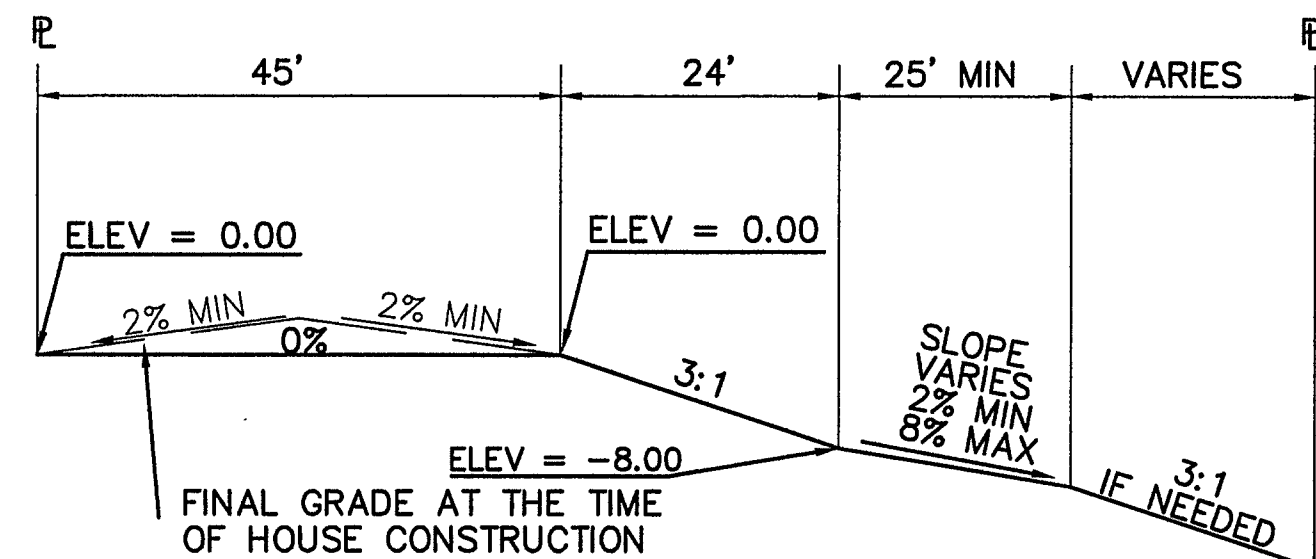
C1.1



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



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



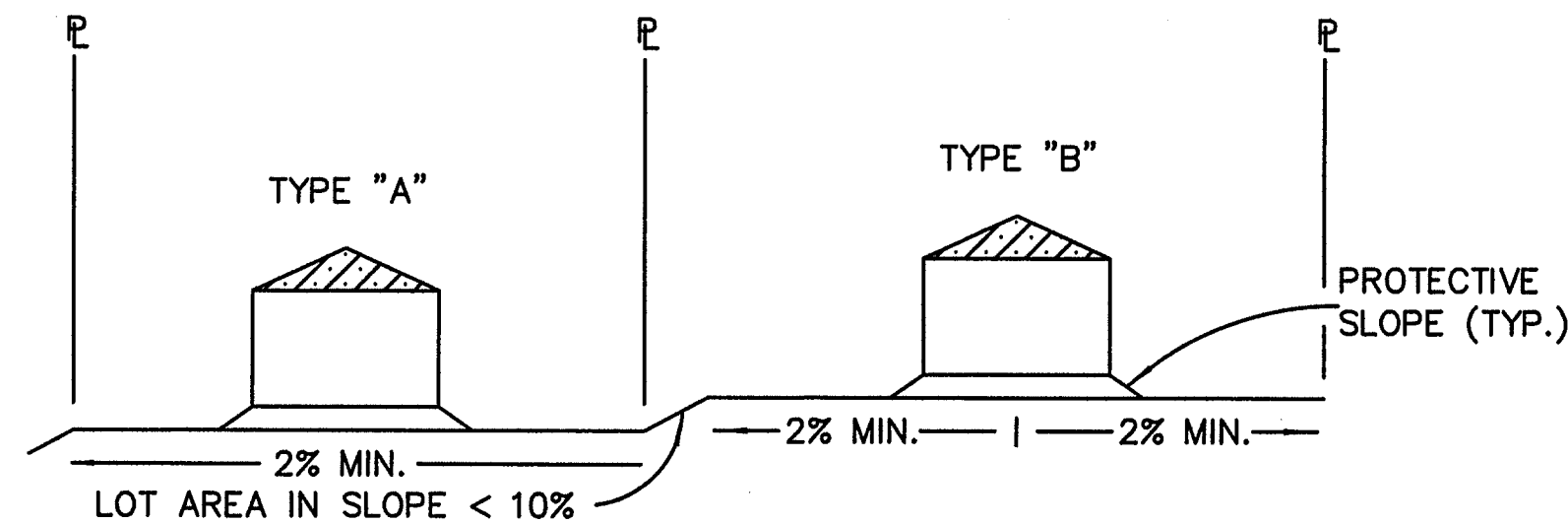
TYPICAL "WALK-OUT" LOT - "C" LOT
SCALE: 1"=20'

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.

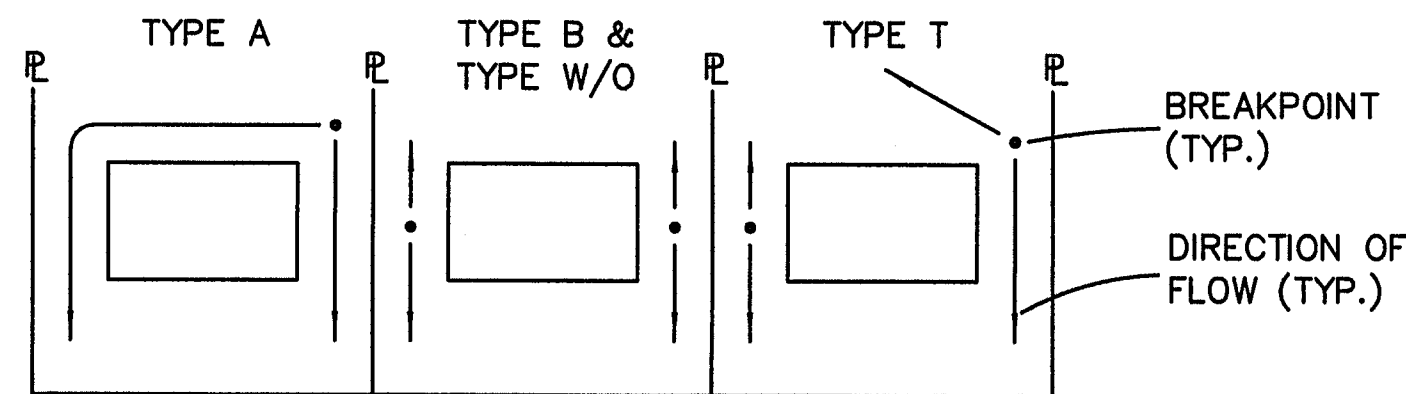
NOTES:

1. LOT GRADING & DRAINAGE IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT BUILDERS & OWNERS.
2. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE WITHIN EACH LOT AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE ON DOWNGRADIENT LOTS.
3. 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.

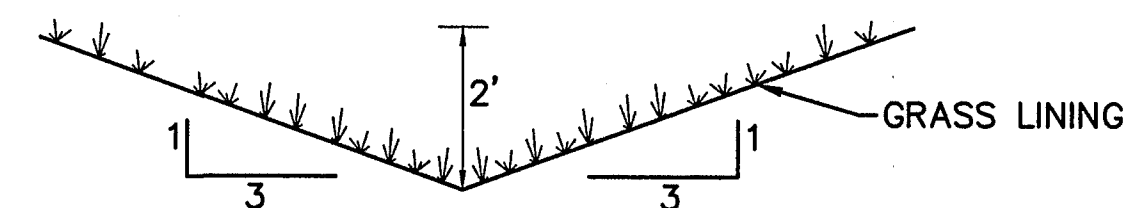


TYPICAL LOT SECTION DETAIL
N.T.S.

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.

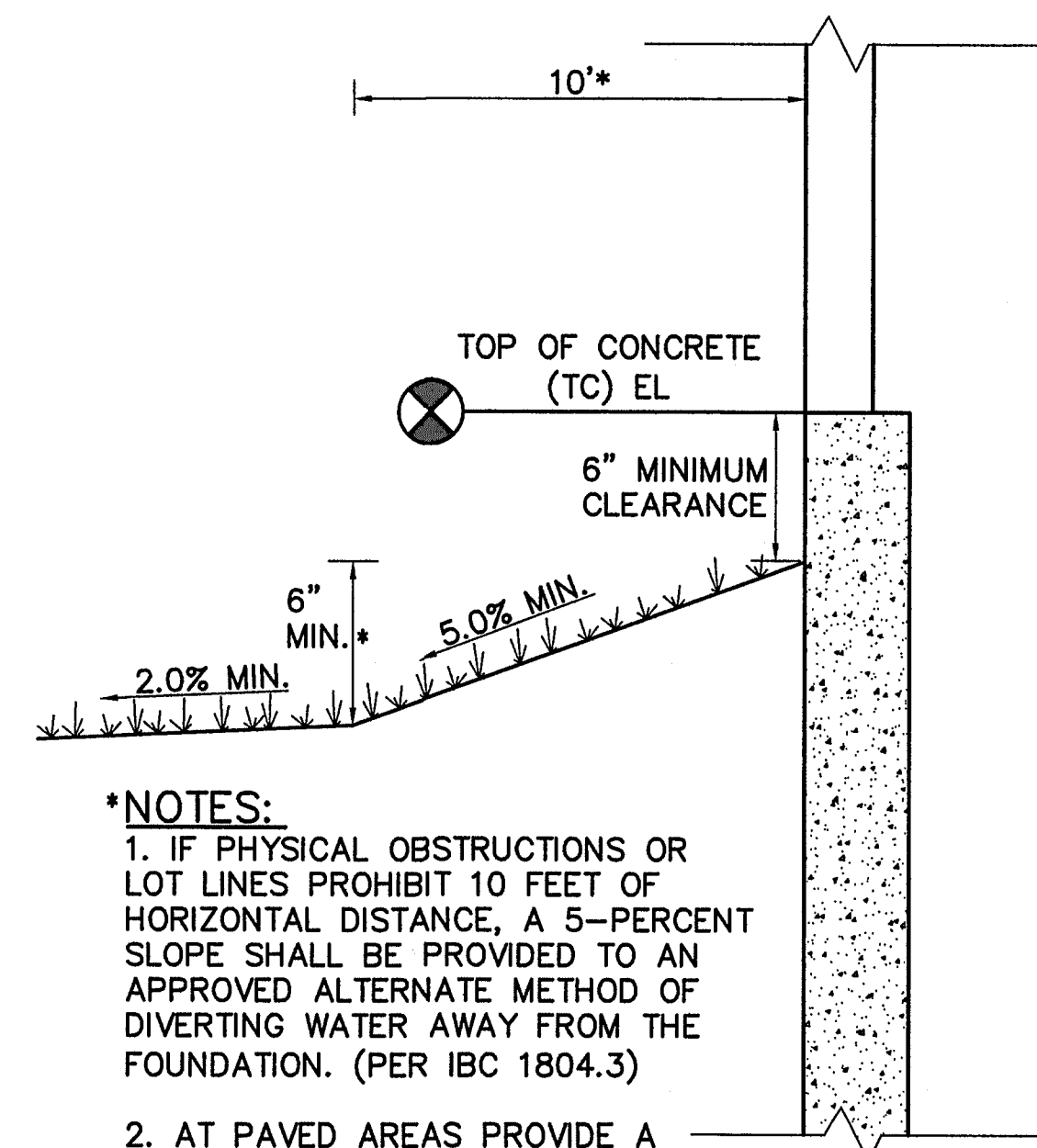


LOT DRAINAGE TYPES
N.T.S.



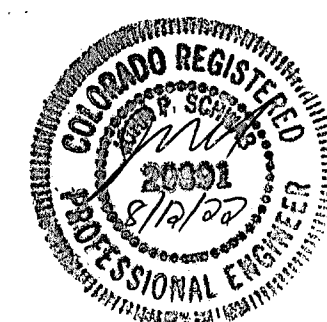
TYPICAL SIDE/REAR LOT SWALE (A)
N.T.S.

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.



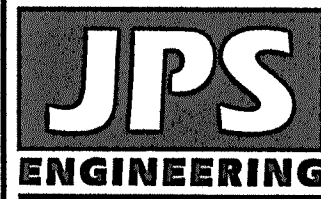
WALDEN PRESERVE 2 - FILING NO. 5

LOT GRADING NOTES
& DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	1/10/22
PROJECT NO:	040201	MODIFIED BY:	BJJ

SHEET:

C1.2



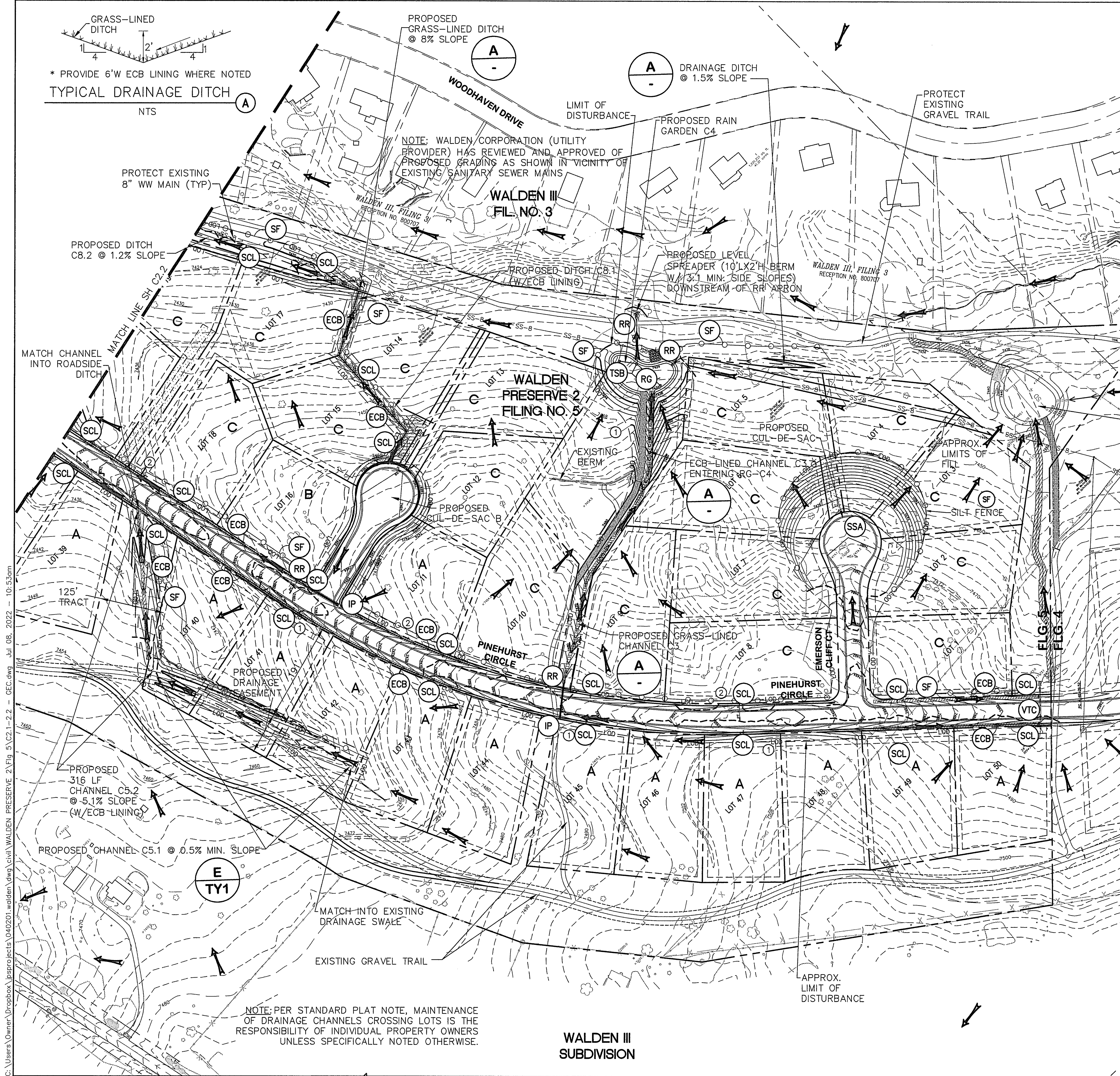
19 E. Willamette Ave.
Colorado Springs, CO
80903

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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR 719-575-2222
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	1	DATE	1/10/22
BY	JPS	REVISION	
FINAL PLAT SUBMITTAL			





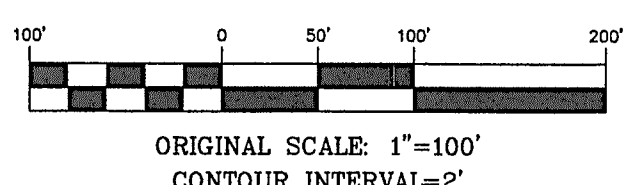
LEGEND:

- PROPERTY LINES
- FLOWLINE
- DRAINAGE FLOW ARROW
- PROPOSED SPOT ELEVATION (FLOWLINE)
- EXISTING SPOT ELEVATION
- RR RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LIMITS OF CONSTRUCTION/DISTURBANCE
- CUT/FILL DEMARCATION LINE
- 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
- RECOMMENDED LOT GRADING TYPES PER SHEET C1.2

KEYED NOTES:

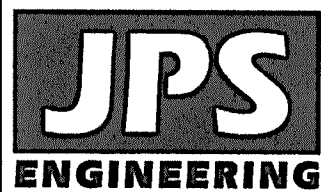
- CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.
- TOPSOIL STOCKPILE AREA

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

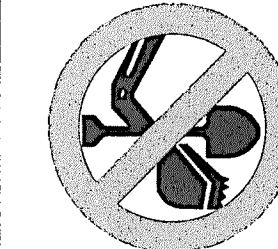


WALDEN PRESERVE 2 - FILING NO. 5

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

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

HORIZ. 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

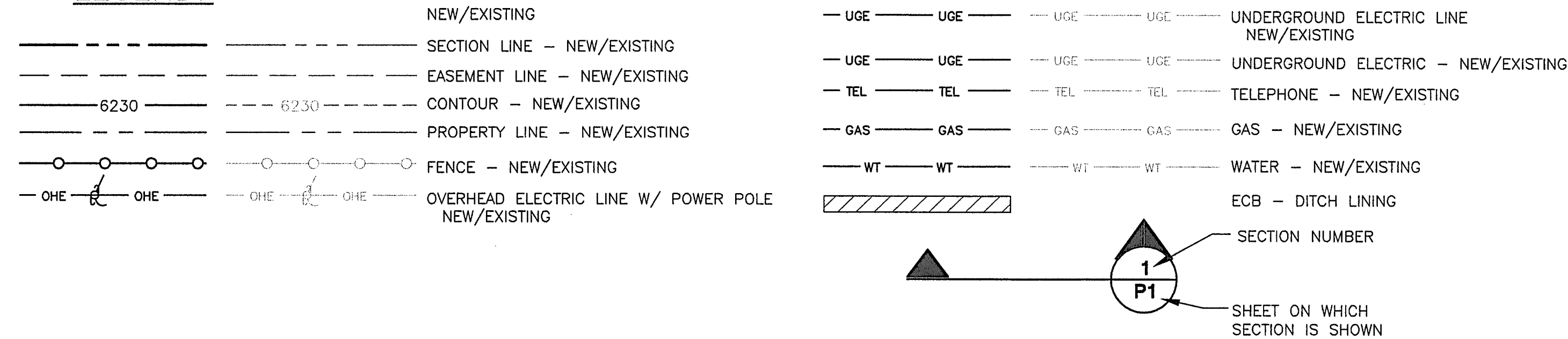
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

REVISED 7/02/19

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
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. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. 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.
22. 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.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. 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.
29. 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 80246-1630
ATTN: PERMITS UNIT

LEGEND:



GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. 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.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

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 ²
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

¹ AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

² 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:

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
2. 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.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
8. 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.
9. 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.
10. 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.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. 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.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. IN CASE OF CONFLICT BETWEEN PROPOSED SLOPES AND PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

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

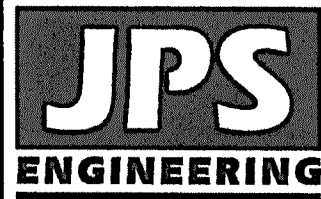


WALDEN PRESERVE 2 - FILING NO. 5

GRADING & EROSION
CONTROL NOTES

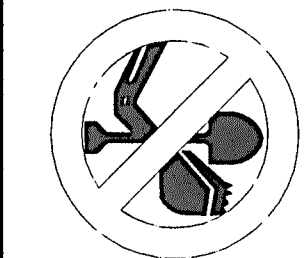
HORIZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/22
PROJECT NO:	040201	MODIFIED BY:	MSP
SHEET:			

C3.1



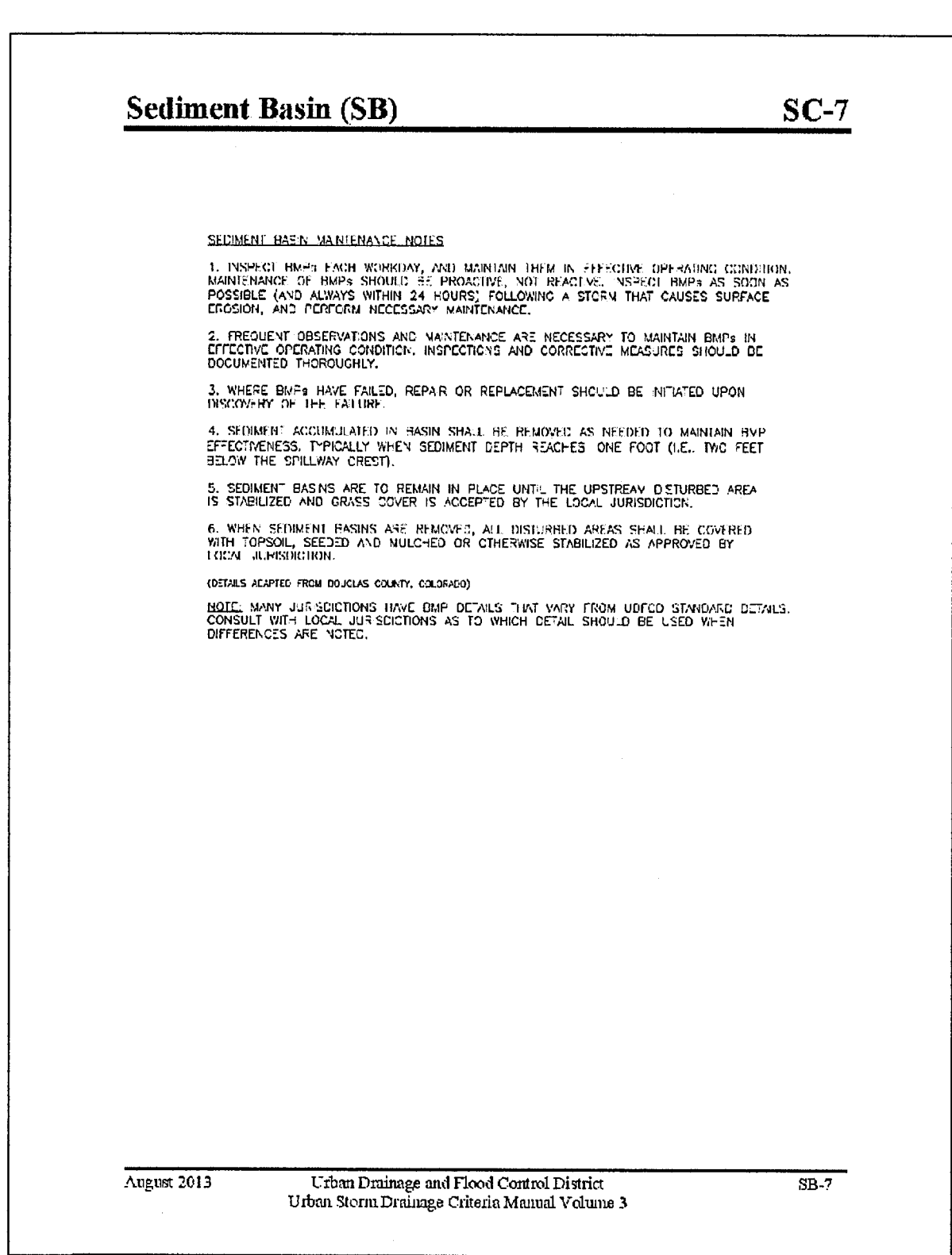
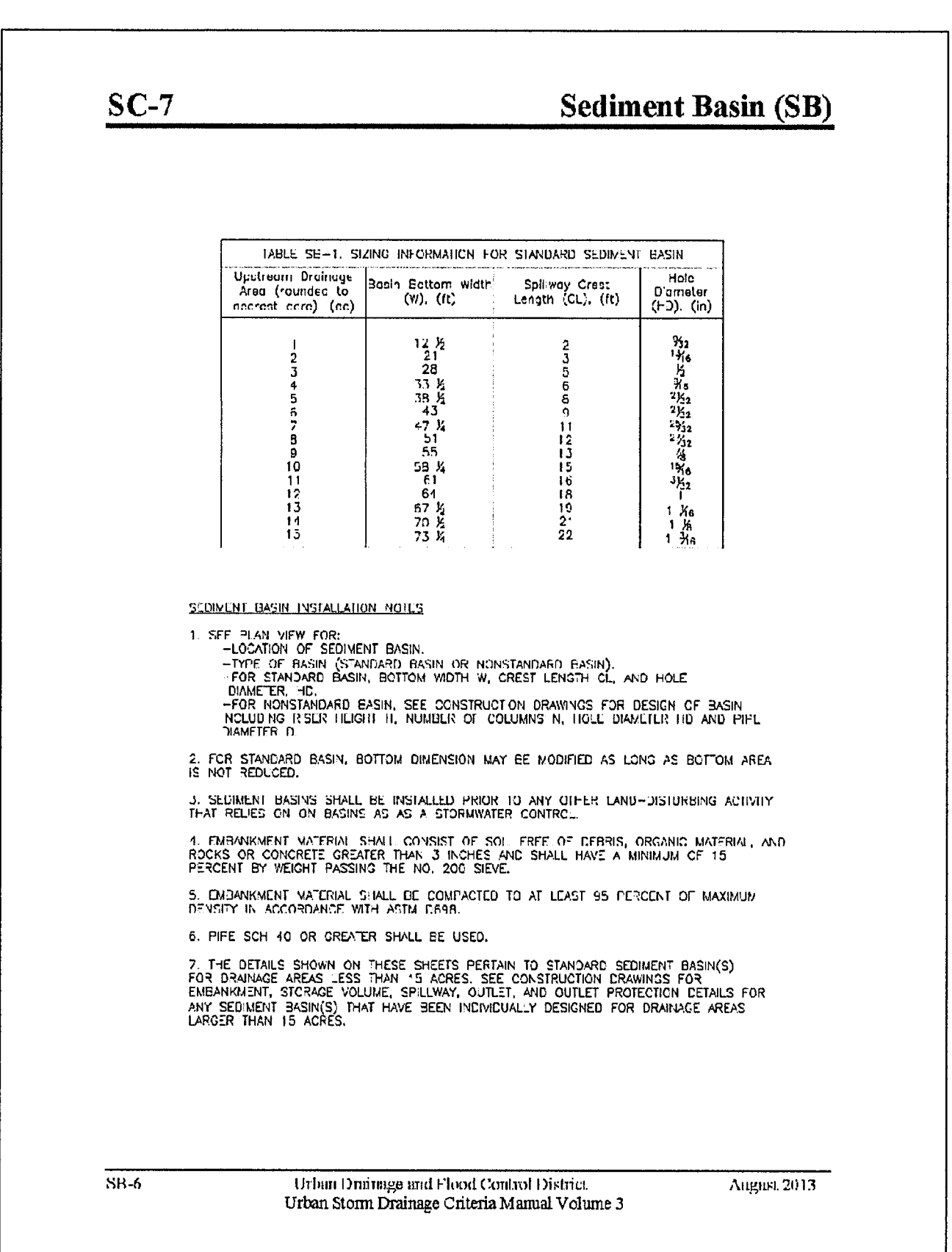
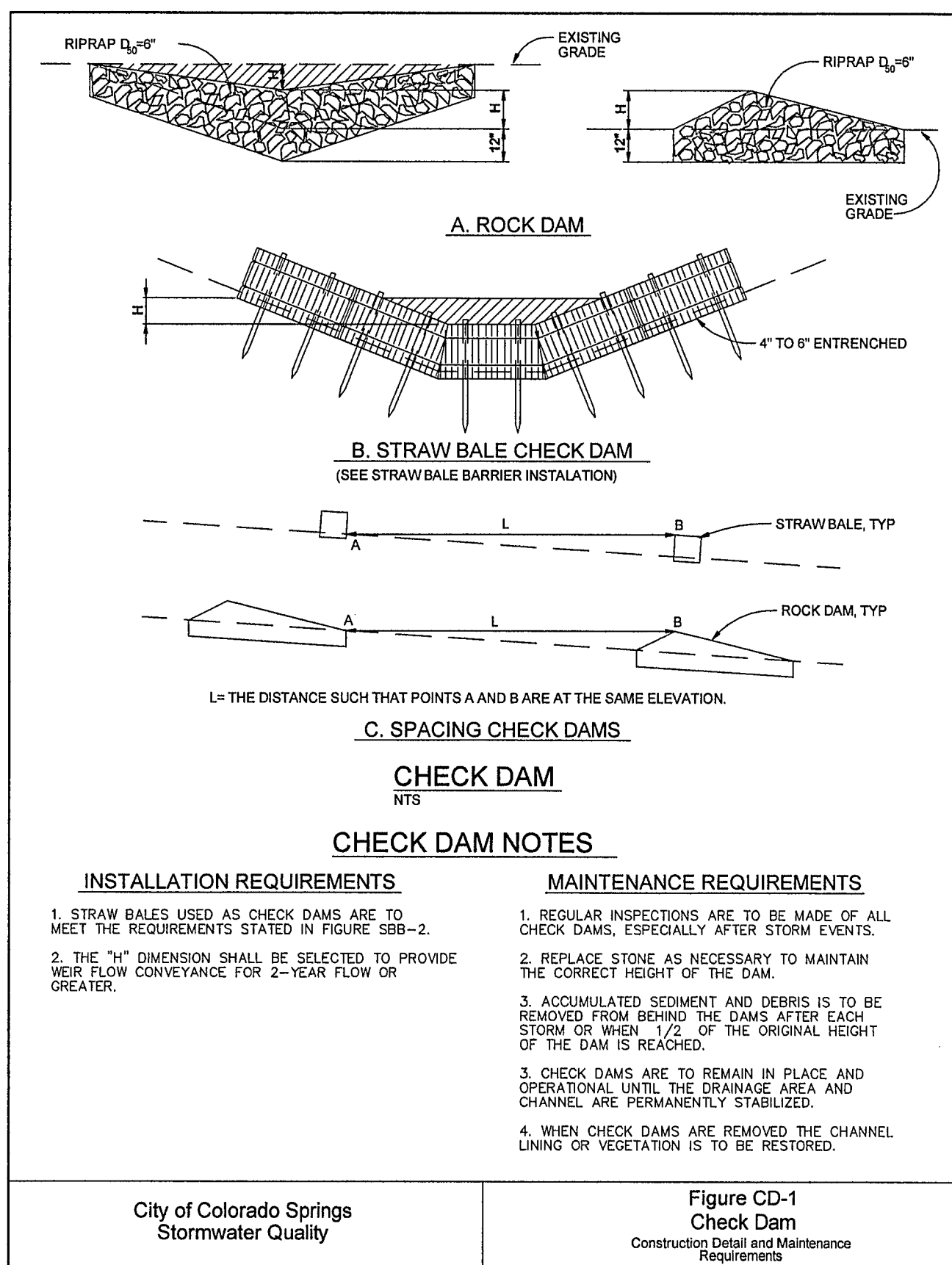
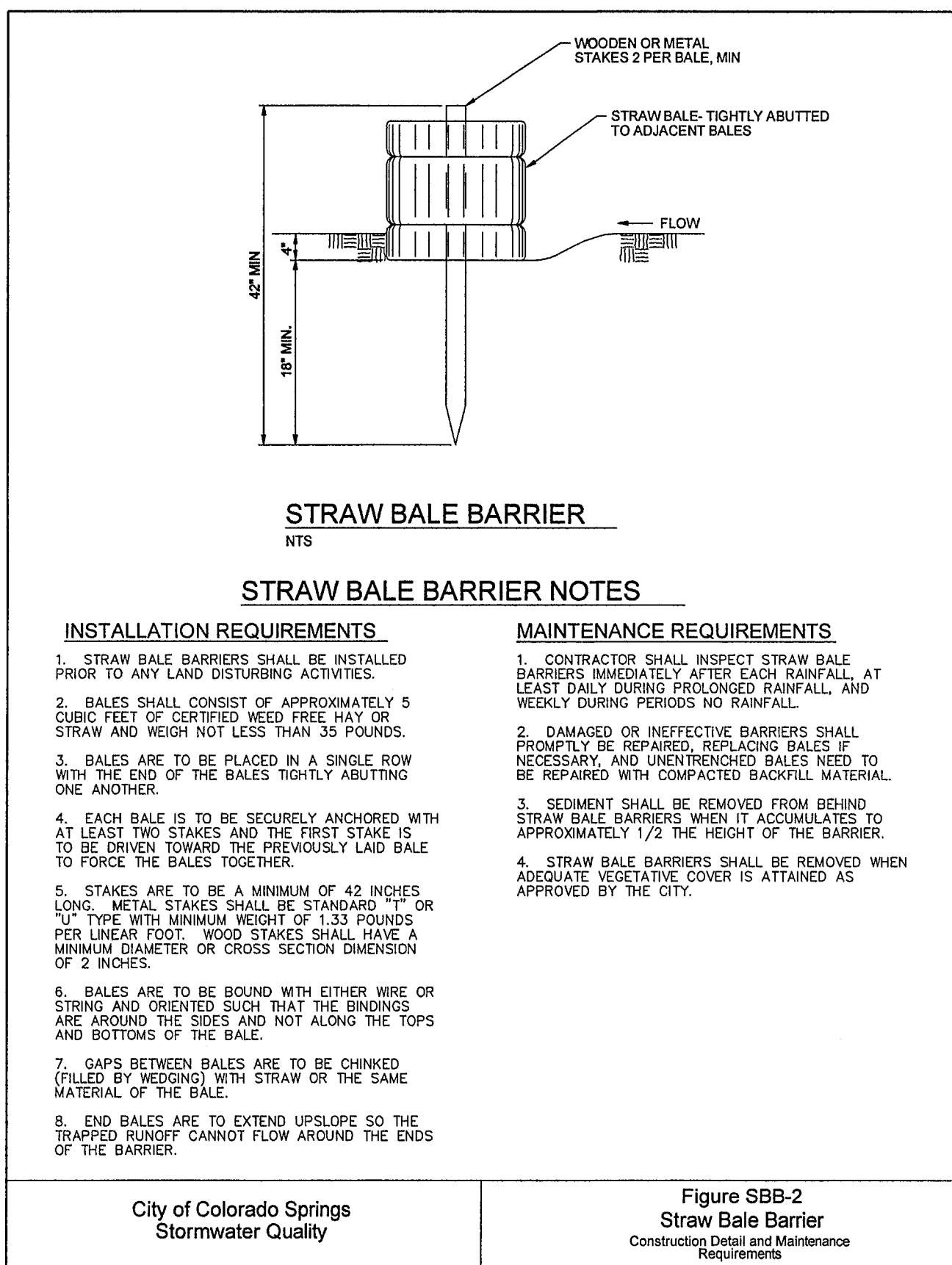
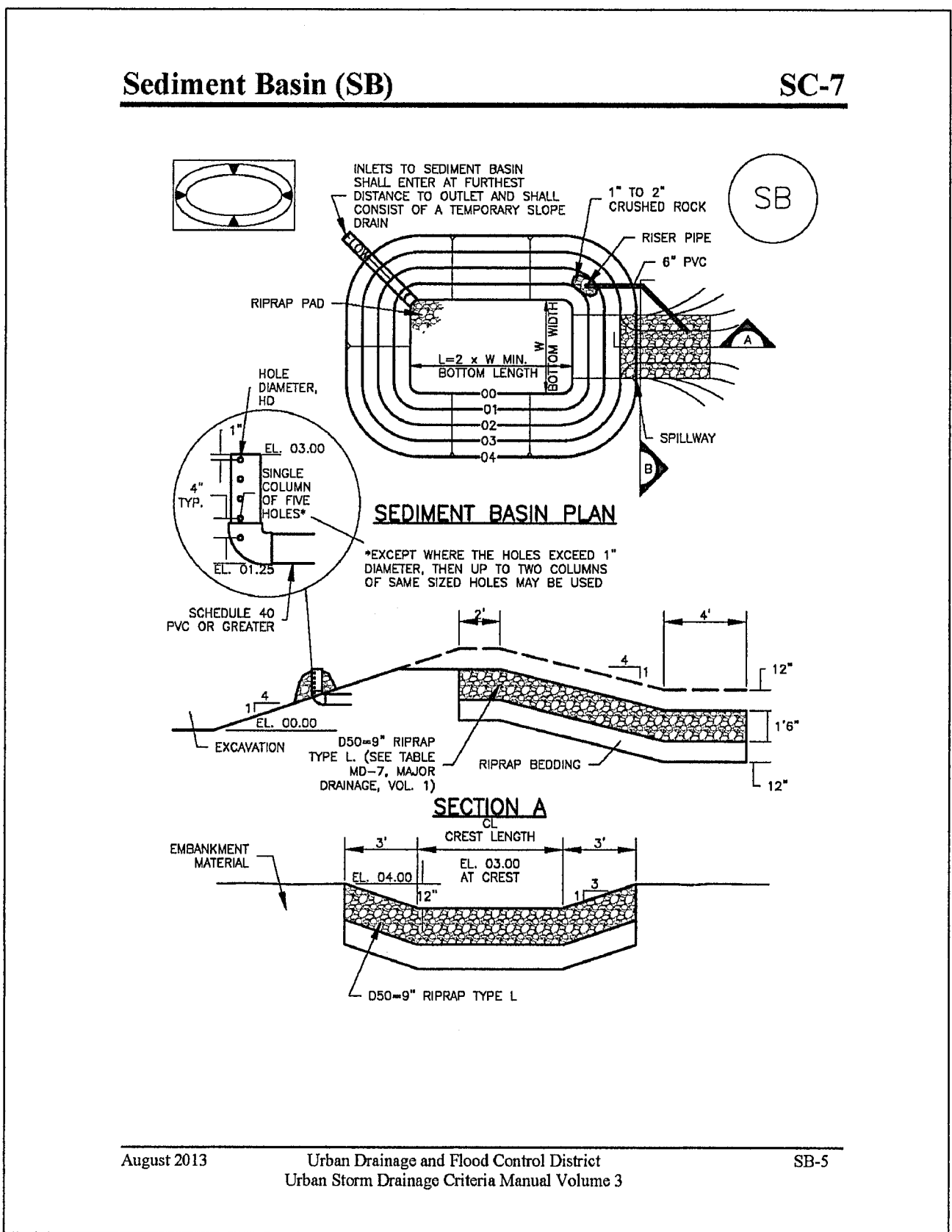
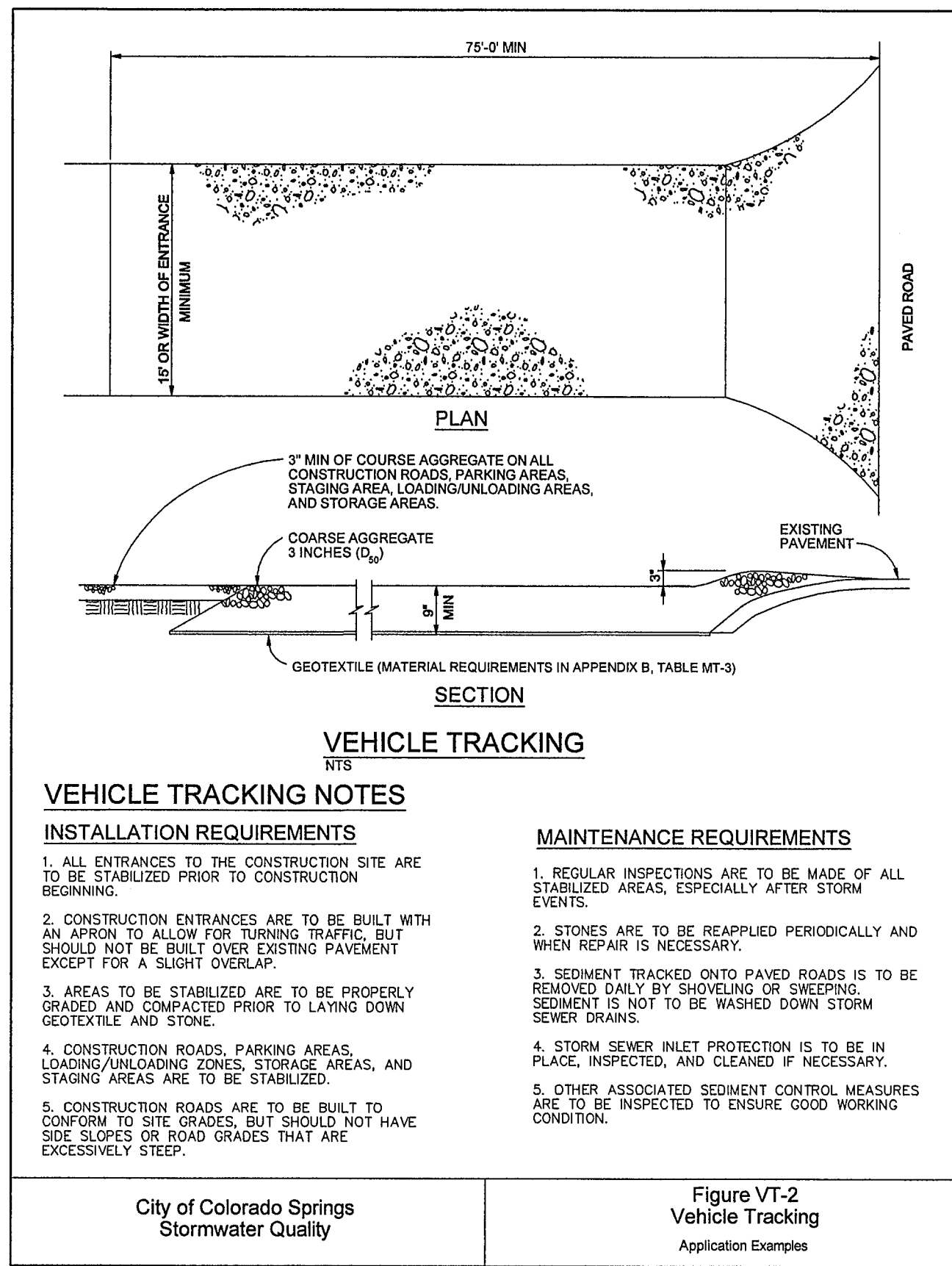
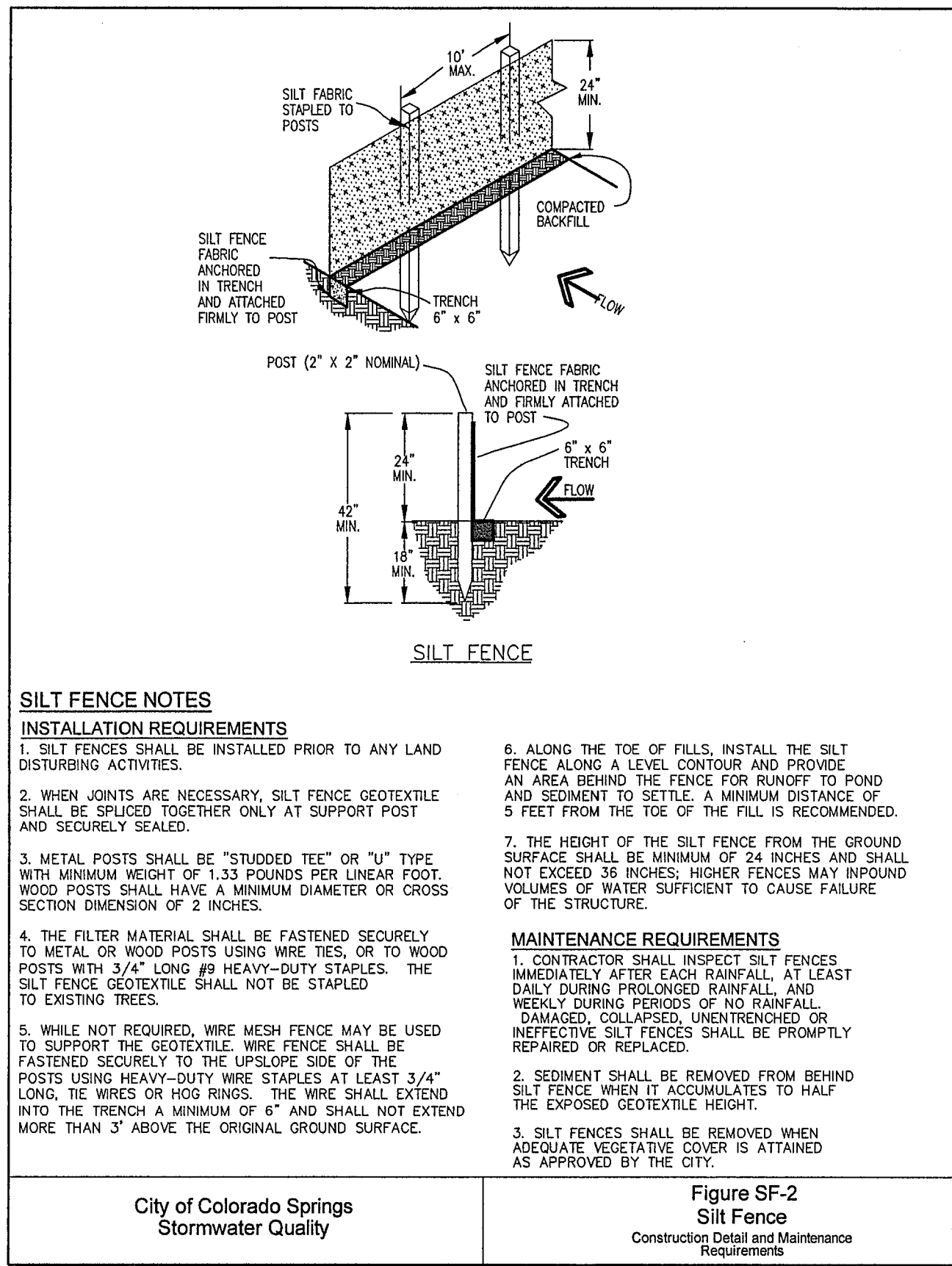
19 E. Willamette Ave.
Colorado Springs, CO
80903

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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 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
3			
4			



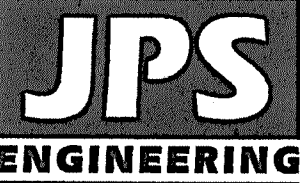
TEMPORARY SEDIMENT BASIN DESIGN DATA			
BASIN	DRAINAGE AREA (AC)	CL (FT)	HD (IN)
C4	17.6	22	1-3/16"
C8	40.6	22	1-3/16"
C12	29.3	22	1-3/16"



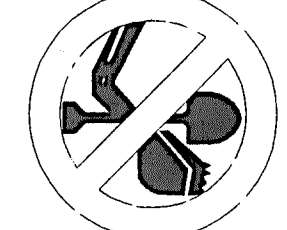
HORIZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/22
PROJECT NO:	040201	MODIFIED BY:	MSP
SHEET:			

C3.2

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



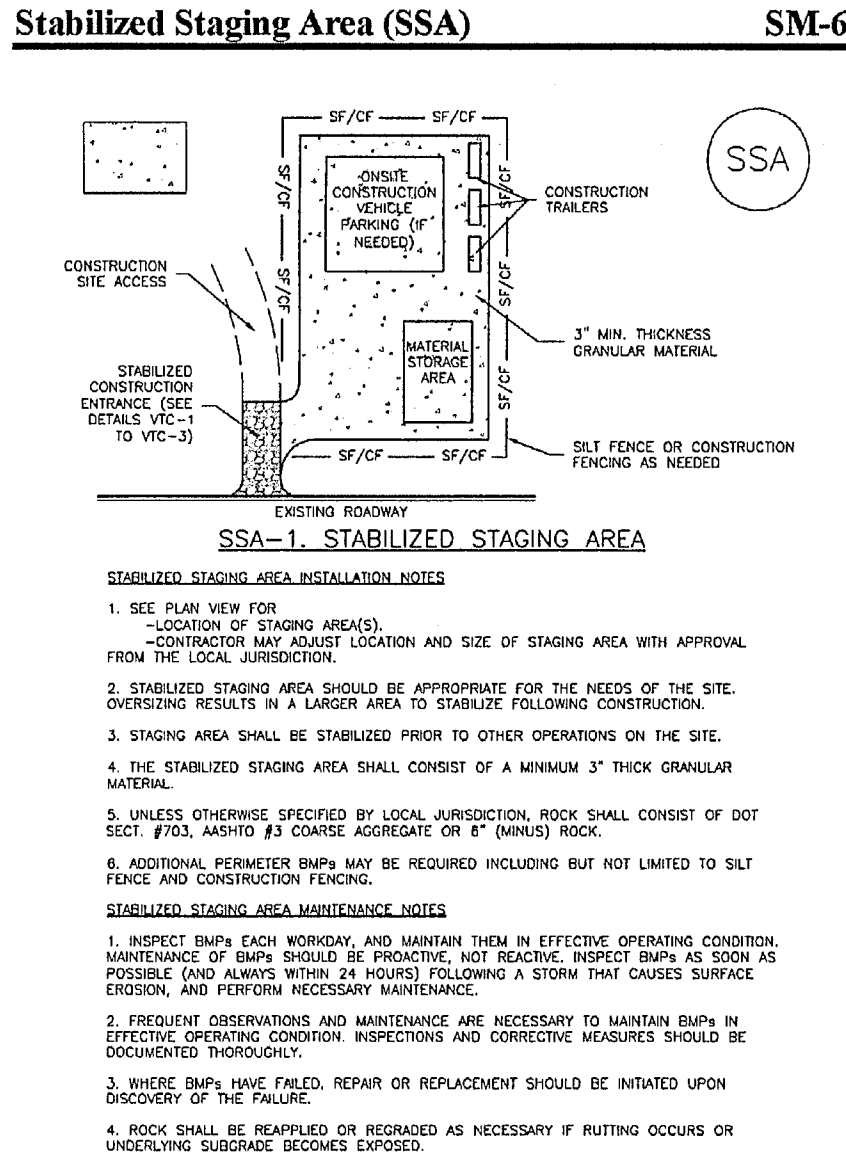
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
SCALE 2 - BUSINESS DAYS IN ADVANCE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

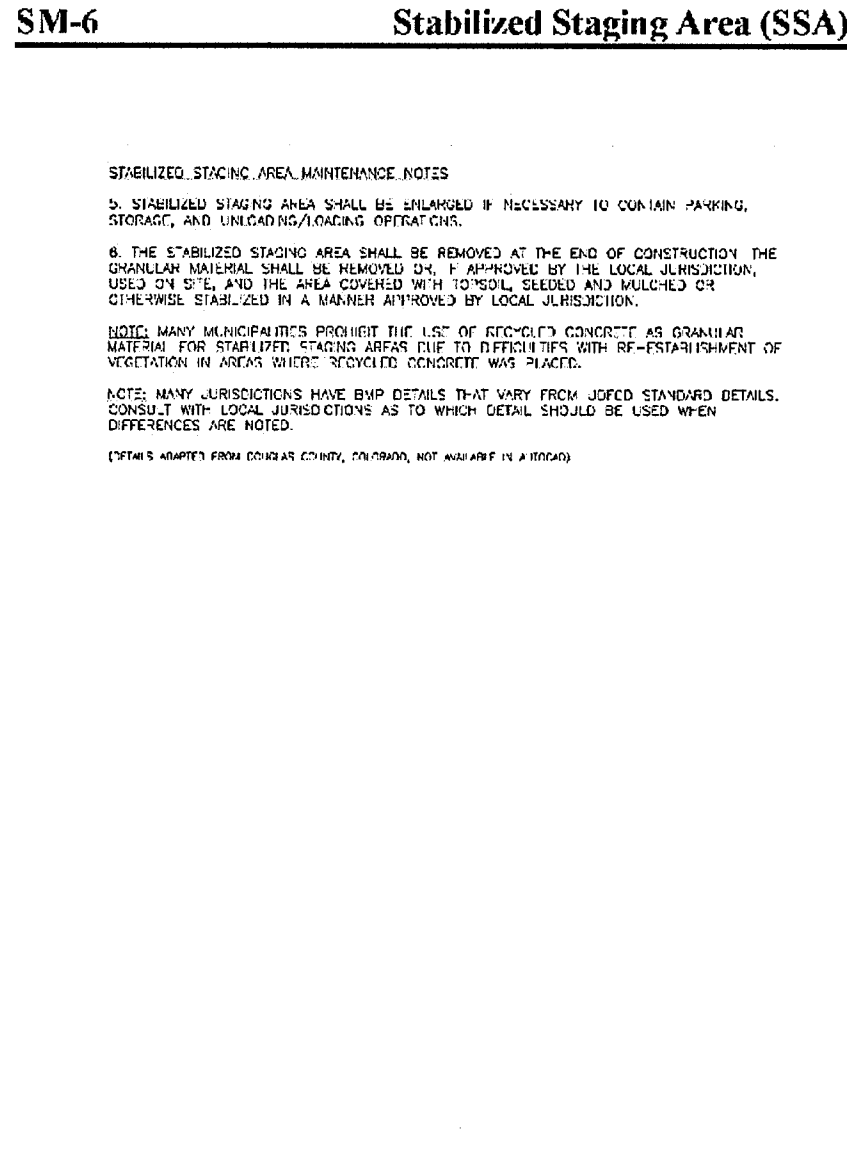
EROSION CONTROL
DETAILS

From Virginia SCS and Water Conservation Commission, 1983

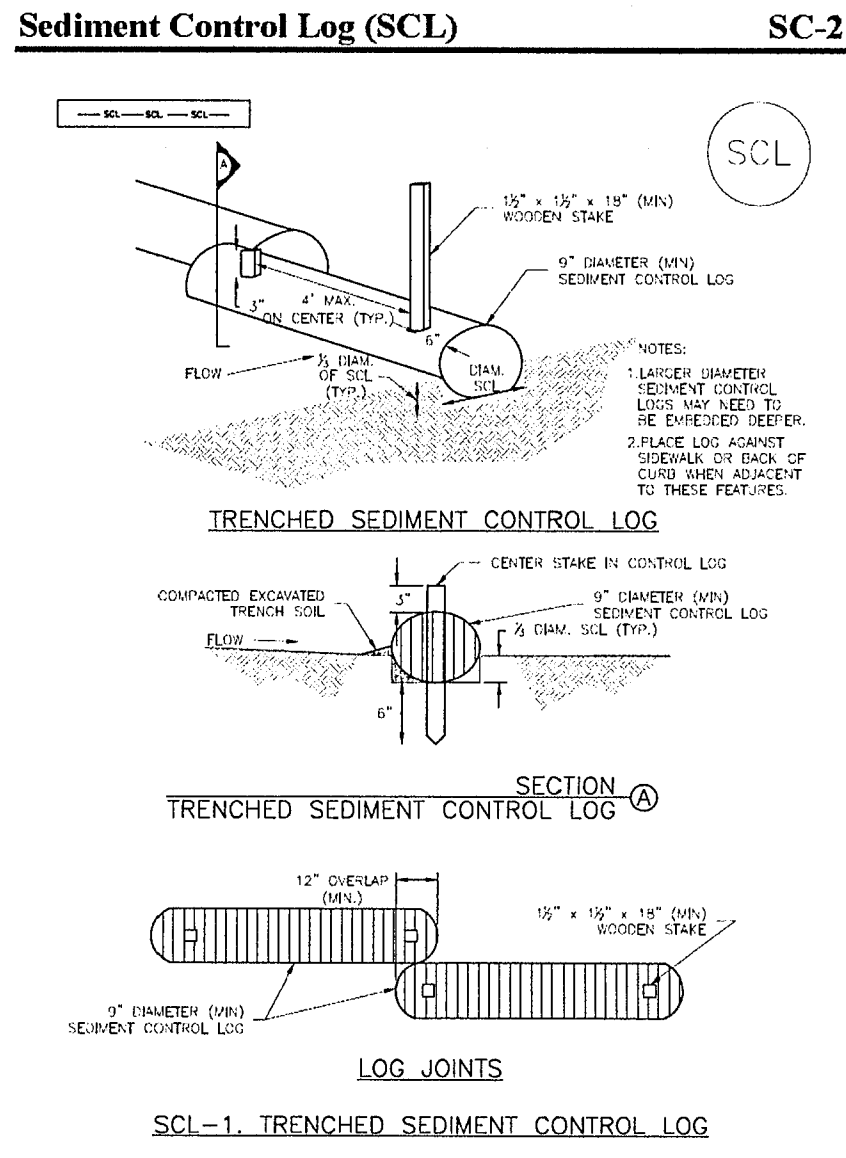
SENN4163722.C3 CB.FIGC3-10-69



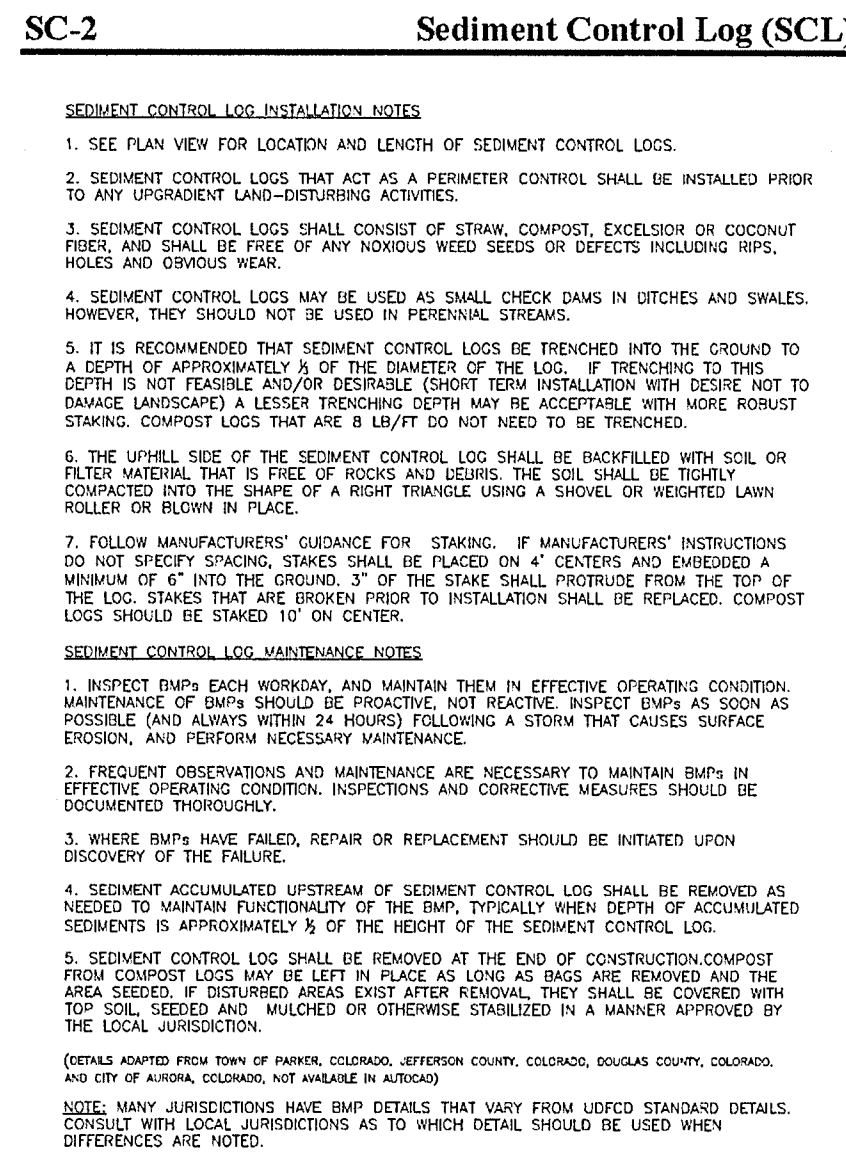
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



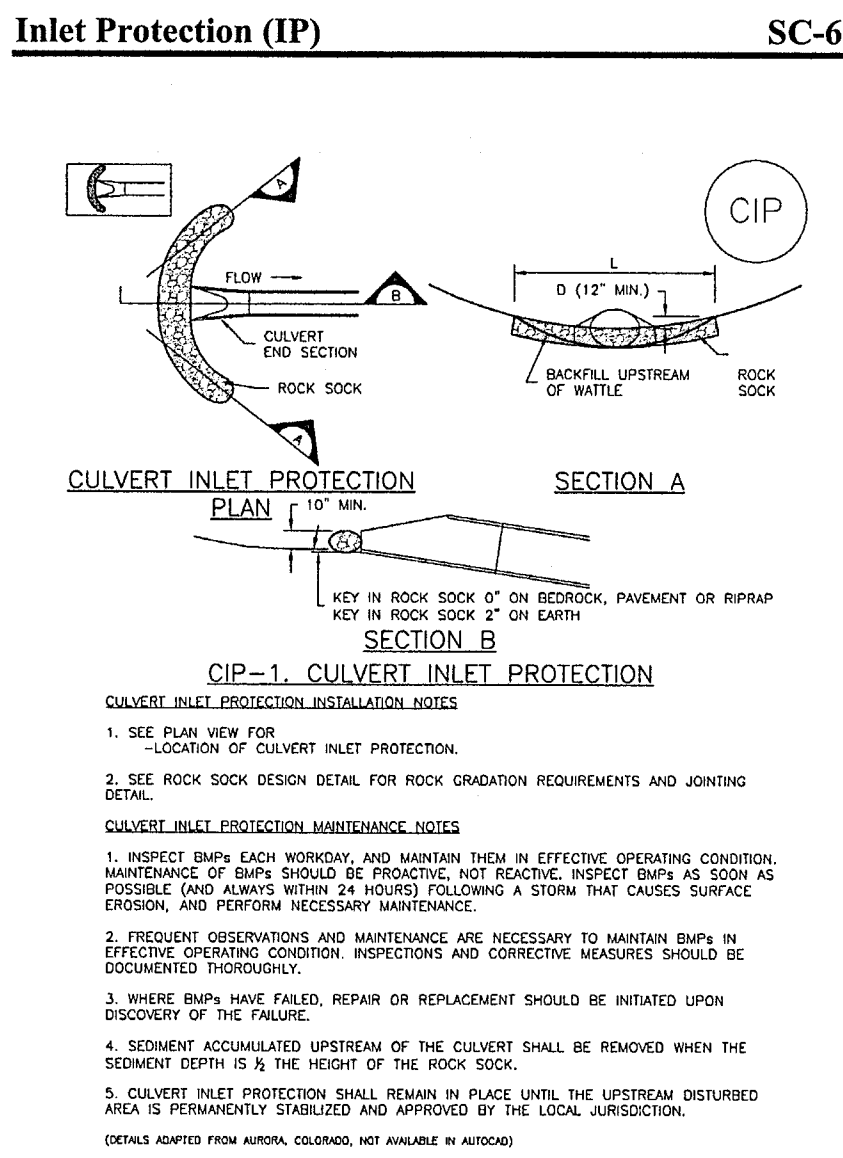
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



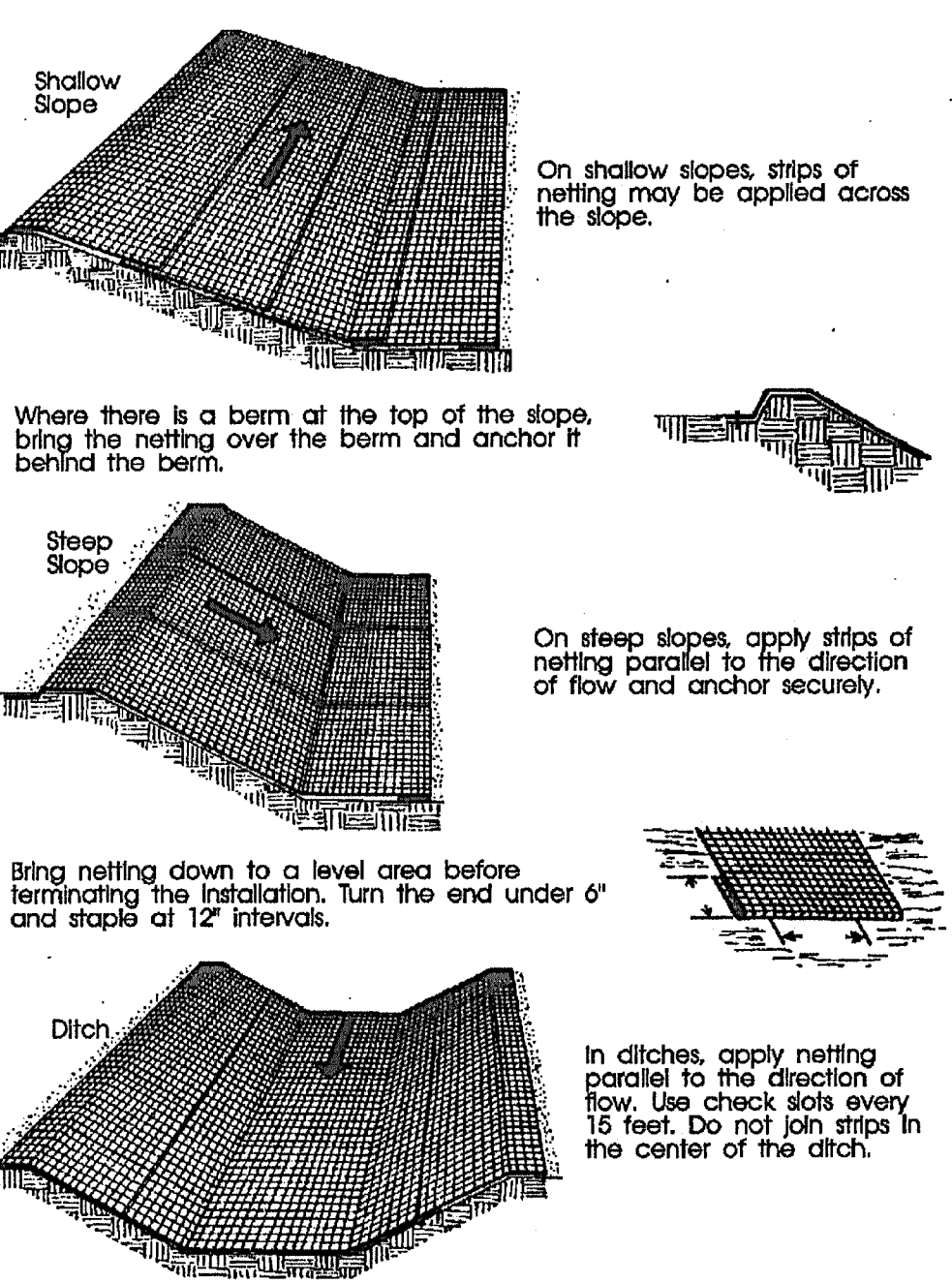
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



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

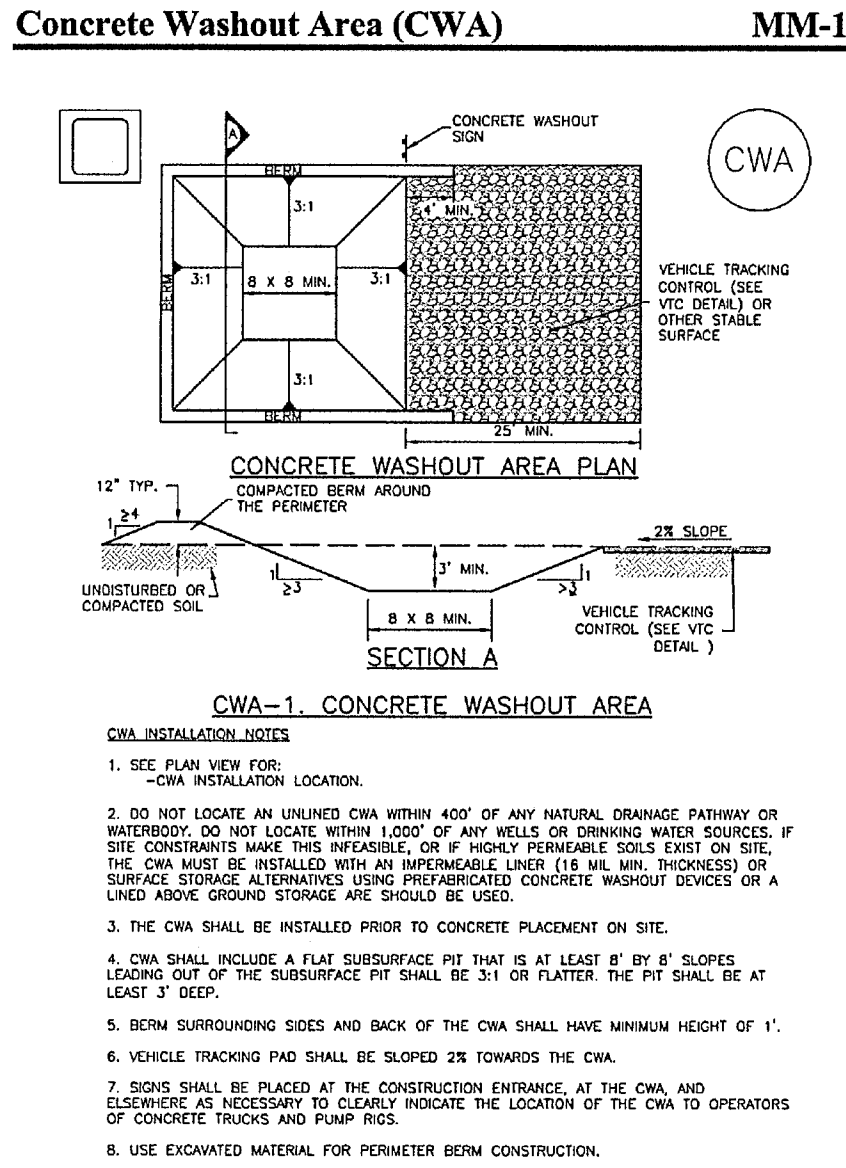


August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

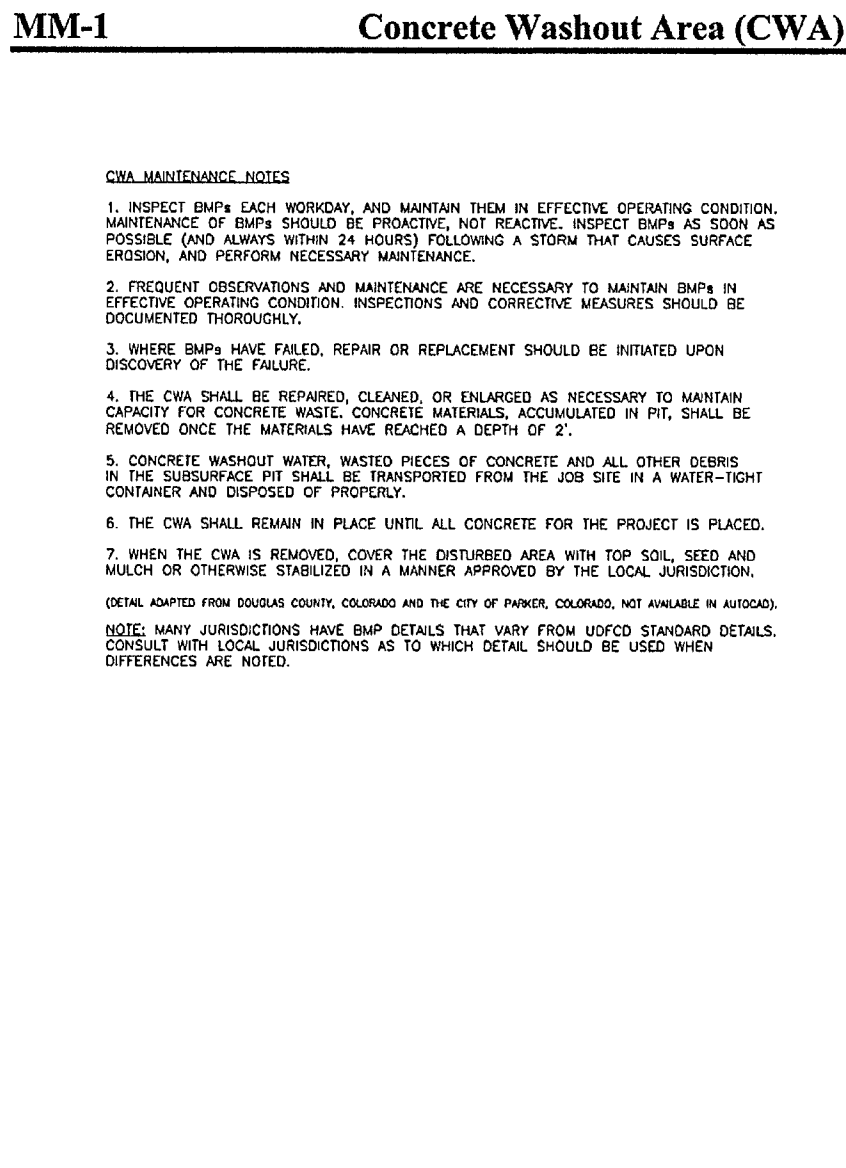


City of Colorado Springs
Storm Water Quality

Figure ECB-1
Erosion Control Blanket
Application Examples



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



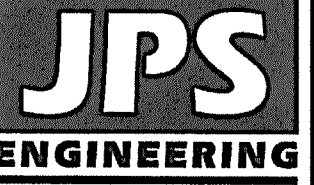
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



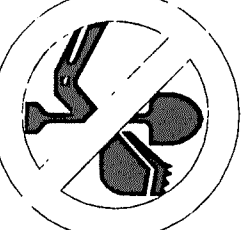
PCD File No. SF-2211

WALDEN PRESERVE 2 - FILING NO. 5

**EROSION CONTROL
DETAILS**



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

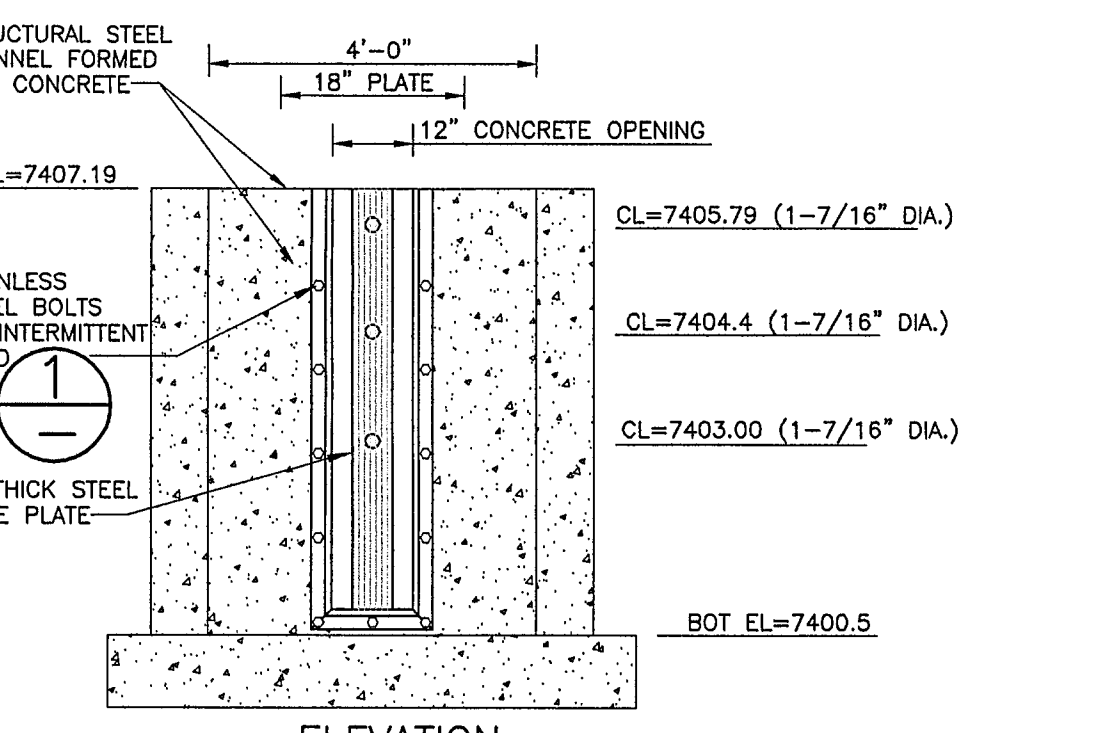
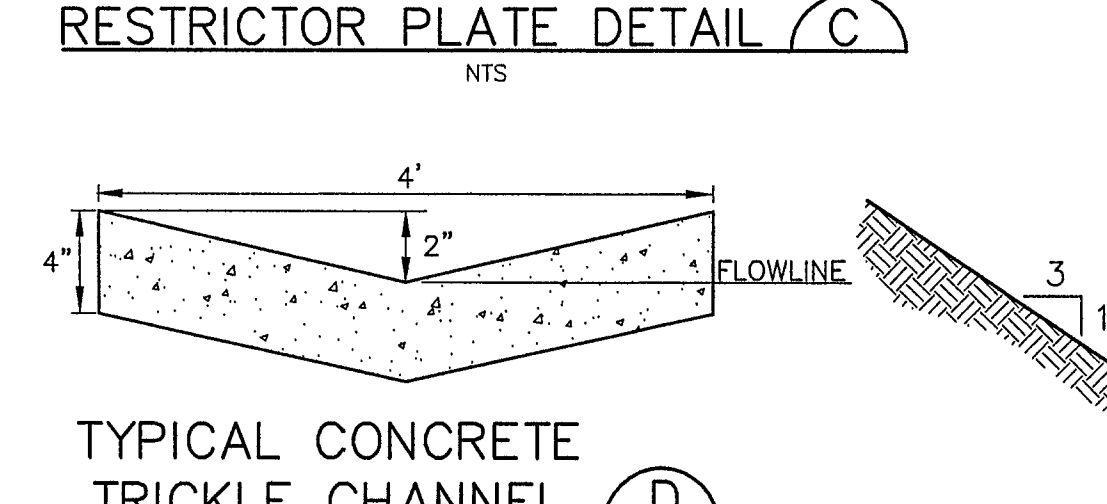
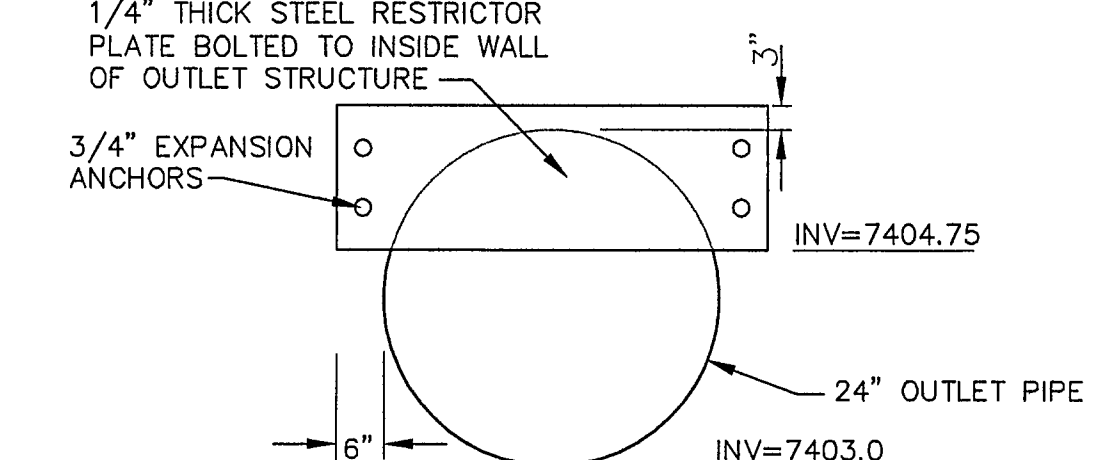
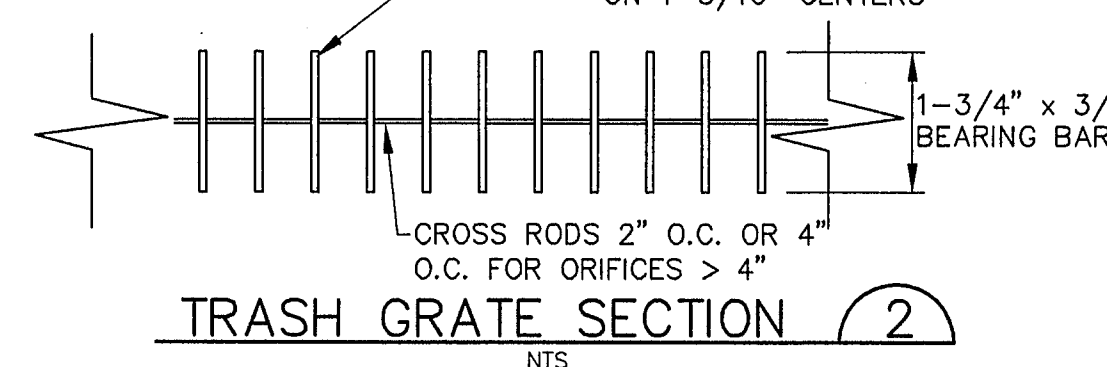
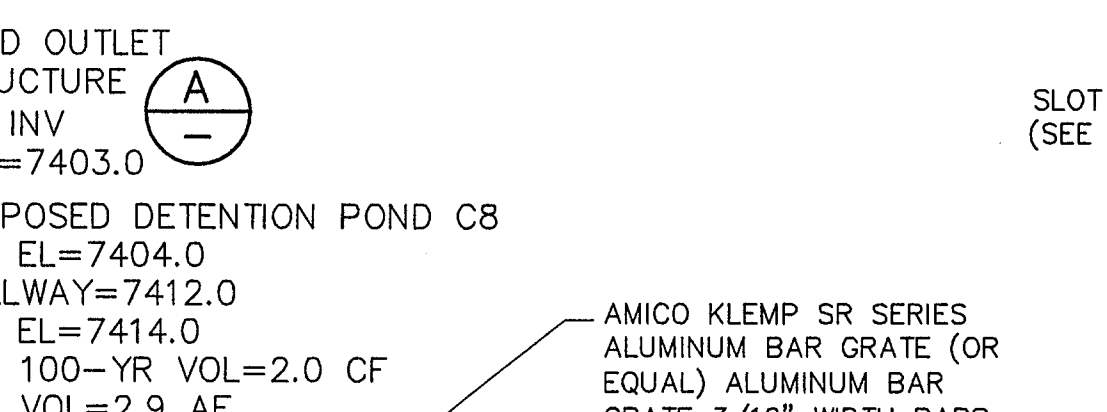
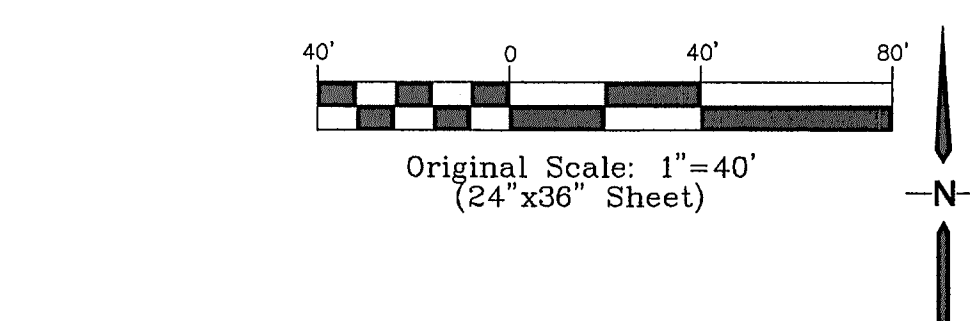
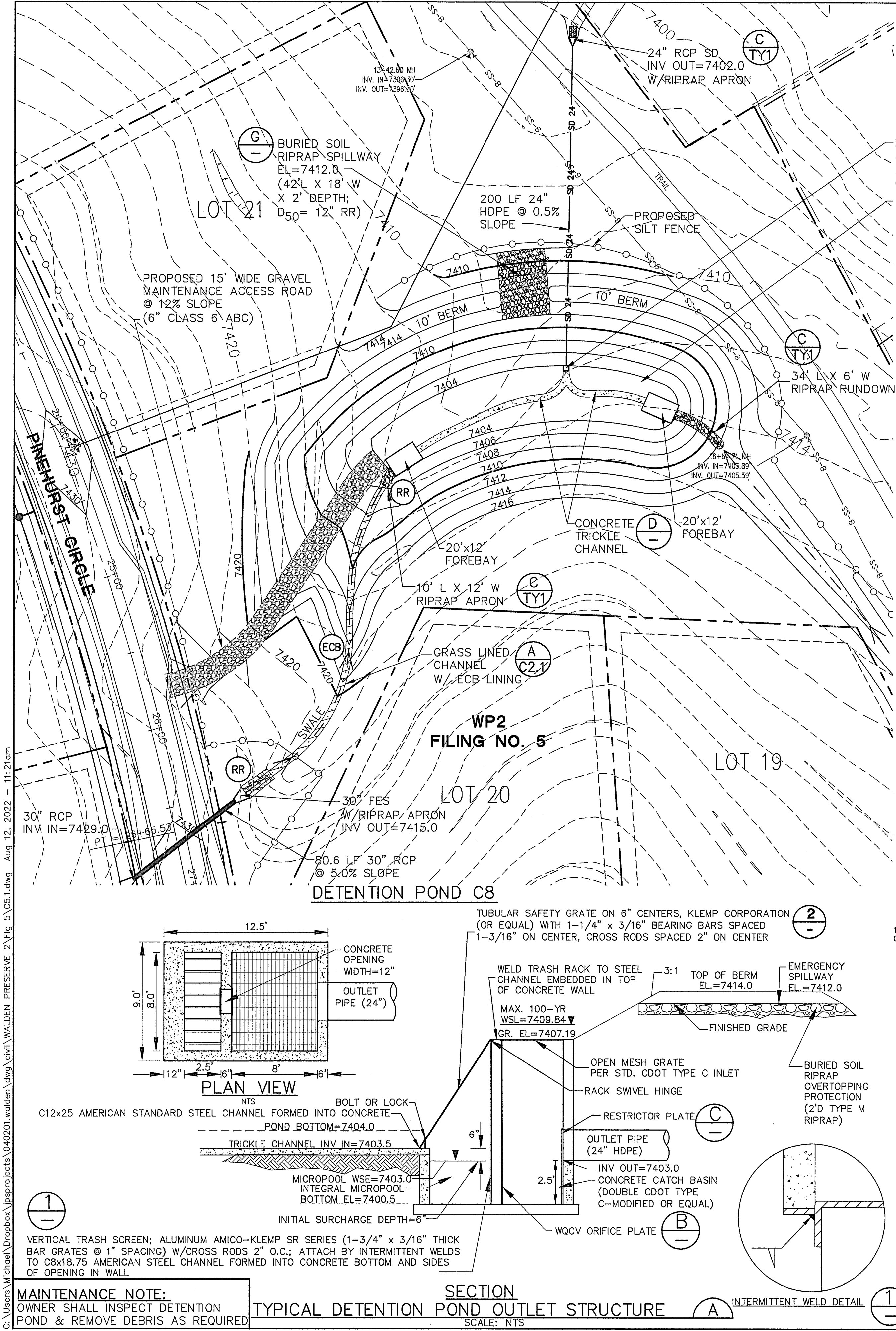


CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY GROUNDWORK
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

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

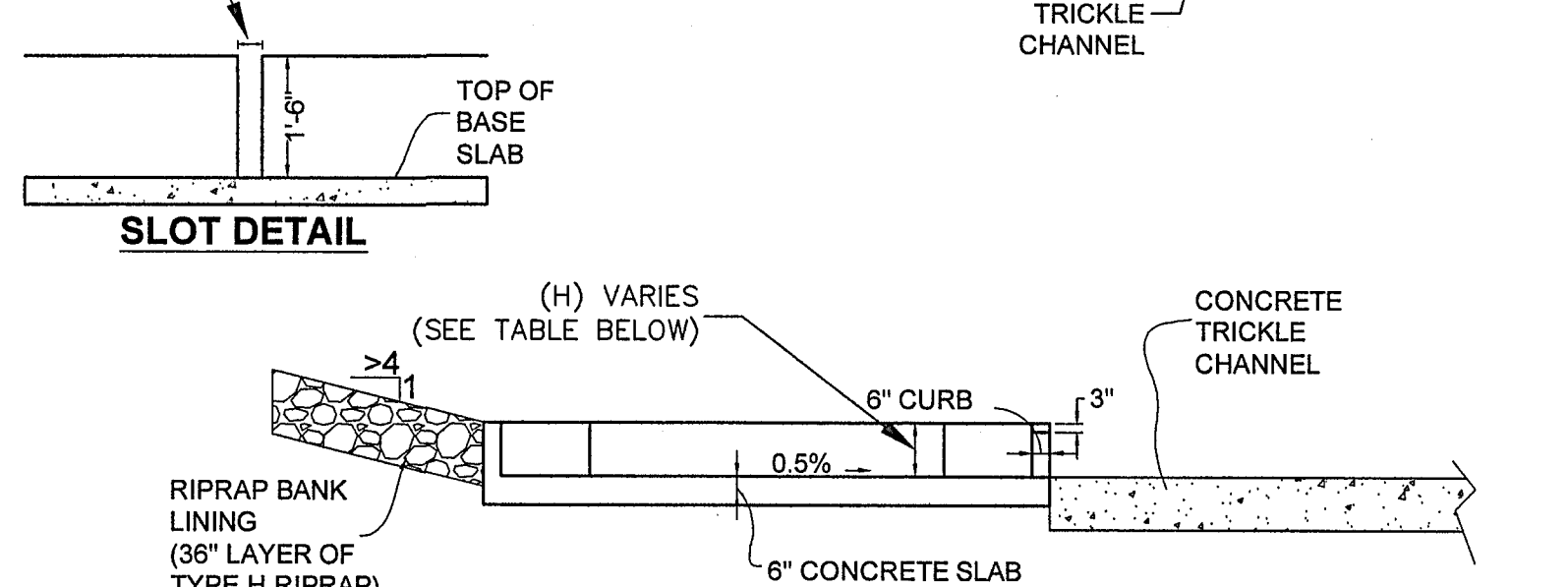
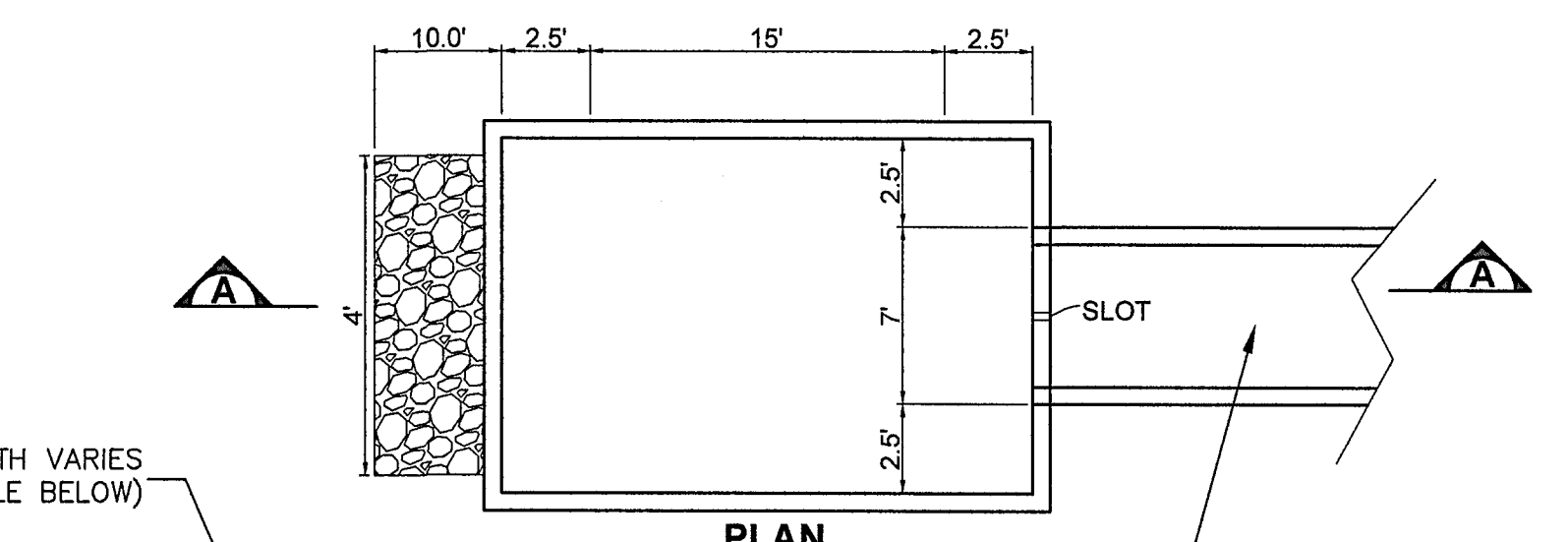
HORIZ. SCALE:	NTS	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	7/7/22
PROJECT NO:	040201	MODIFIED BY:	MSP

SHEET: **C3.3**



- ORIFICE PLATE NOTES:
1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

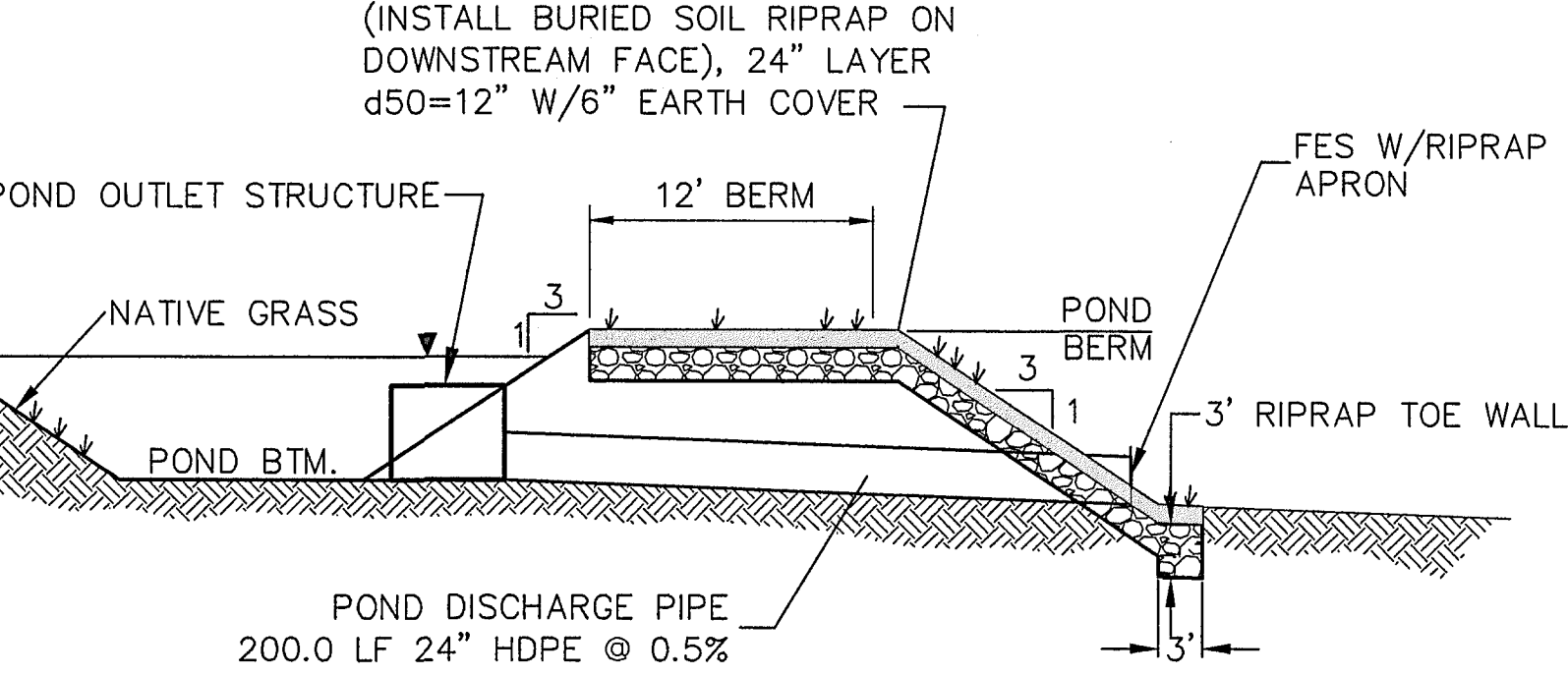
NOTE: ORIFICE PLATE WILL NEED TO BE REPLACED FOR FUTURE COMMERCIAL DEVELOPMENT PHASE (PER DRAINAGE REPORT)



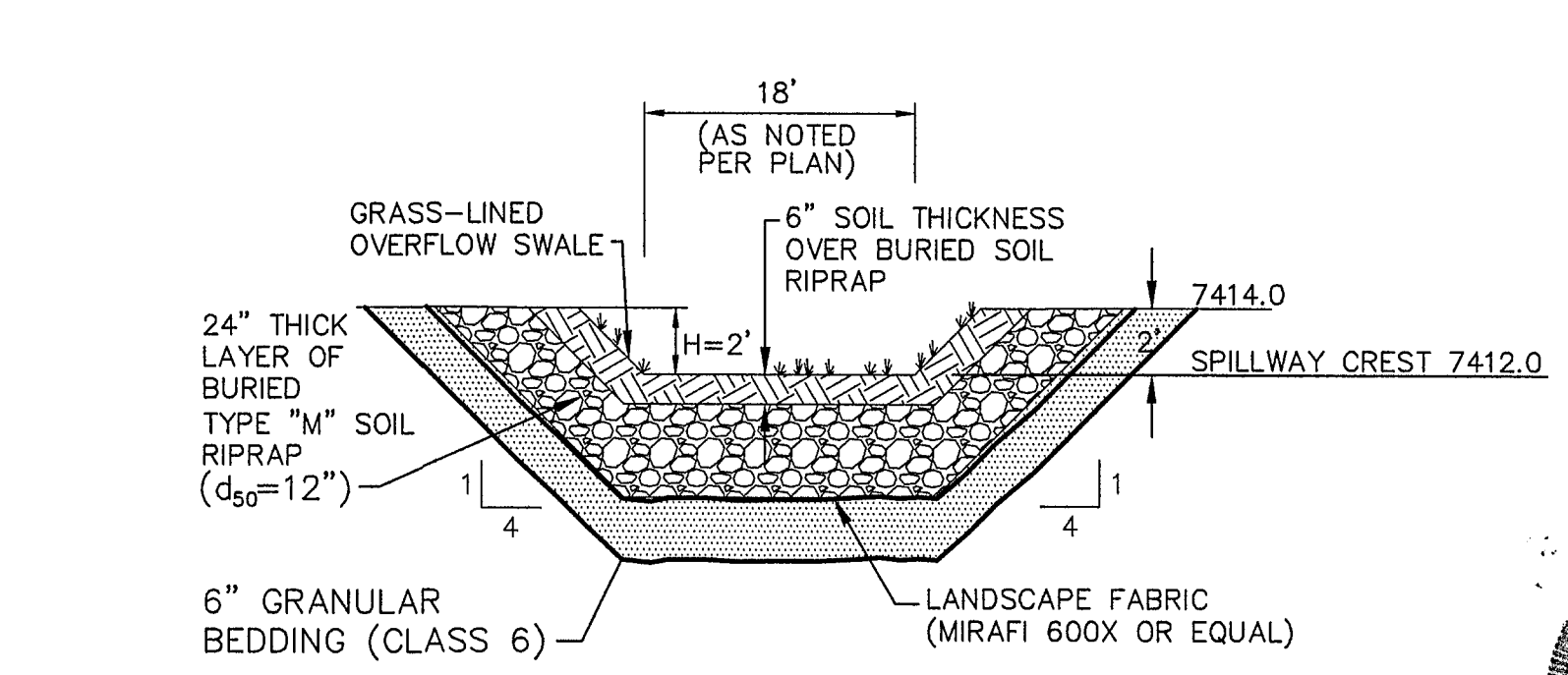
FOREBAY DESIGN TABLE:

FOREBAY	LENGTH (FT)	WIDTH (IN)	HEIGHT (IN)	SLOT WIDTH (IN)
WEST	20	12	18	8.0
EAST	20	12	12	3.2

INTEGRAL FOREBAY DETAIL (E) SCALE: NTS



TYPICAL SECTION DETENTION POND A (F) SCALE: NTS

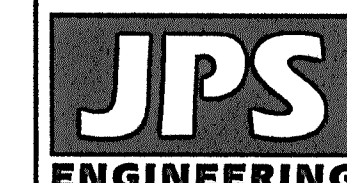


- RIPRAP NOTES:
1. RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
 2. RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
 3. CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

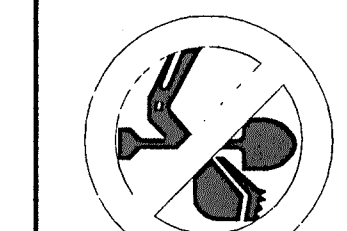
PROPOSED SPILLWAY DETAIL (G) SCALE: NTS

WALDEN PRESERVE 2 - FILING NO. 5

DETENTION POND C8 PLAN & DETAILS



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



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	BY	REVISION
1/26/22	JPS	FINAL PLAN SUBMITTAL
7/7/22	JPS	EPC COMMENTS
8/12/22	JPS	EPC COMMENTS

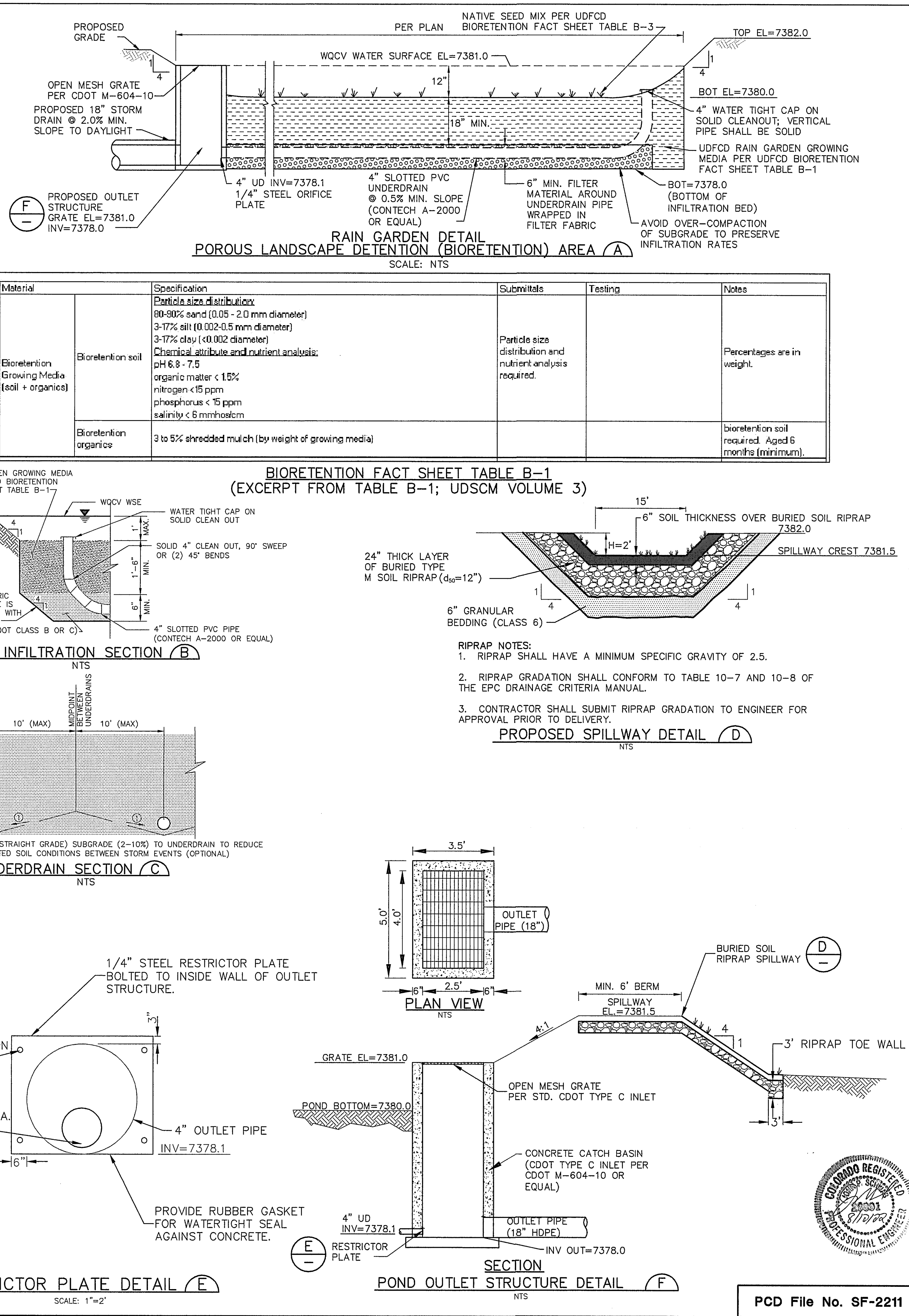
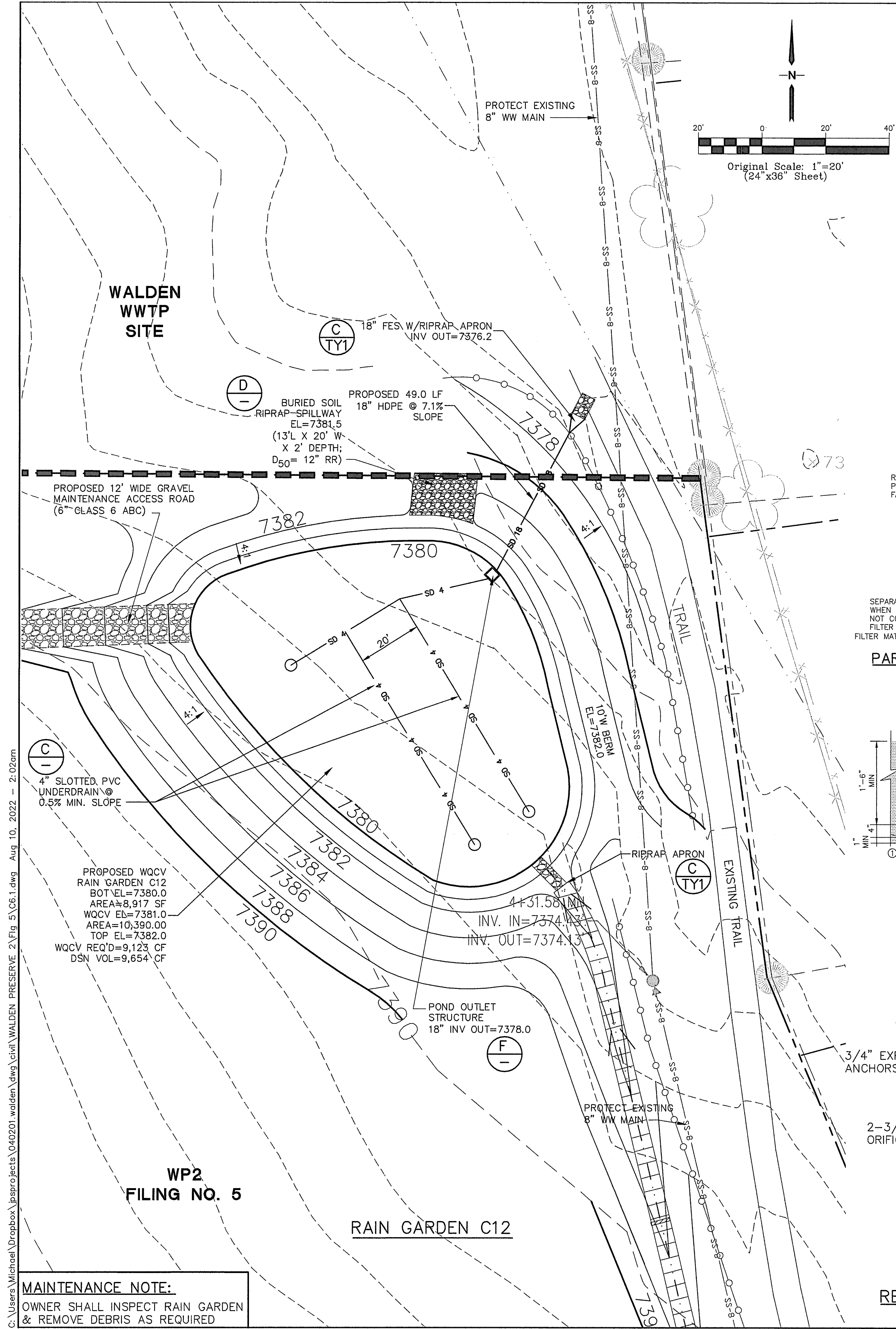


HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	8/12/22
PROJECT NO:	040201	MODIFIED BY:	MSP

SHEET: C5.1

PCD File No. SF-2211

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



Material	Specification	Submittals	Testing	Notes
Bioretention Growing Media (soil + organics)	Particle size distribution: 80-90% 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 6.3 - 7.5 organic matter < 15% nitrogen < 15 ppm phosphorus < 15 ppm salinity < 5 mmhos/cm	Particle size distribution and nutrient analysis required.		Percentages are in weight. bioretention soil required. Aged 6 months (minimum).
	3 to 5% shredded mulch (by weight of growing media)			

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

JPS
ENGINEERING

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

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE	1/10/22
BY	JPS
REVISION	
FINAL PLAT SUBMITTAL	
EPC COMMENTS	
EPC COMMENTS	

No.	REVISION	DATE
1	FINAL PLAT SUBMITTAL	1/10/22
2	EPC COMMENTS	7/17/22
3	EPC COMMENTS	8/9/22

**RAIN GARDEN C12
PLAN & DETAILS**

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	10/01/20	LAST MODIFIED:	8/9/22
PROJECT NO:	040201	MODIFIED BY:	MSP

WALDEN PRESERVE 2 - FILING NO. 5

PCD File No. SF-2211

C6.1