

## WATER QUALITY/NPDES EROSION AND SEDIMENT CONTROL NOTES

1. THIS CONSTRUCTION ACTIVITIES STORMWATER MANAGEMENT PLAN HAS BEEN SUBMITTED AS THE APPLICATION FOR A STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE WATER QUALITY CONTROL DIVISION OF COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. I UNDERSTAND THAT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS 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.
2. 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 AND GEC PLANS.
3. MODIFICATION OF AN ACTIVE STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES BY THE DEVELOPER, CONTRACTOR, OR THEIR AUTHORIZED AGENTS SHALL REQUIRE TIMELY NOTIFICATION OF AND APPROVAL BY THE WATER QUALITY CONTROL DIVISION. TERMINATION OF AN ACTIVE STORMWATER PERMIT FOR CONSTRUCTION ACTIVITIES UPON COMPLETION OF THE PROJECT REQUIRES NOTIFICATION OF AND APPROVAL BY EL PASO COUNTY ENGINEERING.

AL, EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMPs AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES, IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMPs THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMPs, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
2. THE CONTRACTOR SHALL NOTIFY 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, DEWATERING DISCHARGE, PERMITTING FOR ALL UTILITY INSTALLATION. PUMP RATE TESTS ARE HIGHLY RECOMMENDED.

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 CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN D. O'ROURKE, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF COLORADO NO. 43327

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

OWNER OR AUTHORIZED AGENT	DATE
---------------------------	------

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.

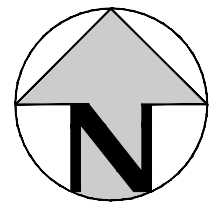
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

COUNTY PROJECT ENGINEER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

A vicinity map showing the location of the site. The map is enclosed in a black rectangular border. A thick black arrow points from the word "SITE" to a hatched rectangular area. The hatched area is situated between a road labeled "PETERSON ROAD" (vertical) and a road labeled "SPACE VILLAGE AVE" (horizontal). To the right of the hatched area is a road labeled "US HWY 24" (diagonal). Above the hatched area is a wavy line labeled "SAND CREEK". A north arrow is located in the top right corner of the map area.

**VICINITY MAP**

SCALE: 1" = 800'



Know what's below.  
**Call** before you dig.

[illegible]

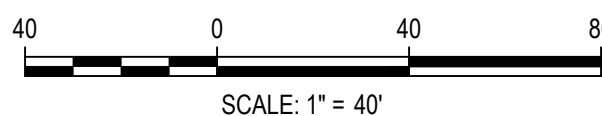


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: K:\200823\ENGINEERING\GROUNDCSSC - INITIAL DWG LAYOUT: LAYOUT1  
7/15/2021 10:41 AM  
PLOTTED: FRI 08/06/21 1:29:29P BY: ETHAN MARKS



Know what's below.  
Call before you dig.



DESIGNED BY: AJH  
CHECKED BY: JDO  
DRAWN BY: AJH

ISSUE DATE: 08-06-2021

DATE REVISION COMMENTS



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

TRINIS ACQUISITION COMPANY, LLC

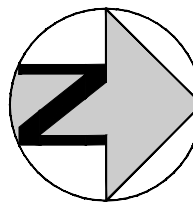
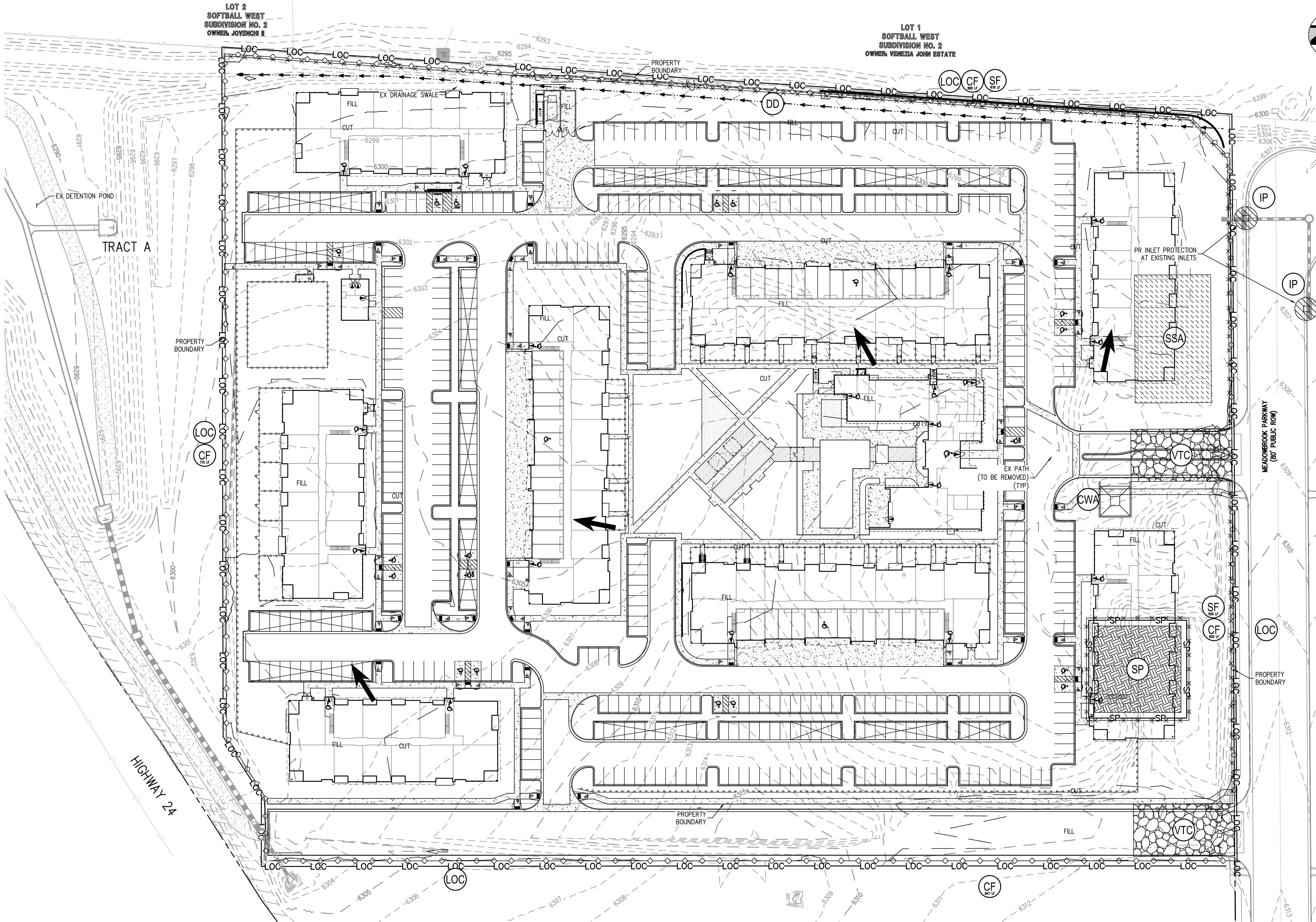
AURA AT CROSSROADS  
GRADING AND EROSION CONTROL - INITIAL

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 200823  
SHEET NUMBER

2

2 OF 6



**LEGEND:**

- EXISTING CONTOURS  
PROPOSED CONTOURS  
LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE  
CONSTRUCTION FENCE  
SILT FENCE  
STABILIZED STAGING AREA  
DIVERSION DITCH  
VEHICLE TRACKING CONTROL  
CONCRETE WASHOUT AREA  
SOIL STOCKPILE  
INLET PROTECTION
- LOC  
CF  
SF  
SSA  
DD  
VTC  
CWA  
SP  
IP

**LEGEND:**

- PROPERTY BOUNDARY  
RIGHT-OF-WAY  
BUILDING EDGE  
CUT / FILL BOUNDARY

**INITIAL NOTES:**

1. NO NOTABLE EXISTING VEGETATION. LOT WILL BE STRIPPED DURING OVERLOT GRADING COMPLETED PRIOR TO PROJECT COMMENCEMENT.
2. APPROPRIATE CONTROL MEASURES MUST BE IMPLEMENTED PRIOR TO THE START OF LAND DISTURBANCE ACTIVITY. MUST CONTROL POTENTIAL POLLUTANTS DURING EACH PHASE OF CONSTRUCTION, AND MUST BE CONTINUED THROUGH FINAL STABILIZATION. APPROPRIATE STRUCTURAL AND NON-STRUCTURAL CONTROL MEASURES MUST BE MAINTAINED IN OPERATIONAL CONDITION.
3. SEE STANDARD NOTES AND DETAILS (SHEET 5-6) FOR LEGEND OF CONTROL MEASURES NAMES AND SYMBOLS.
4. ANY CONTROL MEASURES SHOWN THAT REQUIRE GRADING, (E.G. SEDIMENT BASINS, SEDIMENTS TRAPS, CONCRETE WASHOUT AREAS, ETC.), SHALL NOT BE PLACED UNTIL AFTER THE PRE-CONSTRUCTION MEETING AND ISSUANCE OF THE GESC PERMIT, BUT MUST BE FULLY FUNCTIONAL PRIOR TO ANY LARGE-SCALE GRADING. THE INITIAL PLAN ILLUSTRATES EXISTING CONDITIONS. NO PROPOSED INFRASTRUCTURE IS SHOWN.
5. EXISTING VEGETATION CONSISTS OF MOSTLY GRASSES AND WEEDS AND SCATTERED TREES.





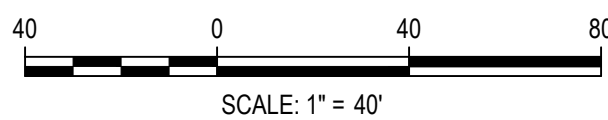


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: K:\200823\ENGINEERING\SCHEMATIC\FINAL\DWG LAYOUT\LAYOUT1  
DESIGNED BY: AJH  
CHECKED BY: JDO  
PLOTTED: FR080621 3:29:38 BY: ETHAN MARKS



Know what's below.  
Call before you dig.



DESIGNED BY: AJH  
CHECKED BY: JDO  
DRAWN BY: AJH

ISSUE DATE: 08-06-2021

DATE REVISION COMMENTS

DATE	REVISION COMMENTS



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS  
GRADING AND EROSION CONTROL - FINAL

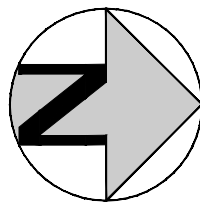
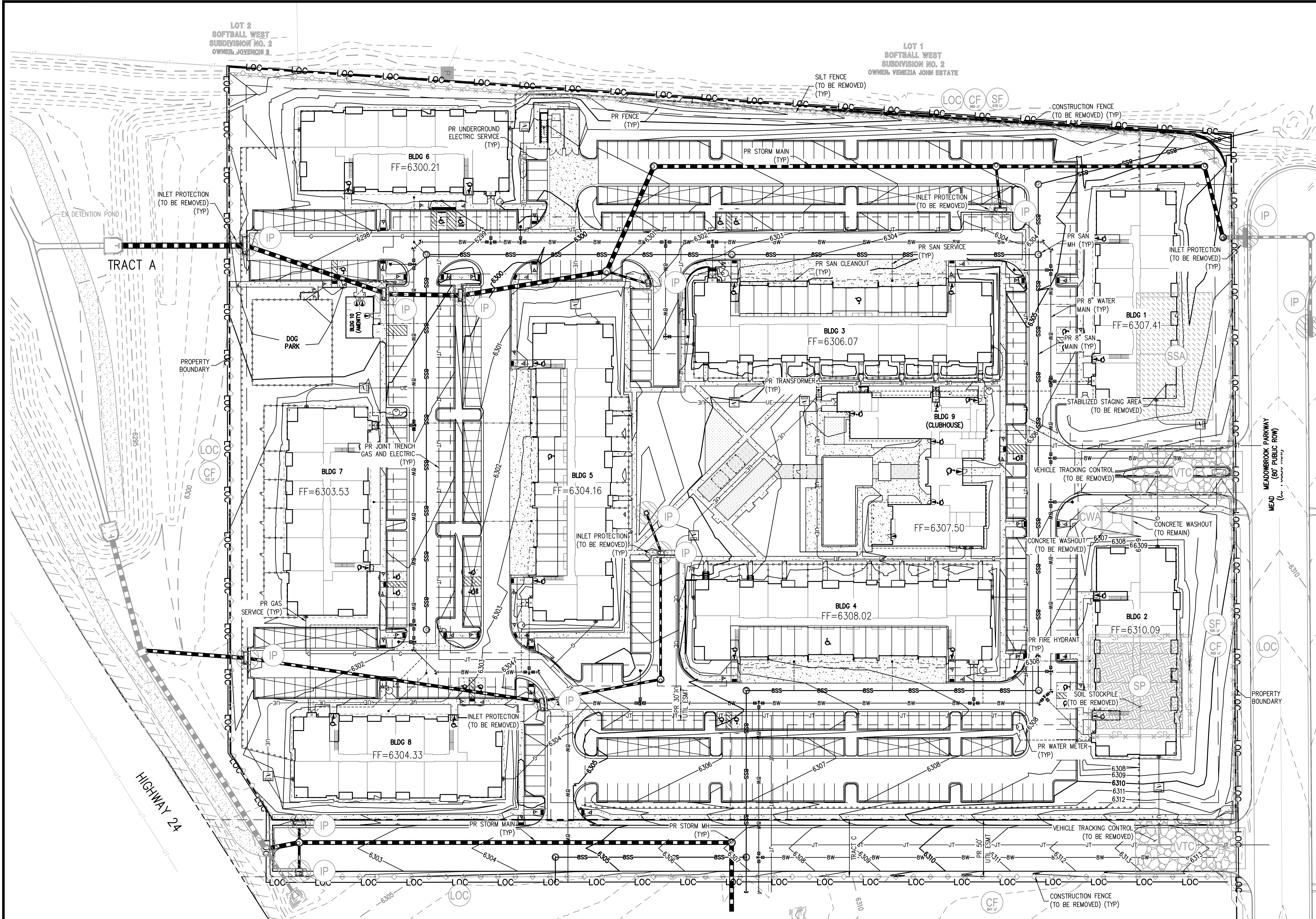
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 200823

SHEET NUMBER

4

4 OF 6



LEGEND:

- EXISTING CONTOURS  
PROPOSED CONTOURS  
LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE  
CONSTRUCTION FENCE  
SILT FENCE  
STABILIZED STAGING AREA  
VEHICLE TRACKING CONTROL  
CONCRETE WASHOUT AREA  
INLET PROTECTION

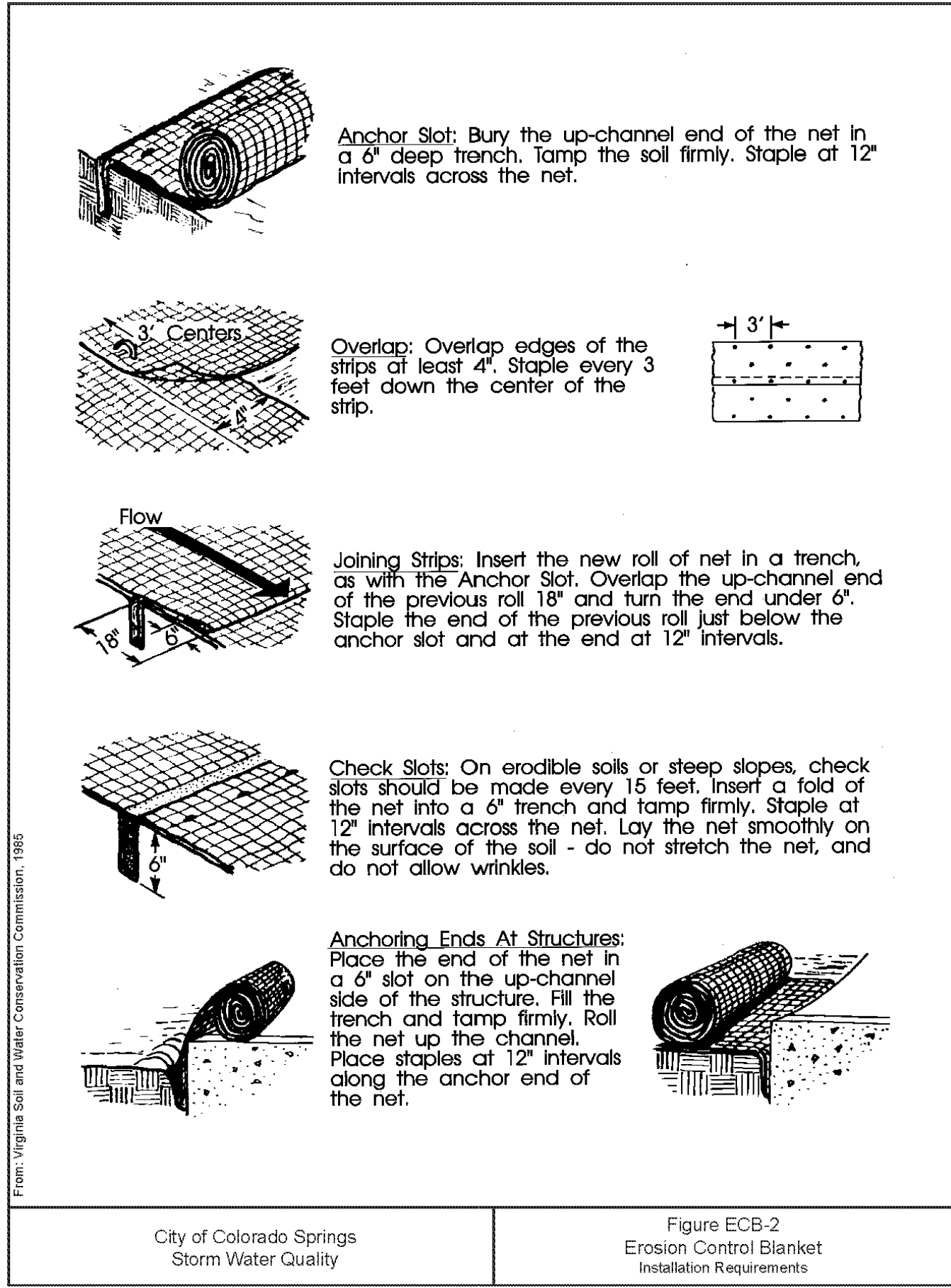
LEGEND:

- PROPERTY BOUNDARY  
RIGHT-OF-WAY  
BUILDING EDGE  
PR STORM SEWER LINE  
PR SANITARY SEWER W/MANHOLE  
PR SANITARY SERVICE W/CLEAN-OUT  
PR SANITARY SEWER W/MANHOLE BYOT  
PR WATER SERVICE RESIDENTIAL LINE  
PR WATER SERVICE FIRE LINE  
PR WATER METER  
PR WATER LINE BYOT  
PR HYDRANT BYOT  
PR GAS MAIN  
PR GAS SERVICE LINE  
PR UNDERGROUND ELECTRIC  
PR TRANSFORMER

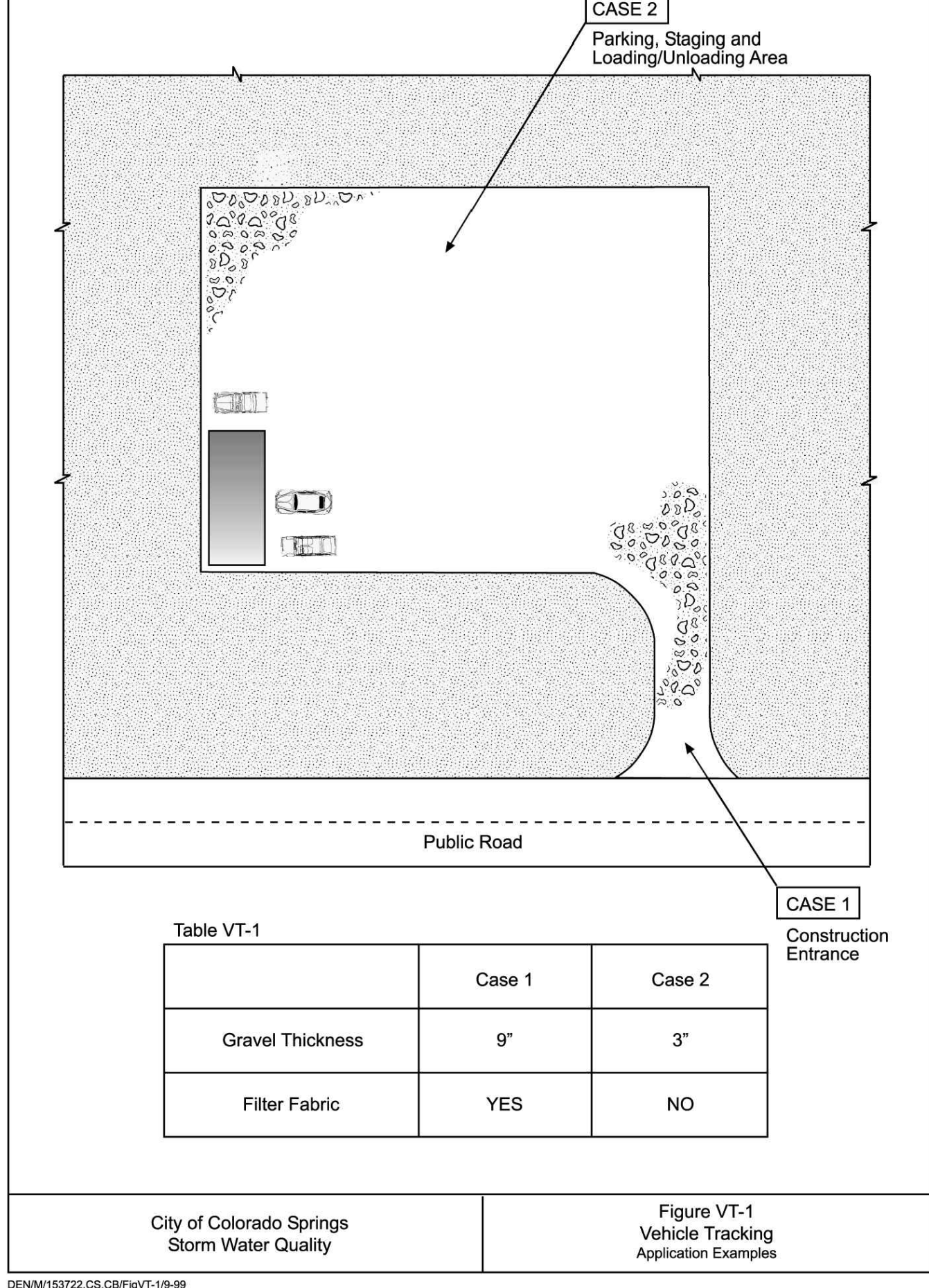
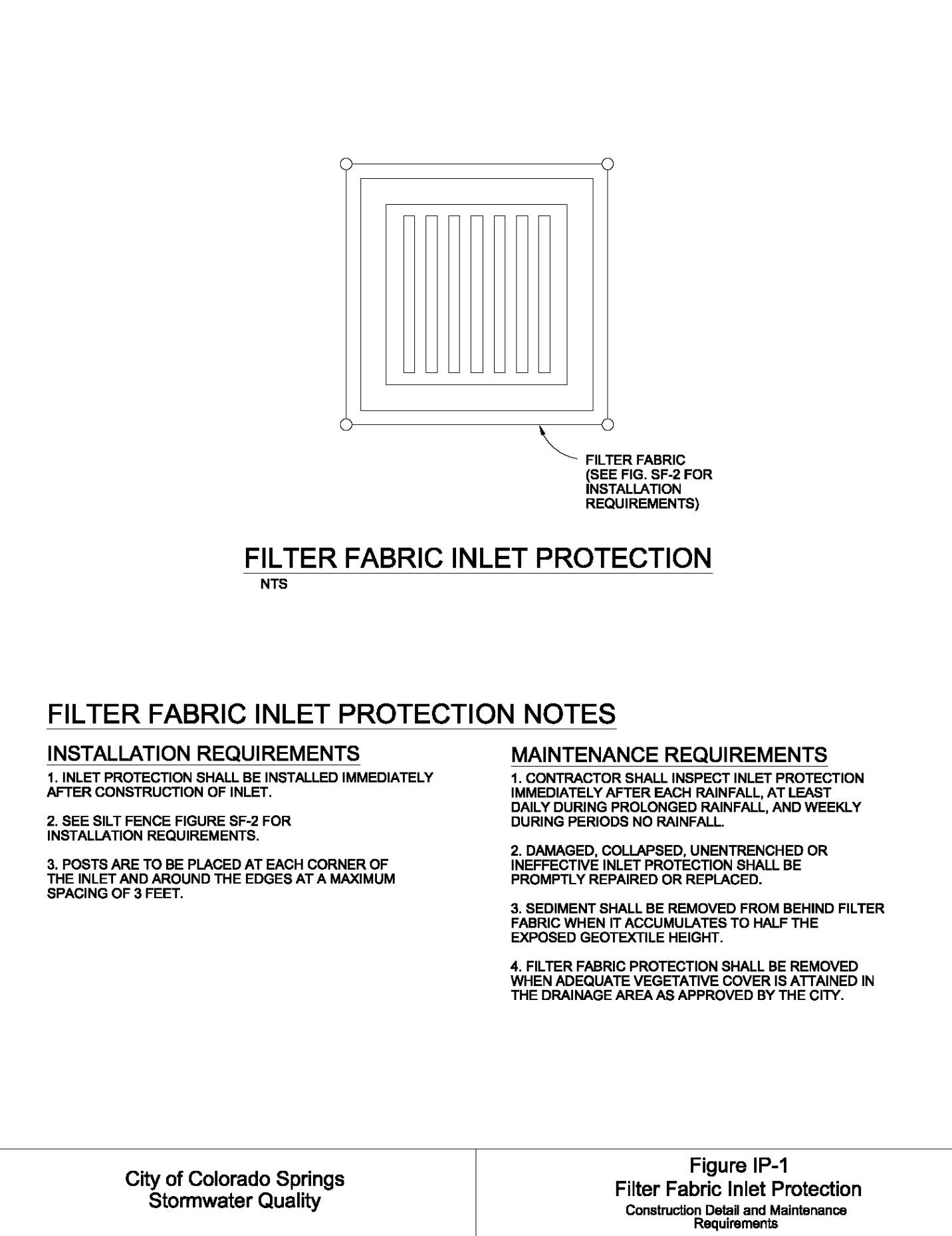
FINAL NOTES:

- APPROPRIATE CONTROL MEASURES MUST BE IMPLEMENTED PRIOR TO THE START OF LAND DISTURBANCE ACTIVITY. MUST CONTROL POTENTIAL POLLUTANTS DURING EACH PHASE OF CONSTRUCTION, AND MUST BE CONTINUED THROUGH FINAL STABILIZATION. APPROPRIATE STRUCTURAL AND NON-STRUCTURAL CONTROL MEASURES MUST BE MAINTAINED IN OPERATIONAL CONDITION.
- SEE STANDARD NOTES AND DETAILS (SHEET 5 - 7) FOR LEGEND OF CONTROL MEASURES NAMES AND SYMBOLS.
- SCREENED/SHADED CONTROL MEASURES WERE INSTALLED IN THE INITIAL OR INTERIM STAGE AND, UNLESS OTHERWISE INDICATED, SHALL BE LEFT IN PLACE UNTIL APPROVED BY THE GESC INSPECTOR.
- ALL INTERIM CONTROL MEASURES, INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED WITHIN 14 DAYS, IF THE AREA WILL REMAIN UNDISTURBED FOR A PERIOD GREATER THAN 30 DAYS.
- ALL PROPOSED SLOPES ON THIS PLAN HAVE A MAXIMUM SLOPE OF 3:1. ANY SLOPES BETWEEN 3:1 AND 4:1 WILL REQUIRE THE USE OF EROSION CONTROL BLANKETS OR FLEXIBLE GROWTH MEDIUM, AS APPROVED BY THE GESC INSPECTOR.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, WATER QUALITY FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
- ACCEPTANCE OF THE POST-CONSTRUCTION PERMANENT CONTROL MEASURES WILL NOT OCCUR UNTIL ALL TRIBUTARY AREAS TO THE PERMANENT CONTROL MEASURES ARE FULLY STABILIZED.

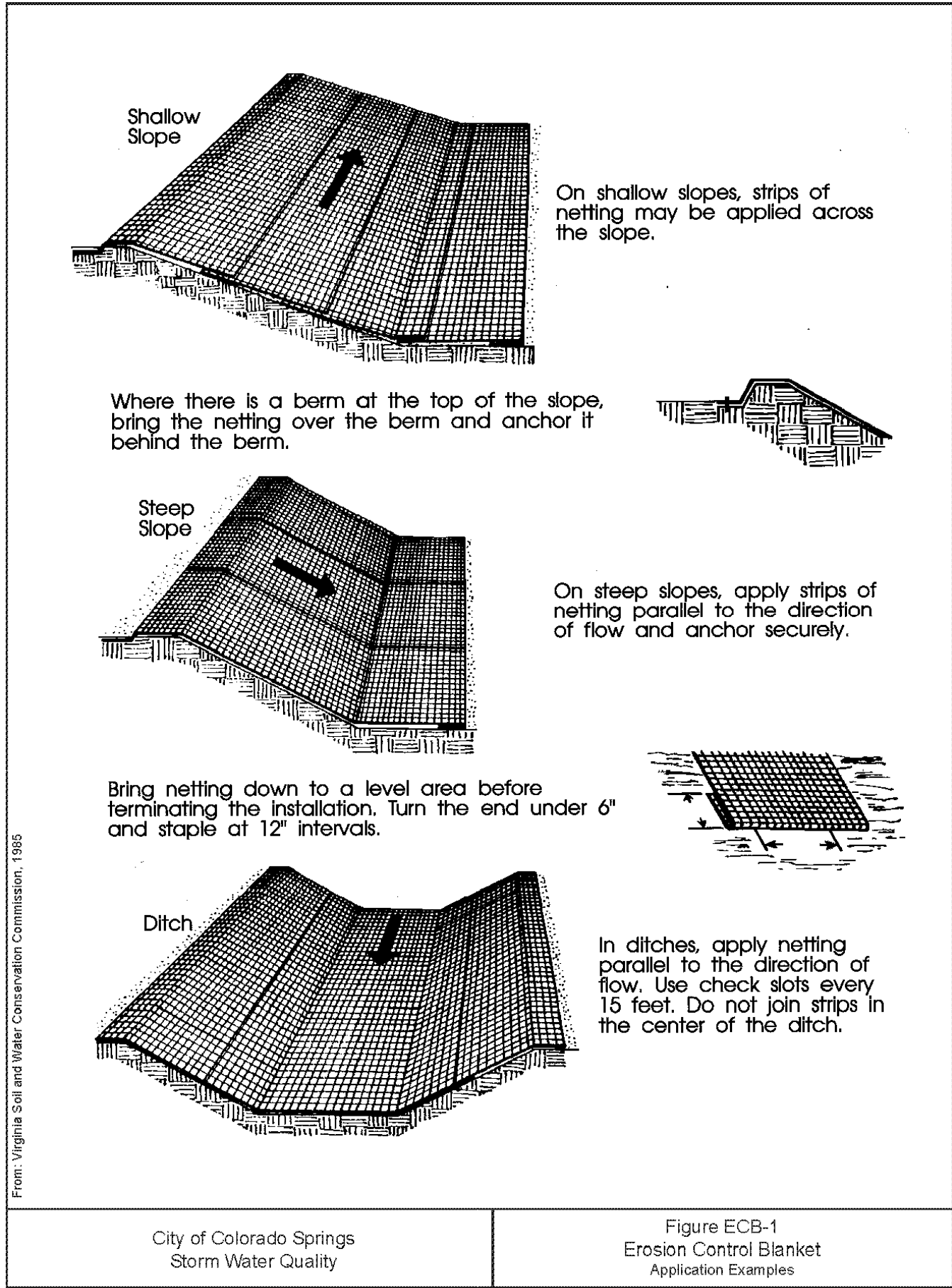
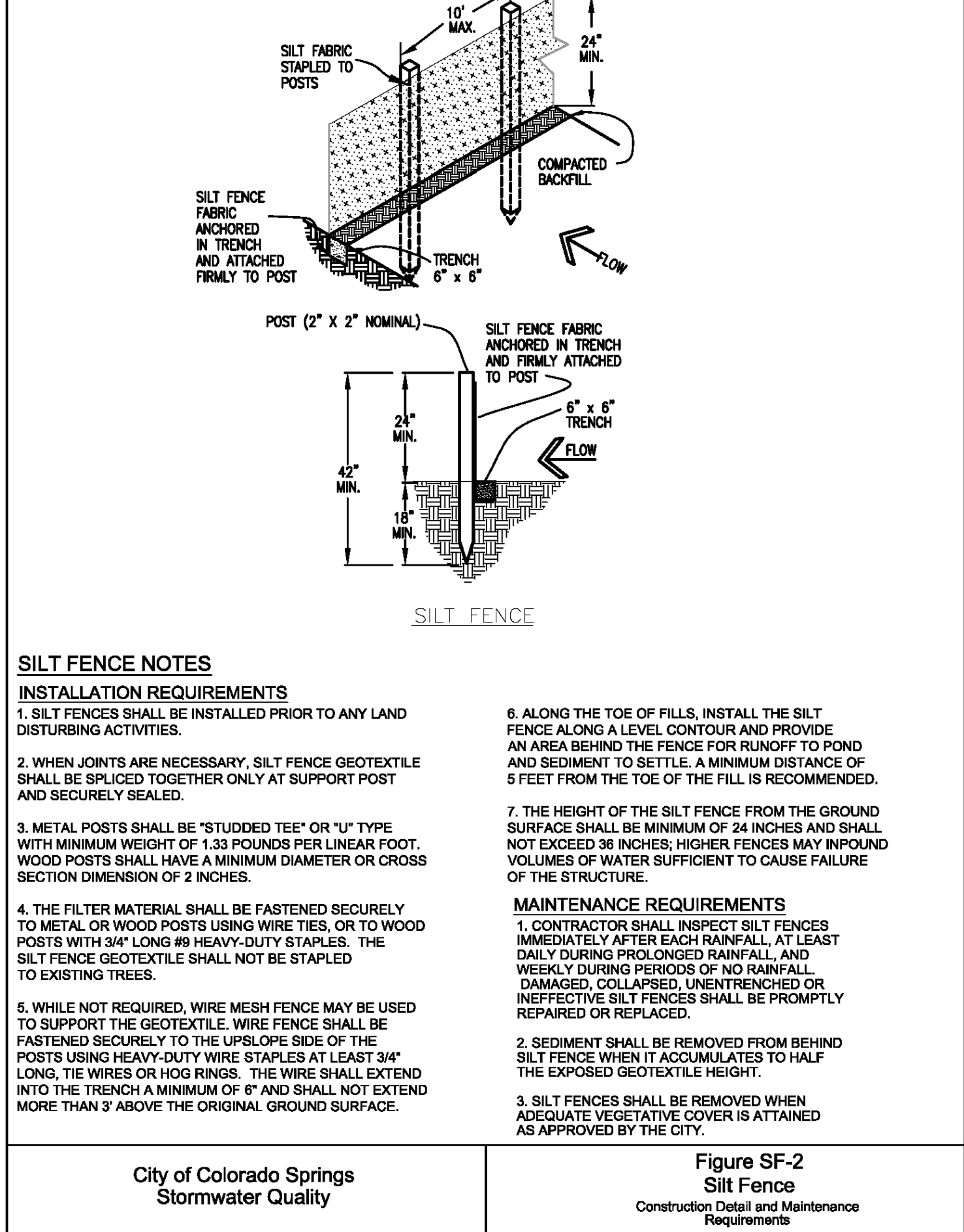




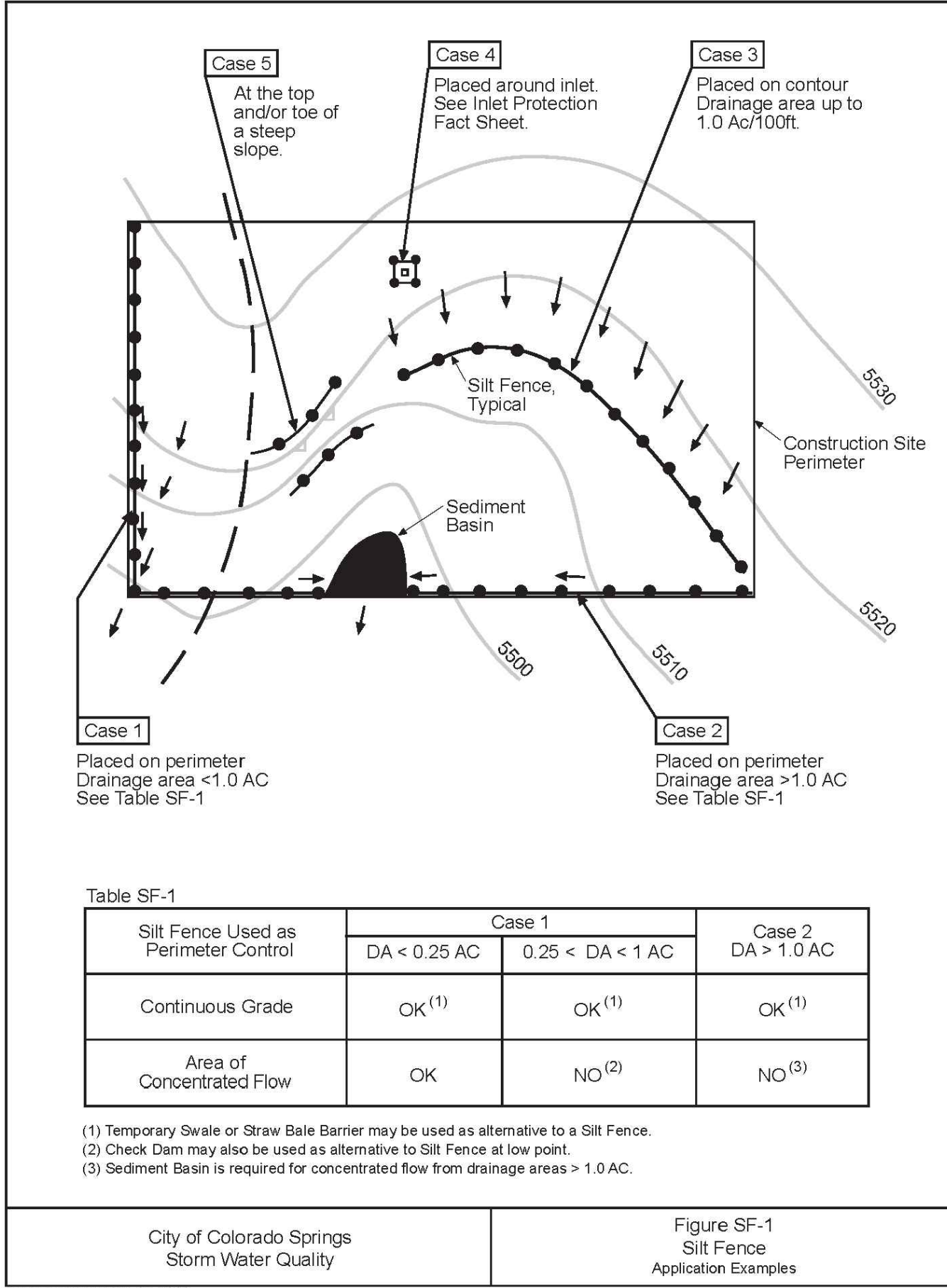
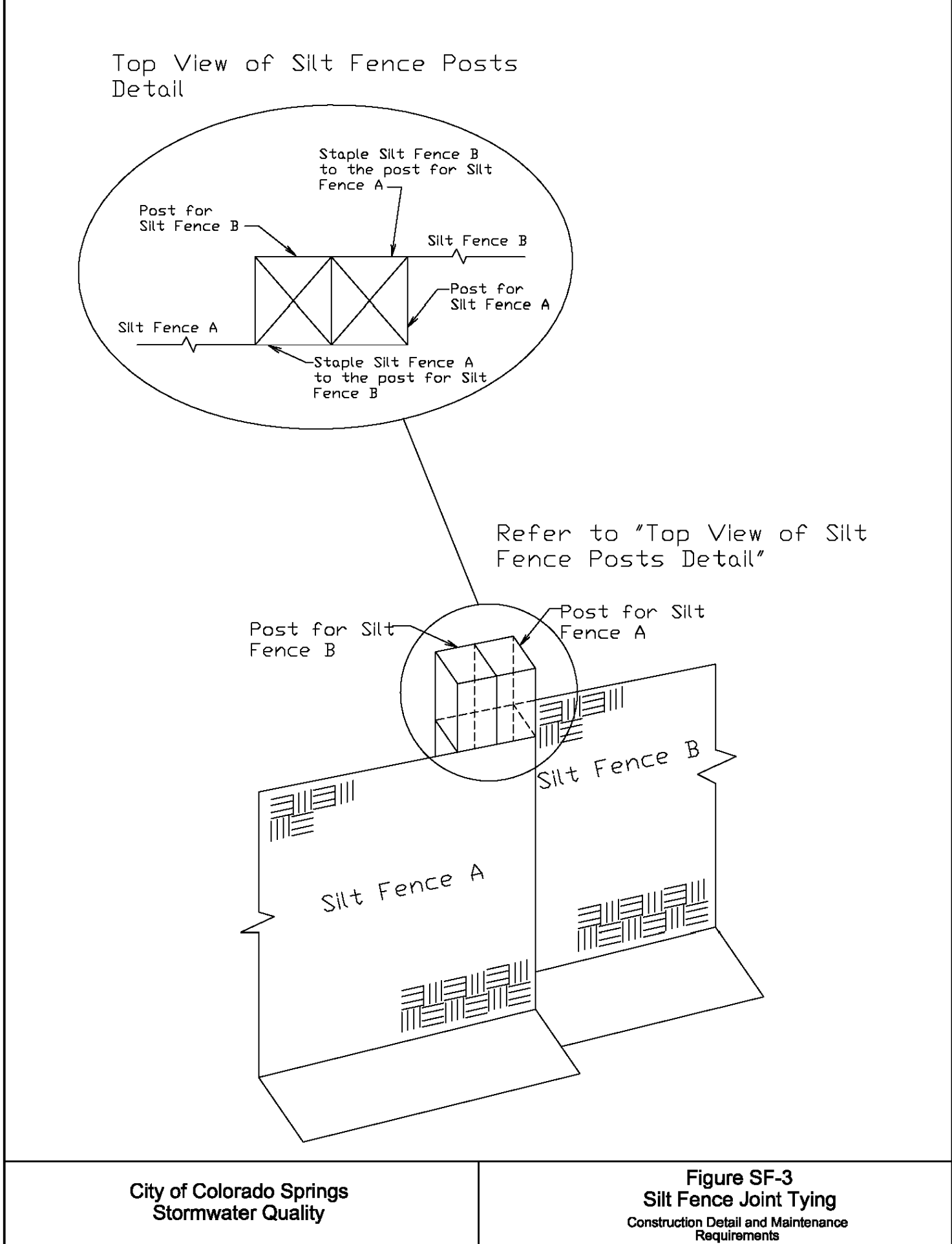
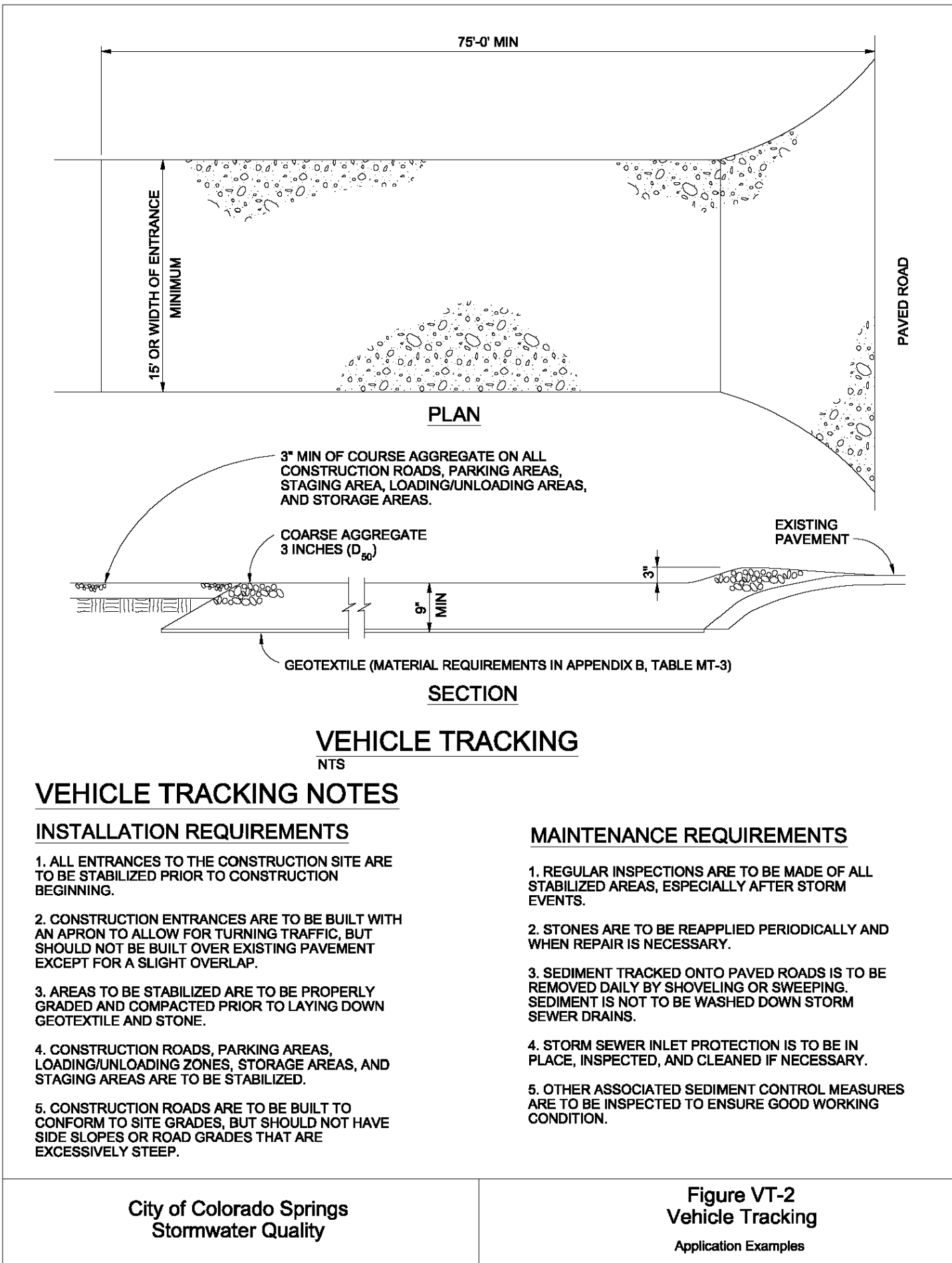
DENM153722.CS.CSPg5ECB-2-9-99



DENM153722.CS.CSPg1VT-1-9-99



DENM153722.CS.CSPg6ECB-1-9-99



DENM153722.CS.CSPg8SF-1-9-99



Know what's below.  
Call before you dig.

DESIGNED BY: AJH  
CHECKED BY: JDO  
DRAWN BY: AJH

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

TRINISIC ACQUISITION COMPANY, LLC

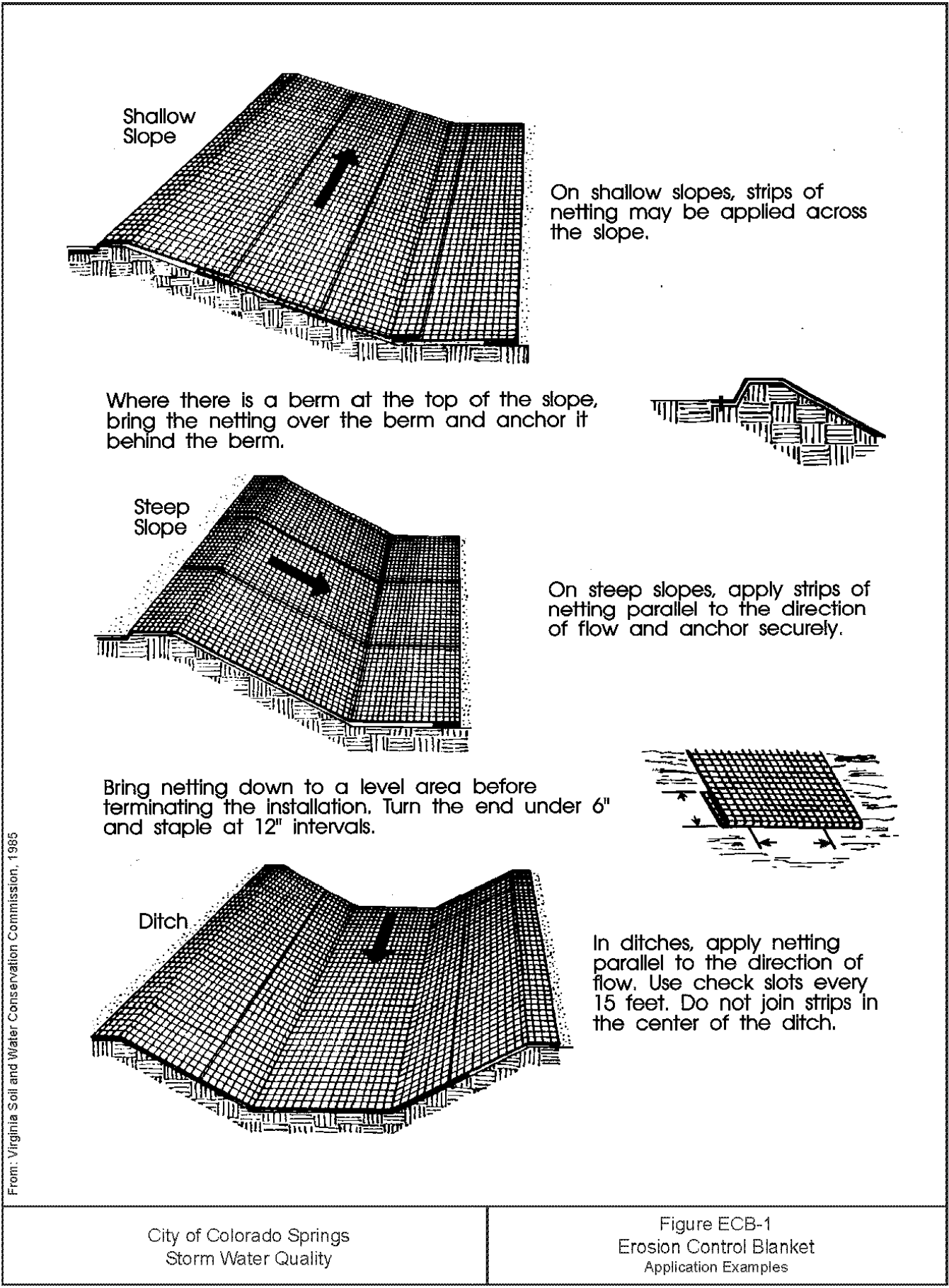
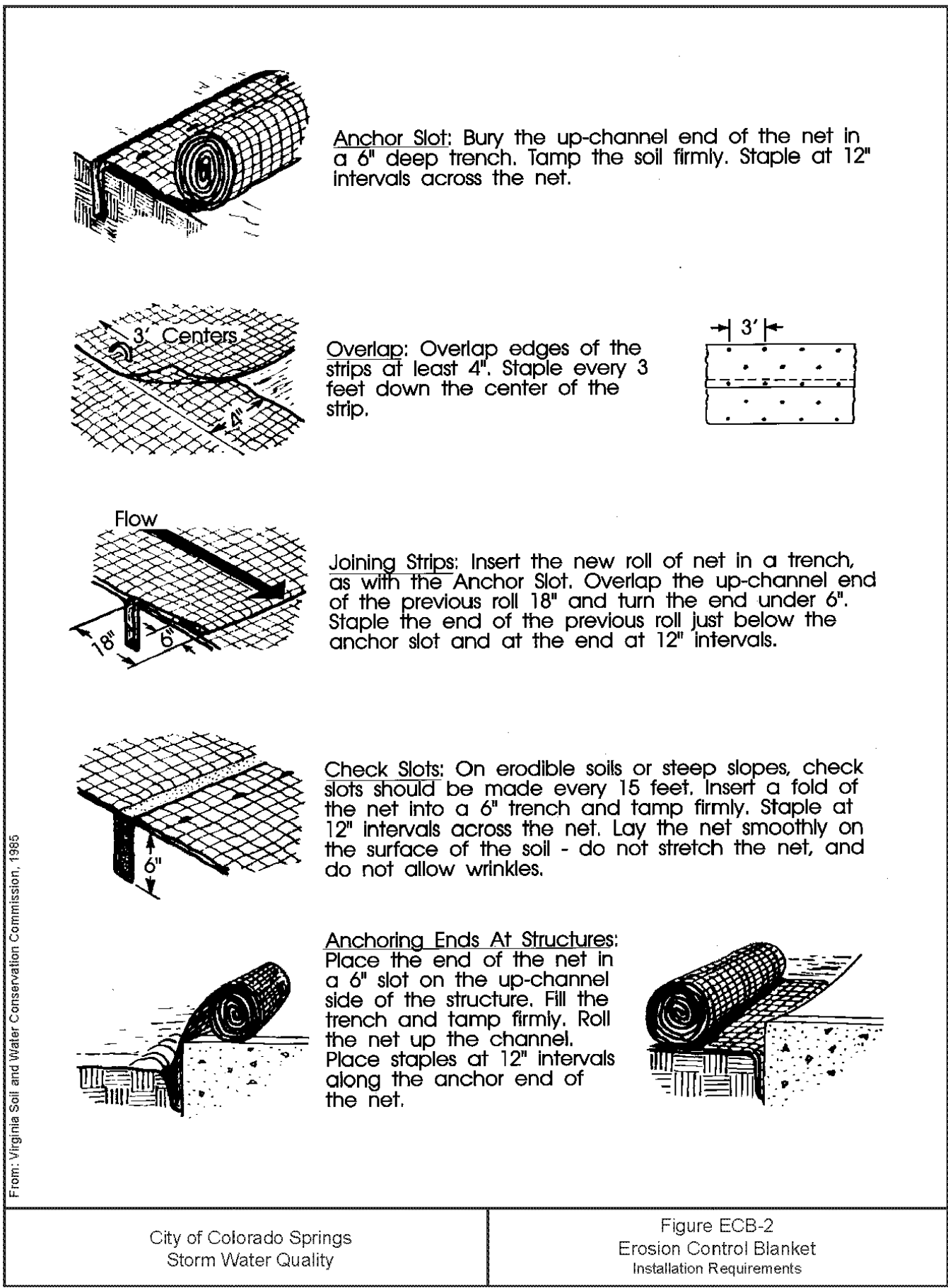
AURA AT CROSSROADS  
GRADING AND EROSION CONTROL - DETAILS

PROJECT #: 200823  
SHEET NUMBER

5



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILEPATH: K:\200823\ENGINEERING\EROSION\GESC - DETAILS\DWG LAYOUT LAYOUT2  
NO DATE  
PLOTTED: FR 08/06/21 3:29:44P BY: ETHAN MARKS



Know what's below.  
Call before you dig.

DESIGNED BY: AJH  
CHECKED BY: JDO  
DRAWN BY: AJH

ISSUE DATE: 08-06-2021	
DATE	REVISION COMMENTS



**HARRIS  
KOCHER  
SMITH**

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

TRINSIC ACQUISITION COMPANY, LLC

AURA AT CROSSROADS  
GRADING AND EROSION CONTROL - DETAILS

PROJECT #: 200823

SHEET NUMBER

6

6 OF 6