BENT GRASS EAST COMMERCIAL FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

APRIL 2021

CONSTRUCTION DRAWINGS

2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.

GENERAL CONSTRUCTION NOTES:

PRESERVE ANY AND ALL UTILITIES.

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

THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION

CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES

TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATED AND

4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).

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

THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION

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

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

9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.

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

13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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

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

CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM) b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRÀINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

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

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

CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT -

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

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

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

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

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

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

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA

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

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

SIGNING AND STRIPING NOTES:

ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY

ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."

. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

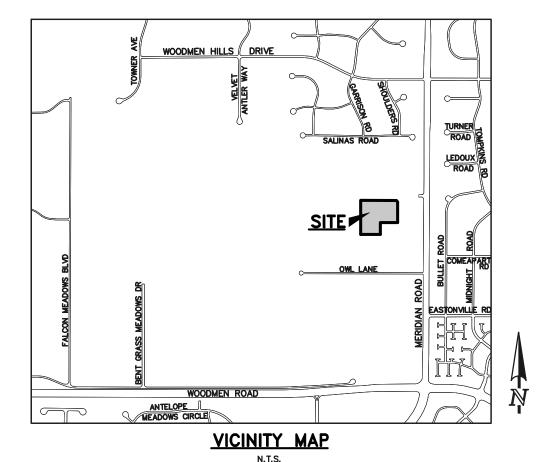
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

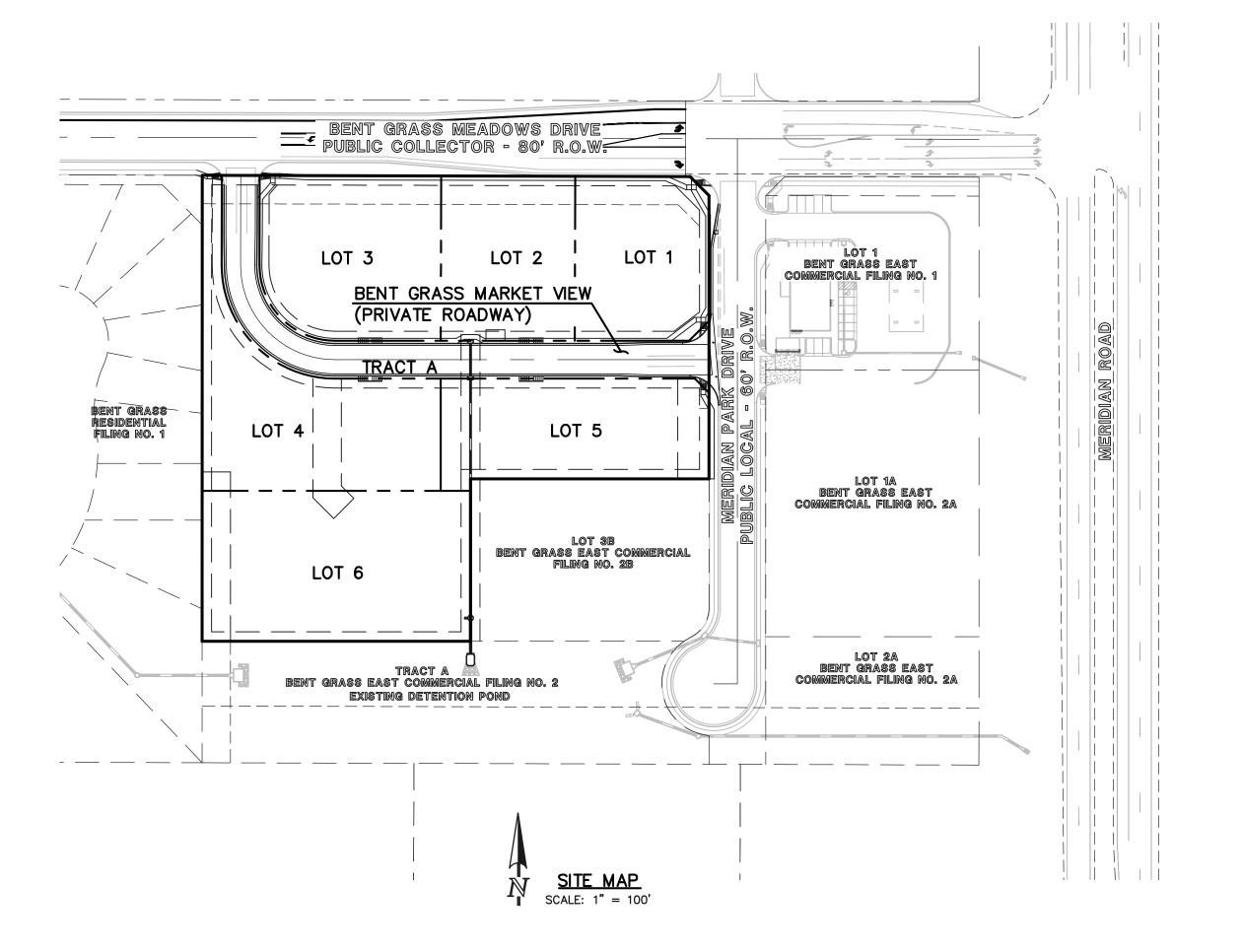
1. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.

12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.





Add PCD File no. SF2147

BENCHMARKS:

BENCHMARK #1 - THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES, MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# ELEVATION = 6921.51

BENCHMARK #2 - THE SOUTHWESTERLY CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4. MONUMENTED BY A YELLOW PLASTIC SURVEYORS CAP ON A NO. 4 REBAR LS# 24954 ELEVATION = 6947.67

AGENCIES:

CIVIL ENGINEER:

GAS COMPANY:

OWNER/DEVELOPER:

LAND FIRST, INC. 154 DEL ORO CIRCLE

COLORADO SPRINGS, CO 80919 MR. RON WALDTHAUSEN (719) 491-0801

CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200

> COLORADO SPRINGS, COLORADO 80903 MR. MARC A. WHORTON, P.E. (719) 785-2802

COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

> 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 MR. JEFF RICE (719) 520-7877

WATER & WASTEWATER PROVIDER:

WOODMEN HILLS METRO DISTRICT 11720 WOODMEN HILLS DRIVE FALCON, COLORADO 80831

MR. GENE COZZOLINO (719) 495-2500

COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPPY.

COLORADO SPRINGS, COLORADO 80903 MR. TIM BENEDICT, (719) 668-3574

MOUNTAIN VIEW ELECTRIC ELECTRIC COMPANY: P.O. BOX 1600

LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283

FIRE DISTRICT:

FALCON FIRE PROTECTION DISTRICT 7030 N. MERIDIAN RD. FALCON, COLORADO 80831

CHIEF HARWIG (719) 495-4050

(LOCATORS) 811 FALCON BROADBAND

(LOCATORS) 811

CENTURY LINK

SHEET INDEX

TELEPHONE COMPANY:

SHEET 1 OF 8 TITLE SHEET

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SHEET 3 OF 8 OVERLOT GRADING & EROSION CONTROL PLAN

SHEET 4 OF 8 (PRIVATE STREET) BENT GRASS MARKET VIEW PLAN AND PROFILE & MERIDIAN PARK DRIVE IMPROVEMENTS

SHEET 5 OF 8 STRIPING PLAN

SHEET 6 OF 8 PEDESTRIAN RAMP DETAILS

PRIVATE STORM SEWER PLAN AND PROFILES SHEET 7 OF 8

SHEET 8 OF 8 DETAIL SHEET

APPROVALS:

DESIGN ENGINEER'S STATEMENTS

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY. DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A. WHORTON, COLORADO P.E. #37155

FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER'S STATEMENT:

, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN AND AS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

RONALD WALDTHAUSEN, PRESIDENT

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

COUNTY ENGINEER / ECM ADMINISTRATOR

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CONSULTING

BENT GRASS EAST COMMERCIAL FILING NO. 3

CONSTRUCTION DRAWINGS

DESIGNED BY | PRA | SCALE

CHECKED BY

48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION REVISED PER COUNTY COMMENTS

MARC A. WHORTON, COLORADO P.E. #37155

CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

619 N. Cascade Avenue, Suite 200 Norado Springs, Colorado 80903

PRA | (H) 1"= N/A | SHEET 1 OF 8 |(V) 1" = N/A | JOB NO. 2177.64

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

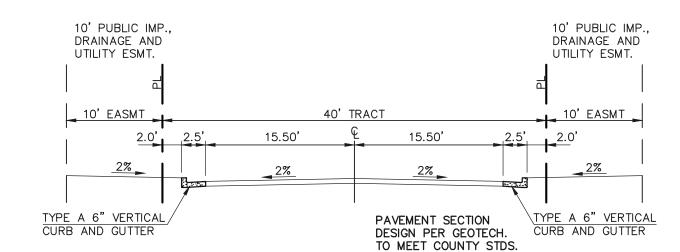
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND 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.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED 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 IS 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 PLAN 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 DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OS A 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 LOOSENED 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 RUNOFF TO 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: 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 DISCHAGED AT THE SITE.
- 17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED 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 OFFSITE 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 A SPECIFIC 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 LIQUID CHEMICALS IN AXCESS 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 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 LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- 25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. 26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

Missing note #28. See GEC Checklist.

28. 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:

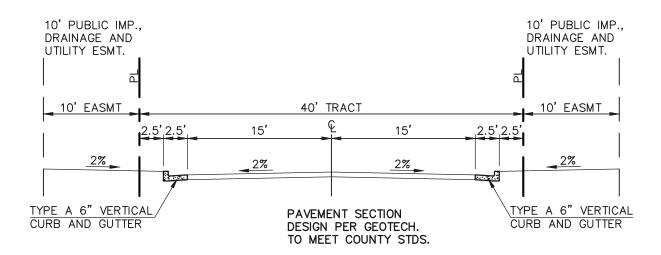
Revise this to #29.

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



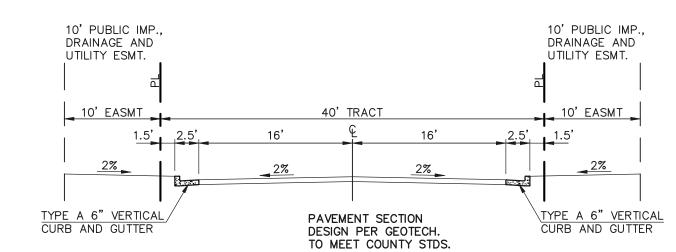
TRACT A - PRIVATE ROADWAY CROSS SECTION

STA. 0+51.00 TO STA. 1+01.00 SCALE: 1" = 10'-BENT GRASS MARKET VIEW



TRACT A - PRIVATE ROADWAY CROSS SECTION

STA. 1+34.46 TO STA. 5+91.78 SCALE: 1" = 10'-BENT GRASS MARKET VIEW



TRACT A - PRIVATE ROADWAY CROSS SECTION

STA. 6+21.78 TO END SCALE: 1" = 10'-BENT GRASS MARKET VIEW

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(CALL	UT	ILITY	LOC	CATOR	RS

UTILITY NOTIFICATION CENTER OF COLORADO

IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND

PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

	NO.	REVISION	DATE
	1	REVISED PER COUNTY COMMENTS	11-30-21
.			
L			

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

CONSULTING

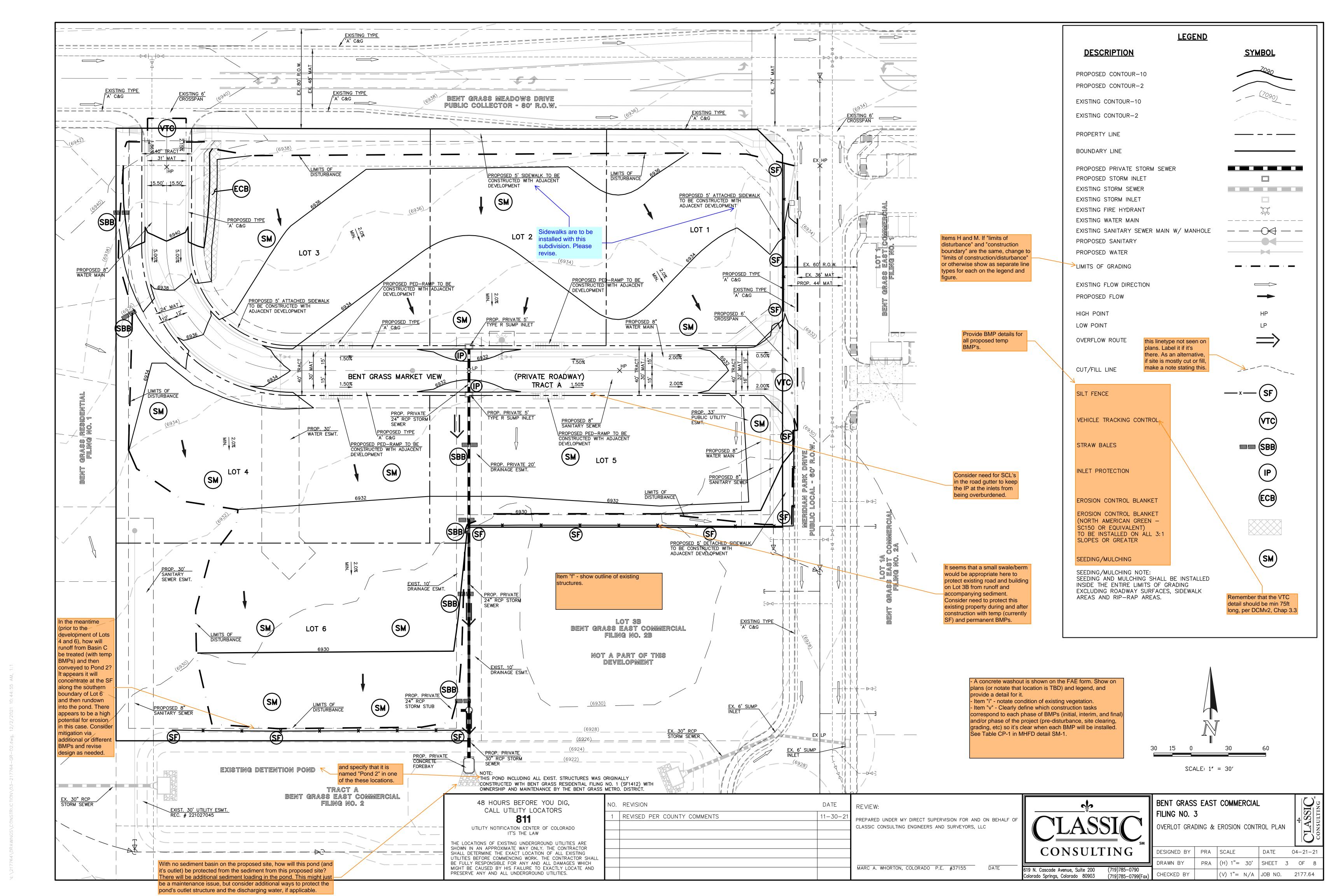
619 N. Cascade Avenue, Suite 200

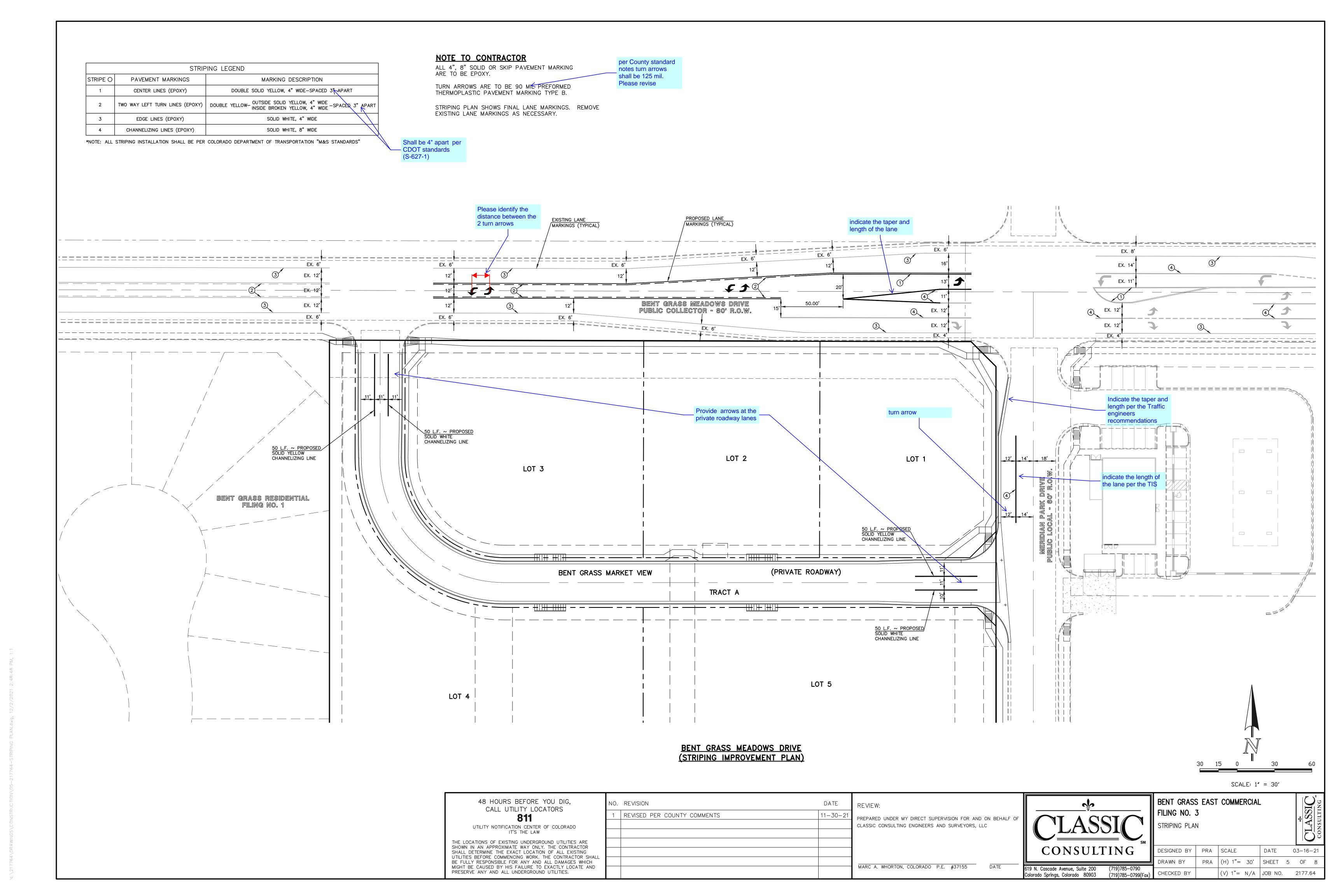
Colorado Springs, Colorado 80903

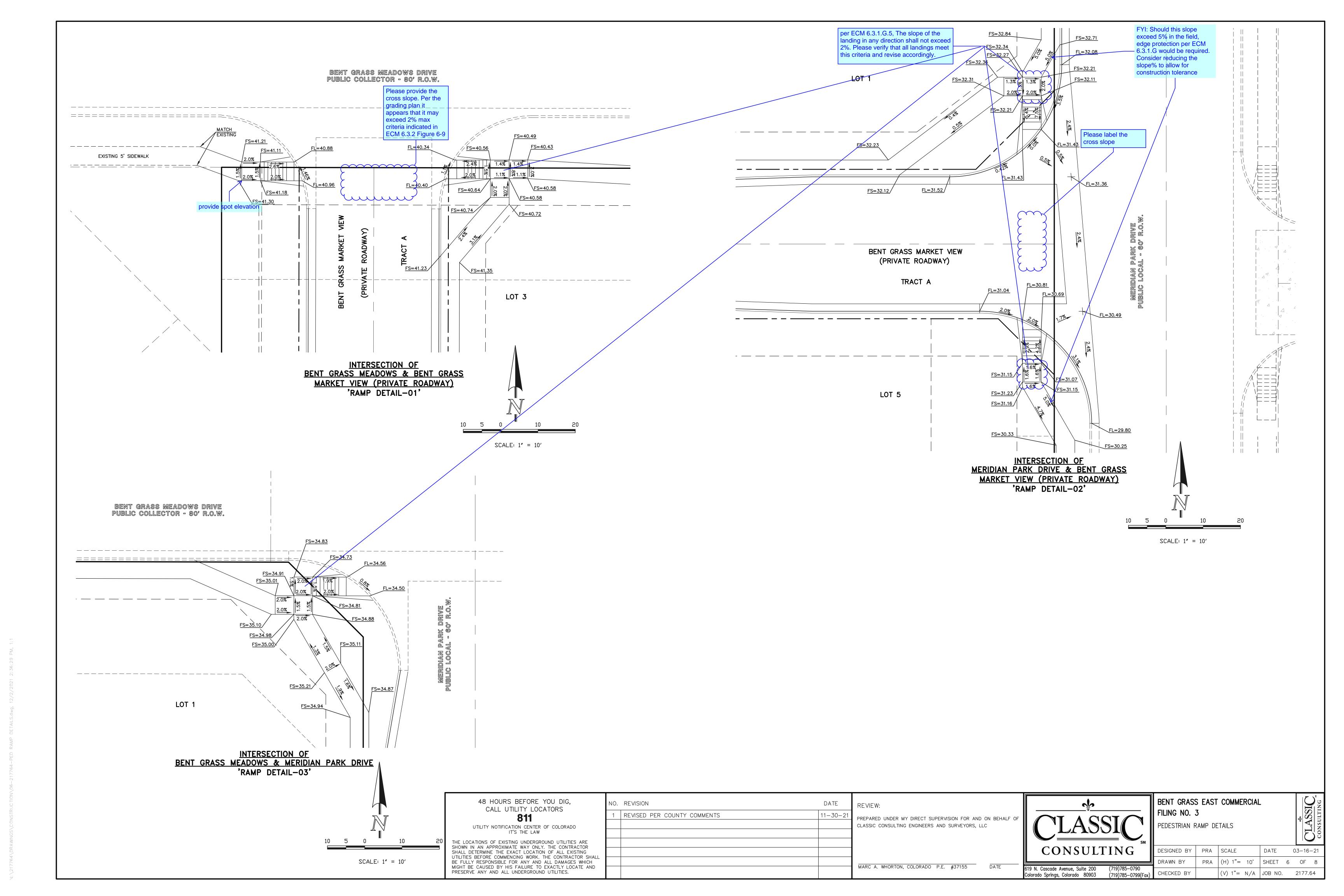
BENT GRASS EAST COMMERCIAL FILING NO. 3

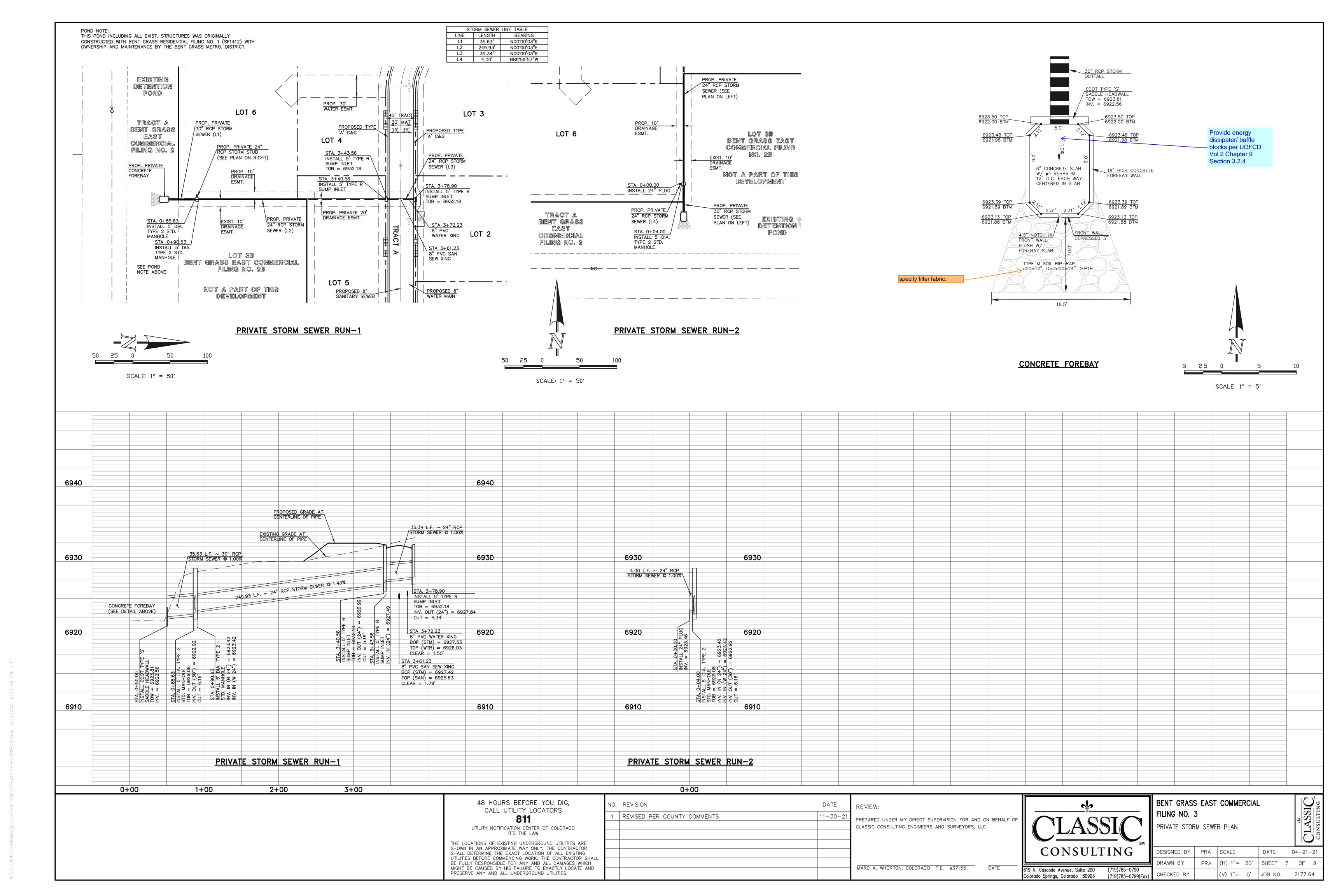
STREET SECTIONS / EROSION CONTROL NOTES

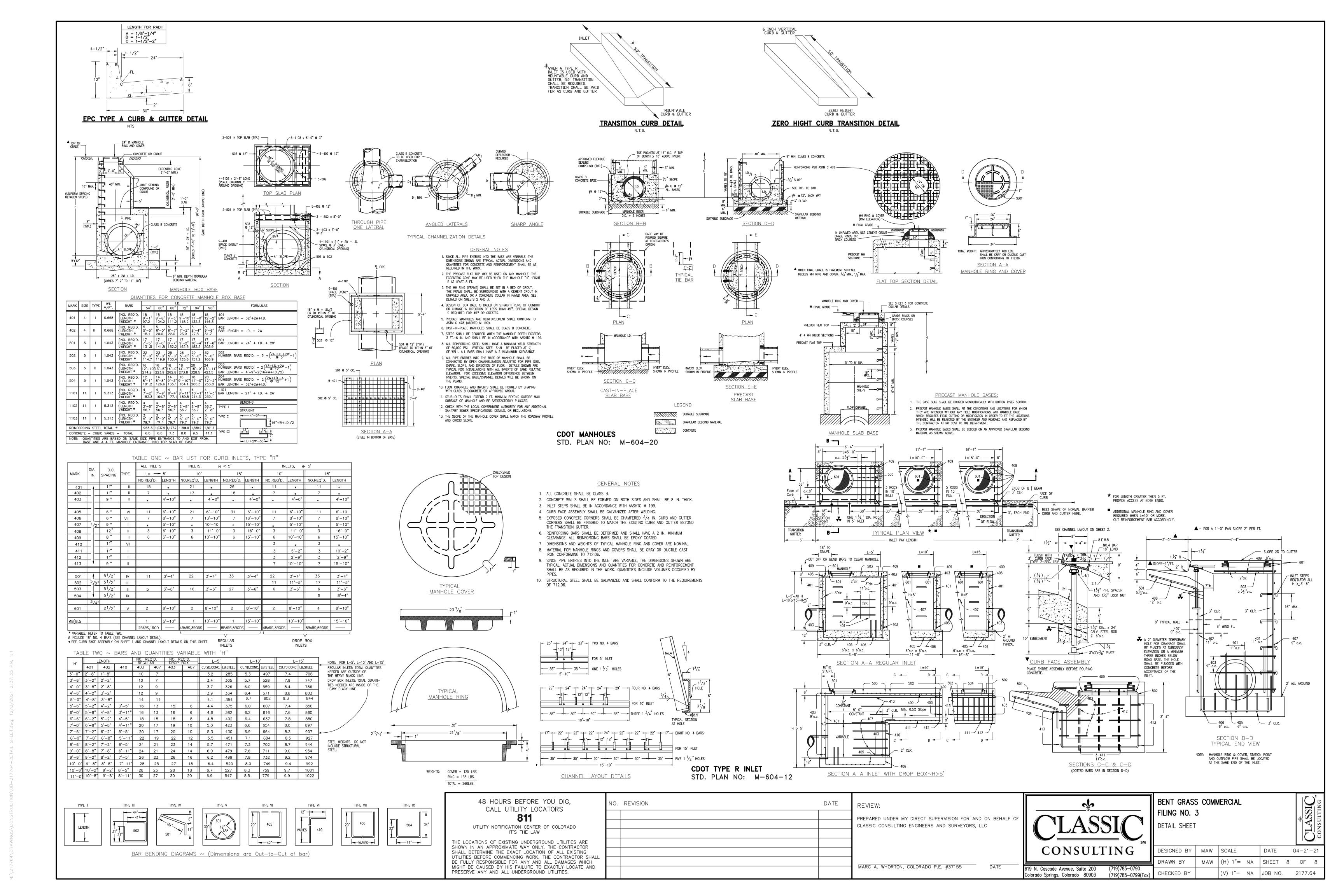
ı	DESIGNED BY	PRA	SCALE	DATE	C)4-21-	-21
_	DRAWN BY	PRA	(H) 1"= N/A	SHEET 2	2	OF	8
()	CHECKED BY		(V) 1"= N/A	JOB NO.		2177.6	54











Construction Drawings_v1 redlines.pdf Markup Summary 1-11-2022

Daniel Torres (32)



Subject: Text Box Page Label: [1] Layout1 Author: Daniel Torres Date: 1/6/2022 8:29:11 AM

Status: Color: Layer: Space:

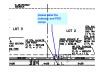
Add PCD File no. SF2147



Subject: Callout Page Label: [1] Layout1 **Author:** Daniel Torres Date: 1/10/2022 1:12:24 PM

Status: Color: Layer: Space:

Sidewalks are to be installed with this subdivision. Please revise.



Subject: Callout Page Label: [1] Layout1

Author: Daniel Torres Date: 1/10/2022 1:15:24 PM

Status: Color: Layer: Space:

please label the sidewalk and PED ramps



Subject: Highlight ATT/ Page Label: [1] Layout1 **Author:** Daniel Torres Date: 1/10/2022 1:15:33 PM

Status: Color: Layer: Space:



Subject: Cloud+ Page Label: [1] Layout1 **Author:** Daniel Torres Date: 1/10/2022 4:50:09 PM

Status: Color: Layer: Space:

The sidewalks and ramps along the public roadway shall be constructed with this subdivision. The sidewalk along the private roadway can be done with the development of the lots. Please revise.



Subject: Cloud+ Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 1:37:30 PM

Status: Color: Layer: Space:

Please update the private road sign to match the attached specifications.



Subject: File Attachment Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 1:37:33 PM

Status: Color: Layer: Space:



Subject: File Attachment Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 1:37:36 PM

Status: Color: Layer: Space:



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:48:47 PM

Status: Color: Layer: Space: see the private road sign specifications above and revise the road name sign accordingly.



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 2:29:02 PM

Status: Color: Layer: Space: please identify the classification of the roadway (i.e urban local)



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:26:50 PM

Status: Color: Layer: Space: Specify County standard PED ramp detail SD_2-41 on the proposed PED ramps and provide the detail on the plans



Subject: Highlight
Page Label: [1] Layout1
Author: Daniel Torres
Date: 1/10/2022 4:46:31 PM

Status: Color: Layer: Space:



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 5:22:09 PM

Status: Color: Identify where the existing mailbox is to be relocated

Layer: Space:



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 2:52:32 PM

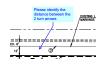
Status: Color: Layer: Space:

Provide arrows at the private roadway lanes



Subject: Dimension Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 2:33:04 PM

Status: Color: Layer: Space:



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 2:43:58 PM

Status: Color: Layer: Space:

Please identify the distance between the 2 turn

arrows



Subject: Callout Page Label: [1] Layout1 **Author:** Daniel Torres Date: 1/10/2022 2:49:38 PM

Status: Color: Layer: Space:

turn arrow



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 3:50:17 PM

Status: Color: Layer: Space:

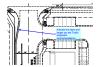
Shall be 4" apart per CDOT standards (S-627-1)

ACTOR
SEP PACEENT MAPPING
SEE ON METPHYSONAE
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T

Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 2:51:45 PM

Status: Color: Layer: Space: per County standard notes turn arrows shall be

125 mil. Please revise



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 5:23:41 PM

Status: Color: Layer: Space: Indicate the taper and length per the Traffic engineers recommendations



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 5:23:13 PM

Status: Color: Layer: Space: indicate the length of the lane per the TIS



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 5:24:11 PM

Status: Color: Layer: Space: indicate the taper and length of the lane



Subject: Cloud+ Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:21:06 PM

Status: Color: Layer: Space: per ECM 6.3.1.G.5, The slope of the landing in any direction shall not exceed 2%. Please verify that all landings meet this criteria and revise accordingly.



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:11:32 PM

Status: Color: Layer: Space: FYI: Should this slope exceed 5% in the field, edge protection per ECM 6.3.1.G would be required. Consider reducing the slope% to allow for

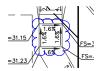
construction tolerance



Subject: Line

Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:21:13 PM

Status: Color: Layer: Space:



Subject: Cloud

Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:12:43 PM

Status: Color: Layer: Space:



Subject: Cloud+

Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:17:31 PM

Status: Color: Layer: Space: Please provide the cross slope. Per the grading plan it appears that it may exceed 2% max criteria

indicated in ECM 6.3.2 Figure 6-9



Subject: Cloud+

Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:17:56 PM

Status: Color: Layer: Space: Please label the cross slope



Subject: Line

Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:21:10 PM

Status: Color: Layer: Space:



Subject: Callout

Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:20:35 PM

Status: Color: Layer: Space: provide spot elevation



Subject: Line

Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 4:21:24 PM

Status: Color: Layer: Space:



Subject: Callout Page Label: [1] Layout1 Author: Daniel Torres Date: 1/10/2022 5:32:04 PM

Status: Color: Layer: Space: Provide energy dissipater/ baffle blocks per UDFCD Vol 2 Chapter 9 Section 3.2.4

Glenn Reese - EPC Stormwater (15)



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 2:43:12 PM

Status: Color: Layer: Space: Missing note #28. See GEC Checklist.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 2:43:23 PM

Status: Color: ■ Layer: Space: Revise this to #29.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:34:57 PM

Status: Color: ■ Layer: Space: Consider need for SCL's in the road gutter to keep the IP at the inlets from being overburdened.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:52:44 PM

Status: Color: Layer: Space: With no sediment basin on the proposed site, how will this pond (and it's outlet) be protected from the sediment from this proposed site? There will be additional sediment loading in the pond. This might just be a maintenance issue, but consider additional ways to protect the pond's outlet structure and the discharging water, if applicable.



Subject: SW - Rectangle Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:04:55 PM

Status: Color: Layer: Space:

Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:06:15 PM

Status: Color: Layer: Space:

Provide BMP details for all proposed temp BMP's.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:06:08 PM

Status: Color: Layer: Space:

Remember that the VTC detail should be min 75ft

long, per DCMv2, Chap 3.3



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:43:56 PM

Status: Color: Layer: Space:

It seems that a small swale/berm would be appropriate here to protect existing road and building on Lot 3B from runoff and accompanying sediment. Consider need to protect this existing property during and after construction with temp (currently SF) and permanent BMPs.



Subject: SW - Textbox Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 2:01:02 PM

Status: Color: Layer: Space:

- A concrete washout is shown on the FAE form. Show on plans (or notate that location is TBD) and legend, and provide a detail for it.

- Item "i" - notate condition of existing vegetation.

- Item "v" - Clearly define which construction tasks correspond to each phase of BMPs (initial, interim, and final) and/or phase of the project

(pre-disturbance, site clearing, grading, etc) so it's clear when each BMP will be installed. See Table

CP-1 in MHFD detail SM-1.



Subject: SW - Textbox Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:52:00 PM

Status: Color: Layer: Space:

Item "f" - show outline of existing structures.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:49:00 PM

Status: Color: ■ Layer: Space: Items H and M. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:52:51 PM

Status: Color: ■ Layer: Space: and specify that it is named "Pond 2" in one of the these locations.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:55:16 PM

Status: Color: ■ Layer: Space: this linetype not seen on plans. Label it if it's there. As an alternative, if site is mostly cut or fill, make a note stating this.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 1/10/2022 9:31:58 AM

Status: Color: ■ Layer: Space: In the meantime (prior to the development of Lots 4 and 6), how will runoff from Basin C be treated (with temp BMPs) and then conveyed to Pond 2? It appears it will concentrate at the SF along the southern boundary of Lot 6 and then rundown into the pond. There appears to be a high potential for erosion in this case. Consider mitigation via additional or different BMPs and revise design as needed.



Subject: SW - Textbox with Arrow

Page Label: [1] Layout1

Author: Glenn Reese - EPC Stormwater

Date: 12/27/2021 1:50:43 PM

Status: Color: ■ Layer: Space: specify filter fabric.