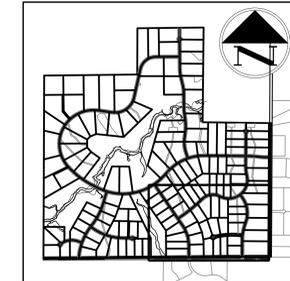




PRELIMINARY PLAN SET
MCCUNE RANCH SUBDIVISION

A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



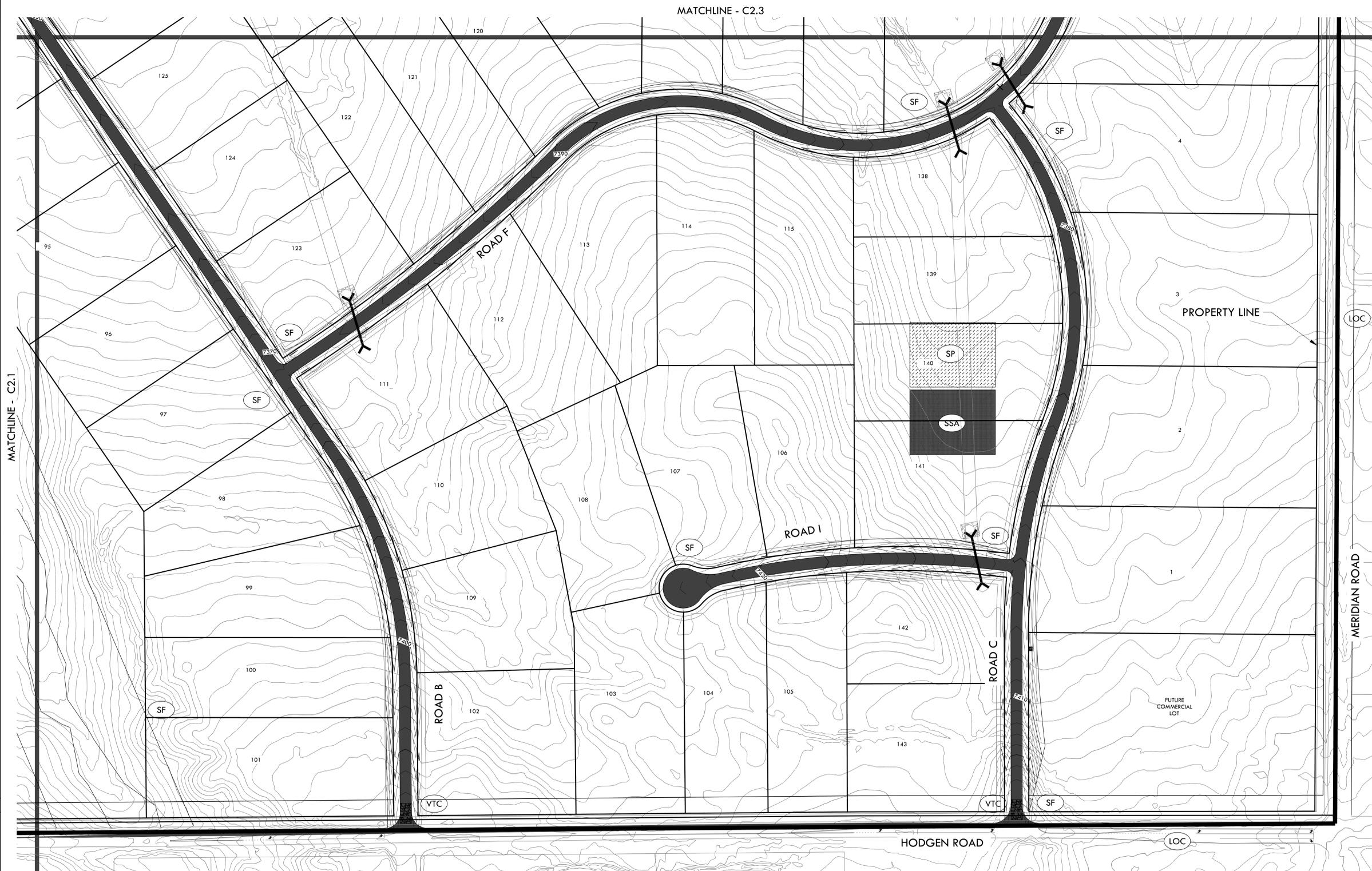
LEGEND:

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- 5280 PROPOSED CONTOUR
- 5280 EXISTING CONTOUR
- MATCHLINE
- RIPRAP

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

BMP LEGEND

- SSA STABILIZED STAGING AREA
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- SP STOCKPILE
- ECB EROSION CONTROL BLANKET



EROSION CONTROL PLAN - 2

SITE: 17480 MERIDIAN ROAD
 ELBERT, COLORADO 80106

FOR: PT MCCUNE, LLC
 1864 WOODMORE DR, SUITE 100
 MONUMENT, COLORADO 80132

NO.	REVISIONS
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DATE: 10/12/2018
 DRAWN BY: JCP
 CHECKED BY: LPV
 JOB #: 49388

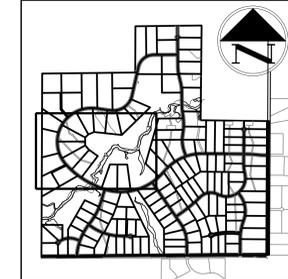
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 2018 The Vertecx Companies, Inc.



PRELIMINARY PLAN SET
MCCUNE RANCH SUBDIVISION

A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP
 1" = 2000'

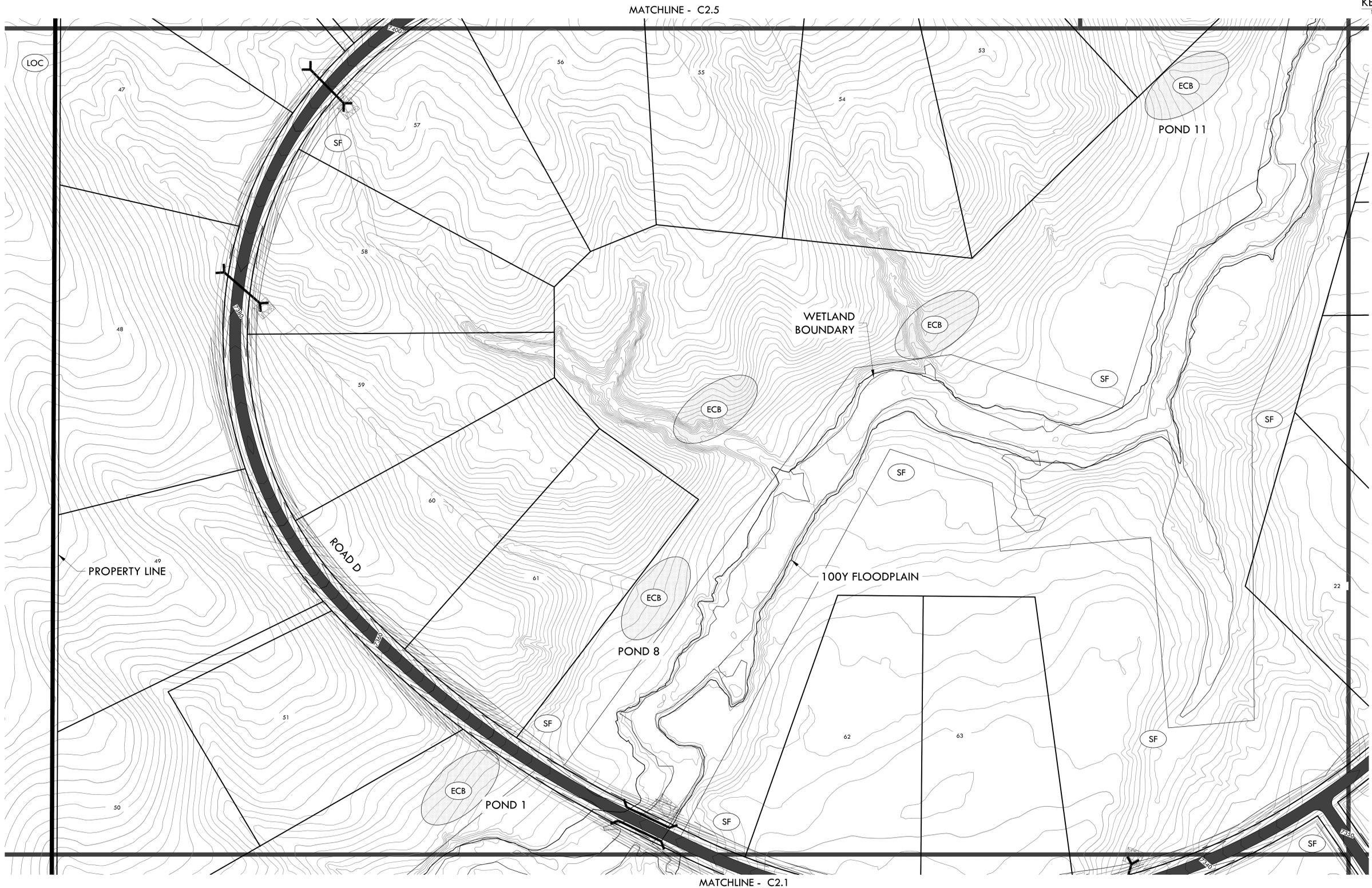
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- LIMITS OF CONSTRUCTION
- 5280 PROPOSED CONTOUR
- 5280 EXISTING CONTOUR
- MATCHLINE
- RIPRAP

* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

BMP LEGEND

- SSA STABILIZED STAGING AREA
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- SP STOCKPILE
- ECB EROSION CONTROL BLANKET



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 2018 The Vertek Companies, Inc.

EROSION CONTROL PLAN - 4

SITE: 17480 MERIDIAN ROAD
 ELBERT, COLORADO 80106

FOR: PT MCCUNE, LLC
 1864 WOODMORE DR, SUITE 100
 MONUMENT, COLORADO 80132

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DATE: 10/12/2018
 DRAWN BY: JCP
 CHECKED BY: LPV
 JOB #: 49388

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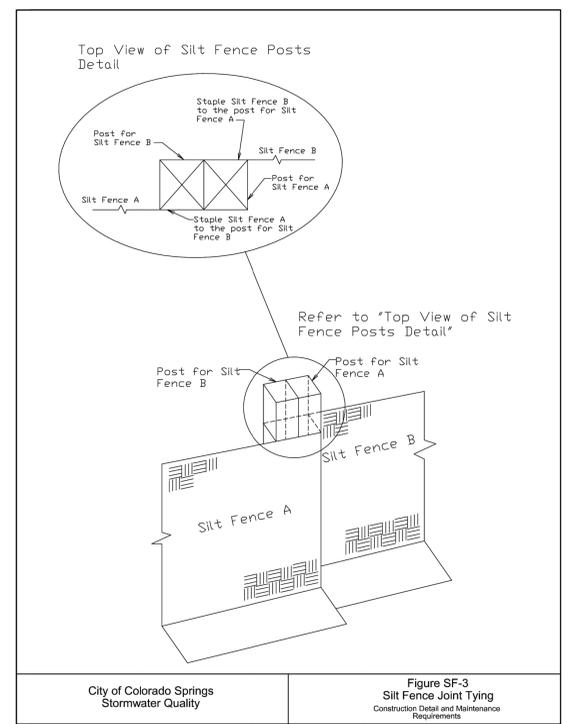
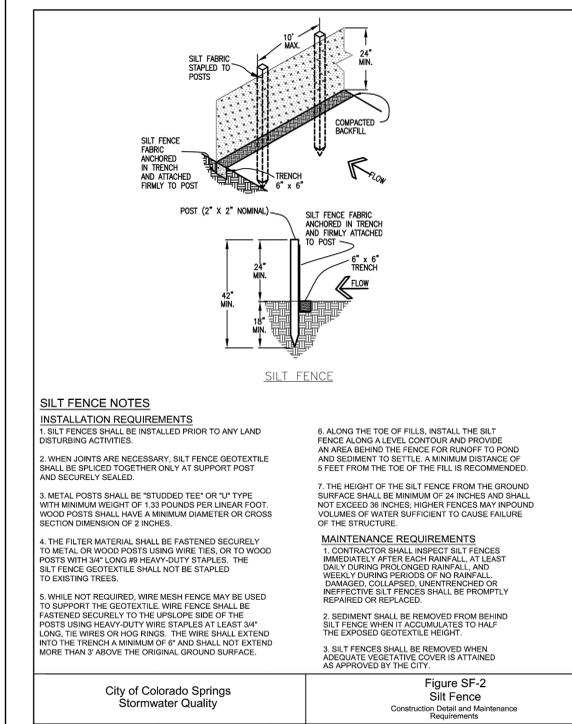
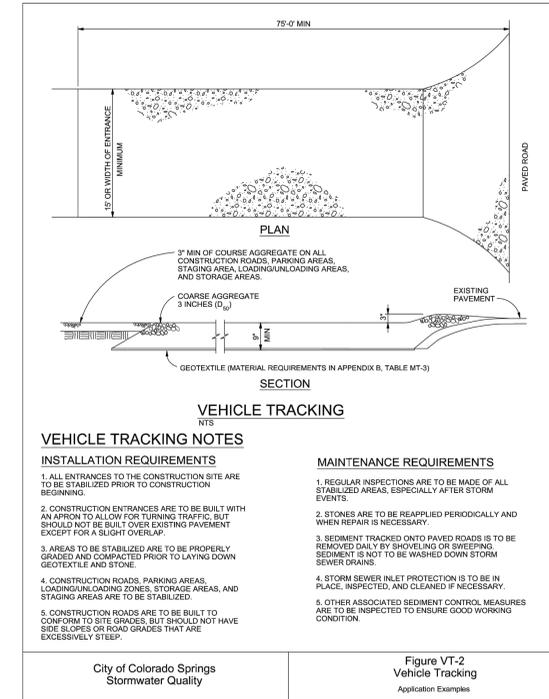
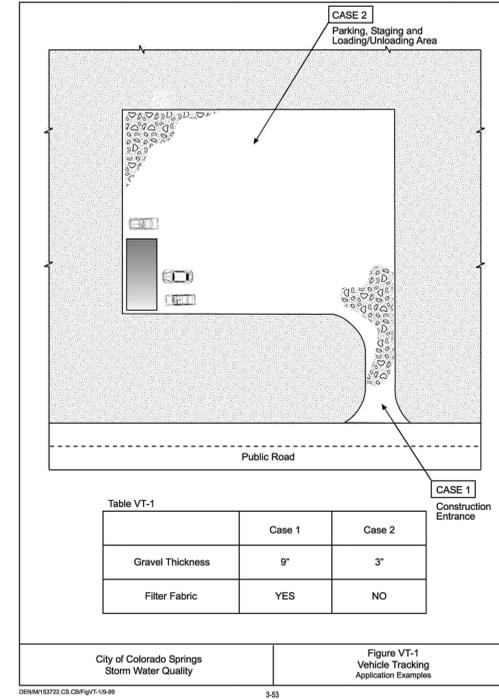
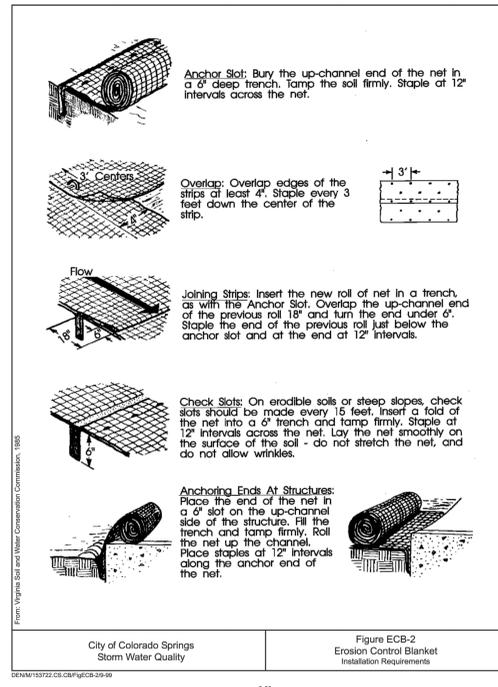
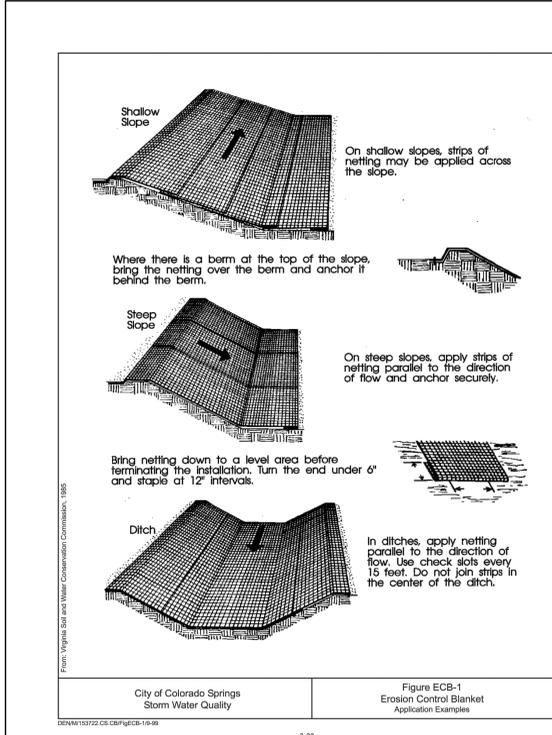
VERTEK[®]
 2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
 Moth: 303.623.9116 | VERTEKENG.COM

PRELIMINARY PLAN SET MCCUNE RANCH SUBDIVISION

A PARCEL OF PROPERTY LOCATED IN SECTIONS 13 & 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AND IN THE WEST HALF OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VERTENX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Mtn: 303.623.9116 | VERTENX.COM



STANDARD 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 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 PROCESS 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 DSD INSPECTION STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX L.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME I AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 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.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APURTANCES 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 CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, C.R.S AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX L. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ 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

EROSION CONTROL DETAILS
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: PT MCCUNE, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

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CHECKED BY: LPV
JOB #: 49388

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Markup Summary

dsdlaforce (20)



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Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 1:28:02 PM
Color: ■

Gilbert LaForce
719-520-7945



Subject: Callout
Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 1:32:52 PM
Color: ■

Add as the first note and renumber the rest:
1. Construction may not commence until a Construction Permit is obtained from Planning and Community Development and a Preconstruction Conference is held with Planning and Community Development Inspections.



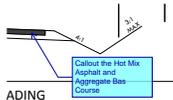
Subject: Callout
Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 1:33:22 PM
Color: ■

update any references from DSD to PCD



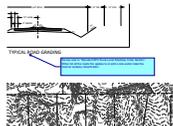
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Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 1:34:04 PM
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Add a sheet index



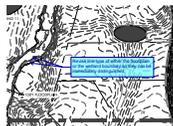
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Page Label: [2] C1.1 PROPOSED GRADING PLAN - NORTH
Author: dsdlaforce
Date: 10/30/2018 1:36:59 PM
Color: ■

Callout the Hot Mix Asphalt and Aggregate Bas Course



Subject: Callout
Page Label: [2] C1.1 PROPOSED GRADING PLAN - NORTH
Author: dsdlaforce
Date: 10/30/2018 2:15:00 PM
Color: ■

Revise note to "Standard EPC Rural Local Roadway Cross Section".
Either list all the roads this applies to or add a note and/or label the internal roadway classification.



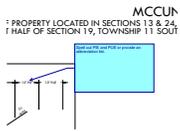
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Page Label: [2] C1.1 PROPOSED GRADING PLAN - NORTH
Author: dsdlaforce
Date: 10/30/2018 2:21:43 PM
Color: ■

Revise line type of either the floodplain or the wetland boundary so they can be immediately distinguished.



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Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 2:24:47 PM
Color: ■

Add "PCD File No. SP-18-006"



Subject: Callout
Page Label: [2] C1.1 PROPOSED GRADING PLAN - NORTH
Author: dsdlaforce
Date: 10/30/2018 2:31:20 PM
Color: ■

Spell out PIE and PUE or provide an abbreviation list.



Subject: Callout
Page Label: [3] C1.2 PROPOSED GRADING PLAN - SOUTH
Author: dsdlaforce
Date: 10/30/2018 2:56:45 PM
Color: ■

Revise. Per ECM Section 2.3.8.A Figure 2-31, maximum rural cul-de-sac centerline grade is 2 percent.



Subject: Callout
Page Label: [3] C1.2 PROPOSED GRADING PLAN - SOUTH
Author: dsdlaforce
Date: 10/30/2018 3:09:06 PM
Color: ■

Radius from sheet 2 is 967'.



Subject: Callout
Page Label: [3] C1.2 PROPOSED GRADING PLAN - SOUTH
Author: dsdlaforce
Date: 10/30/2018 3:14:06 PM
Color: ■

Fix slope tag value



Subject: Callout
Page Label: [3] C1.2 PROPOSED GRADING PLAN - SOUTH
Author: dsdlaforce
Date: 10/30/2018 3:15:55 PM
Color: ■

There appears to be two broken back curves between the R967, R2426, and R1555. Update the roadway alignment to meet the criteria for minimum tangent separating broken back curves (min 200' for local roadways. See ECM 2.3.3.F.3)



Subject: Cloud+
Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 3:24:12 PM
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A. If the developer is not requesting pre-development grading with the preliminary plan application then:

1. Update the title to "Preliminary Grading and Erosion Control" and remove the signature blocks.
2. The erosion control aspect of this document will not be reviewed in detail with this submittal.
3. The submitted SWMP will not be reviewed with this application if pre-development grading is not requested.

(FYI: For preliminary plan applications, erosion control does not need to be shown only preliminary grading if early grading is not requested. The "Preliminary Grading" plan would then be a part of the preliminary plan set and not a standalone document.)

B. If the applicant is requesting pre-development grading then the information shown shall remain. Additionally, the following documents must be submitted:

1. Pre-Development Site Grading Acknowledgement Form (attached)
2. Financial Assurance Estimate Form (attached)
3. Update the Letter of Intent to request a pre-development grading.
4. ESQCP (attached)
5. Revise title to "Pre-Development Grading and Erosion Control"



Subject: File Attachment
Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 3:24:47 PM
Color: ■



Subject: File Attachment
Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 3:24:47 PM
Color: ■



Subject: Arrow
Page Label: [1] C0 GRADING AND EROSION CONTROL - COVER
Author: dsdlaforce
Date: 10/30/2018 3:24:47 PM
Color: ■

Subject: Arrow
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Author: dsdlaforce
Date: 10/30/2018 3:24:47 PM
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Author: dsdlaforce
Date: 10/30/2018 3:24:47 PM
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