

14160 STONE EAGLE PLACE

EL PASO COUNTY, CO

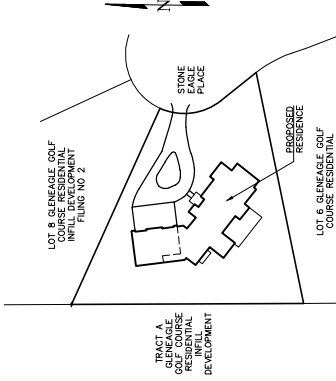
GRADING, EROSION, & SEDIMENT CONTROL PLAN

JANUARY 2022

NOTES: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE EXISTING GRADE SHALL BE NOTED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Standard Notes for El Paso County Grading and Erosion Control Plans

- Stormwater discharge from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State waters. Stormwater control measures shall be designed in a manner that minimizes pollution of any on-site or off-site waters. Stormwater discharge shall be controlled to meet the standards and requirements of the most recent version of the relevant adopted storm drainage and erosion control standards.
- Notwithstanding anything depicted in these plans or any verbal representations, all design and construction activities shall be in accordance with the standards and requirements of the most recent version of the relevant adopted storm drainage and erosion control standards.
- El Paso County standards, including the Land Development Code, the Engineering Orders Manual, the Drainage Order Manual, and the Stormwater Control Manual, shall apply to all construction projects.
- Any deviations from regulations and standards must be requested, approved, and permitted in writing.
- Stormwater Management Plan (SWMP) for this project shall be developed and approved by the Erosion and Stormwater Quality Control District (ESQD) prior to construction. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.
- Once the ESQD is approved and a Notice to Proceed has been issued, the contractor may initiate the initial slope erosion control measures.
- Paso County will be held prior to any construction, it is the responsibility of the applicant to coordinate the meeting time and place with the County staff.
- Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
- All temporary sediment and erosion control measures shall be maintained and repaired in effective operating condition until the project is completed. Sediment and erosion control measures shall be replaced as needed to ensure adequate sediment and erosion control. If it is determined that the existing measures are not adequate, the contractor shall replace them with more effective 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 or other equivalent stabilizing vegetation is installed. Final stabilization shall be implemented at all temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
- All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that affect the design or function of permanent stormwater management structures must be approved by the ERM Administrator prior to implementation.
- Erosion control measures shall be installed in such a manner as to effectively minimize accelerated soil erosion and resulting sediment. Construction shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a water's edge unless shown to be infeasible and specifically requested and approved.
- Construction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved. If completion is anticipated, infiltration control measures may be installed and maintained until final stabilization is achieved. If completion is not anticipated, infiltration control measures shall be removed upon final stabilization and before permit closure.
- All temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth's surface shall be a stabilized concrete design 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 from any water body or stream. If wash water must be discharged, it shall be contained and discharged into a water body that is not located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek, or stream.
- During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
- Erosion control blanketing or other protective covering shall be in place on slopes steeper than 3:1.
- Contractor shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that are not required for the project. No construction debris, dirt, trash, rock, sediment, soil, and sand shall be discharged to a water body or stream. All construction debris, dirt, trash, rock, sediment, soil, and sand shall be contained and disposed of in accordance with the SWMP.
- Trucking of soils and construction debris off-site shall be minimized. Materials trucked 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 are not required for the project. No construction debris, dirt, trash, rock, sediment, soil, and sand shall be discharged to a water body or stream. All construction debris, dirt, trash, rock, sediment, soil, and sand shall be contained and disposed of in accordance with the SWMP.
- The quantity of materials stored at 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 manufacturers 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 ERM Administrator. In granting approval for the use of such chemical(s), specific conditions shall be stated in writing. The quantity of chemical(s) stored at the project site shall be limited 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 manufacturers labels.
- No person shall cause the impoundment 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 6, C.S.R.), and all other applicable laws, rules, orders, regulations, and standards. All appropriate permits must be obtained by the contractor prior to construction (COAQ, NPDES, Floodplain, 40A, Right-of-Way, etc.). In the event of conflicts between these requirements and other laws, rules, orders, regulations, or standards of other Federal, State, local, or County agencies, the most restrictive laws, rules, orders, regulations or standards shall apply.
- All construction traffic must enter/leave 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 _____ N/A _____ and shall be considered a part of these plans.
- At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction site shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment (CDPHE) and the Colorado State Engineer (CSE). The permit application shall be submitted in accordance with the 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
4300 Cherry Creek Drive South
Denver, CO 80246
Phone: (303) 739-6100

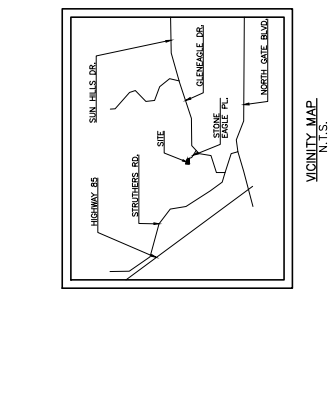


DESCRIPTION OF ACTIVITIES

LOT 7 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT PLUNGING NO. 2

LOT 6 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT PLUNGING NO. 2

LOT 5 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT PLUNGING NO. 2



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GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PRE-CONSTRUCTION PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PRE-CONSTRUCTION PERMITS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PRE-CONSTRUCTION PERMITS FROM ALL APPLICABLE AGENCIES.
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EROSION CONTROL COST OPINION

1. 370 LF - SEDIMENT CONTROL LOGS @ \$2.75/LF	\$ 1,018
2. 0.30 AC - SEEDING & MULCH @ \$785/AC	\$ 236
3. 1 EA - FUEL SPILL KIT @ \$200.00/EA	\$ 200
4. 1 EA - FUEL TRACKING CONTROL @ \$1325.00/EA	\$ 1,325
5. 1 EA - CONCRETE WASHOUT @ \$600.00/EA	\$ 600
6. 40% MAINTENANCE AND REPLACEMENT	\$ 1,416
TOTAL	\$ 4,985

EROSION CONTROL COST OPINION

The above cost opinion is based on the information provided and is not a guarantee of the final cost of the erosion control measures. The contractor shall be responsible for obtaining all necessary permits and for the final cost of the erosion control measures.

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PREPARED FOR:
JADEN HOMES

ATTN:
(719) 535-9030

PREPARED BY:
CHRIS PALMER (719) 535-9030

CONTRACTOR:
TERRA NOVA ENGINEERING, INC.
771 S. 23RD STREET, SUITE 200
DENVER, CO 80244
(719) 535-4422 OFFICE
(719) 535-4422 CELL

OWNER:
JADEN HOMES
2725 S. 29th STREET
DENVER, CO 80232
(719) 535-4422

DESCRIPTION:
LOT 7 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT PLUNGING NO. 2

TOTAL AREA TO BE CLEARED, EXCAVATED, GRADED OR DISTURBED IS 0.46 ACRES.

ENGINEER'S STATEMENT:
I, THE ENGINEER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

EL PASO COUNTY APPROVAL:
COUNTY ENGINEER ERM ADMINISTRATOR
16/01/2022 12:41 PM
D.P. [Signature]

APPROVED:
Engineering Department
EPC [Signature]

FEED BACK:
EPC [Signature]

DATE: 1/26/22

REVISIONS:

NO.	DESCRIPTION	DATE
1 OF 4		
2 OF 4		
3 OF 4		
4 OF 4		

COVER SHEET
EROSION CONTROL DETAILS
EROSION CONTROL DETAILS

14160 STONE EAGLE PLACE
GRADING, EROSION, & SEDIMENT CONTROL PLAN

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: [Signature]
DATE: 1/26/22

PROJECT NO. 218817
DATE ISSUED: 1/26/22
PROJECT NO. 1 OF 4

APPROVED:
Engineering Department
EPC [Signature]

FEED BACK:
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16/01/2022 12:41 PM
D.P. [Signature]

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Engineering Department
EPC [Signature]

FEED BACK:
EPC [Signature]

DATE: 1/26/22

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- ALL WORK SHALL BE COMPLETED BY THE END OF THE DAY. ALL WORK SHALL BE COMPLETED BY THE END OF THE DAY. ALL WORK SHALL BE COMPLETED BY THE END OF THE DAY.

DESCRIPTION OF ACTIVITIES

LOT 7 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT PLUNGING NO. 2

LOT 6 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT PLUNGING NO. 2

LOT 5 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT PLUNGING NO. 2

TOTAL AREA TO BE CLEARED, EXCAVATED, GRADED OR DISTURBED IS 0.46 ACRES.

ENGINEER'S STATEMENT:
I, THE ENGINEER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

EL PASO COUNTY APPROVAL:
COUNTY ENGINEER ERM ADMINISTRATOR
16/01/2022 12:41 PM
D.P. [Signature]

APPROVED:
Engineering Department
EPC [Signature]

FEED BACK:
EPC [Signature]

DATE: 1/26/22

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

EROSION CONTROL COST OPINION

1. 370 LF - SEDIMENT CONTROL LOGS @ \$2.75/LF	\$ 1,018
2. 0.30 AC - SEEDING & MULCH @ \$785/AC	\$ 236
3. 1 EA - FUEL SPILL KIT @ \$200.00/EA	\$ 200
4. 1 EA - FUEL TRACKING CONTROL @ \$1325.00/EA	\$ 1,325
5. 1 EA - CONCRETE WASHOUT @ \$600.00/EA	\$ 600
6. 40% MAINTENANCE AND REPLACEMENT	\$ 1,416
TOTAL	\$ 4,985

GENERAL NOTES

- NO WORK SHALL BE PERFORMED IN AREAS DESIGNATED AS "NO WORK" AREAS. ALL SUCH AREAS SHALL BE PROTECTED AND RESTORED TO ORIGINAL OR BETTER CONDITION.
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DESIGNED BY: LD	DATE ISSUED: 1/26/22
DRAWN BY: LF	SHEET NO. 2 OF 4
CHECKED BY: LD	
IN-SCALE AS SHOWN	
IN-SCALE N/A	
CS NO. 21981.7	
DATE ISSUED: 1/26/22	

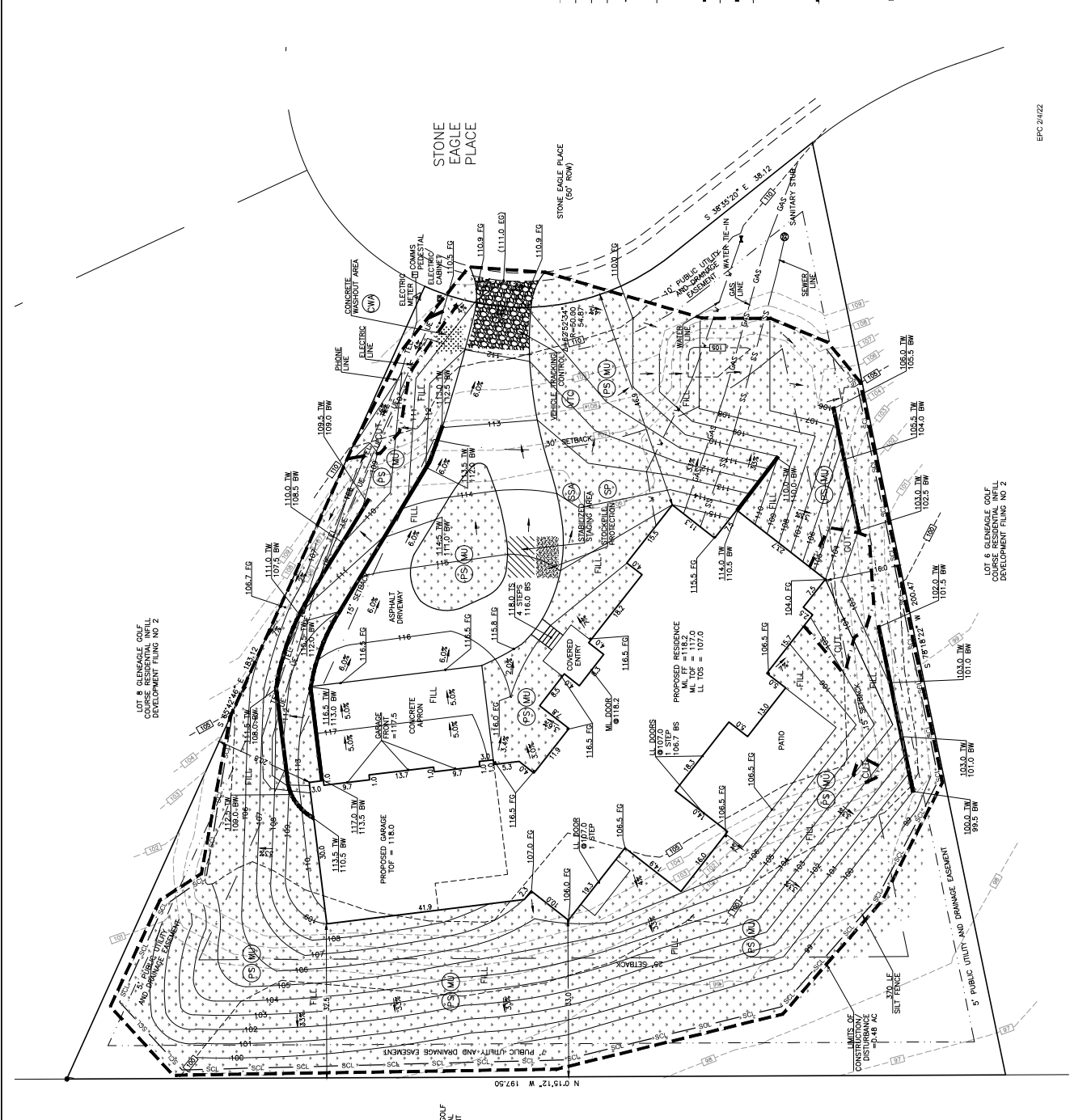
EROSION CONTROL LEGEND

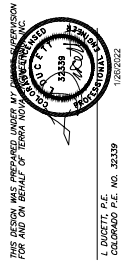
KEY	TITLE	SYMBOL
(SCL)	SEDIMENT CONTROL LOG	---
(SSA)	STABILIZED STAGING AREA	[Hatched]
(SP)	STOOPPLE PROTECTION	[Stippled]
(CWA)	CONCRETE WASHOUT AREA	[Dotted]
(PS (MU))	SEEDING AND MULCHING	[Cross-hatched]
(VT)	VEHICLE TRACKING CONTROL	[Diagonal lines]

INITIAL & INTERNAL
 INTERNAL
 INTERNAL
 INTERNAL
 FINAL
 INTERNAL

GRADING LEGEND

- EXISTING CONTOURS - MINOR
- EXISTING CONTOURS - MAJOR
- PROP CONTOURS - MINOR
- PROP CONTOURS - MAJOR
- PROPERTY LINE
- PROP FLOW
- EXISTING EASEMENT
- PROP FINISHED GRADE
- EXISTING FLOW
- LIMITS OF CONSTRUCTION/DISTURBANCE
- ADJACENT PROPERTY LINE
- PROP ROCK BOULDER RETAINING WALL
- EXISTING SETBACK
- EXISTING (BUILDING) GRADE
- FINISHED GRADE AT BOTTOM OF WALL
- 61.00 TW
- 61.00 BW
- TOP OF WALL GRADE
- CUT/FILL





EC-4



Mulching (MU)
 Mulches, consisting of freshly applied straw, hay, shredded wood chips, rock, or other organic materials, are used to protect the soil surface from erosion, reduce evaporation, and improve soil structure. Mulching helps to retain soil moisture, suppress weeds, and reduce soil temperature. Although mulches are applied in conjunction with temporary or permanent seeding, it is not necessary to use mulch for stabilization of areas that cannot be seeded due to erosion constraints. Mulches are used to stabilize areas where standard mechanical seeding is not appropriate.

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch also should be used as a temporary cover on lawns to help layers to help temporarily stabilize disturbed areas where erosion control is required. Mulch should be applied to areas where erosion control is required (typically within 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydro mulching may not be allowed in certain jurisdictions or may not be allowed from waterways.

Do not apply mulch during windy conditions.

Design and Installation
 Prior to mulching, surface roughness areas by rolling, with a crimping or punching type roller or by track roller, should be prepared. Mulch should be applied to areas where erosion control is required (typically within 14 days) on portions of the site not otherwise permanently stabilized.

A variety of mulches can be used effectively at construction sites. Consider the following:

Function	Yes	No
Soil Erosion Control		
Soil Stabilization		
Soil Moisture Management		

June 2012
 Urban Storm Drainage and Flood Control District
 Urban Storm Drainage Criteria Manual Volume 3

EC-4

Mulching (MU)

Grass, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tilled or tamped by a certified contractor. The condition of the site, straw mulch must be applied to areas where erosion control is required. Mulch should be applied to areas where erosion control is required (typically within 14 days) on portions of the site not otherwise permanently stabilized.

Grass, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tilled or tamped by a certified contractor. The condition of the site, straw mulch must be applied to areas where erosion control is required. Mulch should be applied to areas where erosion control is required (typically within 14 days) on portions of the site not otherwise permanently stabilized.

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Chapter 14

Table 14-1: Recommended Seed Mix for High Water Table Conditions*

Common Name (Variety)	Scientific Name	Growth Habit	Seed/acre	Soil Type	Drilled	PS/Acre	PLS/Acre	Hydroseeded
Barley	<i>Hordeum vulgare</i>	Warm	300,000	Sod	2.2	4.3		
Swinggrass	<i>Panicum polyanthemum</i>	Warm	380,000	Sod	2.2	4.3		
Blain grass	<i>Panicum polyanthemum</i>	Cool	110,000	Sod	7.9	15.8		
Blain grass	<i>Panicum polyanthemum</i>	Warm	250,000	Sod	1.0	2.0		
Wheat	<i>Triticum aestivum</i>	Cool	400,000	Sod	0.1	0.2		
Private cordgrass	<i>Spartina patens</i>	Cool	100,000,000	Sod	1.0	2.0		
Annual ryegrass	<i>Lolium perenne</i>	Cool	227,000	Cool stop	10.0	20.0		
TOTAL					24.4	44.8		
Wildflowers								
Wildflower	<i>Asclepias tuberosa</i>	—	250,000	0.10	0.20			
Wildflower	<i>Asclepias tuberosa</i>	—	1,450,000	0.12	0.24			
Blue yarrow	<i>Asclepias tuberosa</i>	—	2,770,000	0.06	0.12			
TOTAL					0.60	1.16		
TOTAL					25.0	45.96		

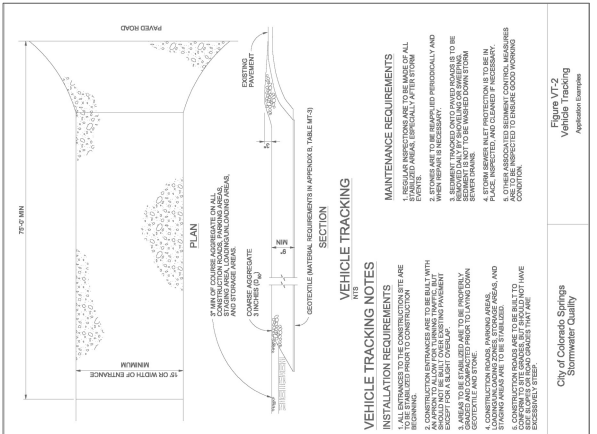
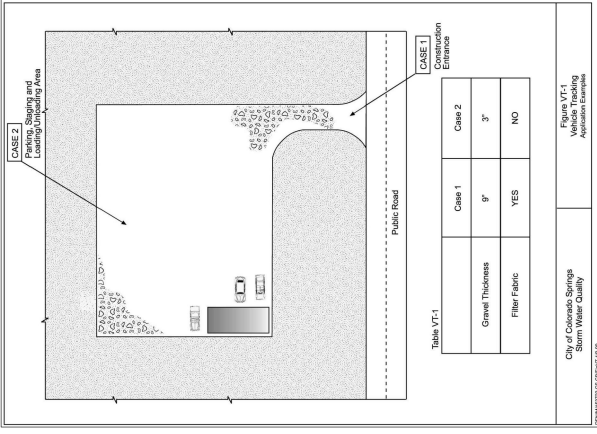
*For portions of disturbed land area or on the basis of other soil conditions, contact your local seed supplier for more information.

Chapter 14

Table 14-1b: Recommended Seed Mix for Transition Areas*

Common Name (Variety)	Scientific Name	Growth Habit	Seed/acre	Soil Type	Drilled	PS/Acre	PLS/Acre	Hydroseeded
Sheep fescue	<i>Festuca ovina</i>	Cool	680,000	Sod	1.3	2.6		
Western wheatgrass	<i>Panicum westw.</i>	Warm	1,758,000	Sod	0.5	1.0		
Alkali sacaton	<i>Sporobolus airoides</i>	Warm	1,758,000	Sod	0.5	1.0		
Stinkgrass	<i>Stylosanthes trifoliate</i>	Cool	1,650,000	Sod	5.5	11.0		
Canadian bluegrass	<i>Poa can.</i>	Cool	2,590,000	Cool	0.3	0.6		
Swinggrass	<i>Panicum polyanthemum</i>	Warm	380,000	Sod	1.3	2.6		
Blain grass	<i>Panicum polyanthemum</i>	Cool	110,000	Sod	7.9	15.8		
TOTAL					26.8	54.8		
Wildflowers								
Wildflower	<i>Asclepias tuberosa</i>	—	12,000	0.25	0.50			
Wildflower	<i>Asclepias tuberosa</i>	—	120,000	0.20	0.40			
Wildflower	<i>Asclepias tuberosa</i>	—	210,000	0.20	0.40			
Wildflower	<i>Asclepias tuberosa</i>	—	18,000	0.06	0.12			
Wildflower	<i>Asclepias tuberosa</i>	—	360,000	0.20	0.40			
Wildflower	<i>Asclepias tuberosa</i>	—	2,770,000	0.05	0.06			
TOTAL					1.14	2.28		

*For seed rates in hydroseed mix and dry mix.

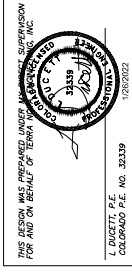


GRADING, EROSION, & SEDIMENT CONTROL PLAN
 14160 STONE EAGLE PLACE

271 S. 280 STREET
 SUITE 200, DENVER, CO 80202
 PHONE: 724-433-8282
 FAX: 724-433-8282
 WWW.TERRACON.COM

ATTN: JAYDEN HOMES
 PREPARED FOR: (719) 535-9030

NO.	DESCRIPTION	DATE

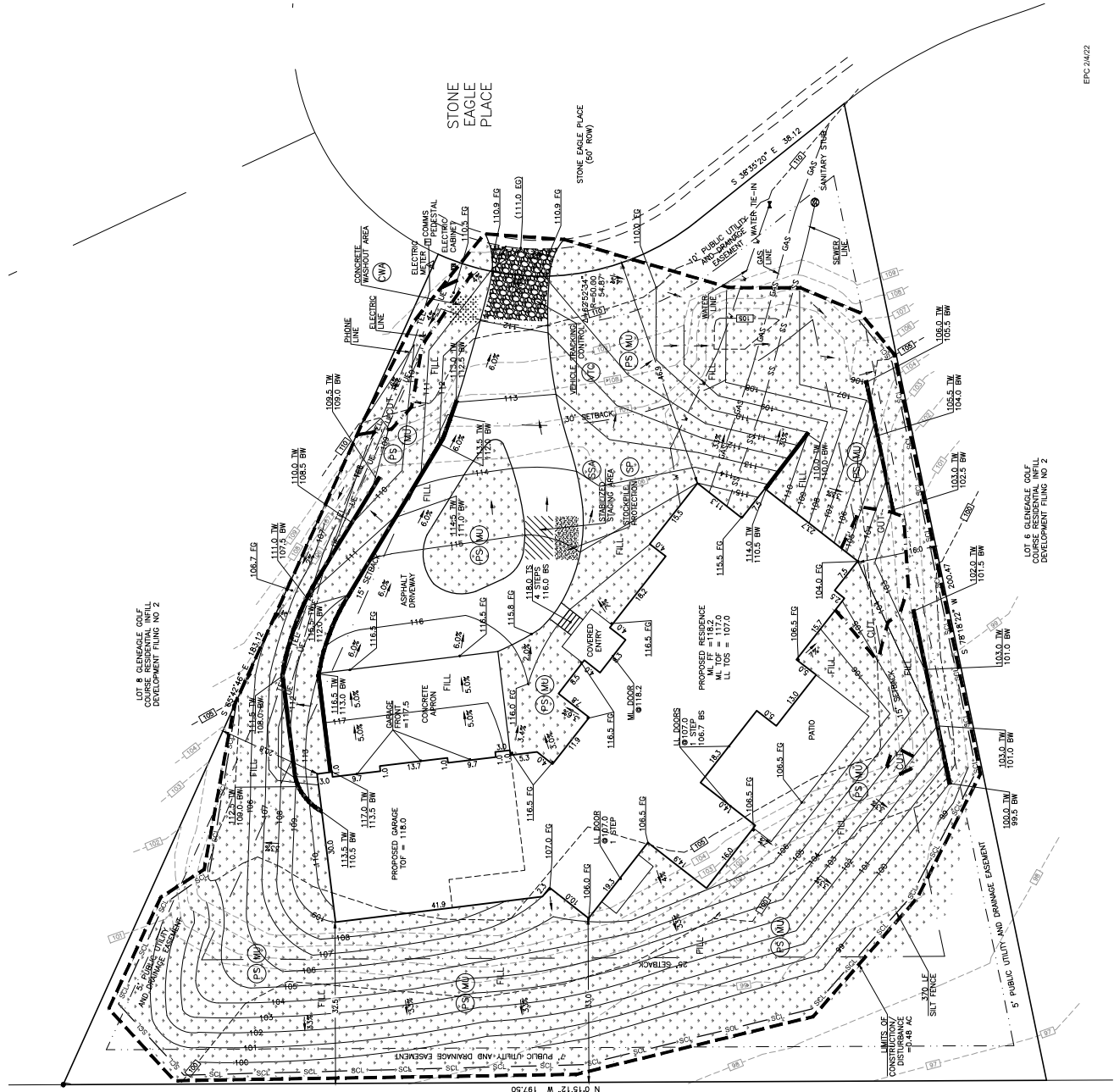
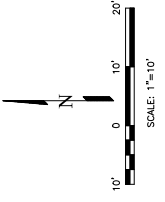


THIS DESIGN WAS PREPARED UNDER THE SUPERVISION OF T. BLUFFETT, P.E. FOR AND ON BEHALF OF TERRACON, INC.

NOTES: NO NOTABLE VEGETATION EXISTS ON SITE.
 LOCATIONS OF STAGING AND STOCKPILES TO NOTATED BY CONTRACTOR.

- GRADING LEGEND**
- EXISTING CONTOURS - MINOR
 - EXISTING CONTOURS - MAJOR
 - PROP CONTOURS - MINOR
 - PROP CONTOURS - MAJOR
 - PROPERTY LINE
 - PROP FLOW
 - EXISTING EASEMENT
 - PROP FINISHED GRADE
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 - LIMITS OF CONSTRUCTION/DISTURBANCE
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 - FINISHED GRADE AT BOTTOM OF WALL
 - 61.00 BW
 - 61.00 TW
 - TOP OF WALL GRADE
 - CUT/FILL

- EROSION CONTROL LEGEND**
- | KEY | TITLE | SYMBOL |
|-----------|--------------------------|--------|
| (SCL) | SEDIMENT CONTROL LOG | --- |
| (SSA) | STABILIZED STAGING AREA | ▨ |
| (SP) | STOOPPLE PROTECTION | ▩ |
| (CWA) | CONCRETE WASHOUT AREA | ▧ |
| (PS (MU)) | SEEDING AND MULCHING | ▦ |
| (VT) | VEHICLE TRACKING CONTROL | ▨ |
- INTERNAL & INTERNAL
 INTERNAL
 INTERNAL
 INTERNAL
 FINAL
 INTERNAL



EPC 24422

LOT 6 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO 2

LOT 8 GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO 2

TRACT A GLENDALE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

