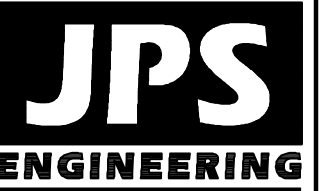


EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

KINCH SUBDIVISION

Grading & Erosion Control Plans

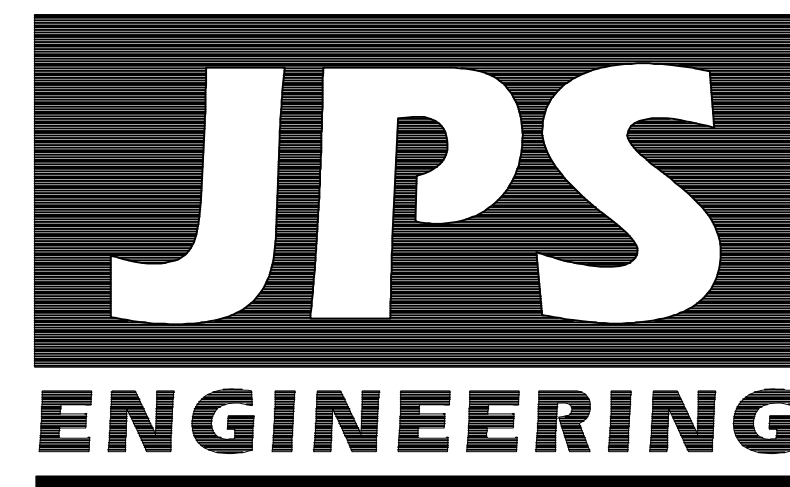
El Paso County, Colorado

PREPARED FOR:

PAUL AND AMY KINCH

10805 MILAM ROAD
Colorado Springs, CO 80908

PREPARED BY:

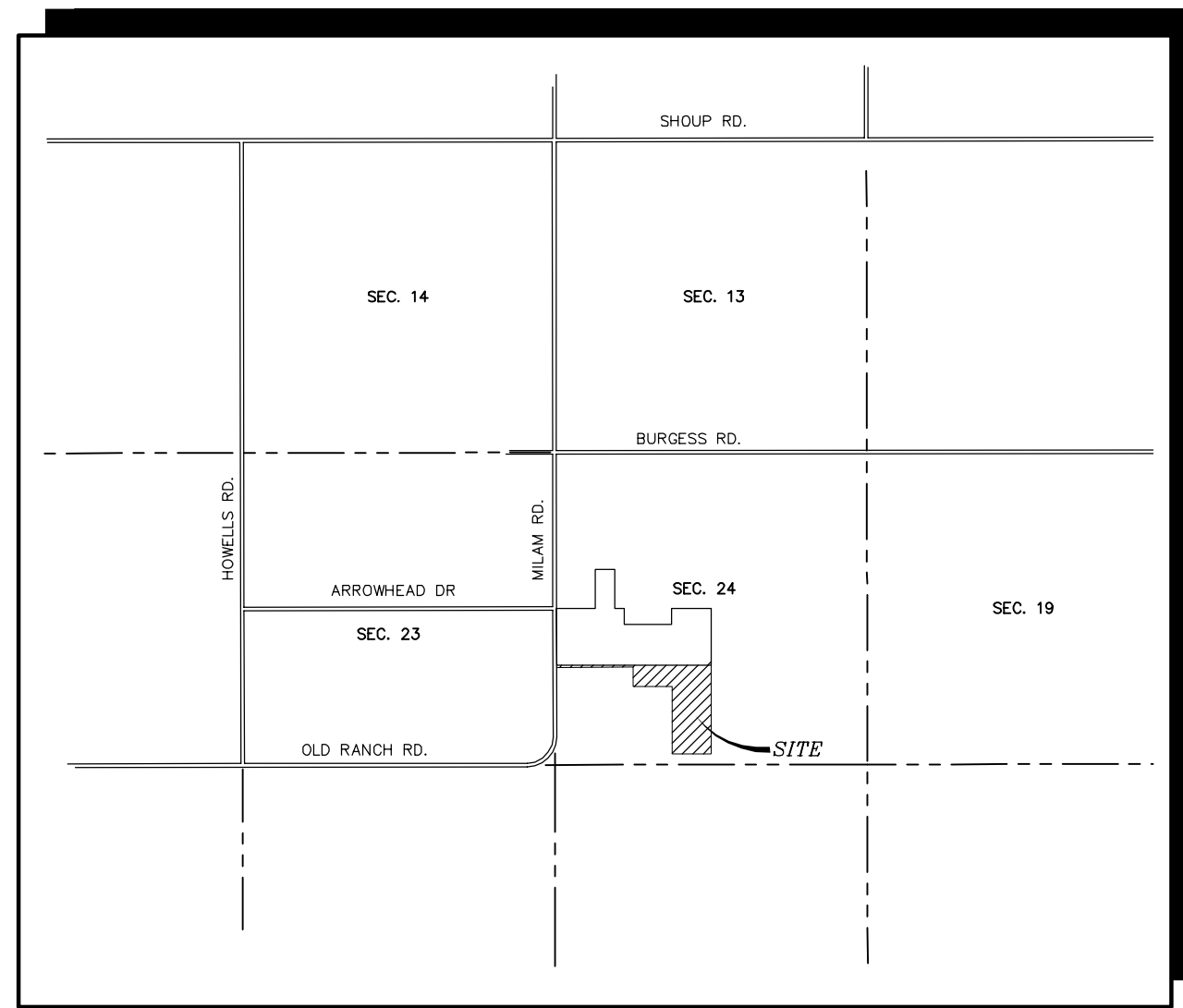


19 East Willamette Avenue
Colorado Springs, Colorado 80903

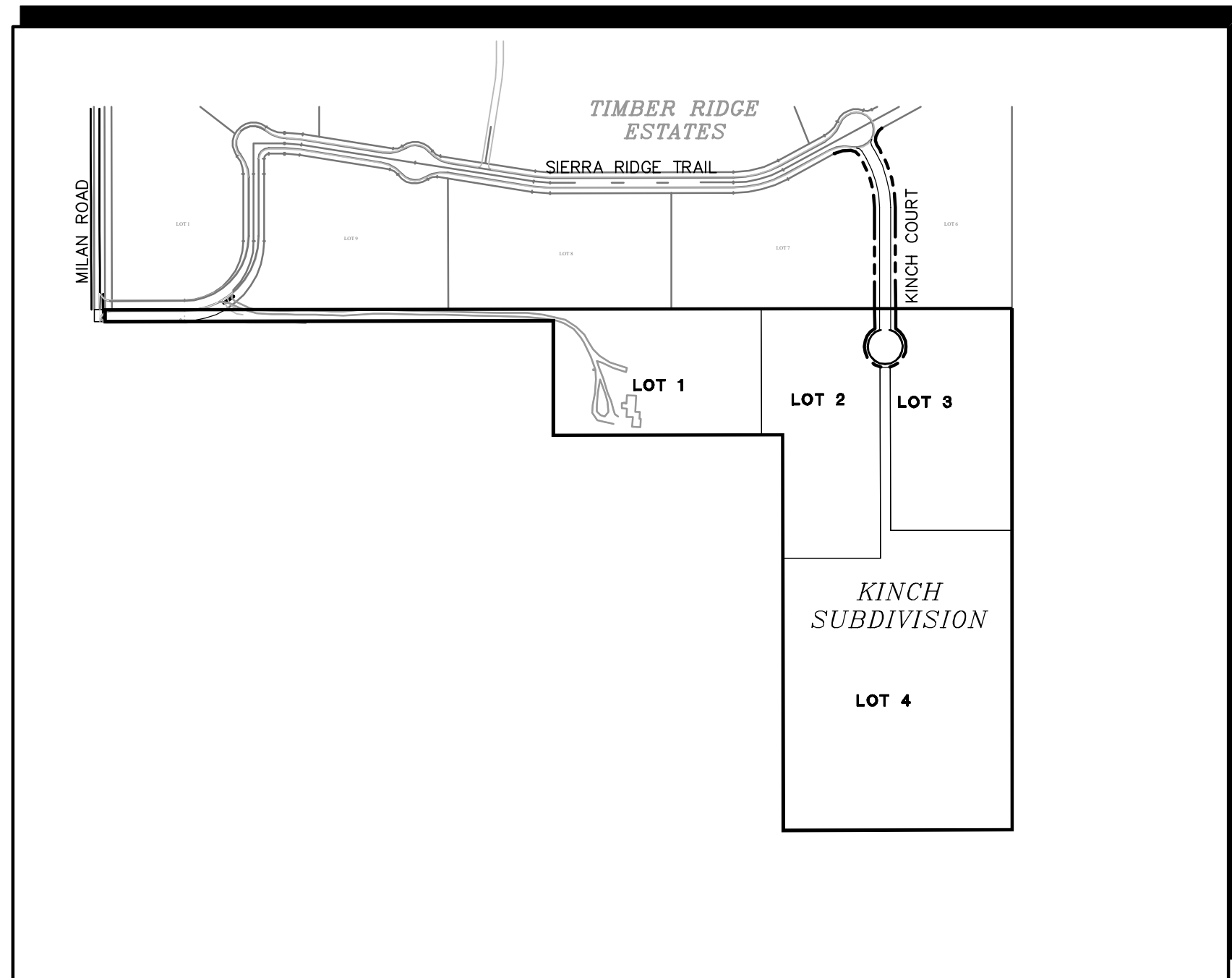
JANUARY 2022

Add text:
PCD Filing No.:
MS224

revise to match Item "ff"



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

SHEET INDEX

C1.0	GEC TITLE SHEET
C1.1	GRADING & EROSION CONTROL PLAN
C2	EROSION CONTROL NOTES & DETAILS

DESIGN ENGINEER'S 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 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 ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891 DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

PAUL KINCH DATE
10805 MILAM ROAD
COLORADO SPRINGS, COLORADO 80908

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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E.,
COUNTY ENGINEER / ECM ADMINISTRATOR DATE

AGENCIES/CONTACTS

DEVELOPER: PAUL AND AMY KINCH
10805 MILAM ROAD
COLORADO SPRINGS, CO 80908

GAS DEPARTMENT: BLACK HILLS ENERGY
11140 E. WOODMEN ROAD
MR. GEORGE PETERSON
(719) 393-6625

CIVIL ENGINEER: JPS ENGINEERING, INC.
19 E. WILLAMETTE AVENUE
COLORADO SPRINGS, CO 80903
MR. JOHN P. SCHWAB, P.E.
(719) 477-9429

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E. WOODMEN ROAD
COLORADO SPRINGS, CO 80908
MR. DAVE WALDNER
(719) 495-2283

LOCAL ROADS & DRAINAGE: EL PASO COUNTY DSD
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
(719) 520-6300

TELEPHONE COMPANY: QWEST COMMUNICATIONS
(LOCATORS) (800) 922-1987
A.T. & T.
(LOCATORS) (719) 635-3674

FIRE DEPARTMENT: BLACK FOREST FIRE DISTRICT
FIRE MARSHAL
(719) 495-4300

insert the 3rd paragraph
shown on Item "jj"

NOTE: 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 TO BE ACCEPTABLE.

BASIS OF BEARING:
ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF S00°09'37"E, A DISTANCE OF 2644.09 FEET BETWEEN A REBAR AND 2-1/2" ALUMINUM CAP STAMPED "HANNIGAN AND ASSOC. PLS 25629" AT THE WEST ONE-QUARTER CORNER OF SECTION 24, TOWNSHIP 12 SOUTH RANGE 66 WEST AND A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "JR ENG. LTD. 10377" AT THE SOUTHWEST CORNER OF SAID SECTION 24.

BENCHMARK:
CONTROL POINTS AS SHOWN HEREON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS VERTICAL DATUM. (MONUMENT=F_65)

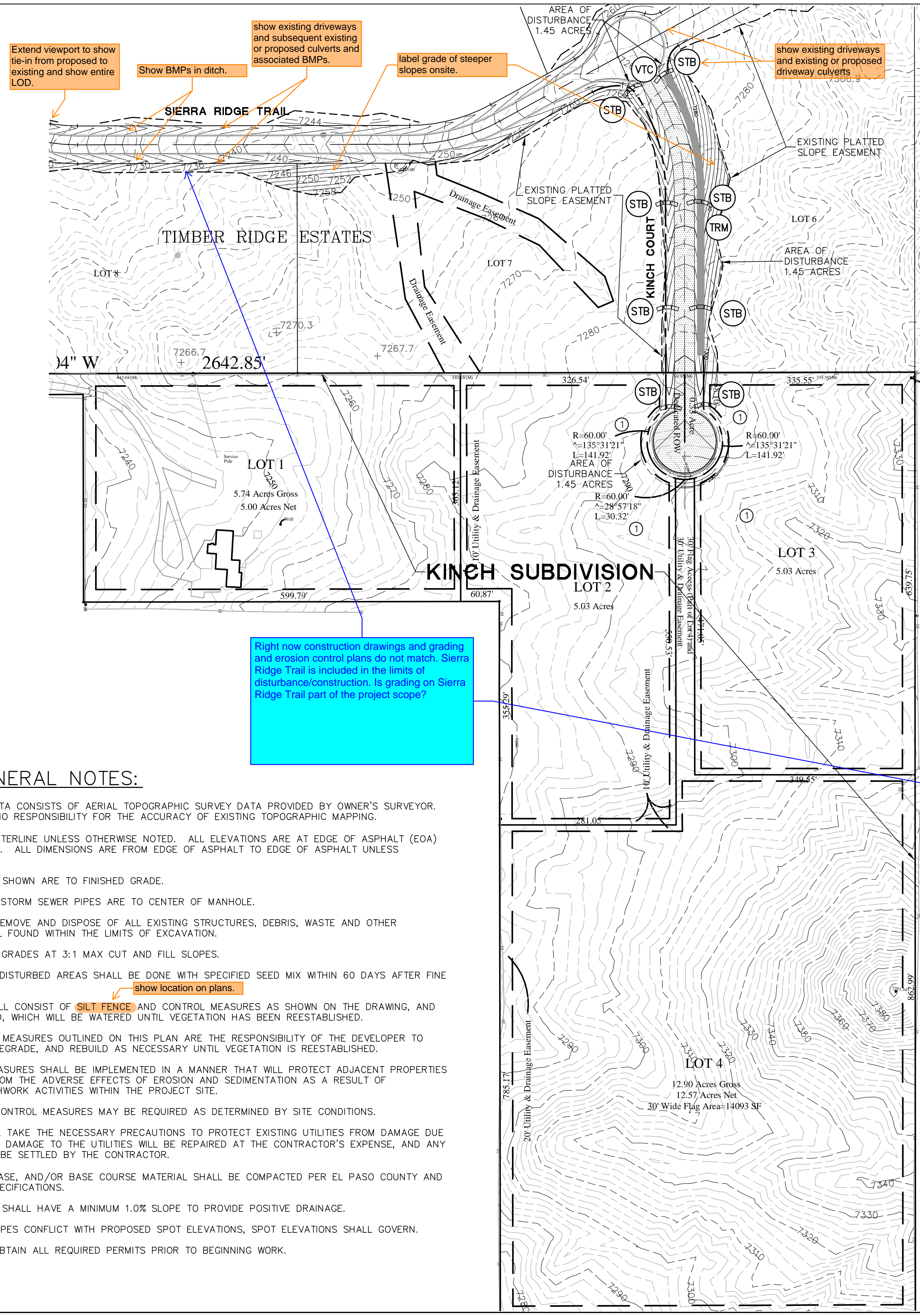
KINCH SUBDIVISION

GEC TITLE SHEET

No.	REVISION	BY	DATE
1	EPC SUBMITTAL	JPS	1/10/22

HORIZ. SCALE:	NA	DRAWN:	MSP
VERT. SCALE:	NA	DESIGNED:	JPS
SURVEYED:	HANNIGAN	CHECKED:	JPS
CREATED:	11/3/21	LAST MODIFIED:	1/9/22
PROJECT NO:	072102	MODIFIED BY:	MSP

SHEET: **C1.0**



GENERAL DRAINAGE NOTES:
 1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
 2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

ESTIMATED EARTHWORK QUANTITY:
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 6,708 CY
 * EMBANKMENT FILL = 478 CY
 NET (CUT) = 6,230 CY
 *(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME NOT INCLUDING ANY ADJUSTMENTS FOR PAVEMENT DEPTHS. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

DRIVEWAY CULVERT TABLE		
LOT NO.	SIZE (DIA.)	MIN. SLOPE
1	18"	1.0%
2	18"	1.0%
3	18"	1.0%
4	18"	1.0%

KEYED NOTES:
 ① CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.

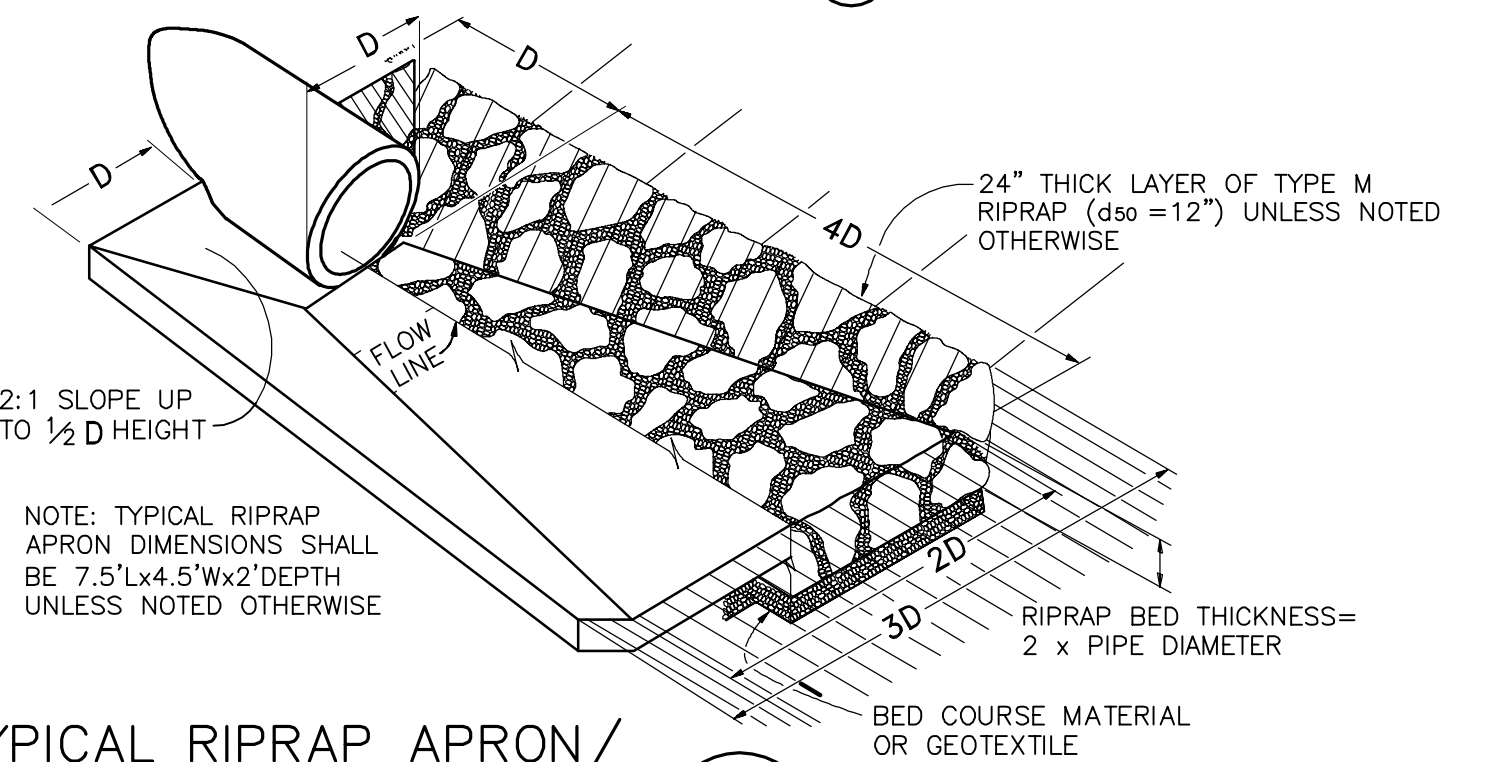
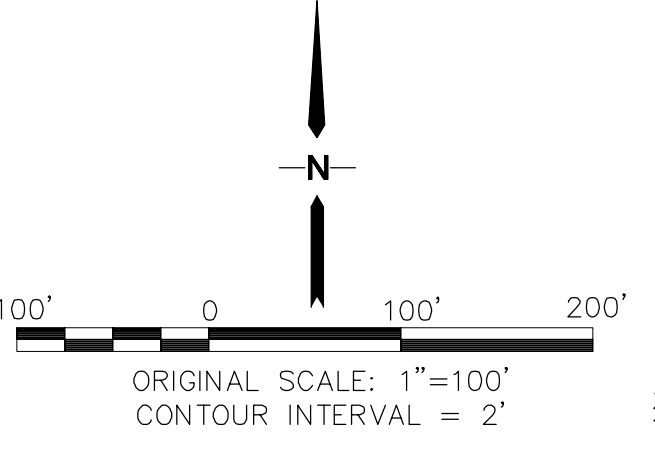
- BMP PHASING**
- INITIAL BMP'S**
- INSTALL VTC
 - INSTALL SB
 - INSTALL SILT FENCE
- INTERIM BMP'S**
- STRAW BALE CHECK DAMS
- FINAL BMP'S**
- RIPRAP APRONS
 - SEEDING
 - DETENTION POND & RAIN GARDENS

- BMP NOTES:**
- EXISTING VEGETATION CONSISTS OF NATIVE GRASSES
 - NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE PLANNED ON SITE
 - CONTRACTOR SHALL UPDATE AND ANNOTATE THE SWMP MAPS TO SHOW THE LOCATION OF THE CONSTRUCTION TRAILER, STABILIZED STAGING AREA, CWA AND OTHER ITEMS AS THESE LOCATIONS ARE DETERMINED ON SITE.

- EROSION CONTROL:**
- FILING LIMITS
 - EXISTING CONTOUR
 - PROPOSED CULVERT
 - FLOW DIRECTION ARROW
 - FLOWLINE
 - RIPRAP (RR)
 - SILT FENCE (SF)
 - LIMITS OF CONSTRUCTION DISTURBANCE/CONSTRUCTION BNDY
 - VEHICLE TRACKING PAD (VTC)
 - STRAW BALE CHECK DAM (STB)
 - SEDIMENT BASIN (SB)
 - EXTENDED DETENTION BASIN (EDB)
 - TURF REINFORCEMENT MAT DITCH LINING (TRM)
 - CONCRETE WASHOUT AREA (CWA)
 - STABILIZED STAGING AREA (SSA)
 - ROCK CHECK DAM (RCD)
 - SEED & MULCH (SM)

Item 'p' - delineate areas of cut/fill and/or make a macro-level note about general locations of cut/fill.

Show flow direction arrows within the LOD and outside the LOD.



TYPICAL RIPRAP APRON/ CULVERT OUTLET PAVING
 NOT TO SCALE

PROJECT GENERAL NOTES:

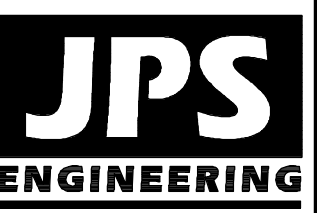
- EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER'S SURVEYOR. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND CONTROL MEASURES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

- Extend viewport to show tie-in from proposed to existing and show entire LOD.
- Show BMPs in ditch.
- Show existing driveways and subsequent existing or proposed culverts and associated BMPs.
- label grade of steeper slopes onsite.
- Show existing driveways and existing or proposed driveway culverts.

Right now construction drawings and grading and erosion control plans do not match. Sierra Ridge Trail is included in the limits of disturbance/construction. Is grading on Sierra Ridge Trail part of the project scope?

show location on plans.

Remove not-used (or at least not expected) BMPs from Phasing Plan.



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KINCH SUBDIVISION

No.	REVISION	DATE
1	EPC SUBMITTAL	1/10/22

GRADING & EROSION CONTROL PLAN

HORIZ. SCALE: 1"=100'	DRAWN: MSP
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: HANNIGAN	CHECKED: JPS
CREATED: 11/3/21	LAST MODIFIED: 1/9/22
PROJECT NO: 072101	MODIFIED BY: MSP

C1.1

