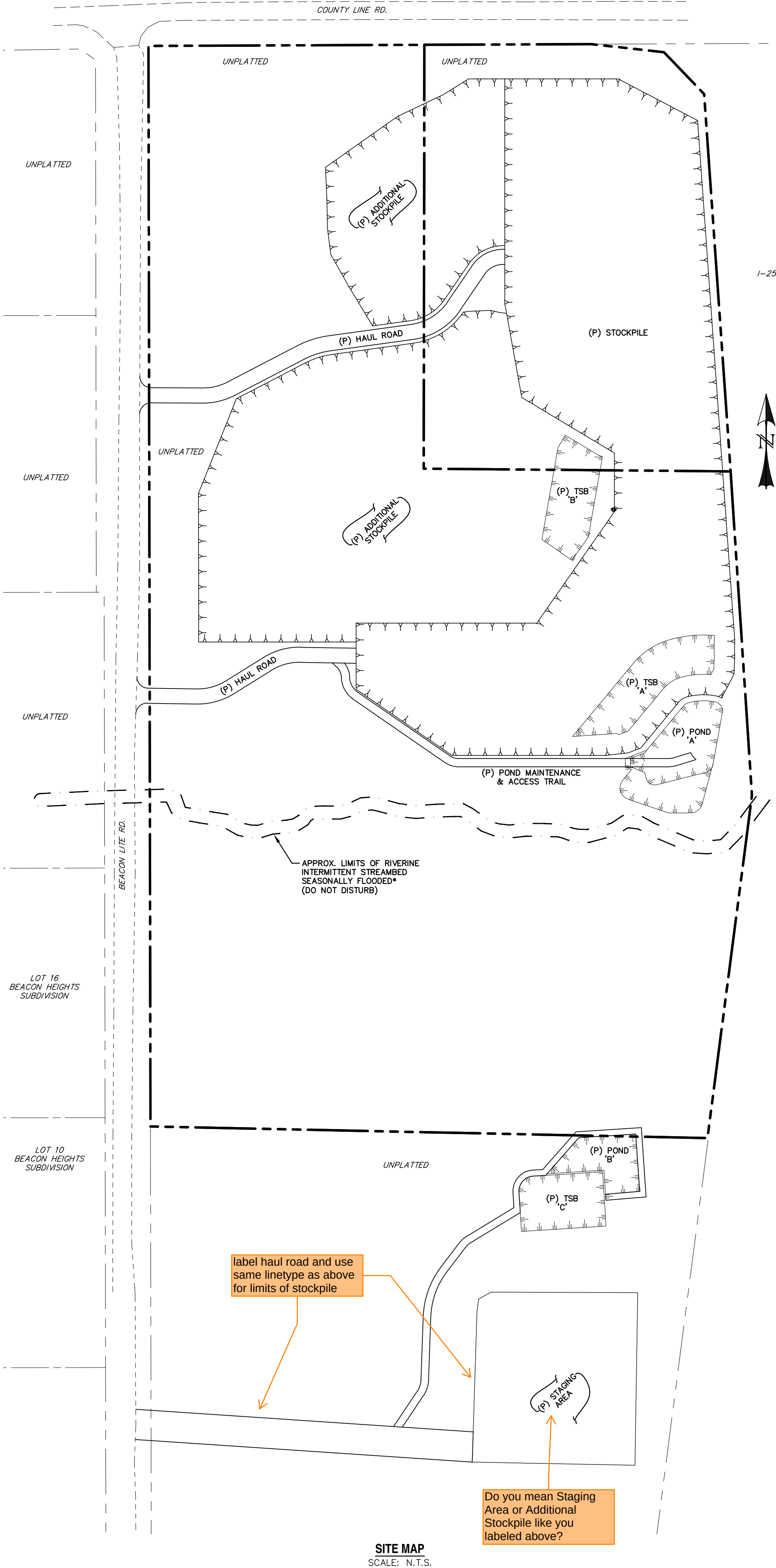


STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

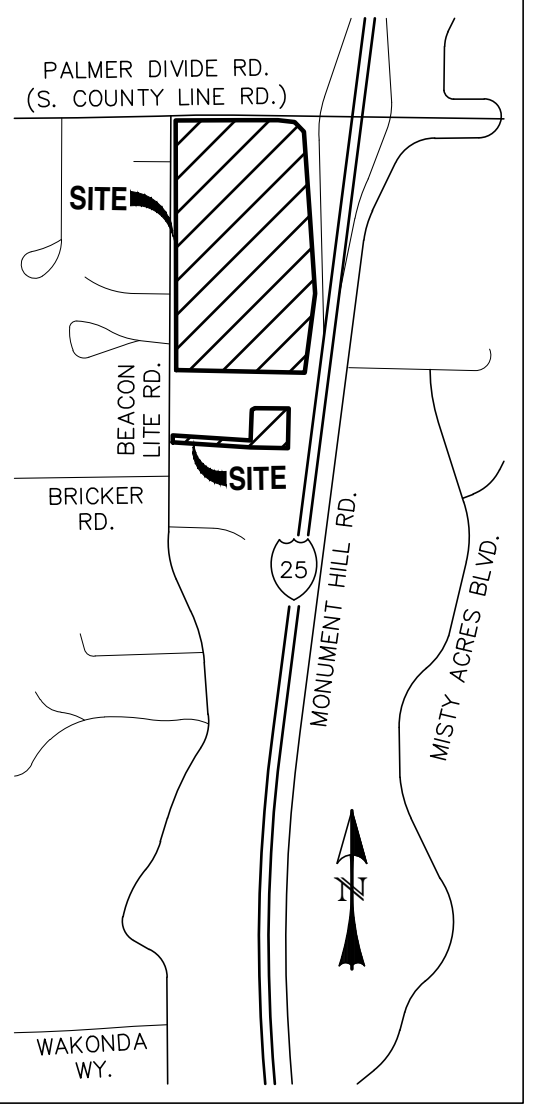
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SOW).
- CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE COM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE COM(S) MUST CONTAIN GRASS OR FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
- ALL COMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF COMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE COMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE COMS.
- PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED COMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN COMS ARE NO LONGER NECESSARY AND ARE REMOVED, THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
- 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL COMS UPGRADIENT OF THE VEGETATIVE BUFFER.
- TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD), AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR, FERTILIZATION BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE AT A MINIMUM EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY COMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCES SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OR ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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 CONSTRUCTION DRAINAGE OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK OF DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT CORRIDOR WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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 PERMIT HOLDER(S) 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.
- 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT OR EQUIVALENT 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 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 ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT OFFSITE UNDESIRABLE DISCHARGE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
- PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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 SHALL APPLY.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COLORADO PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
CDPS - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



BEACON LITE ROAD STOCKPILE CONSTRUCTION DRAWINGS AMENDMENT

EL PASO COUNTY, COLORADO

EDARP FILE NO.: CDR261



VICINITY MAP
SCALE: N.T.S.

ENGINEERS STATEMENT:

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 MASTERS 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.



RAYMOND E. PEREZ, COLORADO PE #37173

July 31, 2026
DATE

OWNER STATEMENT:

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/DEVELOPER NAME:

DATE

EL PASO COUNTY:

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

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

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

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
DRAINAGE	DR
PUBLIC	PUB
PRIVATE	PVT
UNDERGROUND	UG
UTILITY	UT
TEMPORARY SEDIMENT BASIN	TSB
DETENTION POND	DP
FLOOD CONTROL ONLY	FCO
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
EASEMENT	---
(E) CONTOUR, INDEX	---7350---
(E) CONTOUR	---
(E) STORM SEWER	---
(P) CONTOUR, INDEX	---7350---
(P) CONTOUR	---
(P) STORM SEWER	---

SHEET INDEX:

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GRADING & EROSION CONTROL PLAN - FINAL - AMENDED	5	OF 14
GRADING & EROSION CONTROL PLAN - STAGNA AREA - INITIAL/INTERIM/FINAL	6	OF 14
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GRADING & EROSION CONTROL DETAILS	8	OF 14
PERMANENT CONTROL MEASURE PLAN - POND 'A' DETAILS (ORIGINAL)	9	OF 14
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STORM SEWER PLAN & PROFILES	14	OF 14

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/26/26
2	ADDRESS AGENCY COMMENTS	02/07/26
3	ADDRESS AGENCY COMMENTS	02/23/26
4	ADDRESS AGENCY COMMENTS	03/06/26
5	AMENDMENT - ADDITIONAL STOCKPILE & STAGING AREA	07/31/26



For more details visit:
www.call811.com

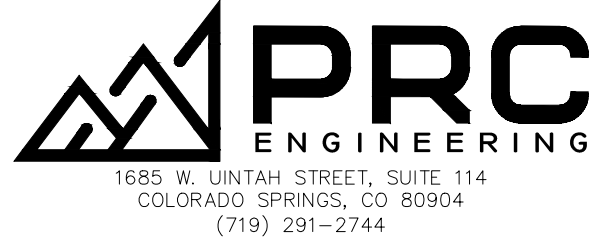
NOTE:

- EXISTING RIVERINE INTERMITTENT STREAMED SEASONALLY FLOODED (R4SBC) AS DESCRIBED IN "AQUATIC RESOURCES ASSESSMENT" MEMORANDUM BY WSB ENGINEERING, DATED JULY 28, 2021.

PREPARED FOR:

EL PASO COUNTY

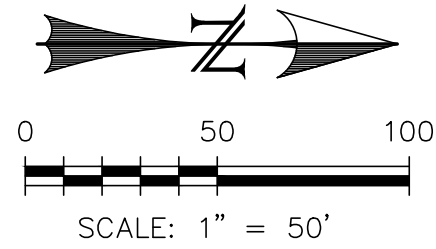
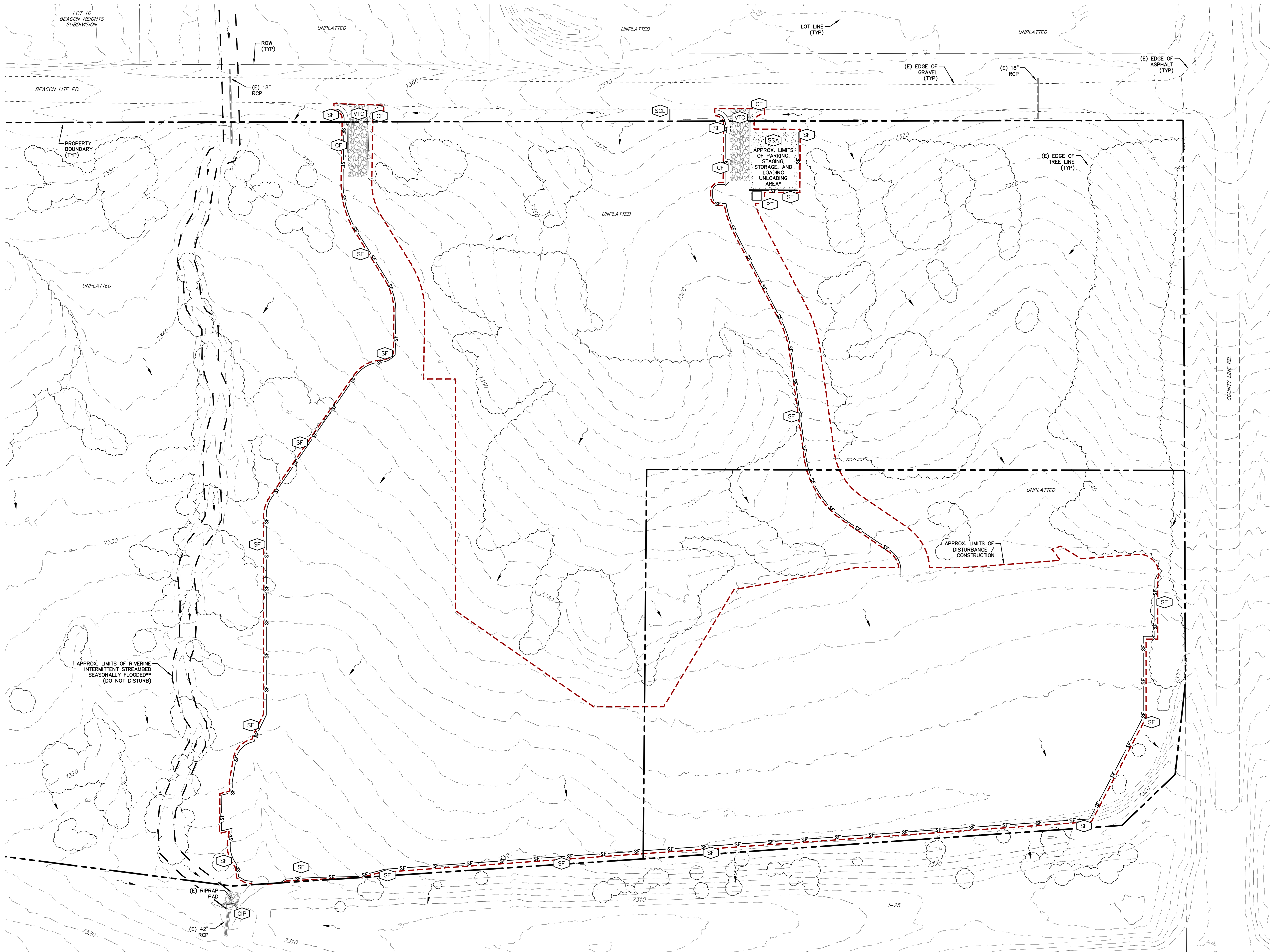
2880 INTERNATIONAL CIRCLE
SUITE 110
COLORADO SPRINGS, CO 80910



BEACON LITE ROAD STOCKPILE

CONSTRUCTION DRAWINGS
AMENDMENT

DRAWN BY:	MGP
SCALE:	N/A
DATE:	12/17/25
JOB NUMBER	25-005
SHEET	1 OF 14



- NOTES:**
1. THE CONTRACTOR SHALL IMPLEMENT A PLAN FOR THE MAINTENANCE AND SCHEDULING OF ALL OTHER NON-LOCATION SPECIFIC AND NON-STRUCTURAL CONTROL MEASURES (IE STREET SWEEPING). THIS PLAN SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS CONSTRUCTION PROGRESSES. THIS PLAN SHALL REMAIN ON SITE AT ALL TIMES.
 2. THE CONTRACTOR SHALL DETERMINE AREAS REQUIRING SEEDING AND MULCHING (IF REQUIRED) THROUGHOUT THE CONSTRUCTION PROCESS. A MAP SHALL INDICATE THESE AREAS AND SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS CONSTRUCTION PROGRESSES. THIS MAP SHALL REMAIN ON SITE AT ALL TIMES.
 3. EXISTING VEGETATION:
 - NATIVE GRASSES COVER THE ENTIRE SITE.
 - VARIOUS SPECIES OF TREES; SITE COVERAGE = 28.6%
- * THE LOCATION OF STAGING AREA, ETC. SHALL BE DETERMINED BY THE CONTRACTOR. APPROPRIATE CONSTRUCTION CONTROL MEASURES SHALL BE FOLLOWED FOR EACH.
- ** EXISTING RIVERINE INTERMITTENT STREAMBED SEASONALLY FLOODED (R4SBC) AS DESCRIBED IN "AQUATIC RESOURCES ASSESSMENT" MEMORANDUM BY WSB ENGINEERING, DATED JULY 28, 2021.

CONSTRUCTION CONTROL MEASURES INSTALLATION STAGING NOTES (NOT ALL APPLY):

STAGE 1 - PRE-DISTURBANCE
INSTALL INITIAL STORMWATER QUALITY (SWQ) CONSTRUCTION CONTROL MEASURES (CCM'S) AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. THESE CCM'S CONSIST OF THE PERIMETER CONTROLS OF SILT FENCE, CURB SOCKS, INLET PROTECTION OF EXISTING INLETS, AND THE VEHICLE TRACKING CONTROL PAD.

STAGE 2 - OVERLOT GRADING
COMMENCE THE BULK OF OVERLOT GRADING OPERATIONS AND INSTALL TEMPORARY CCM'S AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. TEMPORARY CCM'S MAY CONSIST OF ADDITIONAL SILT FENCE AND SURFACE ROUGHENING OF SLOPES.

STAGE 3 - INFRASTRUCTURE & BUILDING CONSTRUCTION
CONSTRUCT SITE IMPROVEMENTS AS SHOWN ON THE APPLICABLE CONSTRUCTION DOCUMENTS. ADDITIONAL TEMPORARY CCM'S CONSISTING OF ADDITIONAL SILT FENCE, CONCRETE WASH-OUT AREA, AND INLET PROTECTION OF PERMANENT DRAINAGE IMPROVEMENTS. ANY STOCKPILED DIRT SHALL BE PROTECTED BY A PERIMETER OF SILT FENCE.

STAGE 4 - PERMANENT STABILIZATION
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 - PLANTS AND MASONRY MIX STATIONS
 - BOUNDARIES OF 100 YR FLOODPLAIN
 - BOUNDARIES OF STREAMSIDE OVERLAY
 - BOUNDARIES OF HILLSIDE OVERLAY
 - LOCATIONS OF PRESERVATION EASEMENTS

CONSTRUCTION CONTROL LEGEND

- SILT FENCE
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA*
- PORTABLE TOILET MANAGEMENT*
- CONSTRUCTION FENCE
- CULVERT INLET PROTECTION
- SEDIMENT CONTROL LOG

LEGEND

- EXISTING
- PROPOSED
- C&G
- PUBLIC
- PRIVATE
- INLET PROTECTION
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- (E) CONTOUR, INDEX
- (P) CONTOUR, INDEX
- (P) CONTOUR
- (E) EDGE OF TREE LINE
- LIMITS OF CONSTRUCTION/ LIMITS OF DISTURBANCE
- APPROX. LIMITS OF WETLANDS (REF: COLORADO WETLAND INVENTORY WEBSITE)
- (E) STORM SEWER
- (P) STORM SEWER
- (P) RIPRAP
- (E) DIRECTION OF OVERLAND FLOW
- DIRECTION OF FLOW

REV.	DESCRIPTION	DATE
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3	ADDRESS AGENCY COMMENTS	02/23/26
4	ADDRESS AGENCY COMMENTS	03/06/26
5	AMENDMENT - ADDITIONAL STOCKPILE & STAGING AREA	07/31/26



PREPARED FOR:

EL PASO COUNTY

2880 INTERNATIONAL CIRCLE
SUITE 110
COLORADO SPRINGS, CO 80910

PREPARED BY: DIVISION FOR AND BEHALF OF PRC ENGINEERING.



July 31, 2026
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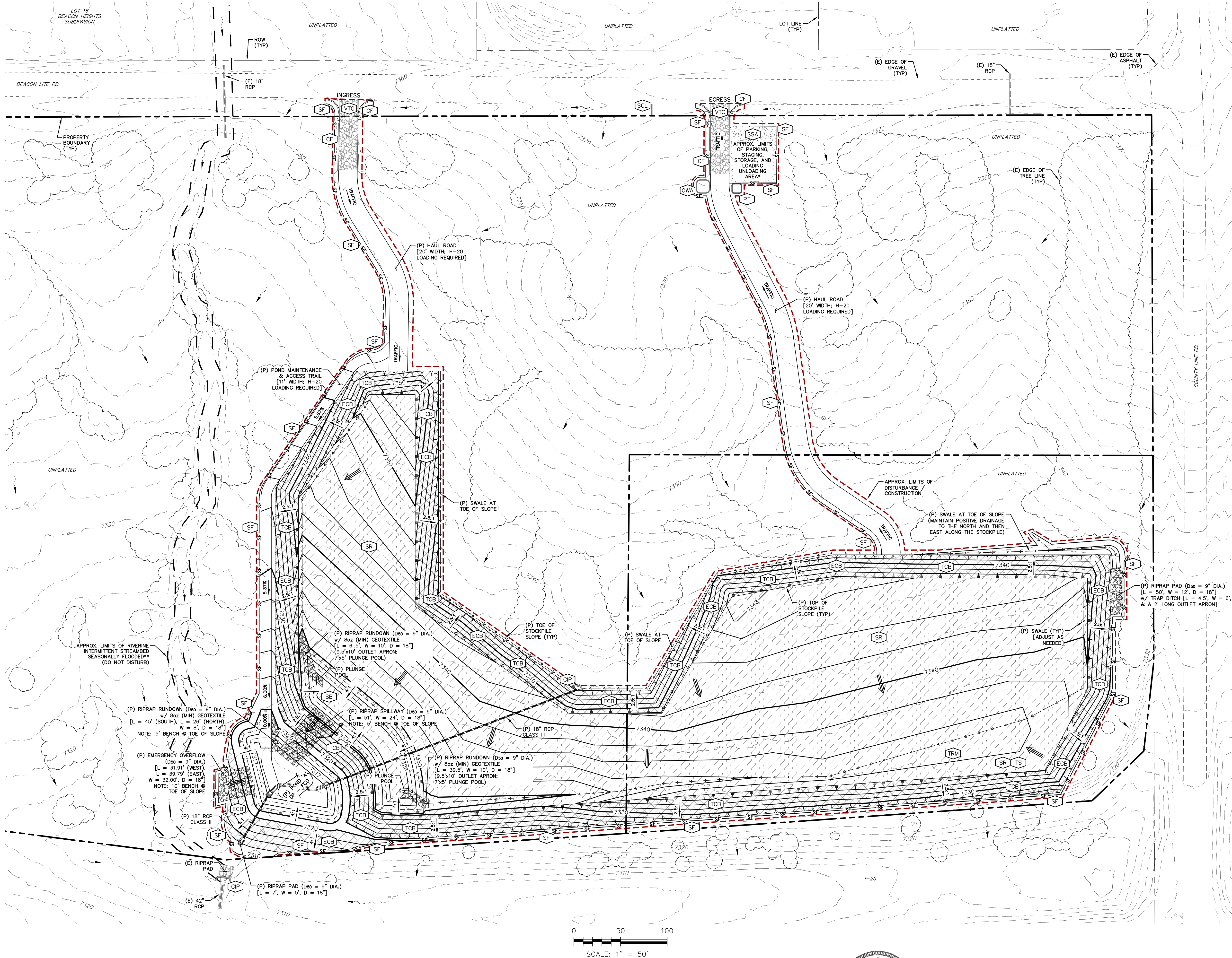


BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL PLAN

- INITIAL -

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	12/17/25
JOB NUMBER	25-005	SHEET	2 OF 14



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- STABILIZED STAGING AREA*
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LEGEND

- EXISTING
- PROPOSED
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- PUBLIC
- PRIVATE
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NOTE: PRIOR TO STOCKPILE BEING FILLED, THE TEMPORARY SEDIMENT BASIN 'A' TO BE CONSTRUCTED AT A MINIMUM. HOWEVER, IT IS RECOMMENDED THAT POND 'A' BE CONSTRUCTION FIRST, THEN THE TEMPORARY SEDIMENT BASIN PRIOR TO THE STOCKPILE BEING FILLED.

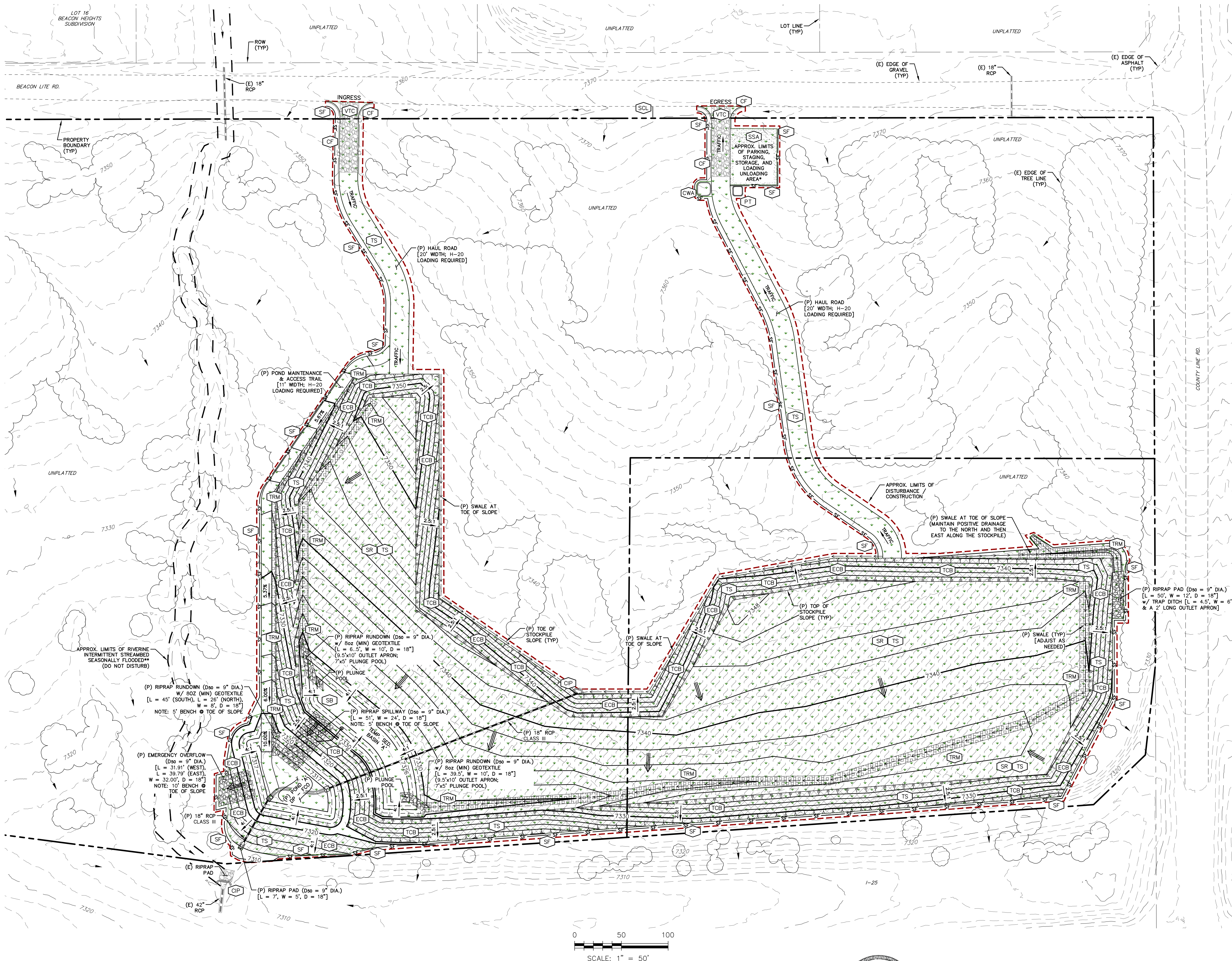
PREPARED FOR:
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RAYMOND E. BROWN, PE #37173
FOR AND BEHALF OF PRC ENGINEERING.
July 31, 2026
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BEACON LITE ROAD STOCKPILE
GRADING & EROSION CONTROL PLAN
- INTERIM -

SCALE: 1" = 50'	DATE: 12/17/25
JOB NUMBER: 25-005	SHEET: 3 OF 14



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- PROPOSED (P)
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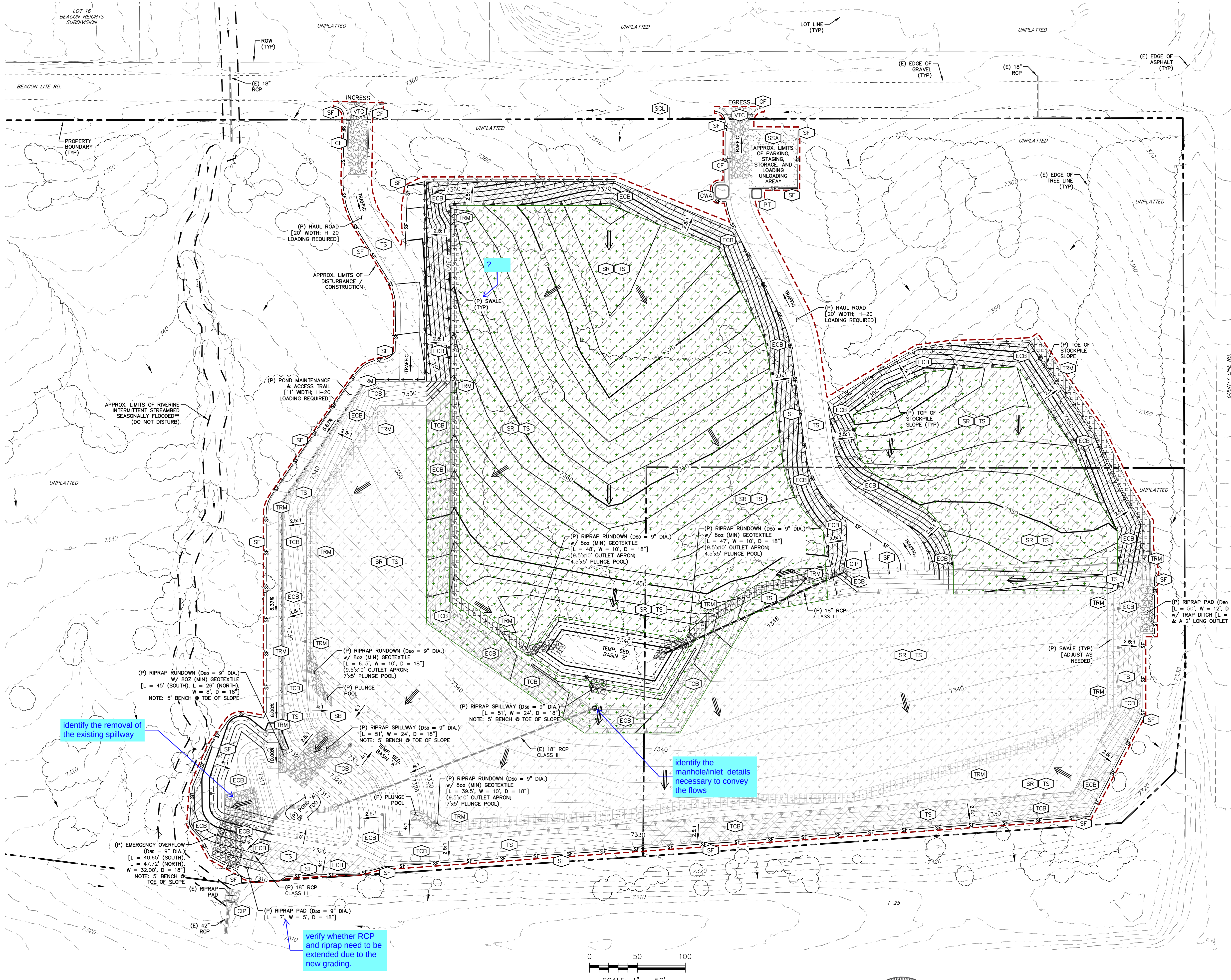
PREPARED FOR:
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SUITE 110
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PREPARED BY:
RAYMOND E. BROWN, P.E. #37173
FOR AND BEHALF OF PRC ENGINEERING.
July 31, 2026
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BEACON LITE ROAD STOCKPILE
GRADING & EROSION CONTROL PLAN
- FINAL -

SCALE: 1" = 50'	DATE: 12/17/25
JOB NUMBER: 25-005	SHEET: 4 OF 14



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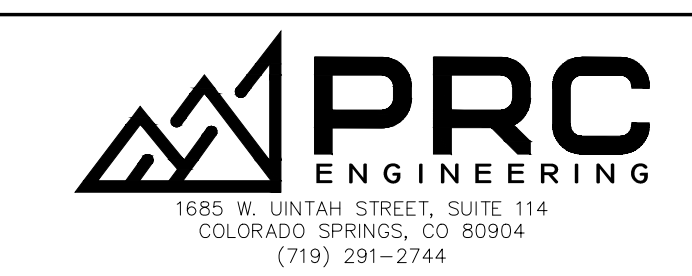
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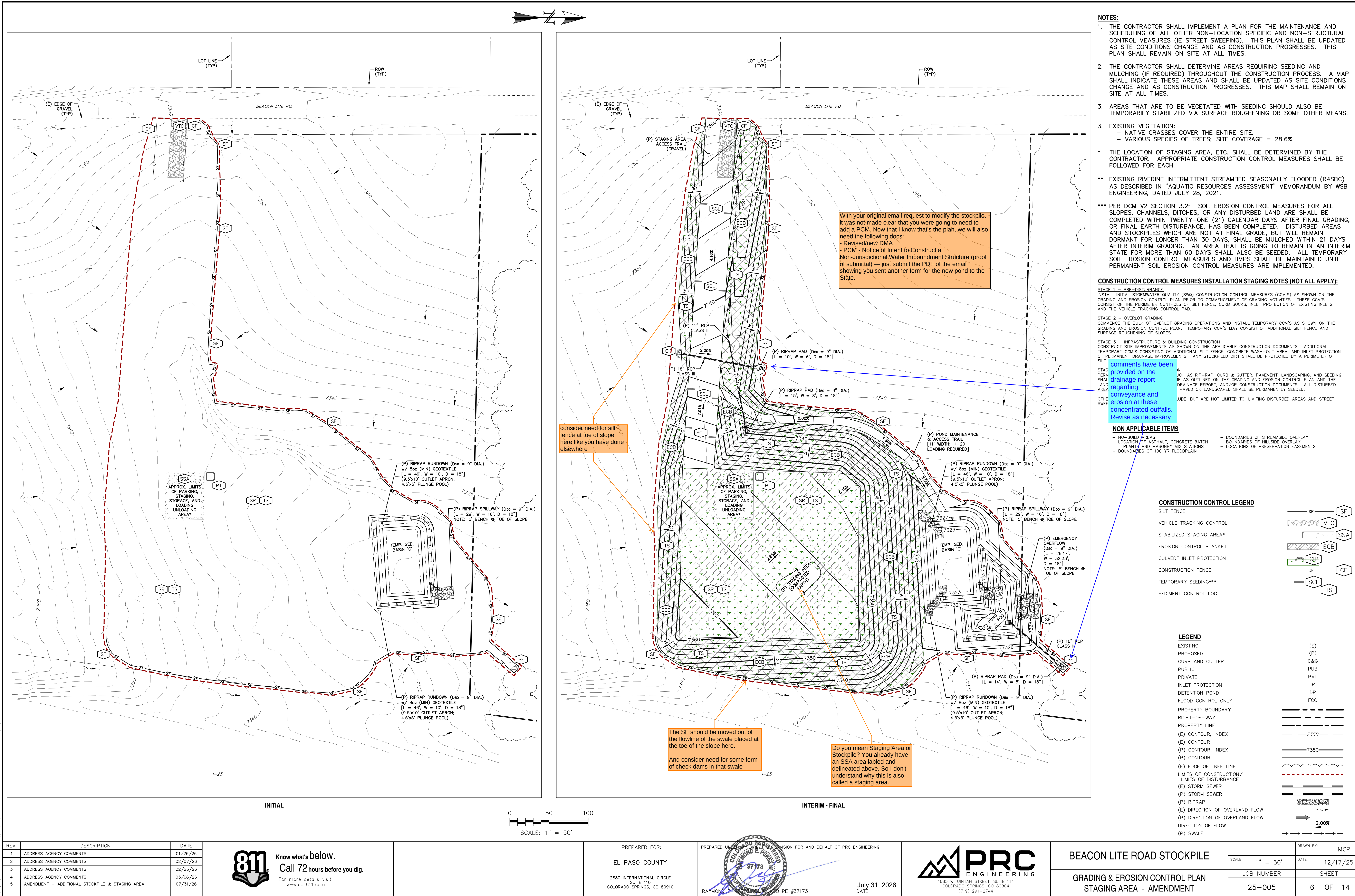
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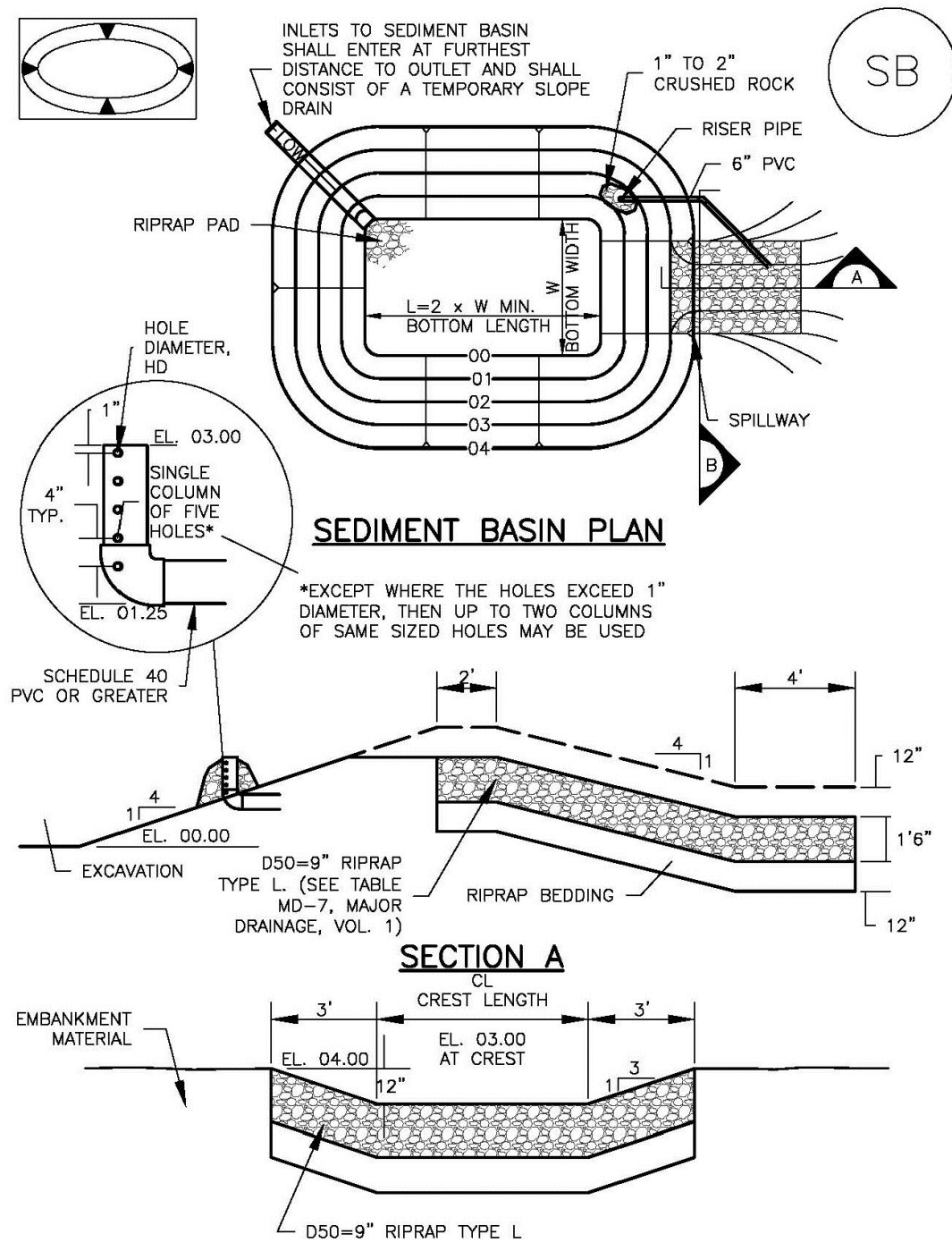


BEACON LITE ROAD STOCKPILE		SCALE: 1" = 50'	DATE: 12/17/25
GRADING & EROSION CONTROL PLAN		JOB NUMBER	SHEET
- FINAL - AMENDMENT		25-005	5 OF 14



Sediment Basin (SB)

SC-7

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

SB-5

SC-7

Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	3/8
2	21	3	1/2
3	28	5	1/2
4	33 1/2	6	3/4
5	39 1/2	8	1
6	43	9	1 1/8
7	47 1/2	11	1 1/4
8	51	12	1 1/2
9	55	13	1 3/8
10	58 1/2	14	1 3/8
11	61	16	1 3/4
12	64	18	1 3/4
13	67 1/2	19	1 3/4
14	70 1/2	21	1 3/4
15	73 1/2	22	1 3/4

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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August 2013

Sediment Basin (SB)

SC-7

SEDIMENT BASIN 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.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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.

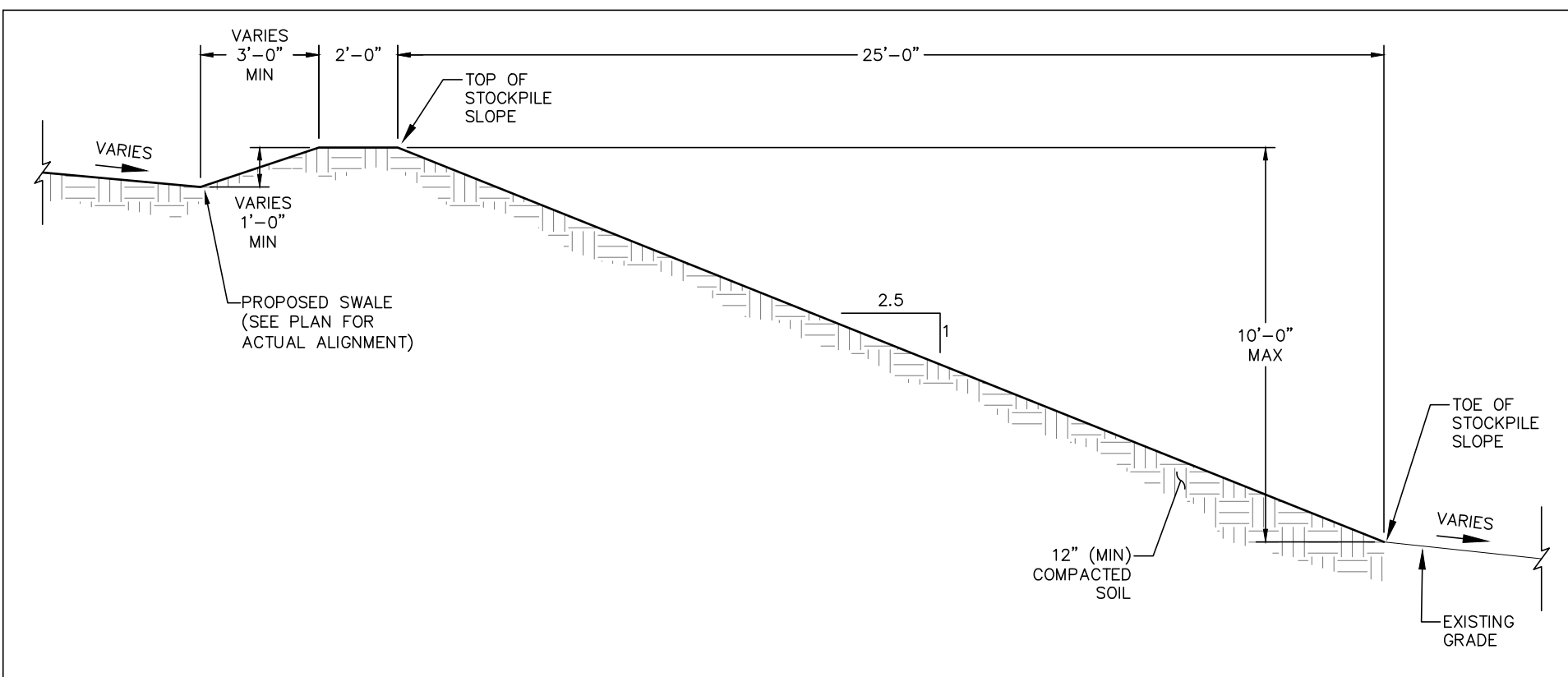
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SB-7

BASIS GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:

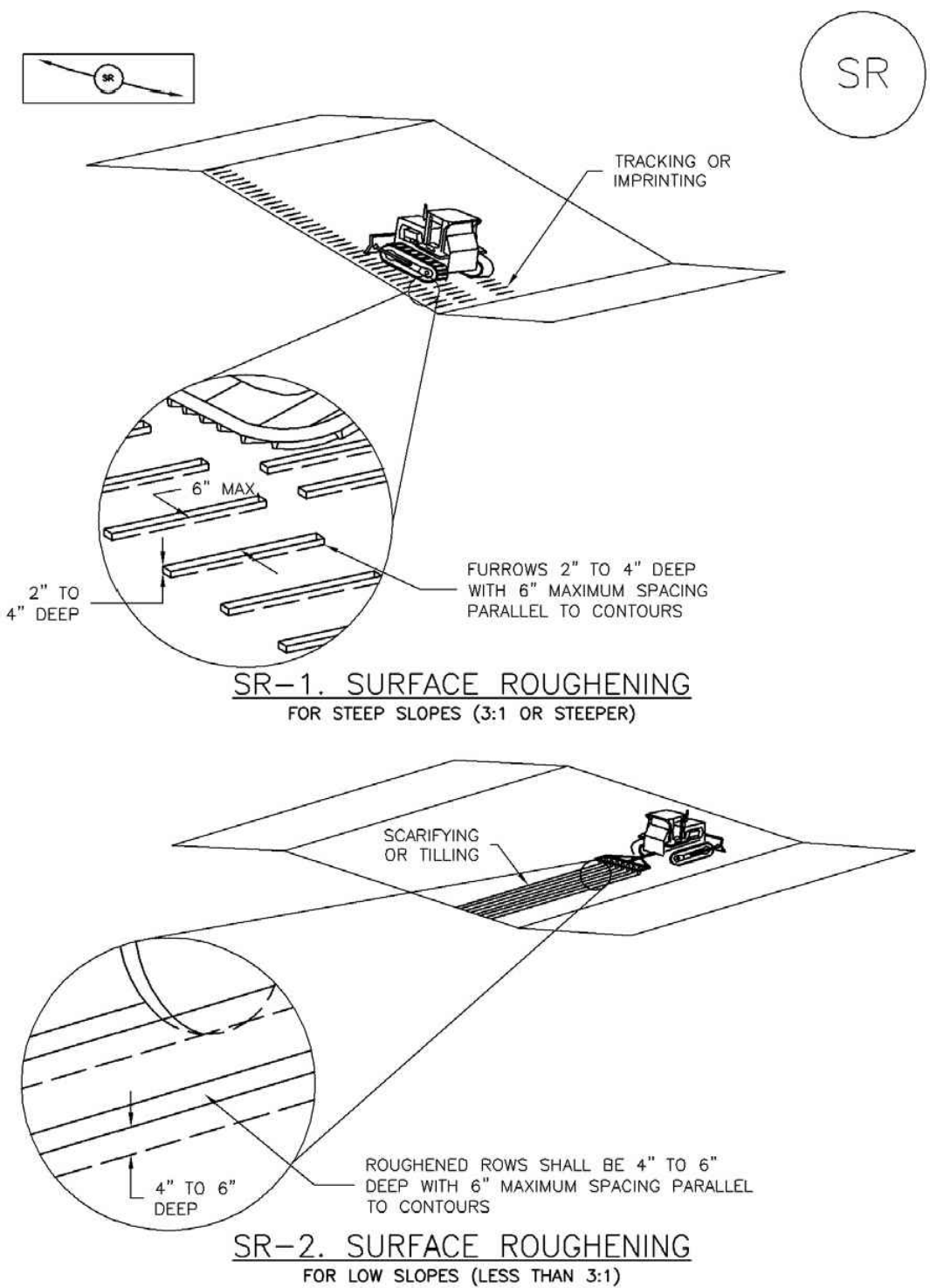
INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE DRAINAGE SYSTEM FACILITIES.
- 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 COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
- VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED.
- ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- 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 COUNTY ENGINEER. 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 DRAINAGE SYSTEM OR FACILITIES.
- 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 MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
- 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 AND THE MANUAL, AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPs SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
- ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
- 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.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRAZED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (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 DOMINANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 31 DAYS AFTER INTERIM GRADING. AN AREA THAT IS SOON 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.
- NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE THE COUNTY OF EL PASO TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
- 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 APPEARANCES AS A RESULT OF SITE DEVELOPMENT.
- NO PERSON SHALL CAUSE THE REDUCTION OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMMING WITH MATERIALS FOR VEHICLE ACCESS.
- 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), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
- SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.



Surface Roughening (SR)

EC-1

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SR-3

EC-1

Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SURFACE ROUGHENING.
- SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
- AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.
- DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
- A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING 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 REPLACE UPON DISCOVERY OF THE FAILURE.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

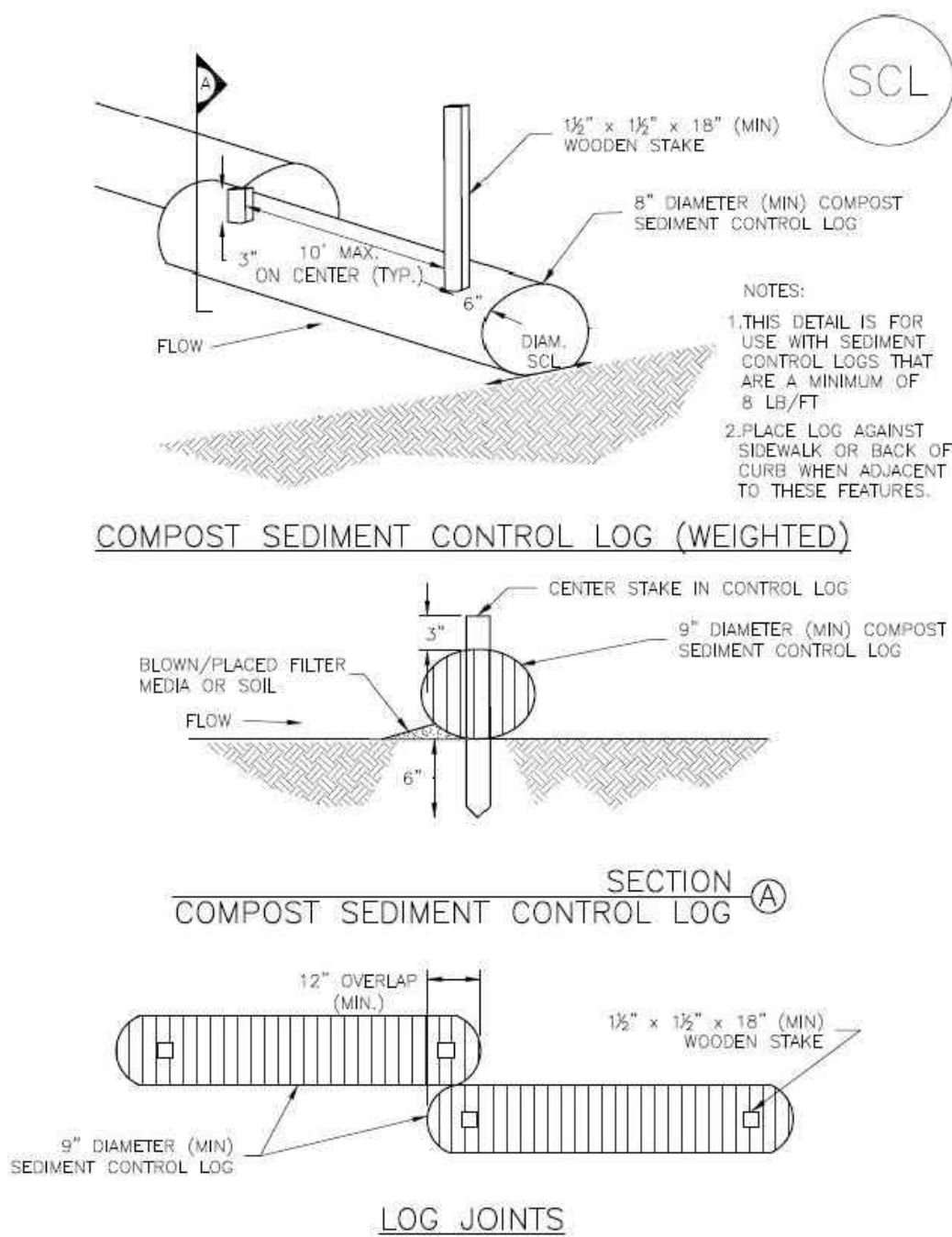
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SC-2

Sediment Control Log (SCL)



SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

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November 2015

SC-2

Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADE LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG 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.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, 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.

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November 2015

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/26/26
2	ADDRESS AGENCY COMMENTS	02/07/26
3	ADDRESS AGENCY COMMENTS	02/23/26
4	ADDRESS AGENCY COMMENTS	03/06/26
5	AMENDMENT - ADDITIONAL STOCKPILE & STAGING AREA	07/31/26



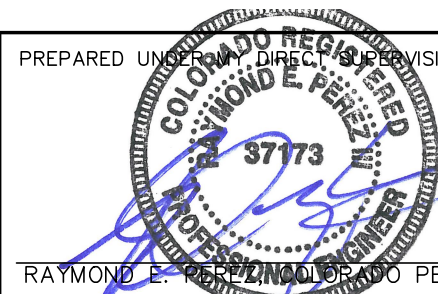
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PREPARED FOR:

EL PASO COUNTY

2880 INTERNATIONAL CIRCLE
SUITE 110
COLORADO SPRINGS, CO 80910

PREPARED UNDER SUPERVISION FOR AND BEHALF OF PRC ENGINEERING.

July 31, 2026
DATE

BEACON LITE ROAD STOCKPILE

GRADING & EROSION
CONTROL DETAILS

SCALE:	N/A	DATE:	12/17/25
JOB NUMBER	25-005	SHEET	8 OF 14

The image contains three technical diagrams illustrating the installation of Erosion Control Blankets (ECB) for different drainage structures. Each diagram includes specific labels for components and dimensions.

ECB-1. PIPE OUTLET TO DRAINAGEWAY

- Labels:** UNDISTURBED SOIL, PERIMETER ANCHOR TRENCH, TYP., JOINT ANCHOR TRENCH, TYP., TOP OF CHANNEL BANK, ANCHOR DETAILS, TYPE OF ECB AS INDICATED IN PLAN VIEW. INSTALL IN-TALL DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS TO BE DEPTHD 6" ABOVE CHANNEL INVERT. ECB SHALL GENERALLY BE ORIENTED PARALLEL TO FLOW DIRECTION (I.E. LONG DIMENSIONS OF BLANKET PARALLEL TO FLOWLINES) STAKING PATTERN SHALL MATCH ECB AND/OR CHANNEL TYPE.
- Anchor Details:** GEOTEXTILE FABRIC OR MAT, TYP., 3" MIN. TYP., 8" MIN. TYP., SINGLE EDGE STAKE, TYP., COMPACTED SUBFILL, TYP., PERIMETER ANCHOR TRENCH.

ECB-2. SMALL DITCH OR DRAINAGEWAY

- Labels:** JOINT ANCHOR TRENCH, TYP., TYPE OF ECB, INDICATED IN PLAN VIEW, 6" TOPSOIL, M, D, ECB SHALL EXTEND TO THE TOP OF THE CHANNEL, PERIMETER ANCHOR TRENCH, TYP., COMPACTED SUBGRADE, STAKING PATTERN PER MANUFACTURER SPEC. OR PATTERN BASED ON ECB AND/OR CHANNEL TYPE (SEE STAKING PATTERN DETAIL).
- Anchor Details:** JOINT ANCHOR TRENCH, INTERMEDIATE ANCHOR TRENCH, LOOP FROM MIDDLE OF ROLL, 6" FLOW, OVERLAPPING JOINT, 3" MIN., 12" MIN., WOOD STAKE DETAIL.

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The diagram illustrates the construction of an ECB trench and provides various staking patterns. The top section shows a perspective view of a trench with labels: 'DIVERSION DITCH TYPICALLY AT TOP OF SLOPE', 'STAGGER OVERLAPS', 'OVERLAPPING JOINT', 'PERIMETER ANCHOR TRENCH', and 'STAKING PATTERN PER MANUFACTURER SPEC. OR PATTERN BASED ON ECB AND/OR SLOPE TYPE (SEE STAKING PATTERN DETAIL)'. Below this is the title 'ECB-3. OUTSIDE OF DRAINAGEWAY'.

The middle section shows three staking patterns for different materials: 'STRAW', 'STRAW-COCOONUT', and 'COCOONUT OR EXCELSIOR'. Each pattern includes a side view showing the trench width 'W' and a top view showing the spacing of stakes. For straw, the side view shows a 6' depth and a 3' top width. For straw-coconut and coconut/excelsior, the side view shows a 6' depth and a 3' top width. The top views show the spacing of stakes relative to the trench width 'W'.

The bottom section is titled 'STAKING PATTERNS BY ECB TYPE' and shows three patterns for different slope types: '4:1-3:1 SLOPES', '3:1-2:1 SLOPES', and '2:1 AND STEEPER SLOPES'. Each pattern includes a side view showing the trench width 'W' and a top view showing the spacing of stakes. For 4:1-3:1 slopes, the side view shows a 6' depth and a 3' top width. For 3:1-2:1 slopes, the side view shows a 6' depth and a 3' top width. For 2:1 and steeper slopes, the side view shows a 6' depth and a 3' top width. The top views show the spacing of stakes relative to the trench width 'W'.

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EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN WORK FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCOONUT, COCONUT, OR EXCLESIOR).
 - AREA A IN SQUARE YARDS OF EACH TYPE OF ECB.
2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. THE ECBs SHALL BE SMOOTHED AND MOSTLY PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCLESIOR ECBs.
7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE EC-1.
9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

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

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

RECP-8 Urban Drainage and Flood Control District November 2010
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EROSION CONTROL SHEET MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ECBS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECBs PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET OR THAT DO NOT HAVE A DEPTH OF GRASS SHALL BE REPAIRED, REINSTALLED, MULCHED AND TOP SOIL REINVESTED.

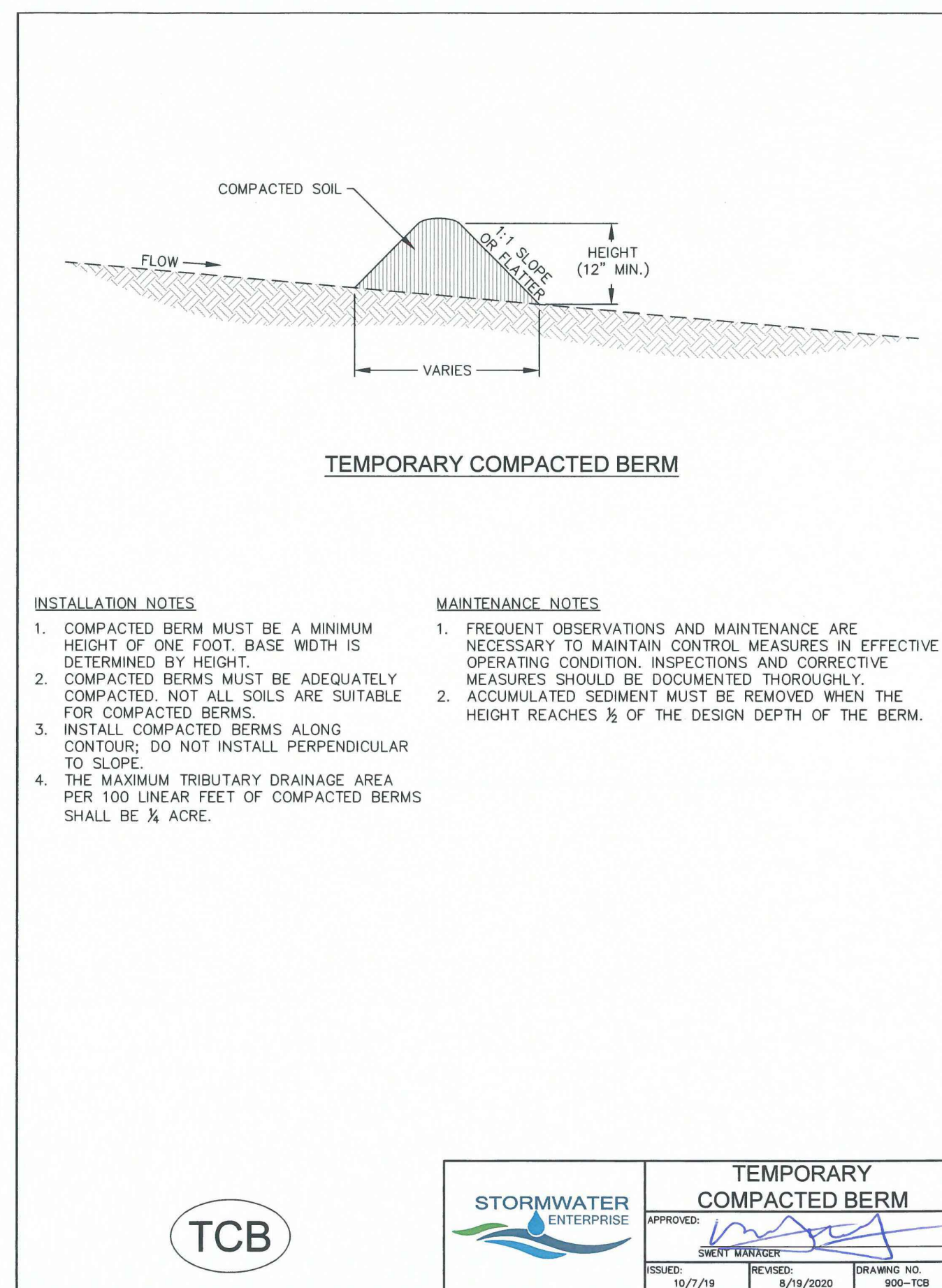
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(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

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The diagram illustrates the construction of a concrete washout area. The top portion is a plan view of the rectangular area, which is 8' x 8' MIN. This area is divided into four quadrants by a central square, with each quadrant having a 3:1 slope. The perimeter is defined by a 12" TYP. compacted berm. A concrete washout sign is indicated at the top right corner. The bottom portion is a cross-section labeled 'SECTION A' showing the 2% slope of the concrete surface, the 3' MIN. width of the washout area, and the 8' x 8' MIN. central area. The cross-section also shows the 3:1 slope of the concrete and the 12" TYP. compacted berm around the perimeter. The area below the berm is labeled 'UNDISTURBED OR COMPACTED SOIL'. A note indicates 'VEHICLE TRACKING (SEE VTC DETAIL)' for the concrete surface.

CONCRETE WASHOUT SIGN

VEHICLE TRACKING CONTROL (SEE VTC DETAIL) OR OTHER STABLE SURFACE

CONCRETE WASHOUT AREA PLAN

12" TYP.

COMPACTED BERM AROUND THE PERIMETER

UNDISTURBED OR COMPACTED SOIL

SECTION A

VEHICLE TRACKING (SEE VTC DETAIL)

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
2. 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 IS LOCATED WITHIN 1,000' OF ANY SUCH SENSITIVE AREAS, IT MUST BE PROTECTED BY A CWA SURFACE MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONTAINMENT WELLS WITHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PER CONTACT PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES BE LEAVING OUT OF THE SURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. 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.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast: • irrigated hydroseeded	• Non-irrigated broadcast: • Non-irrigated hydroseeded • irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Panicum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramas, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandree ¹	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow inlandgrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • • irrigated hydroseeded	• Non-irrigated broadcast • • Non-irrigated hydroseeded	• Non-irrigated drilled
				80 seeds/sq ft.	40 seeds/sq ft.	20 seeds/sq ft.
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, slicks	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS/acre)		42	21	10.3

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/26/26
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3	ADDRESS AGENCY COMMENTS	02/23/26
4	ADDRESS AGENCY COMMENTS	03/06/26
5	AMENDMENT – ADDITIONAL STOCKPILE & STAGING AREA	07/31/26



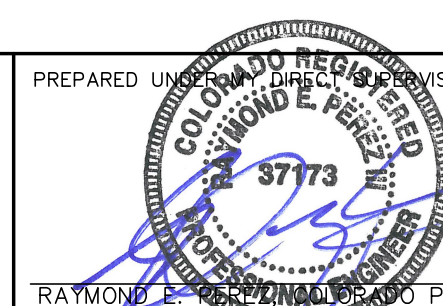
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July 31, 2026
DATE



BEACON LITE ROAD STOCKPILE

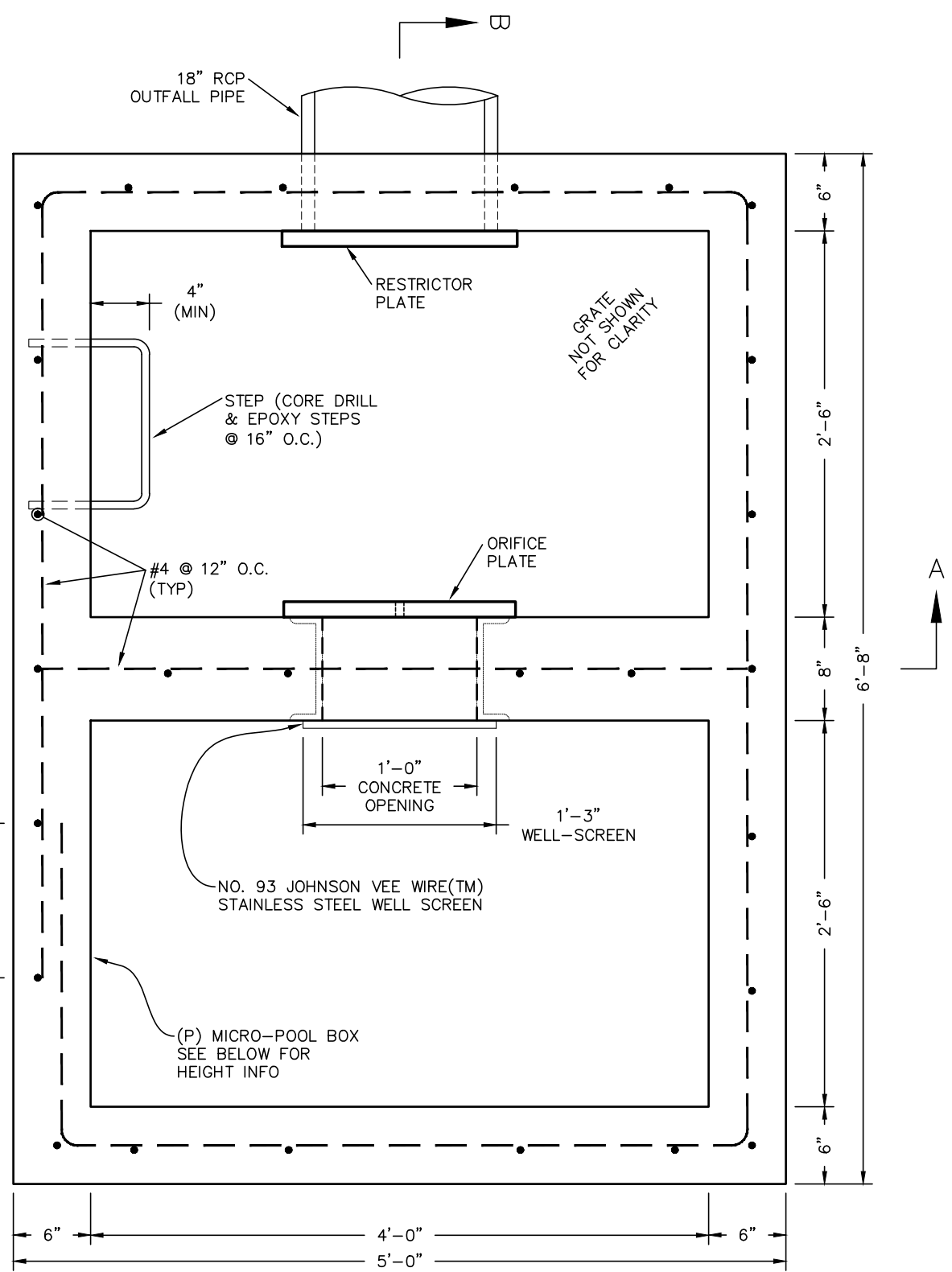
GRADING & EROSION CONTROL DETAILS

MGP

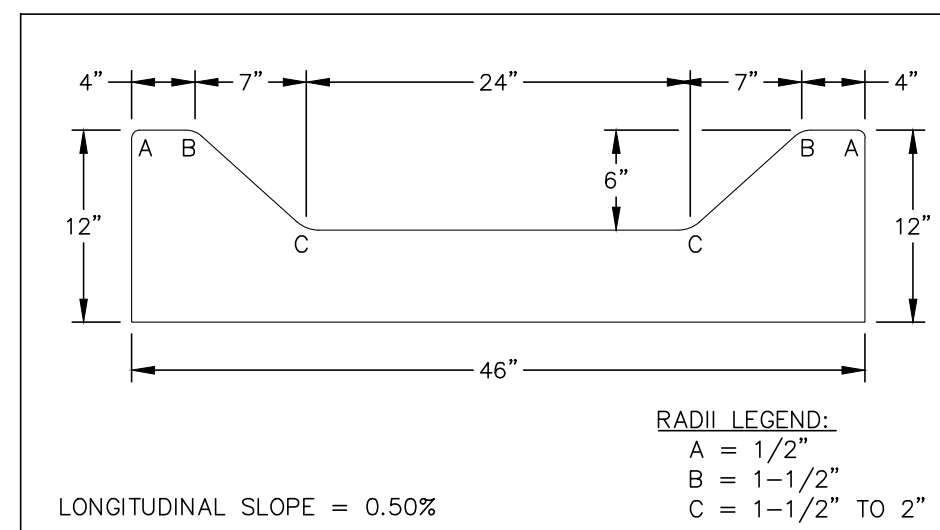
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JOB NUMBER	SHEET
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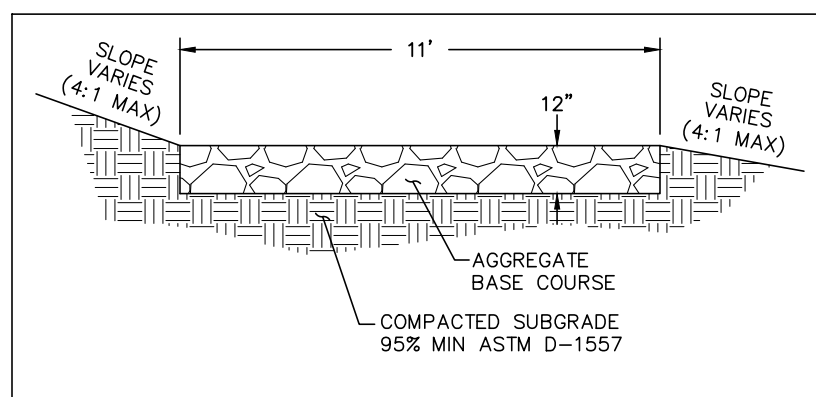
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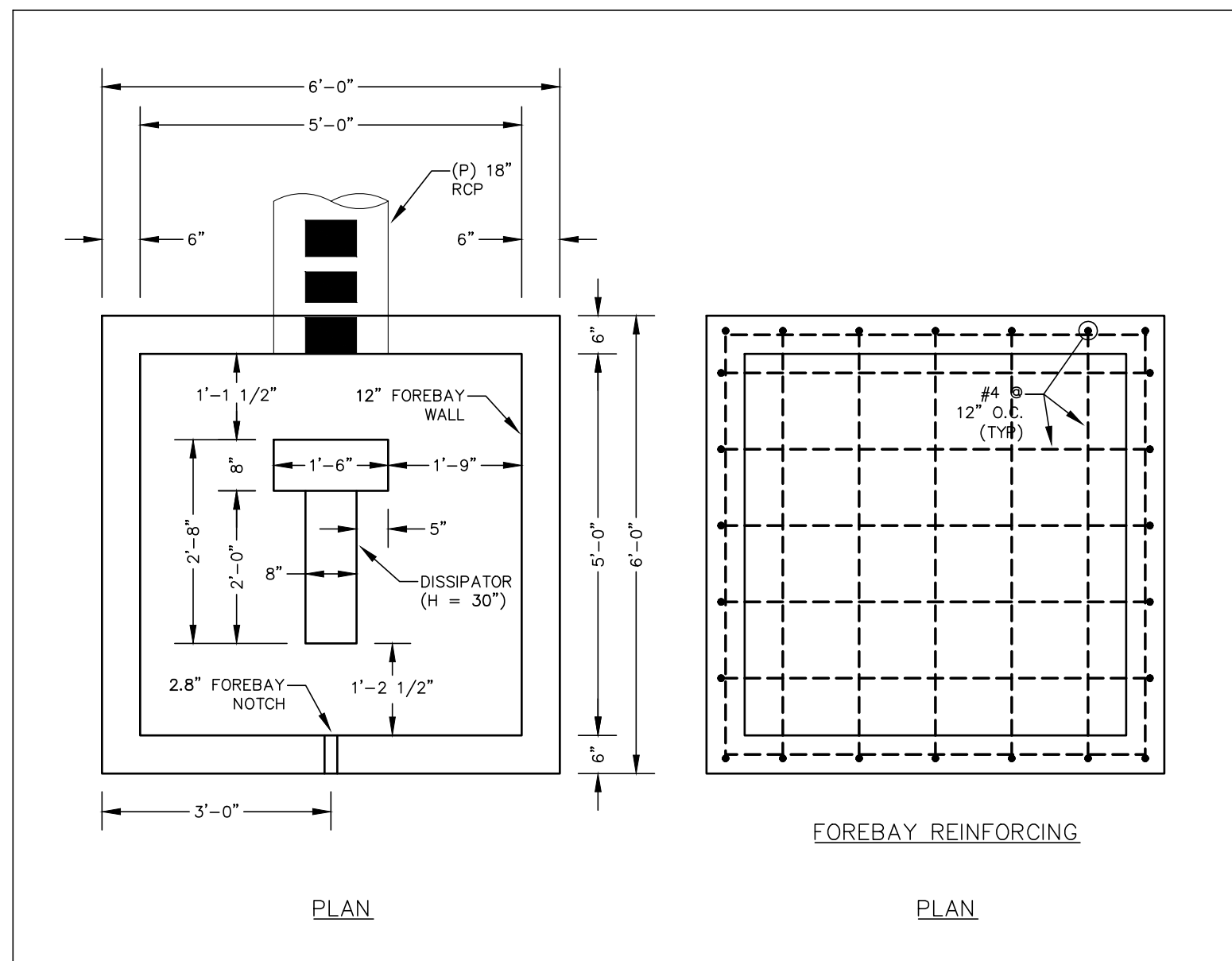
POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.



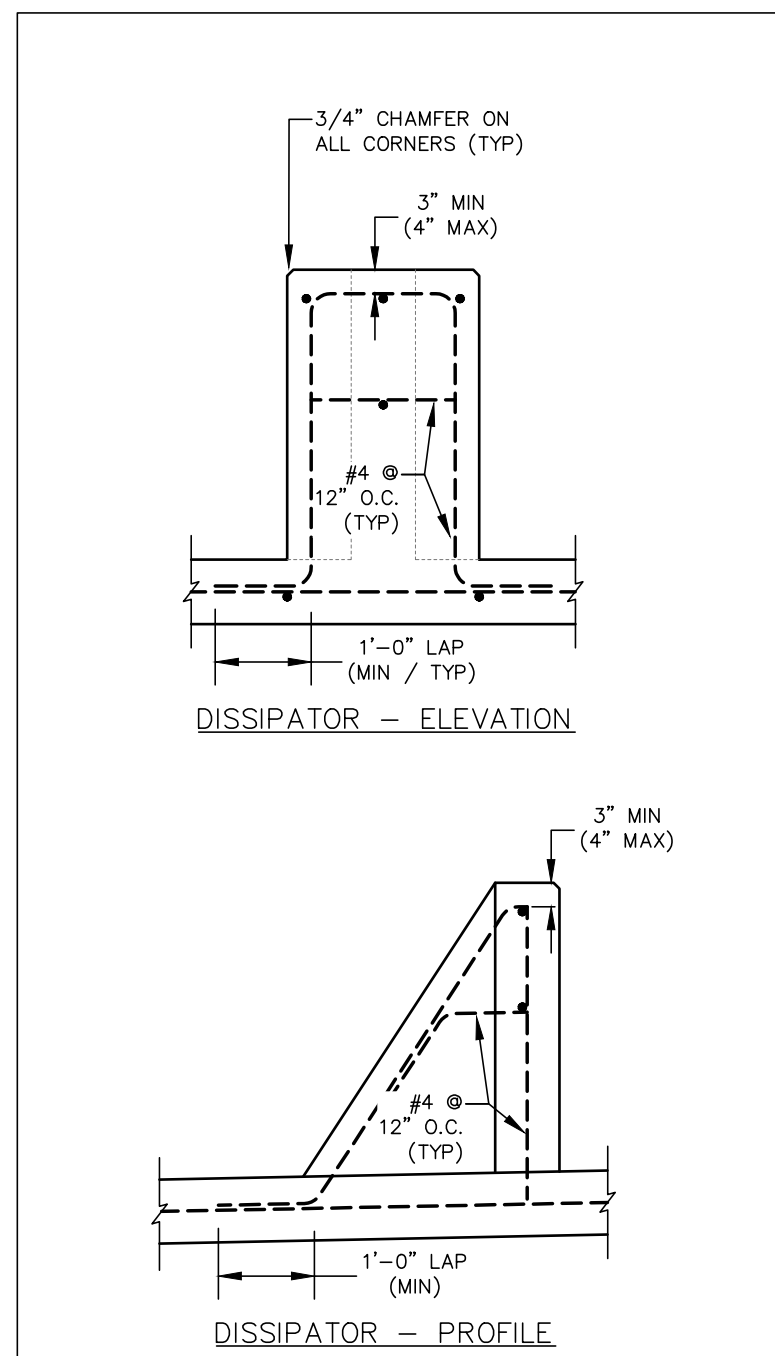
CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



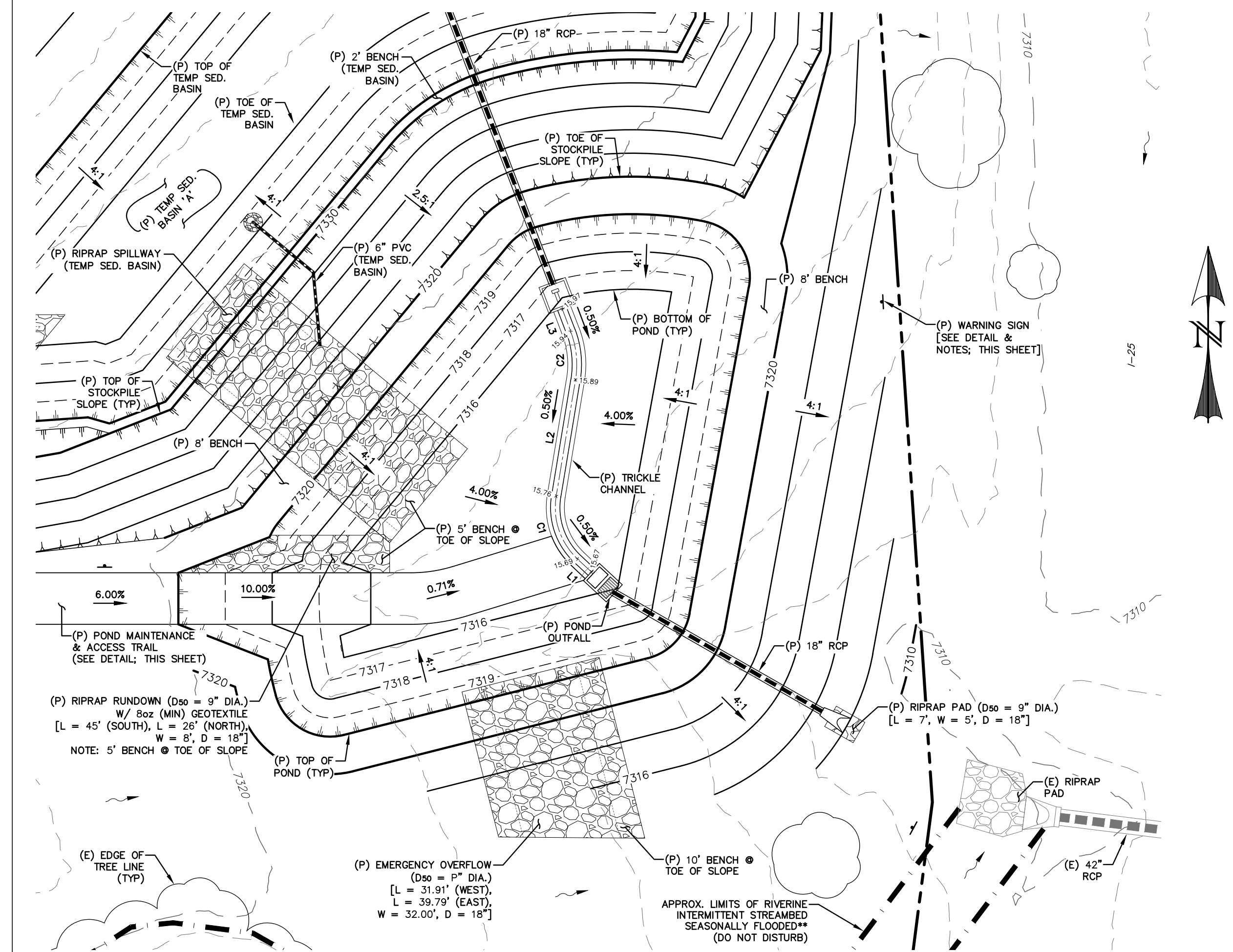
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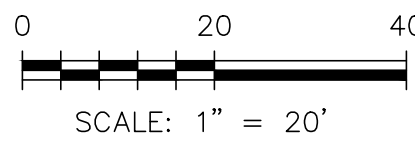
FOREBAY
SCALE: 1" = 2'



IMPACT STILLING BASIN REINFORCING DETAILS
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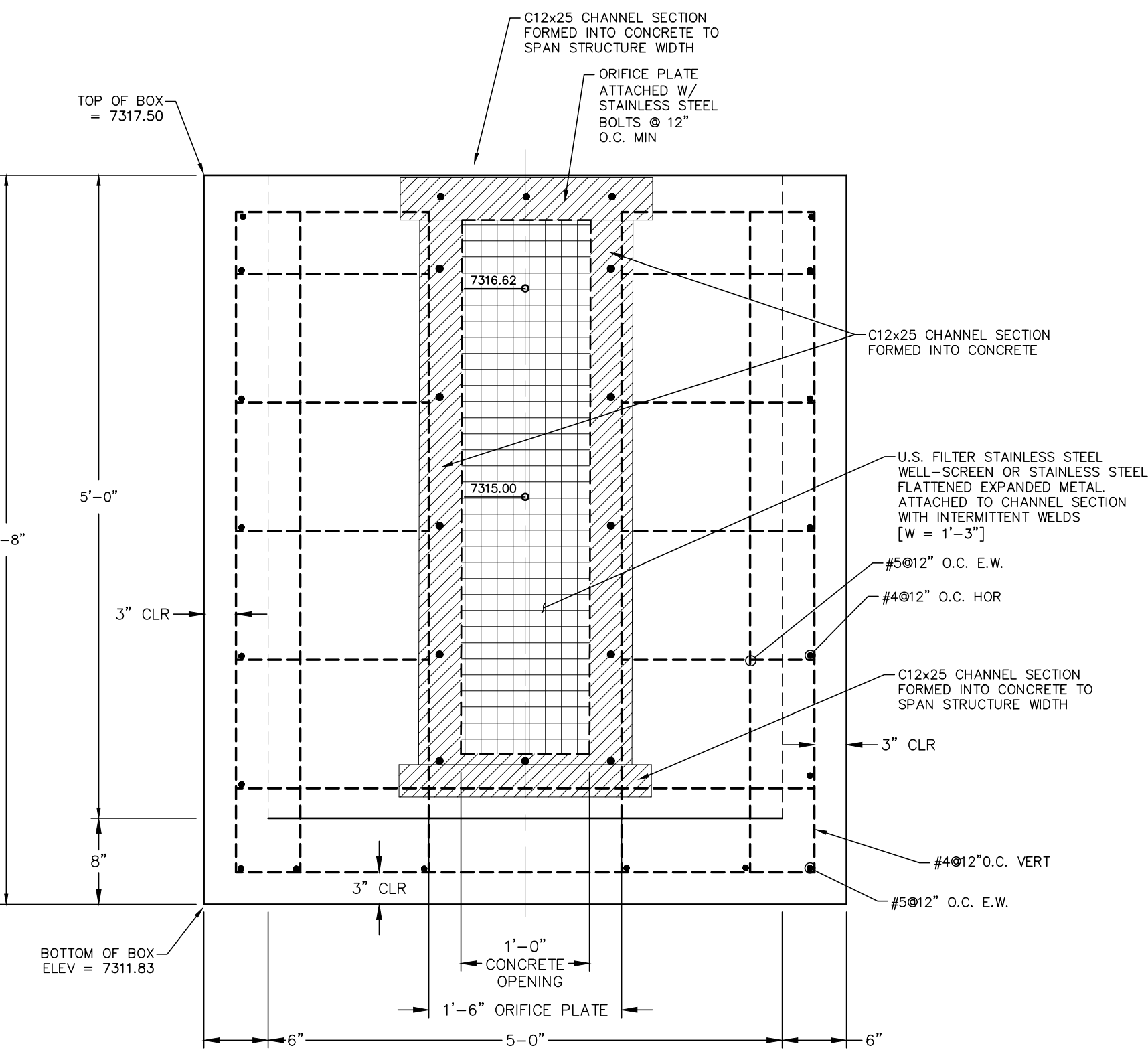


POND 'A' - FULL-SPECTRUM EXTENDED DETENTION BASIN
SCALE: 1" = 20'

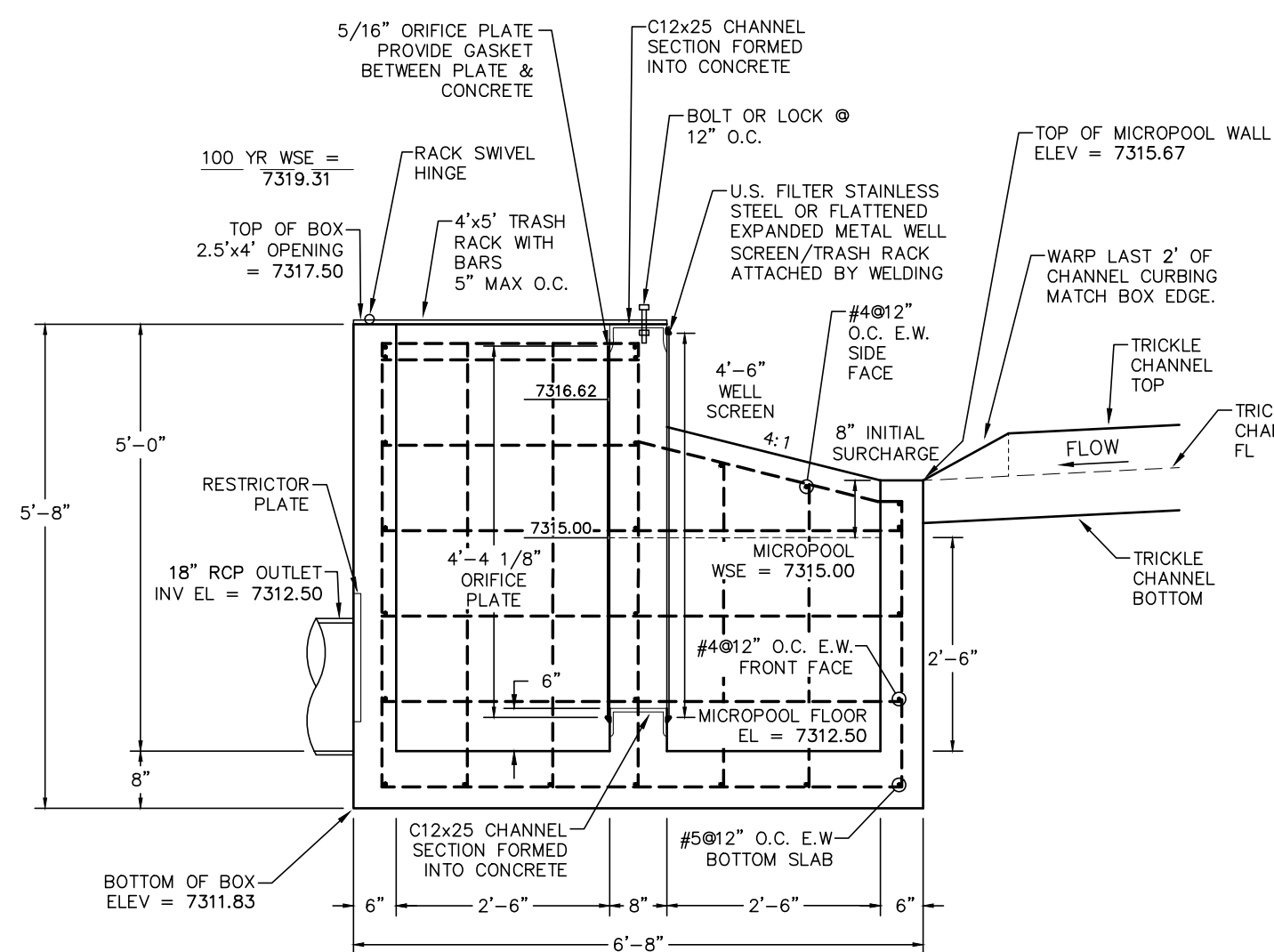


LINE TABLE - TRICKLE CHANNEL CL		
LINE	BEARING	DISTANCE
L1	N46° 55' 29"W	4.04
L2	N9° 24' 29"E	25.14
L3	N20° 50' 38"W	5.10

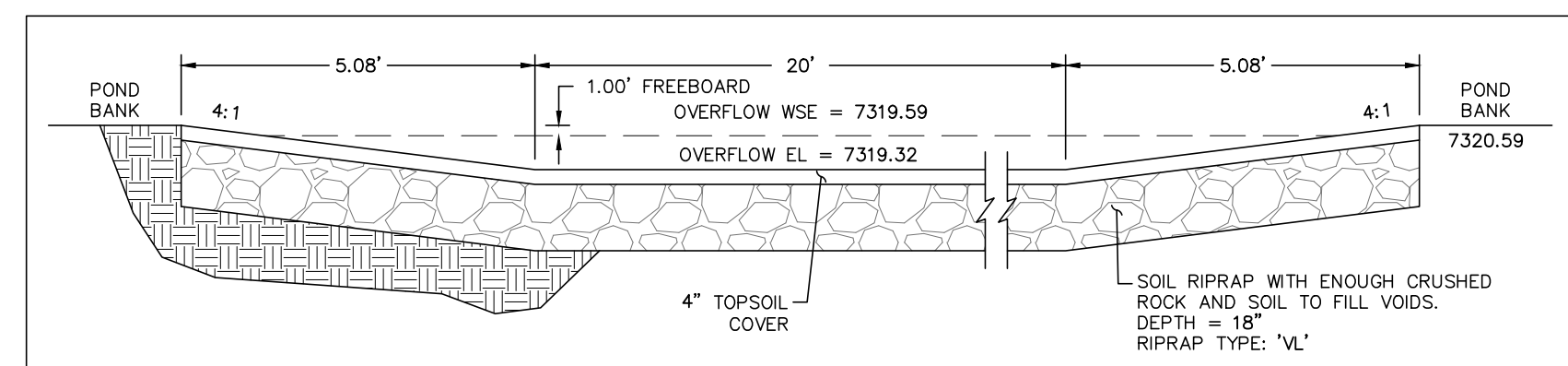
CURVE TABLE - TRICKLE CHANNEL CL			
CURVE	DELTA	RADIUS	LENGTH
C1	56°19'59"	15.00	14.75
C2	30°15'07"	20.00	10.56



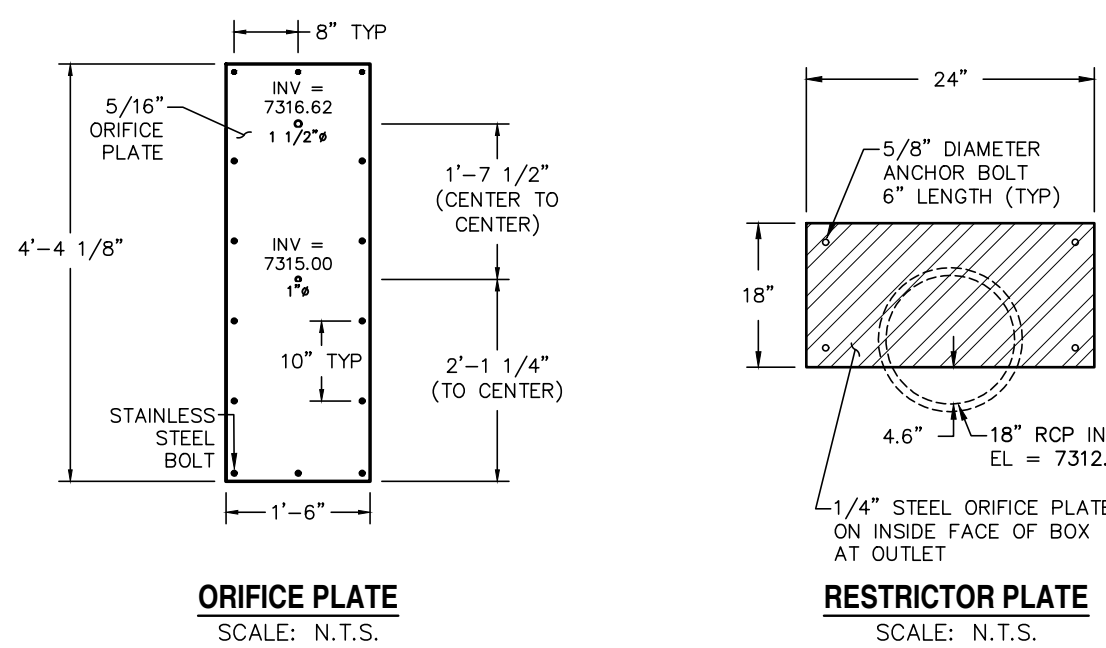
SECTION A-A
SCALE: N.T.S.



SECTION B-B
SCALE: N.T.S.



POND OVERFLOW DETAIL
SCALE: N.T.S.



ORIFICE PLATE
SCALE: N.T.S.

RESTRICTOR PLATE
SCALE: N.T.S.

WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

NOTES:

- SIGN SHALL BE A MINIMUM OF 3' SF.
- SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
- SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

WARNING SIGN DETAIL
SCALE: N.T.S.

CDOT GENERAL NOTES:

- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
- CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W1.4 X W1.4 OR 6 X 6 - W2.1 X W2.1.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH ASHITO M 199.
- SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/26/26
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3	ADDRESS AGENCY COMMENTS	02/23/26
4	ADDRESS AGENCY COMMENTS	03/06/26
5	AMENDMENT - ADDITIONAL STOCKPILE & STAGING AREA	07/31/26

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DATE

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COLORADO SPRINGS, CO 80904
(719) 291-2744

BEACON LITE ROAD STOCKPILE

PERMANENT CONTROL
MEASURE PLAN

DESIGNED BY: BES

DRAWN BY: MGP

SCALE: VARIES

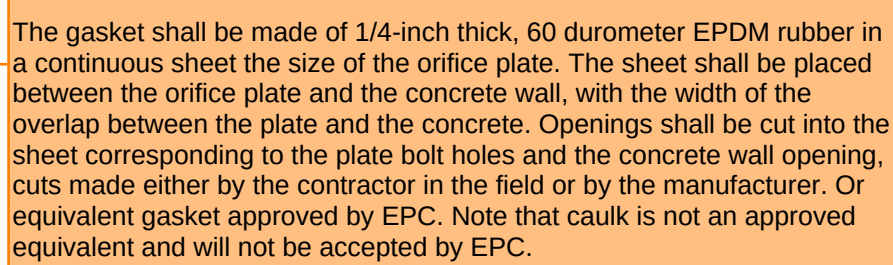
DATE: 12/17/25

JOB NUMBER

SHEET

25-005

10 OF 14



1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 604-1. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W14 X W14 OR 6 X 6 - W21 X W21.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH ASHTO M 199.
7. SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

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RAYMOND E. PETERLINI PRADO PE #37173

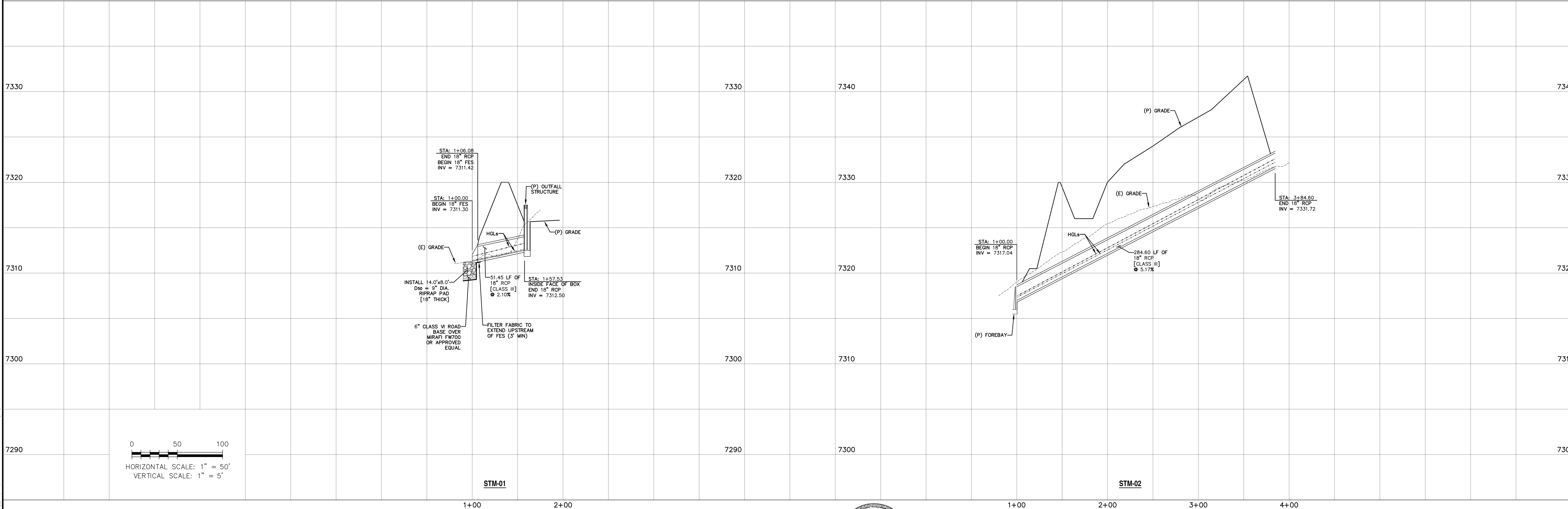
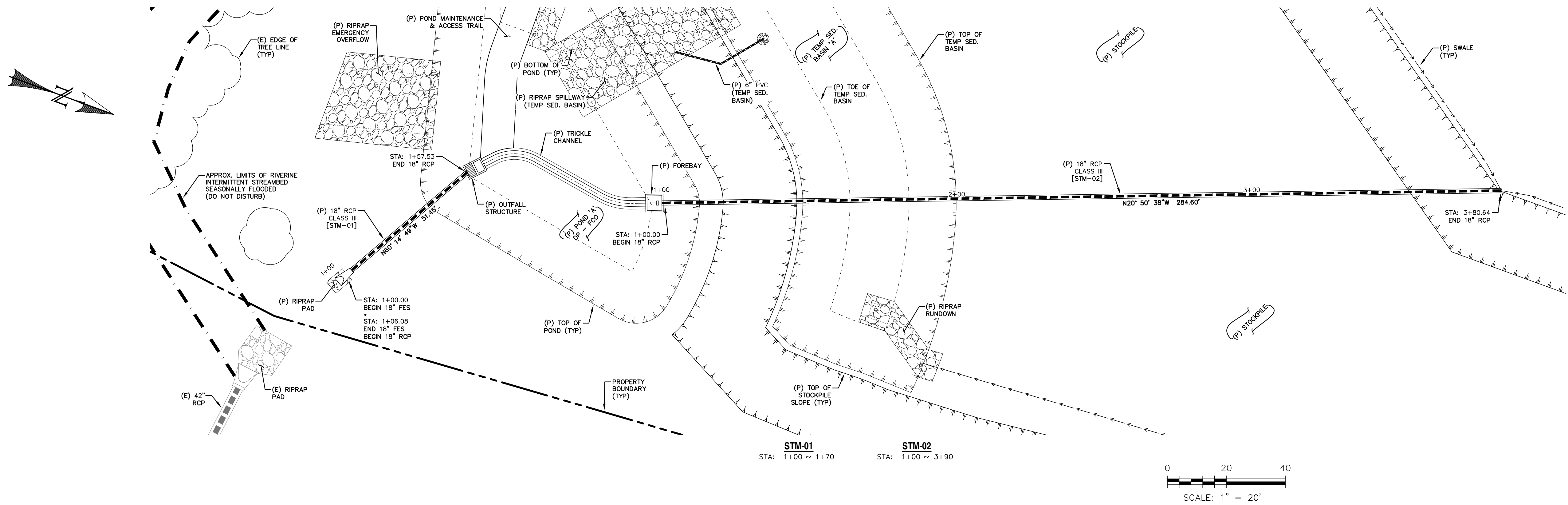


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BEACON LITE ROAD STOCKPILE
PERMANENT CONTROL MEASUREMENT
PLAN - POND "B"

DESIGNED BY:	BES	DRAWN BY:	MGP
SCALE:	VARIES	DATE:	12/17/20
JOB NUMBER	SHEET		
25-005	12 OF 14		



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/26/26
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PREPARED BY:

RAYMOND E. HINES, P.E. #37173

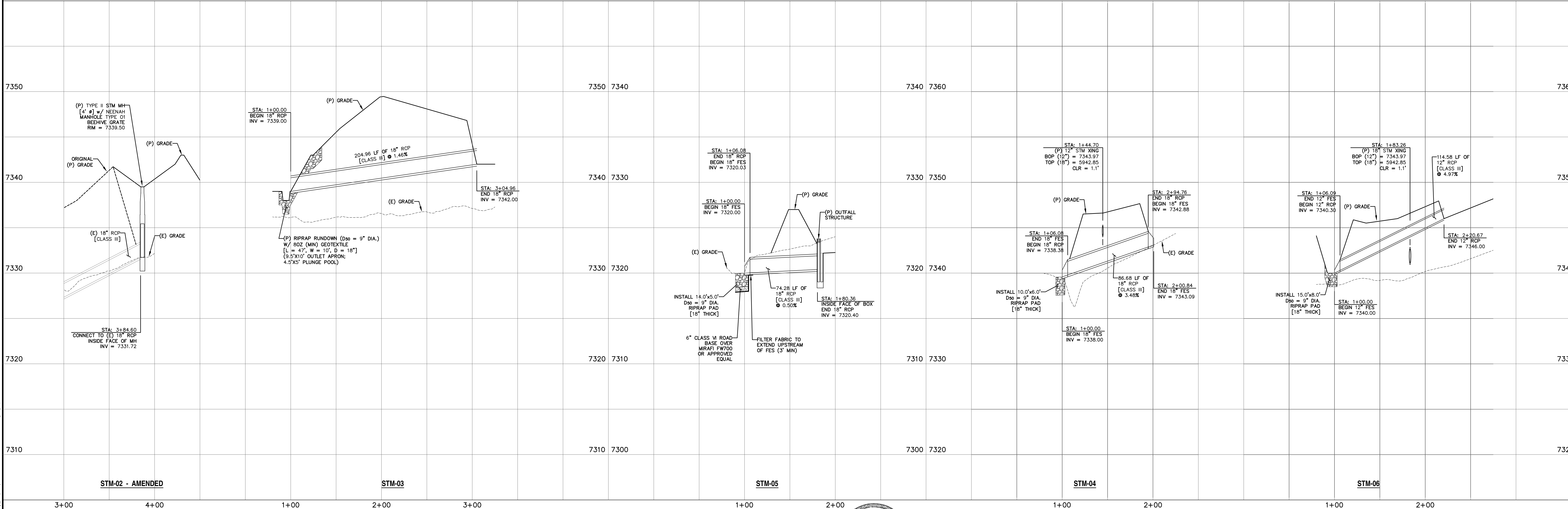
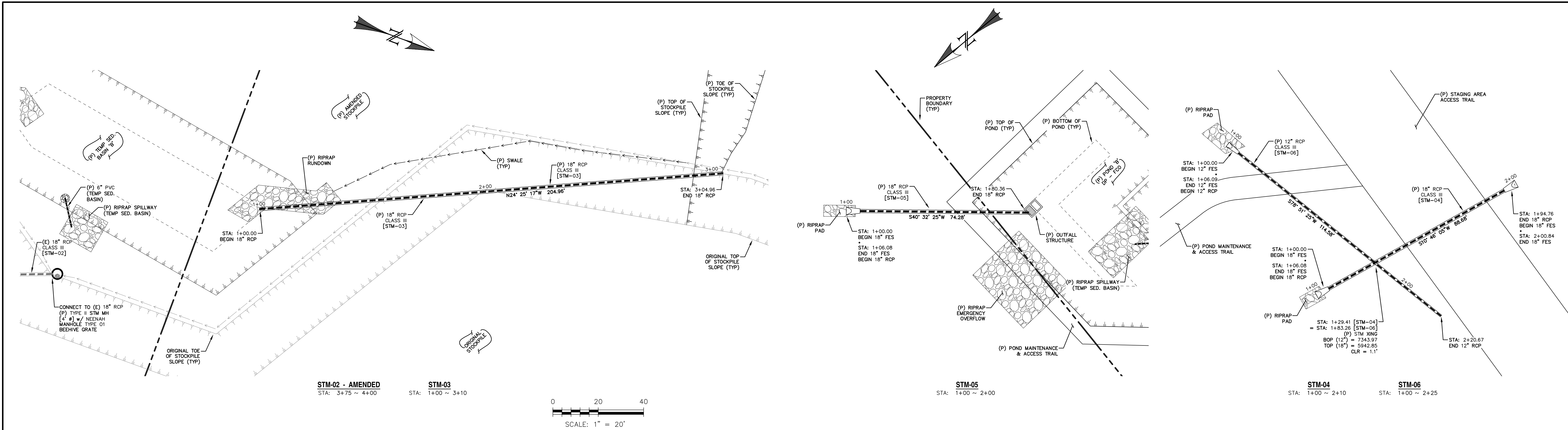
DATE
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DESIGNED BY: MGP
SCALE: VARIES
JOB NUMBER: 25-005

DRAWN BY: MGP
DATE: 12/17/25
SHEET: 13 OF 14

BEACON LITE ROAD STOCKPILE
STORM SEWER
PLAN & PROFILES



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/26/26
2	ADDRESS AGENCY COMMENTS	02/07/26
3	ADDRESS AGENCY COMMENTS	02/23/26
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PE #37173
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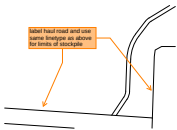
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JOB NUMBER: 25-005

DRAWN BY: MGP
DATE: 12/17/25
SHEET: 14 OF 14

BEACON LITE ROAD STOCKPILE
STORM SEWER
PLAN & PROFILES

V5_Grading & Erosion Control (GEC) Plan_comments.pdf Markup Summary

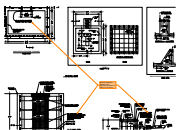
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Author: Glenn Reese - EPC Stormwater
Date: 8/6/2026 2:52:11 PM
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label haul road and use same linetype as above for limits of stockpile

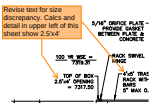
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Author: Glenn Reese - EPC Stormwater
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Flattened expanded metal is not an equivalent alternative to what is in our criteria.

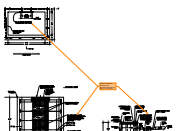
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Revise text for size discrepancy. Calcs and detail in upper left of this sheet show 2.5'x4'

8/6/2026 3:22:55 PM (1)



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Flattened expanded metal is not an equivalent alternative to what is in our criteria.

8/6/2026 3:23:03 PM (1)



Subject: SW - Textbox with Arrow
Page Label: 11
Author: Glenn Reese - EPC Stormwater
Date: 8/6/2026 3:23:03 PM
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Please provide more detailed gasket info like thickness, width, brand/model, etc.

Based on input gathered from industry experts, below is the recommended gasket spec:

The gasket shall be made of 1/4-inch thick, 60 durometer EPDM rubber in a continuous sheet the size of the orifice plate. The sheet shall be placed between the orifice plate and the concrete wall, with the width of the overlap between the plate and the concrete. Openings shall be cut into the sheet corresponding to the plate bolt holes and the concrete wall opening, cuts made either by the contractor in the field or by the manufacturer. Or equivalent gasket approved by EPC. Note that caulk is not an approved equivalent and will not be accepted by EPC.

8/6/2026 3:23:11 PM (1)



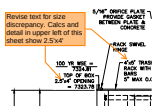
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Please provide more detailed gasket info like thickness, width, brand/model, etc.

Based on input gathered from industry experts, below is the recommended gasket spec:

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8/6/2026 3:23:36 PM (1)



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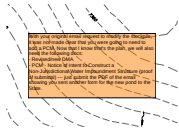
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Page Label: 12
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Date: 8/6/2026 3:28:30 PM
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per calcs, this should be 7319.03

8/6/2026 4:02:04 PM (1)

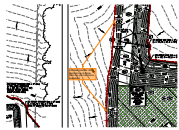


Subject: SW - Textbox
Page Label: 6
Author: Glenn Reese - EPC Stormwater
Date: 8/6/2026 4:02:04 PM
Status:
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With your original email request to modify the stockpile, it was not made clear that you were going to need to add a PCM. Now that I know that's the plan, we will also need the following docs:

- Revised/new DMA
- PCM - Notice of Intent to Construct a Non-Jurisdictional Water Impoundment Structure (proof of submittal) --- just submit the PDF of the email showing you sent another form for the new pond to the State.

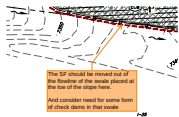
8/11/2026 9:01:03 AM (1)



Subject: SW - Textbox with Arrow
Page Label: 6
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 9:01:03 AM
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consider need for silt fence at toe of slope here like you have done elsewhere

8/11/2026 9:02:23 AM (1)



Subject: SW - Textbox with Arrow
Page Label: 6
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 9:02:23 AM
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The SF should be moved out of the flowline of the swale placed at the toe of the slope here.

And consider need for some form of check dams in that swale

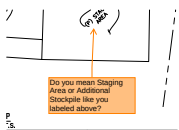
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Page Label: 6
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 9:05:44 AM
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Do you mean Staging Area or Stockpile? You already have an SSA area labled and delineated above. So I don't understand why this is also called a staging area.

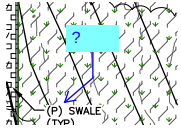
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Page Label: 1
Author: Glenn Reese - EPC Stormwater
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Do you mean Staging Area or Additional Stockpile like you labeled above?

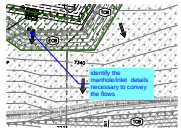
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Subject: Callout
Page Label: 5
Author: Daniel Torres
Date: 8/19/2026 5:59:33 PM
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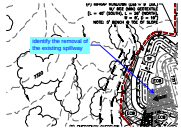
8/20/2026 8:30:44 AM (1)



Subject: Callout
Page Label: 5
Author: Daniel Torres
Date: 8/20/2026 8:30:44 AM
Status:
Color: ■
Layer:
Space:

identify the manhole/inlet details necessary to convey the flows

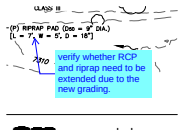
8/20/2026 8:33:47 AM (1)



Subject: Callout
Page Label: 5
Author: Daniel Torres
Date: 8/20/2026 8:33:47 AM
Status:
Color: ■
Layer:
Space:

identify the removal of the existing spillway

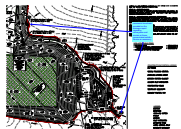
8/20/2026 8:35:46 AM (1)



Subject: Callout
Page Label: 5
Author: Daniel Torres
Date: 8/20/2026 8:35:46 AM
Status:
Color: ■
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verify whether RCP and riprap need to be extended due to the new grading.

8/20/2026 8:38:46 AM (1)



Subject: Callout
Page Label: 6
Author: Daniel Torres
Date: 8/20/2026 8:38:46 AM
Status:
Color: ■
Layer:
Space:

comments have been provided on the drainage report regarding conveyance and erosion at these concentrated outfalls. Revise as necessary

8/20/2026 9:35:00 AM (1)



Subject: Cloud+
Page Label: 11
Author: Daniel Torres
Date: 8/20/2026 9:35:00 AM
Status:
Color: ■
Layer:
Space:

any impacts to the riverine will require coordination and permitting with the army corp.