

- 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 & 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:
  - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - D. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO 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 PERMITS AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, 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**.

NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, EROSION CONTROL SHALL conform to the STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADAPTED EL PASO COUNTY (EPC) STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION, LATEST EDITION, (CDS), THE DRAINAGE CRITERIA MANUAL (CDM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

2. 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 DURING THE MEETING. THE MEETING WILL BE ATTENDED BY THE COUNTY ENGINEER, PROJECT MANAGER, AND AN EPC COUNTY STAFF MEMBER WHO WILL ISSUE A PERMIT TRACK TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECD ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN MONITORING AND STOPPAGE OF WORK.

3. 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 COMBS(CMS) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE COMB(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM THE AREA OF CONCERN. THE COMB(S) MUST BE DESIGNED TO MAINTAIN EXISTING FLOW PATTERNS AND FLOW CONDITIONS. SEE SHEET OR CONCENTRATED FLOWS.

4. ALL CMS'S SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (CSM) SHALL ASSESS THE ADEQUACY OF CMS'S AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CMS'S ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CMS'S.

5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED GCM. THE SWMP SHALL BE LOCATED IN A SECURE AREA DESIGNATED FOR INFILTRATION POMS AND ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF FINAL STABILIZATION IS ACHIEVED, THE GCM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE. THE SWMP SHALL BE REVISED AND SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL. ANY CHANGES TO THE SWMP SHALL BE MADE IN ACCORDANCE WITH ASSOCIATED WITH CONSTRUCTION ACTIVITY WHEN CMS'S ARE NO LONGER NECESSARY AND ARE REMOVED. THE GCM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.

7. EARTH DISTURANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO AFFECTEDLY MINIMIZE AGGREGATED SOIL LOSSION AND RESULTING SEDIMENTATION. ALL AREAS DESIGNATED FOR INFILTRATION POMS AND ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF FINAL STABILIZATION IS ACHIEVED, THE GCM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE. THE SWMP SHALL BE REVISED AND SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL. ANY CHANGES TO THE SWMP SHALL BE MADE IN ACCORDANCE WITH ASSOCIATED WITH CONSTRUCTION ACTIVITY WHEN CMS'S ARE NO LONGER NECESSARY AND ARE REMOVED. THE GCM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.

8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GRASS DURING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.

9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.

10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE WHEEL TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTC'S MUST ALSO INCLUDE A STRUCTURE TO PREVENT TRACKING OF SEDIMENT INTO ADJACENT AREAS AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

11. 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.

12. NO PERSON SHALL CAUSE THE IMPEDMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (POWS), OR DITCHES EXCEPT WITH APPROVED AUTHORITY.

13. ALL POWS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF POWS MUST BE APPROVED BY THE ECD ADMINISTRATOR PRIOR TO IMPLEMENTATION.

14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION POWS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE INFILTRATION. SOIL COMPACTION SHOULD OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION POWS WILL BE INSTALLED, BUT NOT IN AREAS WHERE INFILTRATION POWS WILL BE INSTALLED. SOIL COMPACTION SHALL BE LIMITED TO THE MINIMUM REQUIRED TO PREVENT SETTLEMENT OF THE INFILTRATION POWS. AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION POWS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PCA).

15. 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 SEEDING RATE SHALL BE BASED ON THE SEEDING RATE FOR THE SPECIFIC VEGETATIVE COVER TYPE AND THE SEEDING RATE SHALL BE BASED ON THE SEEDING RATE FOR THE SPECIFIC VEGETATIVE COVER TYPE. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OF SIMILAR SOIL TYPE AND CLIMATE. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OF SIMILAR SOIL TYPE AND CLIMATE.

16. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING METLANDS.

17. 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 INTERFERE WITH WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL BE INSTALLED AND MAINTAINED TO PREVENT CONCRETE WASHOUT FROM ENTERING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES.

18. DURING CONSTRUCTION DEMONSTRATING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTS (CPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEMONSTRATING OPERATIONS ARE CONDUCTED IN AN AREA WHERE GROUNDWATER IS KNOWN TO BE PRESENT, THE DISCHARGE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT C00800000 WILL BE REQUIRED.

19. 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.

20. 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.

21. 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 ONE ORDER SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A HEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.

22. 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'S SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL BE REQUIRED ADEQUATE TO PREVENT SPILLAGE AND LEAKAGE FROM CONTAINERS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.

24. 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 OBTAINED IN WRITING BY THE ECD ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE BASED ON THE AMOUNT OF EXPOSURE OF SOIL AND THE WIND SPEED AND DIRECTION. THE APPLICATION OF WATER SHALL BE BASED ON THE AMOUNT OF EXPOSURE OF SOIL AND THE WIND SPEED AND DIRECTION.

26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSULTANT A PART OF THESE PLANS.

28. PERMIT HOLDERS(S) AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 6, CDS) 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, ORDINANCES, OR REGULATIONS, THE MOST RESTRICTIVE LAW, RULE, OR REGULATION SHALL APPLY.

29. 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 10 ACRES OR MORE, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (C04000000 PERMIT) TO THE COPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH

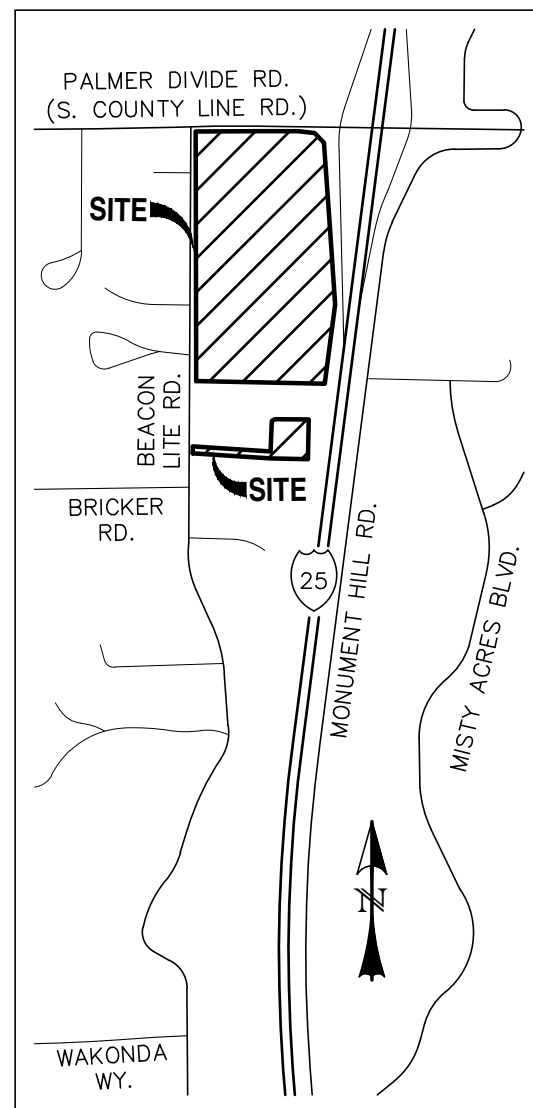


\* EXISTING RIVERINE INTERMITTENT STREAMBED SEASONALLY FLOODED (R4SBC) AS DESCRIBED IN "AQUATIC RESOURCES ASSESSMENT" MEMORANDUM BY WSB ENGINEERING, DATED JULY 28, 2021.



**PRC**  
ENGINEERING  
1685 W. UTAH STREET, SUITE 114  
COLORADO SPRINGS, CO 80904  
(719) 291-2744

## EDARP FILE NO.: CDR261



THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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.

DATE \_\_\_\_\_

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

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

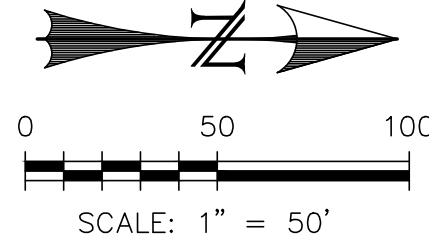
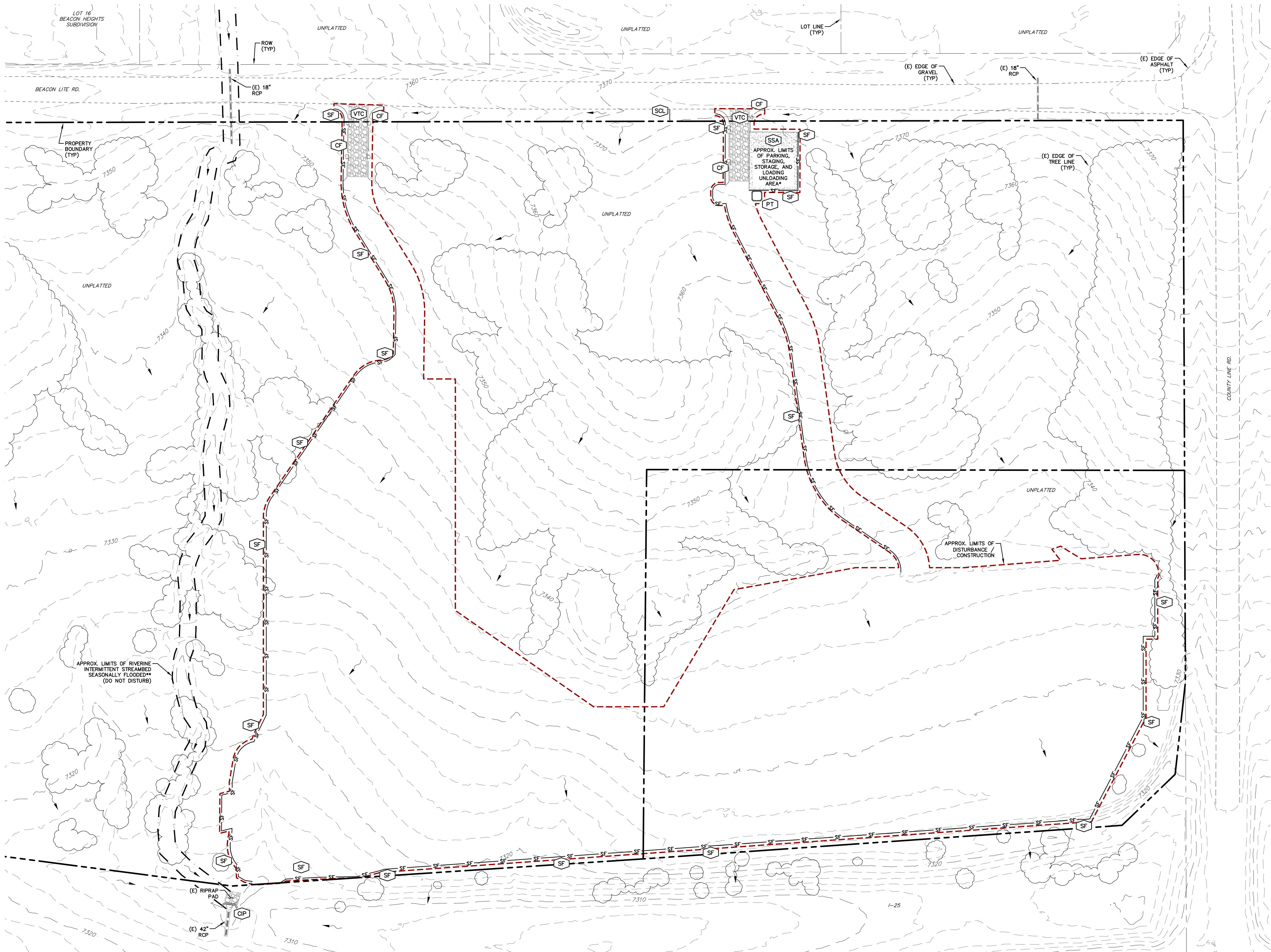
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF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

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

DATE \_\_\_\_\_

|                                                                       |    |    |    |
|-----------------------------------------------------------------------|----|----|----|
| TITLE SHEET                                                           | 1  | OF | 14 |
| GRADING & EROSION CONTROL PLAN - INITIAL (ORIGINAL)                   | 2  | OF | 14 |
| GRADING & EROSION CONTROL PLAN - INTERIM (ORIGINAL)                   | 3  | OF | 14 |
| GRADING & EROSION CONTROL PLAN - FINAL (ORIGINAL)                     | 4  | OF | 14 |
| GRADING & EROSION CONTROL PLAN - FINAL - AMENDED                      | 5  | OF | 14 |
| GRADING & EROSION CONTROL PLAN - STAGING AREA - INITIAL/INTERIM/FINAL | 6  | OF | 14 |
| GRADING & EROSION CONTROL DETENTION CONTROL                           | 7  | OF | 14 |
| GRADING & EROSION CONTROL DETAILS                                     | 8  | OF | 14 |
| GRADING & EROSION CONTROL DETAILS                                     | 9  | OF | 14 |
| PERMANENT CONTROL MEASURE PLAN - POND 'A' DETAILS (ORIGINAL)          | 10 | OF | 14 |
| PERMANENT CONTROL MEASURE PLAN - POND 'A' DETAILS - AMENDED           | 11 | OF | 14 |
| PERMANENT CONTROL MEASURE PLAN - POND 'B' DETAILS                     | 12 | OF | 14 |
| STORM SEWER PLAN & PROFILES (ORIGINAL)                                | 13 | OF | 14 |
| STORM SEWER PLAN & PROFILES                                           | 14 | OF | 14 |

|      |                                                 |          |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                                                                                    |                            |                |               |
|------|-------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------|---------------|
| REV. | DESCRIPTION                                     | DATE     |  <div>Know what's below.<br/>Call 72 hours before you dig.</div> <div>For more details visit:<br/><a href="http://www.call811.com">www.call811.com</a></div> | <b>NOTE:</b><br>* EXISTING RIVERINE INTERMITTENT STREAMBED<br>SEASONALLY FLOODED (R4SBC) AS DESCRIBED IN<br>"AQUATIC RESOURCES ASSESSMENT" MEMORANDUM BY<br>WSB ENGINEERING, DATED JULY 28, 2021. | PREPARED FOR:<br><br>EL PASO COUNTY<br><br>2880 INTERNATIONAL CIRCLE<br>SUITE 110<br>COLORADO SPRINGS, CO 80910 |  <div>1655 N. UNION STREET, SUITE 114<br/>COLORADO SPRINGS, CO 80904<br/>(719) 291-2744</div> | BEACON LITE ROAD STOCKPILE |                | DRAWN BY: MGP |
| 1    | ADDRESS AGENCY COMMENTS                         | 01/26/26 |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                                                                                    | SCALE: N/A                 | DATE: 12/17/25 |               |
| 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                         | 09/08/26 |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                                                                                    |                            |                |               |
|      |                                                 |          |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                                                                                    | CONSTRUCTION DRAWINGS      | JOB NUMBER     | SHEET         |
|      |                                                 |          |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                   |                                                                                                                 |                                                                                                                                                                                    | AMENDMENT                  | 25-005         | 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**  
PERMANENT SWQ CCM'S (IF USED) SUCH AS RIP-RAP, CURB & GUTTER, PAVEMENT, LANDSCAPING, AND SEEDING SHALL BE CONSTRUCTED AT THIS TIME AS OUTLINED ON THE GRADING AND EROSION CONTROL PLAN AND THE LANDSCAPE AND IRRIGATION PLANS, DRAINAGE REPORT, AND/OR CONSTRUCTION DOCUMENTS. ALL DISTURBED AREAS THAT ARE NOT PERMANENTLY PAVED OR LANDSCAPED SHALL BE PERMANENTLY SEEDED.

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

- NON APPLICABLE ITEMS**
- 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

**CONSTRUCTION CONTROL LEGEND**

- SILT FENCE — SF — SF
- VEHICLE TRACKING CONTROL — VTC — VTC
- STABILIZED STAGING AREA\* — SSA — SSA
- PORTABLE TOILET MANAGEMENT\* — PT — PT
- CONSTRUCTION FENCE — CF — CF
- CULVERT INLET PROTECTION — CIP — CIP
- SEDIMENT CONTROL LOG — SCL — SCL

**LEGEND**

- EXISTING (E)
- PROPOSED (P)
- C&G C&G
- PUB PUB
- PRIVATE PVT
- INLET PROTECTION IP
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- (E) CONTOUR, INDEX — 7350 —
- (P) CONTOUR, INDEX — 7350 —
- (P) CONTOUR — 7350 —
- (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     |
|------|-------------------------------------------------|----------|
| 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                         | 09/08/26 |



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

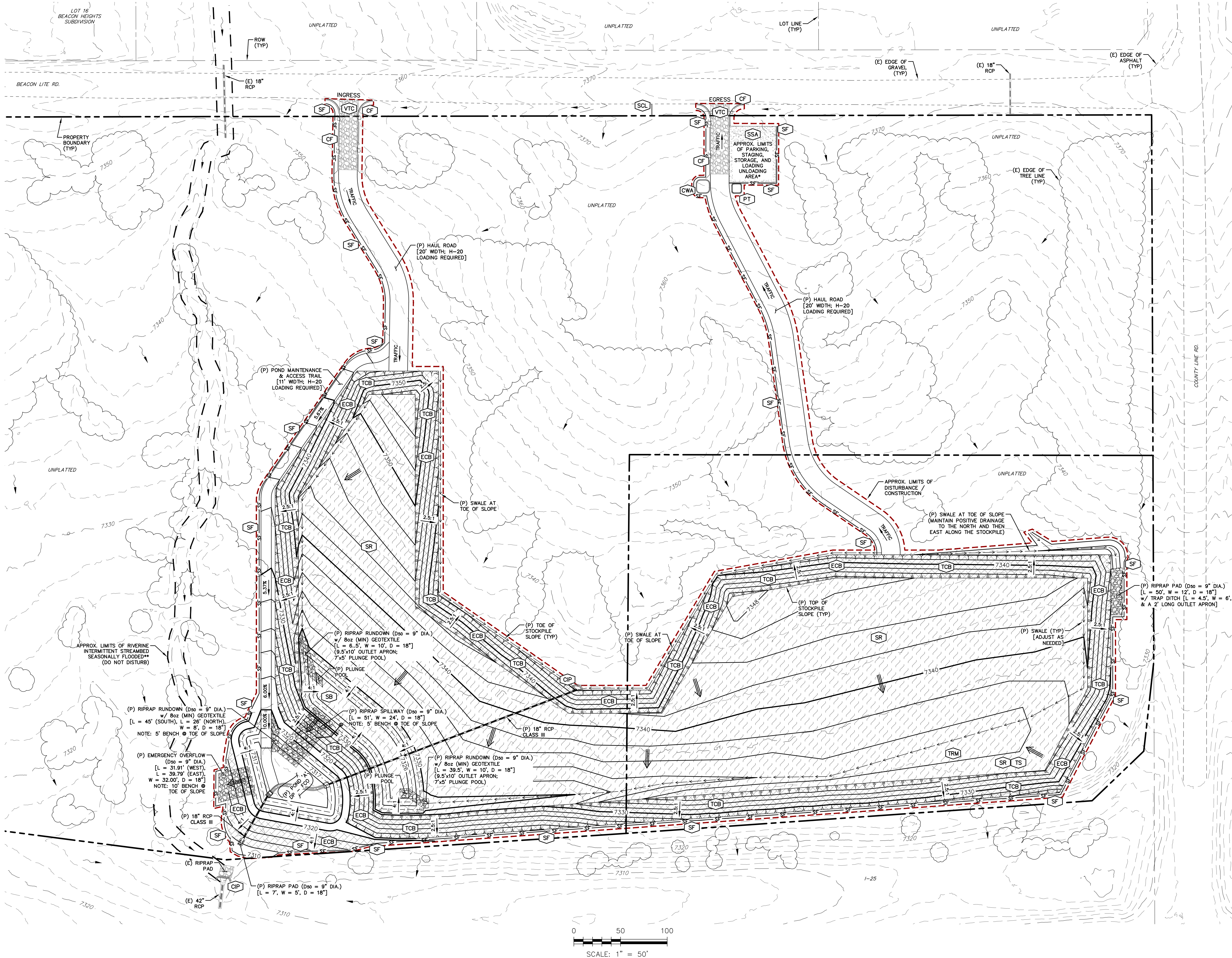


BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL PLAN

- INITIAL -

|              |          |           |          |
|--------------|----------|-----------|----------|
| DESIGNED BY: | MGP      | DRAWN BY: | MGP      |
| SCALE:       | 1" = 50' | DATE:     | 12/17/25 |
| JOB NUMBER   | 25-005   | SHEET     | 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.
  - EXISTING RIVERINE INTERMITTENT STREAMBED SEASONALLY FLOODED (R4SBC) AS DESCRIBED IN "AQUATIC RESOURCES ASSESSMENT" MEMORANDUM BY WSB ENGINEERING, DATED JULY 28, 2021.
  - PER DCM V2 SECTION 3.2: SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND ARE 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 DORMANT FOR LONGER THAN 30 DAYS, SHALL BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

**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.
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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.
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**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
- FLOOD CONTROL ONLY
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- (E) CONTOUR, INDEX
- (E) CONTOUR
- (P) CONTOUR, INDEX
- (P) CONTOUR
- (E) EDGE OF TREE LINE
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- APPROX. LIMITS OF RIVERINE INTERMITTENT STREAMBED SEASONALLY FLOODED
- (E) STORM SEWER
- (P) STORM SEWER
- (P) RIPRAP
- (E) DIRECTION OF OVERLAND FLOW
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- DIRECTION OF FLOW
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| REV. | DESCRIPTION                                     | DATE     |
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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:

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

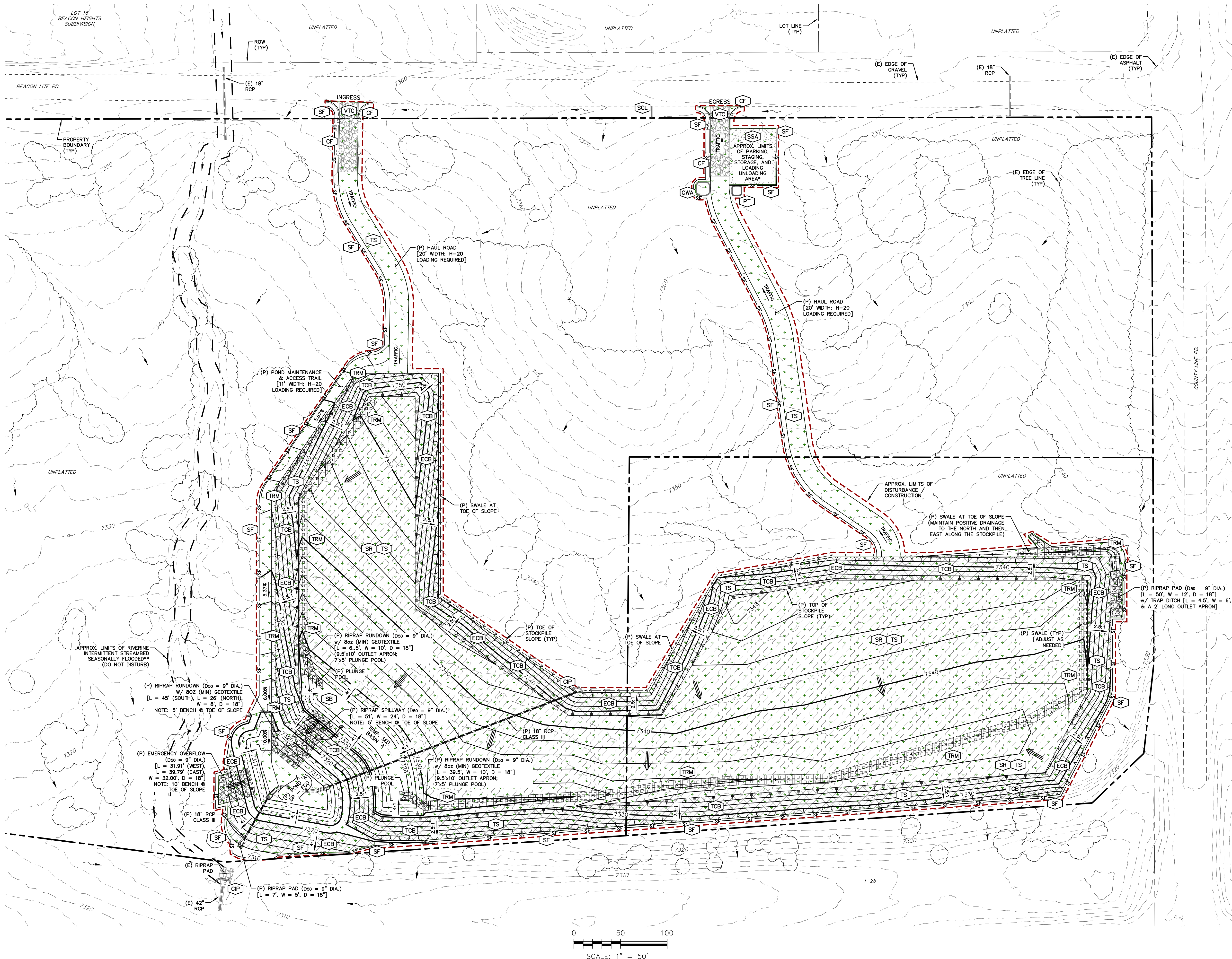


BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL PLAN

- INTERIM -

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



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**CONSTRUCTION CONTROL LEGEND**

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- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA\*
- TEMPORARY SEDIMENT BASIN
- TEMPORARY COMPACTED BERM (H = 10' MAX)
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT [10' WIDE]
- SURFACE ROUGHENING\*\*\*
- CULVERT INLET PROTECTION
- CONSTRUCTION FENCE
- TEMPORARY SEEDING\*\*\*
- SEDIMENT CONTROL LOG
- PORTABLE TOILET MANAGEMENT\*
- CONCRETE WASHOUT\*

**LEGEND**

- EXISTING (E)
- PROPOSED (P)
- CURB AND GUTTER C&G
- PUBLIC PUB
- PRIVATE PVT
- INLET PROTECTION IP
- DETENTION POND DP
- FLOOD CONTROL ONLY FCO
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- (E) CONTOUR, INDEX
- (E) CONTOUR
- (P) CONTOUR, INDEX
- (P) CONTOUR
- (E) EDGE OF TREE LINE
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- (E) DIRECTION OF OVERLAND FLOW
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- DIRECTION OF FLOW
- (P) SWALE

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| 6    | ADDRESS AGENCY COMMENTS                         | 09/08/26 |



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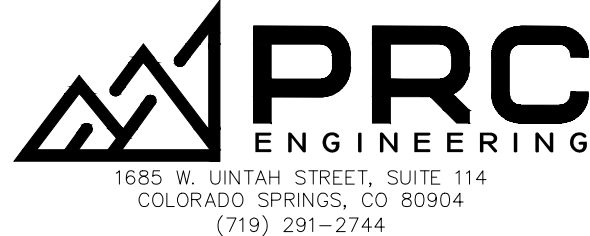
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SUITE 110  
COLORADO SPRINGS, CO 80910

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

- FINAL -

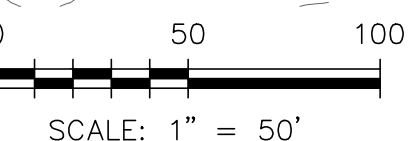
DRAWN BY: MGP

SCALE: 1" = 50'

DATE: 12/17/25

JOB NUMBER SHEET

25-005 4 OF 14



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DOLORADO SPRINGS, CO 80910

RAYMOND E. PEREZ, COLORADO PE #37173

DATE \_\_\_\_\_



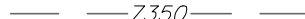
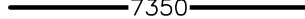
- FINAL - AMENDMENT

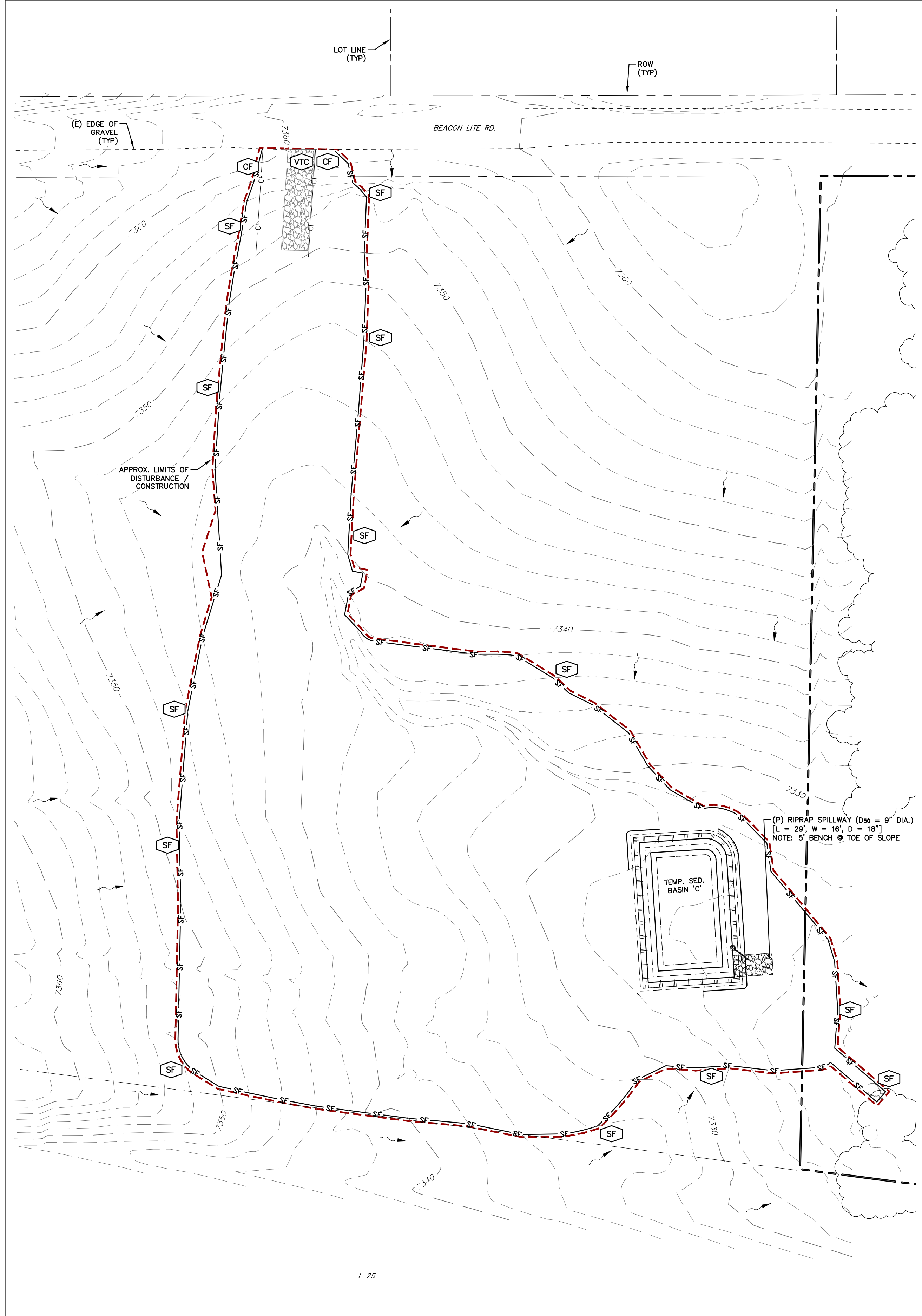
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| SCALE: 1" = 50' | DATE: 12/17/25 |
| JOB NUMBER      | SHEET          |
| 25-005          | 5 OF 14        |

- CONSTRUCTION CONTROL MEASURES INSTALLATION STAGING NOTES (NOT ALL APPLY):**
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- NON APPLICABLE ITEMS**
- |                                                                       |                                       |
|-----------------------------------------------------------------------|---------------------------------------|
| – NO-BUILD AREAS                                                      | – BOUNDARIES OF STREAMSIDE OVERLAY    |
| – LOCATION OF ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS | – BOUNDARIES OF HILLSIDE OVERLAY      |
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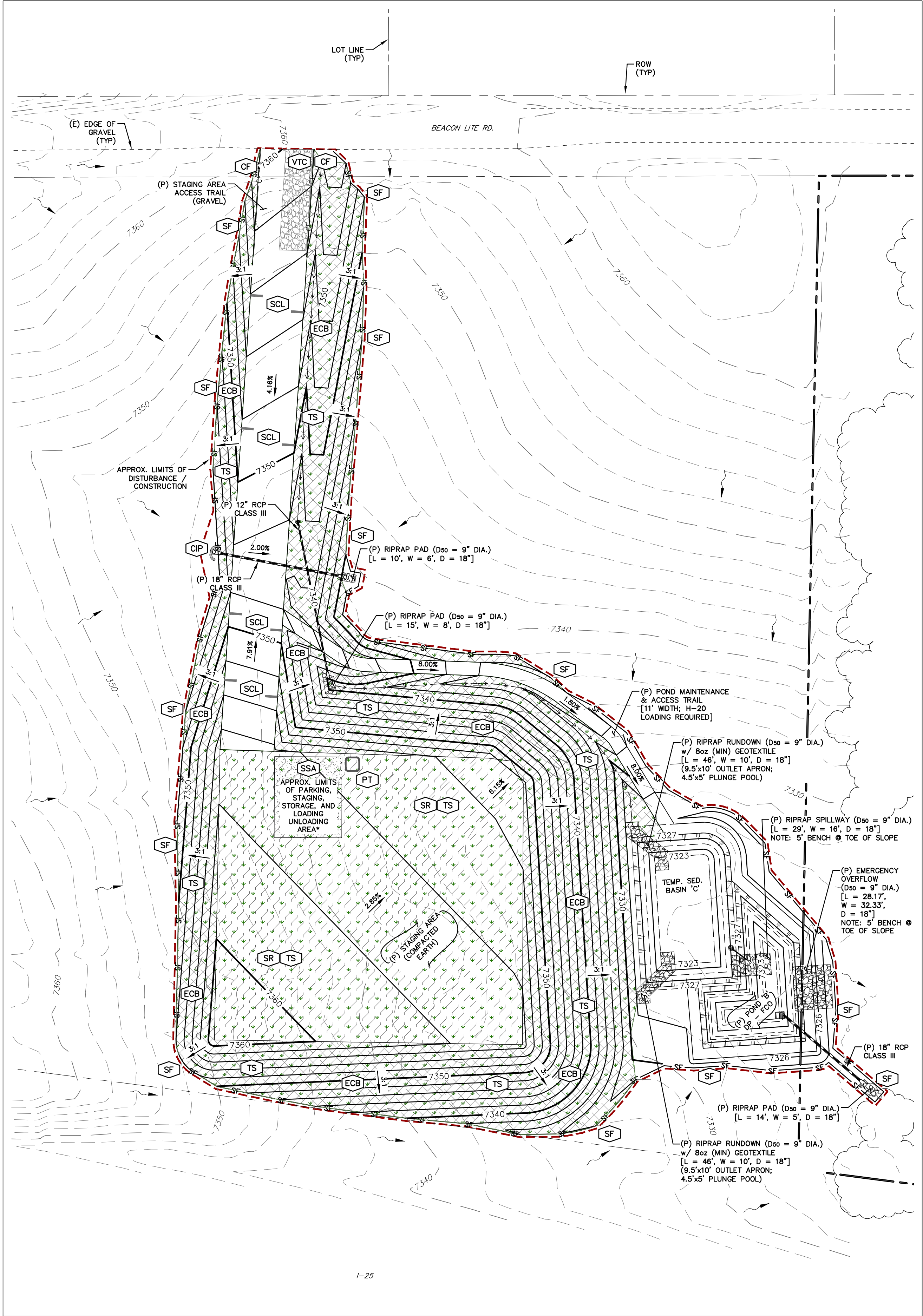
## SILT FENCE

- ### LEGEND

- |                                                                            |                                                                                       |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| EXISTING                                                                   | (E)                                                                                   |
| PROPOSED                                                                   | (P)                                                                                   |
| CURB AND GUTTER                                                            | C&G                                                                                   |
| PUBLIC                                                                     | PUB                                                                                   |
| PRIVATE                                                                    | PVT                                                                                   |
| INLET PROTECTION                                                           | IP                                                                                    |
| DETENTION POND                                                             | DP                                                                                    |
| FLOOD CONTROL ONLY                                                         | FCO                                                                                   |
| 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/<br>LIMITS OF DISTURBANCE                           |  |
| APPROX. LIMITS OF RIVERINE<br>INTERMITTENT STREAMBED<br>SEASONALLY FLOODED |  |
| (E) STORM SEWER                                                            |  |
| (P) STORM SEWER                                                            |  |
| (P) RIPRAP                                                                 |  |
| (E) DIRECTION OF OVERLAND FLOW                                             |  |
| (P) DIRECTION OF OVERLAND FLOW                                             |  |
| DIRECTION OF FLOW                                                          |  |
| (P) SWALE                                                                  |  |



INITIAL



INTERIM - FINAL

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  - \* 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.
  - \*\*\* PER DCM V2 SECTION 3.2: SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND ARE 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 DORMANT FOR LONGER THAN 30 DAYS, SHALL BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

**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**  
PERMANENT SWQ CCM'S (IF USED) SUCH AS RIP-RAP, CURB & GUTTER, PAVEMENT, LANDSCAPING, AND SEEDING SHALL BE CONSTRUCTED AT THIS TIME AS OUTLINED ON THE GRADING AND EROSION CONTROL PLAN AND THE LANDSCAPE AND IRRIGATION PLANS, DRAINAGE REPORT, AND/OR CONSTRUCTION DOCUMENTS. ALL DISTURBED AREAS THAT ARE NOT PERMANENTLY PAVED OR LANDSCAPED SHALL BE PERMANENTLY SEED.

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

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

**CONSTRUCTION CONTROL LEGEND**

- SILT FENCE
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA\*
- EROSION CONTROL BLANKET
- CULVERT INLET PROTECTION
- CONSTRUCTION FENCE
- TEMPORARY SEEDING\*\*\*
- SEDIMENT CONTROL LOG
- SF
- VTC
- SSA
- ECB
- CIP
- CF
- SCL
- TS

**LEGEND**

- EXISTING
- PROPOSED
- C&G
- PUB
- PRIVATE
- INLET PROTECTION
- DETENTION POND
- FLOOD CONTROL ONLY
- 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
- (E) STORM SEWER
- (P) STORM SEWER
- (P) RIPRAP
- (E) DIRECTION OF OVERLAND FLOW
- (P) DIRECTION OF OVERLAND FLOW
- DIRECTION OF FLOW
- (P) SWALE
- (E)
- (P)
- C&G
- PUB
- PVT
- IP
- DP
- FCO
- 7350
- 7350
- 2.00%
- 2.00%

| 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                         | 09/08/26 |

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EL PASO COUNTY

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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

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

BEACON LITE ROAD STOCKPILE

GRADING & EROSION CONTROL PLAN  
STAGING AREA - AMENDMENT

|            |          |
|------------|----------|
| DRAWN BY:  | MGP      |
| SCALE:     | 1" = 50' |
| DATE:      | 12/17/25 |
| JOB NUMBER | 25-005   |
| SHEET      | 6 OF 14  |



## SC-7

**EC-1**

### Sediment Basin (SB)

---

|      |                                                                                            |             |
|------|--------------------------------------------------------------------------------------------|-------------|
| SB-6 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | August 2013 |
|------|--------------------------------------------------------------------------------------------|-------------|

### Surface Roughening (SR)



---

August 2013
Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3
SB-7

## Sediment Control Log (SCL)



**TYPICAL SECTION - STOCKPILE SIDE SLOPE & SWALE**  
SCALE: N.T.S.

## Sediment Control Log (SCL)

|       |                                                                                            |               |
|-------|--------------------------------------------------------------------------------------------|---------------|
| SCL-6 | Urban Drainage and Flood Control District<br>Urban Storm Drainage Criteria Manual Volume 3 | November 2015 |
|-------|--------------------------------------------------------------------------------------------|---------------|

\\Projects\25-005 Beacon Life Stocks\Dev\CD\G-EC\25-005-G-EC-09 - Details - Details - Tuesday, September 8, 2009 10:13:04 AM - Michael Pitts

ECB-1. PIPE OUTLET TO DRAINAGEWAY

ECB-2. SMALL DITCH OR DRAINAGEWAY

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

UNDISTURBED SOIL

PERIMETER ANCHOR TRENCH, TYP.

JOINT ANCHOR TRENCH, TYP.

TOP OF CHANNEL BANK

ANCHOR DETAILS

GEOTEXTILE FABRIC OR MAT, TYP.

3" MIN. TYP.

6" MIN. TYP.

SINGLE EDGE STAKE, TYP.

COMPACTED BACKFILL, TYP.

PERIMETER ANCHOR TRENCH

TWO EDGES OF TWO ADJACENT ROLLS

JOINT ANCHOR TRENCH

LOOP FROM MIDDLE OF ROLL

INTERMEDIATE ANCHOR TRENCH

FLOW

6"

OVERLAPPING JOINT

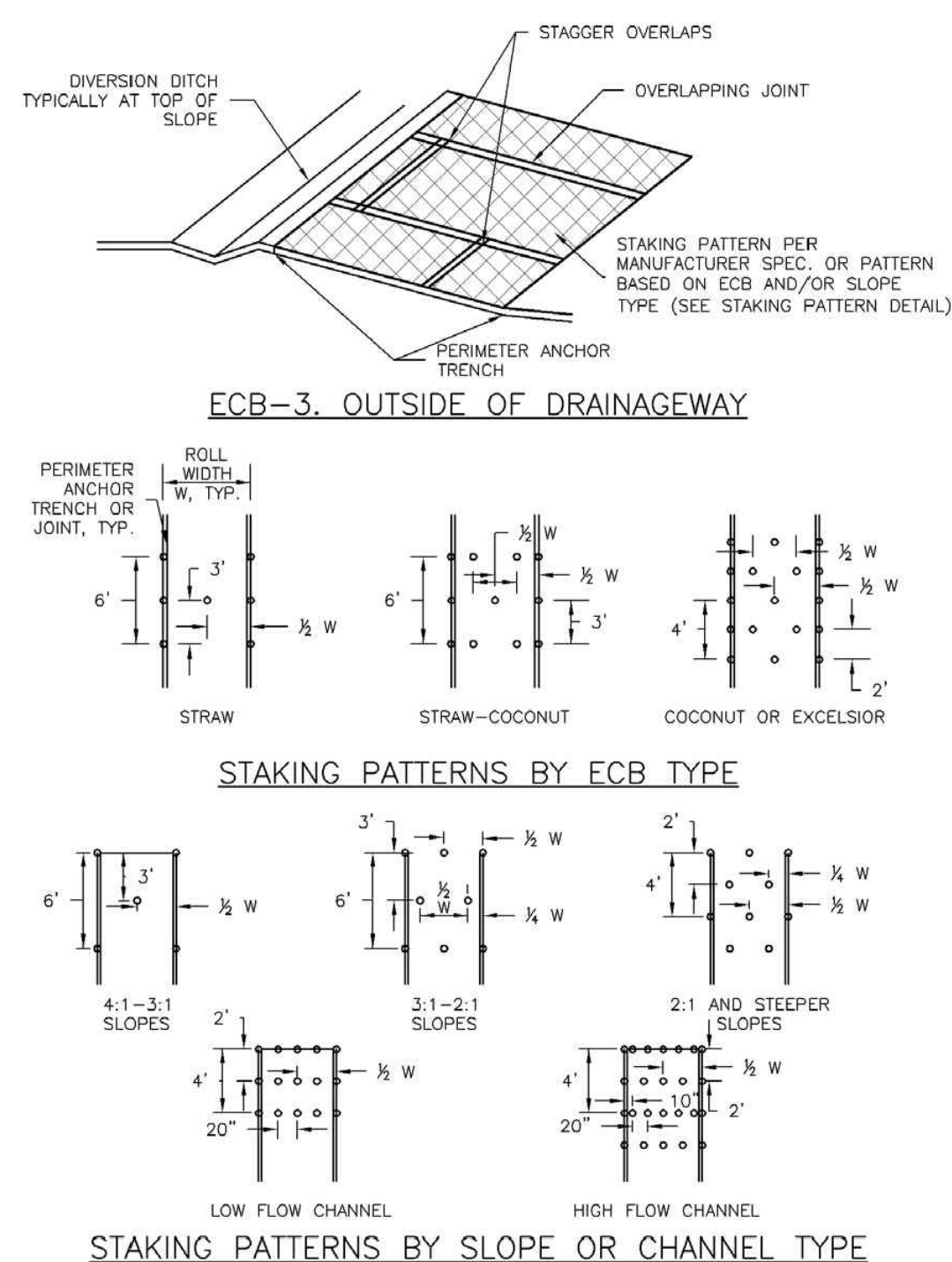
3" MIN.

12" MIN.

WOOD STAKE DETAIL

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

**Rolled Erosion Control Products (RECP) EC-6**



---

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

## EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
  - LOCATION OF ECB;
  - TYPE OF ECB (STRAW, STRAW-COCOONUT, 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 PERMITEE SHALL PLACE THE ECB IN THE CORRECT GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST 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 (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 RESEED 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

## Rolled Erosion Control Products (RECP) EC-6

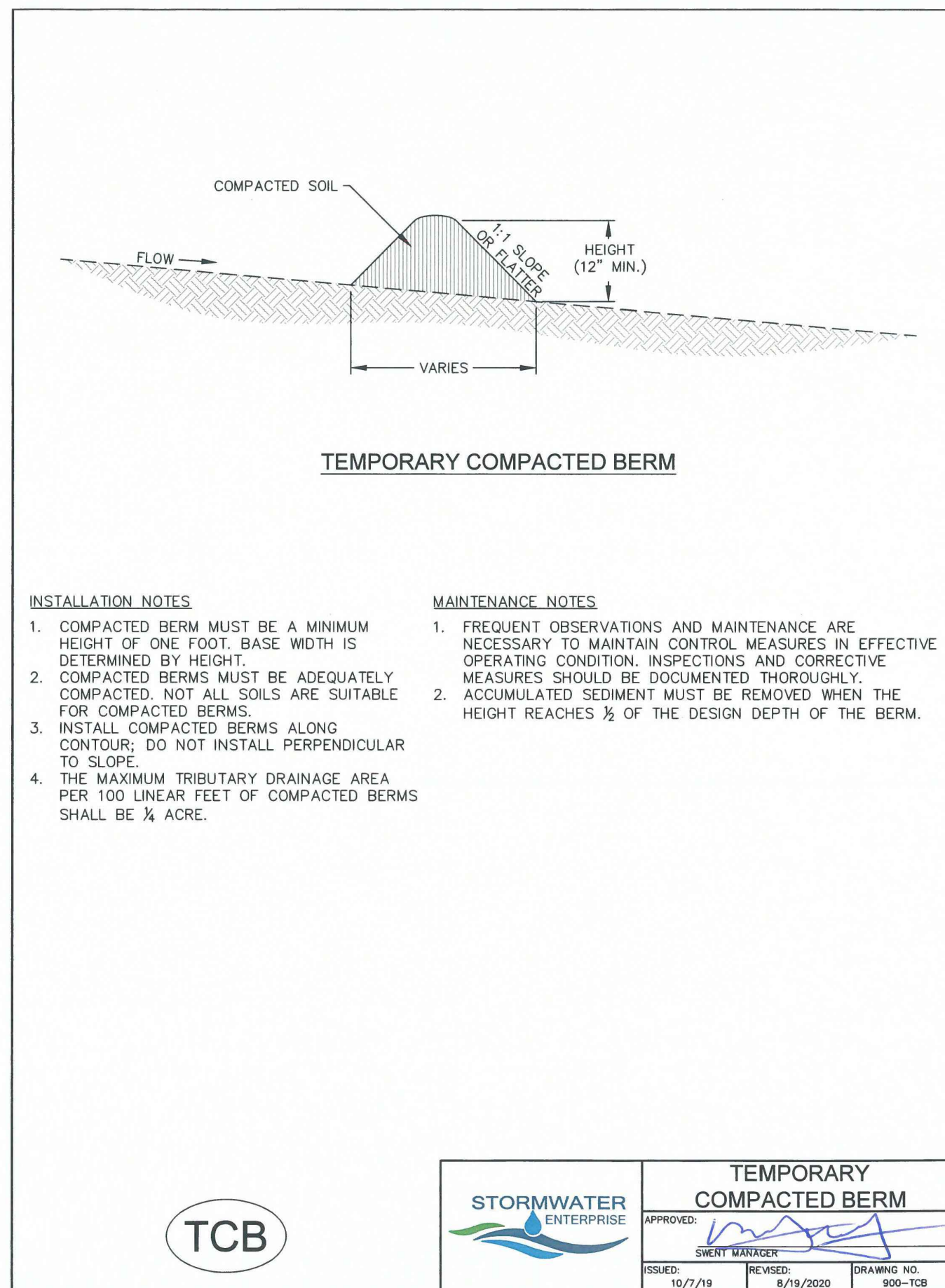
## EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROAGTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION OR DISRUPTION OF THE BMP.
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. ERODING SLOPE SHOULD BE LEFT IN PLACE TO EVENTUALLY BIOGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
5. ANY EGB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEEP OR GRASS SHALL BE REPAIRED, REINSTALLED, AND MULCHED, AND THE EGB REINSTALLED.

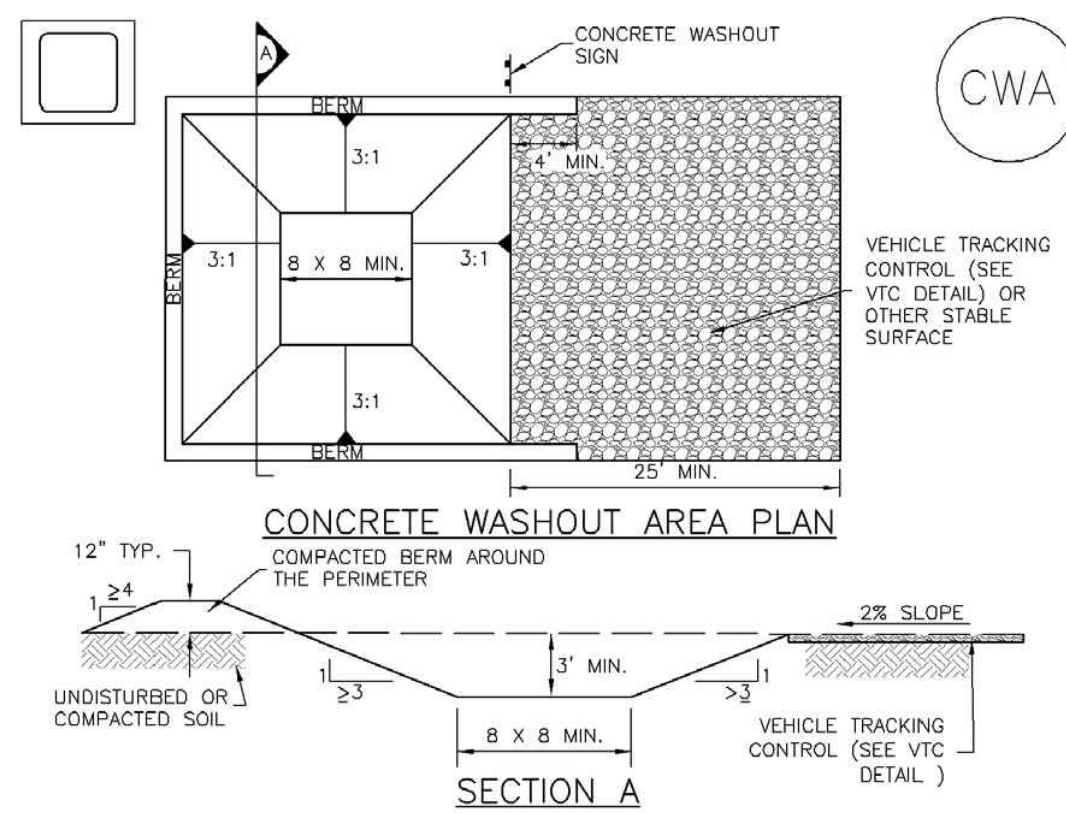
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

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



**Concrete Washout Area (CWA)** **MM-1**



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 ANY. CONSIDER LOCATING CWA'S IN AREAS WHERE IF OR WHEN PERMEABLE SOILS EXIST ON SITE. THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASTEWATER DEVICES OR A LINED ABOVE GROUND 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 TO THE SUBSURFACE 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 SOMEMWHERE 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<br>• Irrigated hydroseeded | • Non-irrigated broadcast<br>• Non-irrigated hydroseeded<br>• 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 <sup>2</sup>   | <i>Naassella viridula</i>     | Cool, bunch          | 10       | 2                                                | 1                                                                               | 0.5                     |
| Wheatgrass, western <sup>2</sup> | <i>Panicum smithii</i>        | Cool, sod            | 20       | 6.4                                              | 3.2                                                                             | 1.6                     |
| Grama, siccateas                 | <i>Bouteloua curtipendula</i> | Warm, bunch          | 10       | 2                                                | 1                                                                               | 0.5                     |
| Switchgrass <sup>2</sup>         | <i>Panicum virgatum</i>       | Warm, bunch/sod      | 10       | 0.8                                              | 0.4                                                                             | 0.2                     |
| Prairie sandreed <sup>2</sup>    | <i>Callimoxia longifolia</i>  | Warm, sod            | 10       | 1.2                                              | 0.6                                                                             | 0.3                     |
| Yellow inlandgrass <sup>2</sup>  | <i>Sorghastrum nutans</i>     | Warm, sod            | 10       | 2                                                | 1                                                                               | 0.5                     |
| Seed rate (lbs PLS/acre)         |                               |                      |          | 19.3                                             | 9.7                                                                             | 4.8                     |

<sup>1</sup>For 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.

<sup>2</sup>Species 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:<br>• Irrigated hydroseeded | • Non-irrigated broadcast:<br>• 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>Hesperia 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 |
| 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                         | 09/08/26 |



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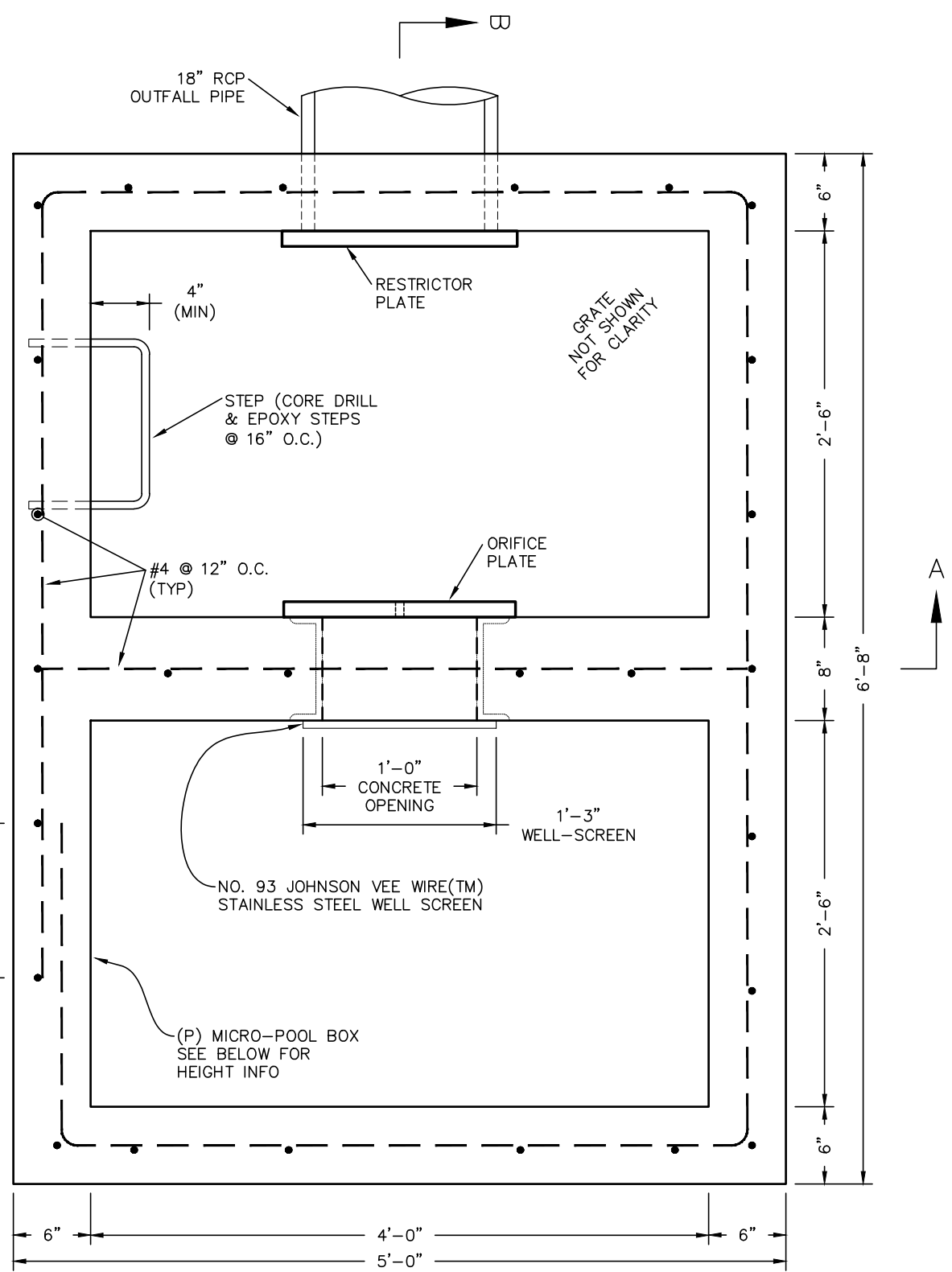


## BEACON LITE ROAD STOCKPILE

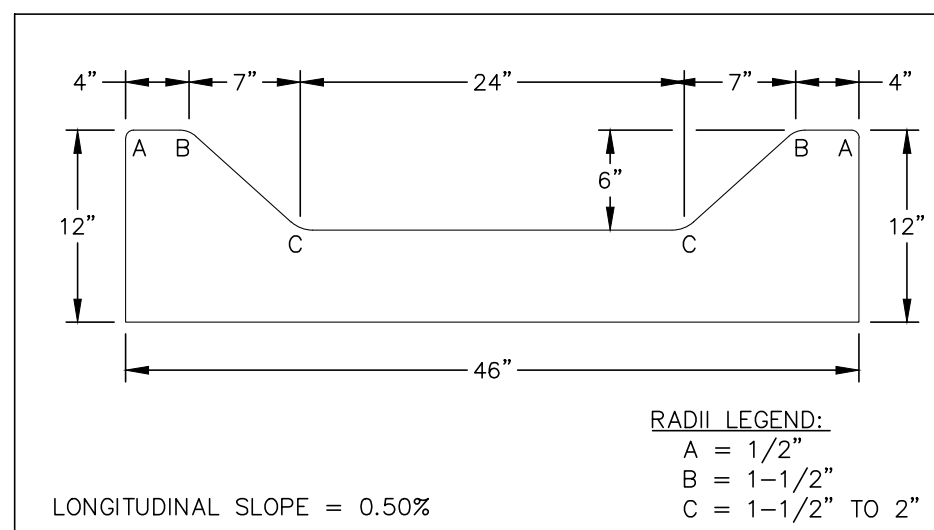
|        |     |       |          |
|--------|-----|-------|----------|
| SCALE: | N/A | DATE: | 12/17/25 |
|--------|-----|-------|----------|

|                   |            |       |
|-------------------|------------|-------|
| GRADING & EROSION | JOB NUMBER | SHEET |
|                   |            |       |

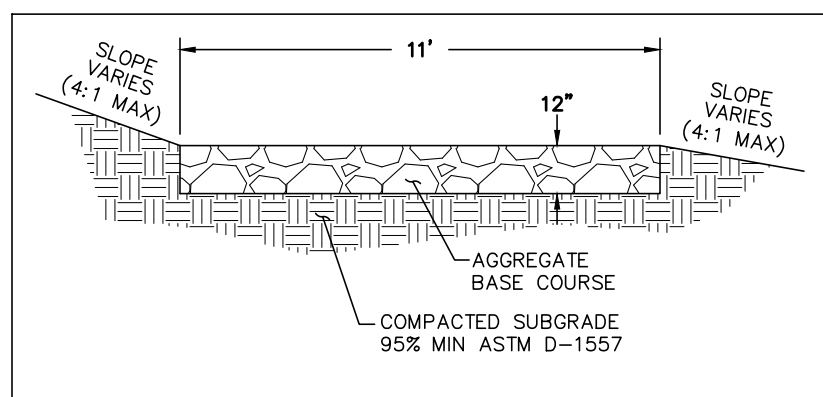
CONTROL DETAILS 25-005 9 OF 14



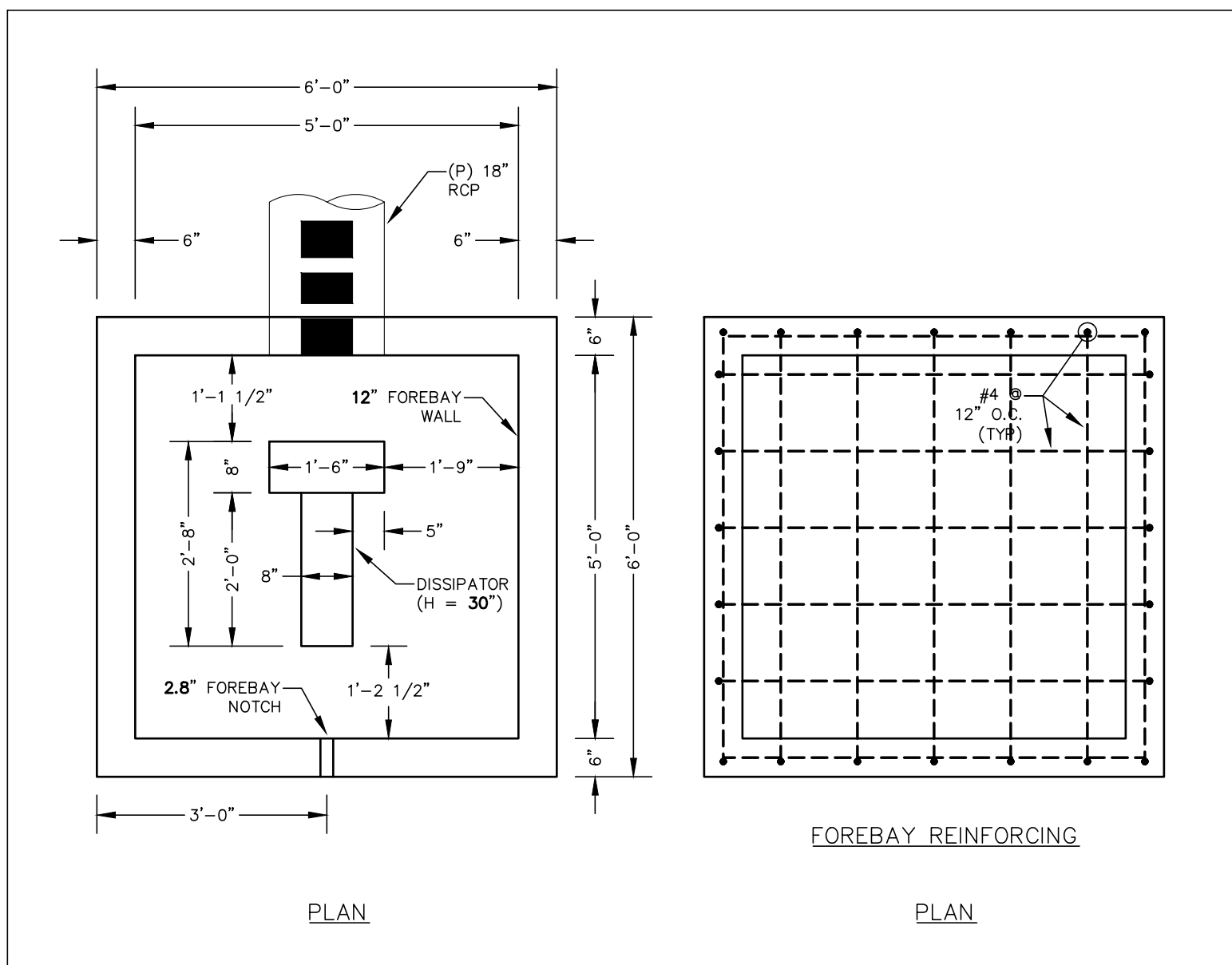
**POND OUTFALL STRUCTURE - PLAN VIEW**  
SCALE: N.T.S.



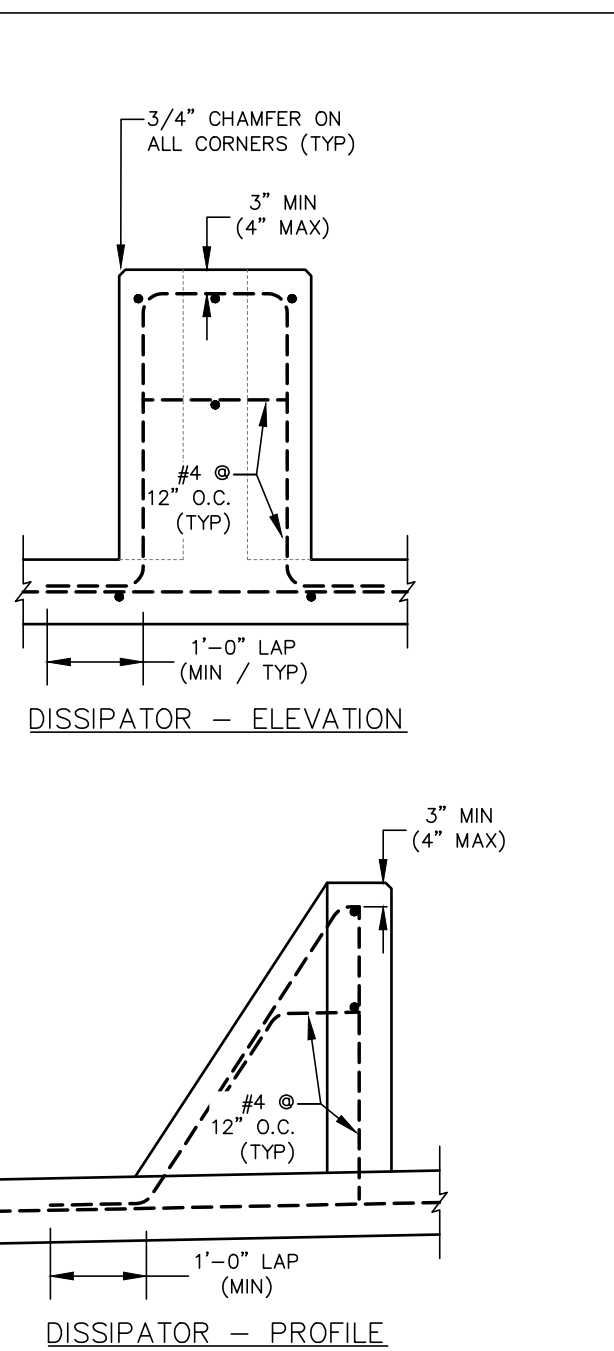
**CONCRETE TRICKLE CHANNEL**  
SCALE: N.T.S.



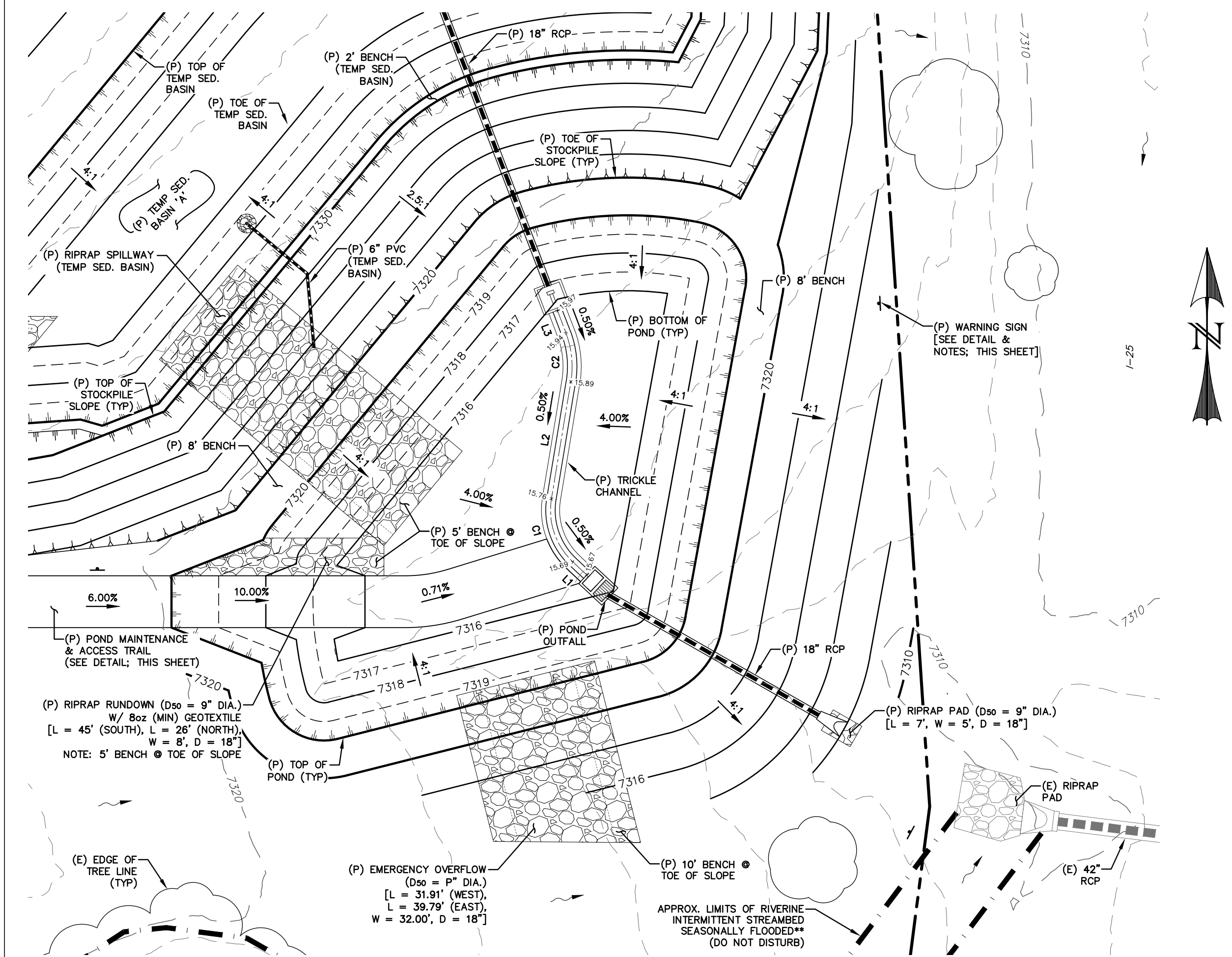
**POND MAINTENANCE ACCESS DETAIL**  
SCALE: N.T.S.



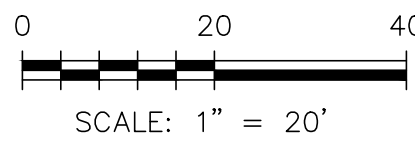
**FOREBAY**  
SCALE: 1" = 2'



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

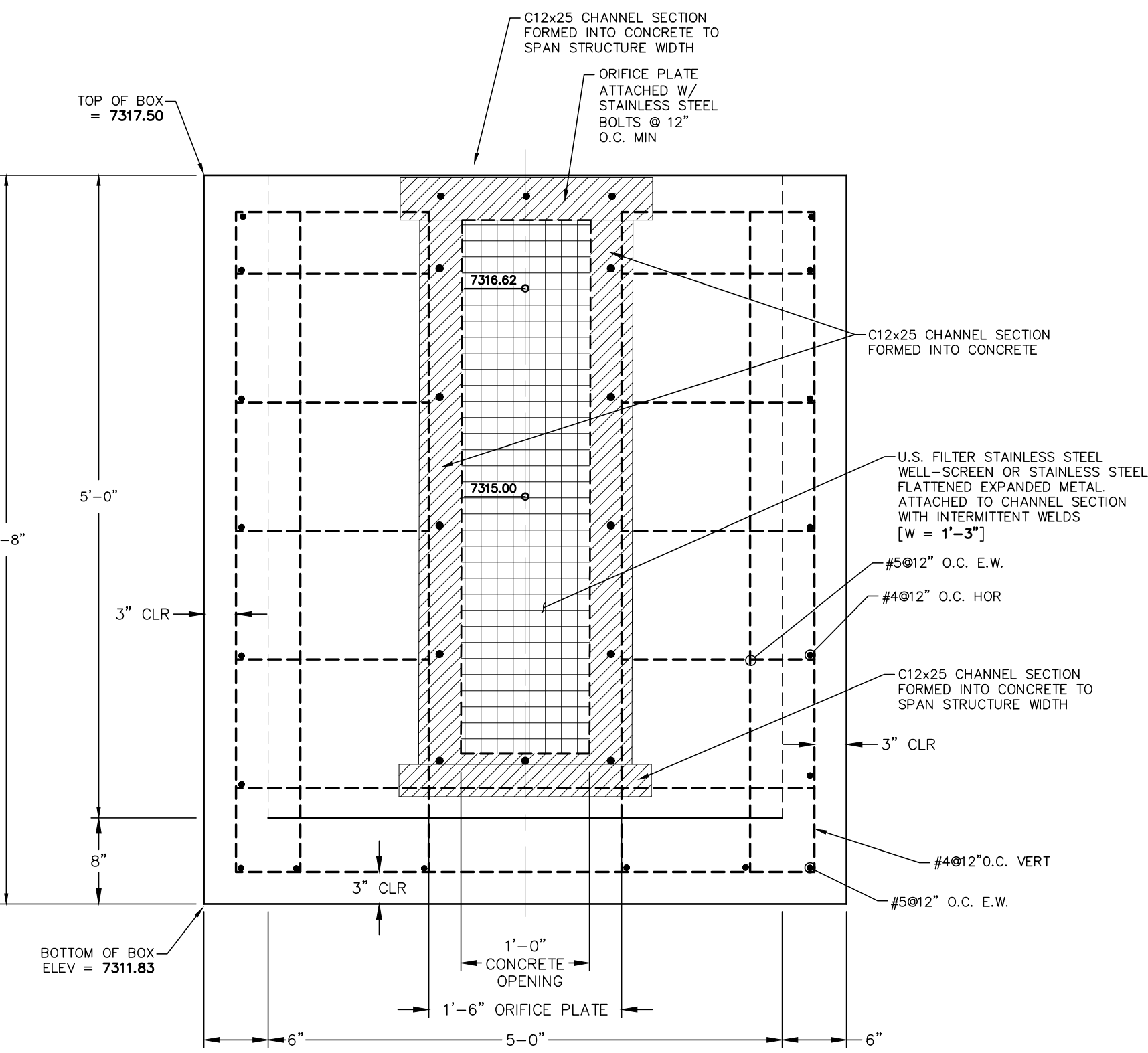


**POND 'A' - FULL-SPECTRUM EXTENDED DETENTION BASIN**  
SCALE: 1" = 20'

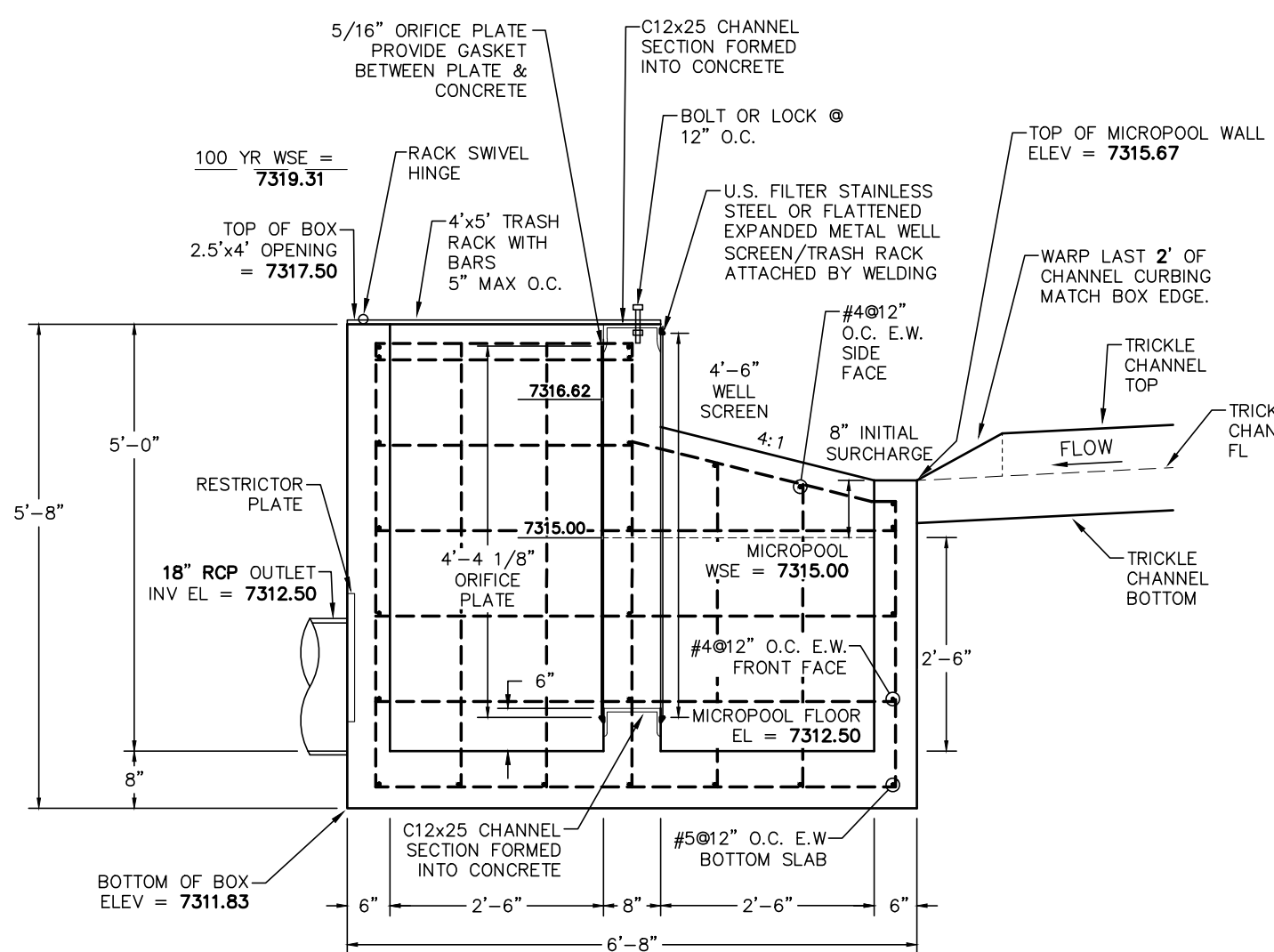


| LINE TABLE - TRICKLE CHANNEL CL |               |          |
|---------------------------------|---------------|----------|
| LINE                            | BEARING       | DISTANCE |
| L1                              | N46° 55' 29"W | 4.04     |
| L2                              | N9° 24' 29"E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

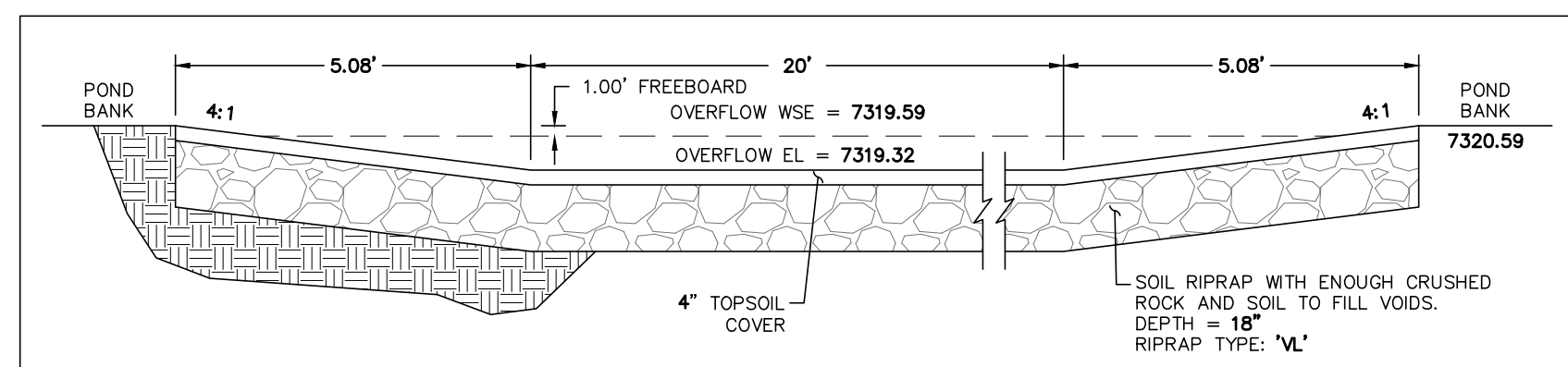
| CURVE TABLE - TRICKLE CHANNEL CL |           |        |        |
|----------------------------------|-----------|--------|--------|
| CURVE                            | DELTA     | RADIUS | LENGTH |
| C1                               | 56°19'59" | 15.00  | 14.75  |
| C2                            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



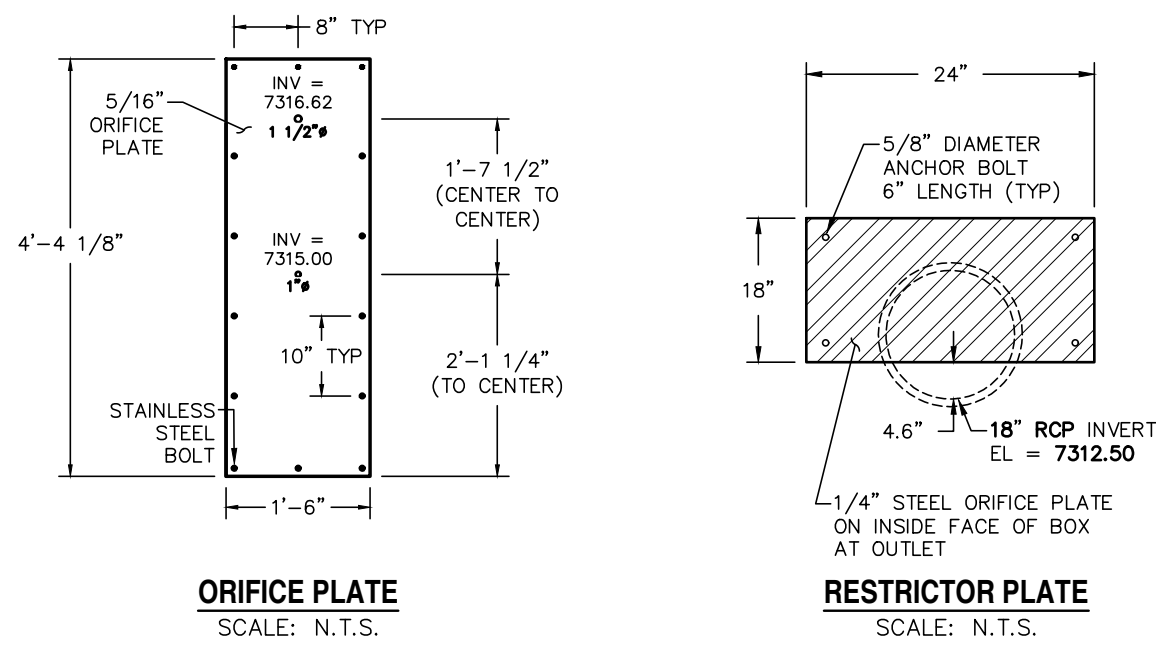
**SECTION A-A**  
SCALE: N.T.S.



**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:**

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 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.
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 AASHTO M 199.
7. SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.
8. CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

| 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                         | 09/08/26 |

**811** 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

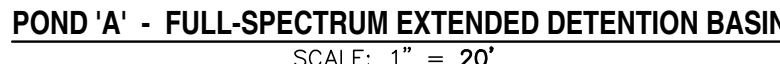
PREPARED UNDER MY DIRECT SUPERVISION AND FOR BEHALF OF PRC ENGINEERING.  
**RAYMOND E. PEREZ, COLORADO PE #37173**  
DATE: \_\_\_\_\_

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

**BEACON LITE ROAD STOCKPILE**  
**PERMANENT CONTROL MEASURE PLAN**

DESIGNED BY: **BES**  
SCALE: **VARIES**  
JOB NUMBER: **25-005**

DRAWN BY: **MGP**  
DATE: **12/17/25**  
SHEET: **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 602 FOR REINFORCEMENT FOR CONCRETE SLOPE. PAVING SHALL BE 6 X 6 - W1/4 X W1/4 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" IS GREATER THAN 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.
8. CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

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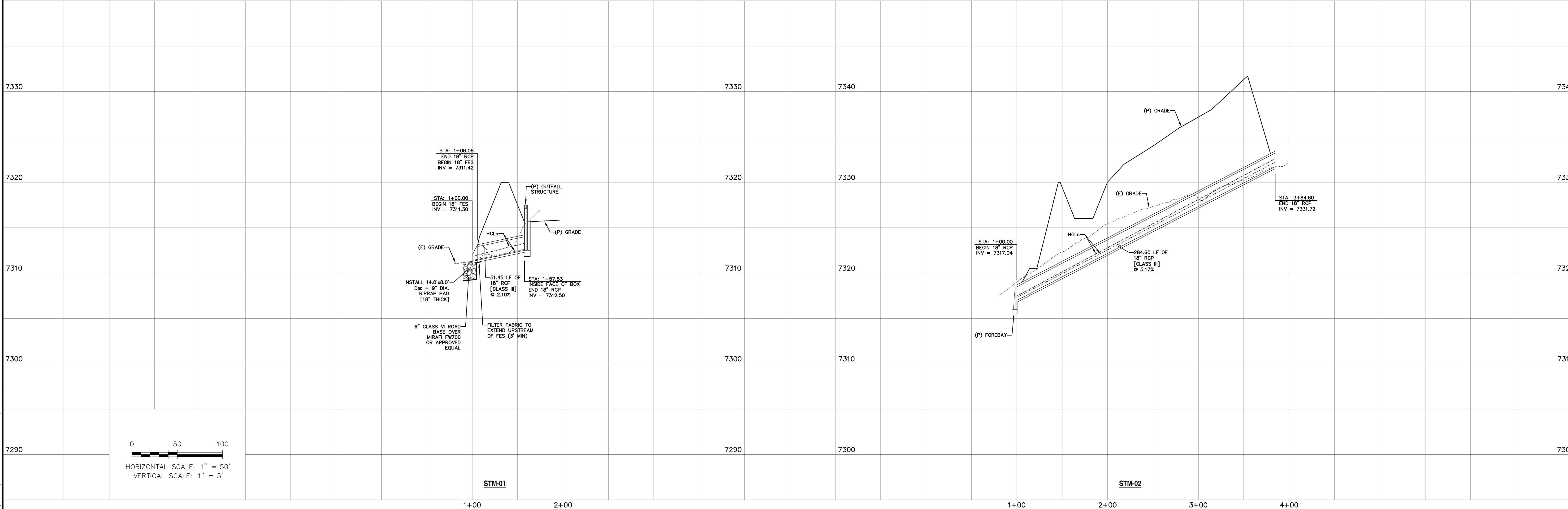
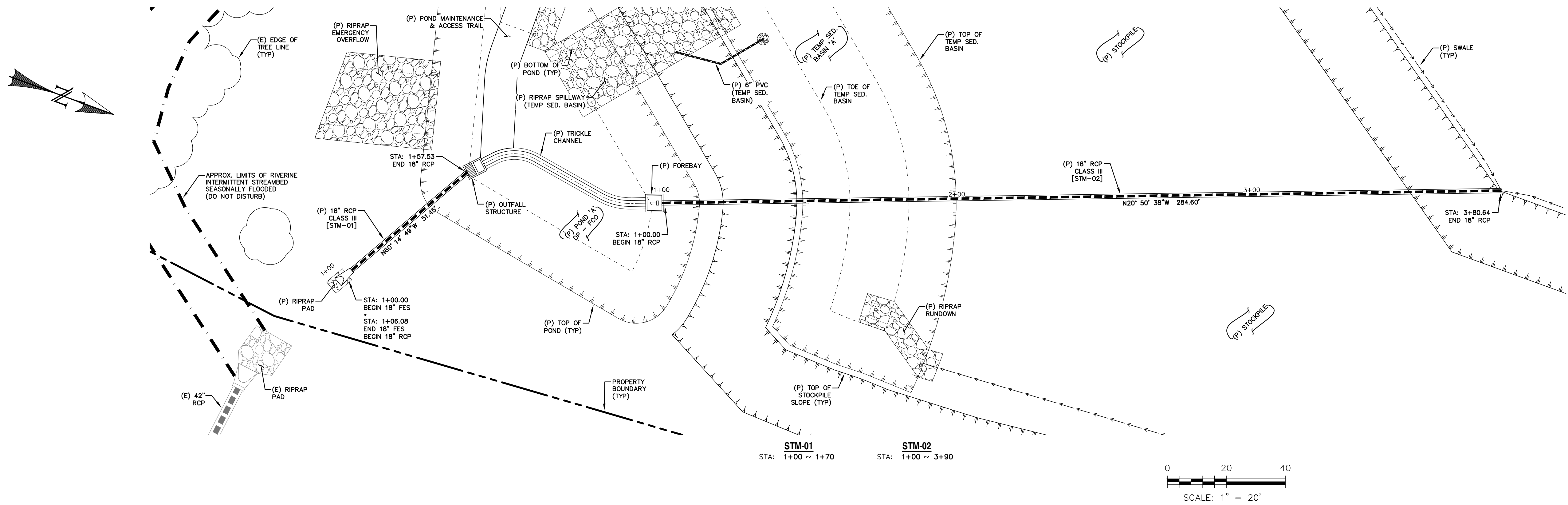
\*\* ALSO ACCEPTABLE: AMICO 19-SR-2 OR 19-SR-4 AND THE AMICO 19-W-2 OR 19-W-4.

2880 INTERNATIONAL CIRCLE  
SUITE 110  
COLORADO SPRINGS, CO 80910

RAYMOND E. PEREZ, COLORADO PE #37173

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

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



| REV. | DESCRIPTION                                     | DATE     |
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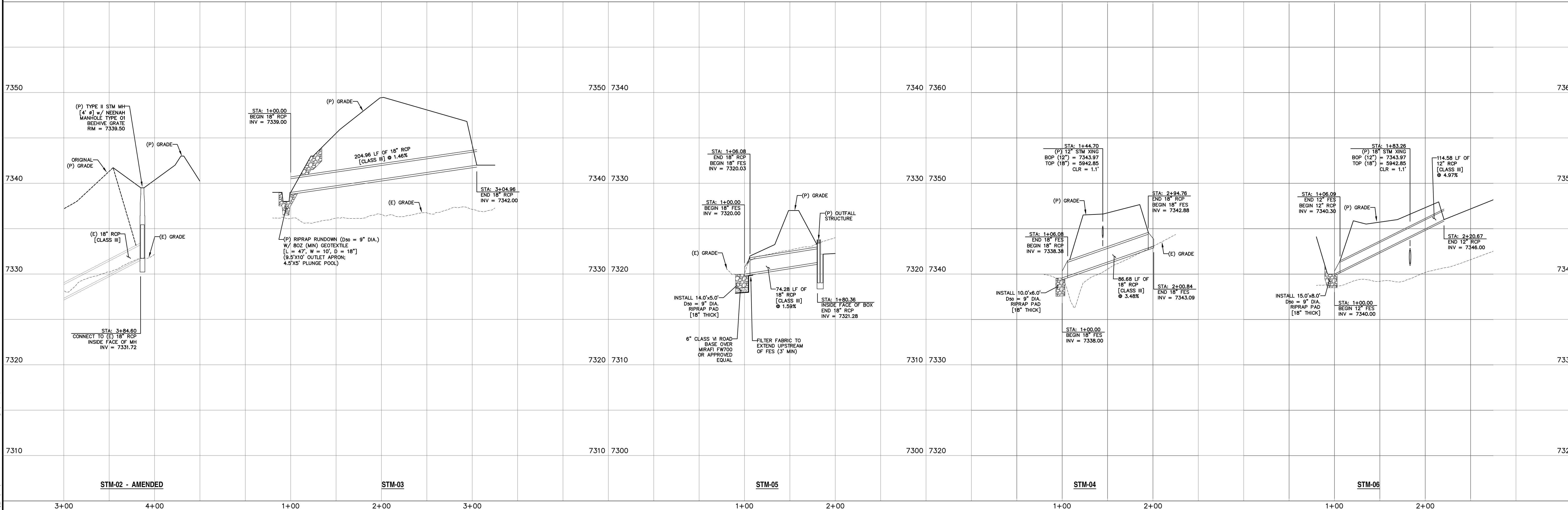
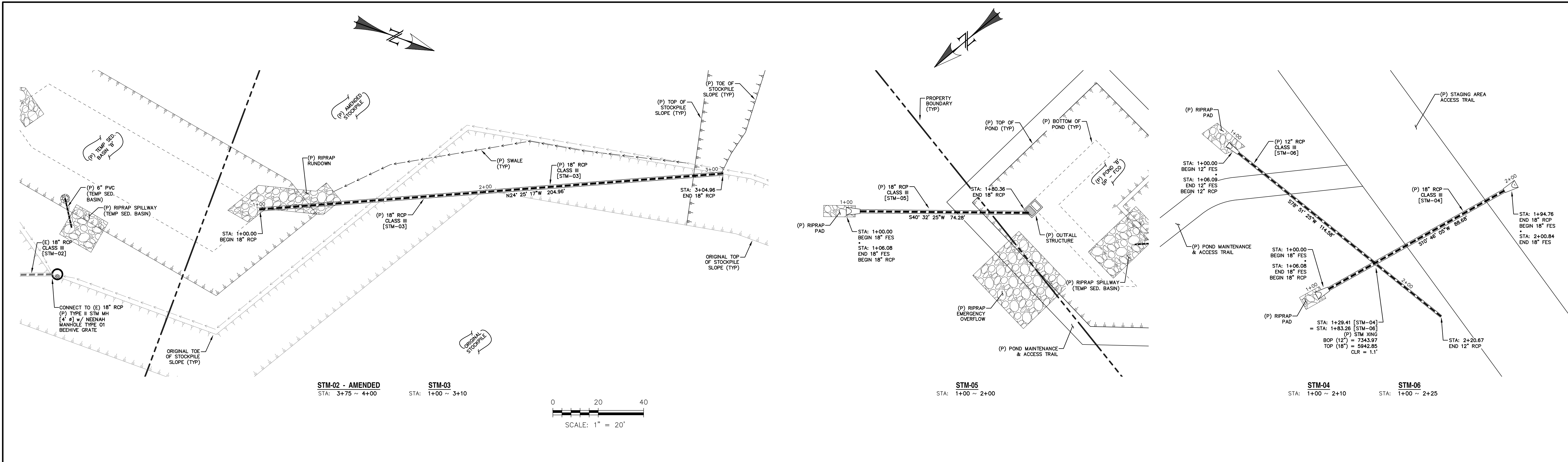
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PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF PRC ENGINEERING.  
**RAYMOND E. PEREZ, COLORADO PE #37173**  
DATE: \_\_\_\_\_

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(719) 291-2744

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

**BEACON LITE ROAD STOCKPILE**  
**STORM SEWER**  
**PLAN & PROFILES**



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BEACON LITE ROAD STOCKPILE  
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