

LEGAL DESCRIPTION

LOT 1 AND TRACT B OF THE CROSSROADS MIXED USE FILING NO. 1 RECORDED AT RECEPTION NO. _____, EL PASO COUNTY CLERK AND RECORDER.

SAID PARCELS CONTAINS 553,058 SQUARE FEET OR 12.70 ACRES, MORE OR LESS.

AND 44,375 SQUARE FEET OR 1.02 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST QUARTER CORNER BY AN ILLEGIBLE 3-1/2" BRASS CAP 2' 0" DOWN AND AT THE SOUTHWEST CORNER BY A 3-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 22573" ASSUMED TO BEAR NORTH 00°04'51" EAST.

BENCHMARK

BENCHMARK IS A NGS POINT R 76, BEING A STANDARD U.S. COAST AND GEODETIC SURVEY BENCH MARK DISK SET IN THE TOP OF CONCRETE POST. IT PROJECTS 3 INCHES AND IS STAMPED R 76 1935. ELEVATION = 6286.32 NGVD29.

EL PASO COUNTY STANDARD GRADING AND EROSION CONTROL NOTES

- 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 FROM 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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- 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 COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE RESTORED 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 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 EGM 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 MEASURES.
- 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 ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- 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 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.
- 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 ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM 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 ON-SITE 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 26, 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 EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FLUGITIVE 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 C.T. THOMPSON ON MAY 18, 2021 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 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

SUMMARY OF APPROXIMATE EARTHWORK QUANTITIES

SITE AREA	12.70 AC
CUT VOLUME (ADJUSTED)	35,237 CY
FILL VOLUME (ADJUSTED)	42,325 CY
NET (IMPORT)	7,087 CY
AREA OF DISTURBANCE	15.80 AC

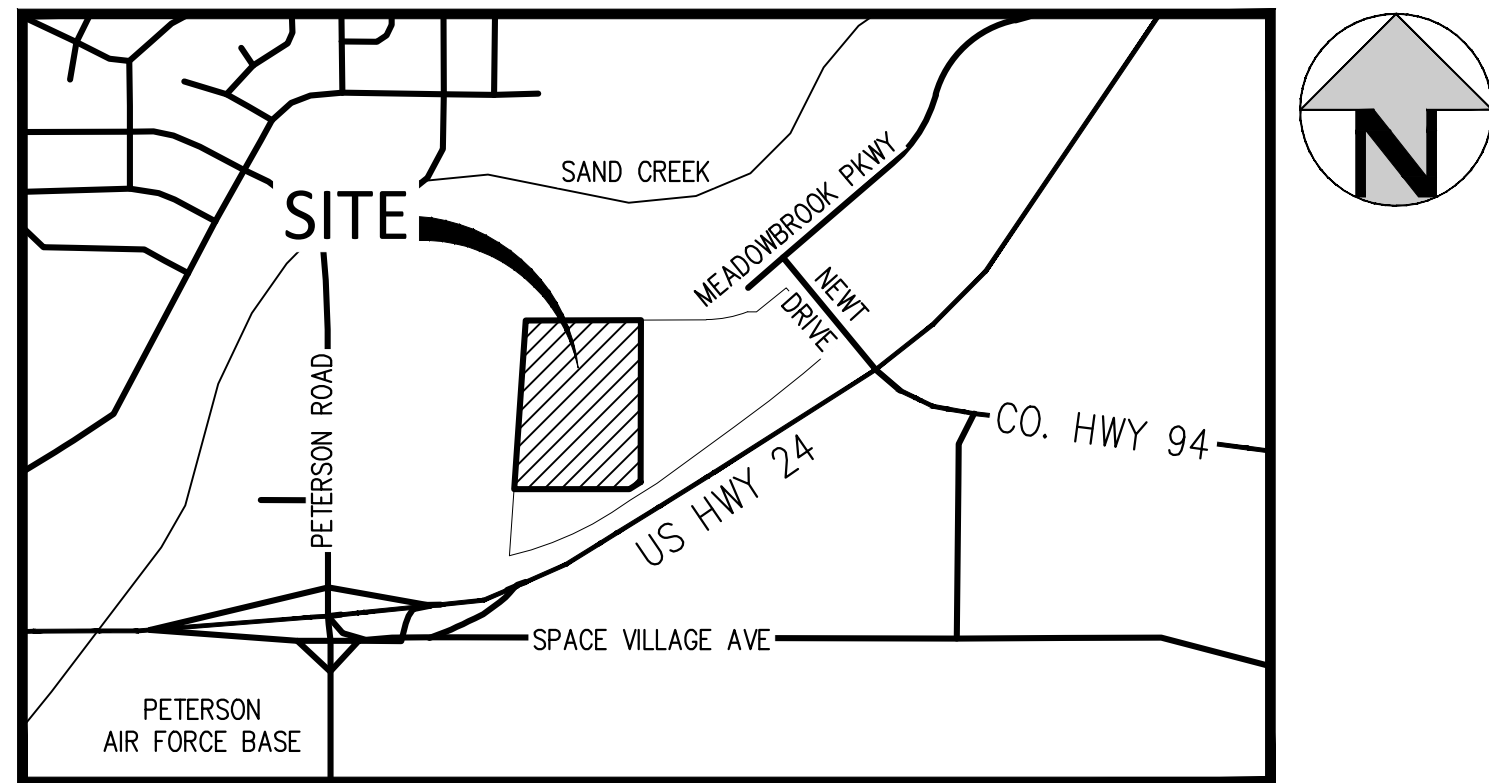
NOTE: EARTHWORK VOLUMES ARE ADJUSTED FOR BUILDING FOUNDATIONS, PAVEMENT, AND UTILITY SPOOLS. EARTHWORK VOLUMES DO NOT ACCOUNT FOR RETAINING WALLS AND SOIL COMPACTION/SWELL.

AURA AT CROSSROADS

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

GRADING AND EROSION CONTROL PLANS

ABBREVIATIONS	
BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
ECC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FUTR	FUTURE
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PHS	PHASE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SF	SQUARE FEET
SS	SANITARY SEWER
STA	STATION
STM	STORM
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
WAT	WATER



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

GRADING AND EROSION CONTROL PLAN	
EC1	GRADING AND EROSION CONTROL COVER
EC2	GRADING AND EROSION CONTROL - INITIAL
EC3	GRADING AND EROSION CONTROL - INTERIM
EC4	GRADING AND EROSION CONTROL - FINAL
EC5	GRADING AND EROSION CONTROL - DETAILS
EC6	GRADING AND EROSION CONTROL - DETAILS
EC7	GRADING AND EROSION CONTROL - DETAILS

STANDARD GESC NOTES

- SHADED BMPs WERE INSTALLED IN AN EARLIER PHASE, AND UNLESS OTHERWISE INDICATED SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY EL PASO COUNTY. CONTRACTOR SHALL VERIFY THE CONDITION OF ALL EXISTING BMPs AND REMOVE AND REPLACE THEM AS NECESSARY.
- ALL EXISTING BMPs WILL NEED TO BE PROPERLY REFRESHED OR RE-INSTALLED BY THE CONTRACTOR TO FUNCTION AS ORIGINALLY DESIGNED.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
- SEE DETAIL SHEETS ECS-EC7 FOR EROSION CONTROL MEASURE CONSTRUCTION DETAILS.
- CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS NOT FORMALLY LANDSCAPED PER THE APPROVED LANDSCAPE PLAN SEED MIX OR EL PASO COUNTY STANDARD SEED MIX.
- ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
- ALL 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 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 NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.
- THE CONTRACTOR SHALL PROVIDE SURFACE ROUGHENING AND SEEDING AND MULCHING DURING THE DEMOLITION AND EARTHWORK PHASES AS REQUIRED BY THE SWMP AND EL PASO COUNTY INSPECTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE PROJECT SITE.
- THE CONTRACTOR SHALL REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) DATED 11/01/2021, THE COUNTY CITY GRADING, EROSION, AND SEDIMENT CONTROL SPECIFICATIONS, AND THE MILE HIGH FLOOD DISTRICT VOLUME 3: STORMWATER BEST MANAGEMENT PRACTICES (BMPs) FOR ADDITIONAL INFORMATION.
- ALL LANDSCAPE DRAIN AREA INLETS SHALL HAVE INLET PROTECTION UNTIL THE UPSTREAM AREA HAS BEEN FORMALLY LANDSCAPED AND ESTABLISHED. REFER TO THE STORM SEWER PLANS FOR EXACT LOCATIONS OF ALL AREA INLETS.
- EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL PROPOSED SLOPES 4:1 OR GREATER.

GENERAL STORM NOTES:

- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND 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.
- PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
- STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
- ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL USE HOPE, PVC, OR RCP PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL.
- FOR ALL NON-CENTRICAL MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
- ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-ATEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING Baffles, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.

WATER QUALITY/NPDES EROSION AND SEDIMENT CONTROL NOTES

- 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 UNFORESSEEN 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 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.
- 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.

BMP MAINTENANCE NOTE

ALL 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.

UTILITY NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, DEWATERING DISCHARGE, PERMITTING FOR ALL UTILITY INSTALLATION. PUMP RATE TESTS ARE HIGHLY RECOMMENDED.

ENGINEER 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 PLAN.



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

OWNER CERTIFICATION

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

Allison Jones 4/6/22
ALLISON JONES DATE
TRINISC ACQUISITION COMPANY, LLC

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 EGM 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.

APPROVED: _____ DATE
Engineering Department
04/23/2022
EPC Planning & Community Development Department
COUNTY ENGINEER

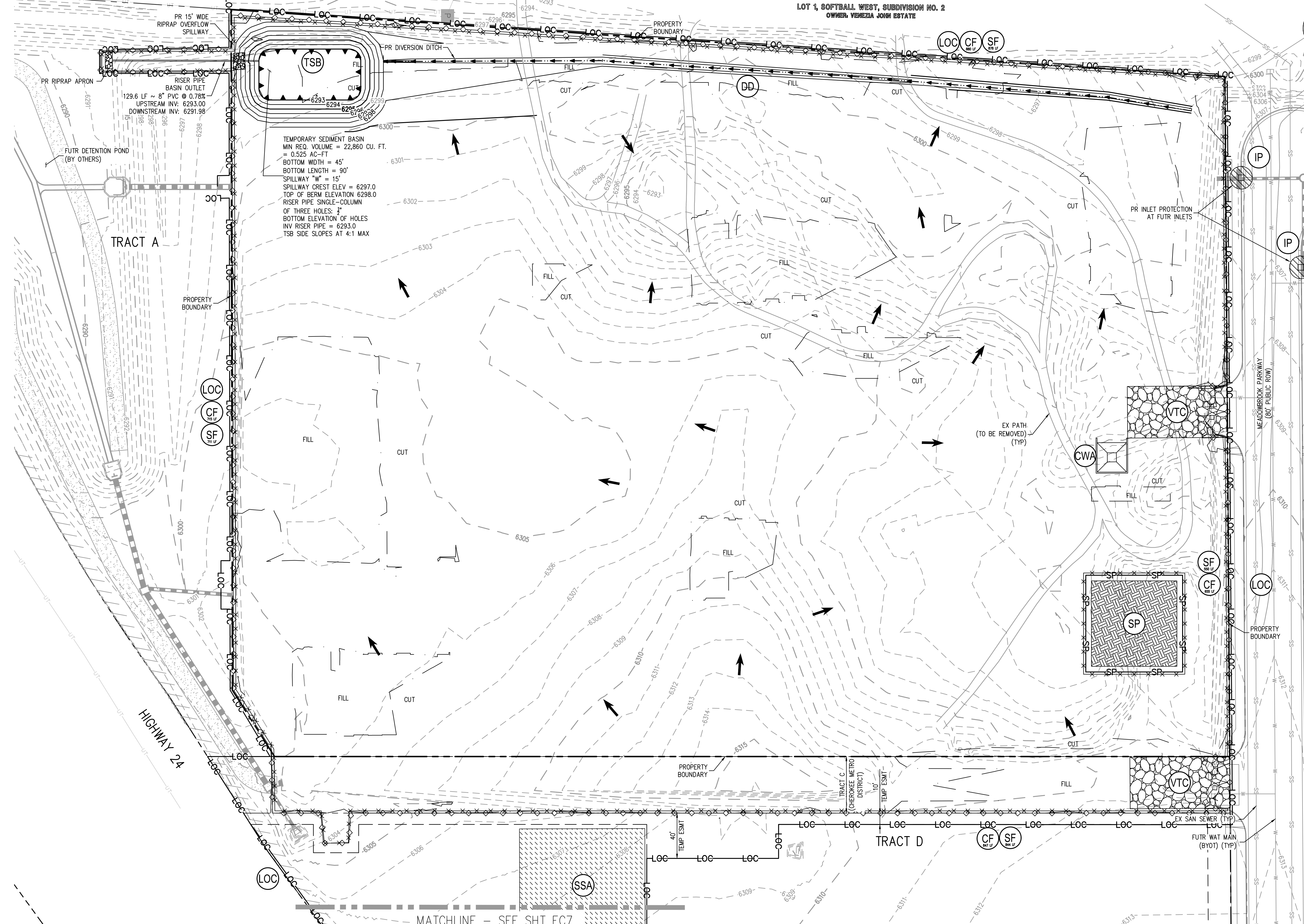
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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Plotter: HP DesignJet T1100PS, Plot Size: 36" x 48", Plot Scale: 1" = 1000', Plot Date: 4/6/2022, Plot Time: 10:54:47 AM, Plot User: jkocher



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

LOT 2, SOFTBALL WEST, SUBDIVISION NO. 2
OWNER: JOVENCHI II

LOT 1, SOFTBALL WEST, SUBDIVISION NO. 2
OWNER: VENEZIA JOHN ESTATE



- 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
 - TEMPORARY SEDIMENT BASIN
 - DRAINAGE FLOW ARROW

- LEGEND:**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY
 - BUILDING EDGE
 - CUT / FILL BOUNDARY
 - EX SANITARY SEWER W/MANHOLE BYOT

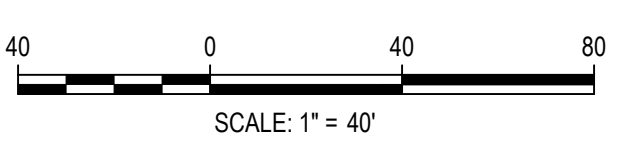
- INITIAL PLAN NOTES:**
1. SHADED BEST MANAGEMENT PRACTICES (BMPs) WERE INSTALLED IN AN EARLIER PHASE, AND UNLESS OTHERWISE INDICATED SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY COUNTY OF EL PASO. CONTRACTOR SHALL VERIFY THE CONDITION OF ALL EXISTING BMPs AND REMOVE AND REPLACE THEM AS NECESSARY.
 2. ALL EXISTING BMPs WILL NEED TO BE PROPERLY REFRESHED OR REINSTALLED BY THE CONTRACTOR TO FUNCTION AS ORIGINALLY DESIGNED.
 3. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
 4. SEE DETAIL SHEETS EC5-EC7 FOR EROSION CONTROL MEASURE CONSTRUCTION DETAILS.
 5. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS NOT FORMALLY LANDSCAPED PER THE APPROVED LANDSCAPE PLAN SEED MIX OR THE EL PASO COUNTY STANDARD SEED MIX.
 6. ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
 7. ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE STORMWATER MANAGEMENT PLAN (SWMP) MUST BE MAINTAINED IN PROPER FUNCTIONING CONDITION. CONTRACTOR SHALL MONITOR ALL BMPs AND IMMEDIATELY CORRECT OR REAPPLY ANY THAT ARE NO LONGER FUNCTIONING EFFECTIVELY.
 8. THE CONTRACTOR SHALL PROVIDE SURFACE ROUGHENING AND SEEDING & MULCHING DURING THE DEMOLITION AND EARTHWORK PHASES AS REQUIRED BY THE SWMP AND COUNTY/CITY INSPECTOR.
 9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE PROJECT SITE.
 10. THE CONTRACTOR SHALL REFER TO THE STORMWATER MANAGEMENT PLAN DATED 04-01-2022, THE EL PASO COUNTY GRADING, EROSION, AND SEDIMENT CONTROL SPECIFICATIONS, AND THE MILE HIGH FLOOD DISTRICTS URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 FOR ADDITIONAL INFORMATION.

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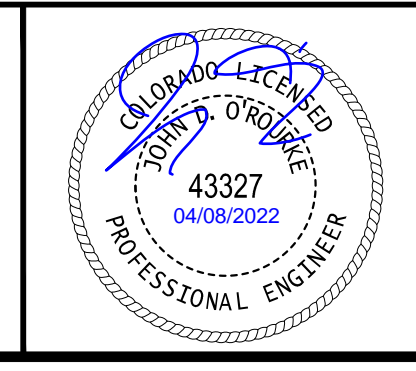
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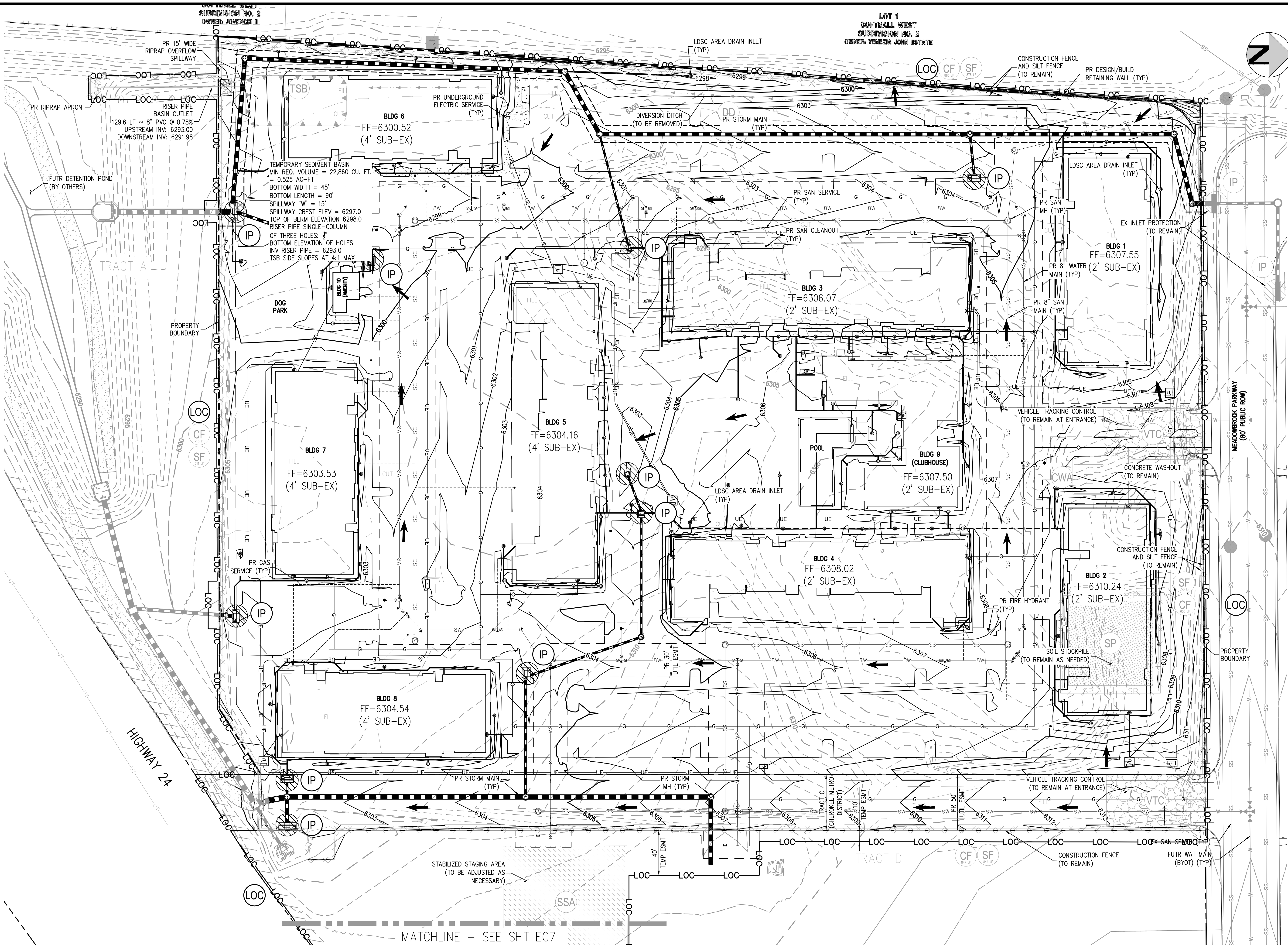
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AURA AT CROSSROADS
GRADING AND EROSION CONTROL - INITIAL



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EC2
2 OF 7

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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
- INLET PROTECTION
- SOIL STOCKPILE
- OVER-EXCAVATION LIMITS
- DRAINAGE FLOW ARROW

LEGEND:

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

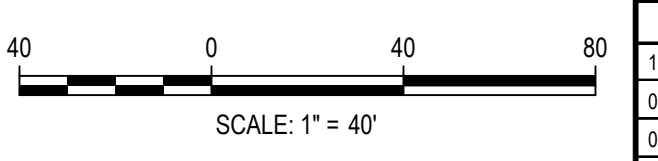
- INTERIM PLAN NOTES:**
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 - ALL LANDSCAPE DRAIN AREA INLETS SHALL HAVE INLET PROTECTION UNTIL THE UPSTREAM AREA HAS BEEN FORMALLY LANDSCAPED AND ESTABLISHED. REFER TO THE STORM SEWER PLANS FOR EXACT LOCATIONS OF ALL AREA INLETS.
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EPC 6/23/22

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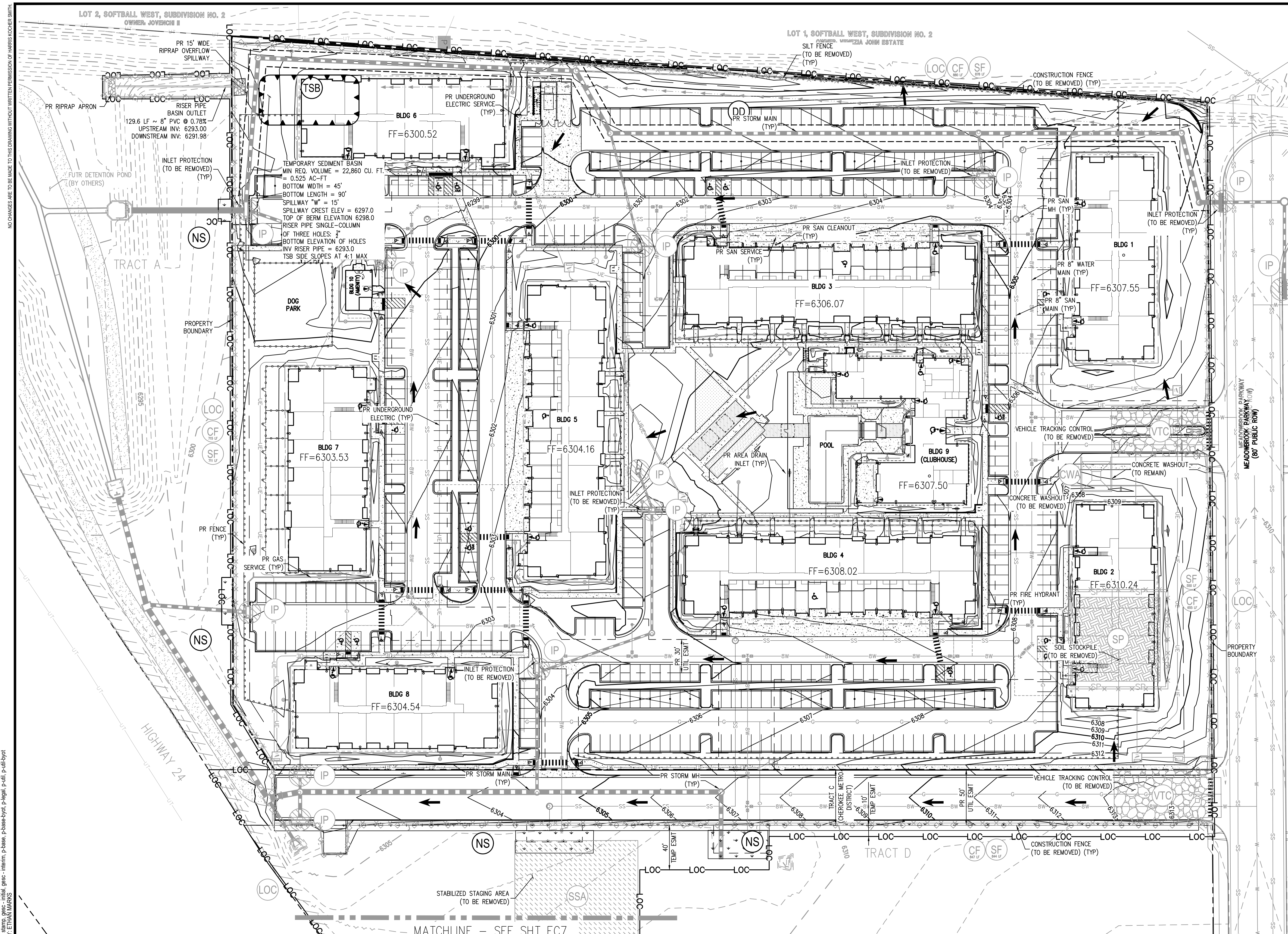
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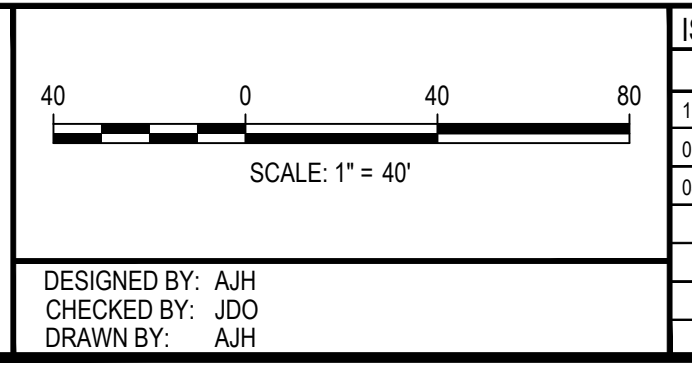
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 PROPOSED CONTOURS
 LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE
 CONSTRUCTION FENCE
 SILT FENCE
 STABILIZED STAGING AREA
 VEHICLE TRACKING CONTROL
 CONCRETE WASHOUT AREA
 INLET PROTECTION
 NATIVE SEED STABILIZATION

LEGEND:

PROPERTY BOUNDARY
 RIGHT-OF-WAY
 BUILDING EDGE
 PR STORM SEWER LINE
 PR LANDSCAPE DRAIN PIPE
 PR SANITARY SEWER W/MANHOLE
 FUTR SANITARY SERVICE W/CLEAN-OUT
 EX SANITARY SEWER W/MANHOLE BYOT
 PR WATER SERVICE RESIDENTIAL LINE
 PR WATER SERVICE FIRE LINE
 PR WATER METER
 PR WATER LINE
 FUTR WATER LINE BYOT
 PR HYDRANT
 PR GAS MAIN
 PR GAS SERVICE LINE
 PR UNDERGROUND ELECTRIC
 PR TRANSFORMER
 DRAINAGE FLOW ARROW

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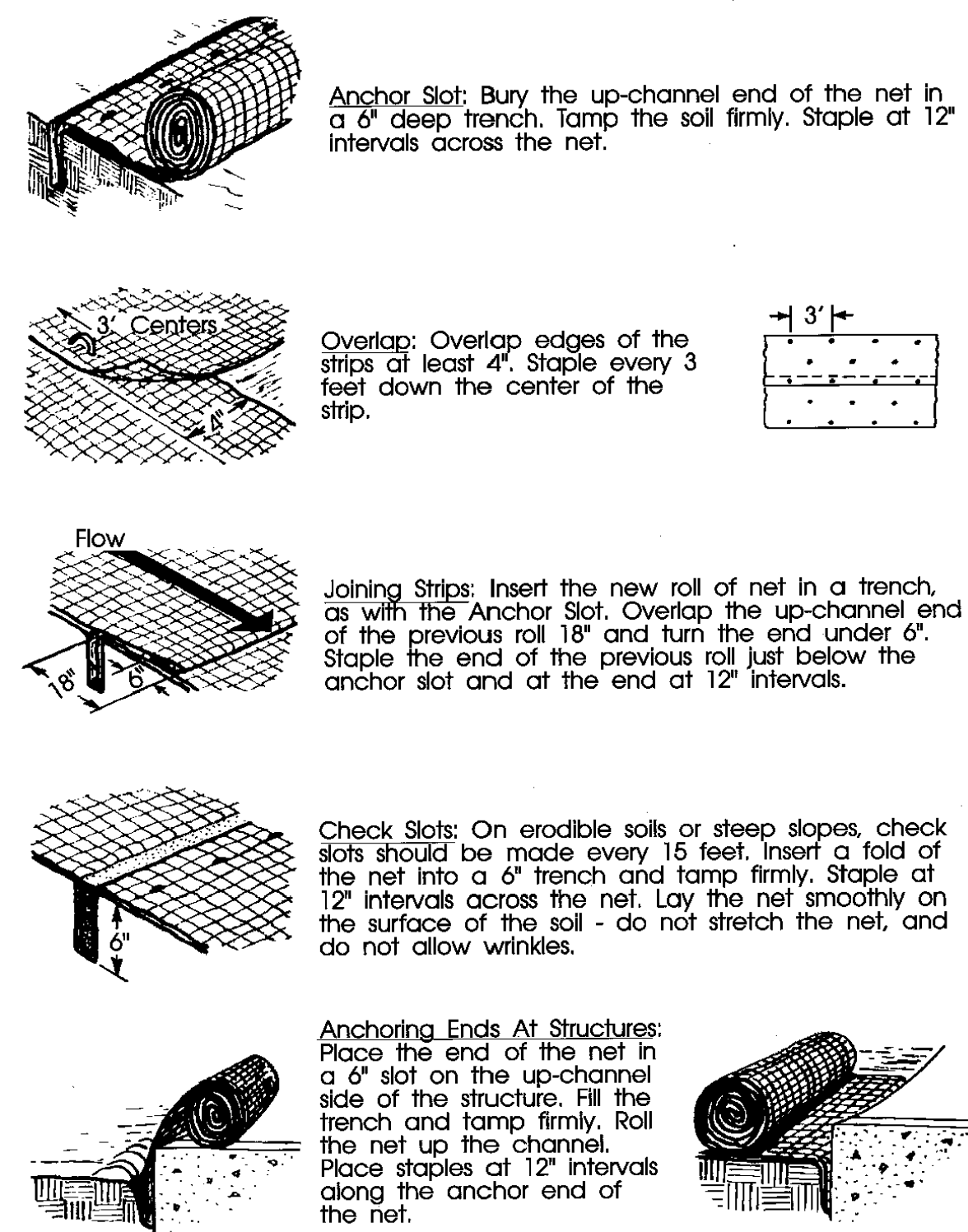
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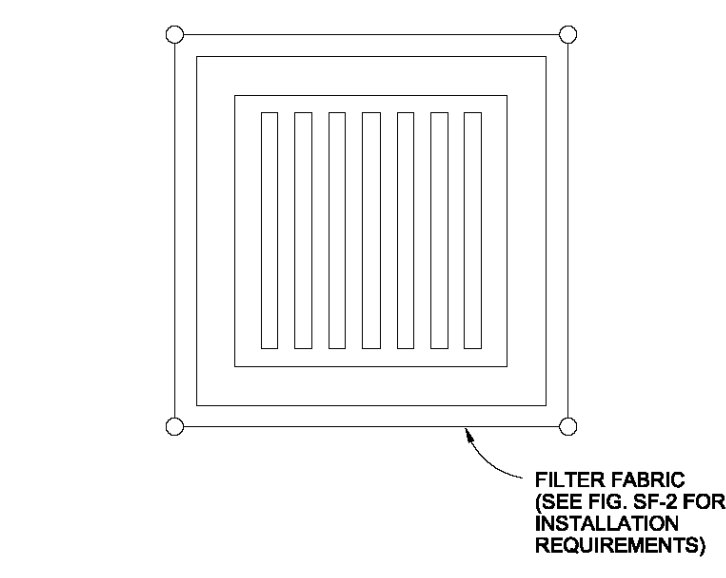
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City of Colorado Springs Storm Water Quality
Figure ECB-2 Erosion Control Blanket Installation Requirements

City of Colorado Springs Storm Water Quality
Figure ECB-2 Erosion Control Blanket Installation Requirements



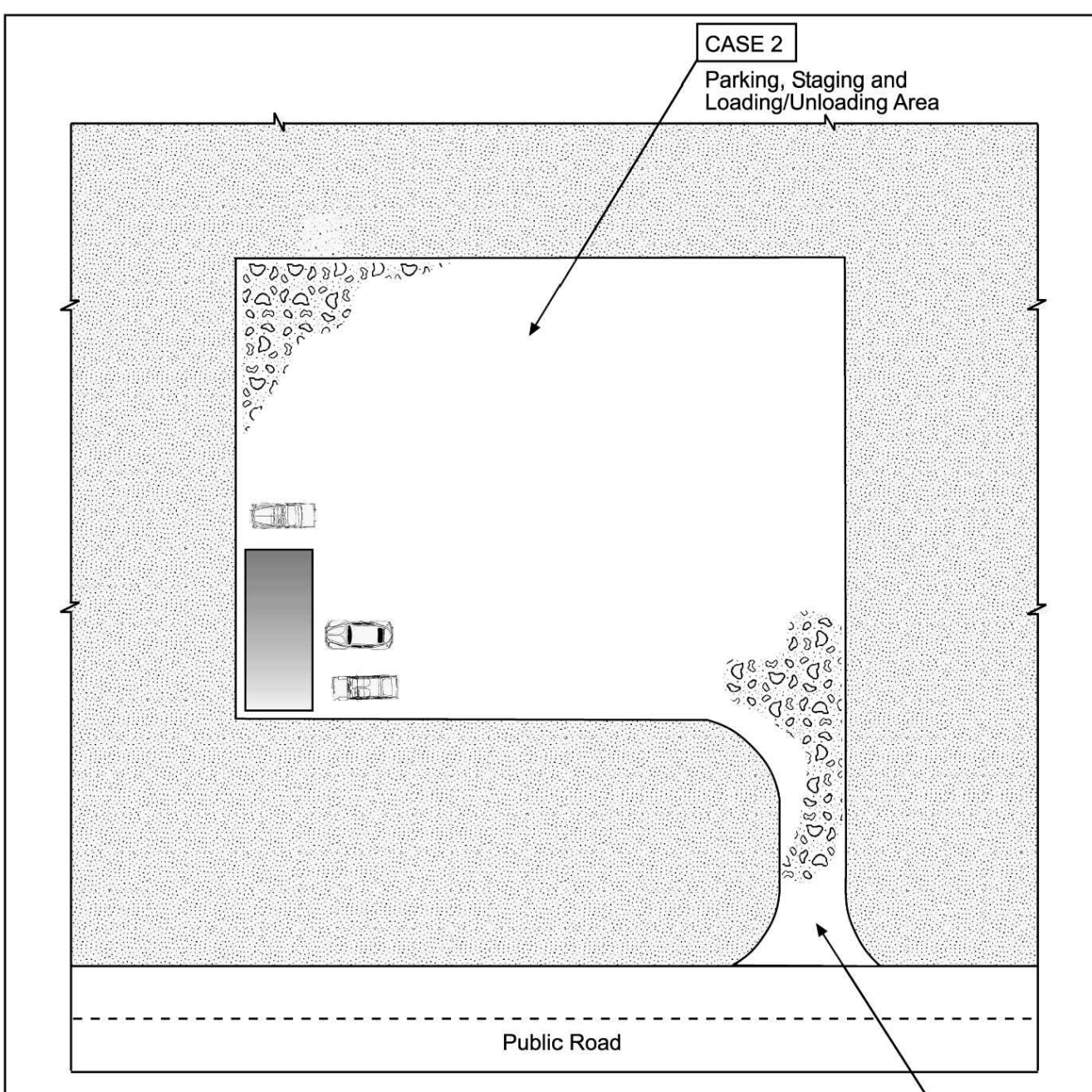
INSTALLATION REQUIREMENTS

- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
- SEE SILT FENCE FIGURE SF-2 FOR INSTALLATION REQUIREMENTS.
- POSTS ARE TO BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

MAINTENANCE REQUIREMENTS

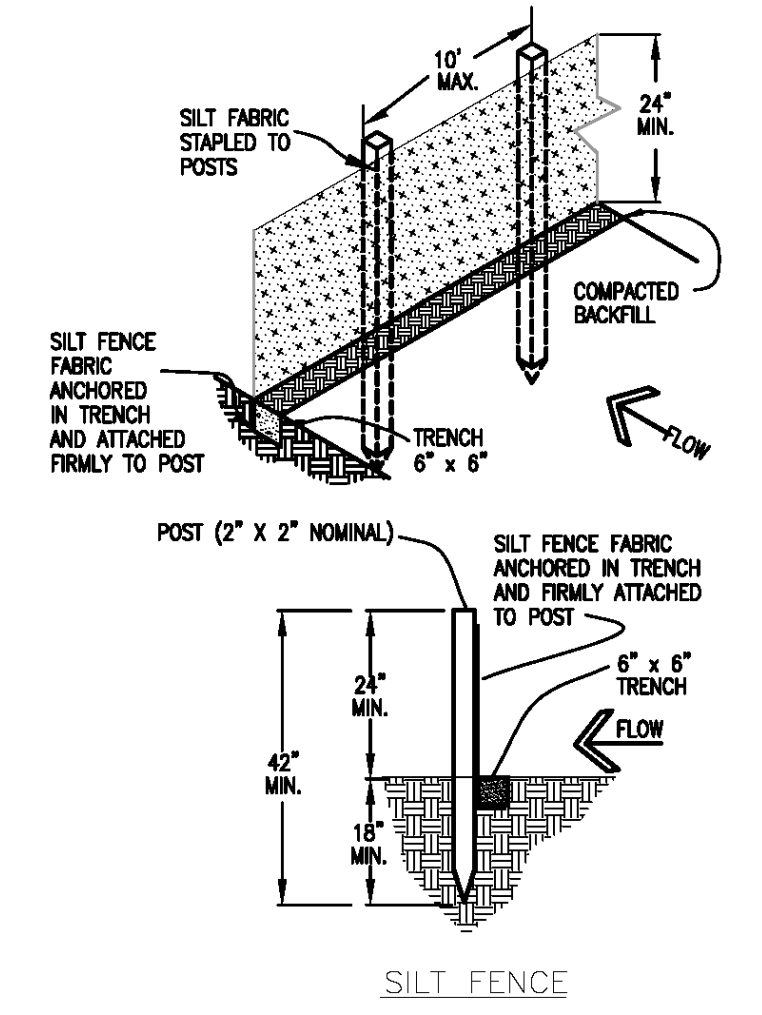
- CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
- DAMAGED, COLLAPSED, UNINTRENCHED OR INEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- FILTER FABRIC PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality
Figure IP-1 Filter Fabric Inlet Protection Construction Detail and Maintenance Requirements



City of Colorado Springs Storm Water Quality
Figure VT-1 Vehicle Tracking Application Examples

City of Colorado Springs Storm Water Quality
Figure VT-1 Vehicle Tracking Application Examples



SILT FENCE NOTES

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

MAINTENANCE REQUIREMENTS

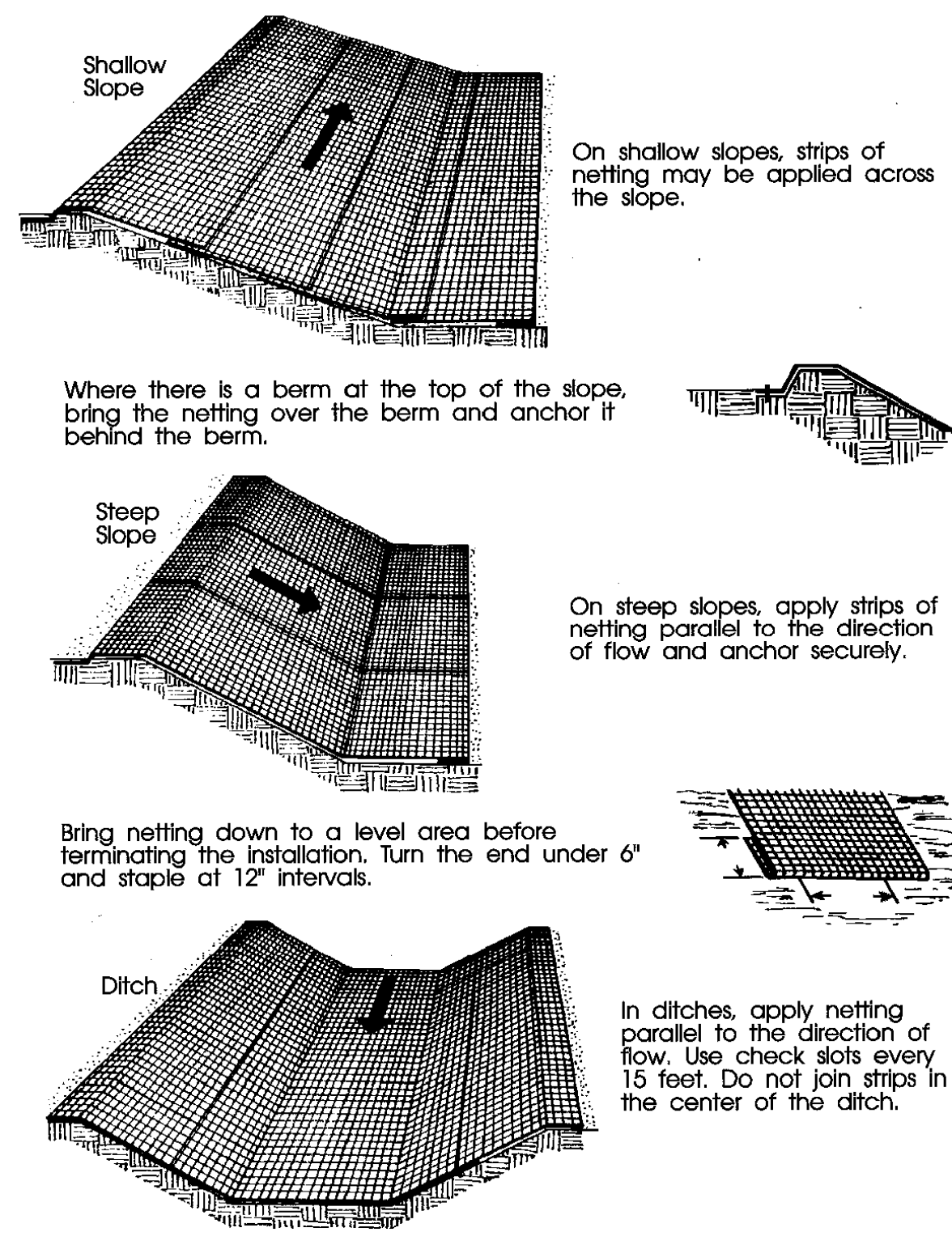
- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNINTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

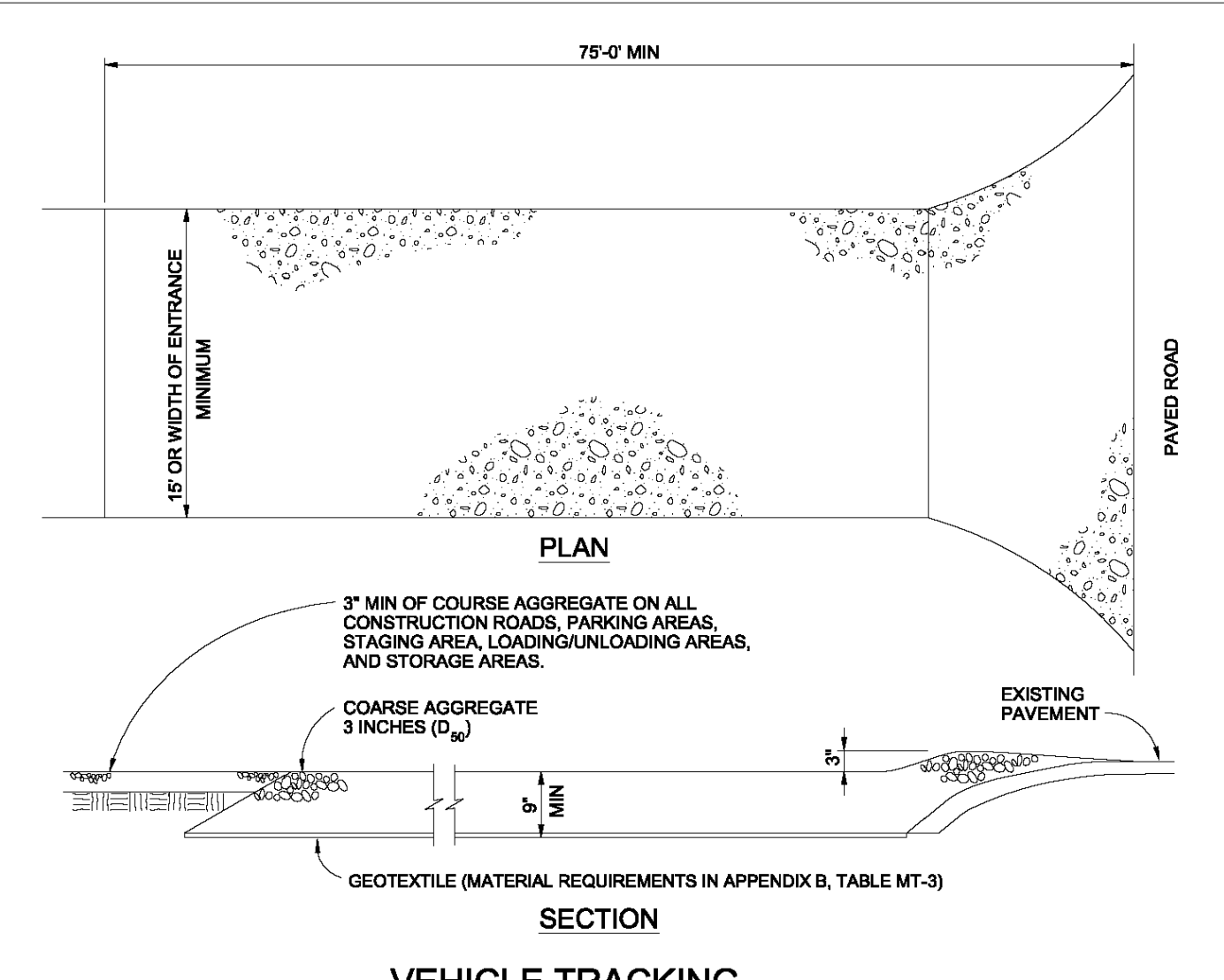
City of Colorado Springs Stormwater Quality
Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

City of Colorado Springs Stormwater Quality
Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements



City of Colorado Springs Storm Water Quality
Figure ECB-1 Erosion Control Blanket Application Examples

City of Colorado Springs Storm Water Quality
Figure ECB-1 Erosion Control Blanket Application Examples



INSTALLATION REQUIREMENTS

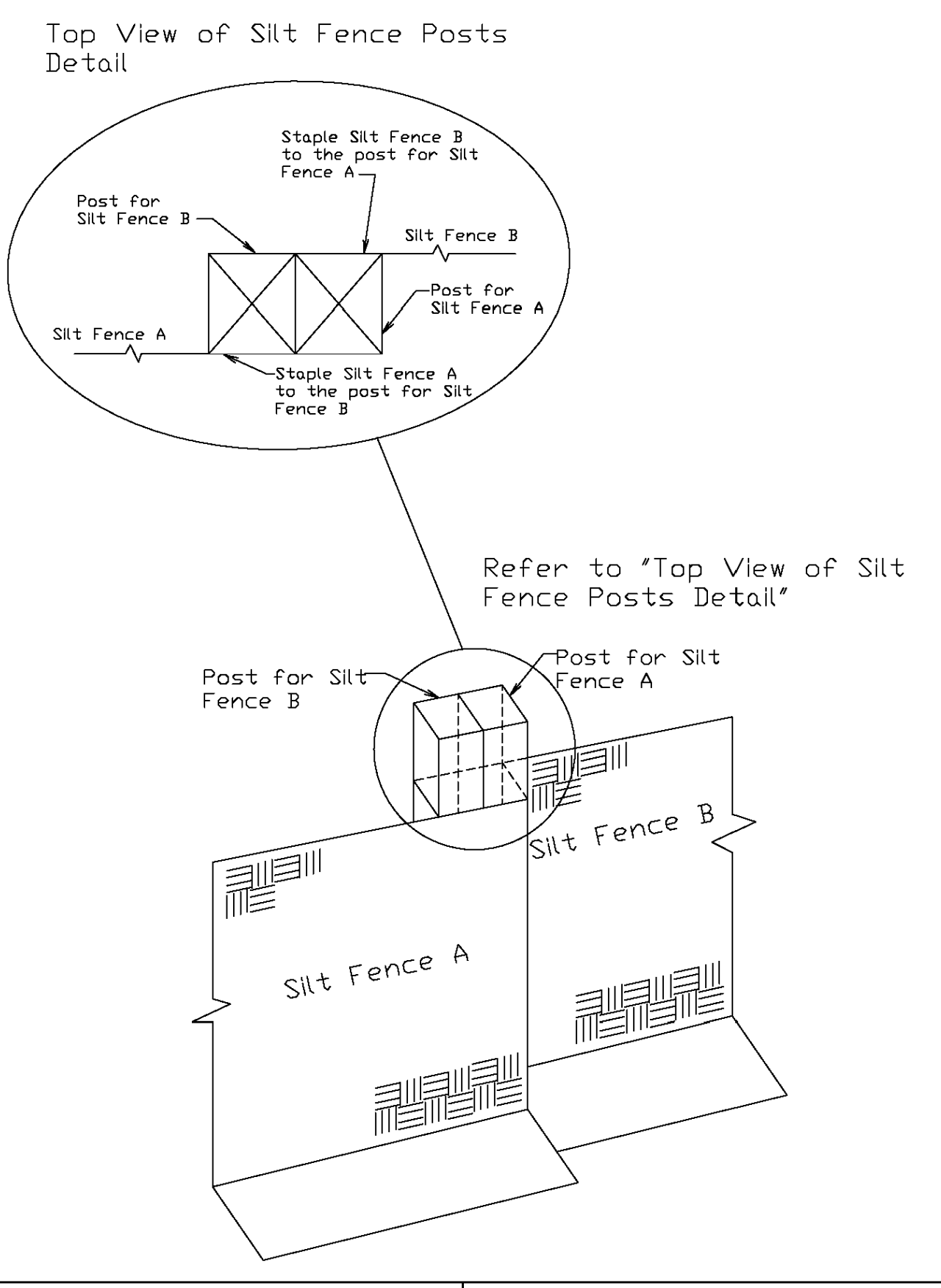
- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality
Figure VT-2 Vehicle Tracking Application Examples

City of Colorado Springs Stormwater Quality
Figure VT-2 Vehicle Tracking Application Examples



City of Colorado Springs Stormwater Quality
Figure SF-3 Silt Fence Joint Tying Construction Detail and Maintenance Requirements

City of Colorado Springs Stormwater Quality
Figure SF-3 Silt Fence Joint Tying Construction Detail and Maintenance Requirements

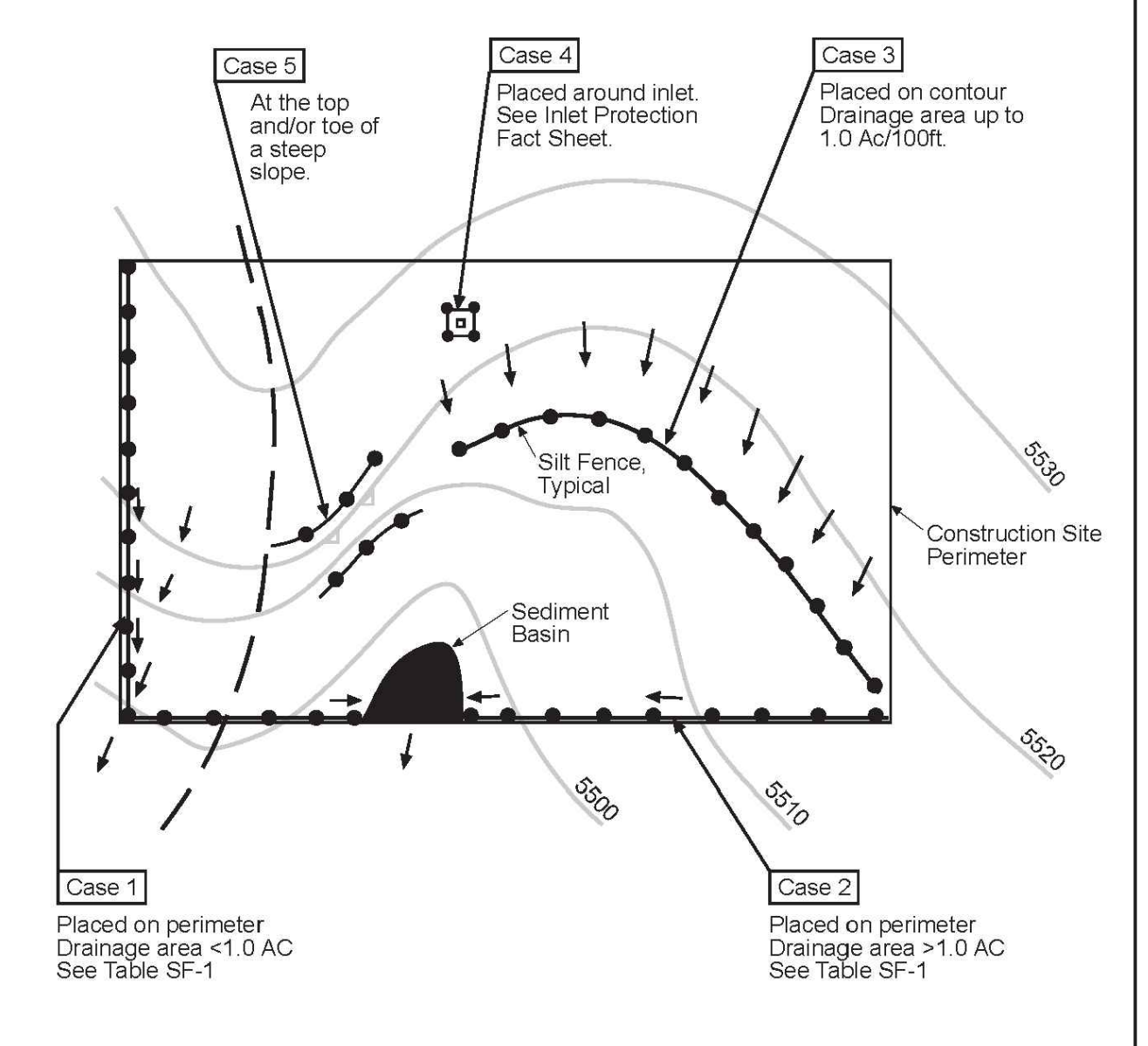


Table SF-1

Silt Fence Used as	Case 1		
	DA < 0.25 AC	0.25 < DA < 1 AC	Case 2, DA > 1.0 AC
Perimeter Control	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Area of Concentrated Flow	OK	NO ⁽²⁾	NO ⁽³⁾

(1) Temporary Swole or Straw Bale Barrier may be used as alternative to a Silt Fence.
(2) Check Dam may also be used as alternative to Silt Fence at low point.
(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

City of Colorado Springs Storm Water Quality
Figure SF-1 Silt Fence Application Examples

City of Colorado Springs Storm Water Quality
Figure SF-1 Silt Fence Application Examples



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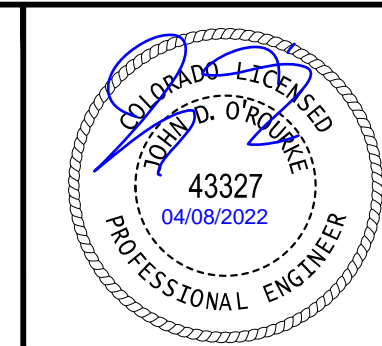
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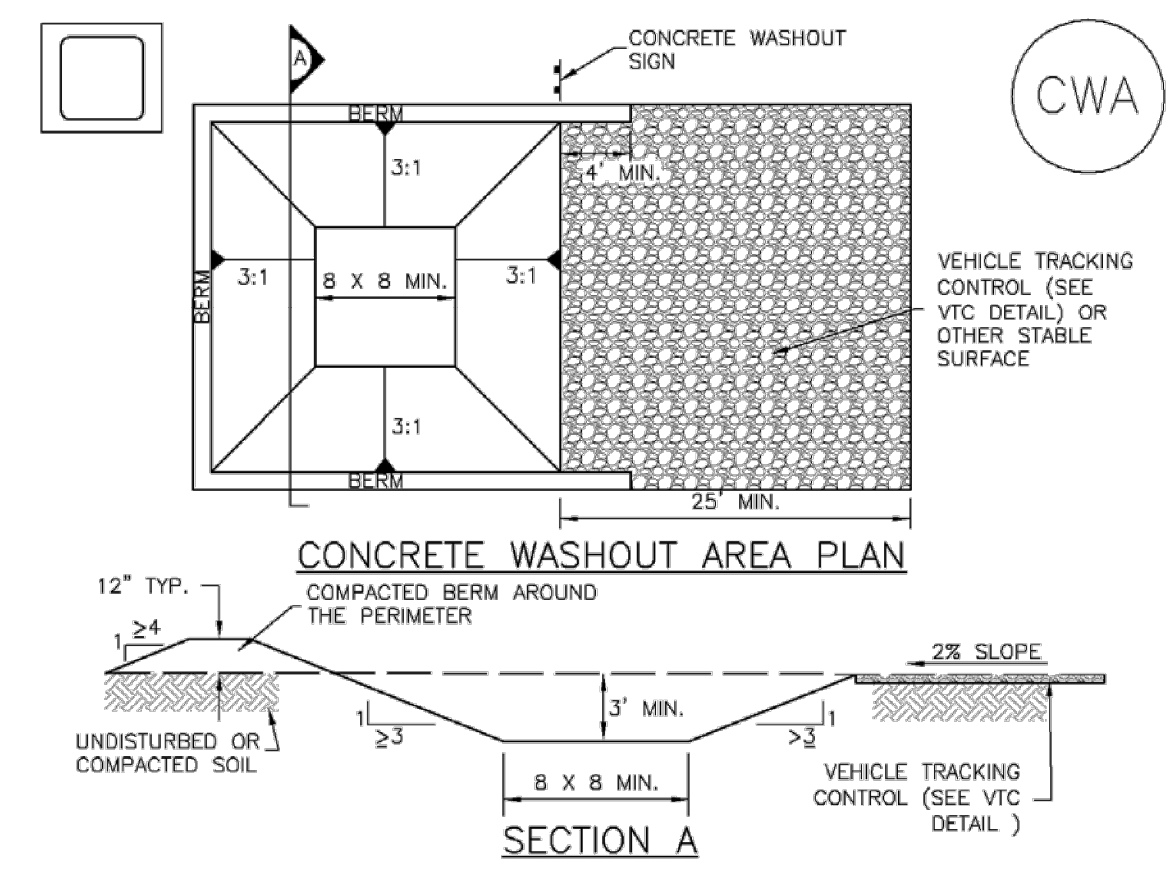


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Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

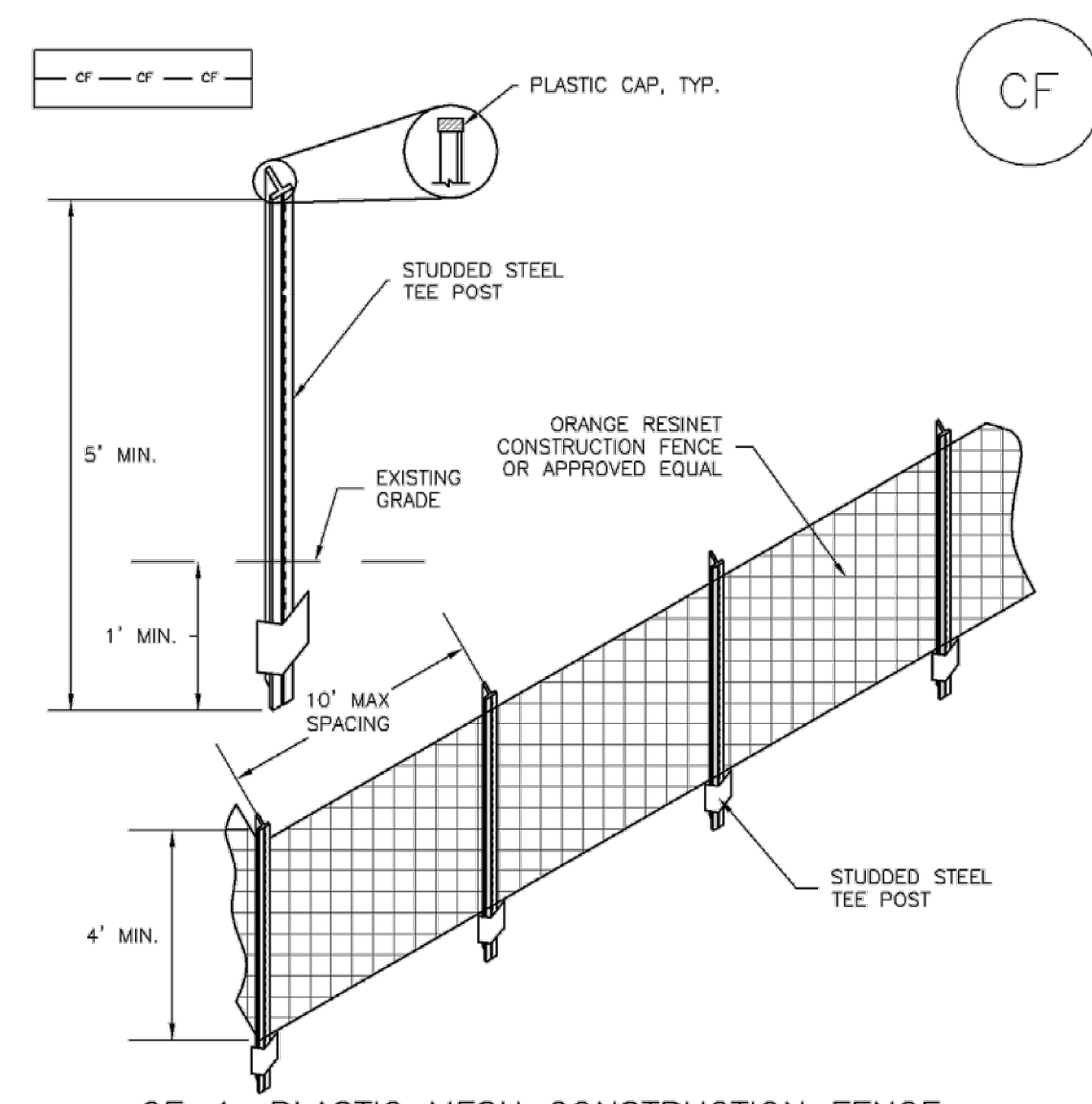
- SEE PLAN VIEW FOR: CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST 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 ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' 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 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.

CWA 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.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

Construction Fence (CF) SM-3



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

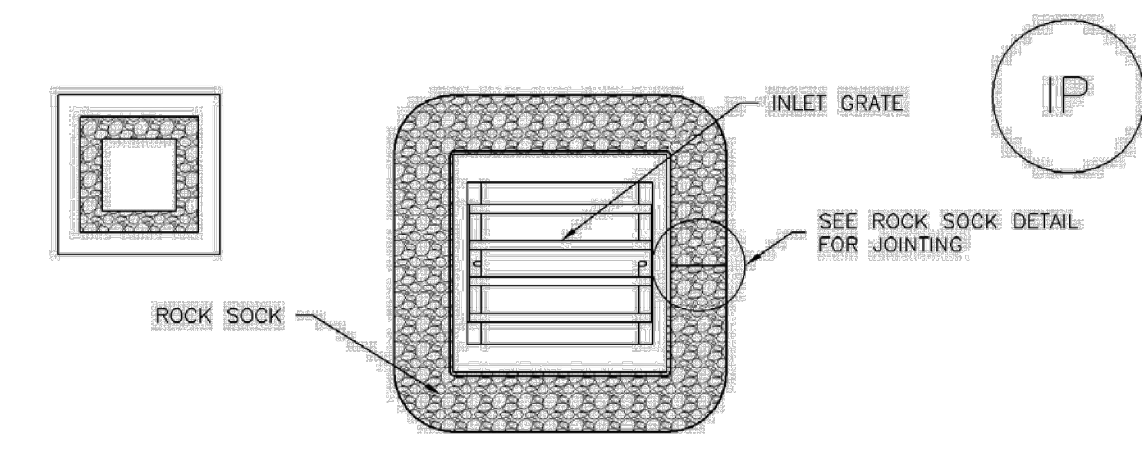
- SEE PLAN VIEW FOR: LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE 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.
 - CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

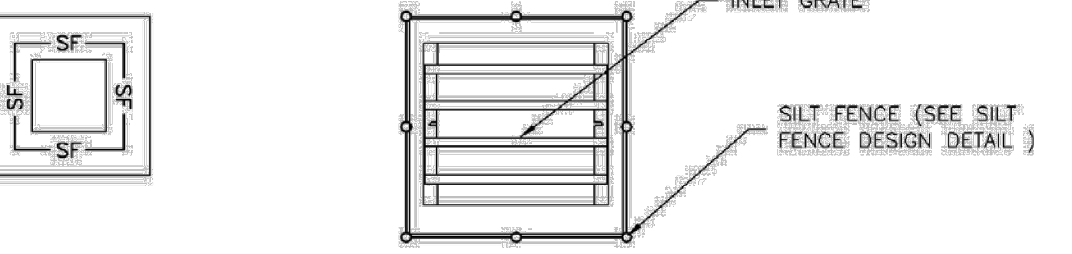
November 2010 Urban Drainage and Flood Control District CF-3
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

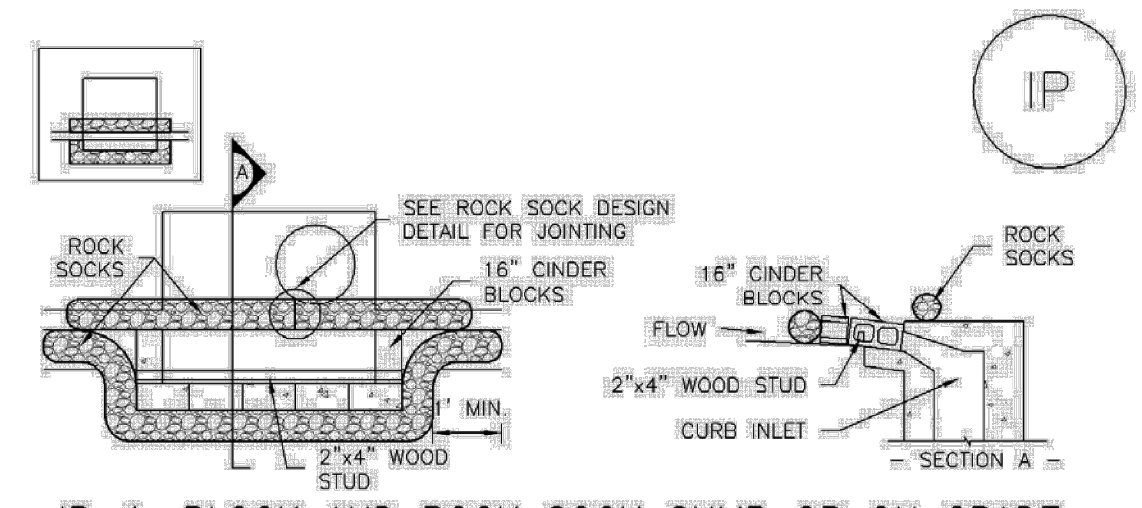


IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

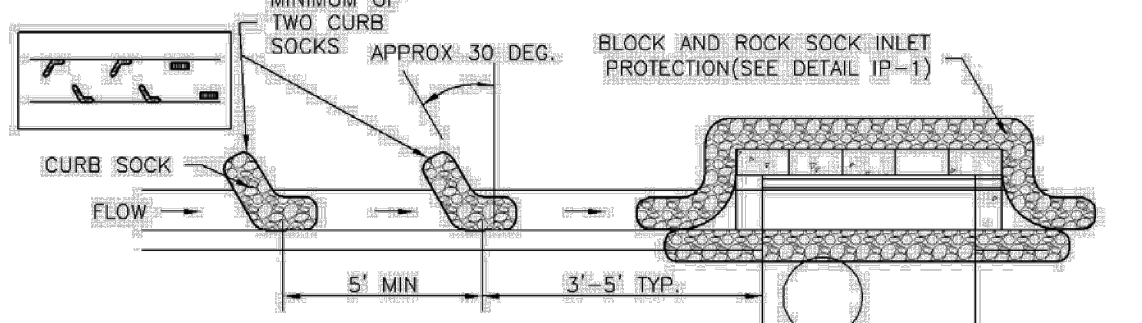
August 2013 Urban Drainage and Flood Control District IP-5
Urban Storm Drainage Criteria Manual Volume 3

SC-6 Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Required Area per Row (sq ft)	Depth at Outlet (ft)							
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5
2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73
1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87
0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17
0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09
0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05
0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03
0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02
0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01

TABLE SB-1

Hole Diameter (in)	Hole Diameter (ft)	Area per Row (sq ft)		
		n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.76	5.52	8.28
2	2.000	3.14	6.28	9.42

n = Number of columns of perforations

Minimum steel plate thickness	1/4"	5/16"	3/8"
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TABLE SB-2

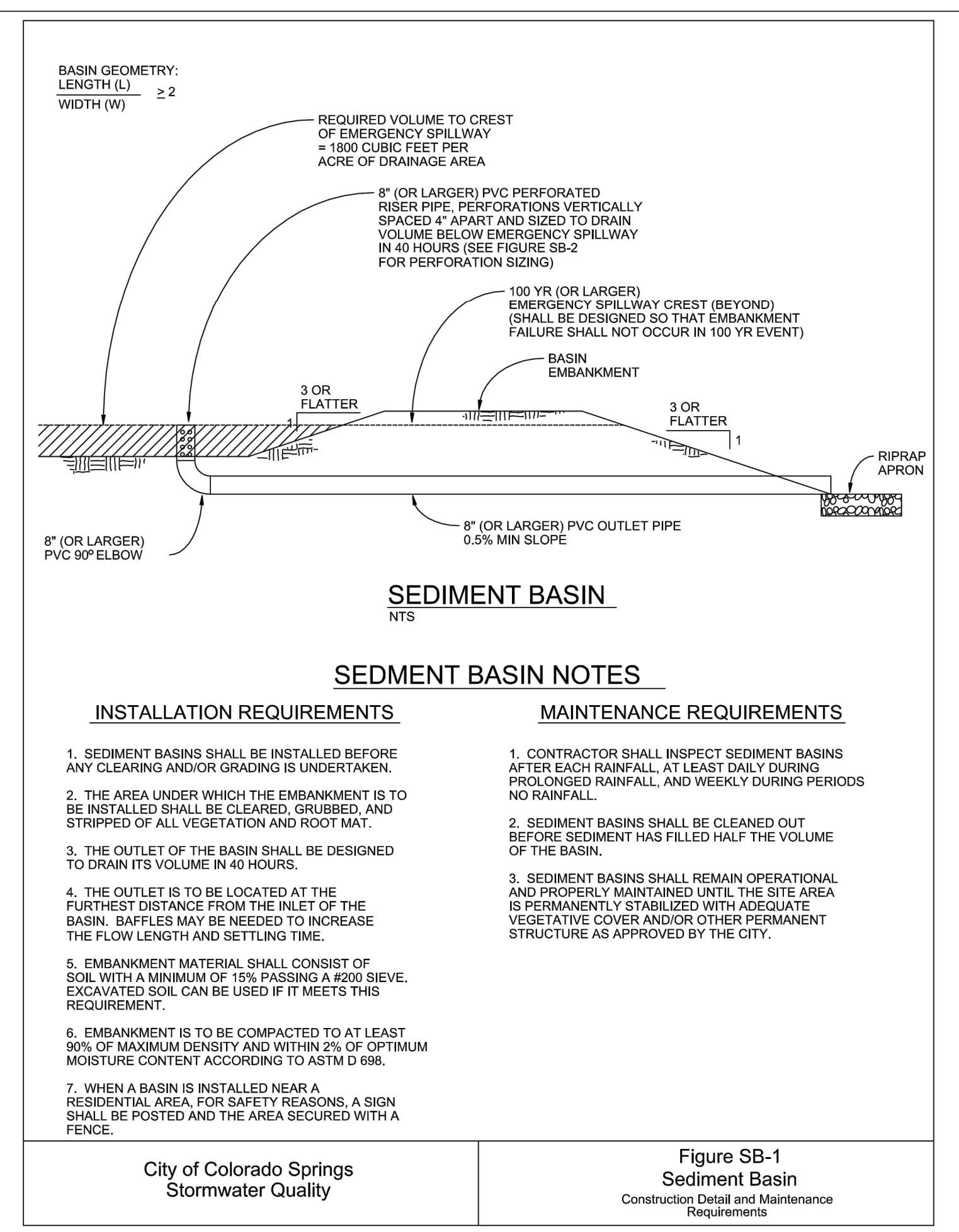
City of Colorado Springs Stormwater Quality Figure SB-2 Outlet Sizing
Application Techniques and Maintenance Requirements

3-33

MM-1 Concrete Washout Area (CWA)

Construction Fence (CF) SM-3

SC-6 Inlet Protection (IP)



SEDIMENT BASIN

SEDIMENT BASIN NOTES

- INSTALLATION REQUIREMENTS**
- SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
 - THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
 - THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
 - THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
 - EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #20 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
 - EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITH 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
 - WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.
- MAINTENANCE REQUIREMENTS**
- CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING NO RAINFALL.
 - SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
 - SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality Figure SB-1 Sediment Basin
Construction Detail and Maintenance Requirements

3-32

EPC 6/23/22



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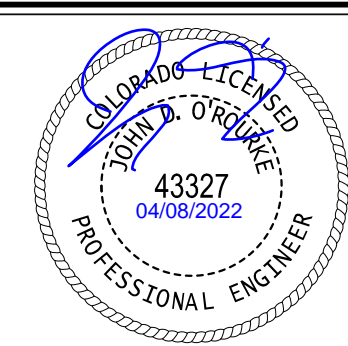
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TRINIS ACQUISITION COMPANY, LLC

AURA AT CROSSROADS
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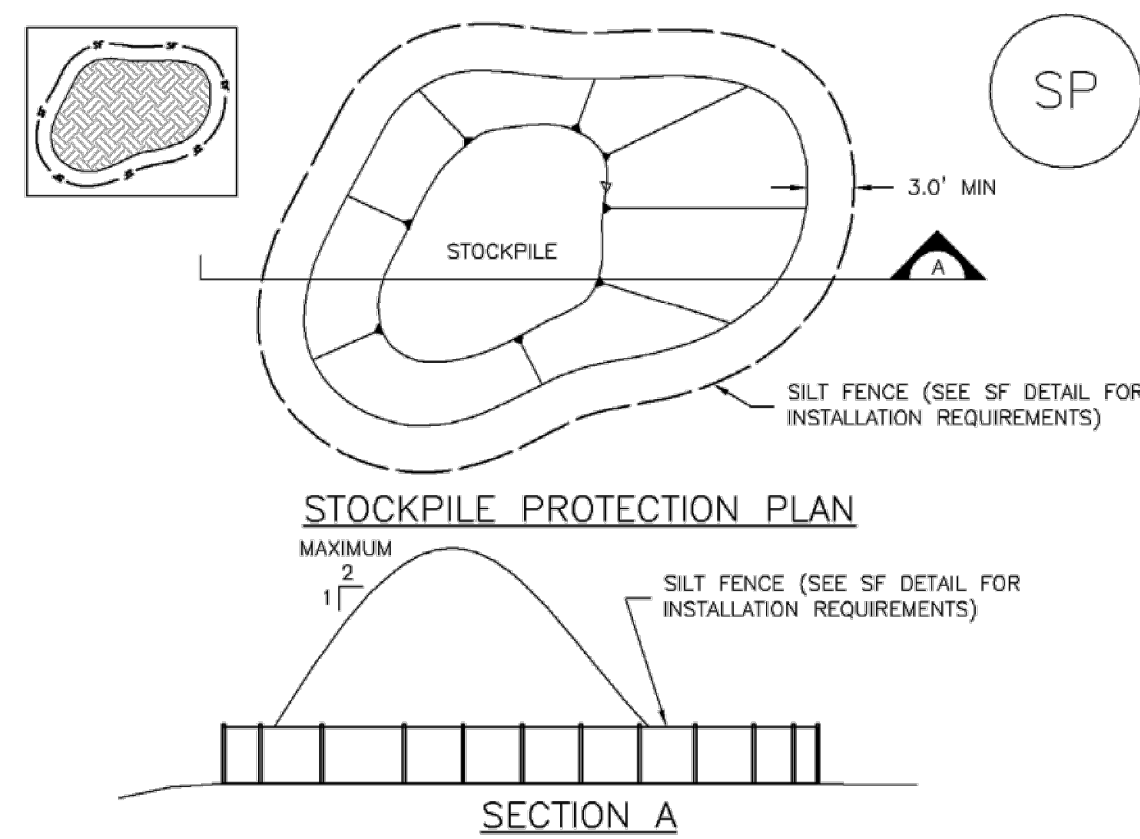
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Stockpile Management (SP) MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF STOCKPILES. -TYPE OF STOCKPILE PROTECTION. 2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS...

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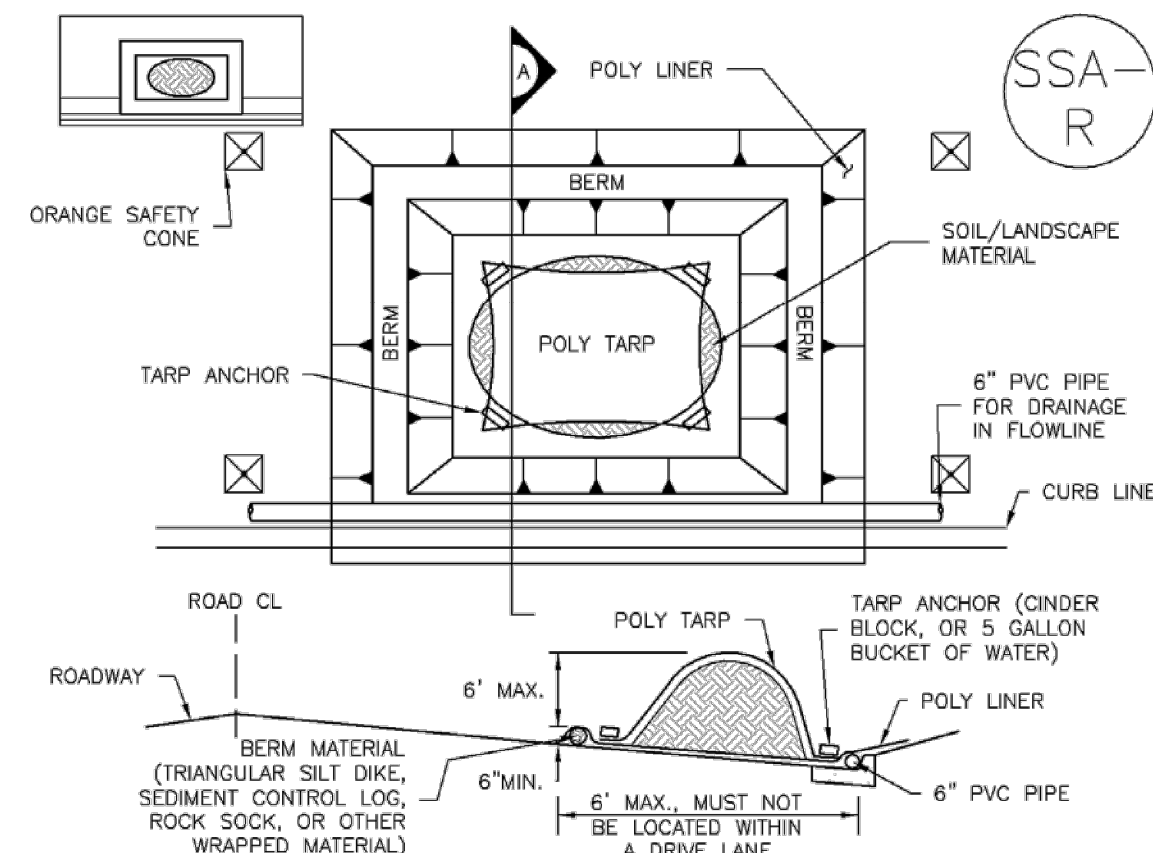
MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP) MM-2



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF MATERIAL STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION. 2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS...

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-5

MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...

SP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-8 Temporary Diversion Methods (TDM)

in accordance with the Major Drainage chapter in Volume 1.

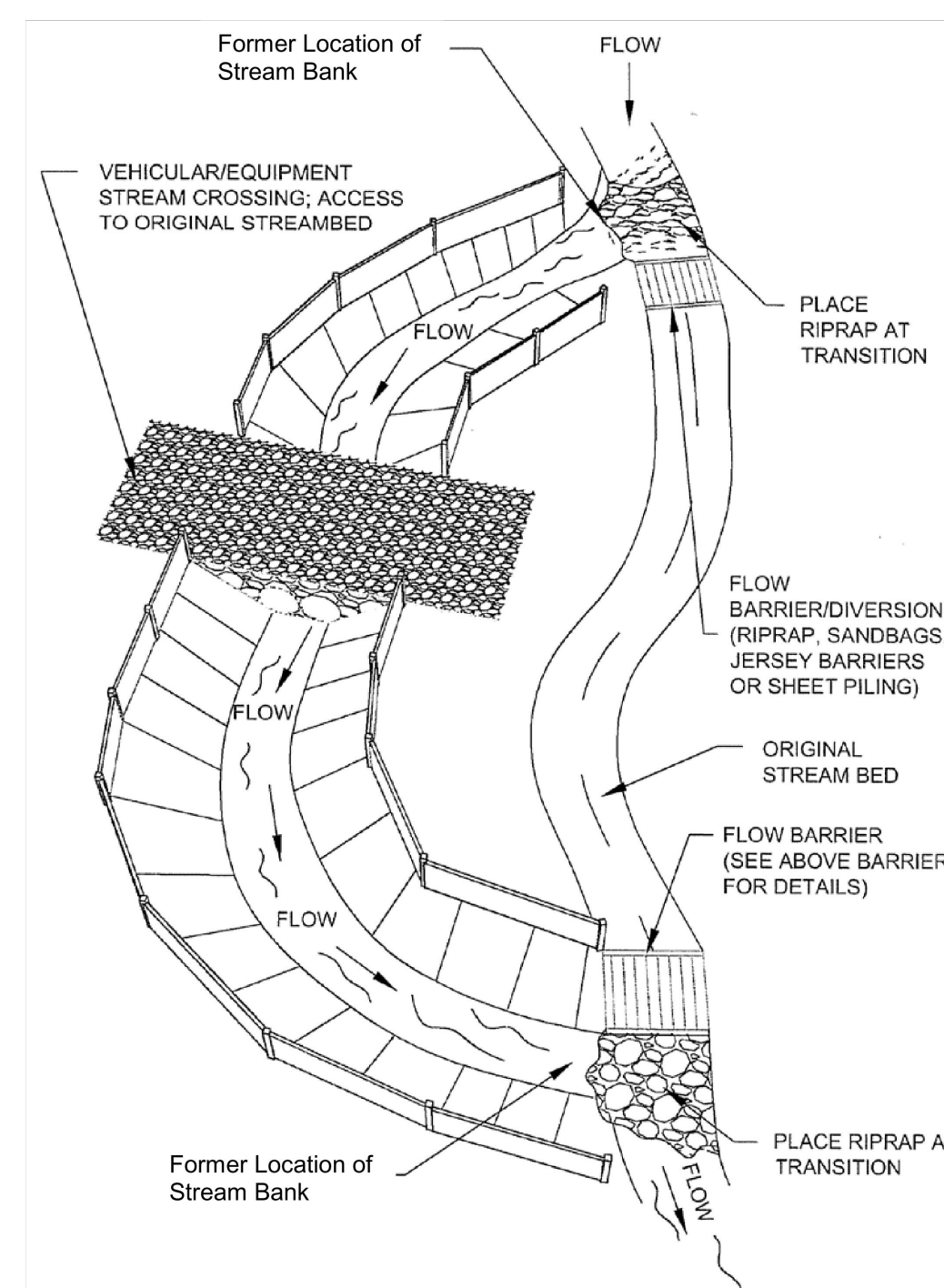
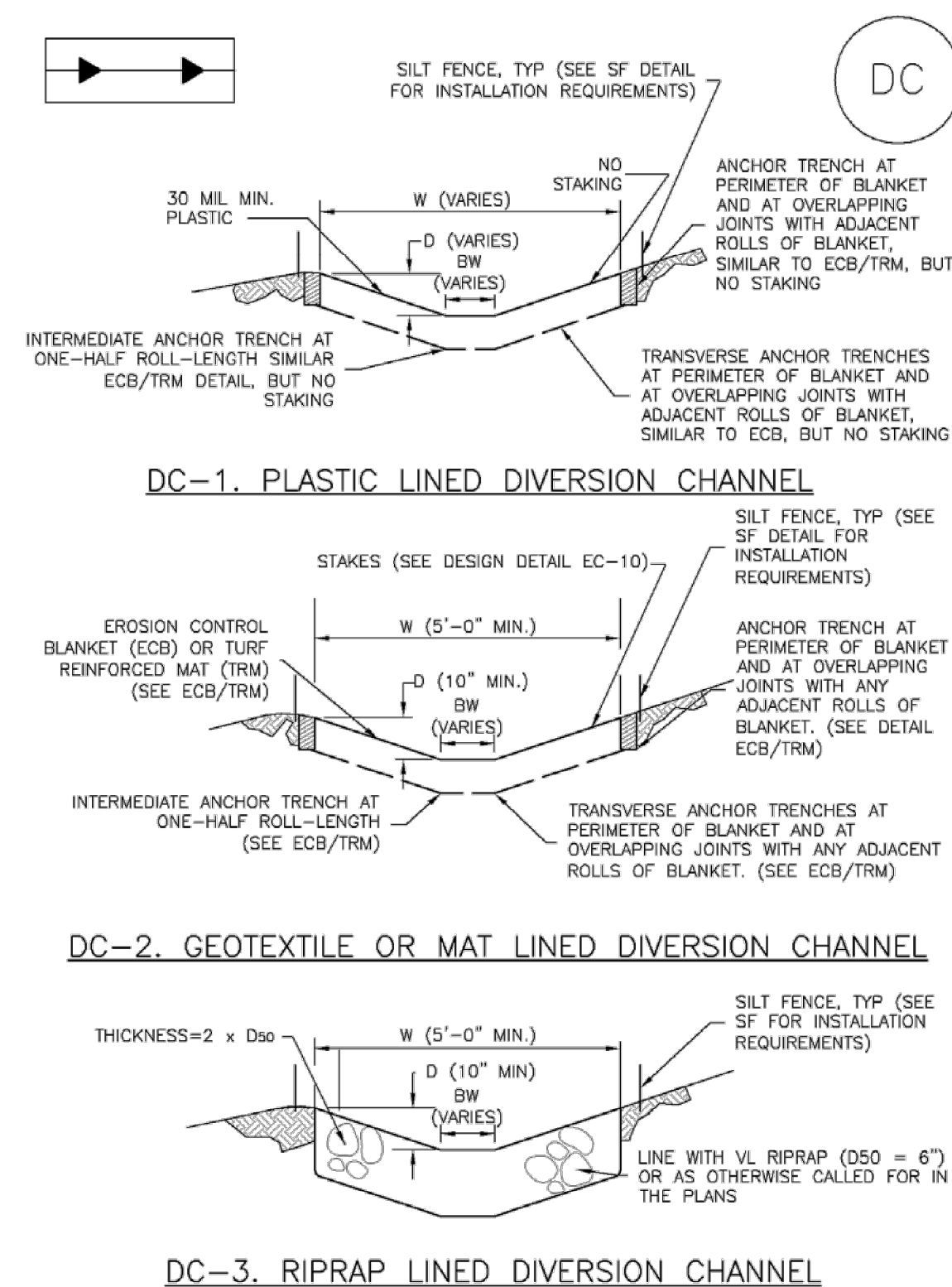


Figure TDM-1. Typical Temporary Diversion Channel

TDM-10 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

SM-8 Temporary Diversion Methods (TDM)



TDM-12 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

Temporary Diversion Methods (TDM) SM-8

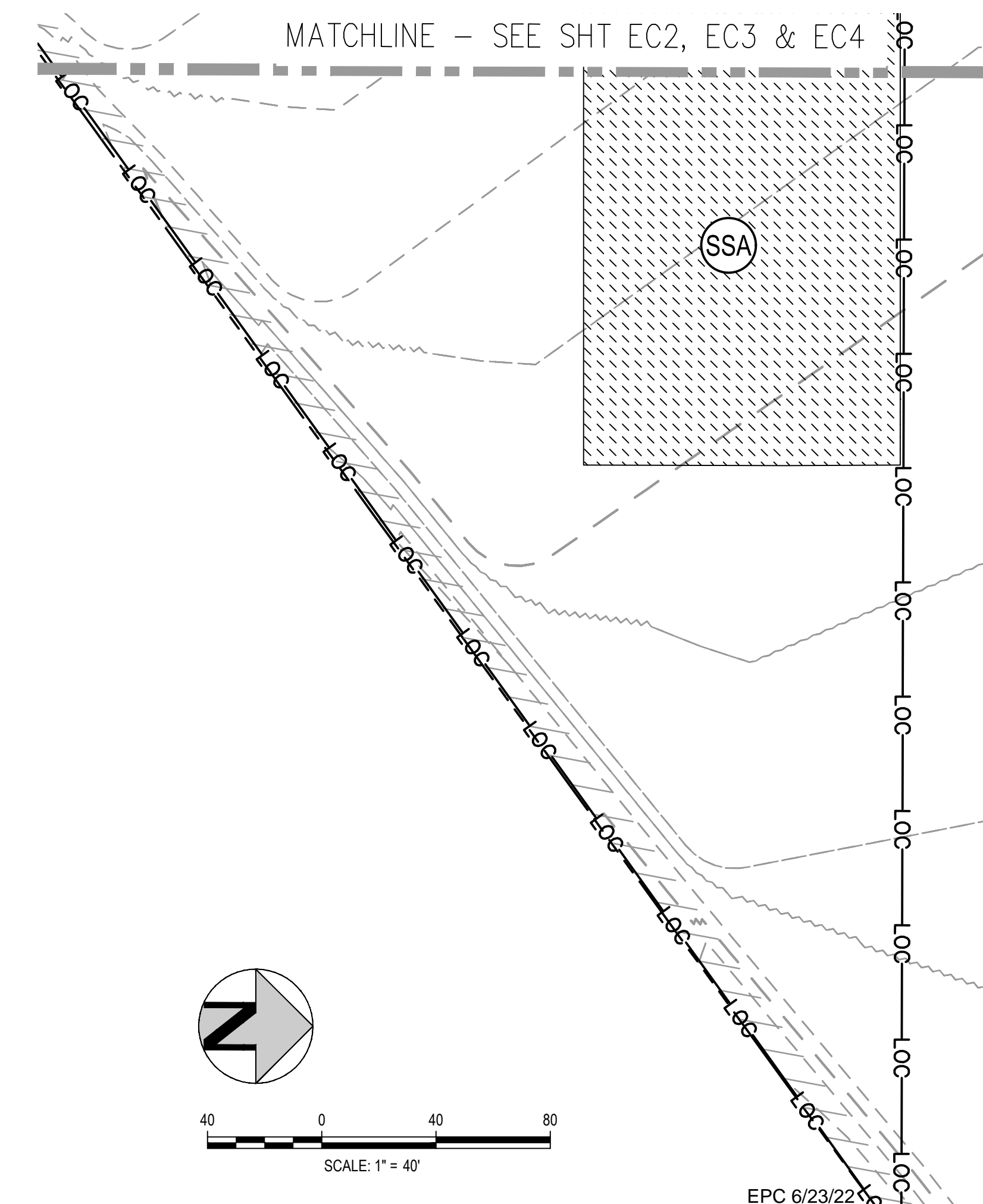
CHANNEL DIVERSION INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR: -LOCATION OF DIVERSION CHANNEL. -TYPE OF CHANNEL (UNLINED, GEOTEXTILE OR MAT LINED, PLASTIC LINE, OR RIPRAP LINED). 2. SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES.

DIVERSION CHANNEL MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TDM-13



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7 OF 7

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