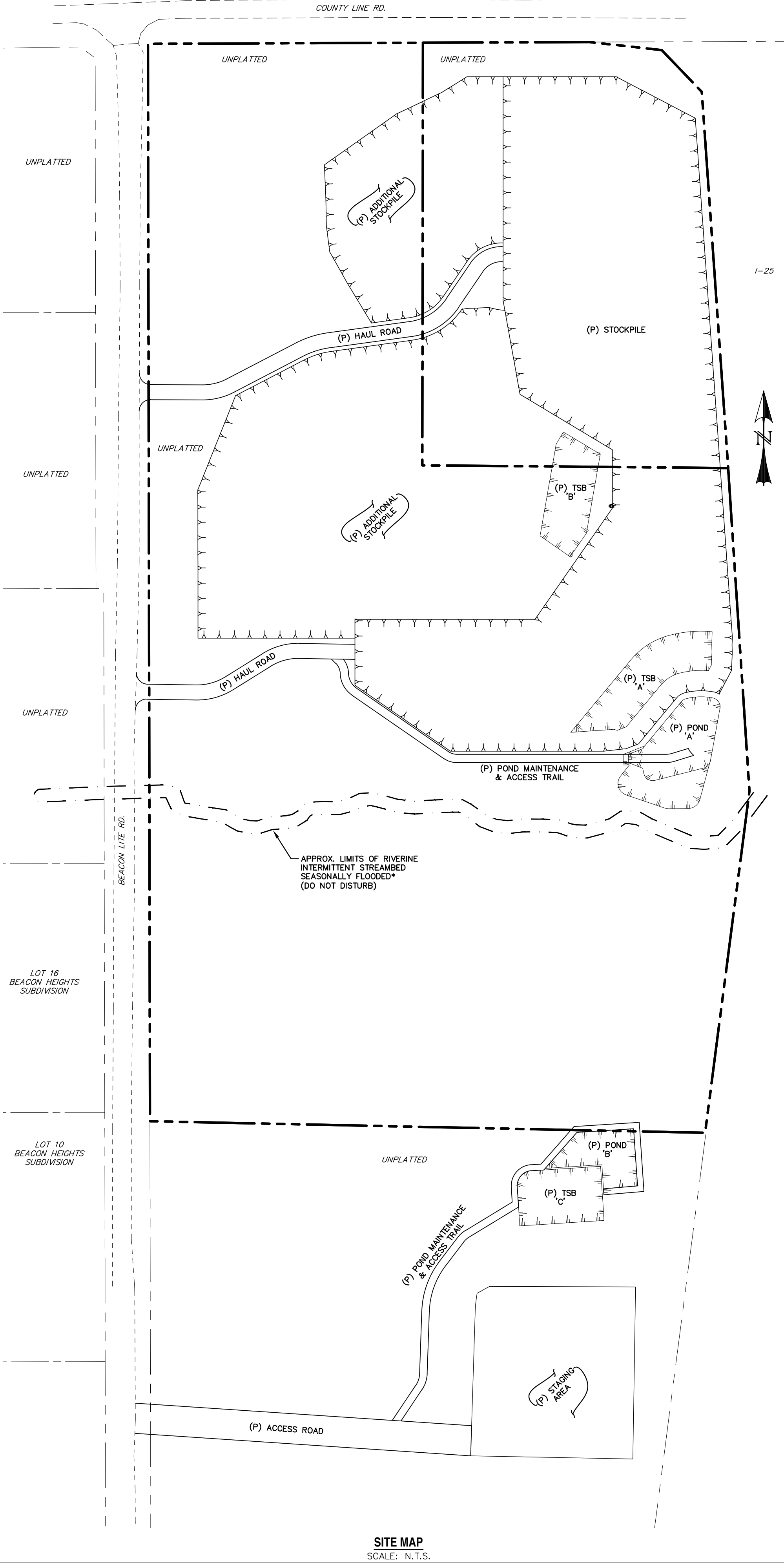


STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 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:

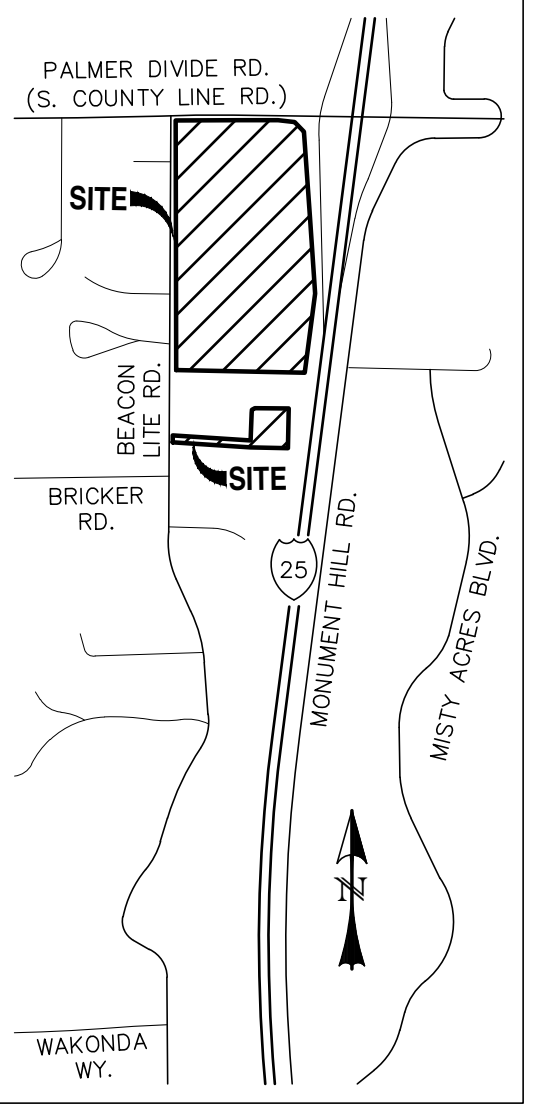
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING 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 THE MEETING TIME 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 FLOW 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 HOLDERS) THE PERMIT HOLDER(S) MUST INSTALL COMS UPGRADIENT OF THE VEGETATIVE BUFFER.
- TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE DURING 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 IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED 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 COORDINATOR 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 ANY UNDESIRABLE OFFSITE 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 LAW, RULE, OR REGULATION 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



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

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 A. 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 (ORIGINAL)	4	OF 14
GRADING & EROSION CONTROL PLAN - FINAL - AMENDED	5	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
6	ADDRESS AGENCY COMMENTS	10/20/26



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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

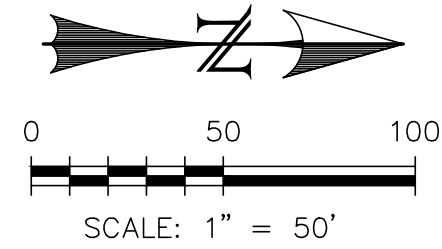
2880 INTERNATIONAL CIRCLE
SUITE 110
COLORADO SPRINGS, CO 80910



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



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

- NO-BUILD AREAS
- LOCATION OF ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS
- BOUNDARIES OF 100 YR FLOODPLAIN
- BOUNDARIES OF STREAMSIDE OVERLAY
- BOUNDARIES OF HILLSIDE OVERLAY
- LOCATIONS OF PRESERVATION EASEMENTS

SILT FENCE

VEHICLE TRACKING CONTROL

STABILIZED STAGING AREA*

PORTABLE TOILET MANAGEMENT*

CONSTRUCTION FENCE

CULVERT INLET PROTECTION

SEDIMENT CONTROL LOG

sf

SF

VTC

SSA

PT

CF

CF

CIP

SCL

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PUBLIC	PUB
PRIVATE	PVT
INLET PROTECTION	IP
PROPERTY BOUNDARY	
RIGHT-OF-WAY	
PROPERTY LINE	
(E) CONTOUR, INDEX	
(E) CONTOUR	
(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	



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RAYMOND E. PEREZ, COLORADO PE #37173

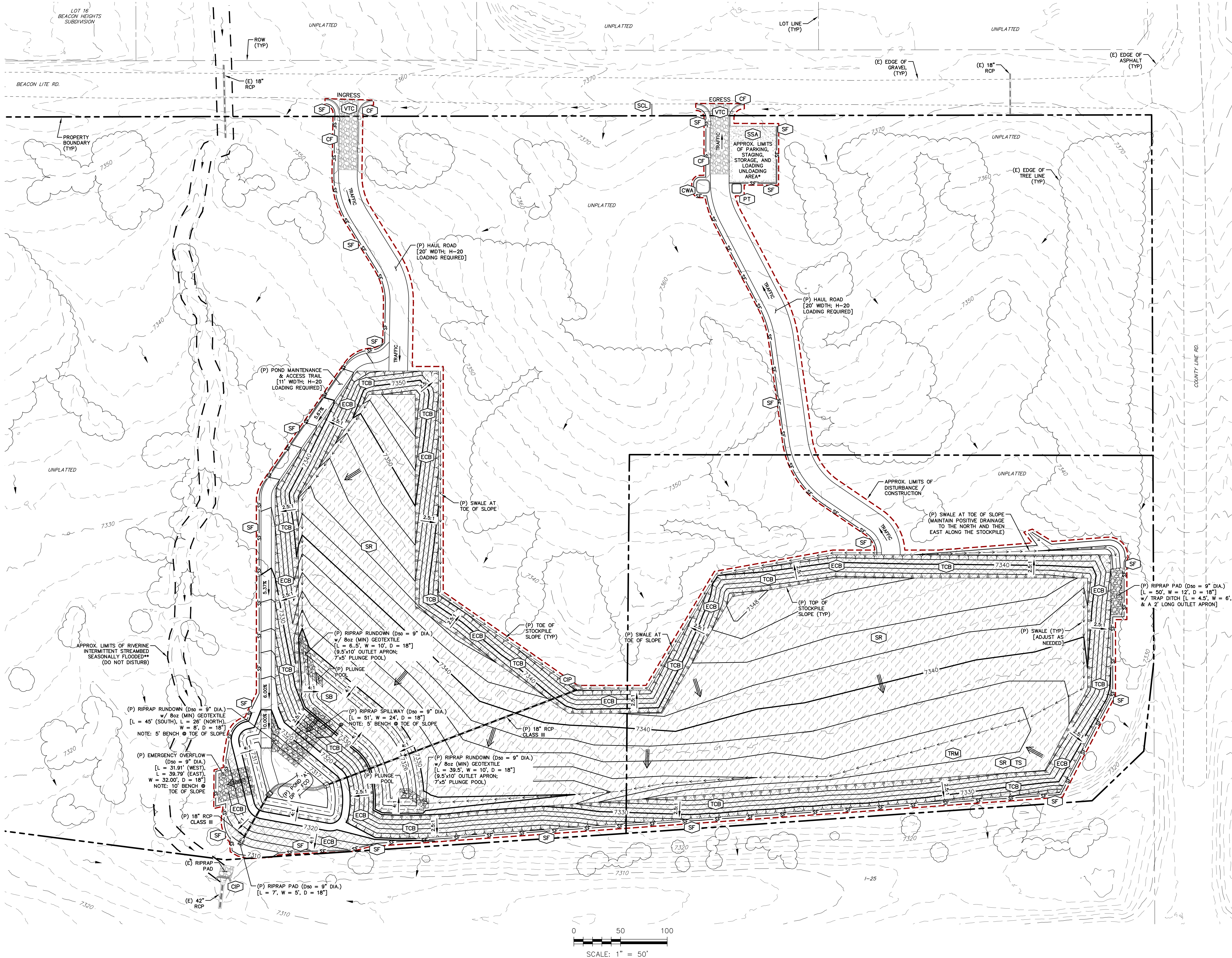
DATE _____



- INITIAL -

25-005

2 OF 14



- NOTES:**
- 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.
 - 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.
 - AREAS THAT ARE TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING OR SOME OTHER MEANS.
 - 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.
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CONSTRUCTION CONTROL MEASURES INSTALLATION STAGING NOTES (NOT ALL APPLY):

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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**
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- OTHER NON-STRUCTURAL CCM'S INCLUDE, BUT ARE NOT LIMITED TO, LIMITING DISTURBED AREAS AND STREET SWEEPING.

NON APPLICABLE ITEMS

- NO-BUILD AREAS
- BOUNDARIES OF STREAMSIDE OVERLAY
- LOCATION OF ASPHALT, CONCRETE BATCH
- BOUNDARIES OF HILLSIDE OVERLAY
- PLANTS AND MASONRY MIX STATIONS
- LOCATIONS OF PRESERVATION EASEMENTS
- BOUNDARIES OF 100 YR FLOODPLAIN

CONSTRUCTION CONTROL LEGEND

- SILT FENCE
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA*
- TEMPORARY SEDIMENT BASIN
- TEMPORARY COMPACTED BERM (H = 10' MAX)
- EROSION CONTROL BLANKET
- SURFACE ROUGHENING***
- CULVERT INLET PROTECTION
- CONSTRUCTION FENCE
- SEDIMENT CONTROL LOG
- PORTABLE TOILET MANAGEMENT*
- CONCRETE WASHOUT*

LEGEND

- EXISTING
- PROPOSED
- CURB AND GUTTER
- PUBLIC
- PRIVATE
- INLET PROTECTION
- DETENTION POND
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- PROPERTY BOUNDARY
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- PROPERTY LINE
- (E) CONTOUR, INDEX
- (E) CONTOUR
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- LIMITS OF CONSTRUCTION/ LIMITS OF DISTURBANCE
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REV.	DESCRIPTION	DATE
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2	ADDRESS AGENCY COMMENTS	02/07/26
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5	AMENDMENT - ADDITIONAL STOCKPILE & STAGING AREA	07/31/26
6	ADDRESS AGENCY COMMENTS	10/20/26



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:

EL PASO COUNTY

2880 INTERNATIONAL CIRCLE
SUITE 110
COLORADO SPRINGS, CO 80910

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF PRC ENGINEERING.

RAYMOND E. PEREZ, COLORADO PE #37173

DATE

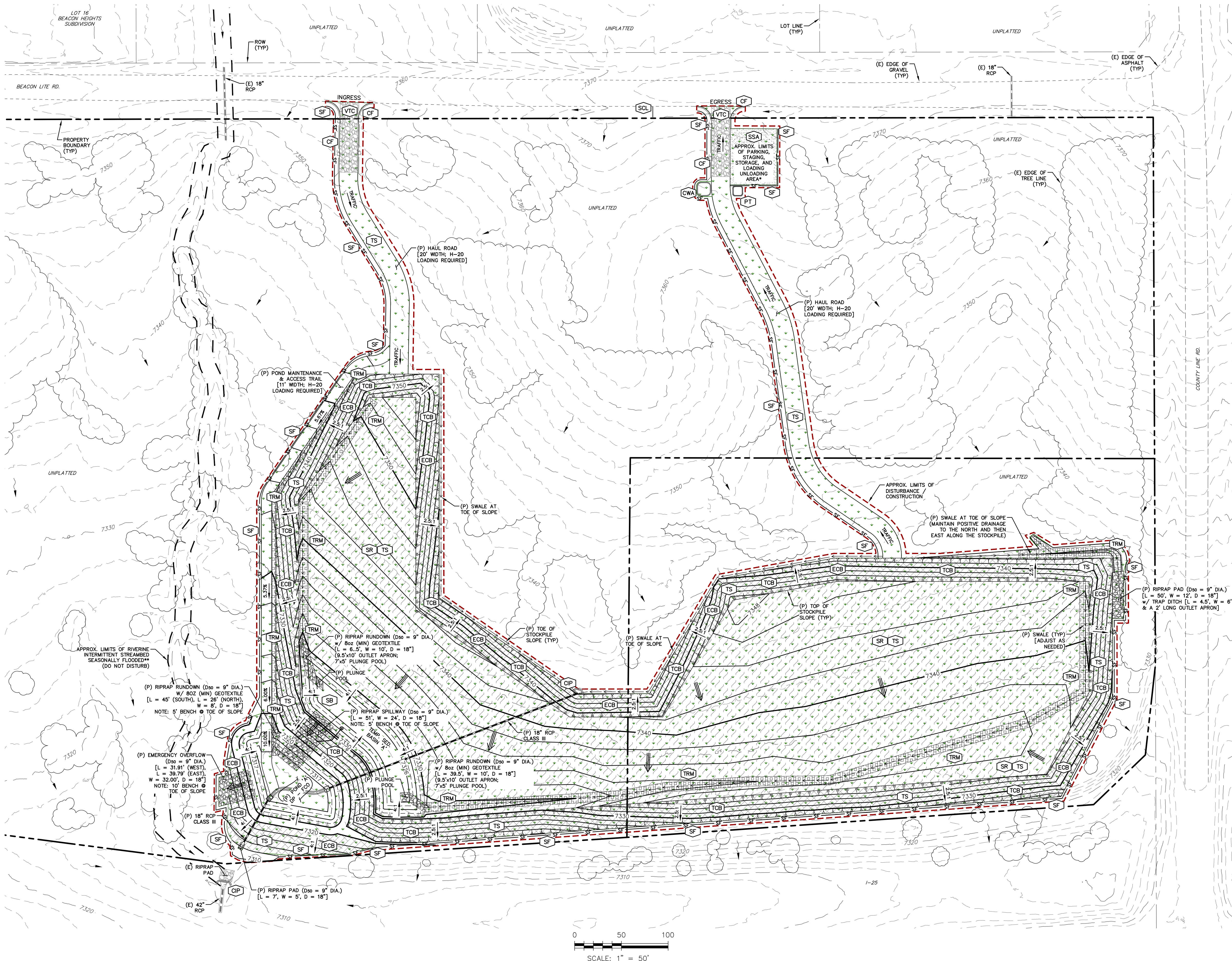


BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL PLAN

- INTERIM -

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



- NOTES:**
- 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.
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- PORTABLE TOILET MANAGEMENT*
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LEGEND

- EXISTING (E)
- PROPOSED (P)
- C&G
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- PRIVATE PVT
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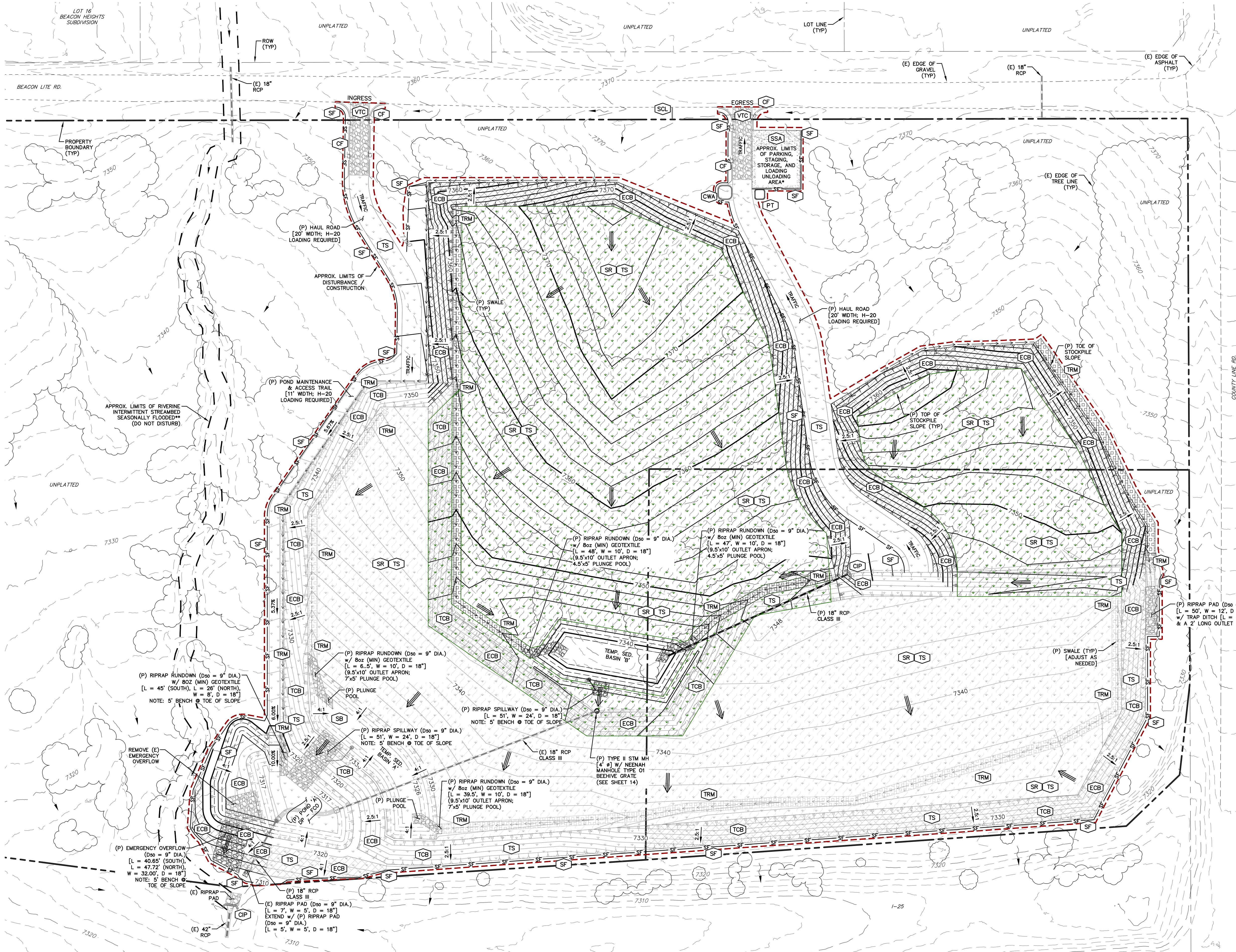
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2880 INTERNATIONAL CIRCLE SUITE 110 COLORADO SPRINGS, CO 80910	
RAYMOND E. PEREZ, COLORADO PE #37173	DATE

PRC ENGINEERING
1655 W. UTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

BEACON LITE ROAD STOCKPILE	SCALE: 1" = 50'	DATE: 12/17/25
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- FINAL -	25-005	4 OF 14



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CONSTRUCTION CONTROL LEGEND

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REV.	DESCRIPTION	DATE
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2	ADDRESS AGENCY COMMENTS	10/20/26



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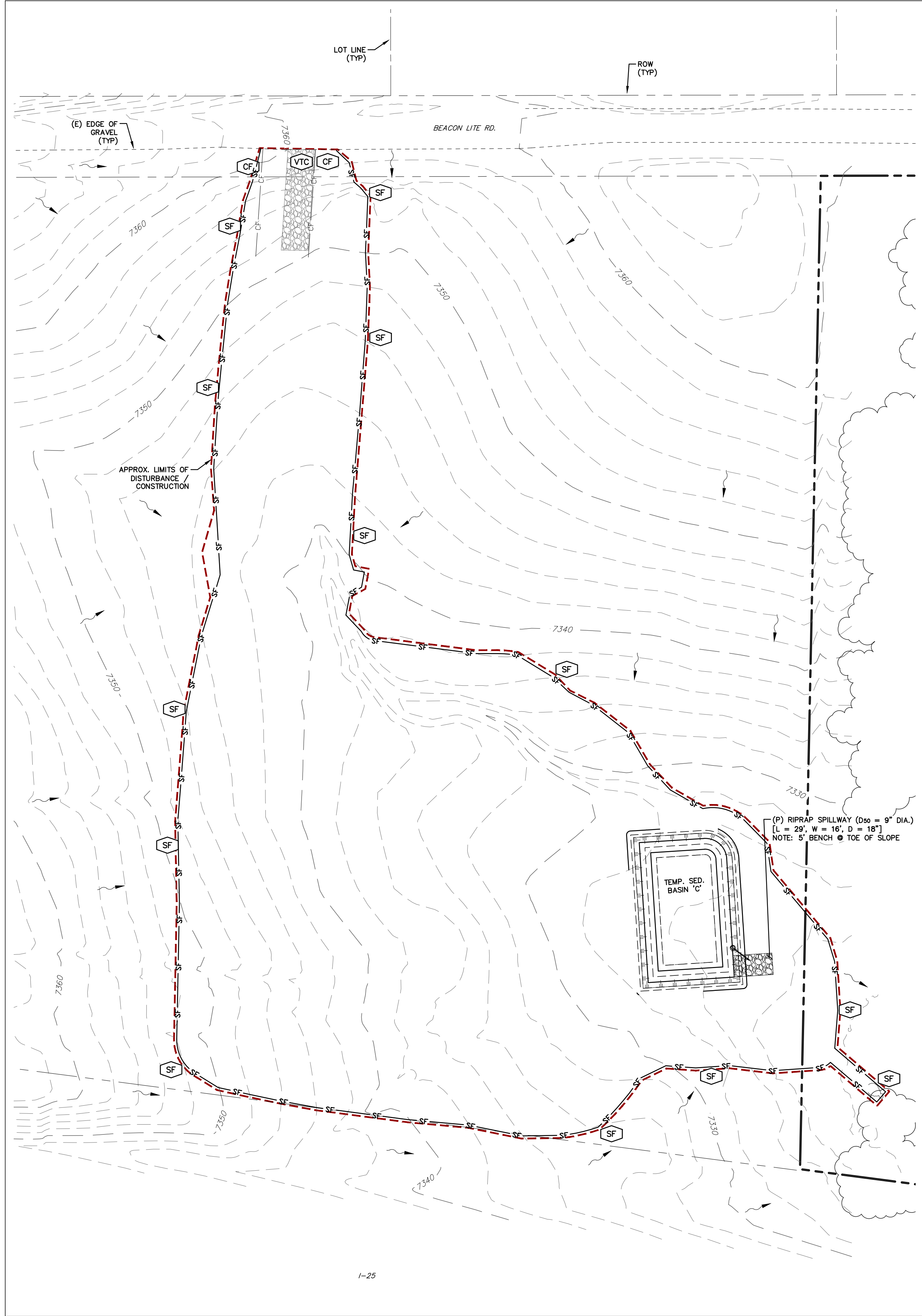
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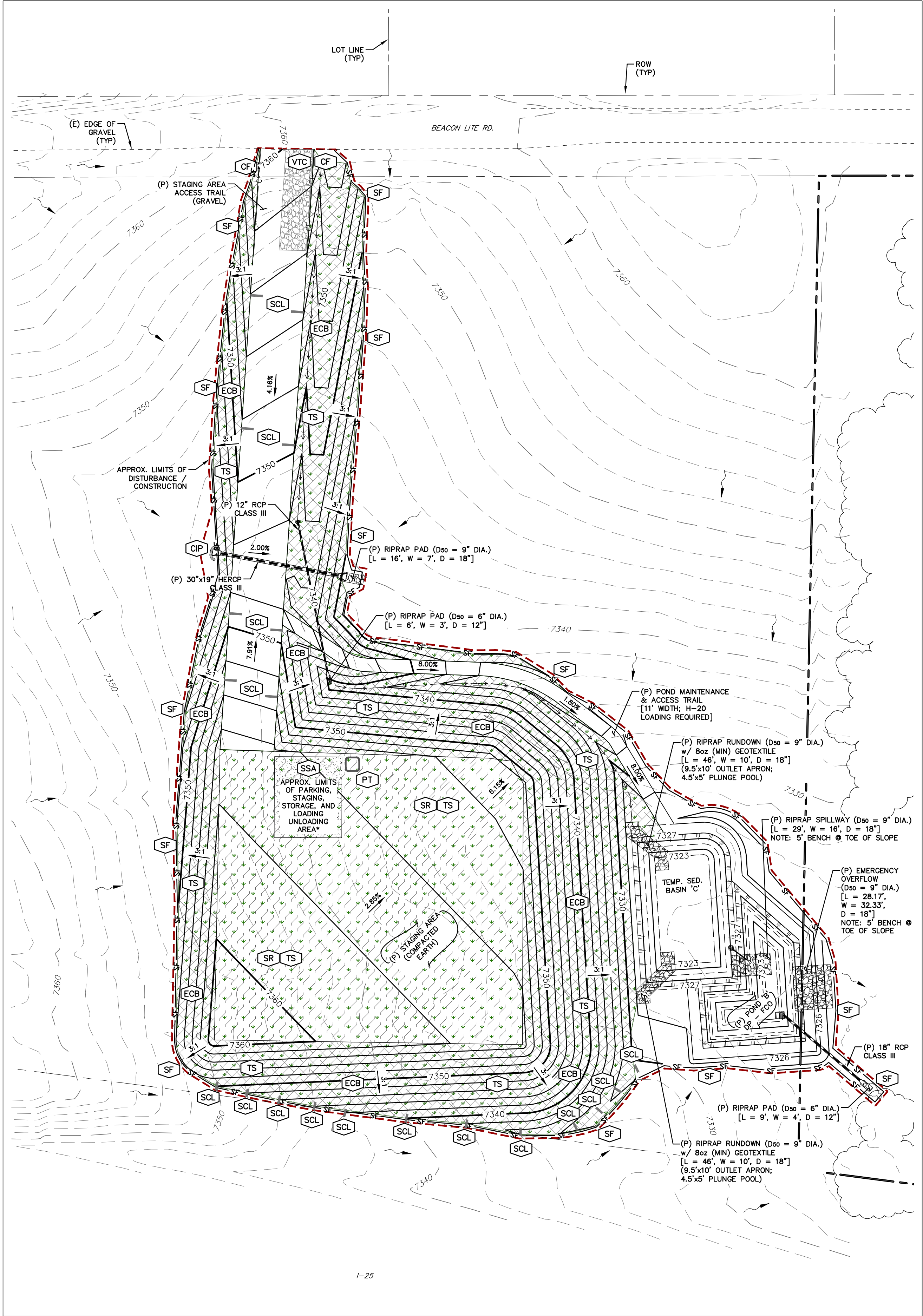


BEACON LITE ROAD STOCKPILE
GRADING & EROSION CONTROL PLAN
- FINAL - AMENDMENT

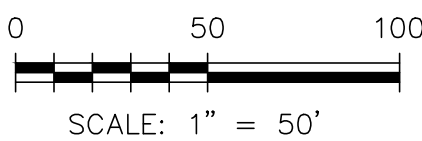
SCALE: 1" = 50'	DATE: 07/31/26
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INITIAL



INTERIM - FINAL



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BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL PLAN
STAGING AREA - AMENDMENT

DRAWN BY: MGP
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SHEET: 6 OF 14

SM-4



VTC-3

SC-6



- (DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

IP-7

SC-1



SF-1. SILT FENCE

SF-3

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MAINTENANCE NOTES

- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

November 2010

MM-2



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. INSTALL FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE USED. THE PERIMETER CONTROL SHALL BE PLACED TO PREVENT THE UNAUTHORIZED ENTRY OF MATERIAL INTO THE STOCKPILE. THE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDES WHETHER THE STOCKPILE IS LOCATED ON A PEROUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE STOCKPILE AND THE PERIMETER CONTROL, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL, BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD OF TIME (TYPICALLY 30-60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE THE STOCKPILE IS NOT NEAR A PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

SP-3

Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

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

November 2010

SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF 60" SECT. #70, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA 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. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SSA-3

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION, THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDDED AND MULCHED OR OTHERWISE STABILIZED IN MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE:** MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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SUITE 110
RADO SPRINGS, CO 80910

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF PRC ENGINEERING

RAYMOND E. PEREZ, COLORADO PE #37173

DATE



BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL DETAILS

	DRAWN BY: MGP
SCALE: N/A	DATE: 12/17/25
JOB NUMBER	SHEET
25-005	7 OF 14

ECB-1. PIPE OUTLET TO DRAINAGEWAY

ECB-2. SMALL DITCH OR DRAINAGEWAY

ECB-3. DITCH OR DRAINAGEWAY WITH STAKE

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

DIVERSION DITCH
TYPICALLY AT TOP OF
SLOPE

OVERLAPPING JOINT

STAGGER OVERLAPS

STAKING PATTERN PER
MANUFACTURER SPEC. OR PATTERN
BASED ON ECB AND/OR SLOPE
TYPE (SEE STAKING PATTERN DETAIL)

PERIMETER ANCHOR
TRENCH

ROLL
WIDTH
W, TYP. 6'

PERIMETER ANCHOR
TRENCH OR
JOINT, TYP.

STRAW

STRAW-COCONUT

COCONUT OR EXCELSIOR

STAKING PATTERNS BY ECB TYPE

4:1 - 3:1
SLOPES

3:1 - 2:1
SLOPES

2:1 AND STEEPER
SLOPES

LOW FLOW CHANNEL

HIGH FLOW CHANNEL

November 2010 Urban Drainage and Flood Control District RECP-7
Urban Storm Drainage Criteria Manual Volume 3

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF ECB.
 - TYPE OF ECB (STRAW, STRAW-COCOON, COCONUT OR EXCELSIOR).
 - 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. ECBs SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECBs 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 (LONGITUDINALLY 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 EXCELSIOR 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 ECB-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
Urban Storm Drainage Criteria Manual Volume 3

EROSION CONTROL BLANKET 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.

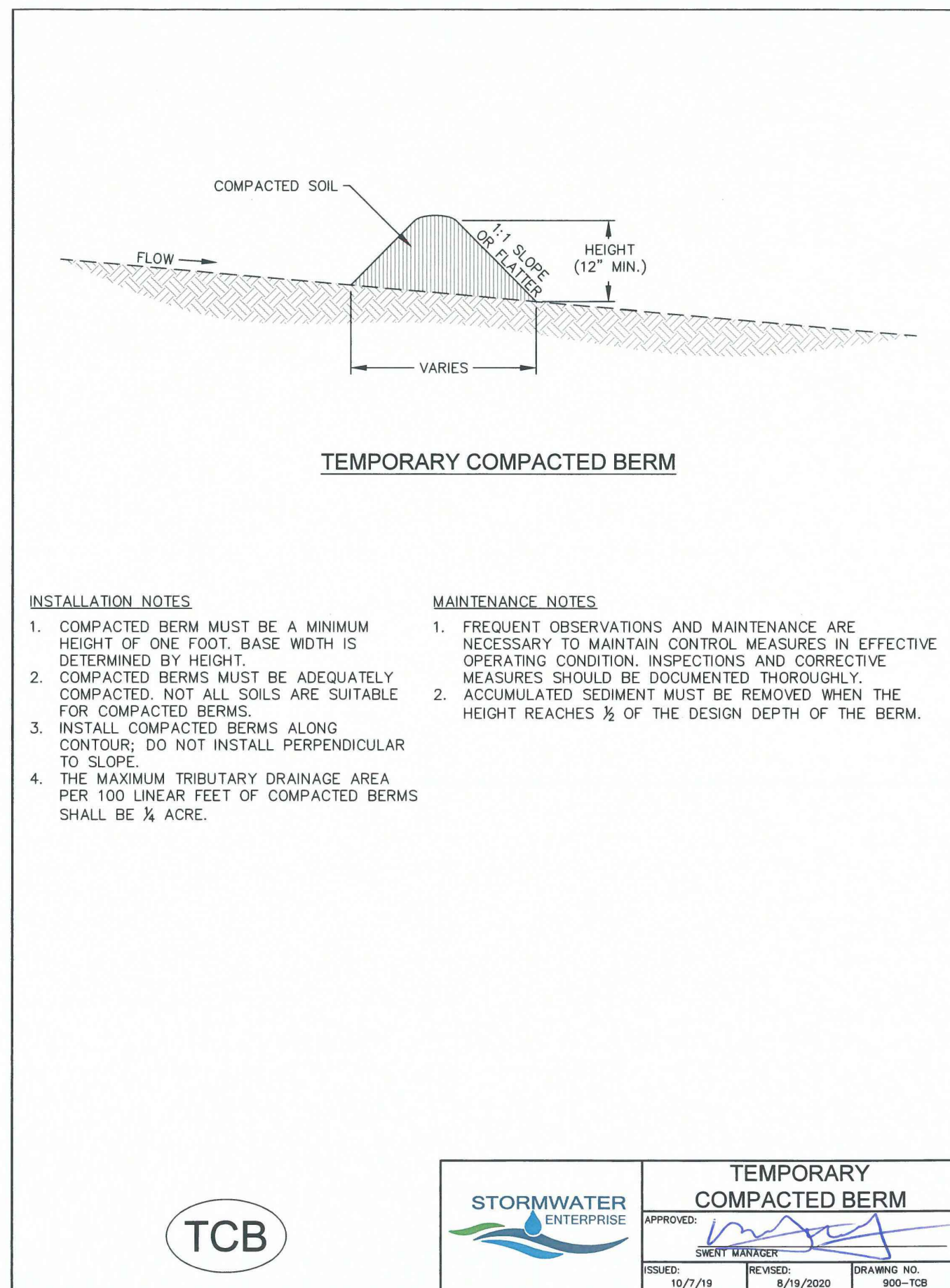
4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. SUBGRADES BELOW THE GEOTEXTILE THAT HAVE GROWN TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

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

November 2010 Urban Drainage and Flood Control District RECP-9
Urban Storm Drainage Criteria Manual Volume 3



The diagram illustrates the layout of a concrete washout area. It features a central square area measuring 8' x 8' with a 4' wide perimeter berm. The berm is composed of concrete slabs with a 3:1 slope. A 25' wide vehicle tracking area is located to the right of the berm. The entire area is surrounded by a 12" typical (TYP.) compacted berm. The diagram also shows a 2% slope and a 3' minimum distance from the tracking area to the edge of the washout area. A concrete washout sign is indicated at the top right corner. A north arrow is located at the top left corner. A scale bar is provided at the bottom left corner.

12" TYP.

UNDISTURBED OR
COMPACTED SOIL

3' MIN.

2% SLOPE

VEHICLE TRACKING
(SEE VTC DETAIL)

SECTION A

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 THE SITE CONDITIONS ARE UNDESIRABLE, 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 PREAPPROPRIATED CONCRETE WULFORD DEVICES OR A LINER AND GRADE STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. 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.
5. BERM SURROUNDING SIDS 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 TRIGS.
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?	<i>Naassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western?	<i>Panicopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, siccioets	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass?	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow inlandgrass?	<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 distachyodes</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, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Hesperella viridis</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
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
6	ADDRESS AGENCY COMMENTS	10/20/26



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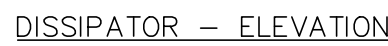
BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL DETAILS

DRAWN BY: MCD

SCALE:	N/A	DATE:	12/17/25
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JOB NUMBER	SHEET
25-005	9 OF 14



IMPACT STILLING BASIN REINFORCING DETAILS
SCALE: N.T.S.



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



WARNING SIGN DETAIL
SCALE: N.T.S.

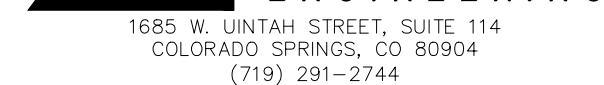


1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 707.01. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 - W14 X W14 OR 6 X 6 - W21 X W21.
4. STRUCTURAL STEEL 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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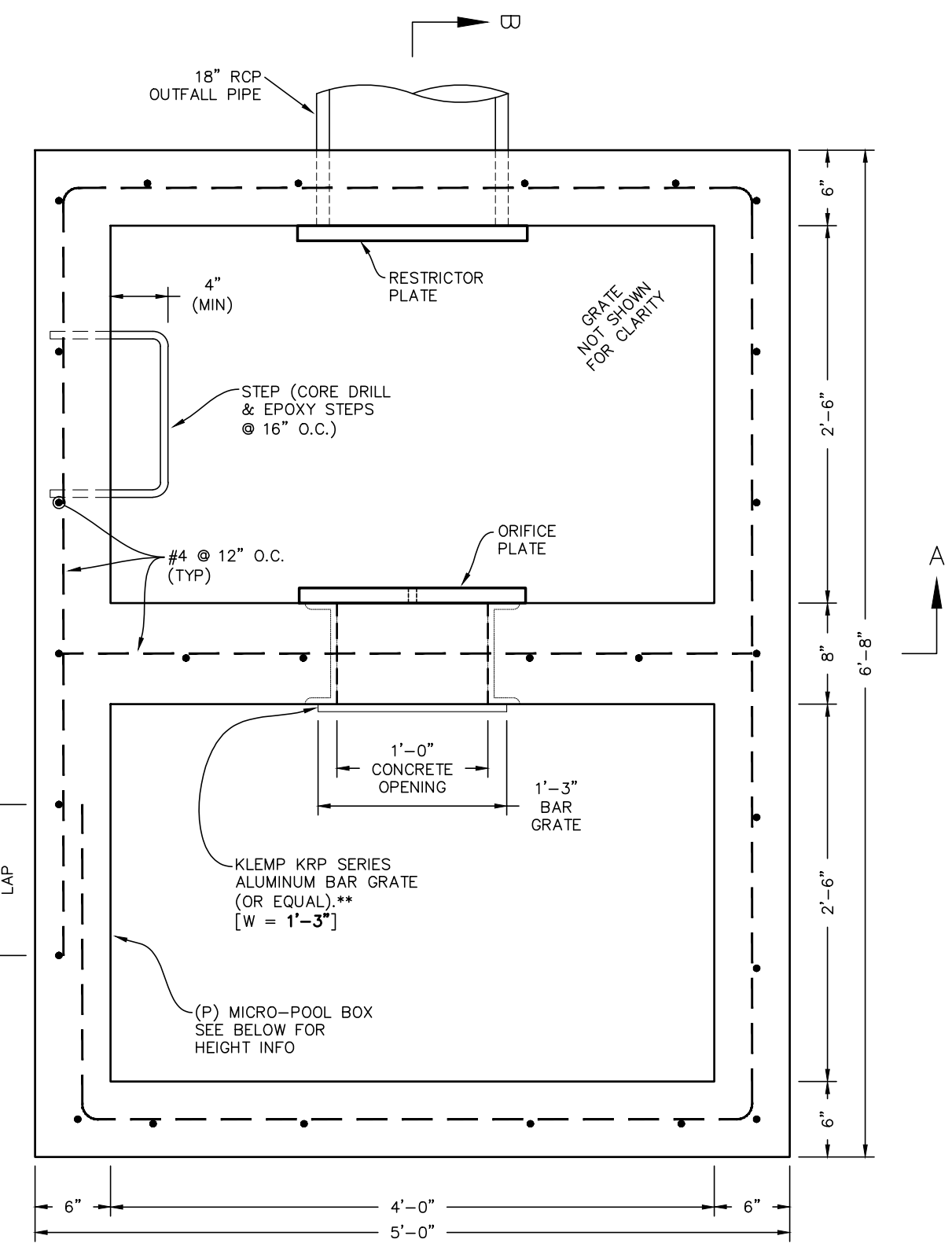
** ALSO ACCEPTABLE: AMICO 19-SR-2 OR 19-SR-4 AND THE AMICO 19-W-2 OR 19-W-4.

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SUITE 110
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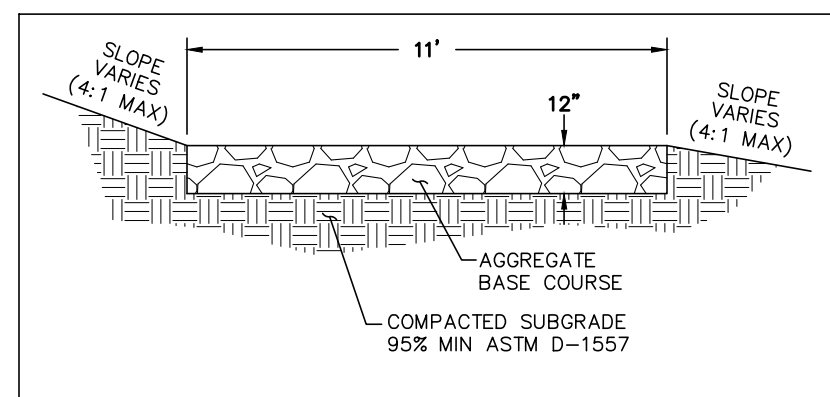


PERMANENT CONTROL MEASURE PLAN

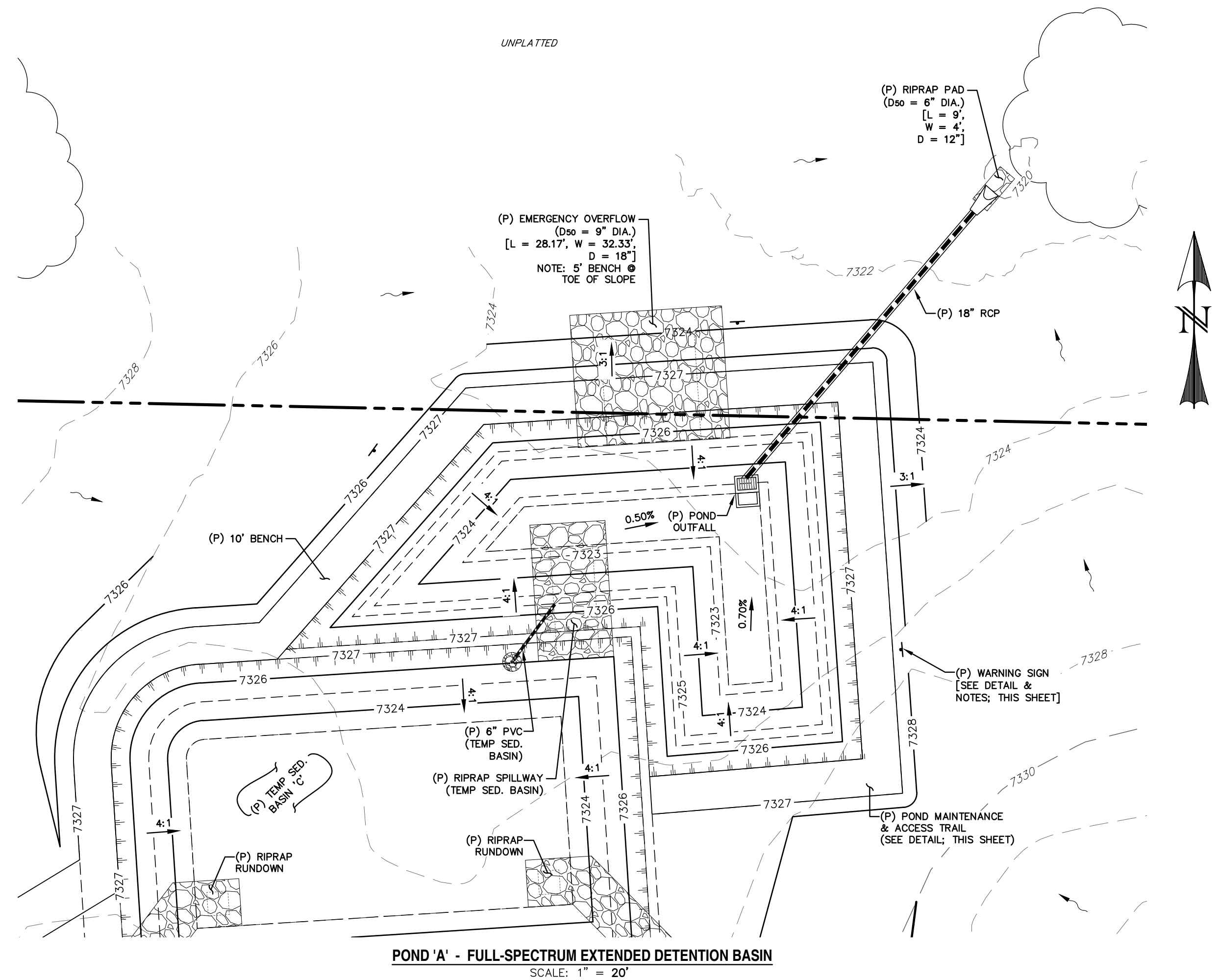
JOB NUMBER	SHEET
25-005	10 OF 14



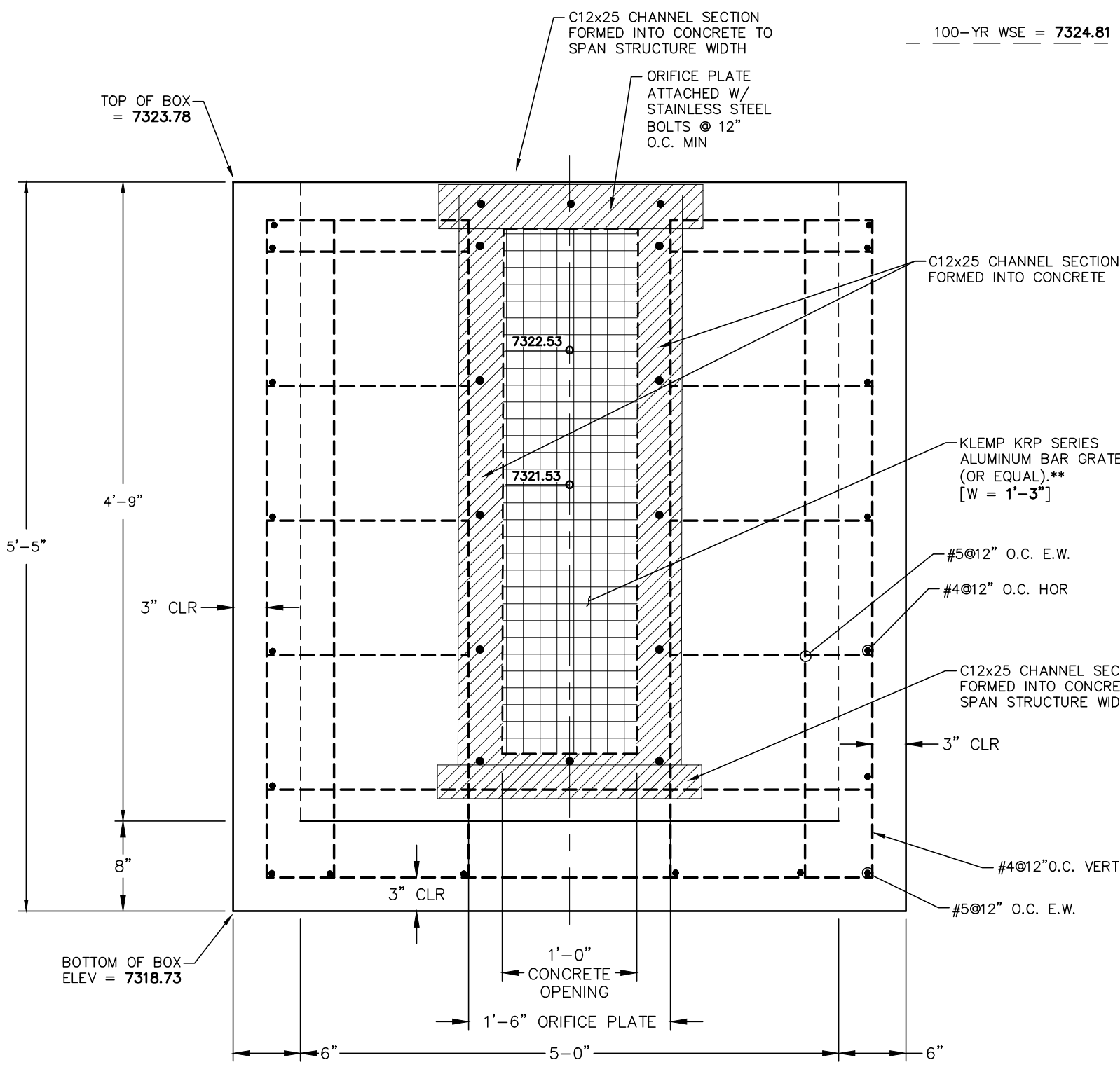
POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.



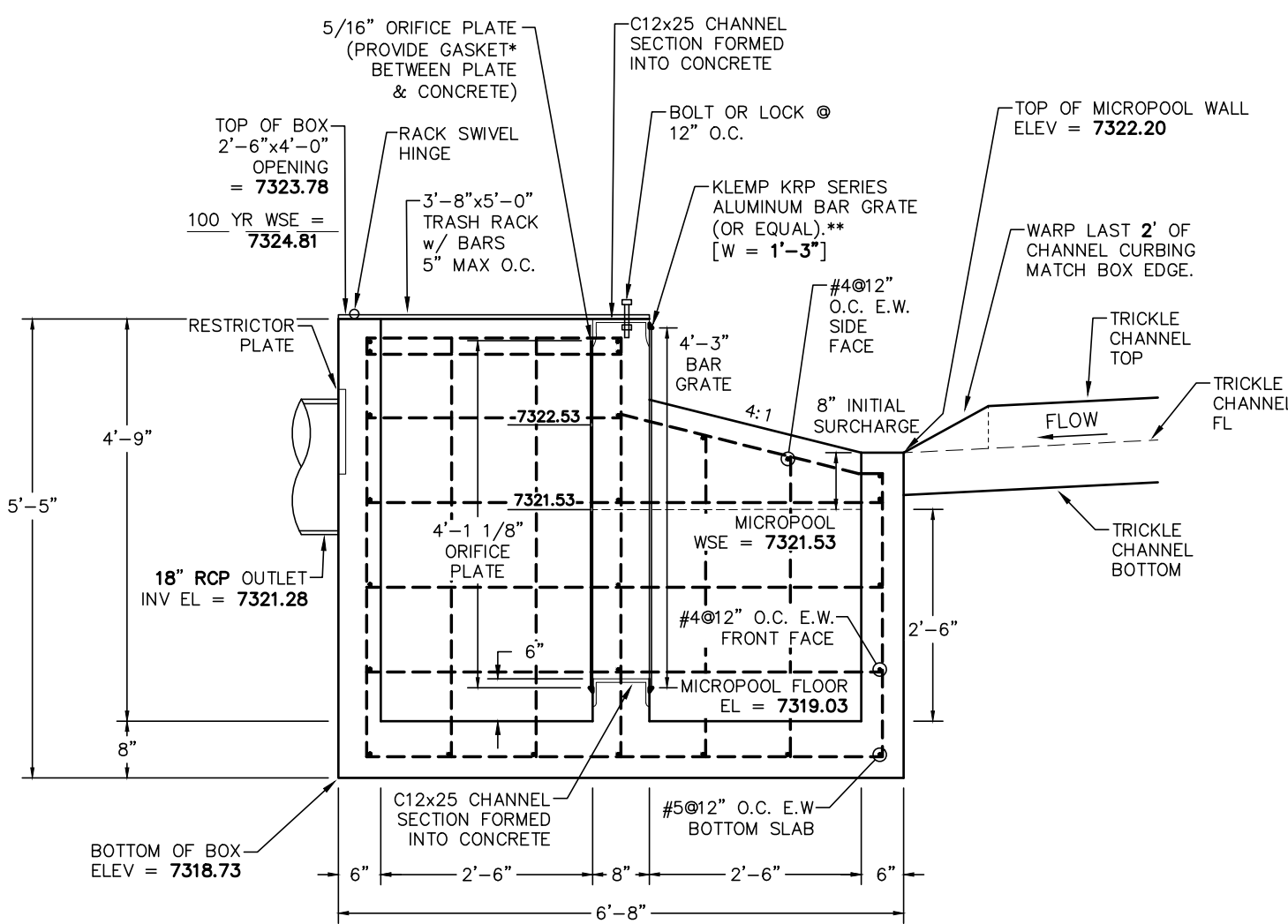
POND MAINTENANCE ACCESS DETAIL
SCALE: N.T.S.



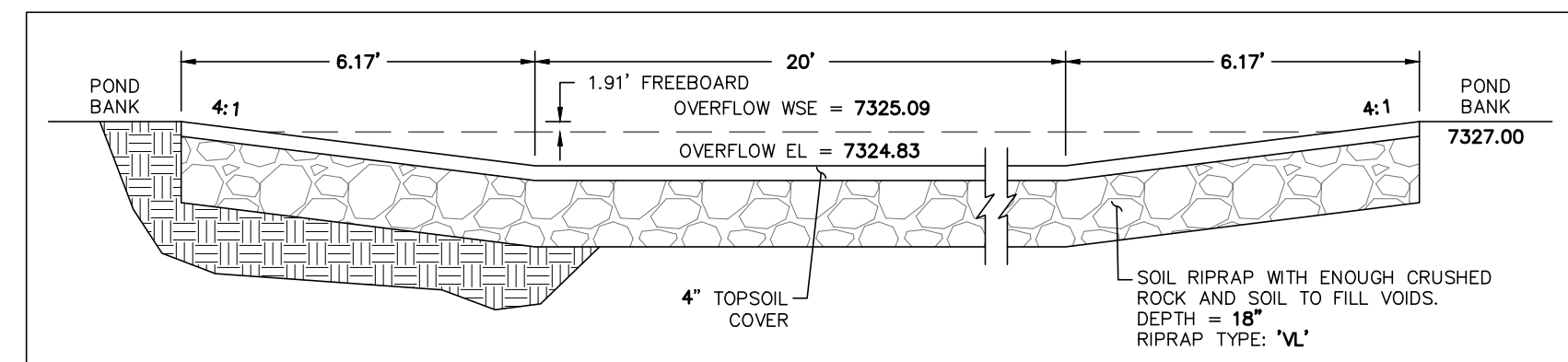
POND 'A' - FULL-SPECTRUM EXTENDED DETENTION BASIN
SCALE: 1" = 20'



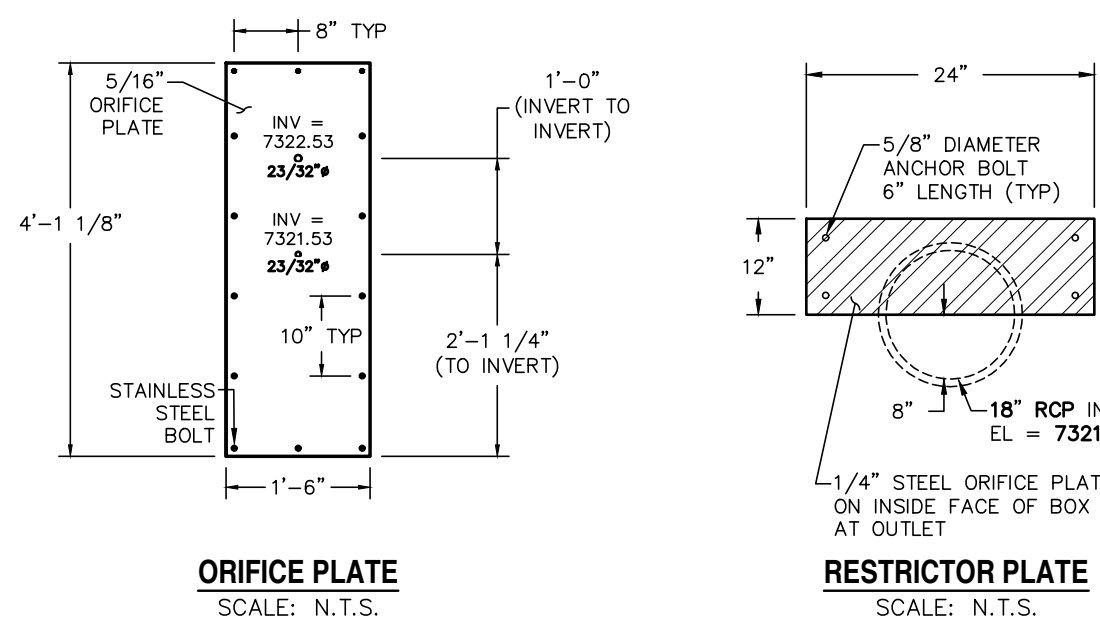
SECTION A-A
SCALE: N.T.S.



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 AASHTO 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	09/08/26
2	ADDRESS AGENCY COMMENTS	10/20/26



* 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 OTHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER (OR EQUIVALENT GASKET APPROVED BY EL PASO COUNTY). NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.

** ALSO ACCEPTABLE: AMICO 19-SR-2 OR 19-SR-4 AND THE AMICO 19-W-2 OR 19-W-4.

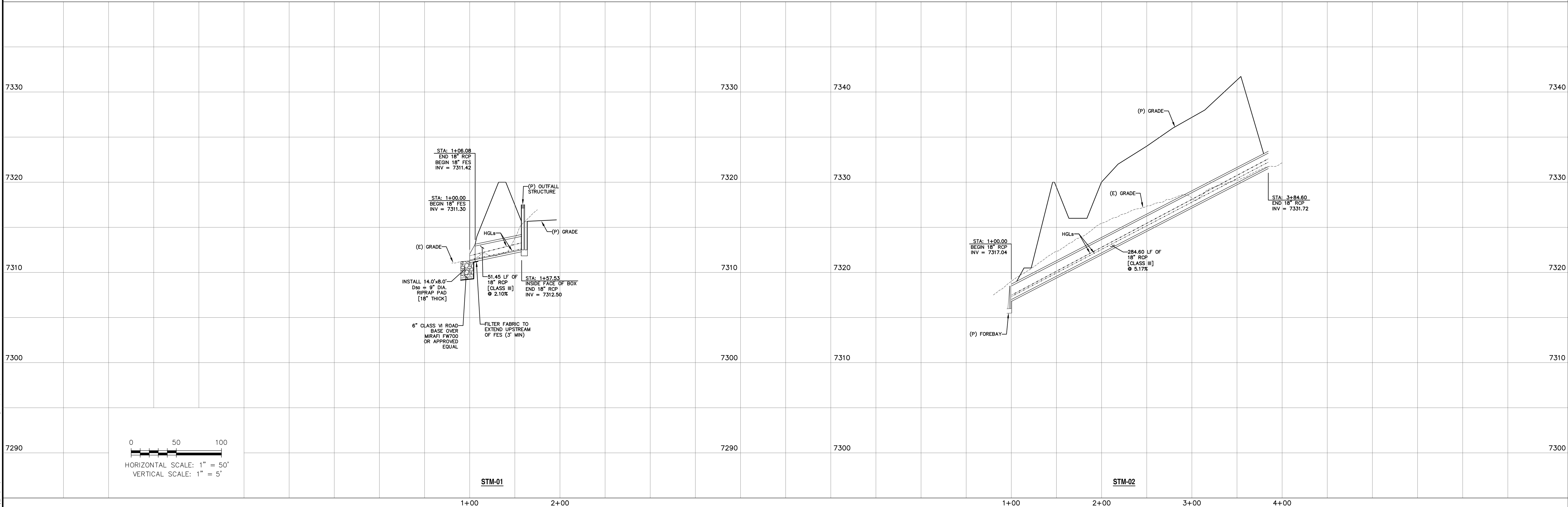
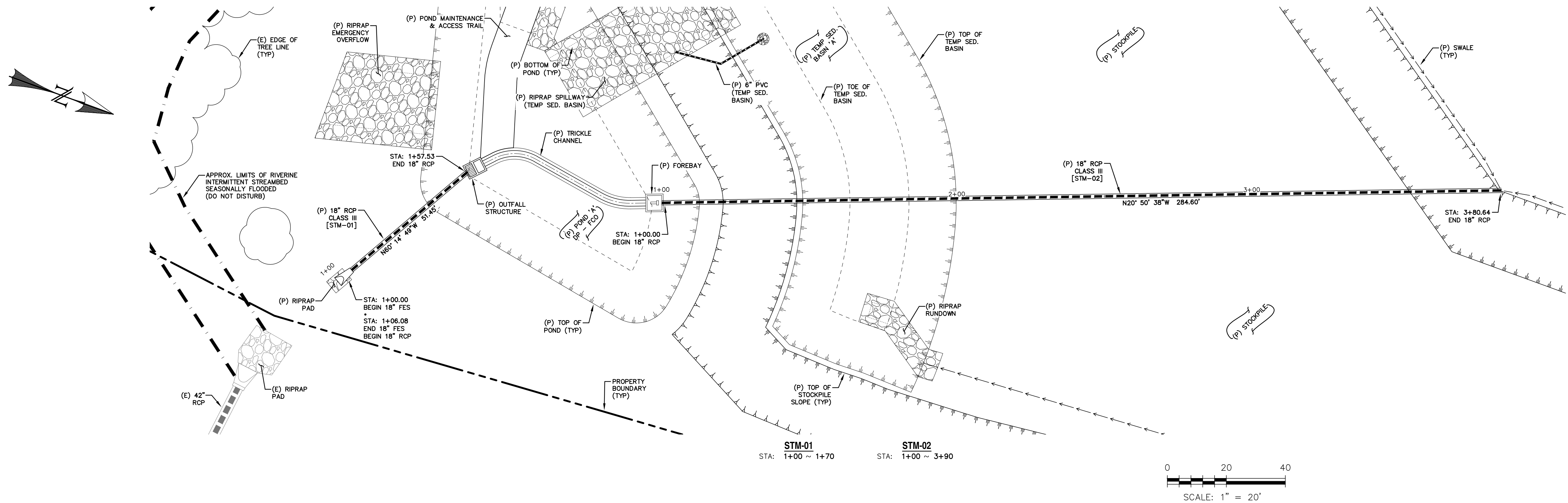
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COLORADO SPRINGS, CO 80910

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF PRC ENGINEERING.
RAYMOND E. PEREZ, COLORADO PE #37173
DATE



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

DESIGNED BY: BES	DRAWN BY: MGP
SCALE: VARIES	DATE: 07/31/26
JOB NUMBER: 25-005	SHEET: 12 OF 14



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/26/26
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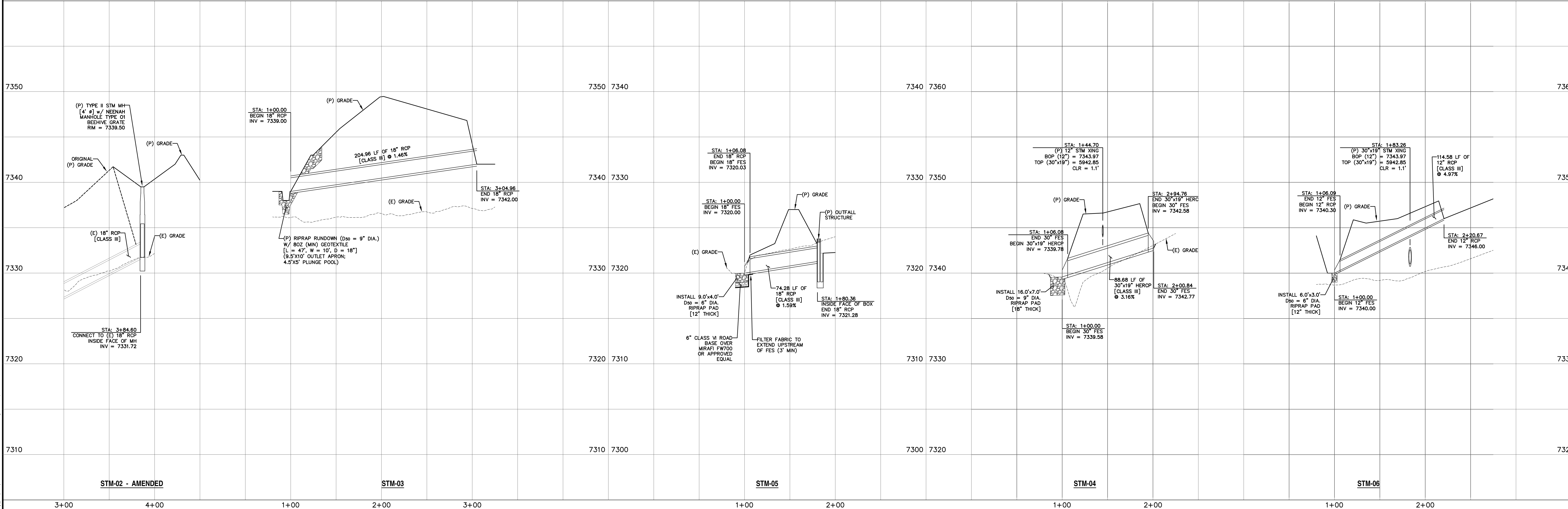
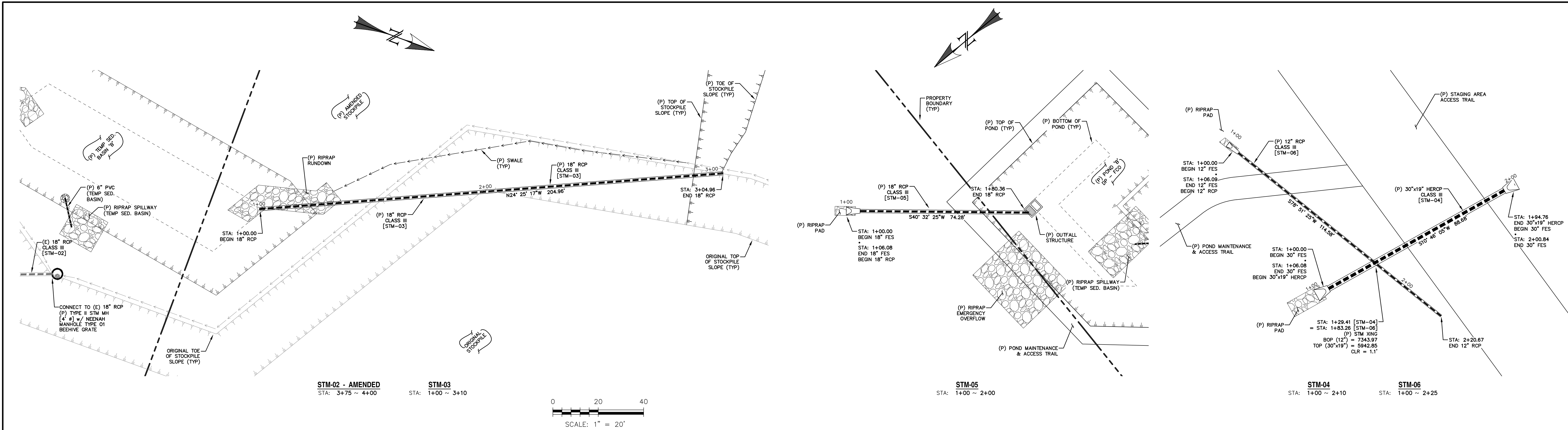
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RAYMOND E. PEREZ, COLORADO PE #37173
DATE



BEACON LITE ROAD STOCKPILE
STORM SEWER
PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: VARIES	DATE: 12/17/25
JOB NUMBER: 25-005	SHEET: 13 OF 14



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	09/08/26
2	ADDRESS AGENCY COMMENTS	10/20/26

Know what's below.
Call 72 hours before you dig.
For more details visit:
www.call811.com

PREPARED FOR:
EL PASO COUNTY
2880 INTERNATIONAL CIRCLE
SUITE 110
COLORADO SPRINGS, CO 80910

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF PRC ENGINEERING.
RAYMOND E. PEREZ, COLORADO PE #37173
DATE

1655 W. UINAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

DESIGNED BY: MGP
SCALE: VARIES

DRAWN BY: MGP
DATE: 07/31/26

BEACON LITE ROAD STOCKPILE

STORM SEWER
PLAN & PROFILES

JOB NUMBER
25-005

SHEET
14 OF 14