

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

DETAILED GRADING PLAN & EROSION CONTROL

JANUARY 2011

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

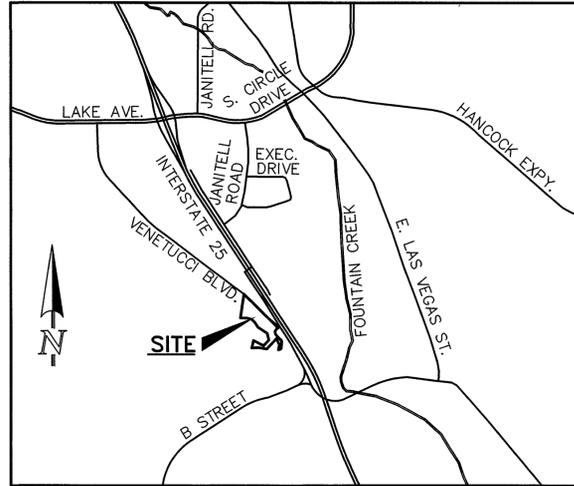
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME.
- ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER 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.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION
WOOD PERMITS
4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530
ATTN: PERMITS UNIT

FLOODPLAIN STATEMENT:

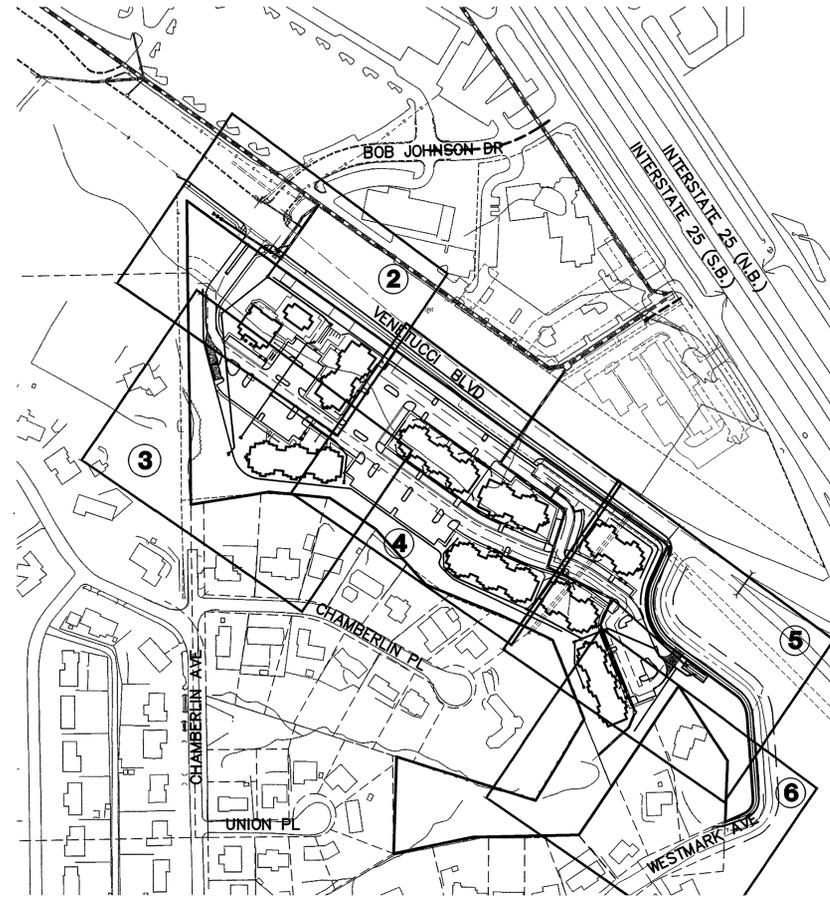
NO PORTION OF THE SITE IS WITHIN A DESIGNATED F.E.M.A 100-YEAR FLOODPLAIN, INDICATED ON MAP NO. 08041C 0537F & MAP NO. 08041C 0741F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, EFFECTIVE MARCH 17, 1977.

BENCHMARKS:

- THE MOST NORTHERLY CORNER OF THE SITE, MONUMENTED BY A 1" YELLOW PLASTIC CAP STAMPED "23890" EL = 5865.58
- THE MOST SOUTHERLY CORNER ALONG US HIGHWAY 85-87 BEING MONUMENTED BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" LOCATED AT THE WESTERLY CORNER OF THE INTERSECTION OF WESTMARK DRIVE AND US HIGHWAY 85-87. EL=5854.18



VICINITY MAP
N.T.S.



KEY MAP
1" = 200'

SHEET INDEX

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DEVELOPMENT TEAM

OWNER:	PEOPLES NATIONAL BANK 5175 N. ACADEMY BLVD. COLORADO SPRINGS, CO 80918 MR. TERRY HILLMAN (719) 260-2220
DEVELOPER/SUBDIVIDER:	PEOPLES NATIONAL BANK 5175 N. ACADEMY BLVD. COLORADO SPRINGS, CO 80918 MR. TERRY HILLMAN (719) 260-2220
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 6385 CORPORATE DRIVE, SUITE 101 COLORADO SPRINGS, CO 80919 MR. KYLE CAMPBELL P.E. (719) 785-0790
LAND PLANNING/ LANDSCAPE ARCHITECTURE:	NATURAL DESIGN SOLUTIONS INC 1470 MILLBROOK COURT CASTLE ROCK, CO 80109 MR. MATT SPIDELL (719) 633-1654
TRAFFIC ENGINEER:	LSC TRANSPORTATION CONSULTANTS 101 N. TEJON STREET, SUITE 200 COLORADO SPRINGS, CO 80903 CONTACT: JEFF HODSDON PHONE: (719) 633-2868 FAX: (719) 633-5430
GEOTECHNICAL ENGINEER:	ENTECH ENGINEERING, INC. 505 ELKTON DRIVE COLORADO SPRINGS, CO 80907 MR. JOSEPH C. GOODE, JR., P.E. (719) 531-5599
EL PASO COUNTY:	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300

APPROVALS:

OWNER/DEVELOPER

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THIS GRADING EROSION CONTROL PLAN.

PNB
Terry Hillman
BY: _____

3/1/12
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.

Amber P. Wilson
EL PASO COUNTY ENGINEER / DIRECTOR

5-22-12
DATE

ENGINEER

DETAILED IMPROVEMENT PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLANS WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THIS GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY. PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS L.L.C.

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

5/1/12
DATE

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, L.L.C.

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794
DATE: 3/1/12

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101 (719)785-0790
Colorado Springs, Colorado 80919 (719)785-0799(Fax)

INDEPENDENCE PLACE AT
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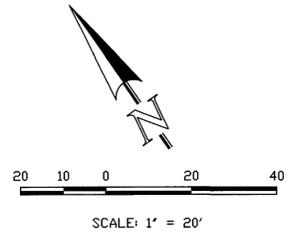
DESIGNED BY	MAL	SCALE	DATE	1/27/11
DRAWN BY	MAL	(H) 1"= N/A	SHEET	1 OF 9
CHECKED BY	(V) 1"= N/A	JOB NO.	2320 00	

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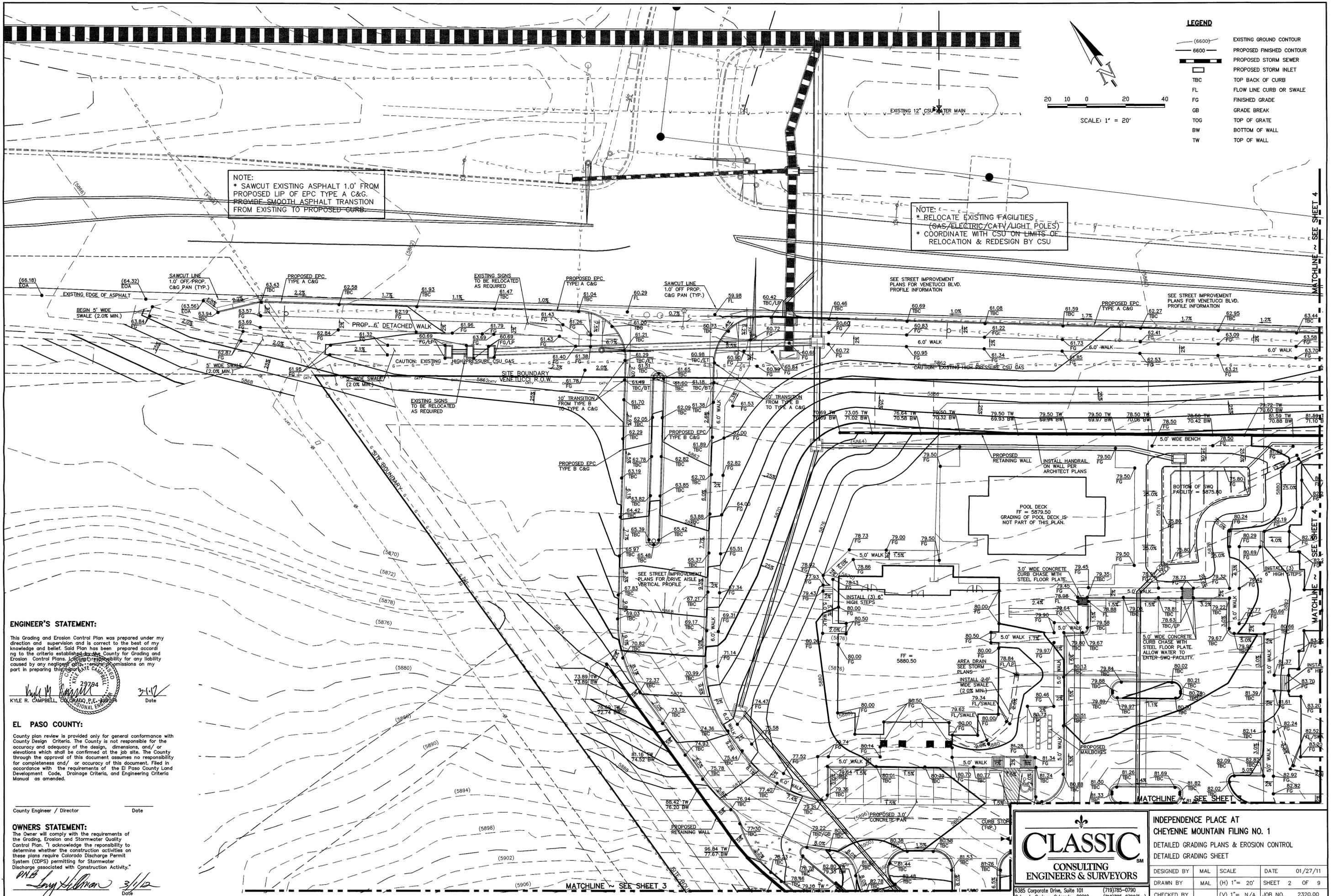
LEGEND

(6600)	EXISTING GROUND CONTOUR
6600	PROPOSED FINISHED CONTOUR
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
TBC	TOP BACK OF CURB
FL	FLOW LINE CURB OR SWALE
FG	FINISHED GRADE
GB	GRADE BREAK
TG	TOP OF GRATE
BW	BOTTOM OF WALL
TW	TOP OF WALL



NOTE:
 * SAWCUT EXISTING ASPHALT 1.0' FROM PROPOSED LIP OF EPC TYPE A C&G. PROVIDE SMOOTH ASPHALT TRANSITION FROM EXISTING TO PROPOSED CURB.

NOTE:
 * RELOCATE EXISTING FACILITIES (GAS/ELECTRIC/CATV/LIGHT POLES)
 * COORDINATE WITH CSU ON LIMITS OF RELOCATION & REDESIGN BY CSU



ENGINEER'S STATEMENT:
 This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept no responsibility for any liability caused by any negligent or unauthorized commissions on my part in preparing this report.
 Kyle R. Campbell, Professional Engineer
 29794
 Date: 3/1/12

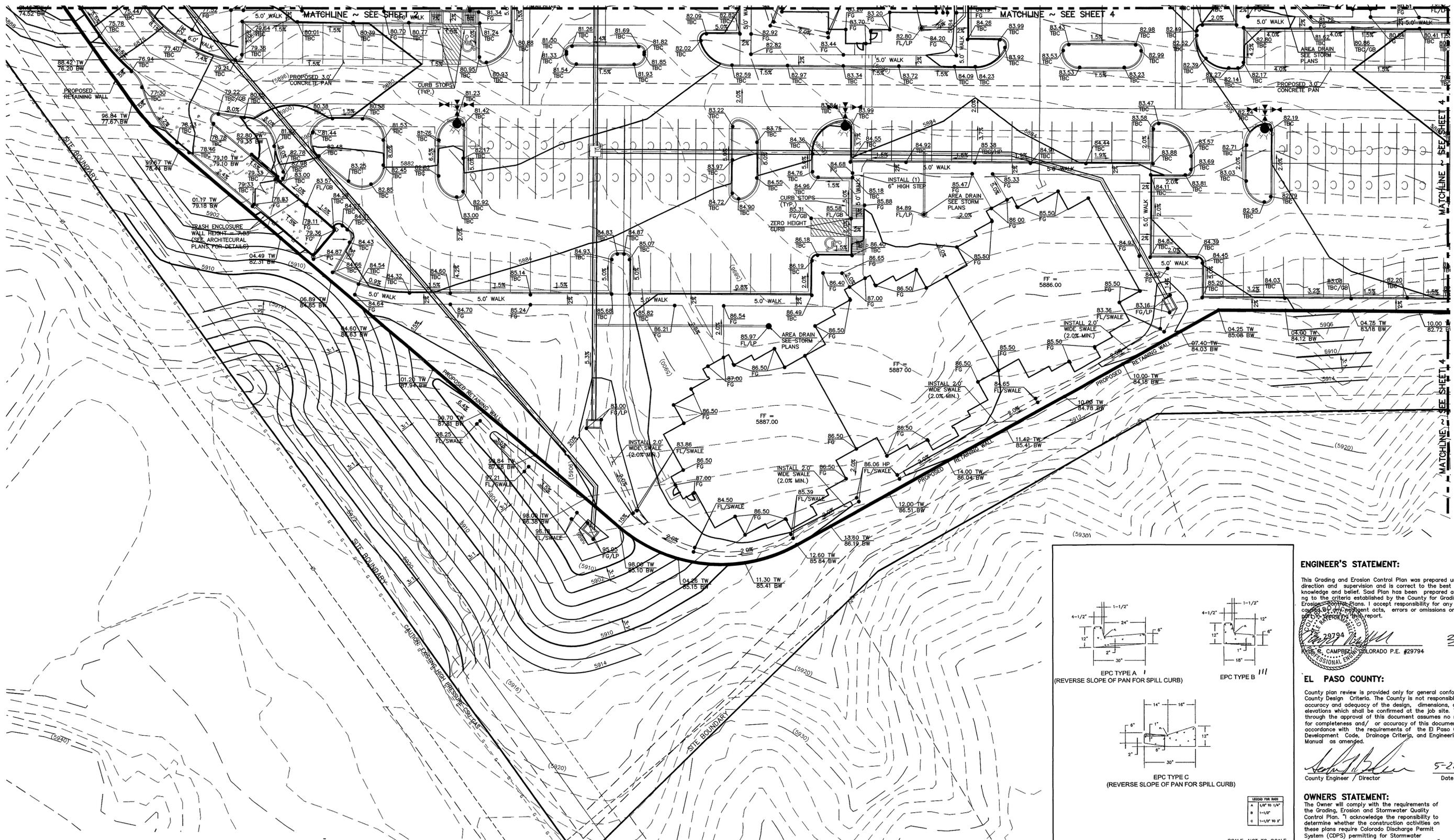
EL PASO COUNTY:
 County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be verified at the job site. The County through the approval of this document 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, and Engineering Criteria Manual as amended.
 County Engineer / Director _____ Date _____

OWNERS STATEMENT:
 The Owner will comply with the requirements of the Grading, Erosion and Stormwater Quality Control Plan. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for Stormwater Discharge associated with Construction Activity.
 Date: 3/1/12

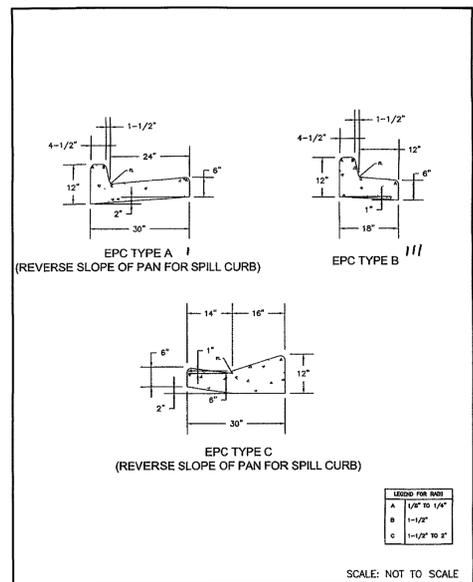
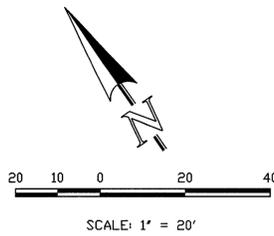
CLASSIC CONSULTING ENGINEERS & SURVEYORS
 6385 Coronado Drive, Suite 101 (719)785-0790
 Colorado Springs, Colorado 80919 (719)785-0799(Fax)

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1
 DETAILED GRADING PLANS & EROSION CONTROL
 DETAILED GRADING SHEET

DESIGNED BY	MAL	SCALE	DATE	01/27/11
DRAWN BY	MAL	(H) 1" = 20'	SHEET	2 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	2320.00	



- LEGEND**
- (6600) EXISTING GROUND CONTOUR
 - 6600 PROPOSED FINISHED CONTOUR
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - TBC TOP BACK OF CURB
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ENGINEER'S STATEMENT:
 This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept responsibility for any liability caused by or resulting from any errors or omissions on my part in preparing this report.

[Signature]
 P. CAMPBELL, COLORADO P.E. #29794
 Date: 3-11-12

EL PASO COUNTY:
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[Signature]
 County Engineer / Director
 Date: 5-22-12

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[Signature]
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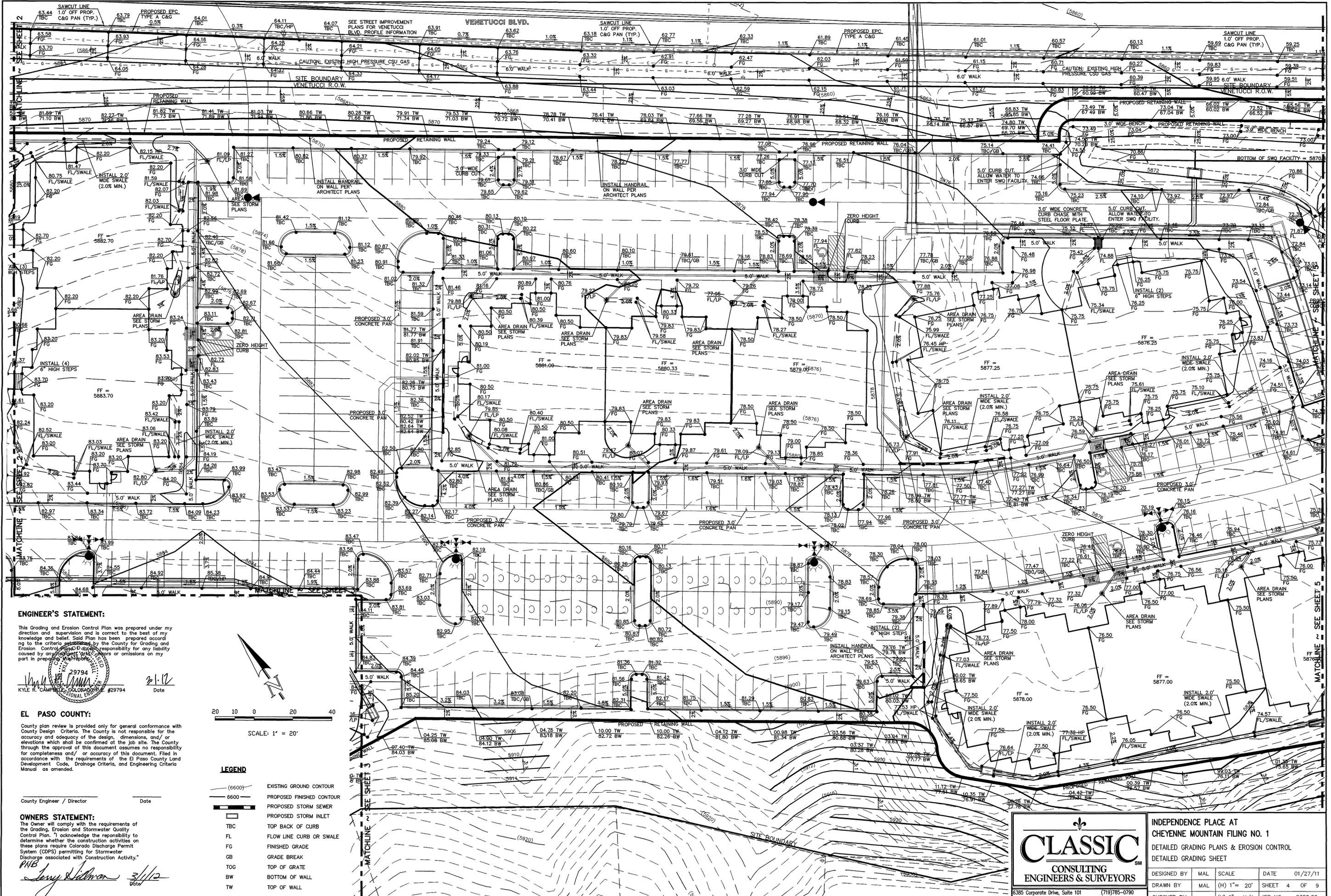
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[Signature]
 KYLE R. CAMPBELL, COLORADO ENGINEER #29794
 Date: 3/1/12

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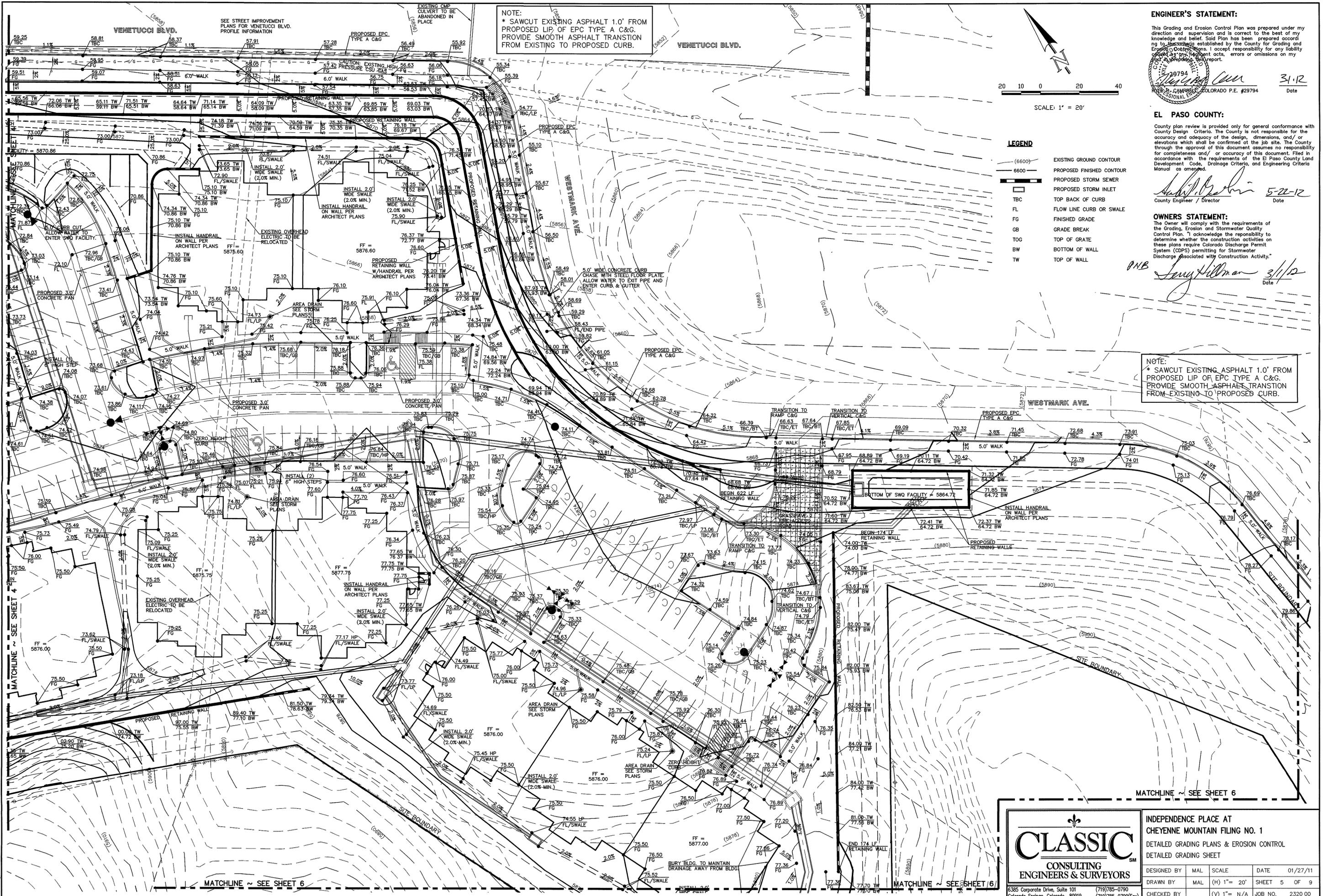
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NOTE:
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 [Signature]
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 DATE

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 [Signature]
 5-22-12
 Date
 County Engineer / Director

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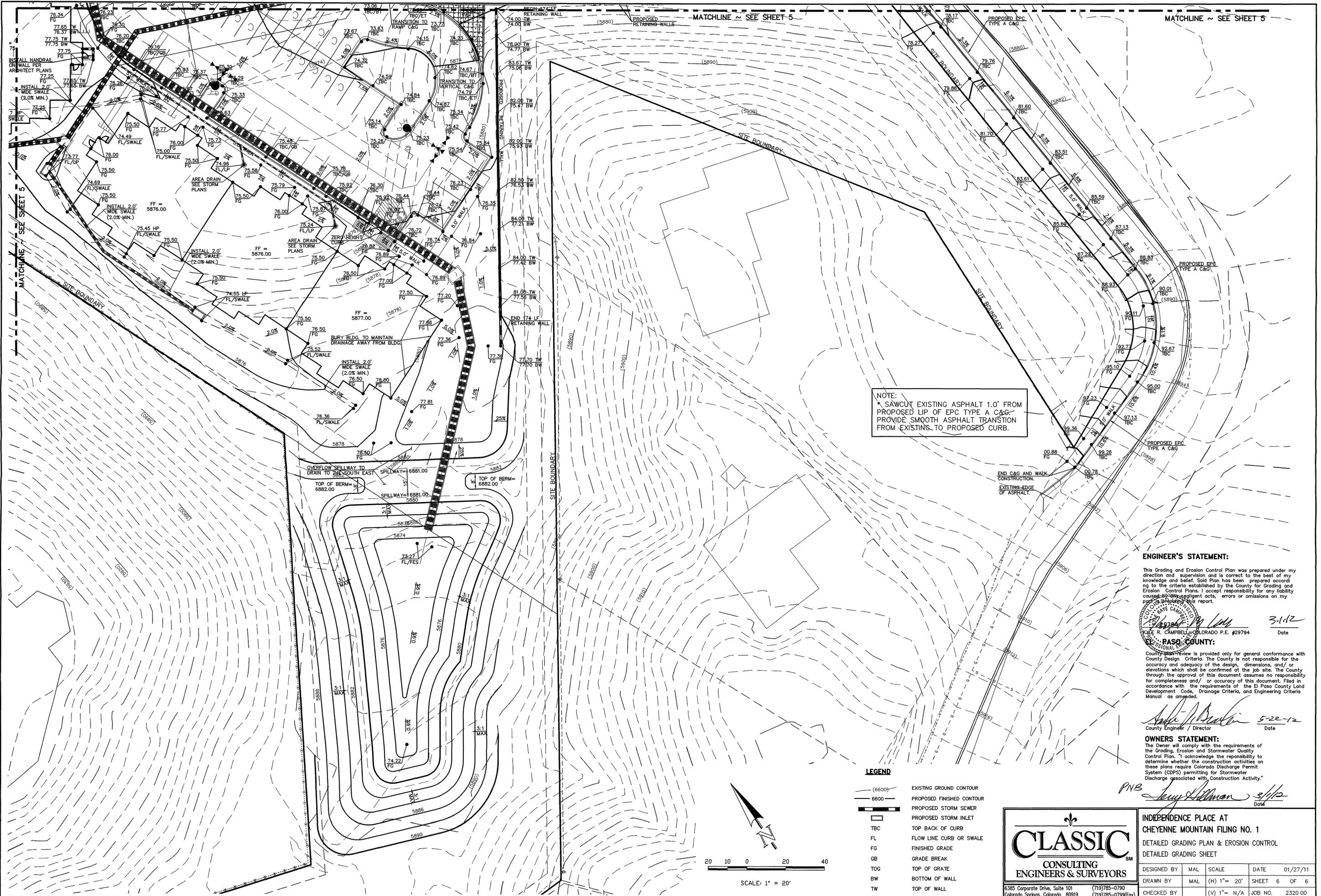
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DESIGNED BY	MAL	SCALE	DATE	01/27/11
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CHECKED BY	(V) 1" = N/A	JOB NO.	2320 00	

MATCHLINE ~ SEE SHEET 4 (left), MATCHLINE ~ SEE SHEET 6 (right), MATCHLINE ~ SEE SHEET 6 (bottom)



NOTE:
 * SAWCUT EXISTING ASPHALT 1.0' FROM PROPOSED LIP OF EPC TYPE A C&G. PROVIDE SMOOTH ASPHALT TRANSITION FROM EXISTING TO PROPOSED CURB.

ENGINEER'S STATEMENT:
 This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept responsibility for any liability caused by negligent acts, errors or omissions on my part in the preparation of this report.

[Signature]
 R. CAMPBELL - COLORADO P.E. #29794
 Date: 3-1-12

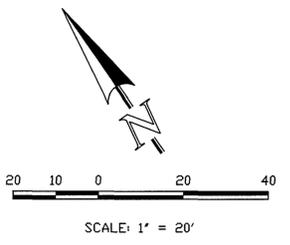
EL PASO COUNTY:
 Official Review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes 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, and Engineering Criteria Manual as amended.

[Signature] 5-22-12
 County Engineer / Director Date

OWNERS STATEMENT:
 The Owner will comply with the requirements of the Grading, Erosion and Stormwater Quality Control Plan. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for Stormwater Discharge associated with Construction Activity.

[Signature] 5/1/12
 Date

- LEGEND**
- (6600) EXISTING GROUND CONTOUR
 - 6600 PROPOSED FINISHED CONTOUR
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - TBC TOP BACK OF CURB
 - FL FLOW LINE CURB OR SWALE
 - FG FINISHED GRADE
 - GB GRADE BREAK
 - TG TOP OF GRATE
 - BW BOTTOM OF WALL
 - TW TOP OF WALL



CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
 Colorado Springs, Colorado 80919
 (719)785-0790
 (719)785-0799(Fax)

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1
 DETAILED GRADING PLAN & EROSION CONTROL
 DETAILED GRADING SHEET

DESIGNED BY	MAL	SCALE	DATE	01/27/11
DRAWN BY	MAL	(H) 1" = 20'	SHEET	6 OF 6
CHECKED BY	(V) 1" = N/A	JOB NO.	2320 00	

X:\232000\DRAWINGS\CONSTRUCTION\DETAILED GRADING\232000-DC-06.dwg, 2/7/2012 9:38:59 AM, KP: 7703.pcl

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME.
- ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER 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.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, ADA, EJECTILE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION
WOODY PERMITS
4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530
ATTN: PERMITS UNIT

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENCE, ERROR, OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794
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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

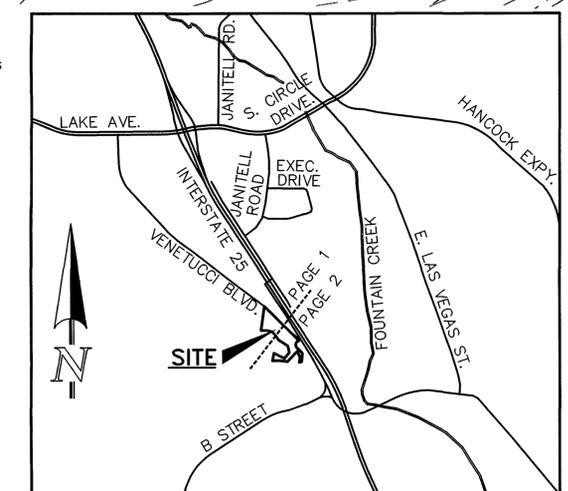
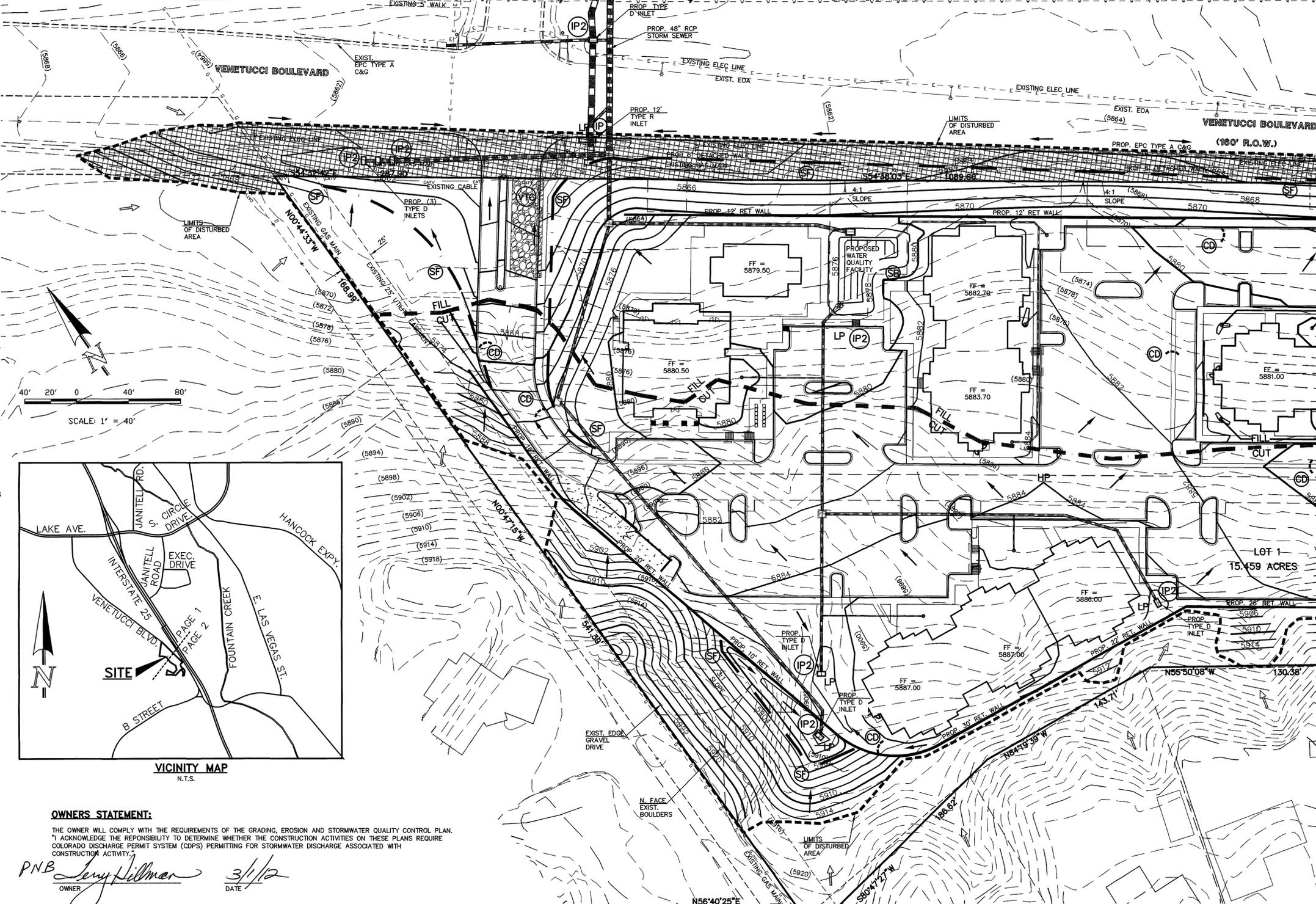
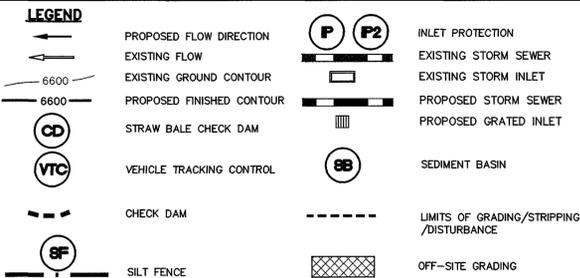
COUNTY ENGINEER / DIRECTOR DATE

FLOODPLAIN STATEMENT:

NO PORTION OF THE SITE IS WITHIN A DESIGNATED F.E.M.A 100-YEAR FLOODPLAIN, INDICATED ON MAP NO. 08041C 0537F FLOODPLAIN, INDICATED ON MAP NO. 08041C 0537F & MAP NO. 08041C 0741F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, EFFECTIVE MARCH 17, 1977.

NOTE:

ALL LANDSCAPE AREA DRAINS ARE TO BE CAPPED, OR PIPE LENGTH TO REMAIN ABOVE FINISHED GRADE LEVEL UNTIL FINAL LANDSCAPING HAS BEEN INSTALLED.



OWNERS STATEMENT:
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY.
P.N.B. Tony Hillman
OWNER DATE 3/1/12

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES

NO	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC ENGINEERS AND SURVEYORS, LLC
Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794
DATE 3/1/12

CLASSIC ENGINEERS & SURVEYORS
6385 Corporate Drive, Suite 101 Colorado Springs, Colorado 80919
(719)785-0790 (719)785-0799(fax)

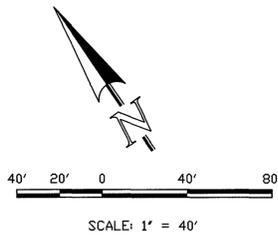
INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FIL. NO 1
DETAILED GRADING PLAN & EROSION CONTROL EROSION CONTROL SHEET

DESIGNED BY	DLG	SCALE	DATE	1/27/11
DRAWN BY	DLG	(H) 1" = 40'	SHEET	7 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	2320 00	



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- LEGEND**
- PROPOSED FLOW DIRECTION
 - EXISTING FLOW
 - 6600 EXISTING GROUND CONTOUR
 - 6600 PROPOSED FINISHED CONTOUR
 - ⊙ STRAW BALE CHECK DAM
 - ⊙ VTC VEHICLE TRACKING CONTROL
 - ⊙ CHECK DAM
 - ⊙ SF SILT FENCE
 - ⊙ IP2 INLET PROTECTION
 - ⊙ EXISTING STORM SEWER
 - ⊙ EXISTING STORM INLET
 - ⊙ PROPOSED STORM SEWER
 - ⊙ PROPOSED GRATED INLET
 - ⊙ SB SEDIMENT BASIN
 - LIMITS OF GRADING/STRIPPING/DISTURBANCE
 - ▨ OFF-SITE GRADING



NOTE:
ALL LANDSCAPE AREA DRAINS ARE TO BE CAPPED, OR PIPE LENGTH TO REMAIN ABOVE FINISHED GRADE LEVEL UNTIL FINAL LANDSCAPING HAS BEEN INSTALLED.

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794
PROFESSIONAL ENGINEER

3/1/12
DATE

EL PASO COUNTY:

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COUNTY ENGINEER / DIRECTOR _____ DATE _____

OWNERS STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PNB
OWNER
Louy Hillman
DATE *3/1/12*

FLOODPLAIN STATEMENT:

NO PORTION OF THE SITE IS WITHIN A DESIGNATED F.E.M.A 100-YEAR FLOODPLAIN, INDICATED ON MAP NO. 08041C 0537F & MAP NO. 08041C 0741F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, PREPARED BY THE NATIONAL FLOOD INSURANCE PROGRAM, EFFECTIVE MARCH 17, 1977.

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO	REVISION	DATE
1	EPC APPROVAL SET	2-06-12

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

Kyle R. Campbell
KYLE R. CAMPBELL, COLORADO P.E. #29794
PROFESSIONAL ENGINEER

3/1/12
DATE

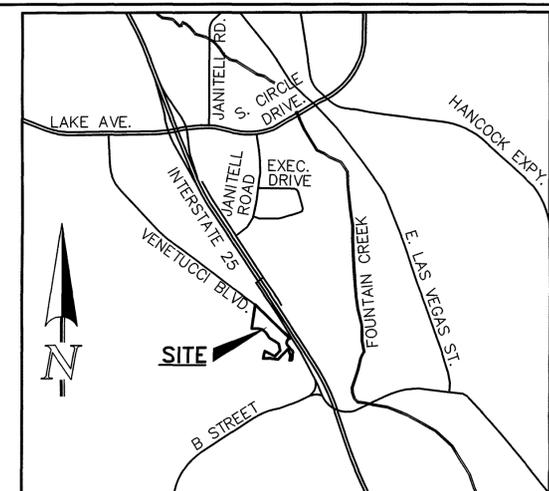
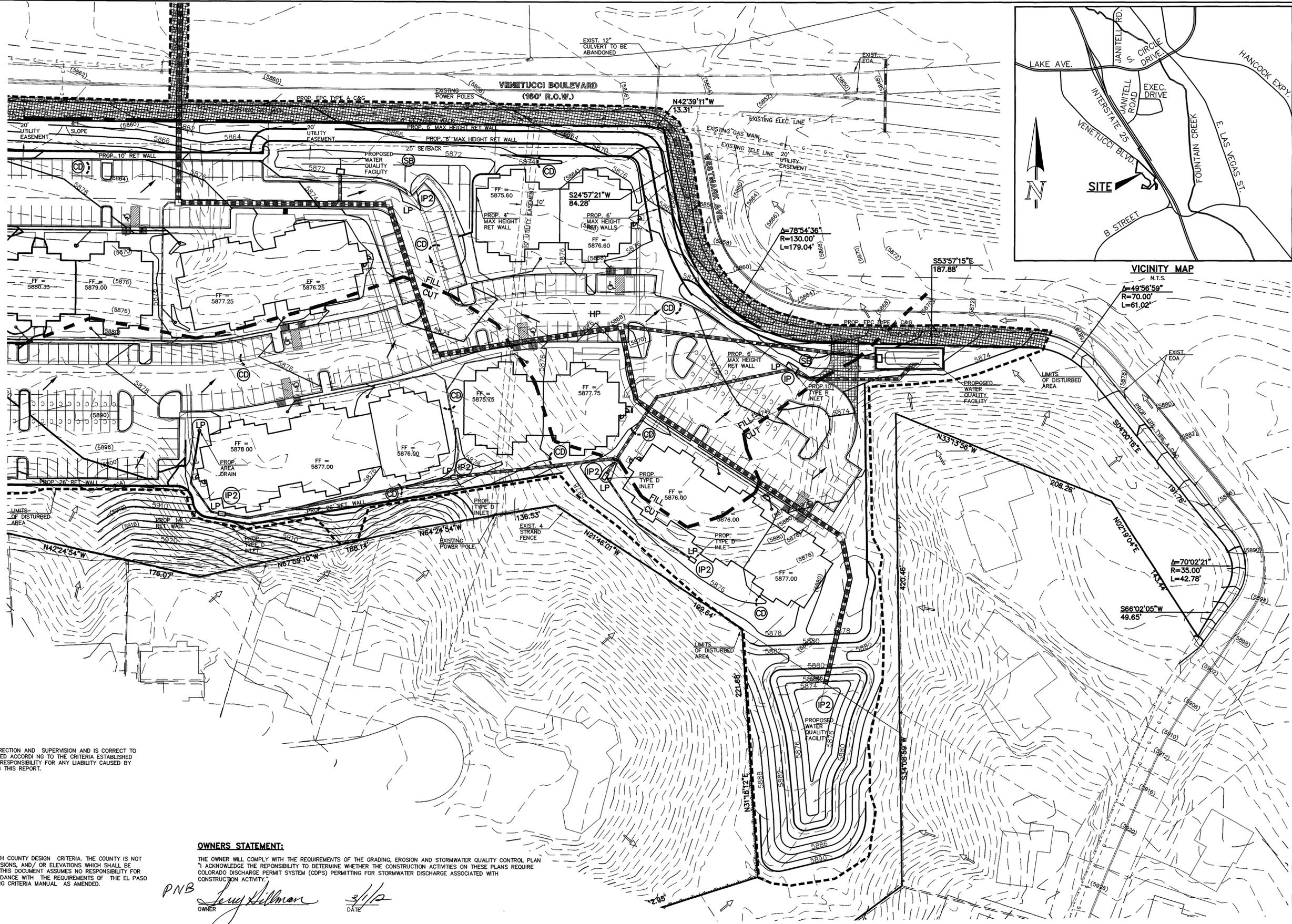
CLASSIC
CONSULTING ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919
(719) 785-0790
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INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FIL. NO 1
DETAILED GRADING PLANS & EROSION CONTROL EROSION CONTROL SHEET

DESIGNED BY	DLG	SCALE	DATE	1/27/11
DRAWN BY	DLG	(H) 1" = 40'	SHEET	8 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO	2320 00	

CLASSIC CONSULTING ENGINEERS & SURVEYORS



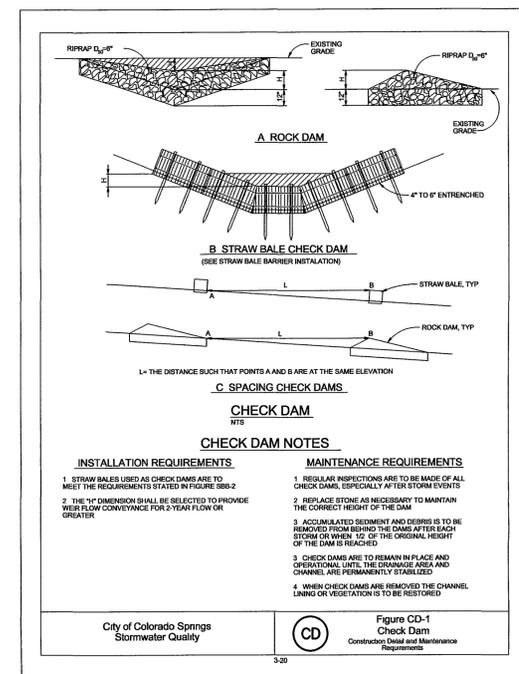
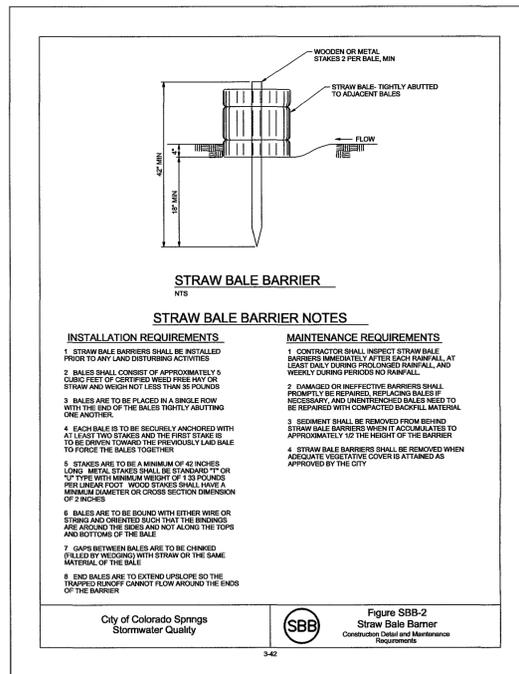
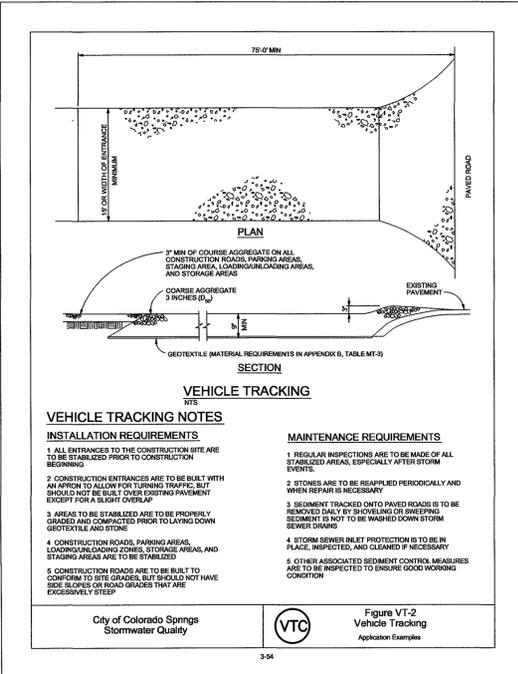
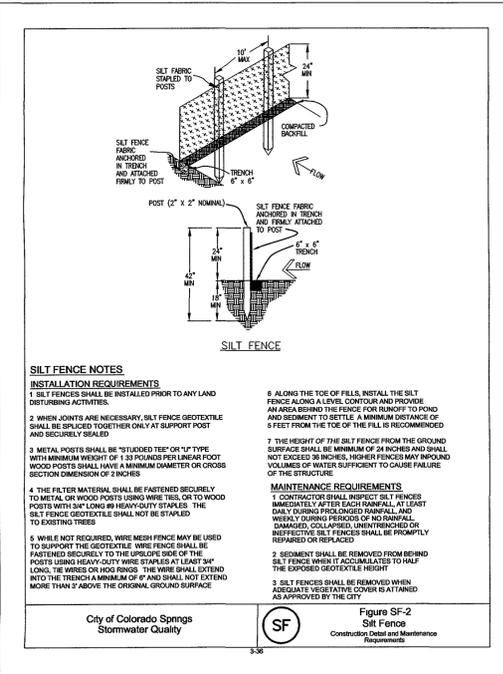
VICINITY MAP

N.T.S.
A=49°56'59"
R=70.00'
L=61.02'

A=70°02'21"
R=35.00'
L=42.78'

S66°02'05"W
49.65'

X:\232000\DRAWINGS\CONSTRUCTION\DETAILED\GRADING\232000-06-08.dwg, 2/7/2012 8:24:22 AM, KD, 7700.dwg



EROSION CONTROL COST ESTIMATE

1. 2,285 LF SILT FENCE @ \$2.00/LF	\$ 4,570.00
2. 1 VEHICLE TRACKING CONTROL @ \$1,400/EA.	\$ 1,400.00
3. TEMPORARY SEDIMENT BASIN (3) @ \$1,625/EA.	\$ 4,875.00
4. 12.90 ACRES RESEEDING @ \$243/ACRE	\$ 3,134.70
5. 20 STRAW BALE BARRIERS @ \$21/EA.	\$ 420.00
6. 20 INLET PROTECTION @ \$153/EA.	\$ 3,060.00
8. 40% MAINTENANCE AND REPLACEMENT	\$ 6,983.60
TOTAL	24,442.60

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC CANNOT AND DOES NOT GUARANTEE THAT THE CONSTRUCTION COSTS WILL NOT VARY FROM THESE OPINIONS OF PROBABLE CONSTRUCTION COSTS. THESE OPINIONS REPRESENT OUR BEST JUDGMENT AS A DESIGN PROFESSIONAL FAMILIAR WITH THE CONSTRUCTION INDUSTRY AND IN THIS DEVELOPMENT.

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.

Kyle R Campbell
 KYLE R CAMPBELL, COLORADO P.E. #29794
 PROFESSIONAL ENGINEER
 DATE

EL PASO COUNTY:

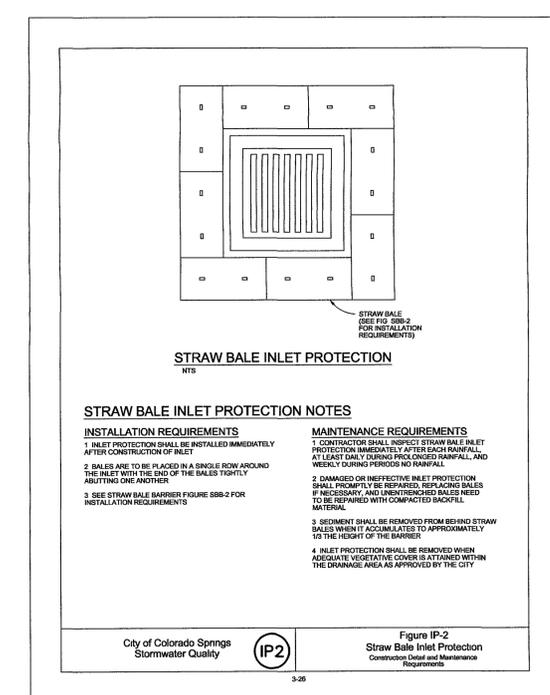
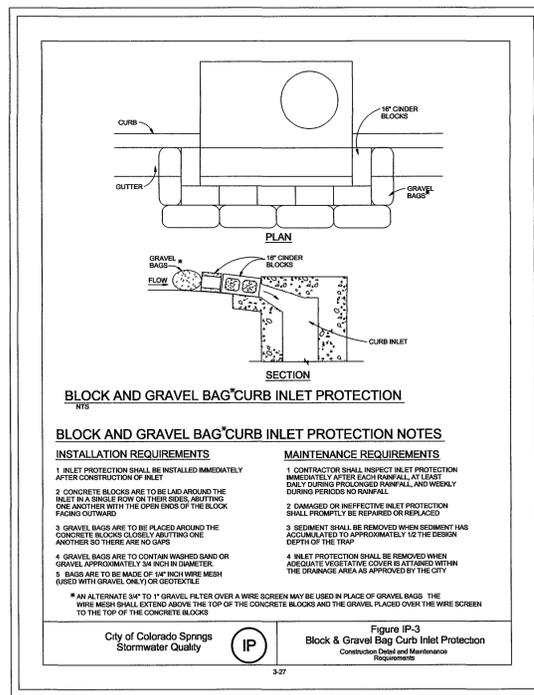
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COUNTY ENGINEER / DIRECTOR _____ DATE _____

OWNERS STATEMENT:

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Louy Hillman
 OWNER
 DATE 3/1/12



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER	NO REVISION	DATE
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES	1 EPC APPROVAL SET	2-06-12

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

Kyle R Campbell
 KYLE R CAMPBELL, COLORADO P.E. #29794
 DATE 3-1-12

CLASSIC CONSULTING ENGINEERS & SURVEYORS

6385 Corporate Drive, Suite 101
 Colorado Springs, Colorado 80919
 (719) 785-0790
 (719) 785-0799 (Fax)

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FIL. NO. 1
 DETAILED GRADING PLANS & EROSION CONTROL
 EROSION CONTROL DETAILS

DESIGNED BY	DLG	SCALE	DATE	1/27/11
DRAWN BY	DLG	(H) 1" = N/A	SHEET	9 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	2320.00	



X:\232000\DRAWINGS\CONSTRUCTION\DETAILED GRADING\232000-DG-09.dwg, 2/7/2012 8:32:32 AM, KP 7700.PCS