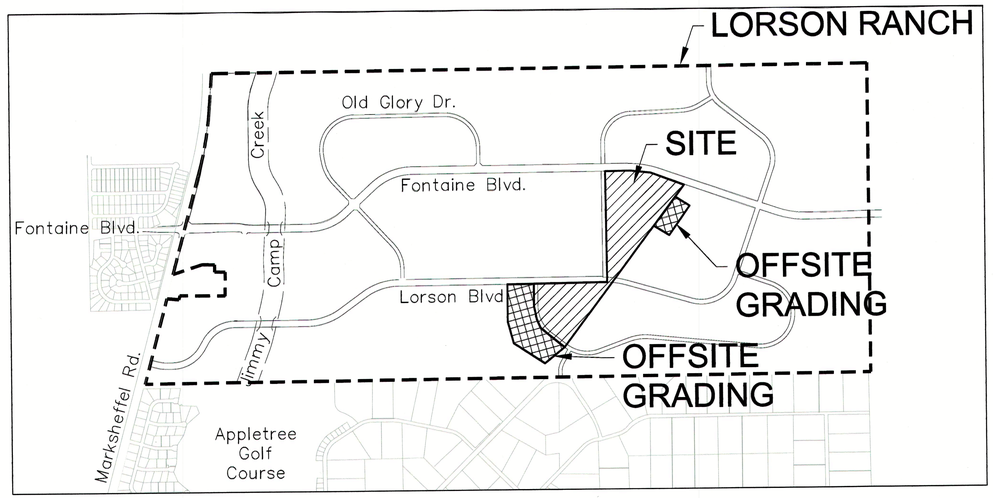
FINAL SITE GRADING CONSTRUCTION PLANS
FOR

LORSON RANCH EAST FILING NO. 4

FINAL GRADING / EROSION CONTROL PLANS



VICINITY MAP
NO SCALE

LEGEND

STREET R.O.W.

PROPOSED STORM SEWER

WATER / SANITARY
WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BLVD.
COLORADO SPRINGS, CO 80925
719-390-7111

CABLE
COMCAST
P.O. BOX 173838
DENVER, CO 80217
970-641-4774

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN RD.
COLORADO SPRINGS, CO 80831
719-495-2283

SECURITY FIRE PROTECTION DISTRICT
400 SECURITY BOULEVARD
SECURITY, CO 80911
719-392-7121

TELEPHONE
CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, CO 80939
719-278-4651

GAS
BLACK HILLS ENGERGY
7060 ALLEGRE ST.
FOUNTAIN, CO 80817
719-393-6639

EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
719-520-6300

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEING SOUTH 8941'52" WEST. THE EAST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 3-1/2" ALUMINUM CAP MONUMENT AND THE WEST QUARTER CORNER OF SAID SECTION 23 IS A FOUND 2-1/2" ALUMINUM CAP MONUMENT

BENCHMARK
FIMS MONUMENT F204 LOCATED AT THE NORTHWEST CORNER OF FONTAINE BLVD AND COTTONWOOD GROVE DR. ELEVATION 5724.072 (N.G.V.D. 29)

TRAFFIC CONTROL NOTE
THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

PREPARED FOR:
LORSON, LLC
N. WAHSATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
719-635-3200
CONTACT: JEFF MARK

PREPARED BY:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
719-570-1100
CONTACT: RICHARD L. SCHINDLER P.E.

PUDSP-16-003
EGP 18-002
SF-19-008

811
Know what's below.
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SHEET INDEX

DEVELOPER'S STATEMENT
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

BUSINESS NAME LORSON, LLC

BY JEFF MARK DATE 6/10/19

TITLE MANAGER

ADDRESS 212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903

CONSTRUCTION APPROVAL
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 MANUALS VOLUME 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. CONSTRUCTION DOCUMENTS WILL BE VALID FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER.

Approved
By: Elizabeth Nijkamp
Date:06/15/2020
El Paso County Planning & Community Development

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

ENGINEER'S APPROVAL
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 NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARING THIS PLAN

COLORADO REGISTERED 33997 PROFESSIONAL ENGINEER 6-1-2019

RICHARD L. SCHINDLER, P.E. # 33997
FOR AND ON BEHALF OF CORE ENGINEERING GROUP

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 952.500.1000
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@ceg1.com

NO. | DESCRIPTION | DATE

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FIL. NO. 4
GRADING & EROSION CONTROL PLAN
COVER SHEET

COLORADO REGISTERED 33997 PROFESSIONAL ENGINEER 6-1-2019

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C0.1

TOTAL SHEETS: 13

CONSTRUCTION NOTES

1. ALL WORK SHALL COMPLY WITH THE CODES AND POLICIES FOR EL PASO COUNTY.

2. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS GRADING PLAN WAS OBTAINED FROM AERIAL CONTOURS AND PREVIOUS CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXAMINE THE SITE AND BE FAMILIAR WITH THE EXISTING CONDITIONS.

3. DEPTH OF MOISTURE–DENSITY CONTROL FOR THIS PROJECT SHALL BE AS FOLLOWS:
BASE OF ALL CUTS AND FILLS – 12 INCHES,
FULL DEPTH OF ALL EMBANKMENTS

4. THE CONTRACTOR IS RESPONSIBLE FOR THE RE–ESTABLISHMENT OF ALL SURVEY MONUMENTS DISTURBED WITHIN THE PROJECT LIMITS.

5. THE CONTRACTOR SHALL PROTECT ALL WORK AREAS AND FACILITIES FROM FLOODING AT ALL TIMES. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED.

6. PRIOR TO PAVING OPERATIONS, THE ENTIRE SUBGRADE SHALL BE PROOF–ROLLED WITH A LOADED 988 FRONT–END LOADER OR SIMILAR HEAVY RUBBER TIRED VEHICLE (GVW OF 50,000 POUNDS WITH 18 KIP PER AXLE AT TIRE PRESSURES OF 90 PSI) TO DETECT ANY SOFT OR LOOSE AREAS. IN AREAS WHERE SOFT OR LOOSE SOILS, PUMPING OR EXCESSIVE MOVEMENT IS OBSERVED, THE EXPOSED MATERIALS SHALL BE OVER–EXCAVATED TO A MINIMUM DEPTH OF TWO FEET BELOW PROPOSED FINAL GRADE OR TO A DEPTH AT WHICH SOILS ARE STABLE. AFTER THIS HAS BEEN COMPLETED, THE EXPOSED MATERIALS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND MOISTURE CONDITIONED. THE SUBGRADE SHALL THEN BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTMM D–698) AT 0 TO +4.0% OF OPTIMUM MOISTURE CONTENT FOR A–6 AND A–7–6 SOILS ENCOUNTERED. OTHER SUBGRADE TYPES SHALL BE UNIFORMLY COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY (ASTM D–1557) AT PLUS OR MINUS 2.0% OF OPTIMUM MOISTURE CONTENT. AREAS WHERE STABLE NATURAL SOILS ARE ENCOUNTERED AT PROPOSED SUBGRADE ELEVATION SHALL ALSO BE SCARIFIED (18 INCHES FOR A–7–6 SOILS BELOW FULL–DEPTH ASPHALT CONCRETE) AND COMPACTED AS OUTLINED ABOVE PRIOR TO PAVING OPERATIONS. SUBGRADE FILL SHALL BE PLACED IN SIX–INCH LIFTS AND UNIFORMLY COMPACTED, MEETING THE REQUIREMENTS AS PREVIOUSLY DESCRIBED.

7. SUBGRADE MATERIALS DEEMED UNSUITABLE BY THE ENGINEER SHALL BE EXCAVATED, DISPOSED OF AND REPLACED WITH APPROVED MATERIALS.

8. FILL SHALL BE PLACED IN 8–INCH MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED PRIOR TO SUCCESSIVE LIFTS.

9. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DURING CONSTRUCTION ACTIVITIES AT ALL TIMES DURING GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES:
   - HAY BALE BARRIERS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - SILT FENCE WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - TEMPORARY SEDIMENTATION BASINS WHERE NEEDED AND/OR AS DIRECTED BY THE ENGINEER.
   - MULCHING AND SEEDING OF EXCESSIVE SLOPED AREAS AS NEEDED OR AS DIRECTED BY THE ENGINEER.
   - TEMPORARY VEHICLE TRACKING CONTROL AS NEEDED AND/OR DIRECTED BY THE ENGINEER.
   - CONCRETE WASH AREAS.
   - INLET PROTECTION.

   THESE AND ALL EROSION CONTROL BEST MANAGEMENT PRACTICES AS SHOWN IN THE GRADING AND EROSION CONTROL PLANS SHALL BE STRICTLY ADHERED TO.

10. FINISHED CONTOURS/SPOT ELEVATIONS SHOWN HEREON REPRESENT FINISHED GRADES. ALL PAVEMENT SUBGRADES ARE BASED ON THE COMPOSITE ASPHALT PAVEMENT RECOMMENDATIONS MADE IN THE "GEOTECHNICAL STUDY" FOR THIS PROJECT.

11. ALL GRADING SHALL CONFORM TO THE GEOTECHICAL RECOMMENDATIONS FOR LORSON RANCH EAST PREPARED BY RMG, "PRELIMINARY SOILS AND GEOLOGY FOR LORSON RANCH EAST", DATED SEPTEMBER 7, 2016. CONSTRUCTION OF DETENTION PONDS SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS IN A REPORT BY RMG TITLED "LORSON RANCH EAST DETENTION PONDS" DATED NOVEMBER 28, 2017. THIS INCLUDES POND OUTFALL DESIGN, KEY–IN, AND SLOPE/EMBANKMENT COMPACTION REQUIREMENTS.

12. THERE MAY BE SOME TOPSOIL WITHIN LORSON RANCH EAST THAT IS NOT SUITABLE FOR RE–USE. CONTRACTOR SHALL AMEND THE TOPSOIL AS NECESSARY AND RE–SPREAD IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS. IF TOPSOIL CANNOT BE AMENDED IT SHALL BE USED AS FILL WHERE NO FUTURE STRUCTURES OR ROADS WILL BE BUILT.

WORK WITHIN CSU SOUTHERN DELIVERY SYSTEM EASEMENT CONSTRUCTION NOTES

1. CONTRACTOR SHALL COMPLY WITH CSU LESS 2.6.H.8 "CROSSING RAW WATER TRANSMISSION MAINS" FOR ALL WORK WITHIN THE CSU WATERMAIN EASEMENT

2. UTILITIES CROSSING OVER THE SDS WATERMAIN MUST BE POTHOLED WITH HYDRO–VAC AT EVERY CROSSING TO OBTAIN VISUAL VERIFICATIN OF THE WATERMAIN ELEVATION.

3. A COLORADO SPRINGS UTILITIES WATER INSPECTOR SHALL BE NOTIFIED, 719–668–4658, AND PRESENT BEFORE AND DURING CONSTRUCTION ACTIVITIES WITHIN THE SDS EASEMENT

4. CONTACT WAYNE RUST, 719–668–3996, COLORADO SPRINGS UTILITIES, FOR ADDITIONAL INFORMATION REGARDING THE SDS FIBER LINE.

5. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 5' OF COVER OVER THE SDS WATERMAIN.

6. CONTRACTOR SHALL SALVAGE AND REPLACE ALL CARSONITE WATER MARKERS OVER THE WATERMAIN AFTER CONSTRUCTION.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. *ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.*

2. *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).*

3. *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*

4. *NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.*

5. *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.*

6. *CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.*

7. *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.*

8. *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.*

9. *ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.*

10. *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.*

11. *ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.*

12. *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.*

13. *SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY PUBLIC WORK DEPARTMENT AND MUTCD CRITERIA.*

14. *CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PWD, INCLUDING WORK WITHIN THE RIGHT–OF–WAY AND SPECIAL TRANSPORT PERMITS.*

15. *THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF–SITE DISTURBANCE, GRADING, OR CONSTRUCTION.*

PROJECT SITE NOTES:

1. *THE PROJECT SITE VEGETATION CONSISTS OF NATIVE GRASSES THAT HAVE BEEN HEAVILY GRAZED FOR YEARS. THERE ARE NO TREES OR BRUSH WITHIN THE DISTURBED AREA. EXISTING VEGETATIVE COVER IS ESTIMATED AT 85%.*

2. *THERE ARE NO EXISTING STRUCTURES WITHIN THE LIMITS OF DISTURBANCE.*

3. *EXISTING UTILITY EASEMENTS WITHIN THE PROJECT SITE CONSIST OF A CSU WATERMAIN EASEMENT (SOUTHERN DELIVERY SYSTEM) BUT NO GRADING IS LIMITED IN THE CSU EASEMENT. OFFSITE GRADING FOR POND C3 IS LOCATED WITHIN A XCEL/TRI–STATE UTILITY EASEMENT AND A WATERMAIN EASEMENT AS SHOWN ON THESE DRAWINGS.*

4. *THE DEVELOPER/HOME BUILDER SHALL INSTALL SIDE LOT SWALES TO MINIMIZE THE LOT TO LOT DRAINAGE.*

5. *TRANSITION LOTS IDENTIFIED BY A "T" ARE INCLUDED TO INDICATE LOTS THAT WILL REQUIRE HOME BUILDERS TO PREPARE A SITE SPECIFIC GRADING PLAN TO DETAIL THE GRADING TRANSITION FROM TYPE A/B LOTS TO GARDEN/WALKOUT LOTS*

ADDITIONAL SWMP PLAN CONTRACTOR NOTES.

1. *CONTRACTOR MUST ADD THEIR CONTACT INFORMATION TO THE SWMP PLANS PRIOR TO CONSTRUCTION*

2. *IF THE GRADING IS TO BE PHASED THE CONTRACTOR MUST PROVIDE PHASING MAPS FOR INSERTION INTO THE SWMP PLANS.*

3. *THE CONTRACTOR MUST PROVIDE THE CLIENT THE LOCATION OF ANY POTENTIAL SOURCES OF POLUTIONS SUCH AS FUELING AREAS, ETC TO BE INSERTED INTO THE SWMP PLANS.*

4. *THE ON–SITE SWMP PLAN SHALL BE LOCATED AT THE NE CORNER OF LORSON BOULEVARD AND LAMPREY DRIVE UNLESS OTHERWISE DOCUMENTED.*

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS (rev. 7/02/2019)

1. *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.*

2. *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.*

3. *A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.*

4. *Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved 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 staff.*

5. *Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.*

6. *All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.*

7. *Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.*

8. *Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre–disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.*

9. *All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that affect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.*

10. *Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre–existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.*

11. *Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).*

12. *Any temporary or permanent facility 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.*

13. *Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.*

14. *During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.*

15. *Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.*

16. *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.*

17. *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. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.*

18. *Tracking of soils and construction debris off–site shall be minimized. Materials tracked off–site shall be cleaned up and properly disposed of immediately.*

19. *The owner/developer 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.*

20. *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.*

21. *No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.*

22. *Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.*

23. *No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.*

24. *Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.*

25. *All construction traffic must enter/exit the site only at approved construction access points.*

26. *Prior to construction the permittee shall verify the location of existing utilities.*

27. *A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.*

28. *The soils report for this site has been prepared by* RMG, "PRELIMINARY SOILS AND GEOLOGY FOR LORSON RANCH EAST", DATED SEPTEMBER 7, 2016. CONSTRUCTION OF DETENTION PONDS SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS IN A REPORT BY RMG TITLED "LORSON RANCH EAST DETENTION PONDS" DATED NOVEMBER 28, 2017. *and shall be considered a part of these plans.*

29. *At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (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
WQCD – Permits
4300 Cherry Creek Drive South
Denver, CO 80246–1530
Attn: Permits Unit

EPC 6/15/2020

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rlsen@ecg1.com

NO.	DESCRIPTION	DATE
1.	UPDATE NOTES	8/22/2019

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635–3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD.–LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

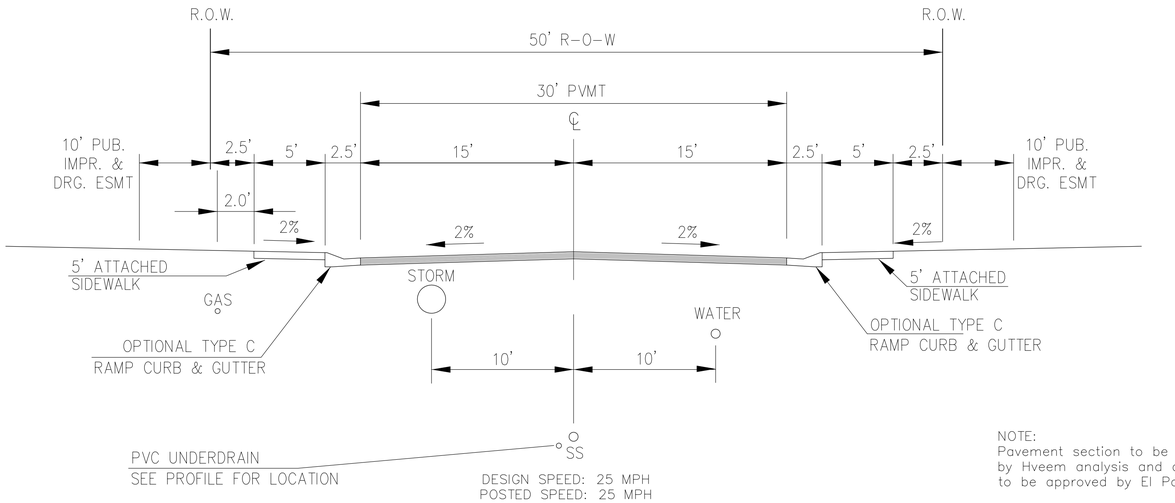
FINAL GRADING PLAN NOTES

COLORADO REGISTERED 33997 6-1-2019 PROFESSIONAL ENGINEER

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C0.2
TOTAL SHEETS: 13

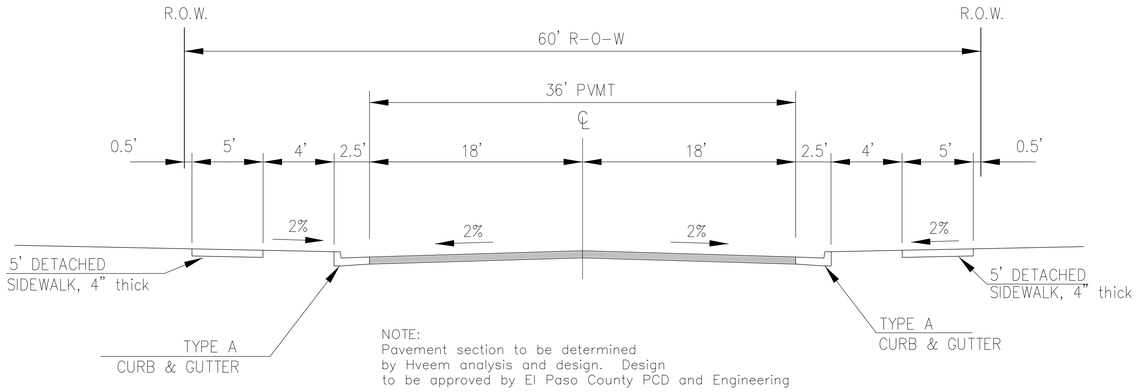


NOTE:
Pavement section to be determined by Hveem analysis and design. Design to be approved by El Paso County PCD Engineering

TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL
NOT TO SCALE

VEDDER DRIVE, ROCKCASTLE DRIVE, TILLAMOOK DRIVE, TIFFIN DRIVE, MAGOTHY DRIVE
VOLGA DRIVE, WITCHER DRIVE, HORTON DRIVE, YOCONA DRIVE, ABITA DRIVE, SKUNA DRIVE

NOTE:
ADDITIONAL PUBLIC IMPROVEMENT EASEMENTS ARE REQUIRED WHERE SIDEWALK ENCROACHES INTO THE PRIVATE LOTS. SEE CONSTRUCTION DRAWINGS AND THE FINAL PLAT. SEE CONSTRUCTION DRAWINGS AND PLAT FOR SIGHT TRIANGLES



NOTE:
Pavement section to be determined by Hveem analysis and design. Design to be approved by El Paso County PCD and Engineering

DESIGN SPEED: 40MPH

TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR
NOT TO SCALE

TRAPPE DRIVE

EPC 6/15/2020

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.351.7710
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: Rich@eng1.com

NO. | DESCRIPTION | DATE

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

FINAL GRADING PLAN
TYPICAL ROADWAY SECTIONS

COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
6-1-2019

DATE: JUNE 1, 2019
PROJECT NO. 100.048
SHEET NUMBER C0.3
TOTAL SHEETS: 13

FONTAINE BLVD.

ROCKCASTLE DR.

VEDDER DR

LAMPREY DR

TILLAMOOK DR

TIFFIN DR.

MVEA SUBSTATION

POND C1

POND C1 (SEE SHEET C5.1 FOR POND ELEVATIONS)

N89°35'58"E 299.70'

Δ=19°23'49"
R=1434.92'
L=485.78'
Ch=S80°42'08"E
ChL=483.46'

S71°00'13"E 377.73'

N00°42'26"W 206.65'

N03°59'22"E 60.19'

N00°24'02"W 308.91'

N00°24'02"W 339.66'

S38°22'33"W 295.16'

N51°37'27"W 447.40'

S38°22'41"W 295.16'

S51°37'27"E 295.16'

OVERFLOW SWALE AT DESIGN PT 27 SEE SHEET C4.5

OVERFLOW SWALE AT DESIGN PT 21 SEE SHEET C4.5

SUBSTATION SWALE 2 (TRM) AT DESIGN PT 21 SEE SHEET C4.5

POND C1 OVERFLOW SWALE SEE SHEET C4.5

NO OFFSITE GRADING ALLOWED

NO OFFSITE GRADING ALLOWED ON MVEA SITE

CONSTRUCTION LIMITS FOR SANITARY SEWER CONSTRUCTION

CONCRETE WASHOUT

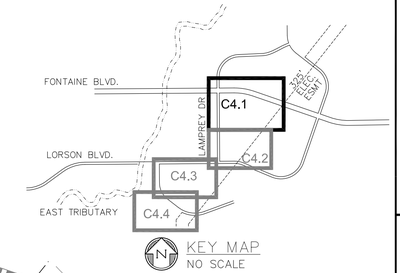
35' TRANSMISSION LINE ELECTRIC EASEMENT

LP 35.22

HP 55.7

TRACT B

SEE SHEET C4.2



KEY MAP
NO SCALE

NOTE:
1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
3. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES OR STEEPER

LEGEND

- 5720 — PHASE 1 CONTOURS
- 5720 — EXISTING CONTOURS
- 5720 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- SF — PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- IP — INLET PROTECTION
- MU — MULCHING
- PS — PERMANENT SEEDING
- 100-YR FEMA FLOODPLAIN
- STRAW BALE CHECK
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)

60 30 0 60 120
SCALE: 1"=60'

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
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NO. | DESCRIPTION | DATE

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212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST FILING NO. 4
LORSON BLVD.—LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
FINAL GRADING AND E.C. PLAN
NORTH AREA

COLORADO REGISTERED RICHARD L. SCHINDLER 33997 6-1-2019 PROFESSIONAL ENGINEER

DATE: JUNE 1, 2019

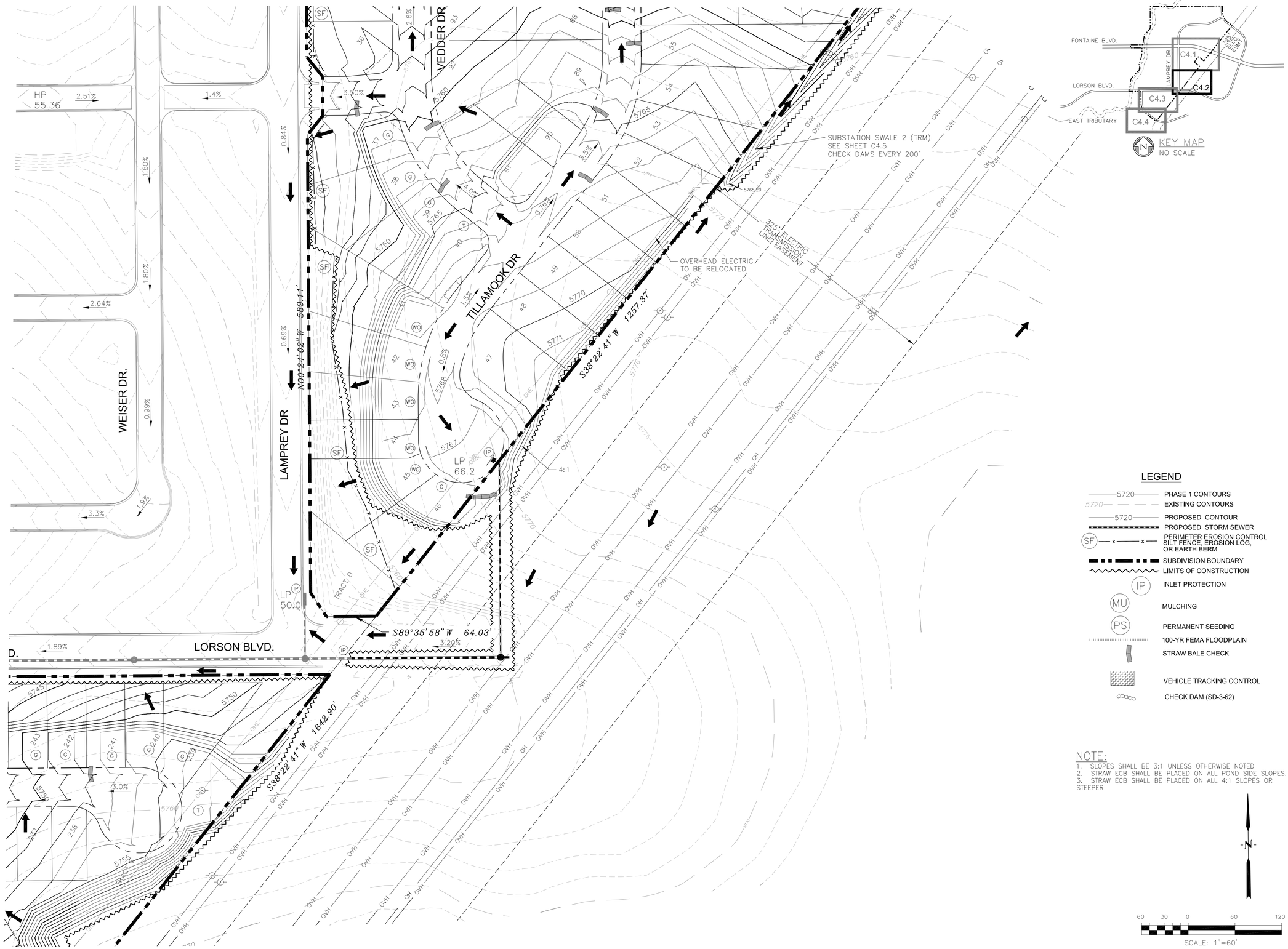
PROJECT NO. 100.048

SHEET NUMBER C4.1

TOTAL SHEETS: 13

EPC 6/15/2020

SEE SHEET C5.3



LEGEND

- 5720 — PHASE 1 CONTOURS
- 5720 — EXISTING CONTOURS
- 5720 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- SF — PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- IP — INLET PROTECTION
- MU — MULCHING
- PS — PERMANENT SEEDING
- 100-YR FEMA FLOODPLAIN
- STRAW BALE CHECK
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)

NOTE:

1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
3. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES OR STEEPER

60 30 0 60 120

SCALE: 1"=60'

EPC 6/15/2020

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NO. | DESCRIPTION | DATE

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(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD.--LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

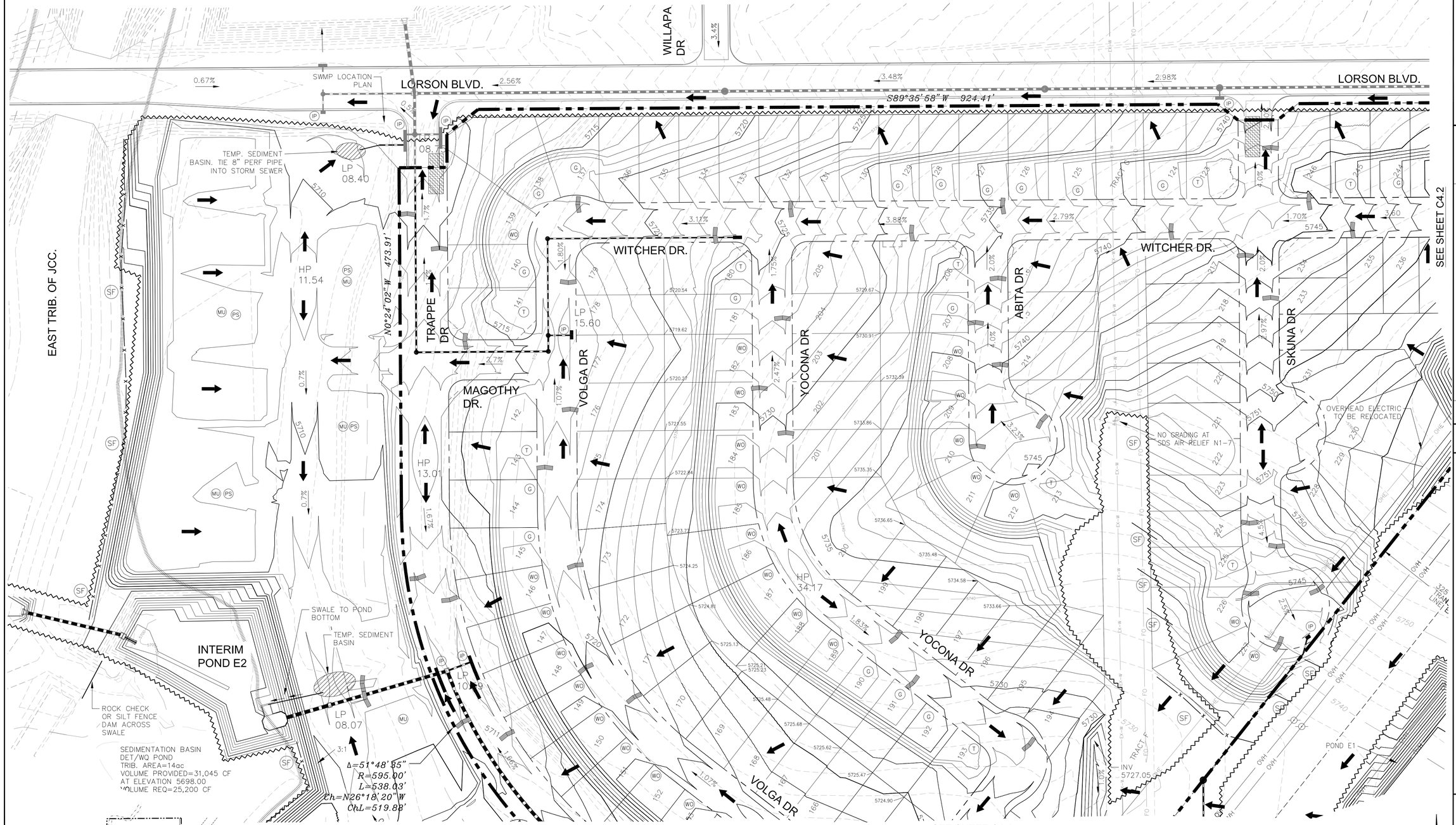
LORSON RANCH EAST FILING NO. 4
FINAL GRADING AND E.C. PLAN
NORTH AREA

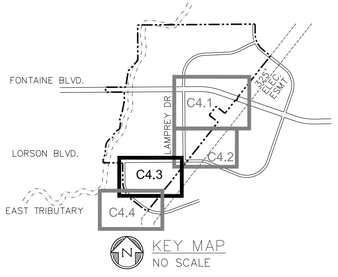
COLORADO REGISTERED RICHARD L. SCHINDLER 33997 6-1-2019 PROFESSIONAL ENGINEER

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C4.2
TOTAL SHEETS: 13





LEGEND

- 5720 — PHASE 1 CONTOURS
- 5720 — EXISTING CONTOURS
- 5720 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- SF — PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
- LIMITS OF CONSTRUCTION
- IP — INLET PROTECTION
- MU — MULCHING
- PS — PERMANENT SEEDING
- 100-YR FEMA FLOODPLAIN
- STRAW BALE CHECK
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)

NOTE:

1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
3. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES IN THE ELECTRIC TRANSMISSION LINE EASEMENT.
4. SEE STREET/STORM PLANS FOR POND E2 FOREBAY, LOW FLOW CHANNEL, AND ACCESS ROAD DETAILS

60 30 0 60 120
SCALE: 1"=60'

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
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NO. | DESCRIPTION | DATE

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LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST FILING NO. 4
LORSON BLVD.—LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
FINAL GRADING AND E.C. PLAN
SOUTH AREA

COLORADO REGISTERED RICHARD L. SCHINDLER 33997 6-1-2019 PROFESSIONAL ENGINEER

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C4.3
TOTAL SHEETS: 13

EPC 6/15/2020

SEE SHEET C4.3

INTERIM POND E2

TEMP. SEDIMENT BASIN

LP 10.09

LP 08.07

=31,045 CF
38.00
200 CF

Δ=51°48'35"
R=595.00'
L=538.03'
Ch=N26°18'20"W
ChL=519.88'

CONCRETE WASHOUT

TRAPPE DR

VOLGA DR

HORTON DR

YOCONA DR

HP 23.14

N52°12'37"W 365.17'

Δ=11°45'40"
R=780.00'
L=160.11'
Ch=N58°05'27"W
ChL=159.83'

TRACT F

POND E1

POND E1

INV 5727.05

INV 5725.59

INV 5725.19

INV 5724.05

INV 5720.03

INV 5718.00

INV 5717.00

NO GRADING AT SDS BLOW-OFF N1-6

TRANSMISSION ELECTRIC EASEMENT

STORM CROSSING SDS REQUIRES DRILLED PIERS

SWALE AT DESIGN PT 67b (TRM) WITH CHECK DAM SEE SHEET C4.5

CHECK DAM

SWALE AT DESIGN PT 67a (ECB) SEE SHEET C4.5

ECB ON SLOPE AND SWALE

ROCK CHECK DAM (TYP)

EXISTING SDS FIBER

EXISTING 66" SDS

EXISTING 60' SDS WTM ESMT

FONTAINE BLVD.

LAMPREY DR

LORSON BLVD.

EAST TRIBUTARY

C4.1

C4.2

C4.3

C4.4

KEY MAP
NO SCALE

LEGEND

- 5720 — PHASE 1 CONTOURS
- 5720 — EXISTING CONTOURS
- 5720 — PROPOSED CONTOUR
- PROPOSED STORM SEWER
- SF — PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- SUBDIVISION BOUNDARY
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- PS — PERMANENT SEEDING
- 100-YR FEMA FLOODPLAIN
- STRAW BALE CHECK
- VEHICLE TRACKING CONTROL
- CHECK DAM (SD-3-62)

NOTE:

1. SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES.
3. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES OR STEEPER
4. SEE STREET/STORM PLANS FOR POND E2 FOREBAY, LOW FLOW CHANNEL, AND ACCESS ROAD DETAILS

60 30 0 60 120

SCALE: 1"=60'

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NO. | DESCRIPTION | DATE

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LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, CO 80903
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PROJECT:
LORSON RANCH EAST
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LORSON BLVD.—LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
FINAL GRADING AND E.C. PLAN
SOUTH AREA

COLORADO REGISTERED RICHARD L. SCHINDLER 33997 6-1-2019 PROFESSIONAL ENGINEER

DATE: JUNE 1, 2019

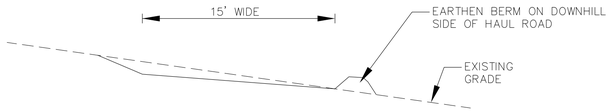
PROJECT NO. 100.048

SHEET NUMBER C4.4
TOTAL SHEETS: 13

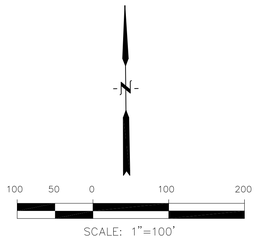
EPC 6/15/2020

LEGEND

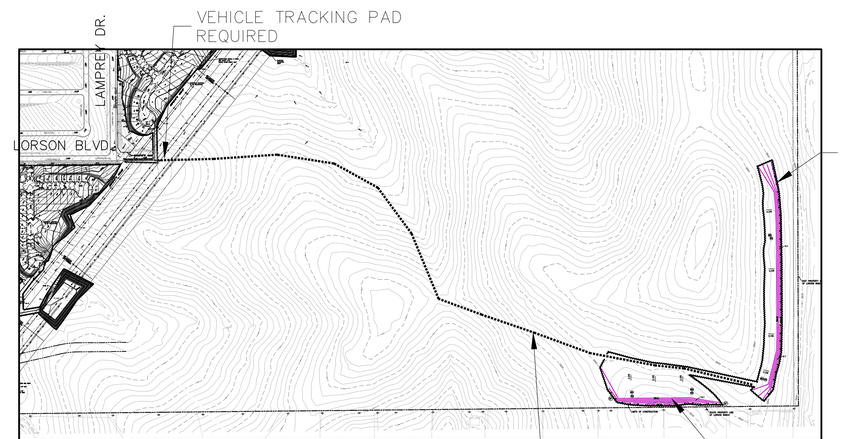
- 5720 — — — — EXISTING CONTOURS
- —5720— PROPOSED CONTOUR
- (SF) — x — x — PERIMETER EROSION CONTROL SILT FENCE, EROSION LOG, OR EARTH BERM
- LIMITS OF CONSTRUCTION
- (MU) MULCHING
- (PS) PERMANENT SEEDING



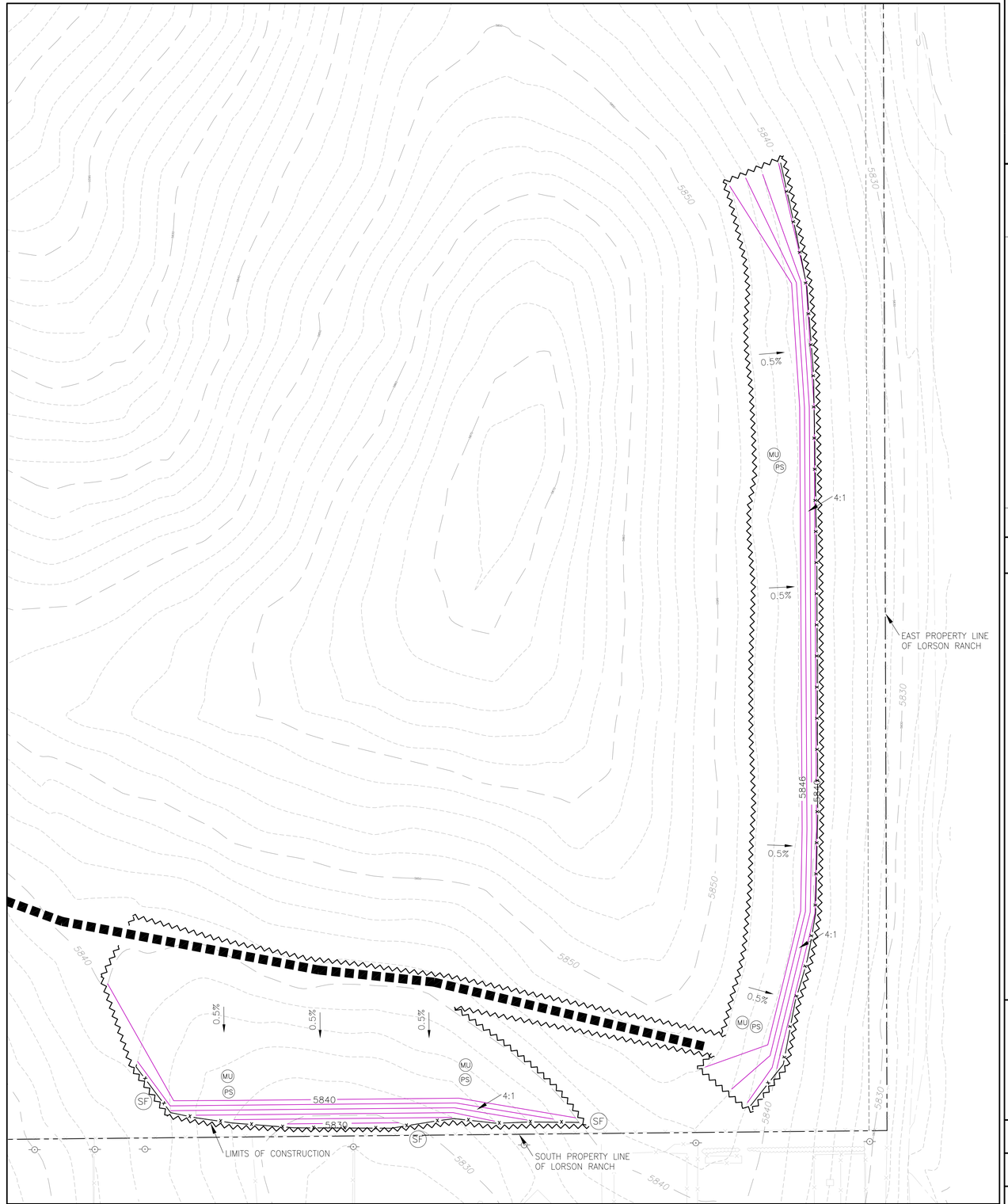
HAUL ROAD
TYPICAL SECTION
SCALE: 1"=500'



NOTE:
1. SLOPES SHALL BE 4:1 FOR FILL AREA
2. STRAW ECB SHALL BE PLACED ON ALL 4:1 SLOPES



HAUL ROUTE
SCALE: 1"=500'



EPC 6/15/2020

CORE ENGINEERING GROUP
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BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rlschindler@ceg1.com

NO.	DESCRIPTION	DATE
1.	ADD OFFSITE FILL AREA, SHEET C4.4a	05/21/2020

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

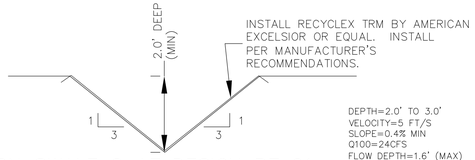
LORSON RANCH EAST FILING NO. 4
FINAL GRADING AND E.C. PLAN
OFFSITE FILL AREA

COLORADO REGISTERED 33997 5-21-20 PROFESSIONAL ENGINEER

DATE:
MAY 20, 2020

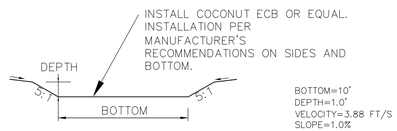
PROJECT NO.
100.048

SHEET NUMBER
C4.4a
TOTAL SHEETS: 13



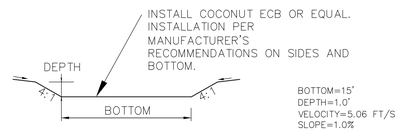
DEPTH=2.0' TO 3.0'
VELOCITY=5 FT/S
SLOPE=0.4% MIN
Q100=24CFS
FLOW DEPTH=1.6' (MAX)

SUBSTATION SWALE 2 AT DESIGN PT 21



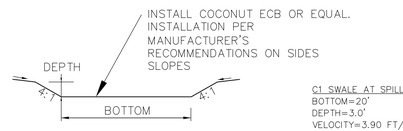
BOTTOM=10'
DEPTH=1.0'
VELOCITY=3.88 FT/S
SLOPE=1.0%
Q100= 36CFS
FLOW DEPTH=0.69'

OVERFLOW SWALE DP-21



BOTTOM=15'
DEPTH=1.0'
VELOCITY=5.06 FT/S
SLOPE=1.0%
Q100= 92.6CFS
FLOW DEPTH=0.97'

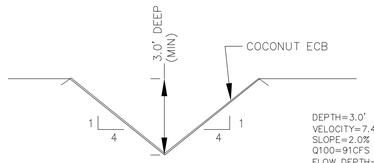
OVERFLOW SWALE DP-27



C1 SWALE AT SPILLWAY
BOTTOM=20'
DEPTH=3.0'
VELOCITY=3.90 FT/S
SLOPE=0.3%
Q100= 175CFS
FLOW DEPTH=1.68'

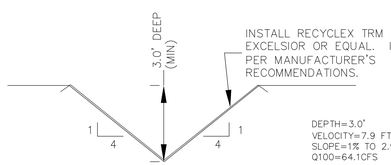
C1 SWALE
BOTTOM=50'
DEPTH=2.0'
VELOCITY=3.14 FT/S
SLOPE=0.3%
Q100= 175CFS
FLOW DEPTH=1.03'

POND C1 OVERFLOW SWALE



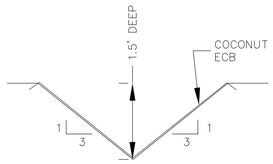
DEPTH=3.0'
VELOCITY=7.43 FT/S
SLOPE=2.0%
Q100=91CFS
FLOW DEPTH=1.75'

SWALE AT
DESIGN PT 67a



DEPTH=3.0'
VELOCITY=7.9 FT/S
SLOPE=1% TO 2.96%
Q100=64.1CFS
FLOW DEPTH=1.47'
EMERGENCY OVERFLOW
FLOW = 210CFS AT DEPTH OF 2.22',
VELOCITY=10.7 FT/S

SWALE AT
DESIGN PT 67b



TEMP SWALE TO POND BTM

EPC 6/15/2020

CORE
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PROJECT:
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FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

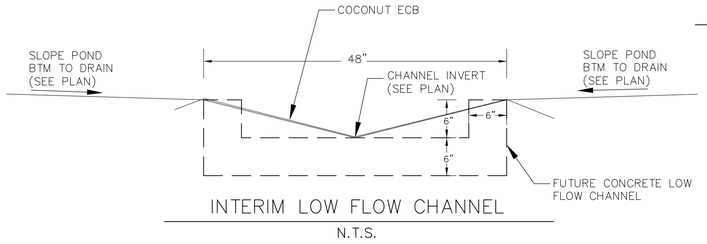
LORSON RANCH EAST FILING NO. 4
FINAL GRADING AND E.C. PLAN
DRAINAGE SWALE DETAILS

COLORADO REGISTERED
RICHARD L. SCHINDLER
33997
6-1-2019
PROFESSIONAL ENGINEER

DATE:
JUNE 1, 2019

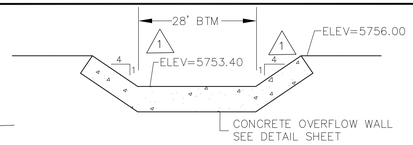
PROJECT NO.
100.048

SHEET NUMBER
C4.5
TOTAL SHEETS: 13



INTERIM LOW FLOW CHANNEL

N.T.S.



POND C1 EMERGENCY OVERFLOW PROFILE

SCALE: NTS

POINT TABLE				
NUMBER	NORTHING	EASTING	ELEVATION	NOTES
1	22907.80	28456.66	5743.40	INVERT 18" RCP = 5743.40
2	22895.21	28451.54	5644.00	LOW FLOW CHANNEL
3	22914.56	28456.90	5745.00	POND BOTTOM
4	22901.74	28477.08	5745.00	POND BOTTOM
5	22825.41	28400.94	5744.34	LOW FLOW CHANNEL
6	22805.55	28409.10	5745.00	POND BOTTOM

TIFFIN DRIVE

MVEA SUBSTATION

DETENTION POND C1

10:1 SLOPE

4:1 SLOPE

3:1 SLOPE

SOIL RIP RAP EMERGENCY OVERFLOW TYPE M, 24" THICK (65/35 MIX), COVER W/ 4" TOPSOIL

CONCRETE OVERFLOW WALL. SEE DETAIL SHEET

AMERICAN EXCELSIOR "RECYLCEX" TRM FILL CELLS WITH TOPSOIL

30'

18" RCP AT 0.5%

5751.67

51.82

5752

EXISTING TRANSMISSION LINE POLE

POND C1 OVERFLOW SWALE TO FONTAINE WIDTH=50', 4:1 SIDE SLOPES Q100=175cfs, SLOPE=0.3%, FLOW DEPTH=1.04', VELOCITY=3.14 FT/S SEE SHEET C4.5

POND C1 EMERGENCY OVERFLOW WEIR BTM=5753.00, TOP=5756.00 WIDTH=28', 4:1 SIDE SLOPES FLOW DEPTH=1.44', Q100=175CFS

12" HIGH RIP RAP CHECK DAM AND 12"D50 RIP, 24" THICK ON MIRAFI 140N FABRIC RAP PAD

GRAVEL ACCESS ROAD (10%) SEE DETAIL SHEET

5746.00 N 22686.12 E 28365.95

5746.00 N 22640.14 E 28246.15

5745.16 N 22645.19 E 28303.94

5747.00 N 22615.20 E 28389.92

5747.00 N 22527.09 E 28158.47

5747.00 N 22449.08 E 28276.69

5746.23 N 22449.62 E 28386.94

5747.00 N 22441.88 E 28390.23

0.6%

0.4%

LOW FLOW CHANNEL INVERT (TYP)

325' ELECTRIC TRANSMISSION LINE EASEMENT

AEC PREMIER COCONUT FIBRENET OR EQUAL

NOTE:
1. POND SLOPES SHALL BE 3:1 UNLESS OTHERWISE NOTED
2. STRAW ECB SHALL BE PLACED ON ALL POND SIDE SLOPES UNLESS NOTED OTHERWISE

SCALE: 1"=30'

EPC 6/15/2020

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EMAIL: Rich@ceg1.com

NO.	DESCRIPTION	DATE
1.	CHANGE OVERFLOW WALL ELEVATION/SLOPES	05/13/2020

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
DETENTION POND C1

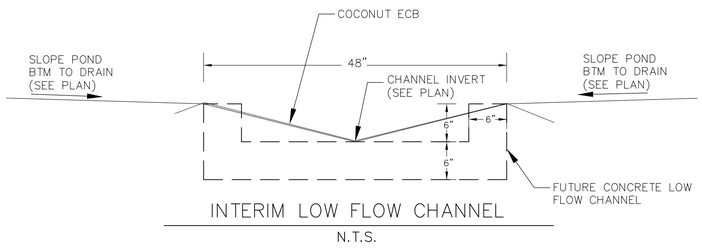
COLORADO REGISTERED 33997 6-1-2019 PROFESSIONAL ENGINEER

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C5.1

TOTAL SHEETS: 13



INTERIM LOW FLOW CHANNEL

N.T.S.

SKUNA DRIVE

YOCONA DRIVE

HORTON DRIVE

TRACT A

GRAVEL ACCESS ROAD (10%) SEE SHEET C4.5

5731.00
N 20930.53
E 26916.54

5730.00
N 20908.91
E 26902.99

5730.57
N 20829.17
E 27013.49

5730.00
N 20839.25
E 26983.72

5729.00
N 20760.02
E 26787.07

5728.31
N 20736.73
E 26778.89

5729.63
N 20661.16
E 26844.00

24" RCP
INV=5727.90
N 20735.16
E 26772.79

3:1 SLOPE

0.5%

LOW FLOW CHANNEL INVERT (TYP)

AEC PREMIER COCONUT FIBRENET OR EQUAL

24" RCP AT 0.5%

12" HIGH RIP RAP CHECK DAM AND 12"D50 RIP, 24" THICK ON MIRAFI 140N FABRIC RAP PAD

DETENTION POND E1

325' ELECTRIC TRANSMISSION LINE EASEMENT

30 20 10 0 30 60

SCALE: 1"=30'

EPC 6/15/2020

CORE ENGINEERING GROUP

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CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

NO. | DESCRIPTION | DATE

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
DETENTION POND E1

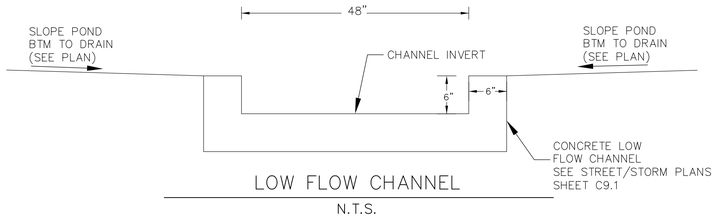
COLORADO REGISTERED RICHARD L. SCHINDLER PROFESSIONAL ENGINEER 33997 6-1-2019

DATE: JUNE 1, 2019

PROJECT NO. 100.048

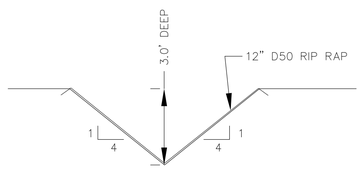
SHEET NUMBER C5.2

TOTAL SHEETS: 13



LOW FLOW CHANNEL

N.T.S.



TEMP SWALE TO POND BTM

EAST TRIBUTARY OF JCC

TRAPPE DRIVE

26.1LF 48" RCP AT 0.5% INCLUDING END SECTION SEE STREET/STORM PLANS

12" D50 RIP RAP, 24" THICK ON MIRAFI 140N FABRIC EXTEND TO EXISTING TOE WALL CONSTRUCTED BY EAST TRIBUTARY REALIGNMENT CONSTRUCTION PLANS

EXISTING RIP RAP TOE WALL CONSTRUCTED BY EAST TRIBUTARY REALIGNMENT CONSTRUCTION PLANS

EXISTING 12" D50 RIP RAP CONSTRUCTED BY EAST TRIBUTARY REALIGNMENT CONSTRUCTION PLANS

3:1 SLOPE

4:1 SLOPE

POND ACCESS SEE STREET/STORM PLANS SHEET C9.1

3:1 SLOPE

LOW FLOW CHANNEL INVERT (TYP)

0.5%

TEMP SWALE (RIP RAP) TO POND BOTTOM

48" STORM SEWER

54" STORM SEWER

3:1 SLOPE

3:1 SLOPE

8"RISER PIPE

INTERIM POND E2 EMERGENCY OVERFLOW SOIL RIP RAP TYPE M, 24" THICK (65/35 MIX), COVER W/ 4" TOPSOIL SEE DETAIL BELOW

RIP RAP CHECK DAM AND 12"D50 RIP, 24" THICK ON MIRAFI 140N FABRIC RAP PAD TOP=5696.50 BTM=5693.90 3:1 SLOPES

EXISTING SWALE TO REMAIN

OFFSITE DRAIANGE/UTILITY EASEMENT

EXISTING 100-YEAR FLOODPLAIN

5694.00 N 21037.54 E 25277.82

5695.00 N 21055.01 E 25284.15

5695.00 N 21055.71 E 25324.01

5695.00 N 21041.14 E 25330.95

5695.00 N 21042.63 E 25416.25

5694.15 N 20984.43 E 25315.09

5694.00 N 2010.42 E 25262.65

5694.01 N 20956.80 E 25392.36

5695.00 N 20953.30 E 25419.05

5695.00 N 20958.92 E 25438.57

5695.00 N 20937.45 E 25388.48

5694.29 N 20906.05 E 25412.99

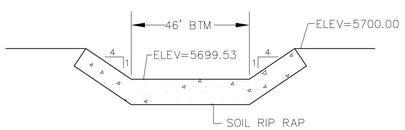
5694.40 N 20912.23 E 25434.59

5695.00 N 20901.05 E 25440.73

5695.00 N 20890.70 E 25401.67

5711 5710 5708 5700 5695 5694 5693 5702

SEDIMENTATION BASIN E2
PER DETAIL SB-1
TRIB. AREA=14ac
VOLUME PROVIDED=26,000 CF
AT ELEVATION 5696.50
VOLUME REQ=25,200 CF
8 ROWS, 1 COLUMNS
1-3/8" HOLES
8" RISER PIPE



INTERIM POND E2 EMERGENCY OVERFLOW PROFILE

SCALE: NTS

NOTE:
1. ALL POND SLOPES SHALL RECEIVE STRAW ECB.

2. SEE STREET/STORM PLANS FOR POND ACCESS ROAD, LOW FLOW CHANNEL AND FOREBAY DETAILS

30 20 10 0 30 60

SCALE: 1"=30'

EPC 6/15/2020

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CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

NO.	DESCRIPTION	DATE

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

LORSON RANCH EAST FILING NO. 4
DETENTION POND E2

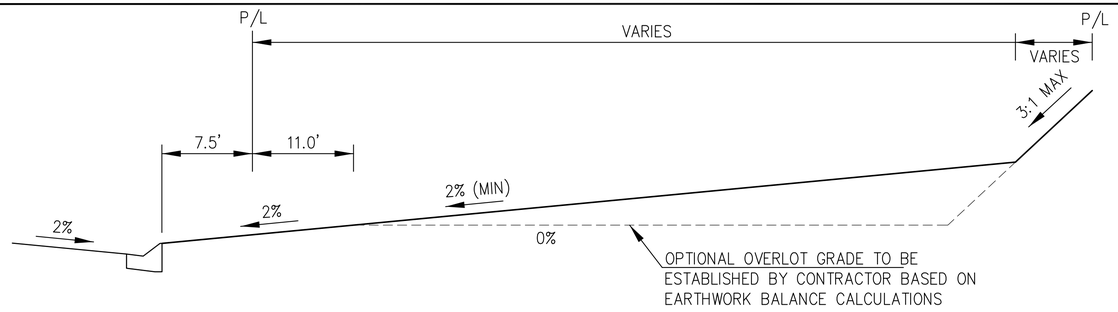
COLORADO REGISTERED PROFESSIONAL ENGINEER
RICHARD L. SCHINDLER
33997
6-1-2019

DATE: JUNE 1, 2019

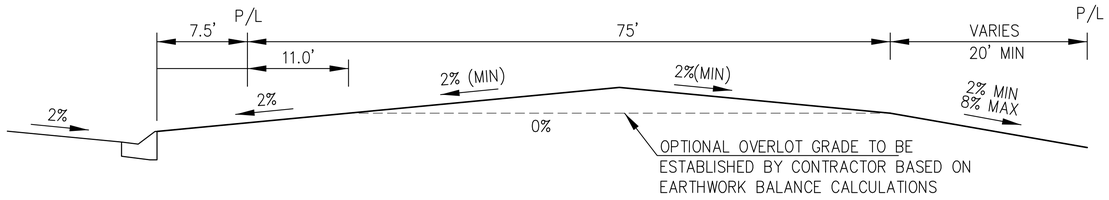
PROJECT NO. 100.048

SHEET NUMBER C5.3

TOTAL SHEETS: 13



TYPICAL "A" LOT

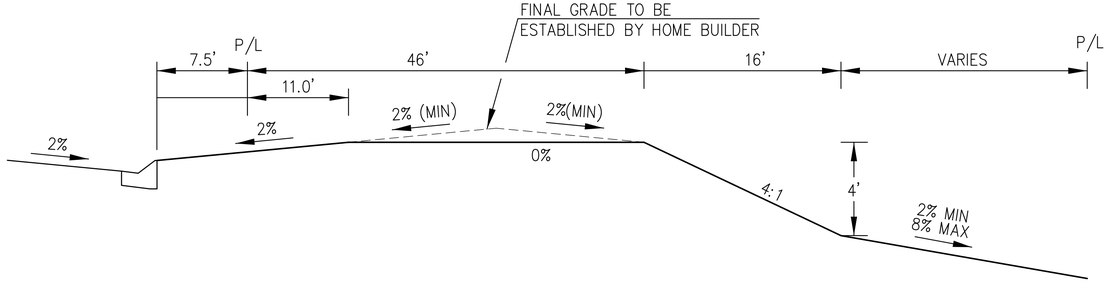


TYPICAL "B" LOT

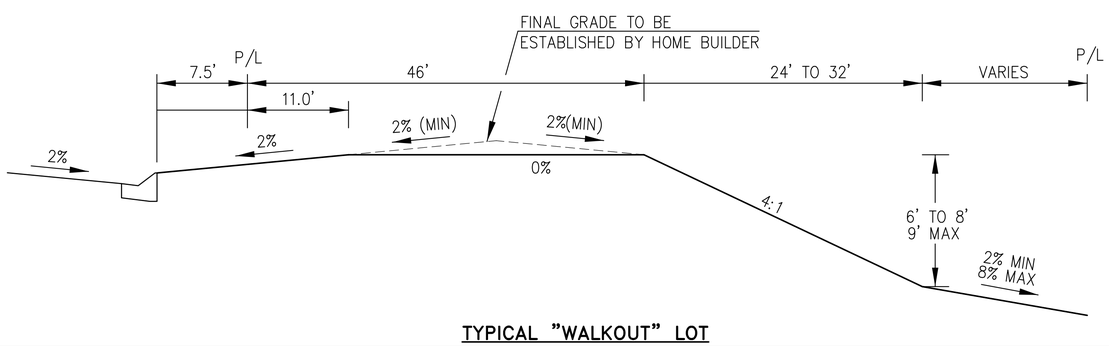
NOTE:

1. TRANSITION LOTS IDENTIFIED BY A "T" ARE INCLUDED TO INDICATE LOTS THAT WILL REQUIRE HOME BUILDERS TO PREPARE A SITE SPECIFIC GRADING PLAN TO DETAIL THE GRADING TRANSITION FROM TYPE A/B LOTS TO GARDEN/WALKOUT LOTS

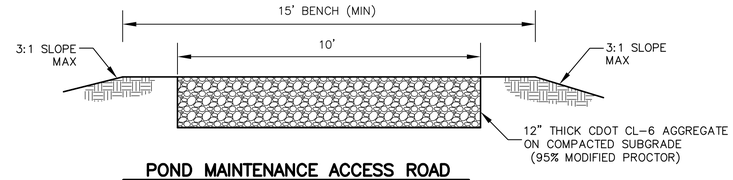
2. THE DEVELOPER/HOME BUILDER SHALL INSTALL SIDE LOT SWALES TO MINIMIZE THE LOT TO LOT DRAINAGE.



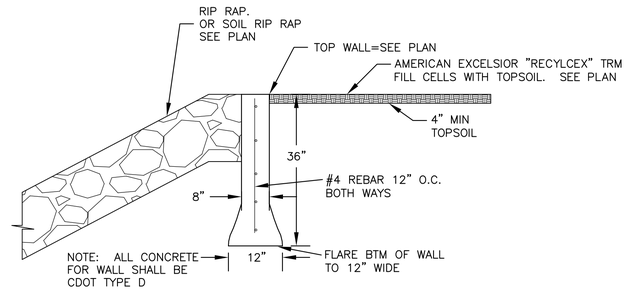
TYPICAL "GARDEN" LOT



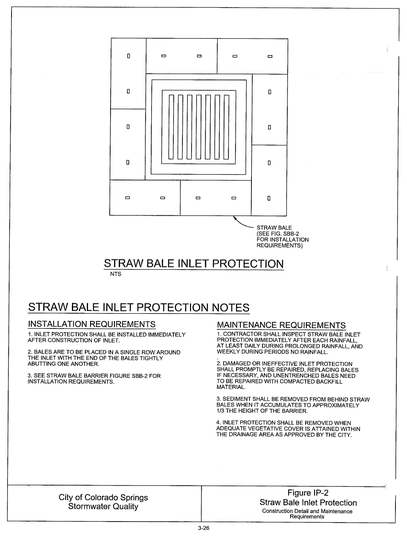
TYPICAL "WALKOUT" LOT



POND MAINTENANCE ACCESS ROAD
NO SCALE



POND OVERFLOW CONCRETE WALL
NO SCALE



STRAW BALE INLET PROTECTION
NTS

STRAW BALE INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.

3. SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure IP-2 Straw Bale Inlet Protection Construction Detail and Maintenance Requirements

3-26

EPC 6/15/2020

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EMAIL: Rich@ecgi.com

NO. | DESCRIPTION | DATE

PREPARED FOR:
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212 N. WAHSATCH AVE. SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

FINAL GRADING PLAN DETAILS

COLORADO REGISTERED
RICHARD L. SCHINDLER
33997
6-1-2019
PROFESSIONAL ENGINEER

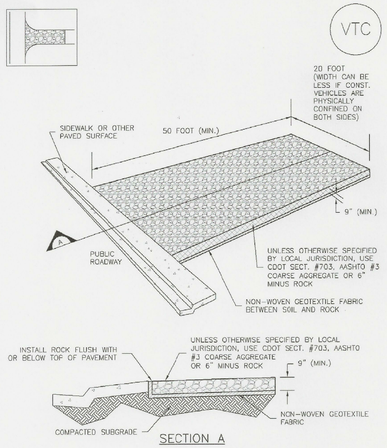
DATE:
JUNE 1, 2019

PROJECT NO.
100.048

SHEET NUMBER
C12.1

TOTAL SHEETS: 13

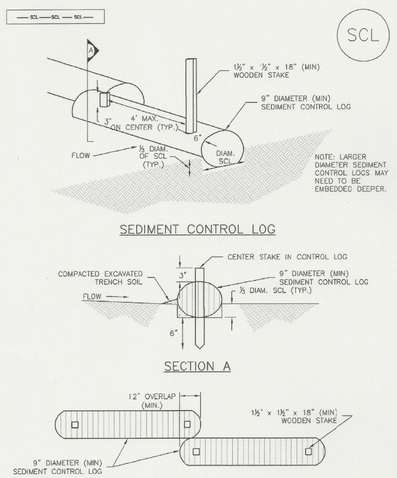
Vehicle Tracking Control (VTC) SM-4



SECTION A

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

Sediment Control Log (SCL) SC-2

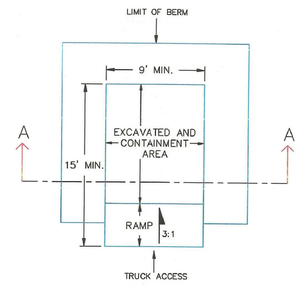


SEDIMENT CONTROL LOG

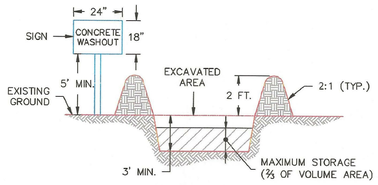
SECTION A

SEDIMENT CONTROL LOG JOINTS

SCL-1. SEDIMENT CONTROL LOG



PLAN VIEW



SECTION A–A

NOTES:
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

1/1/08	Concrete Washout Structure	
DATE APPROVED:	Standard Drawing	
John A. McCarty	REVISION DATE: 7/17/07	FILE NAME: SD_3-84
DEPARTMENT OF TRANSPORTATION		

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

SEED MIX TABLE

GRASS MIX FOR QUICK REVEGETATION ALL SITES:

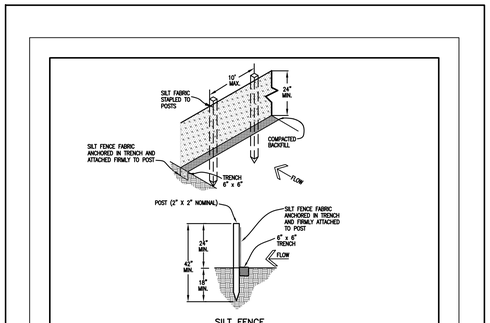
GRASS	VARIETY	AMOUNT IN PLS LBS PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0
PERENNIAL RYE	LINN	2.0
WESTERN WHEAT GRASS	BARTON	3.0
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0
SIDEOATS GRAMA	EL RENO	2.5
	TOTAL	16.5 LBS

GRASS MIX FOR SANDY SOILS:

GRASS	VARIETY	AMOUNT IN PLS LBS PER ACRE
SIDEOATS GRAMA	EL RENO	3.0
WESTERN WHEAT GRASS	BARTON	2.5
SLENDER WHEAT GRASS	NATIVE	2.0
LITTLE BLUESTEM	PASTURA	2.0
SAND DROPSEED	NATIVE	0.5
SWITCH GRASS	NEBRASKA 28	3.0
WEEPING LOVE GRASS	MORPHA	1.0
	TOTAL	14.0 LBS

GRASS MIX FOR HEAVIER SOIL AREAS:

GRASS	VARIETY	AMOUNT IN PLS LBS PER ACRE
WESTERN WHEAT GRASS	BARTON	5.0
SIDEOATS GRAMA	EL RENO	3.0
SLENDER WHEAT GRASS	SODAR	2.5
SMOOTH BROME	LINCOLN OR MANCHAR	4.0
CRESTEDWHEAT GRASS	EPHRAIM	3.0
	TOTAL	17.5 LBS



SILT FENCE

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.

4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3" ABOVE THE ORIGINAL GROUND SURFACE.

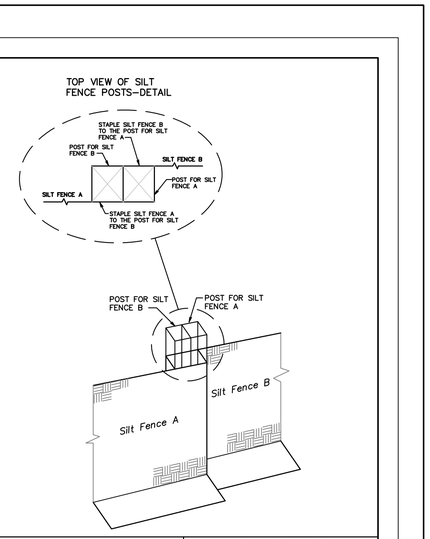
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE SILT FENCE FOR PONDING AND SEDIMENT STORAGE. SETTING A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

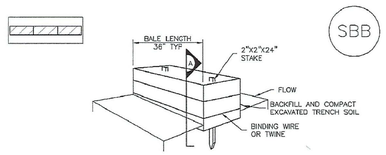
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

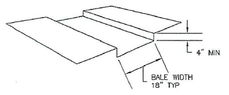


City of Colorado Springs Stormwater Quality	Figure SF-3 Silt Fence Joint Tying Construction Detail and Maintenance Requirements

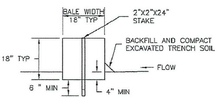
SC-3 Straw Bale Barrier (SBB)



STRAW BALE

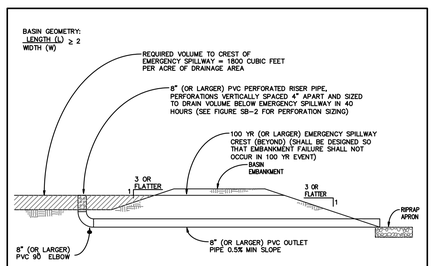


TRENCH FOR STRAW BALE



SECTION A

SBB-1. STRAW BALE



SEDIMENT BASIN
NTS

SEDMENT BASIN NOTES

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.
2. SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure SB-1 Sediment Basin Construction Detail and Maintenance Requirements

3-32

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PH: 719.570.1100
CONTACT: RICHARD L. SCHINDLER, P.E.
EMAIL: rlsch@ecgi.com

NO.	DESCRIPTION	DATE

PREPARED FOR:
LORSON, LLC
212 N. WAHSATCH AVE, SUITE 301
COLORADO SPRINGS, COLORADO 80903
(719) 635-3200
CONTACT: JEFF MARK

PROJECT:
LORSON RANCH EAST
FILING NO. 4
LORSON BLVD.-LAMPREY DR
COLORADO SPRINGS, COLORADO

DRAWN: RLS
DESIGNED: RLS
CHECKED: RLS

FINAL GRADING PLAN DETAILS

COLORADO REGISTERED RICHARD L. SCHINDLER 33997 6-1-2019 PROFESSIONAL ENGINEER

DATE: JUNE 1, 2019

PROJECT NO. 100.048

SHEET NUMBER C12.2

TOTAL SHEETS: 13

EPC 6/15/2020