

GRANDWOOD RANCH

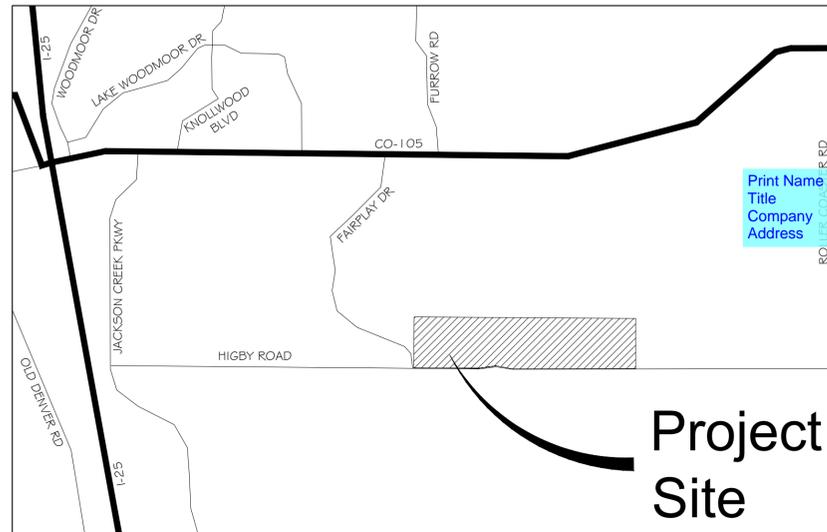
EL PASO COUNTY, CO

PRE-DEVELOPMENT GRADING & EROSION CONTROL PLANS

APRIL, 2020

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THIS IS AN OVERLOT GRADING AND EROSION CONTROL PLAN ONLY. THIS PLAN DOES NOT REFLECT DETAILED/FINE GRADING ELEMENTS THAT WILL BE PART OF FINAL CONSTRUCTION DOCUMENTS FOR SITE DEVELOPMENT, PAVING OPERATIONS, PLACEMENT OF CURB & GUTTER, AND LANDSCAPING. BUILDING AND PARKING LOT LOCATIONS ARE PROVIDED FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



VICINITY MAP

N.T.S.

OWNER/DEVELOPER	GRANDWOOD ENTERPRISES, LLC 270 LODGEPOLE WAY MONUMENT, CO 80132
CIVIL ENGINEER	MATRIX DESIGN GROUP 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920
ELECTRIC	MOUNTAINVIEW ELECTRIC ASSOCIATION (719) 495-2283
GAS	BLACK HILLS ENERGY 105 SOUTH VICTORIA AVENUE PUEBLO, CO (888) 890-5554
STREET	EL PASO COUNTY PUBLIC SERVICES DEPARTMENT (719) 520-6460
DRAINAGE	EL PASO COUNTY PUBLIC SERVICES DEPARTMENT (719) 520-6460
FIRE DEPARTMENT	TRI-LAKES MONUMENT FIRE RESCUE 16055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 (719) 484-0911

Print Name
Title
Company
Address

OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

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 REPORT.

NICOLE SCHANEL, PE #52434

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

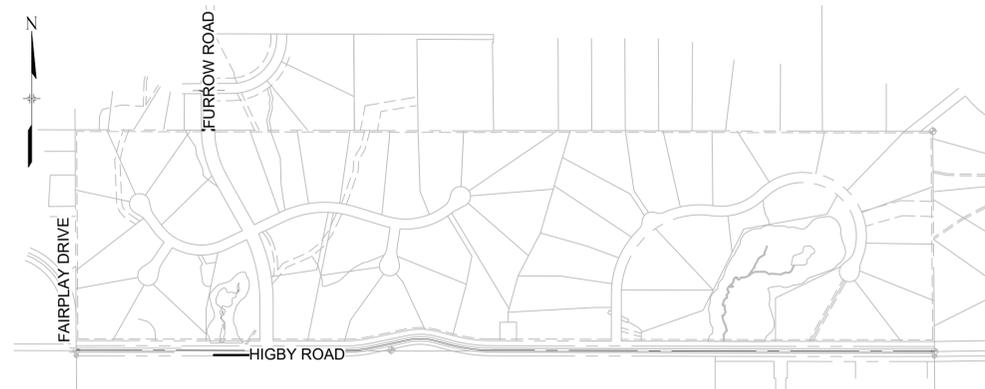
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

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

TRAFFIC CONTROL NOTE:

THE CONTRACTOR SHOULD PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS, AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.



SITE MAP

N.T.S.

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X-Title-W				
X-1105-EX SITE DESIGN				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\GEC Plan\TS01.dwg				
CTB FILE:				
PLOT DATE: April 14, 2020 7:51:16 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY

BENCHMARK
NGS T 294 ELEVATION - 7247.10' NAVD 88
BASIS OF BEARING:
A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

PREPARED BY:

SEAL
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1105.004

GRANDWOOD RANCH				
PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN				
TITLE SHEET				
DESIGNED BY:	CAP	SCALE:	DATE ISSUED:	DRAWING No.
DRAWN BY:	CAP	HORIZ:	APRIL 2020	
CHECKED BY:	JA	VERT:	SHEET	1 OF 9
				TS 01

ABBREVIATIONS

ASSY	ASSEMBLY	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MH	MANHOLE
APPROX	APPROXIMATE or APPROXIMATELY	MIN	MINIMUM
AVE	AVENUE	MJ	MECHANICAL JOINT
AVG	AVERAGE	NTS	NOT TO SCALE
BLVD	BOULEVARD	O/S	OFFSET
BTM	BOTTOM	PR	PROPOSED
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PC	POINT OF CURVATURE
CEN	CENTER	PCC	POINT OF COMPOUND CURVE
C or CL	CENTERLINE	PCR	POINT OF CURB RETURN
CFS	CUBIC FEET PER SECOND	R _c or P/L	PROPERTY LINE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCTION	PT	POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POINT OF VERTICAL CURVE or POLYVINYL CHLORIDE
DIA	DIAMETER	PVI	POINT OF VERTICAL INTERSECTION
DWG	DRAWING	PVMT	PAVEMENT
EA	EACH	PVT	POINT OF VERTICAL TANGENT
EGL	ENERGY GRADE LINE	RCP	REINFORCED CONCRETE PIPE
ELEV or EL	ELEVATION	RED	REDUCER
ESMT	EASEMENT	REF	REFERENCE
EX or EXIST	EXISTING	REQ	REQUIRED
FES	FLARED END SECTION	REV	REVISION
F or FL	FLOWLINE	ROW	RIGHT-OF-WAY
FLG	FLANGE	RT	RIGHT
FT	FOOT/FEET	SD	STORM SEWER
HGL	HYDRAULIC GRADE LINE	ST	STREET
HP	HIGH POINT	STA	STATION
HORIZ	HORIZONTAL	STD	STANDARD
HCL	HORIZONTAL CONTROL LINE	SS	SANITARY SEWER
INV	INVERT	SW or S/W	SIDEWALK
	VERTICAL CURVE FACTOR	TAN	TANGENT
LF	LINEAR FEET	TBC	TOP BACK OF CURB
LN	LANE	TYP	TYPICAL
LP	LOW POINT	UG	UNDERGROUND
LT	LEFT	UTIL	UTILITY
		VERT	VERTICAL
		W	WIDTH
		w/	WITH

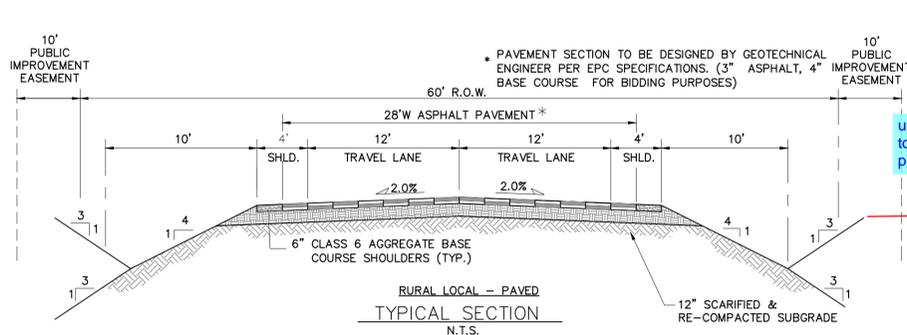
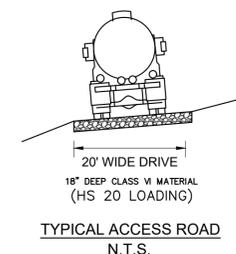
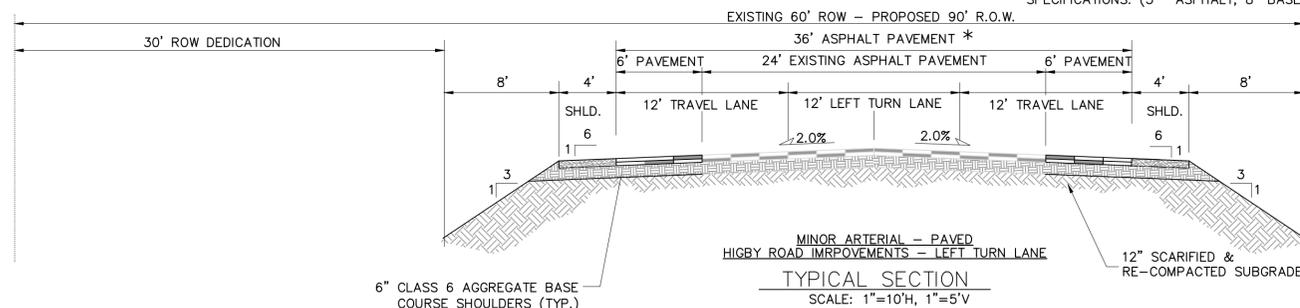
SYMBOLS

---	PROPOSED CENTERLINE
=====	EXISTING PAVED ROAD
---E-SD---	EXISTING UNDERGROUND UTILITY
---P-W 8---	PROPOSED UNDERGROUND UTILITY
---	RIGHT OF WAY
---	EASEMENT
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
~6.400~	EXISTING CONTOUR
~6.400~	PROPOSED CONTOUR
=====	LIMITS OF CONSTRUCTION

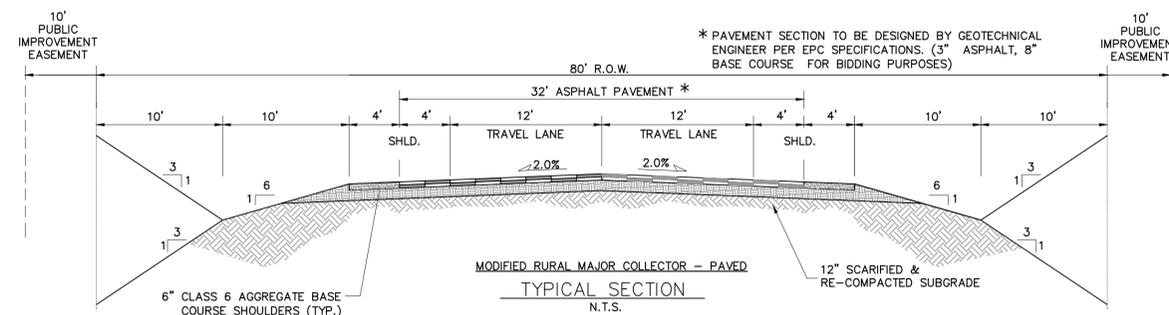
Revise all typical cross sections to indicate sub-grade only is permitted with this predevelopment construction plans. Asphalt and base course shall not be installed with the pre-development grading.

Remove the typical section for Higby Road. No roadway widening will be permitted with the pre-development grading.

* PAVEMENT SECTION TO BE DESIGNED BY GEOTECHNICAL ENGINEER PER EPC SPECIFICATIONS. (3" ASPHALT, 8" BASE COURSE FOR BIDDING PURPOSES)



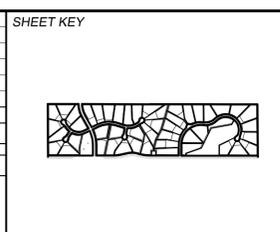
update cross section to reflect the grading plan



REF. NO.	DATE	DESCRIPTION	BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\20.1105.004 Grandwood Ranch\100 Dwg\104 Plan Sets\Construction Plans\GEC Plan\GEN01.dwg
 CTB FILE: ---
 PLOT DATE: April 14, 2020 8:12:47 AM
 THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.



BENCHMARK

NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:

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OWNER:
 GRANDWOOD ENTERPRISES, LLC
 WILLIAM F. HEREBIC II, MANAGER
 270 LODGEPOLE WAY
 MONUMENT, CO 80132

PREPARED BY:

SEAL

PRELIMINARY
 THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
 MATRIX DESIGN GROUP, INC.
 PROJECT No. 20.1105.004

GRANDWOOD RANCH			
PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN			
LEGEND AND ABBREVIATION NOTES			
DESIGNED BY:	CAP	SCALE:	DATE ISSUED:
DRAWN BY:	JJA	HORIZ:	APRIL 2020
CHECKED BY:	JA	VERT:	DRAWING No.
			2 OF 9
			GEN 01

STANDARD NOTES FOR EL PASO COUNTY GRADING & 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 STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCD INSPECTIONS 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 EFFECT 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 RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- 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 IS TO 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.

update notes. See GEC Checklist

STANDARD NOTES FOR EL PASO COUNTY GRADING & EROSION CONTROL PLANS (CONT.):

- 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 VIVID ENGINEERING GROUP, INC., DATED SEPTEMBER, 2019, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

NRCS SOIL SURVEY FOR EL PASO COUNTY

SOIL ID NO.	SOIL TYPE	HYDROLOGIC CLASSIFICATION
1	ALAMOSA LOAM (1%-3% SLOPES)	D
41	KETTLE GRAVELLY LOAMY SAND (8%-40% SLOPES)	B
42	KETTLE-ROCK OUTCROP COMPLEX	B
71	PRING COARSE SANDY LOAM (3%-8% SLOPES)	B
93	TOMAH-CROWFOOT COMPLEX (8%-15% SLOPES)	B

TIMING

ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:
JUNE 2020 THRU AUGUST 2020

EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED:
AUGUST 2020

AREAS

TOTAL AREA: 147.42 ACRES
 DISTURBED AREA : 21.54

RECEIVING WATERS

NAME OF RECEIVING WATERS
JACKSON CREEK (ULTIMATE)

NPDES NOTES:

- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOWLINES AND PUBLIC RIGHTS OF WAYS AS A RESULT OF THIS CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER, OR AS DIRECTED BY THE ENGINEER.
- THIS CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN (SWMP) HAS BEEN SUBMITTED AS PART OF AN APPLICATION FOR AN EROSION AND SEDIMENT CONTROL PERMIT FILED WITH THE CITY OF COLORADO SPRINGS AND AS INCLUSION BY REFERENCE TO THE CDPHE CONSTRUCTION ACTIVITY PERMIT. THE SWMP IS A LIVING DOCUMENT AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE CONTRACTOR DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS SUCCESSORS OR HEIRS; UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT.
- A LAYER OF SUITABLE MULCH SHALL BE APPLIED TO ALL DISTURBED PORTIONS OF THE SITE WITHIN 21 DAYS OF THE COMPLETION OF GRADING. SAID MULCH SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE AND SHALL BE TACKED OR FASTENED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED. ROUGH-CUT STREETS SHALL BE MULCHED UNLESS A LAYER OF AGGREGATE ROAD BASE OR ASPHALT PAVING IS TO BE APPLIED TO SAID ROUGH-CUT STREETS WITHIN THE 21 DAY PERIOD AFTER COMPLETION OF OVERLOT GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THEN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN. BMP'S SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT.
- AT A MINIMUM, THE CONTRACTOR SHALL INSPECT, AND KEEP A LOG OF, ALL BMP'S WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE-HALF THE HEIGHT OF THE BMP, OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
- THE CONTRACTOR SHALL PROPERLY COVER ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT WITHIN PUBLIC RIGHTS OF WAY.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES; OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE; IS PROHIBITED. THE USE OF OSHA APPROVED COLORED WARNING CAPS ON REBAR OR FENCE POSTS USED WITH EROSION CONTROL MEASURES IS NOT ACCEPTABLE.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN 21 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
- MODIFICATION OF AN ACTIVE EROSION AND SEDIMENT CONTROL PERMIT BY THE CONTRACTOR SHALL REQUIRE TIMELY NOTIFICATION OF AND APPROVAL BY THE CITY OF COLORADO SPRINGS. TERMINATION OF AN ACTIVE EROSION AND SEDIMENT CONTROL PERMIT UPON COMPLETION OF THE PROJECT REQUIRES NOTIFICATION OF AND APPROVAL BY THE CITY OF COLORADO SPRINGS.
- UNLESS CONFINED IN A PREDEFINED, BERMED CONTAINMENT AREA, THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED.
- THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS.
- LOCATION OF STAGING, STORAGE, EQUIPMENT MAINTENANCE, TEMPORARY DISPOSAL, VEHICLE TRACKING CONTROL AND CONCRETE TRUCK WASHOUT AREAS WILL BE DETERMINED IN THE FIELD AT THE START OF CONSTRUCTION ACTIVITY AND DELINEATED ON THIS PLAN.

Add a note stating no asphalt/concrete batch plants will be utilized onsite
 Add a note describing the existing vegetation and percent cover

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SHEET KEY

BENCHMARK
 NGS T 294 ELEVATION - 7247.10' NAVD 88

BASIS OF BEARING:
 A LINE THAT IS 20' NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATION PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"

OWNER:
 GRANDWOOD ENTERPRISES, LLC
 WILLIAM F. HEREBIC II, MANAGER
 270 LODGEPOLE WAY
 MONUMENT, CO 80132

PREPARED BY:

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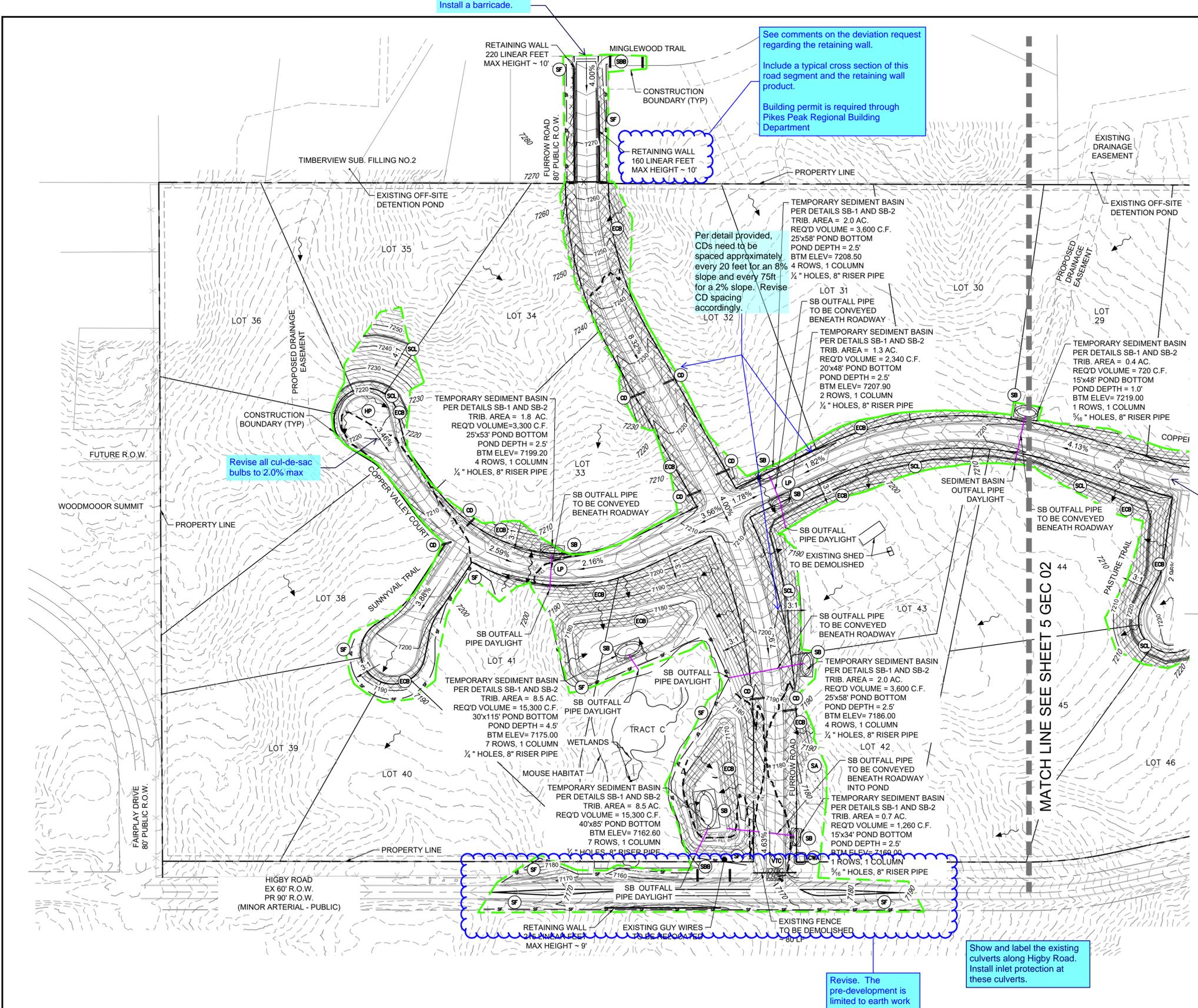
GRANDWOOD RANCH

PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN

GENERAL NOTES

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GN 01



show seeding and mulching locations

Adjust grade to base course or identify in that relative difference of the sub-grade to the finished grade shown.

Below is an example from Trails at Aspen Ridge Pre-Development Grading Plan.

if the same as limits of disturbance, label as "construction boundary line/limits of disturbance"

GRAPHIC SCALE
1 inch = 100 ft.

BMP SEQUENCING

INITIAL	SILT FENCE, CONCRETE WASHOUT, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, COCONRE WASHOUT, STRAW BARRIERS, STOCKPILES, STAGING
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING

LEGEND

- HP LP HIGH POINT/LOW POINT
- ECB EROSION CONTROL BLANKET
- VTC VEHICLE TRACKING CONTROL
- SB SEDIMENT BASIN
- SA CWA CONTRACTOR TO COORDINATE LOCATIONS OF CONCRETE WASHOUTS, STOCKPILES, AND STAGING AREAS
- SF SILT FENCE
- SBB STRAW BALE BARRIER
- SCL SEDIMENT CONTROL LOG
- CD CHECK DAM
- PROPOSED CONTOURS
- EXISTING CONTOURS
- SLOPE DIRECTION
- DRAINAGE FLOW DIRECTION
- 100-YR FLOODPLAIN
- PROPERTY LINE
- PROPERTY BOUNDARY
- CONSTRUCTION BOUNDARY LINE

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PREPARED BY: **Matrix**

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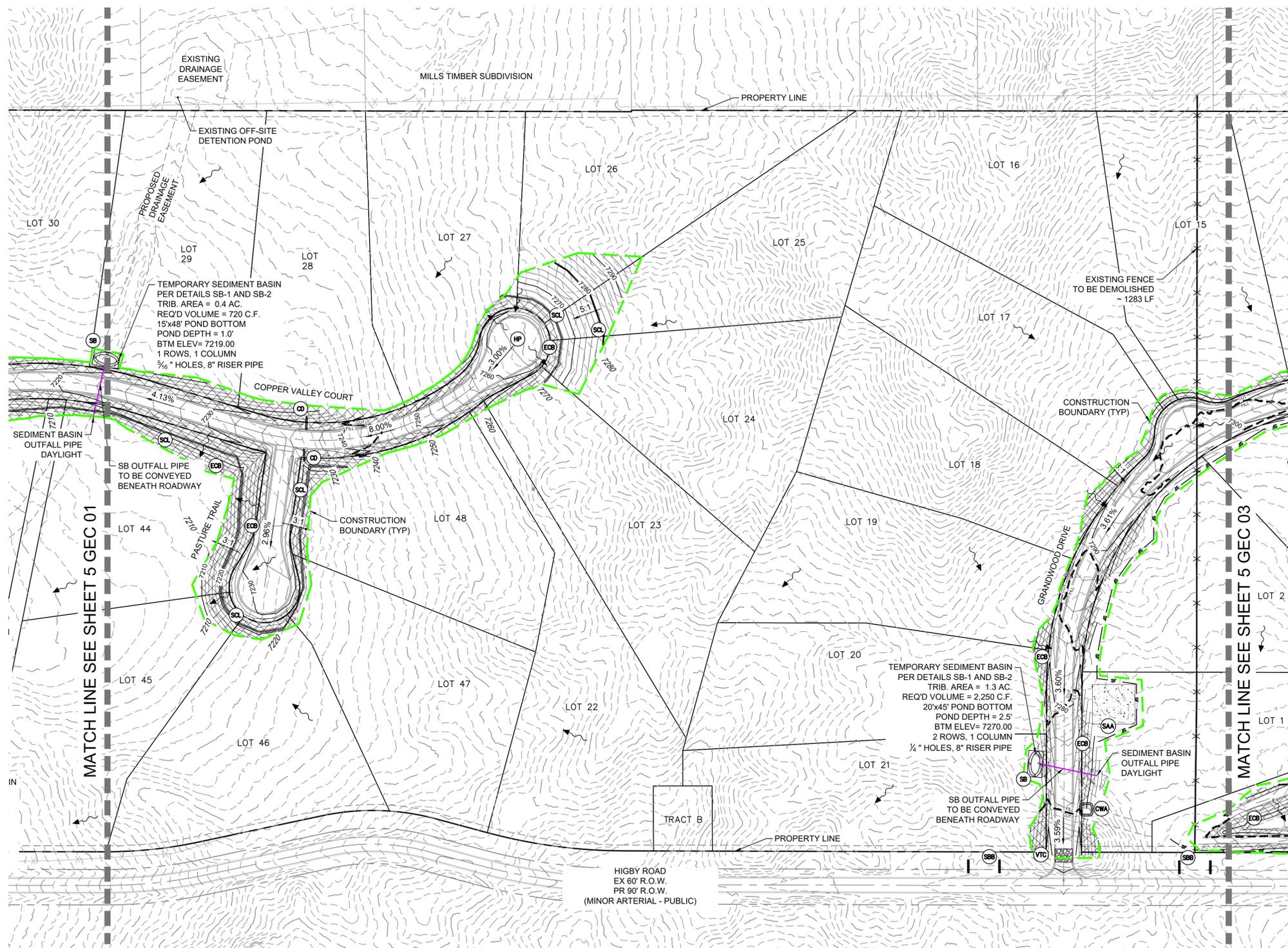
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GRANDWOOD RANCH

PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN

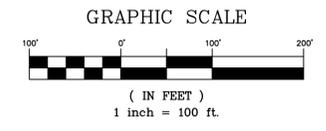
GRADING & EROSION CONTROL PLAN

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- HP LP HIGH POINT/LOW POINT
- ECB EROSION CONTROL BLANKET
- VTC VEHICLE TRACKING CONTROL
- SB SEDIMENT BASIN
- SA CWA CONTRACTOR TO COORDINATE LOCATIONS OF CONCRETE WASHOUTS, STOCKPILES, AND STAGING AREAS
- SF SILT FENCE
- SBB STRAW BALE BARRIER
- SCL SEDIMENT CONTROL LOG
- CD CHECK DAM
- 7050 PROPOSED CONTOURS
- 5975 EXISTING CONTOURS
- 2.00% SLOPE DIRECTION
- DRAINAGE FLOW DIRECTION
- 100-YR FLOODPLAIN
- PROPERTY LINE
- PROPERTY BOUNDARY
- CONSTRUCTION BOUNDARY LINE

BMP SEQUENCING	
INITIAL	SILT FENCE, CONCRETE WASHOUT, VEHICLE TRACKING, TEMP SEDIMENT BASINS
INTERIM	CHECK DAMS, COCONCRETE WASHOUT, STRAW BARRIERS, STOCKPILES, STAGING
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING



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SHEET KEY

BENCHMARK
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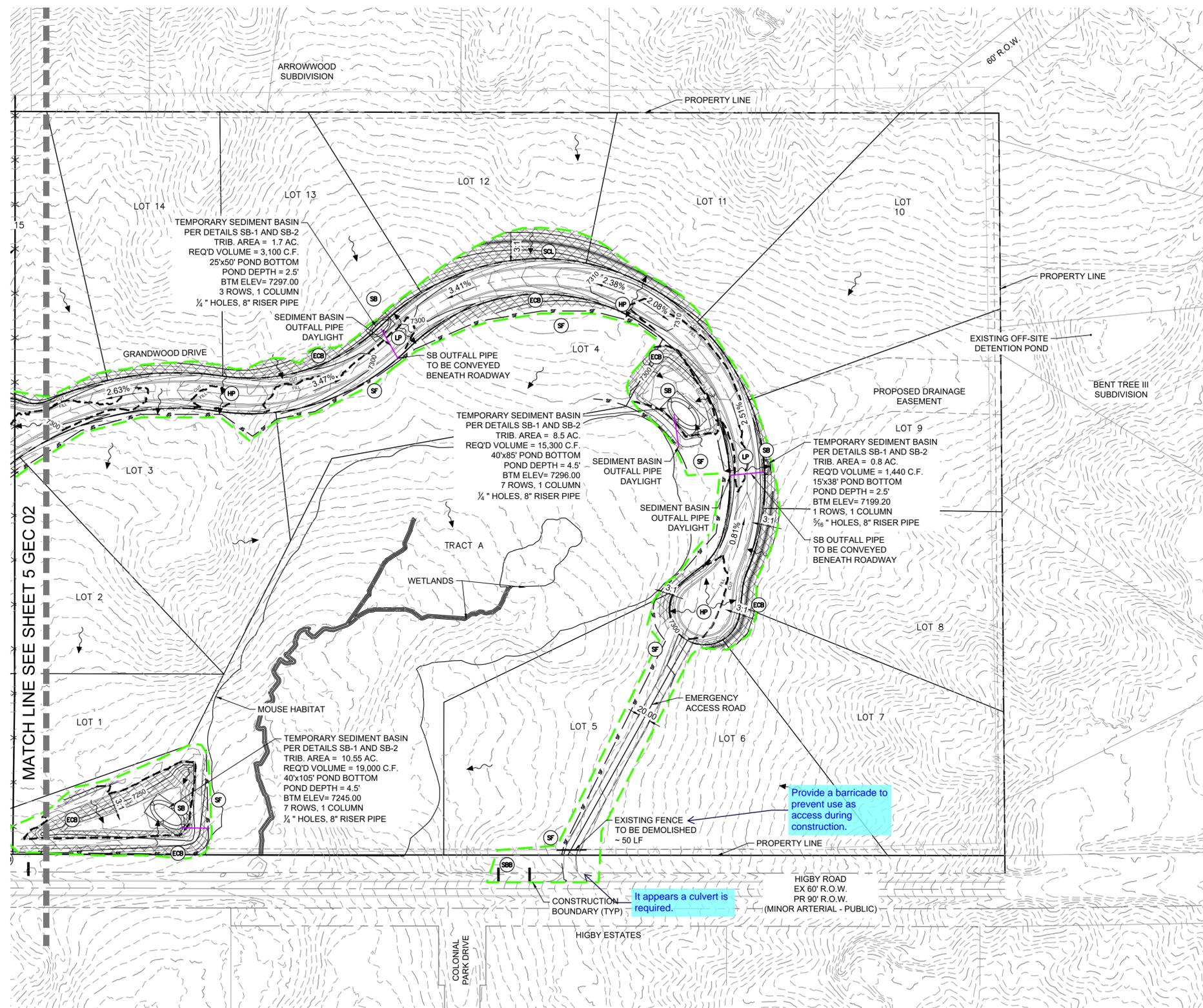
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WILLIAM F. HEREBIC II, MANAGER
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MONUMENT, CO 80132

PREPARED BY:

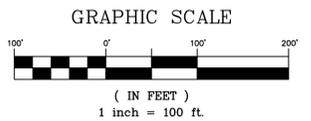
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GRANDWOOD RANCH			
PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN			
GRADING & EROSION CONTROL PLAN			
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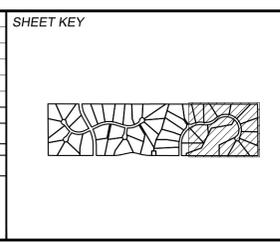
- HIGH POINT/LOW POINT
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INTERIM	CHECK DAMS, CONCRETE WASHOUT, STRAW BARRIERS, STOCKPILES, STAGING
FINAL	EROSION CONTROL BLANKETS, SEEDING & MULCHING



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BENCHMARK
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GRANDWOOD RANCH

PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN

GRADING & EROSION CONTROL PLAN

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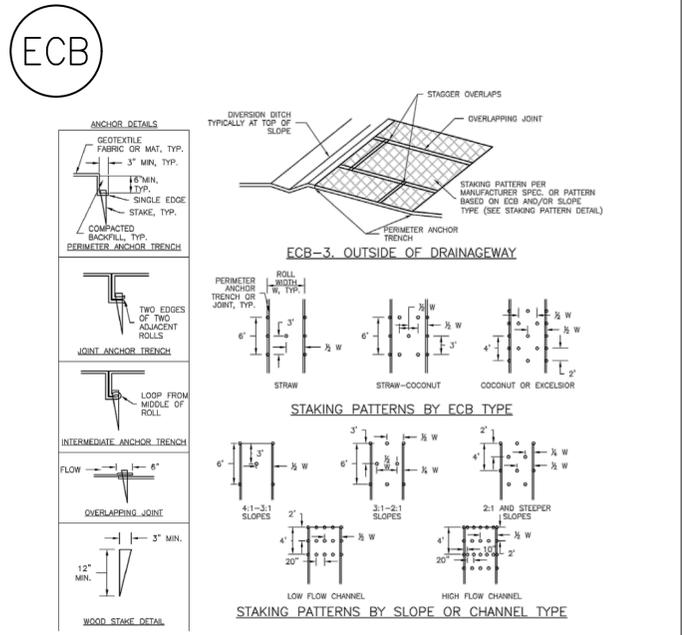


TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING **
STRAW *	-	100%	-	DOUBLE/ NATURAL
STRAW-COCONUT	30% MIN	70% MAX	-	DOUBLE/ NATURAL
COCONUT	100%	-	-	DOUBLE/ NATURAL
EXCELSIOR	-	-	100%	DOUBLE/ NATURAL

* STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS.
** ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS.

EROSION CONTROL BLANKET

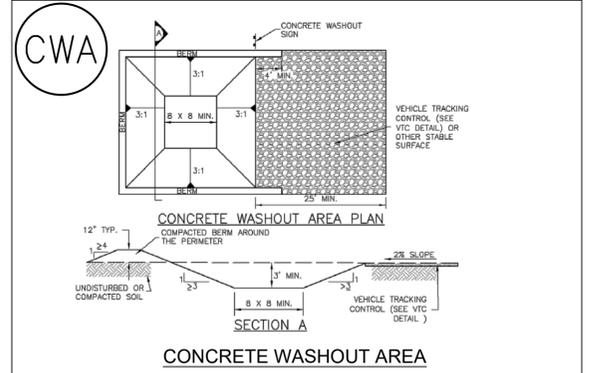
INSTALLATION NOTES:

- SEE PLAN VIEW FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, EXCELSIOR).
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs. ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
- DETAILS ON DESIGN PLAND FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

MAINTENANCE NOTES:

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
- ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

Figure EC-6
Rolled Erosion Control Product
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

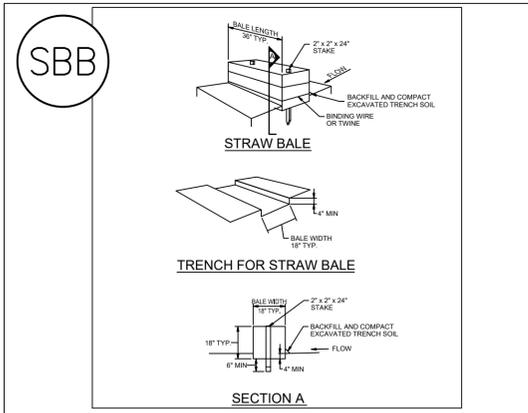


CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES:

- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATER BODY. DO NOT LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- THE CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 6" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Figure CWA-3
Concrete Washout Area
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3



STRAW BALE BARRIER NOTES:

STRAW BALE INSTALLATION NOTES:

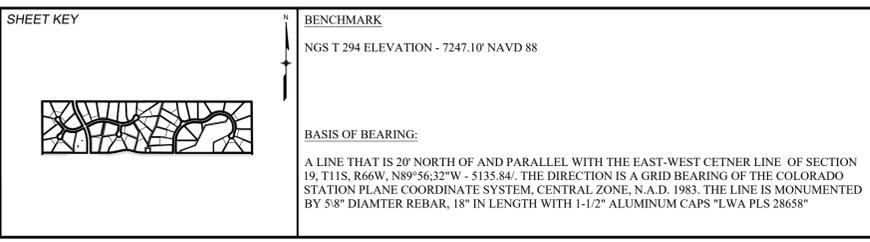
- SEE PLAN VIEW FOR:
 - LOCATION(S) OF STRAW BALES.
- STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
- STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
- WHEN STRAW BALES ARE USED IN A SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ON ANOTHER.
- STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
- A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPDRILL SIDE OF THE STRAW BALE(S) AND COMPACTED.
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

STRAW BALE MAINTENANCE NOTES:

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/4 OF THE HEIGHT OF THE STRAW BARRIER BALE.
- STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN THE STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

Figure SC-3
Straw Bale Barrier
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

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GRANDWOOD RANCH			
PRE-DEVELOPMENT GRADING & EROSION CONTROL PLAN			
EROSION CONTROL NOTES			
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		DRAWING No.	ECN 02

