



INNOVATIVE DESIGN. CLASSIC RESULTS.

**STORMWATER MANAGEMENT PLAN
FOR
STERLING RANCH EAST FILING NO. 6
FINAL PLAT**

SF2610

Prepared for:
CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

Prepared by:
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Job No. 1183.60

Qualified Stormwater Manager:

Contractor:



STORMWATER MANAGEMENT PLAN FOR
STERLING RANCH EAST FILING NO. 6 – FINAL PLAT

COLORADO DISCHARGE PERMIT SYSTEM STATEMENT (CDPS)/
EROSION AND STORMWATER QUALITY CONTROL PLAN (ESQCP)

Site Inspector

The following Erosion and Stormwater Quality Control Plan (ESQCP) is a detailed account of the requirements of the City of Colorado Springs El Paso County Drainage Criteria Manual, Volume 2 – Stormwater Quality Policies, Procedures and Best Management Practices as amended by the ECM. The main objective of this plan is to help mitigate the increased soil erosion and subsequent deposition of sediment off-site and other potential stormwater quality impacts during the period of construction from start of earth disturbance until final landscaping and other potential permanent stormwater quality measures are effectively in place.

This document must be kept at the construction site at all times and be made available to the public and any representative of the Colorado Department of Health - Water Quality Control Division, if requested.

This report is also proposed to meet all requirements of the Colorado Discharge Permit System for Construction Activity. If any discrepancies between this report and Volume 2 exist, the City/County Manual will prevail.

STORMWATER MANAGEMENT PLAN FOR
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ESQCP FORM (SIGNED)
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STANDARD BMP DETAILS w/ INSTALLATION & MAINTENANCE REQUIREMENTS
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SITE DESCRIPTION

Sterling ranch East Filing No. 6 Final Plat is a 62.5-acre site located in portions sections 27 and 34, township 12 south, range 65 west of the sixth principal meridian. 198 urban residential lots are planned. The site is bounded on the north and east by unplatted, future Sterling Ranch residential development, to the south by existing residential (Villages at Sterling Ranch) and to the west by existing and future planned Sterling Ranch East residential uses. Urban single family residential is proposed in this Filing that is consistent with the latest approved Sterling Ranch Sketch Plan Amendment and Preliminary Plan (SP244). Overlot grading has already taken place on the southern portion of the property, mainly the proposed pond area, under an Early GEC Plan (PUDSP226). The rest of the site along with a small off-site portion to the immediate north is planned to be overlotted. This off-site disturbance area is owned by Classic SRJ Land, LLC and is only being disturbed to help route the existing tributary runoff area to the north around the site.

This property is located in the upper portion of the Sand Creek East Fork Drainage Basin. Based on a field investigation, the property contains approximately 60% ground cover made up of primarily field grasses, weeds, cacti and yuccas, with no trees on-site. The Natural Resource Conservation Service has mapped the general soil type as coarse sandy loam. More specifically described as Type 71, Pring Coarse Sandy Loam and Type 19, Columbine gravelly sandy loam with 3 to 5% slopes. The soils have generally been described to have moderate to moderately rapid permeabilities. Possible hazards with soil erosion are present on-site but can be controlled with vegetation. The majority of the soils have been described to have slight to moderate erosion hazards. (Reference: taken from Soils Report prepared by Entech Engineering, March 2026)

The entire site currently drains as sheet flow in a southerly direction. The total disturbance area is in excess of the total property acreage due to the off-site disturbance as shown on the Grading and Erosion Control Plan and totals approximately 65.6 ac. No springs, stream crossings, landscape irrigation return flows or construction dewatering is anticipated within the limits of construction of this site. However, potential seasonal shallow groundwater has been discovered at certain depths across the site. These specific areas will be monitored closely during construction and mitigation measures, as described in the previously mentioned Entech report, will be followed for these areas. Should any of the above items occur unexpectedly, BMPs shall be implemented immediately. The local regulatory agency shall be notified for approval of the BMPs and methods.



- **RECEIVING WATERS**

Name of Receiving Water(s) Name of Receiving MS4	Sand Creek El Paso County
Size/Type/Location of Outfall(s)	48" RCP outfall from the on-site EDB into existing Sand Creek Channel (Reach SC-8)
Discuss discharge connection to Municipal system (include system name, location, and ultimate receiving water(s):	This site is tributary to the proposed FSD-16 that outfalls through and existing 48" RCP public storm system within Sterling Ranch Road directly into Sand Creek and ultimately to (Fountain Creek)

- **PROPOSED CONSTRUCTION ACTIVITY**

Proposed construction activities within this project include grading for the future lots, roadways, stormwater quality facility and utility/road installation for the construction of single-family homes. See "Final Stabilization and Long-term Storm-water Management" section below for final stabilization activities.

- **PROPOSED SEQUENCE OF ACTIVITY/CONSTRUCTION TIMING**

Proposed construction activities within this project include overlot grading for the proposed residential subdivision. Sequence of activities will be based upon site contractor timing and scheduling. Upon site contractor selection, contractor to include sequence of activities schedule in the section provided in the Appendix of this report. A standard sequence of events typically includes the following:

1) Install perimeter silt Fencing, and site BMPs (Vehicle tracking Control, Sediment Control Logs, Temporary Sediment Basins and Temporary Control Berms) Immediately upon plan approval/permitting – Spring 2027) – **Initial Phase**

2) Clear and grub site for overlot grading of future lots, roadways and BMP areas (After installation of perimeter BMPs - Spring 2027) – **Initial Phase**

3) Excavation & installation of utilities and site BMPs (Inlet Protection, Concrete Washout - Fall 2027) – **Interim Phase**

4) Curb & gutter and Paving of the urban roadways (Fall 2027) – **Interim Phase**

5) Homebuilding construction and site BMPs (Straw wattles - Fall 2027 thru 2028) – **Final Phase**

The anticipated start and completion time period for site grading operations is to start in Spring 2027 with site final site stabilization by Spring 2028. This time schedule could vary depending on individual home sales and construction schedules.

- **EROSION AND SEDIMENT CONTROL**

Erosion control measures shall be implemented in a manner that will protect properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities. In order to prevent a net increase of sediment load, Best Management Practices will be implemented during the construction life of this project. A silt fence will be installed per the approved grading and erosion control plan in order to protect undisturbed areas. All roads will be inspected to ensure that sediment from on-site construction activity is not being discharged with the stormwater. Roadways shall be swept as needed for controlling tracking of mud onto public roadways. Vehicle tracking control pads will aid in minimizing soil tracking onto roadways. All disturbed areas, not sodded, will be reseeded with a native seed mix and watered until a mature stand is established. All areas disturbed will be protected with silt fence, diversion swales and temporary sediment traps (as needed basis only) until such time as the site has been re-vegetated. Vegetation and vegetated buffers shall be preserved as much as possible. Wherever feasible, vegetated buffers shall be maintained free from vehicle/equipment parking, storage, stockpiles, or other impacts.

- **DEVELOPMENT AREA/AREAS AND VOLUME STATEMENT**

Total Platted Site Area	<u>62.5</u> Acres
Initial Site area to be disturbed	<u>65.6</u> Acres for lots/roads/BMP const
Percent disturbance	<u>105.0</u> %

The total volume of earthwork cut/fill operations is more than 500 CY.

- **SOILS INFORMATION**

The average soil condition reflects Hydrologic Group "B" (Type 71 - Pring coarse sandy loam and Group "A" (Type 19 – Columbine gravelly sandy loam), as determined by the "Soil Survey of El Paso County Area," prepared by the Soil Conservation Service. The soils have been described to have rapid permeabilities and well suited for homesites. There are possible moderate hazards with soils erosion but able to be controlled by vegetation. Permissible velocities of 4 to 7 ft/sec. allowed with re-established vegetation. Synthetic channel lining materials or small check dams may be utilized if velocities are anticipated to exceed these values. Based upon the current proposed development of this site, the following 100-year runoff coefficients would be realized:

Existing site runoff coefficient =	= <u>.35</u>
Developed site runoff coefficient	= <u>.56</u> lots and yard areas
Percent disturbance	= <u>.90</u> driveway / paved areas

- **EXISTING SITE CONDITIONS**

This property is located in the upper portion of the Sand Creek East Fork Drainage Basin. Based on a field investigation, the property contains approximately 60% ground cover made up of primarily field grasses, weeds, cacti and yuccas, with no trees on-site. The southern portion of the site along with a gravel access roads traversing the site are the areas of the property that are currently disturbed. Existing slopes range from approximately 3 to 4 percent. Reference the Site Description portion of this report for further site conditions.

SITE MAP

With approval of this report is the approved grading, erosion and stormwater quality control plan for the subject property which will serve as the SWMP site map. This document contains site specific grading and erosion control BMP measures as required and approved by the El Paso County. Limits of disturbance, areas of cuts/fills, proposed stockpile areas, areas used for storage of materials, equipment, soil, or waste, batch plants, minimum and maximum cut/fill slopes, existing limits of significant vegetation, locations of springs, streams, and/or wetlands, and existing facilities (including but not limited to: house, shed and misc. structures, retaining walls, gas main, electric and telecom vaults and fences) will be represented on this plan. The site map will depict locations of specific interim and ultimate stormwater management BMPs throughout the lifetime of the project. Erosion control cost assurances must be posted to the county in the amount listed on Financial Assurance Estimate Form. The site map/grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule. All construction BMP details will be included in the appendix of this report. Detail sheets include installation and maintenance requirements. Also, reference "Drainage Criteria Manual, Volume 2 Stormwater Quality Policies, Procedure, and Best Management Practices" and the El Paso County ECM for additional information and guidance regarding construction BMPs.

STORMWATER MANAGEMENT

- **QUALIFIED STORMWATER MANAGER**

The Qualified Stormwater Manager can be an individual(s), position, or title – this entity is responsible for developing, implementing, maintaining, and revising the SWMP. The Qualified Stormwater Manager is the contact for all SWMP related issues and is the entity responsible for its accuracy, completeness, and implementation. Therefore, the Qualified Stormwater Manager should be a person with authority to adequately manage and direct day to day stormwater quality management activities on the subject site. Reference the Appendix of this report for the SWMP permit application which names the individual/entity applying for the permit and naming the Qualified Stormwater Manager of the SWMP. This individual will be sufficiently qualified for these duties per the ECM Appendix I.5.2.A.

- **POTENTIAL POLLUTANT SOURCES**

Potential pollutant sources which shall be evaluated for potential to contribute pollutants to stormwater discharge from the subject site may include the following:

- Disturbed and stored soils
- Vehicle tracking of sediments
- Management of contaminated soils
- Loading and unloading operations
- Outdoor storage activities (building materials, utility piping and appurtenances, etc.)
- Vehicle and equipment maintenance and fueling
- Significant dust or particulate generating processes
- On-site waste management practices (waste piles, liquid wastes, dumpsters)
- Concrete truck/equipment washing, including the concrete truck chute associated fixtures and equipment
- Non-industrial waste sources such as worker trash and portable toilets
- Other areas or procedures where potential spills can occur.

The location and description of these areas are shown on the attached SWMP Site Map.

- **BMPS FOR POLLUTANT PREVENTION**

The following are common practices to mitigate potential pollutants:

Structural Measures

- Sanitary facilities shall be placed at a minimum of 10' from any curblineline and 50' from any inlet or state waters. They will be secured on all four corners to prevent overturning, cleaned on a weekly basis and inspected daily for spills. If not feasible for the project, use of a secondary containment shall be implemented.
- Equipment loading/unloading, fueling and Maintenance Services – a designated loading/unloading and fueling area will be established to contain any spill resulting from loading/unloading, fueling, maintenance, or repair of equipment. Contractors will be responsible for containment, cleanup, and disposal of any leak or spill in this designated area and any costs associated with the cleanup and disposal.

- Concrete washout area will be established on site for all concrete truck/equipment washing. Contractor responsible for cleanup and maintenance of this area.
- Outdoor storage activities – a designated storage area for all building materials, utility piping and appurtenances will be established and maintained by the contractors. Contractors responsible for all cleanup and containment of trash/debris in this area.
- Material stockpiles (soils, soil amendments, debris/trash piles) – All construction trash and debris will be deposited in the dumpster. Dumpster inspected daily for leaks and capacity. Dumpster emptied on a weekly basis or when capacity exceeds the top of the dumpster.

Non-Structural Measures

- Chemical products shall be protected from precipitation, free from ground contact, and stored properly to prevent damage from equipment or vehicles.
- Wind erosion shall be controlled by sprinkling the site roadways with water and/or temporary stabilizing stockpiles by spraying with water from water truck. Each dump truck hauling material from the site will be required to be covered with a tarpaulin.
- Sediment and Migration of Sediment – Sweeping operations will take place as needed to keep roadways maintained. The perimeter of the site will be evaluated for any potential impact resulting from trucking operations or sediment migration from the site. Vehicle tracking controls will be placed and daily maintained at each entry/exit of site. BMP devices such as straw bale inlet protection and rock socks will be placed to protect storm system inlets should any roadway tracking or sediment migration occur.
- Snow removal and/or stockpiling will be considered prior to placement at the site. Snow stockpiles must be kept away from any stormwater conveyance system (i.e., inlets, ponds, outfall locations, roadway surfaces, etc.)

• **BMP SELECTION**

Selection of the appropriate BMP will limit the source of the pollutant. Guidance for the selection process can be found by referencing the City of Colorado Springs/El Paso County “Drainage Criteria Manual Volume 2”.

The following structural BMPs will be used on this site:

Prior to grading activity, vehicle tracking controls and silt fencing will be installed per the approved plan in order to protect undisturbed areas. During grading construction activity, sediment control logs will be installed along all roadways to minimize erosion in areas of concentrated stormwater. Temporary sediment basins will be installed per the approved plan to temporarily treat stormwater on-site. The temporary control berm will be constructed at the north end of the site per the approved plan to help convey off-site flows around the site. Regular maintenance and inspection of these facilities will be necessary throughout the initial phase to ensure proper function.

During the installation of the storm piping, inlet protection around each proposed storm inlet will be installed intended to control stormwater and filter the sediment before conveyance into the storm system. Prior to curb and gutter installation on-site, a concrete washout area will be located by contractor and installed on-site. Also located by contractor on-site will be material handling and storage area. Regular maintenance and inspection of these facilities will be necessary throughout the interim and final phases and until vegetation is reestablished to ensure proper function.

The following non-structural BMPs will be used on this site:

Upon future CD approval and homebuilding construction, permanent seeding/mulching and erosion control blanketing will be utilized in specific tract areas along with street sweeping as required after storm events.

- **MATERIAL HANDLING & SPILL PREVENTION**

Where materials can impact stormwater runoff, existing and planned practices that reduce the potential for pollution must be included in a material handling/spill prevention plan, to be provided by the contractor. Material handling/Spill prevention plans shall include

- Notification procedures to be used in the event of an accident
- Instruction for clean-up procedures, and identification of a spill kit location
- Provisions for absorbents to be made available for use in fuel areas, and for containers to be available for used absorbents
- Procedures for properly washing out concrete truck chutes and other equipment in a manner and location so that the materials and wash water can not discharge from the site and never into a storm sewer system or stream.

- Procedures for properly handling materials and cleanup, identification of material storage areas and associated BMPs such as silt fencing and straw waddles for containment with no discharge from the site will be provided to the Contractor.

- **CONCRETE/ASPHALT BATCH PLANTS**

Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices used to control stormwater pollution from dedicated asphalt or concrete batch plants. However, no batch plants are planned for this site.

- **WASTE MANAGEMENT AND DISPOSAL INCLUDING CONCRETE WASHOUT**

Where applicable, the SWMP must be amended by the contractor to describe and locate on the Site Map all practices implemented at the site to control stormwater pollution from all construction site wastes (liquid and solid) including concrete washout activities. The concrete washout area will be located by the contractor and marked-up on the SWMP map kept on-site. Construction site waste disposal area will also be designated by the Contractor and documented on the SWMP map. Waste disposal bins shall be checked for leaks by Contractor on a daily basis and emptied immediately upon 75% capacity reached. Procedures for material handling/spill prevention provided as described above.

- **DOCUMENTING SELECTED BMPS**

As discussed in the SITE MAP section of this report, documentation of the selected BMPs will be included on the site map / overlot grading plan included in this report. The site map/overlot grading plan shall be amended to include any additional interim or phased BMPs over and above measures included on the site map, as required by contractor's construction schedule.

- **NON-STORMWATER DISCHARGES**

The SWMP permit covers only discharges composed entirely of stormwater and does not include the following: fire fighting activities, landscape irrigation return-flow and uncontaminated springs. None of the above non-stormwater discharges are anticipated for this site. However, discharges from the concrete washout area located on-site by contractor is anticipated and allowed under CDPS General Permit COR400000 Part I.A.1.b

- **STORMWATER DEWATERING**

The discharge of pumped water, ONLY from excavations, ponds, depressions, etc., to surface waters or to a municipal separate storm-sewer system is allowed by the Stormwater Dewatering Permit as long as the dewatering activity and associated BMPs are identified in the SWMP (including location of activity), and the BMPs are implemented in accordance with the SWMP. Where applicable, all stormwater and groundwater dewatering practices implemented to control stormwater pollution for dewatering must be amended in the SWMP and Site Map by the contractor.

- **REVISING BMPs AND THE SWMP**

The implemented BMPs will need to be modified and maintained regularly to adapt to changing site conditions and to ensure that all potential stormwater pollutants are properly managed. The BMPs and pollutant sources must be reviewed on an ongoing basis by the Qualified Stormwater Manager (QSM) as assigned by the Permit. With any construction project, special attention must be paid to construction phasing and therefore revisions to the SWMP to include any additional or modification to the BMPs and SWMP report. The SWMP must be modified or amended to accurately reflect the field conditions by the QSM. These amendments should be made as redlines and amendment logs to the SWMP kept physically on-site. Examples include - but are not limited to – removal of BMPs, identification of new potential pollutant procedures, and changes to information provided in the site map/overlot grading plan. SWMP revisions must be made prior to changes in site conditions. The SWMP should be viewed as a “living document” throughout the lifetime of the project.

FINAL STABILIZATION AND

LONG-TERM STORMWATER MANAGEMENT

The following non-structural BMPs will be used on this site:

Permanent stabilization of the site includes seeding and mulching the site. Seeding and mulching consists of loosening soil, applying topsoil (if permanent seeding) and drill seeding disturbed areas with grasses and crimping in straw mulch to provide immediate protection from raindrop and wind erosion. As the grass cover becomes established, provide long term stabilization of exposed soils.

Once the construction activity ceases permanently, the area will be stabilized with permanent seed and mulch within 14 days. All areas that will not be impacted by construction of buildings will be seeded and landscaped as feasible. After seeding, each area will be mulched with straw. The straw mulch is to be tacked into place by a disc with blades set nearly straight. Topsoil stockpiles will be stabilized with temporary seed and mulch. Areas of the site that are to be paved will be temporarily stabilized until asphalt is applied. Rough cut street controls will be utilized in these areas to control erosion by minimizing concentration of flow and reducing runoff velocity.

The following structural BMPs will be used on this site:

Pond FSD-16 will be used for permanent stormwater quality treatment for this site. However, it is anticipated that Sterling Ranch East Filing No. 8 will be constructed first and portions of Pond FSD-16 will be approved and constructed under that subdivision (SF2526). The temporary perimeter controls (silt fence or equivalent) will not be removed until all construction activities at the site are complete and soils have been stabilized and final stabilization has been achieved. Upon completion of construction activities, the site shall be inspected to ensure all equipment, waste materials, and debris have been removed. All other BMPs or other control practices and measure that are to remain after completion of construction will be inspected to ensure they are properly functioning. Final stabilization is reached when all soil disturbing activities at the site have been completed and uniform vegetative cover has been established with a density of at least 70% of pre-disturbance levels. For purposes of the SWMP, establishment of a vegetative cover capable of providing erosion control equivalent to the pre-existing conditions at the site can be considered final stabilized.

This project does not rely on any control measures owned and operated by another entity outside of the overall Sterling Ranch Development.

INSPECTION AND MAINTENANCE PROCEDURES

All drainage facilities will be monitored using the enclosed "Monitoring and Maintenance Inspection Record" checklist (Appendix II).

- **SWMP QUALIFIED STORMWATER MANAGER INSPECTION PROCEDURES & SCHEDULES**

The Qualified Stormwater Manager shall adhere to the following inspection procedures during the development of the site:

1. Make thorough inspection of the stormwater management system at least every 14 days.
2. Make thorough inspection of the stormwater management system within 24 hrs of each precipitation or snow melt event that creates runoff.
3. If any system deficiencies are noted, corrective actions must begin immediately. Documentation of inspection must be available if requested.
4. Records of the site inspections or facility replacement modifications must be kept at the site within this report.
5. 30-day inspections must take place on this site where construction activity is complete, but vegetative cover is still being established.

In this report's appendix, a site inspection form has been included for use by the Inspector. Upon completion of this form, the document is to be kept in the provided folder also in the rear of this report.

- **BMP MAINTENANCE / REPLACEMENT & FAILED BMPs**

The Stormwater Construction Permit requires that all erosion and sediment control practices and other protective measures identified in the SWMP be maintained in effective and operation condition. A preventative maintenance program should be in place to prevent BMP breakdowns and failures by proactively maintaining or replacing BMPs and equipment. The inspections process should also include procedures to ensure that BMPs are replaced or new BMPs added to adequately manage the pollutant sources at the site. This procedure is part of the ongoing process of revising the BMPs and SWMP as previously discussed, and any changes shall be recorded in the SWMP.

- **RECORD KEEPING AND DOCUMENTING INSPECTIONS**

The following items must be documented by the Qualified Stormwater Manager as part of the site inspections and kept in a notebook located on-site with the approved grading and erosion control plans:

- Inspection date
- Name(s) and title(s) and signature(s) of personnel making inspection
- Location(s) of discharges of sediment or other pollutants from site
- Location(s) of BMPs that need to be maintained
- Location(s) of BMPs that fail to operate as designed or proved inadequate in a particular location
- Location(s) where additional BMPs are needed that were not in place at time of inspection
- Deviations from the minimum inspection schedule
- Descriptions of corrective action for items above including dates and measures taken to prevent future violations
- Signed statement of compliance added to the report after correction action has been taken

GRADING & EROSION CONTROL COST OPINION

ITEM	DESCRIPTION	QUANTITY	UNIT COST	COST
1.	Vehicle Tracking Control	2 EACH	\$3,840/EA	\$ 7,680.00
2.	Silt Fence	3,750 LF	\$3.00/LF	\$ 11,250.00
3.	Straw Wattle (SCL)	890 LF	\$11.00/LF	\$ 9,790.00
4.	Sediment Basin	1 EACH	\$3,483.00/EA	\$ 3,483.00
5.	Inlet Protection	25 EACH	\$322.00/EA	\$ 8,050.00
6.	Seeding & Mulching	46 AC.	\$2,037.00/AC	\$ 93,702.00
	Maintenance (35% of construction BMPs)			\$ 14,088.55
TOTAL				<u>\$ 148,043.55</u>

Classic Consulting Engineers & Surveyors cannot and does not guarantee that the construction cost will not vary from these opinions of probable construction costs. These opinions represent our best judgment as design professionals familiar with the construction industry and this development in particular.

PREPARED BY:

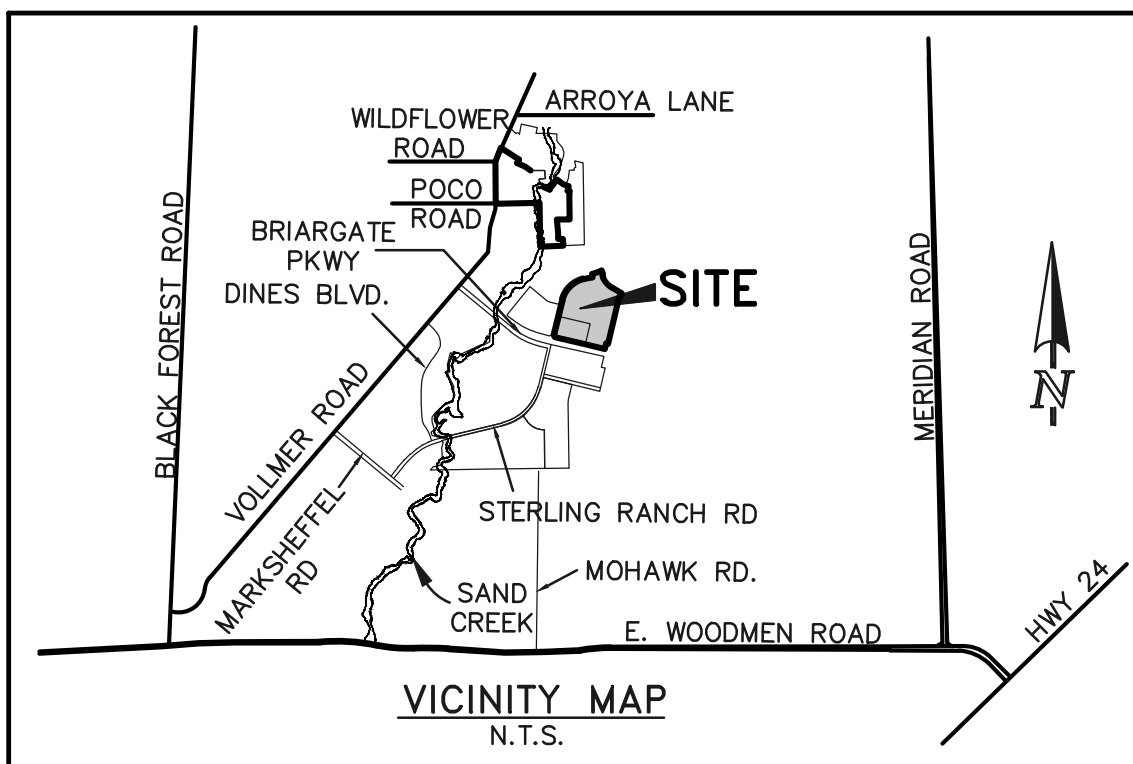
Classic Consulting Engineers & Surveyors, LLC



Marc A. Whorton, P.E.
Project Manager

maw/118360/SWMP Report Vol2.doc

VICINITY MAP



ESQCP FORM (SIGNED)



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

Stormwater Permit Number: ESQ

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: SF2610

There are multiple Stormwater Permits. Please refer to Engineering Criteria Manual (ECM) Appendix I to determine which permit is applicable to your project.

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit.

Part I. Property Owner or Authorized Representative (Co-Permit Holder)	
Company/Organization	Classic SRJ Land, LLC
Name or Name of Representative	Loren Moreland
Title	Vice President/Project Manager
Physical Address (not PO Box)	
Street Number and Street Name	2138 Flying Horse Club Dr.
City, State, Zip Code	Colorado Springs, CO 80921
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	719-592-9333
Phone Number - Cell	
Email Address	Lmoreland@classichomes.com

Part II. Contractor/Operator (Co-Permit Holder)*	
Company/Organization	Cornella Brothers Excavating
Name or Name of Representative	Andrew Cornella
Title	
Physical Address (not PO Box)	
Street Number and Street Name	3740 Silica Dr.
City, State, Zip Code	Colorado Springs, CO 80910
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	719-390-1122
Phone Number - Cell	
Email Address	Andrew@cornellabrothers.com

*This section can be left blank through design review but must be filled in no later than at the Pre-Con Meeting.



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

Stormwater Permit Number: ESQ

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: SF2610

Part III. Qualified Stormwater Manager (QSM)*	
Company/Organization	CMS Environmental Solutions
Name	Mikalya Manyin
Phone Number - Office	
Phone Number - Cell	720-765-6559
Email Address	Mmanyin@cmsenviro.com

*This section can be left blank through design review but must be filled in no later than at the Pre-Con Meeting.

Part IV. Project Information	
Project Name	Sterling Ranch East Filing No. 6
Address (or nearest major cross streets)	NE corner of Briargate Pkwy. and Sterling Ranch Road
Acreage	Total: 62.5 acres Proposed Disturbance: 65.6 acres
Description of Project	198 Single Family detached residential lots with park, multiple tracts, pond and extension of Briargate Pkwy.
Schedule (input estimated month or season)	Start of Construction: Spring 2027 Completion of Construction: Spring 2028 Final Stabilization: Spring 2028



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

Stormwater Permit Number: ESQ

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: SF2610

REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), or persons acting on behalf of the Permit Holder(s), from any cause. The Permit Holder(s) shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), and persons acting on behalf of the Permit Holder(s), arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder(s) shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), persons acting in behalf of the Permit Holder(s) and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder(s) waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder(s) will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder(s), persons employed by the Permit Holder(s), or persons acting in behalf of the Permit Holder(s).



2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

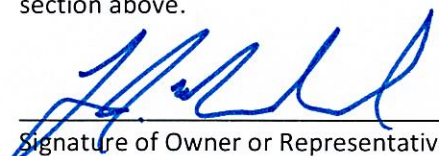
Stormwater Permit Number: ESQ

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: SF2610

APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDERS

We, as the Permit Holder(s), hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder(s), have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the ESQCP. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the GEC Plans. We further understand that a Construction Permit must be obtained and all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.

 I.P.
Signature of Owner or Representative

7/28/2026
Date

LOREN J. MORELAND
Print Name of Owner or Representative

Signature of Contractor/Operator or Representative*
*If signed by a Rep, an Affidavit of Signature Authority must be included

Date

Print Name of Contractor/Operator or Representative

APPLICATION AND PERMIT CERTIFICATION – EL PASO COUNTY

The following signature from the ECM Administrator signifies the approval of this ESQCP Application.

Signature of ECM Administrator

Date

COPY OF PERMIT APPLICATION

General permit application for stormwater discharges associated with construction activity.





STATE OF COLORADO

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
Water Quality Control Division

CDPS GENERAL PERMIT
STORMWATER DISCHARGES ASSOCIATED WITH
CONSTRUCTION ACTIVITY
AUTHORIZATION TO DISCHARGE UNDER THE
COLORADO DISCHARGE PERMIT SYSTEM (CDPS)

In compliance with the provisions of the Colorado Water Quality Control Act, (25-8-101 et seq., CRS, 1973 as amended) and the Federal Water Pollution Control Act, as amended (33 U.S.C. 1251 et seq.; the "Act"), this permit authorizes the discharge of stormwater associated with construction activities (and specific allowable non-stormwater discharges in accordance with Part I.A.1. of the permit) certified under this permit, from those locations specified throughout the State of Colorado to specified waters of the State.

Such discharges shall be in accordance with the conditions of this permit. This permit specifically authorizes the facility listed on the certification to discharge in accordance with permit requirements and conditions set forth in Parts I and II hereof. All discharges authorized herein shall be consistent with the terms and conditions of this permit.

This permit becomes effective on April 1, 2019, and shall expire at midnight March 31, 2024.

Issued and signed this 1st day of November 2018.

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Ellen Howard Kutzer, Permits Section Manager
Water Quality Control Division

Permit History

Originally signed and issued October 31, 2018; effective April 1, 2019.

CONTRACTOR SEQUENCE OF ACTIVITIES

Table CP-1. Typical Phased BMP Installation for Construction Projects

Project Phase	BMPs
Pre-disturbance, Site Access	- Install sediment controls downgradient of access point (on paved streets this may consist of inlet protection). - Establish vehicle tracking control at entrances to paved streets. Fence as needed. - Use construction fencing to define the boundaries of the project and limit access to areas of the site that are not to be disturbed. Note: it may be necessary to protect inlets in the general vicinity of the site, even if not downgradient, if there is a possibility that sediment tracked from the site could contribute to the inlets.
Site Clearing and Grubbing	- Install perimeter controls as needed on downgradient perimeter of site (silt fence, wattles, etc). - Limit disturbance to those areas planned for disturbance and protect undisturbed areas within the site (construction fence, flagging, etc). - Preserve vegetative buffer at site perimeter. - Create stabilized staging area. - Locate portable toilets on flat surfaces away from drainage paths. Stake in areas susceptible to high winds. - Construct concrete washout area and provide signage. - Establish waste disposal areas. - Install sediment basins. - Create dirt perimeter berms and/or brush barriers during grubbing and clearing. - Separate and stockpile topsoil, leave roughened and/or cover. - Protect stockpiles with perimeter control BMPs. Stockpiles should be located away from drainage paths and should be accessed from the upgradient side so that perimeter controls can remain in place on the downgradient side. Use erosion control blankets, temporary seeding, and/or mulch for stockpiles that will be inactive for an extended period. - Leave disturbed area of site in a roughened condition to limit erosion. Consider temporary revegetation for areas of the site that have been disturbed but that will be inactive for an extended period. - Water to minimize dust but not to the point that watering creates runoff.

Project Phase	BMPs
Utility And Infrastructure Installation	In Addition to the Above BMPs: ▪ Close trench as soon as possible (generally at the end of the day). ▪ Use rough-cut street control or apply road base for streets that will not be promptly paved. ▪ Provide inlet protection as streets are paved and inlets are constructed. ▪ Protect and repair BMPs, as necessary. ▪ Perform street sweeping as needed.
Building Construction	In Addition to the Above BMPs: ▪ Implement materials management and good housekeeping practices for home building activities. ▪ Use perimeter controls for temporary stockpiles from foundation excavations. ▪ For lots adjacent to streets, lot-line perimeter controls may be necessary at the back of curb.
Final Grading	In Addition to the Above BMPs: ▪ Remove excess or waste materials. ▪ Remove stored materials.
Final Stabilization	In Addition to the Above BMPs: ▪ Seed and mulch/tackify. ▪ Seed and install blankets on steep slopes. ▪ Remove all temporary BMPs when site has reached final stabilization.

COLORADO DISCHARGE PERMIT
SYSTEM (CDPS) CHECKLIST
Operation & Maintenance Inspection Record

The following inspection records are to be used at each bi-monthly stormwater management system inspection and after any precipitation or snowmelt event that causes surface runoff. As a result of these inspections, the SWMP may need to be revised. The inspection records and revised SWMP shall be made available to the division upon request. If the construction activity lasts more than 12 months, a copy of the inspection records and revised SWMP shall be sent to the division by May 1 of each year covering April 1 to March 31.



CONSTRUCTION STORMWATER SITE INSPECTION REPORT

Facility Name		Permittee					
Date of Inspection		Weather Conditions					
Permit Certification #		Disturbed Acreage					
Phase of Construction		Inspector Title					
Inspector Name							
Is the above inspector a qualified stormwater manager? (permittee is responsible for ensuring that the inspector is a qualified stormwater manager)			<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </table>	YES	NO	☐	☐
YES	NO						
☐	☐						

INSPECTION FREQUENCY					
Check the box that describes the minimum inspection frequency utilized when conducting each inspection					
At least one inspection every 7 calendar days	☐				
At least one inspection every 14 calendar days, with post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosions	☐				
• This is this a post-storm event inspection. Event Date: _____	☐				
Reduced inspection frequency - Include site conditions that warrant reduced inspection frequency	☐				
• Post-storm inspections at temporarily idle sites	☐				
• Inspections at completed sites/area	☐				
• Winter conditions exclusion	☐				
Have there been any deviations from the minimum inspection schedule? If yes, describe below.	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☐</td> </tr> </table>	YES	NO	☐	☐
YES	NO				
☐	☐				

INSPECTION REQUIREMENTS*
i. Visually verify all implemented control measures are in effective operational condition and are working as designed in the specifications
ii. Determine if there are new potential sources of pollutants
iii. Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges
iv. Identify all areas of non-compliance with the permit requirements, and if necessary, implement corrective action
*Use the attached Control Measures Requiring Routine Maintenance and Inadequate Control Measures Requiring Corrective Action forms to document results of this assessment that trigger either maintenance or corrective actions

AREAS TO BE INSPECTED			
Is there evidence of, or the potential for, pollutants leaving the construction site boundaries, entering the stormwater drainage system or discharging to state waters at the following locations?			
	NO	YES	If "YES" describe discharge or potential for discharge below. Document related maintenance, inadequate control measures and corrective actions Inadequate Control Measures Requiring Corrective Action form
Construction site perimeter	☐	☐	
All disturbed areas	☐	☐	
Designated haul routes	☐	☐	
Material and waste storage areas exposed to precipitation	☐	☐	
Locations where stormwater has the potential to discharge offsite	☐	☐	
Locations where vehicles exit the site	☐	☐	
Other: _____	☐	☐	

CONTROL MEASURES REQUIRING ROUTINE MAINTENANCE

Definition: Any control measure that is still operating in accordance with its design and the requirements of the permit, but requires maintenance to prevent a breach of the control measure. These items are not subject to the corrective action requirements as specified in Part I.B.1.c of the permit.

Are there control measures requiring maintenance?	NO	YES	
	☐	☐	If "YES" document below

[illegible]

INADEQUATE CONTROL MEASURES REQUIRING CORRECTIVE ACTION

Definition: Any control measure that is not designed or implemented in accordance with the requirements of the permit and/or any control measure that is not implemented to operate in accordance with its design. This includes control measures that have not been implemented for pollutant sources. If it is infeasible to install or repair the control measure immediately after discovering the deficiency the reason must be documented and a schedule included to return the control measure to effective operating condition as possible.

Are there inadequate control measures requiring corrective action?	NO	YES	
	☐	☐	If "YES" document below

Are there additional control measures needed that were not in place at the time of inspection?	NO	YES	
	☐	☐	If "YES" document below

[illegible]

REPORTING REQUIREMENTS

The permittee shall report the following circumstances orally within twenty-four (24) hours from the time the permittee becomes aware of the circumstances, and shall mail to the division a written report containing the information requested within five (5) working days after becoming aware of the following circumstances. The division may waive the written report required if the oral report has been received within 24 hours.

All Noncompliance Requiring 24-Hour Notification per Part II.L.6 of the Permit
a. Endangerment to Health or the Environment Circumstances leading to any noncompliance which may endanger health or the environment regardless of the cause of the incident (See Part II.L.6.a of the Permit) <i>This category would primarily result from the discharge of pollutants in violation of the permit</i>
b. Numeric Effluent Limit Violations o Circumstances leading to any unanticipated bypass which exceeds any effluent limitations (See Part II.L.6.b of the Permit) o Circumstances leading to any upset which causes an exceedance of any effluent limitation (See Part II.L.6.c of the Permit) o Daily maximum violations (See Part II.L.6.d of the Permit) <i>Numeric effluent limits are very uncommon in certifications under the COR400000 general permit. This category of noncompliance only applies if numeric effluent limits are included in a permit certification.</i>

Has there been an incident of noncompliance requiring 24-hour notification?	NO ☐	YES ☐	If "YES" document below
---	--------------------------------	---------------------------------	-------------------------

Date and Time of Incident	Location	Description of Noncompliance	Description of Corrective Action	Date and Time of 24 Hour Oral Notification	Date of 5 Day Written Notification *

*Attach copy of 5 day written notification to report. Indicate if written notification was waived, including the name of the division personnel who granted waiver.

After adequate corrective action(s) and maintenance have been taken, or where a report does not identify any incidents requiring corrective action or maintenance, the individual(s) designated as the Qualified Stormwater Manager, shall sign and certify the below statement:

“I verify that, to the best of my knowledge and belief, all corrective action and maintenance items identified during the inspection are complete, and the site is currently in compliance with the permit.”

Name of Qualified Stormwater Manager

Title of Qualified Stormwater Manager

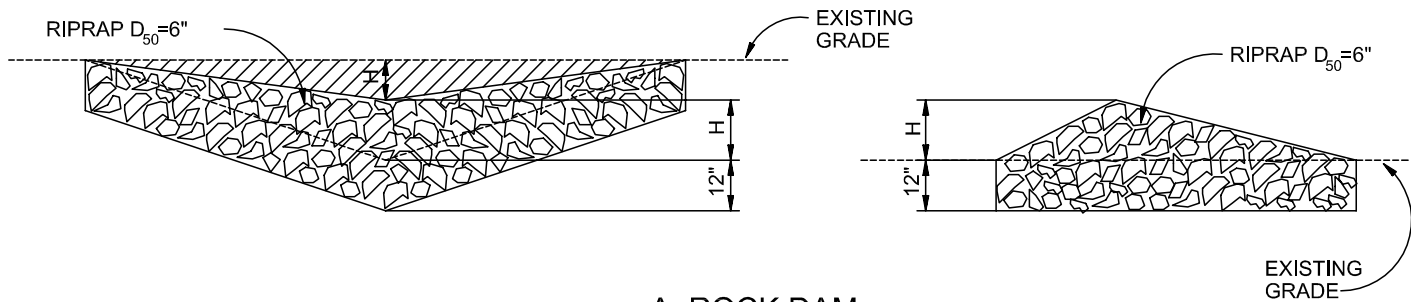
Signature of Qualified Stormwater Manager

Date

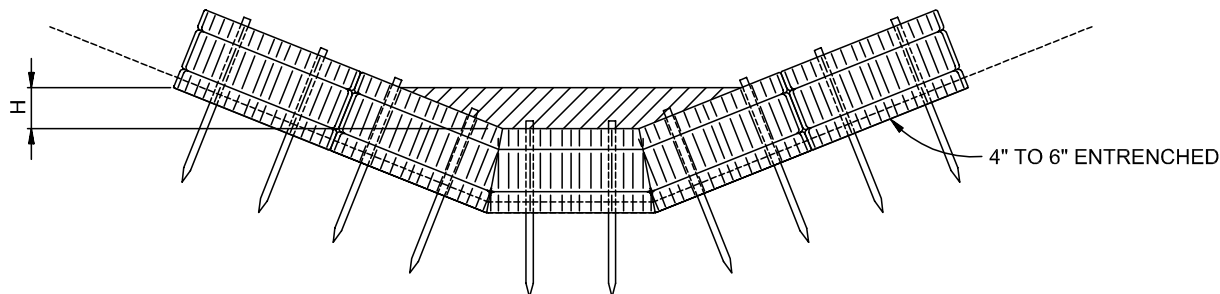
Notes/Comments

**COMPLETED OPERATION AND
MAINTENANCE INSPECTION RECORDS**

STANDARD BMP DETAILS
W/ INSTALLATION AND MAINTENANCE REQUIREMENTS

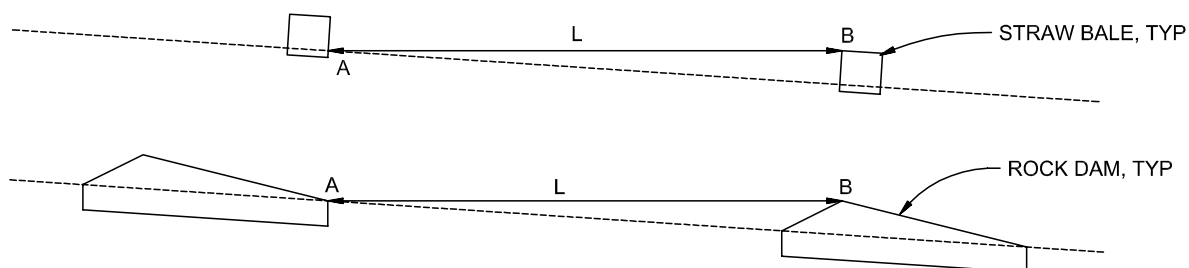


A. ROCK DAM



B. STRAW BALE CHECK DAM

(SEE STRAW BALE BARRIER INSTALATION)



L= THE DISTANCE SUCH THAT POINTS A AND B ARE AT THE SAME ELEVATION.

C. SPACING CHECK DAMS

CHECK DAM

NTS

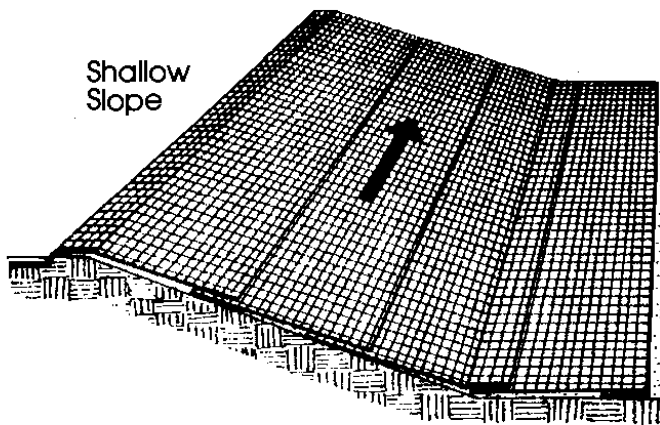
CHECK DAM NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

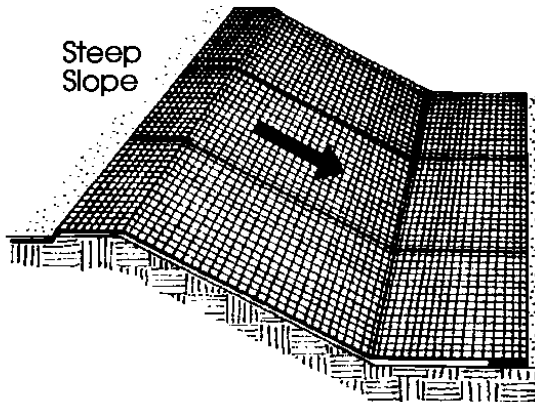
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



Shallow
Slope

On shallow slopes, strips of netting may be applied across the slope.

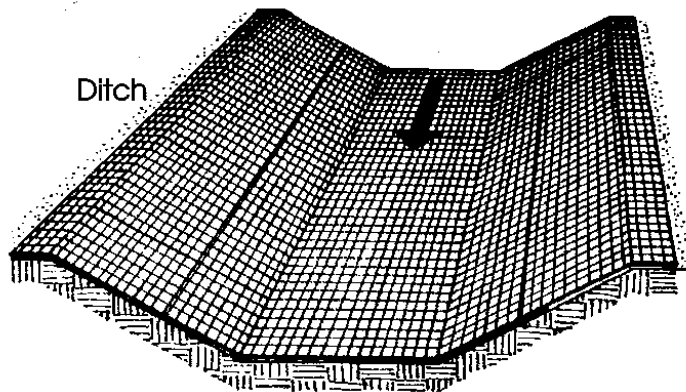
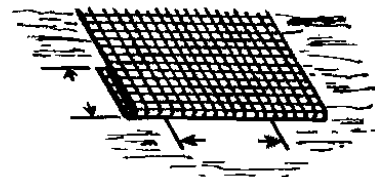
Where there is a berm at the top of the slope, bring the netting over the berm and anchor it behind the berm.



Steep
Slope

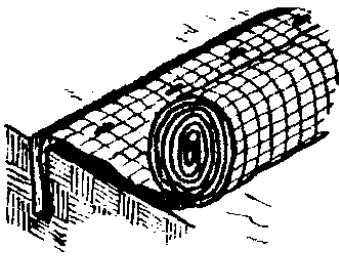
On steep slopes, apply strips of netting parallel to the direction of flow and anchor securely.

Bring netting down to a level area before terminating the installation. Turn the end under 6" and staple at 12" intervals.

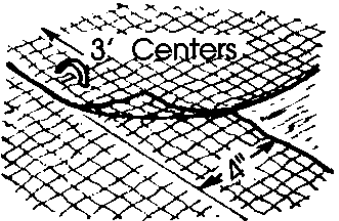


Ditch

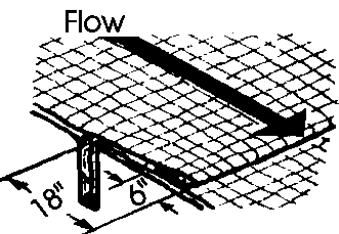
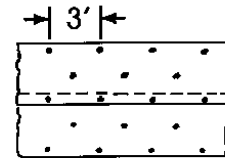
In ditches, apply netting parallel to the direction of flow. Use check slots every 15 feet. Do not join strips in the center of the ditch.



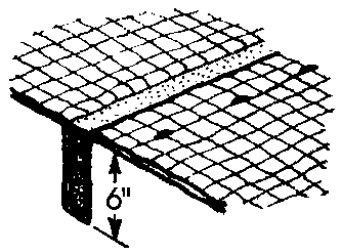
Anchor Slot: Bury the up-channel end of the net in a 6" deep trench. Tamp the soil firmly. Staple at 12" intervals across the net.



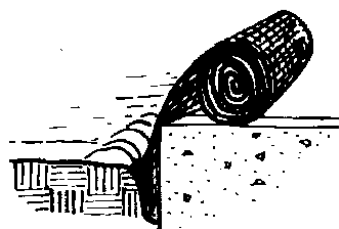
Overlap: Overlap edges of the strips at least 4". Staple every 3 feet down the center of the strip.



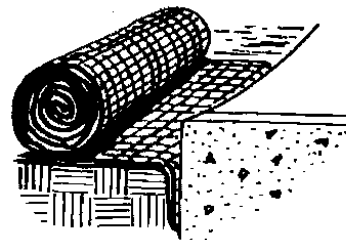
Joining Strips: Insert the new roll of net in a trench, as with the Anchor Slot. Overlap the up-channel end of the previous roll 18" and turn the end under 6". Staple the end of the previous roll just below the anchor slot and at the end at 12" intervals.



Check Slots: On erodible soils or steep slopes, check slots should be made every 15 feet. Insert a fold of the net into a 6" trench and tamp firmly. Staple at 12" intervals across the net. Lay the net smoothly on the surface of the soil - do not stretch the net, and do not allow wrinkles.



Anchoring Ends At Structures: Place the end of the net in a 6" slot on the up-channel side of the structure. Fill the trench and tamp firmly. Roll the net up the channel. Place staples at 12" intervals along the anchor end of the net.



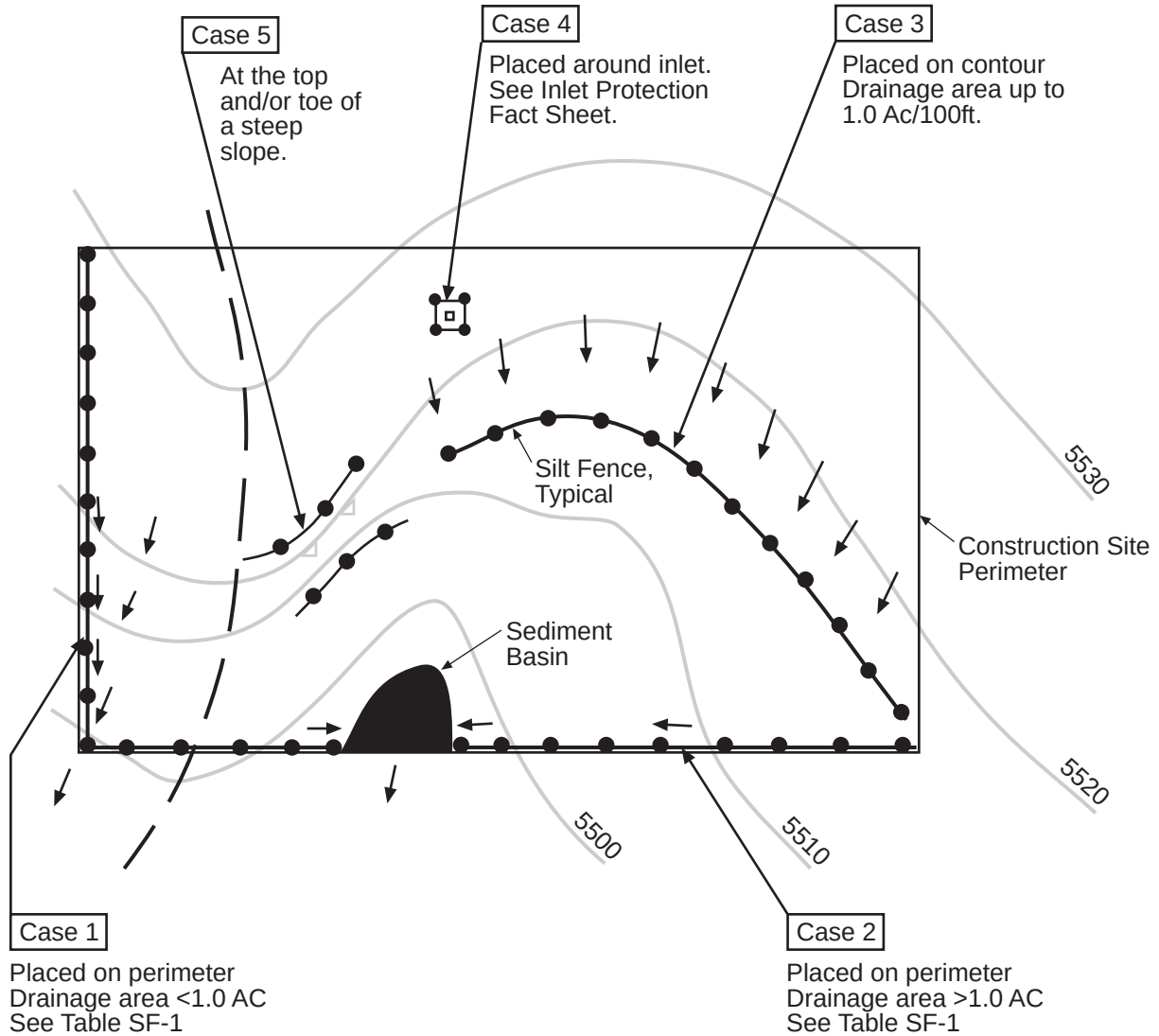


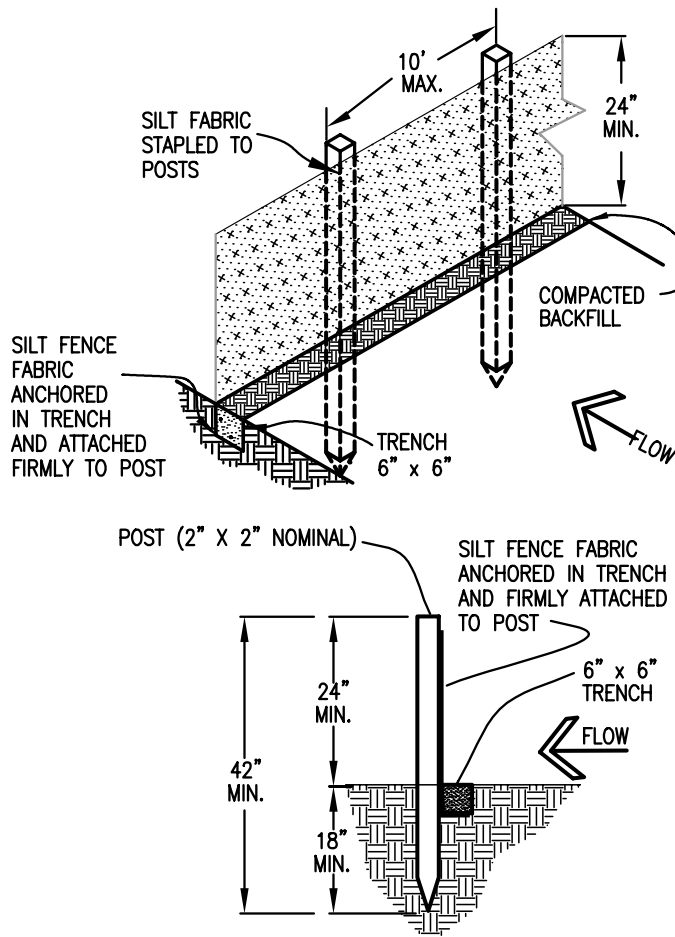
Table SF-1

Silt Fence Used as Perimeter Control	Case 1		Case 2 DA > 1.0 AC
	DA < 0.25 AC	0.25 < DA < 1 AC	
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾
Area of Concentrated Flow	OK	NO ⁽²⁾	NO ⁽³⁾

(1) Temporary Swale or Straw Bale Barrier may be used as alternative to a Silt Fence.

(2) Check Dam may also be used as alternative to Silt Fence at low point.

(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.



SILT FENCE

SILT FENCE NOTES

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.

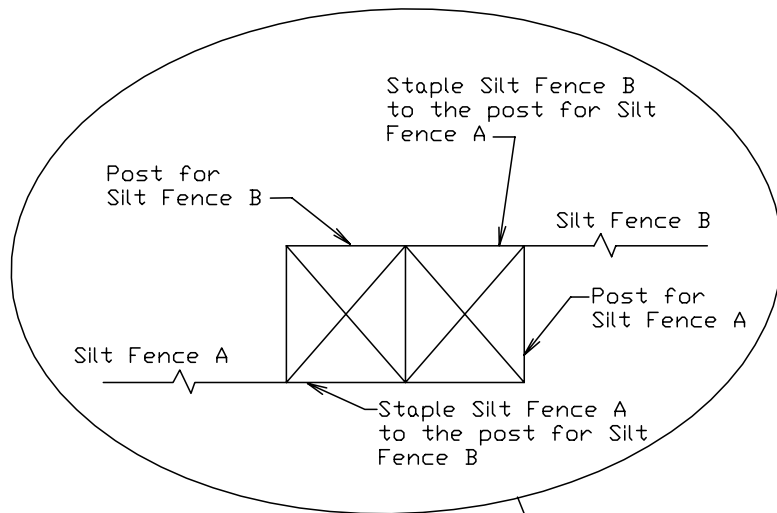
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

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 INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

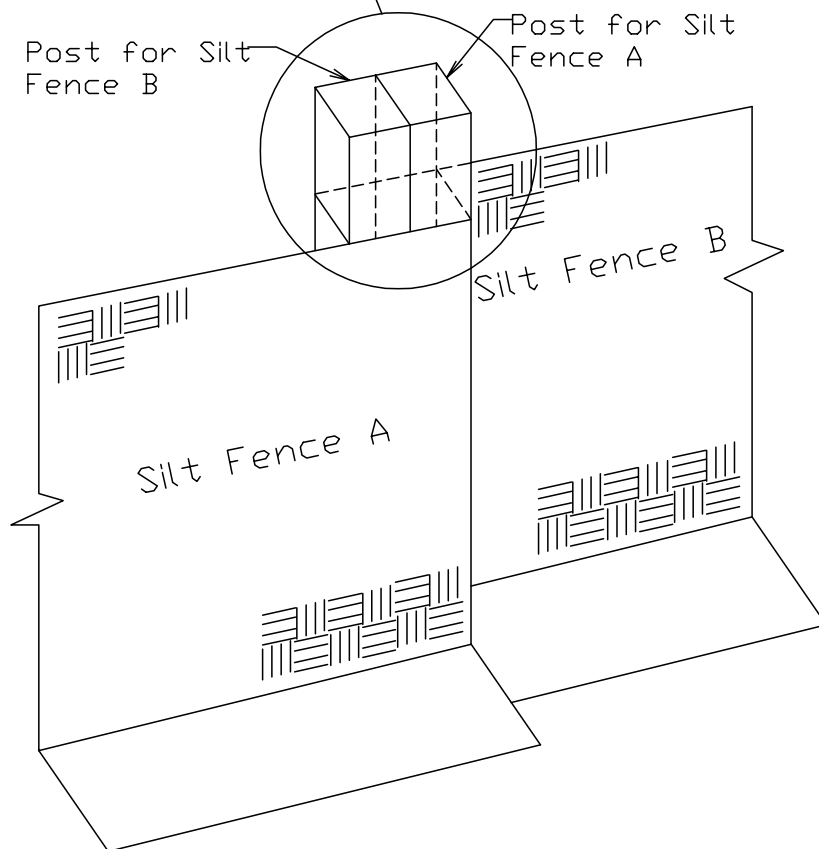
MAINTENANCE REQUIREMENTS

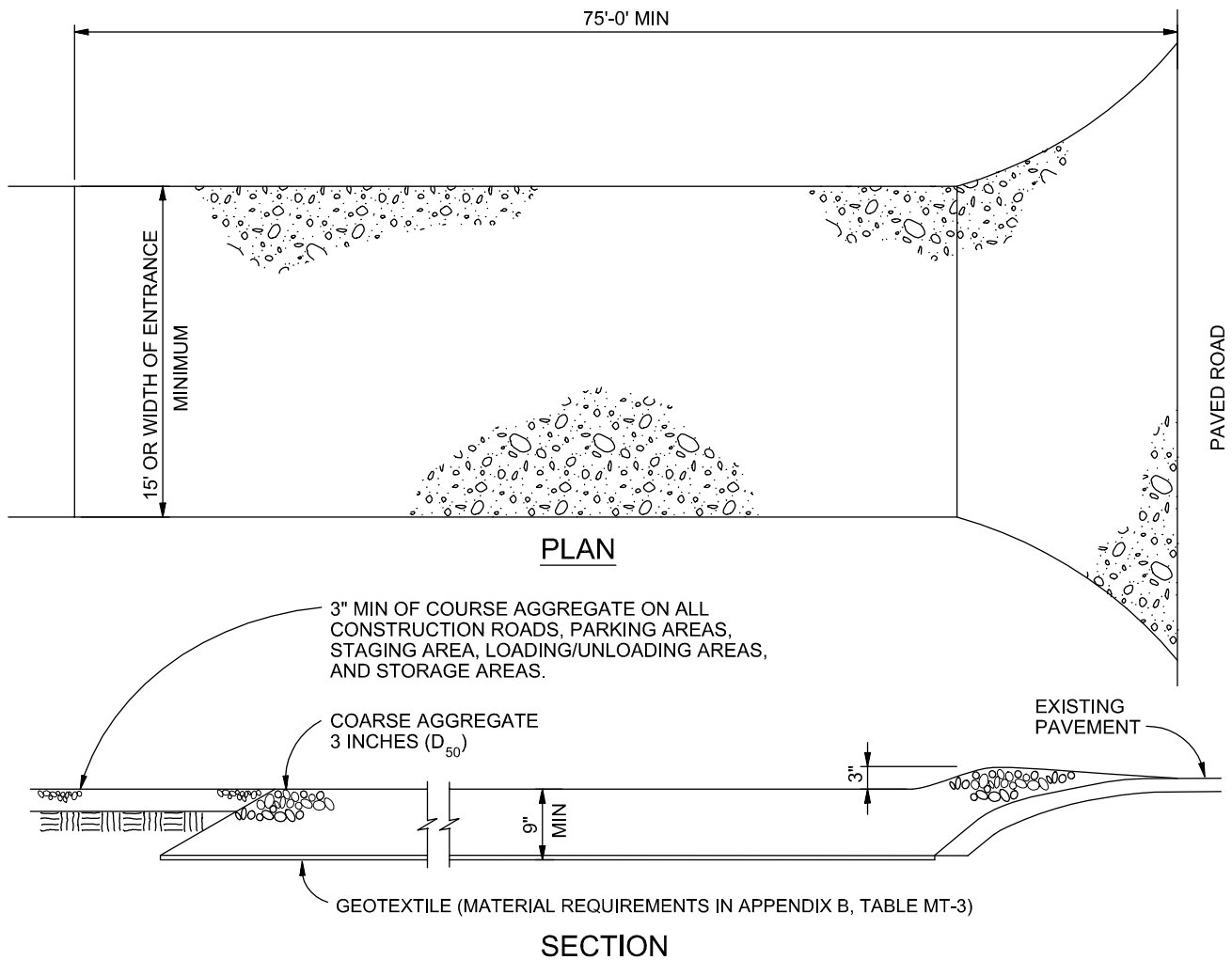
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT 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.

Top View of Silt Fence Posts Detail



Refer to "Top View of Silt Fence Posts Detail"





VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

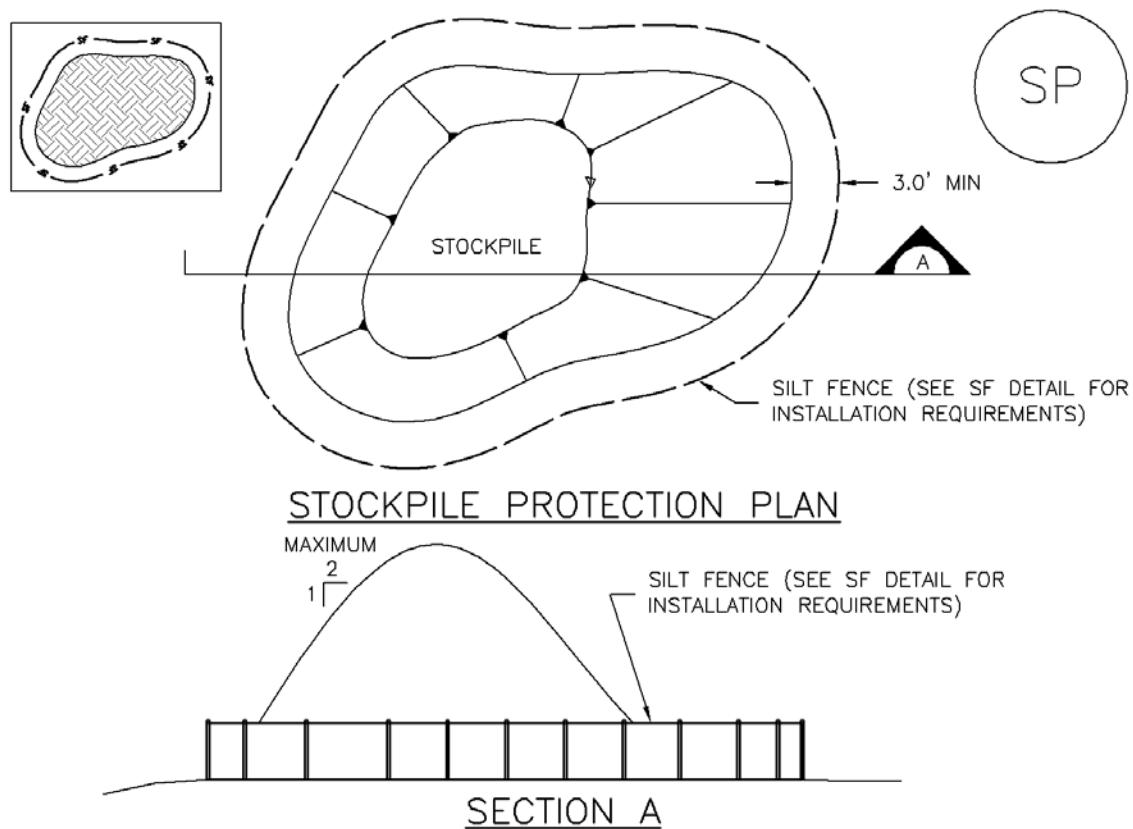
MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking

Application Examples



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRAIDENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

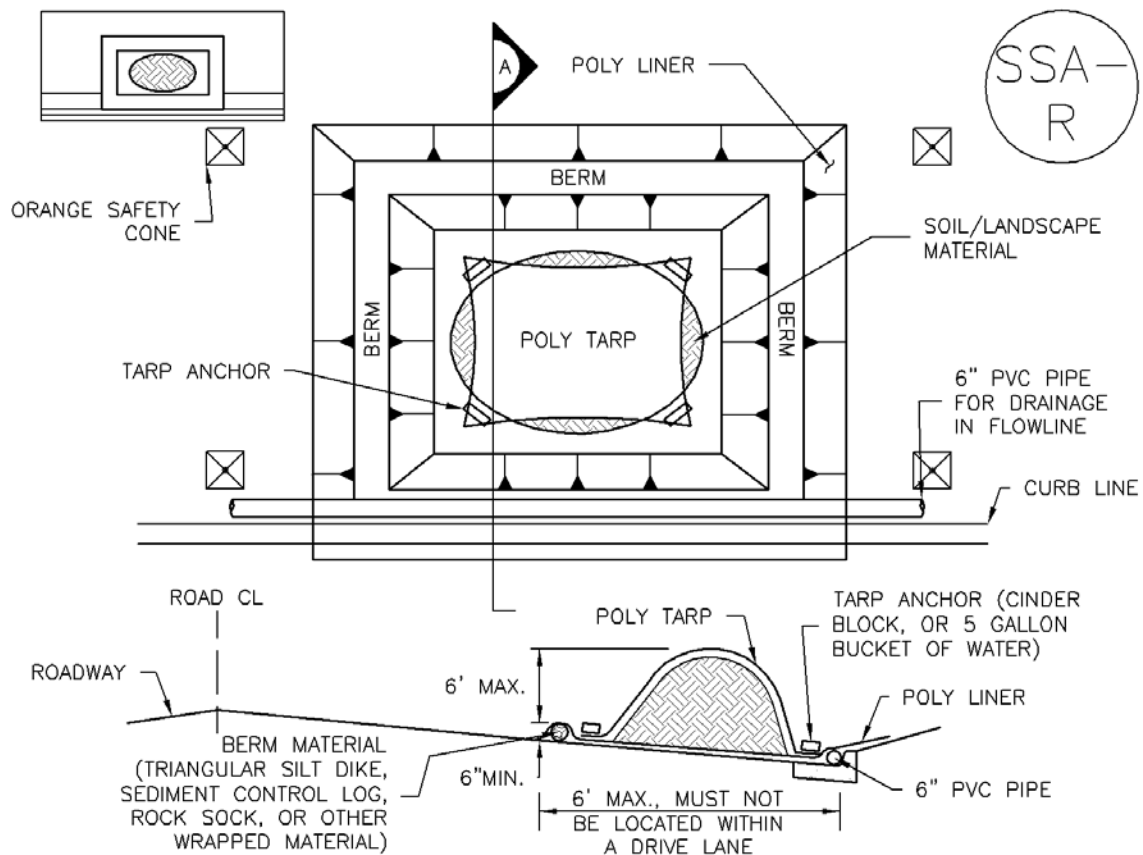
STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

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

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



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

1. SEE PLAN VIEW FOR
 - LOCATION OF MATERIAL STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
7. THIS FEATURE CAN BE USED FOR:
 - UTILITY REPAIRS.
 - WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
 - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

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

(DETAILS ADAPTED FROM AURORA, COLORADO)

Description

Inlet protection consists of permeable barriers installed around an inlet to filter runoff and remove sediment prior to entering a storm drain inlet. Inlet protection can be constructed from rock socks, sediment control logs, silt fence, block and rock socks, or other materials approved by the local jurisdiction. Area inlets can also be protected by over-excavating around the inlet to form a sediment trap.

Appropriate Uses

Install protection at storm sewer inlets that are operable during construction. Consider the potential for tracked-out sediment or temporary stockpile areas to contribute sediment to inlets when determining which inlets must be protected. This may include inlets in the general proximity of the construction area, not limited to downgradient inlets. Inlet protection is not a stand-alone BMP and should be used in conjunction with other upgradient BMPs.



Photograph IP-1. Inlet protection for a curb opening inlet.

Design and Installation

To function effectively, inlet protection measures must be installed to ensure that flows do not bypass the inlet protection and enter the storm drain without treatment. However, designs must also enable the inlet to function without completely blocking flows into the inlet in a manner that causes localized flooding. When selecting the type of inlet protection, consider factors such as type of inlet (e.g., curb or area, sump or on-grade conditions), traffic, anticipated flows, ability to secure the BMP properly, safety and other site-specific conditions. For example, block and rock socks will be better suited to a curb and gutter along a roadway, as opposed to silt fence or sediment control logs, which cannot be properly secured in a curb and gutter setting, but are effective area inlet protection measures.

Several inlet protection designs are provided in the Design Details. Additionally, a variety of proprietary products are available for inlet protection that may be approved for use by local governments. If proprietary products are used, design details and installation procedures from the manufacturer must be followed. Regardless of the type of inlet protection selected, inlet protection is most effective when combined with other BMPs such as curb socks and check dams. Inlet protection is often the last barrier before runoff enters the storm sewer or receiving water.

Design details with notes are provided for these forms of inlet protection:

IP-1. Block and Rock Sock Inlet Protection for Sump or On-grade Inlets

IP-2. Curb (Rock) Socks Upstream of Inlet Protection, On-grade Inlets

Inlet Protection (various forms)	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

IP-3. Rock Sock Inlet Protection for Sump/Area Inlet

IP-4. Silt Fence Inlet Protection for Sump/Area Inlet

IP-5. Over-excavation Inlet Protection

IP-6. Straw Bale Inlet Protection for Sump/Area Inlet

CIP-1. Culvert Inlet Protection

Proprietary inlet protection devices should be installed in accordance with manufacturer specifications.

More information is provided below on selecting inlet protection for sump and on-grade locations.

Inlets Located in a Sump

When applying inlet protection in sump conditions, it is important that the inlet continue to function during larger runoff events. For curb inlets, the maximum height of the protective barrier should be lower than the top of the curb opening to allow overflow into the inlet during larger storms without excessive localized flooding. If the inlet protection height is greater than the curb elevation, particularly if the filter becomes clogged with sediment, runoff will not enter the inlet and may bypass it, possibly causing localized flooding, public safety issues, and downstream erosion and damage from bypassed flows.

Area inlets located in a sump setting can be protected through the use of silt fence, concrete block and rock socks (on paved surfaces), sediment control logs/straw wattles embedded in the adjacent soil and stacked around the area inlet (on pervious surfaces), over-excavation around the inlet, and proprietary products providing equivalent functions.

Inlets Located on a Slope

For curb and gutter inlets on paved sloping streets, block and rock sock inlet protection is recommended in conjunction with curb socks in the gutter leading to the inlet. For inlets located along unpaved roads, also see the Check Dam Fact Sheet.

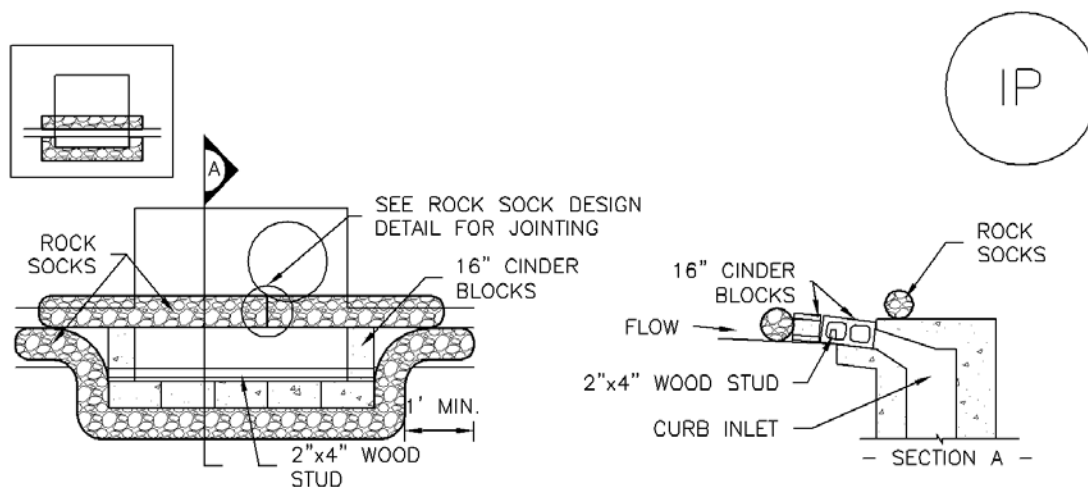
Maintenance and Removal

Inspect inlet protection frequently. Inspection and maintenance guidance includes:

- Inspect for tears that can result in sediment directly entering the inlet, as well as result in the contents of the BMP (e.g., gravel) washing into the inlet.
- Check for improper installation resulting in untreated flows bypassing the BMP and directly entering the inlet or bypassing to an unprotected downstream inlet. For example, silt fence that has not been properly trenched around the inlet can result in flows under the silt fence and directly into the inlet.
- Look for displaced BMPs that are no longer protecting the inlet. Displacement may occur following larger storm events that wash away or reposition the inlet protection. Traffic or equipment may also crush or displace the BMP.
- Monitor sediment accumulation upgradient of the inlet protection.

- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove sediment accumulation from the area upstream of the inlet protection as needed to maintain the functionality of the BMP.
- Proprietary inlet protection devices should be inspected and maintained in accordance with manufacturer specifications. If proprietary inlet insert devices are used, sediment should be removed in a timely manner to prevent devices from breaking and spilling sediment into the storm drain.

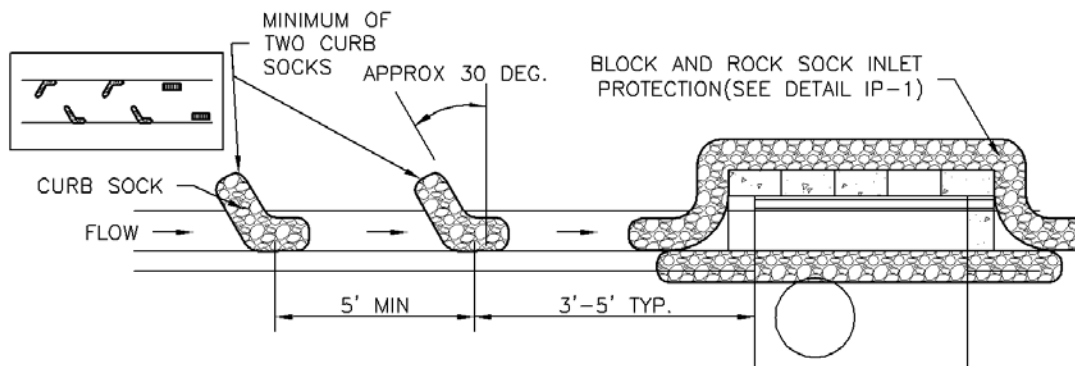
Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

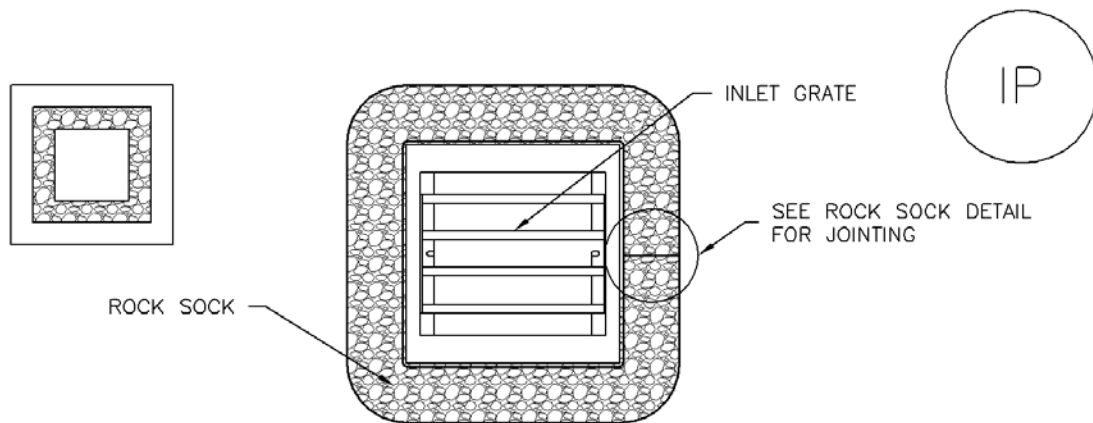
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

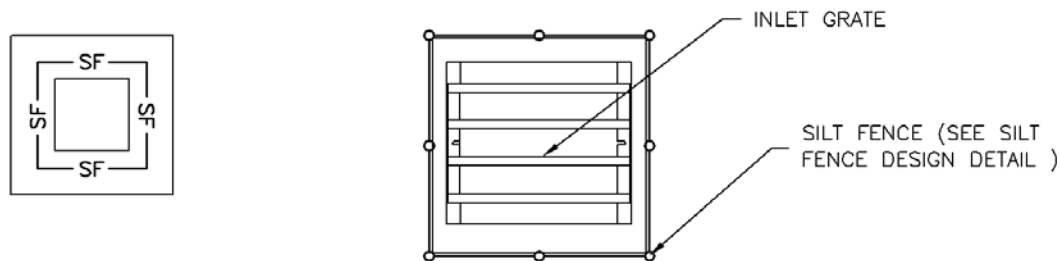
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

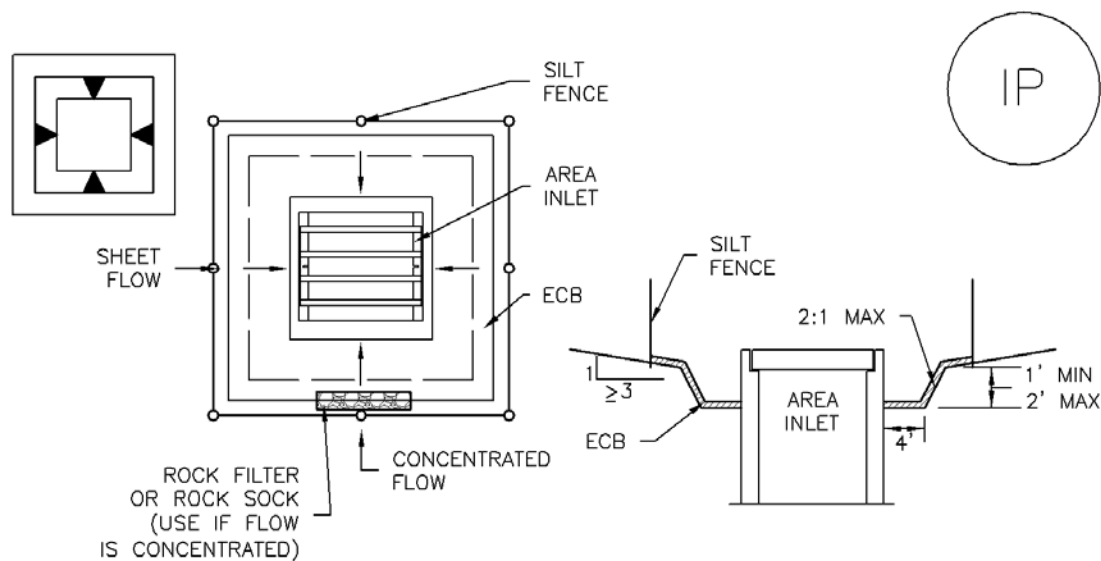
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

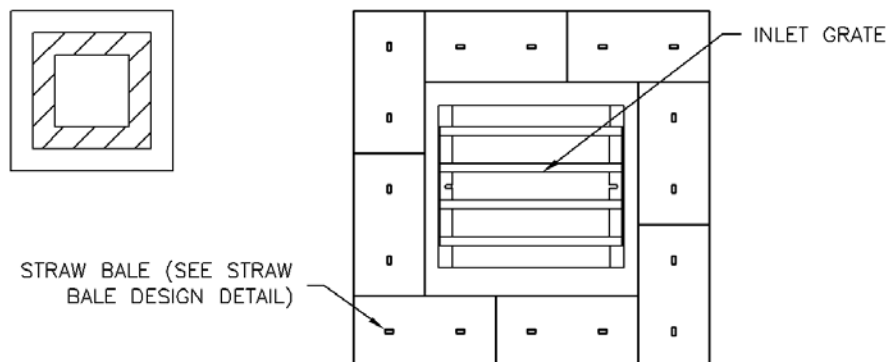
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

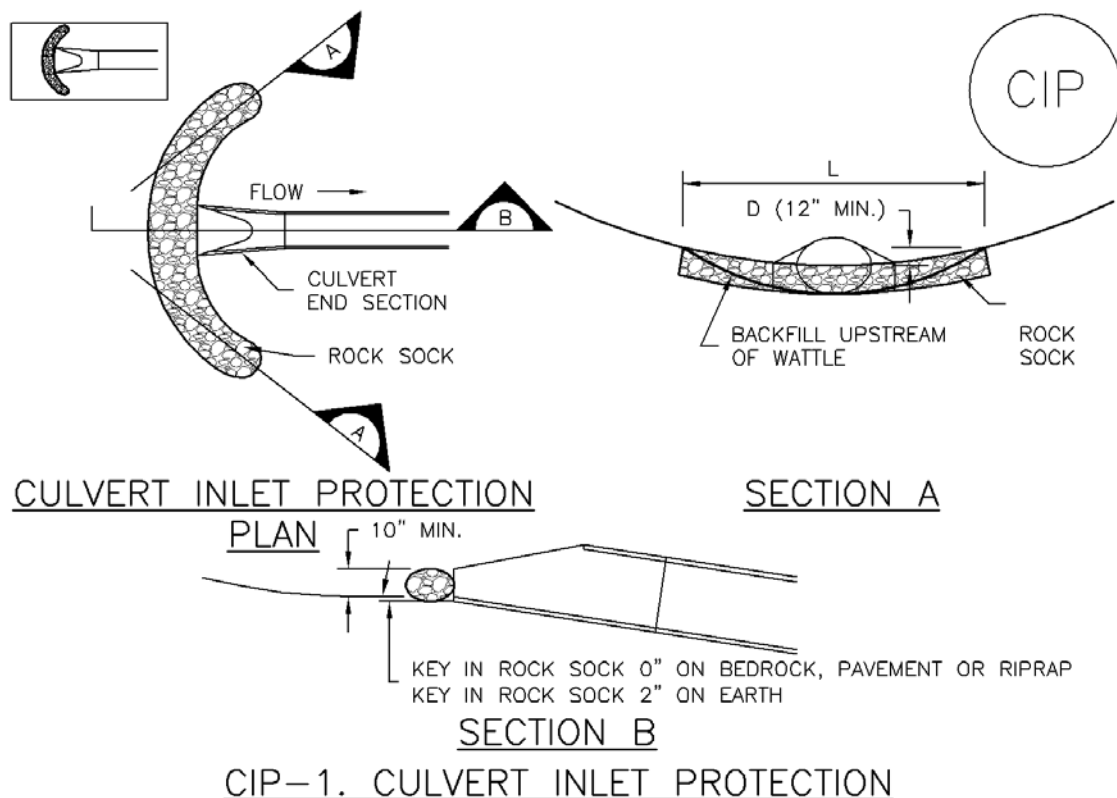
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
-LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS $\frac{1}{2}$ THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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

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

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

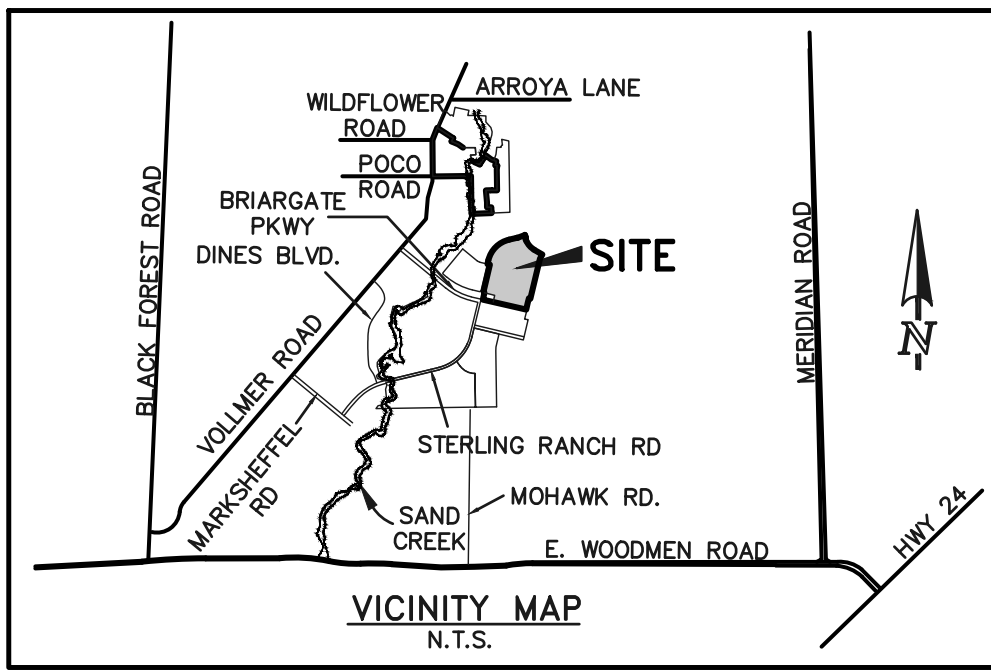
SITE MAP/ GRADING, EROSION CONTROL PLAN

STERLING RANCH EAST FILING NO. 6

COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DRAWINGS

OCTOBER 2025



GENERAL CONSTRUCTION NOTES:

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
- LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) -INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND STERLING RANCH METRO DISTRICT.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE 'D' SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9" LOW. CROSSWALKS SHALL BE LAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARKS:

- EAST 1/16TH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN LOCATED AT SOUTHEAST CORNER OF VOLLMER ROAD AND POCO ROAD APPROXIMATELY 50 FEET SOUTH OF THE CENTERLINE OF POCO ROAD. ELEVATION = 7211.95
- THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, BEING MONUMENTED AT THE WEST END, WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.



KEY MAP
SCALE: 1" = 200'

CONDITION OF APPROVAL:

CONSTRUCTION OF ANY IMPERVIOUS SURFACES (ROADWAYS, SIDEWALKS, ETC.) WITHIN STERLING RANCH EAST FILING 6 SHALL NOT BEGIN UNTIL POND FSD-16 AND ACCOMPANYING STORMWATER INFRASTRUCTURE REQUIRED TO DIRECT FLOWS FROM STERLING RANCH EAST FILING 6 TO POND FSD-16 ARE SUBSTANTIALLY COMPLETED. THESE AREAS REQUIRE TREATMENT FROM POND FSD-16.

AGENCIES:

OWNER/DEVELOPER:	CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 MR. LOREN J. MORELAND (719) 592-9333
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. MARC A. WHORTON, P.E. (719) 785-2802
COUNTY ENGINEERING:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 MS. CHARLENE DURHAM (719) 520-7951
GAS COMPANY:	BLACKHILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC P.O. BOX 1600 LIMON, COLORADO 80828 MR. LES ULFERS, (719) 495-2283
FIRE DISTRICT:	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 CHIEF BRYAN JACK, (719) 495-4300
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) 811 AT & T (LOCATORS) 811

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SHEET 22 OF 46	STREET PLAN AND PROFILE (EVANSTON PL. & KNUCKLE/RAPID CITY PL.)
SHEET 23-24 OF 46	STREET PLAN AND PROFILE (SIOUX FALLS WAY)
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SHEET 27-31 OF 46	PEDESTRIAN RAMP DETAILS
SHEET 32 OF 46	SIGNAGE PLAN (BRIARGATE PARKWAY)
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SHEET 42-44 OF 46	POND PLANS AND DETAILS
SHEET 45-46 OF 46	DETAIL SHEET

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A. WHORTON, COLORADO P.E. #37155
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

DATE

OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND, VICE PRESIDENT/PROJECT MANAGER, CLASSIC HOMES
FOR AND ON BEHALF OF ELITE PROPERTIES OF AMERICA, INC.

DATE

EL PASO COUNTY:

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

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

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

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

DATE

PCD No. SF-2610

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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

REVIEW:

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

MARC A. WHORTON, COLORADO P.E. #37155

DATE

CLASSIC
CONSULTINGSM

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS

TITLE SHEET

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1" = N/A	SHEET	1 OF 46
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.60

NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2, AND ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE TIME AND PLACE AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECOM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).

3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE COM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE RECEPTOR AREAS. THE COM(S) MUST BE DESIGNED TO PREVENT THE EXCESS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).

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

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

6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION. CHANGES MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED COMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS FROM STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN COMS NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.

7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBED AREAS OF THE COMPS MUST BE PROTECTED FROM EROSION. THE PROPOSED AREAS OF DISTURBANCE SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADUIT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL COMS UPGRADUIT OF THE VEGETATIVE BUFFER.

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

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

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

11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.

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

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

14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).

15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY COMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.

16. STORMWATER DERIVATIONS 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.

17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASH AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.

18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT C06080000 WILL BE REQUIRED.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN 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.

22. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.

24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE WITHOUT PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED BY THE ECOM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

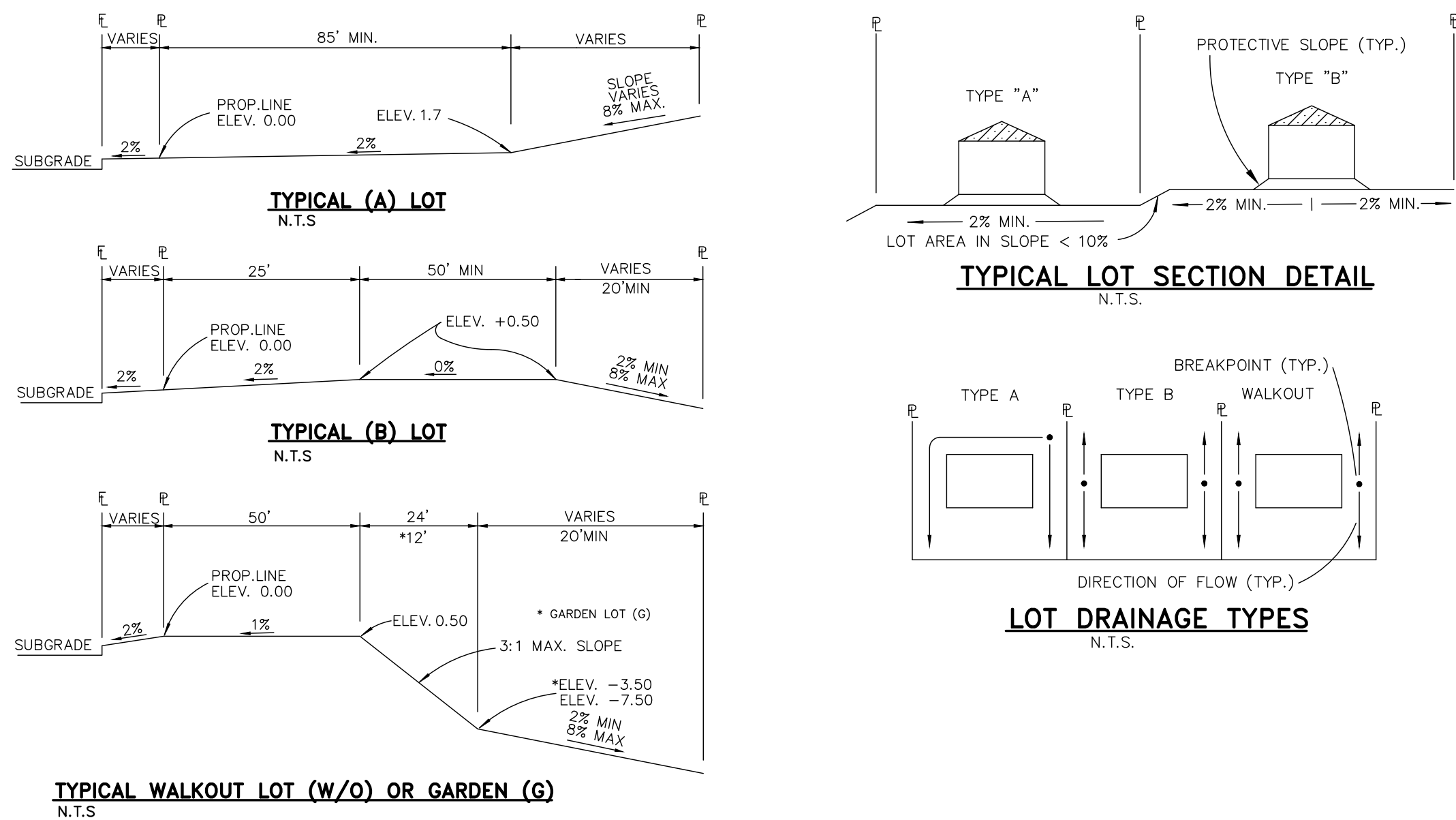
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.

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

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

28. THE PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND OF 15,000 SQ. FT. OR MORE, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION, THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WCOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS

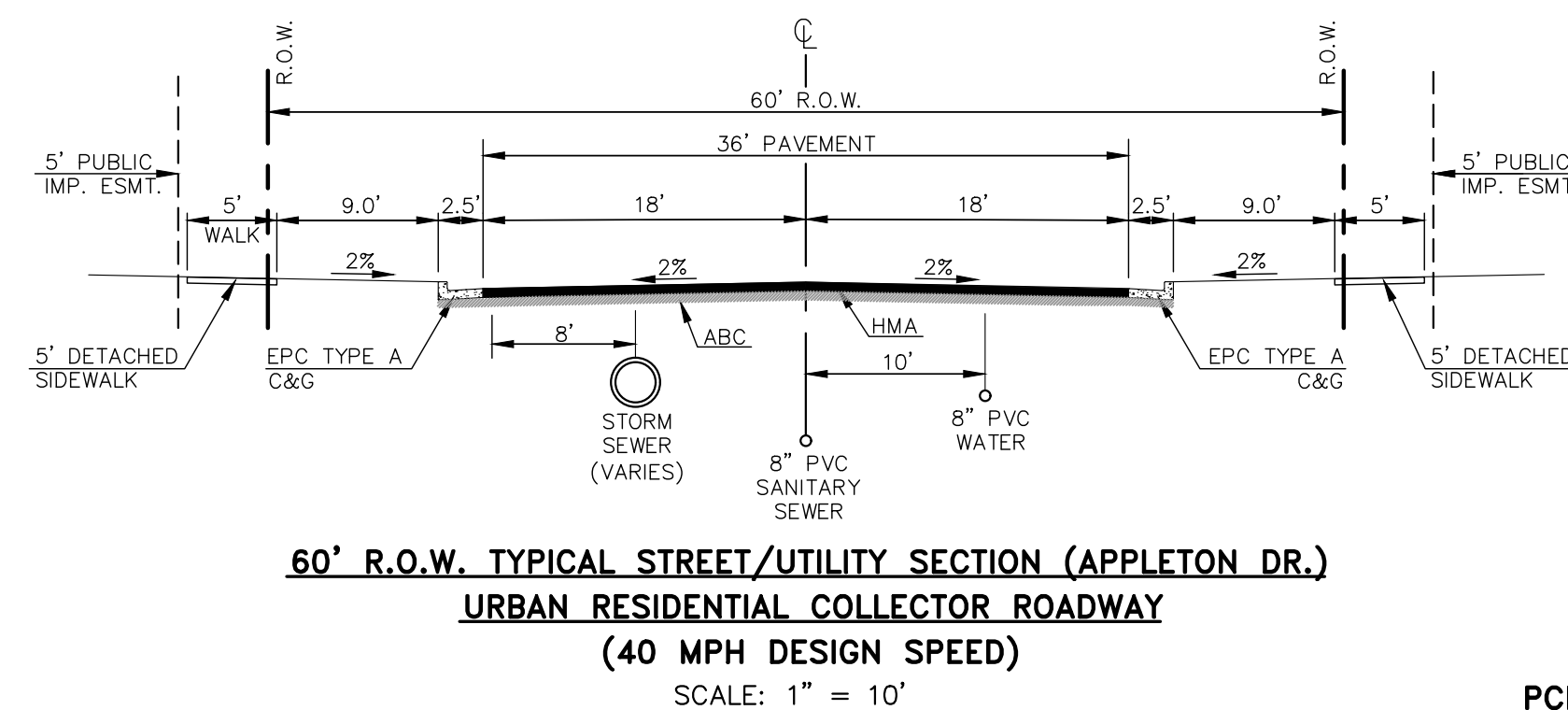
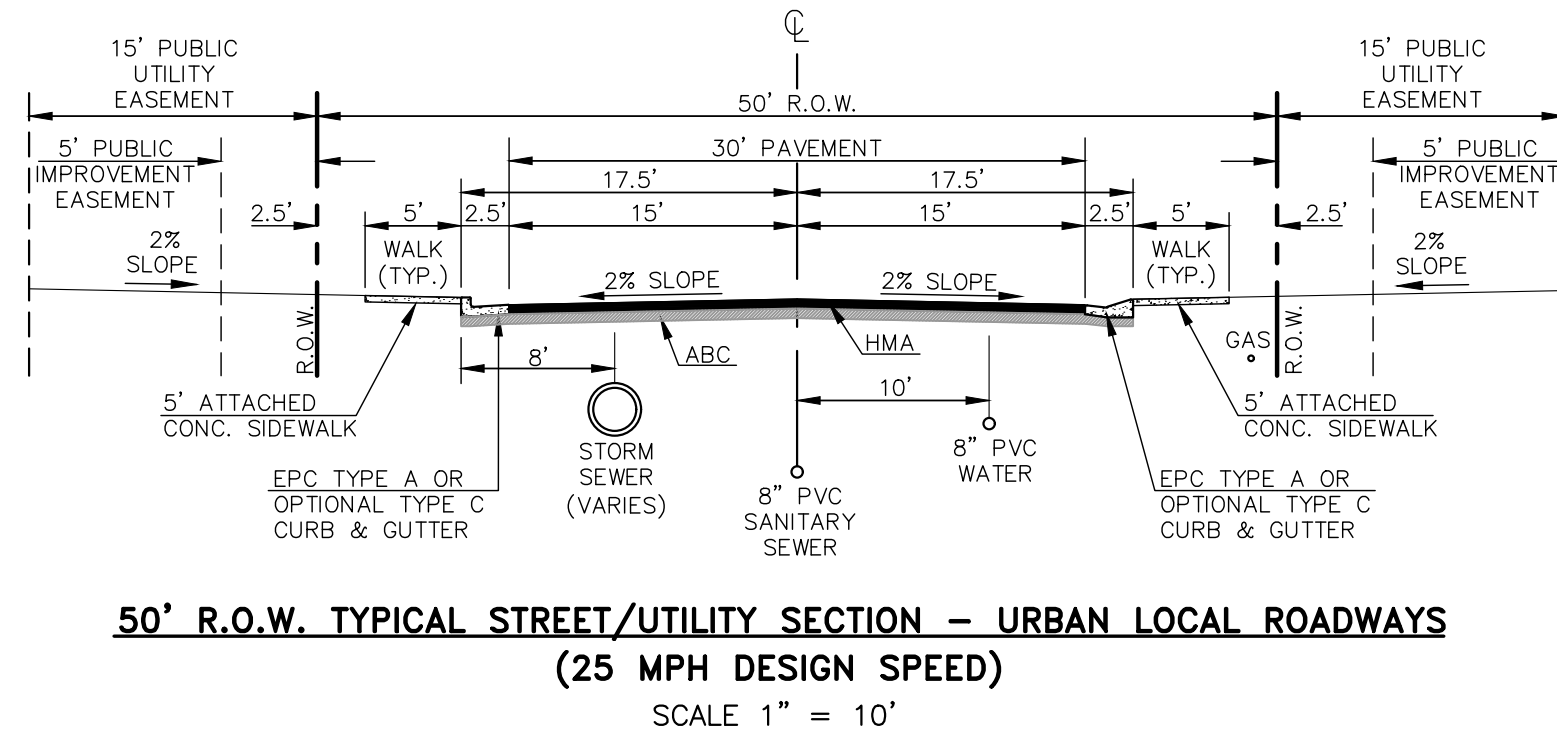
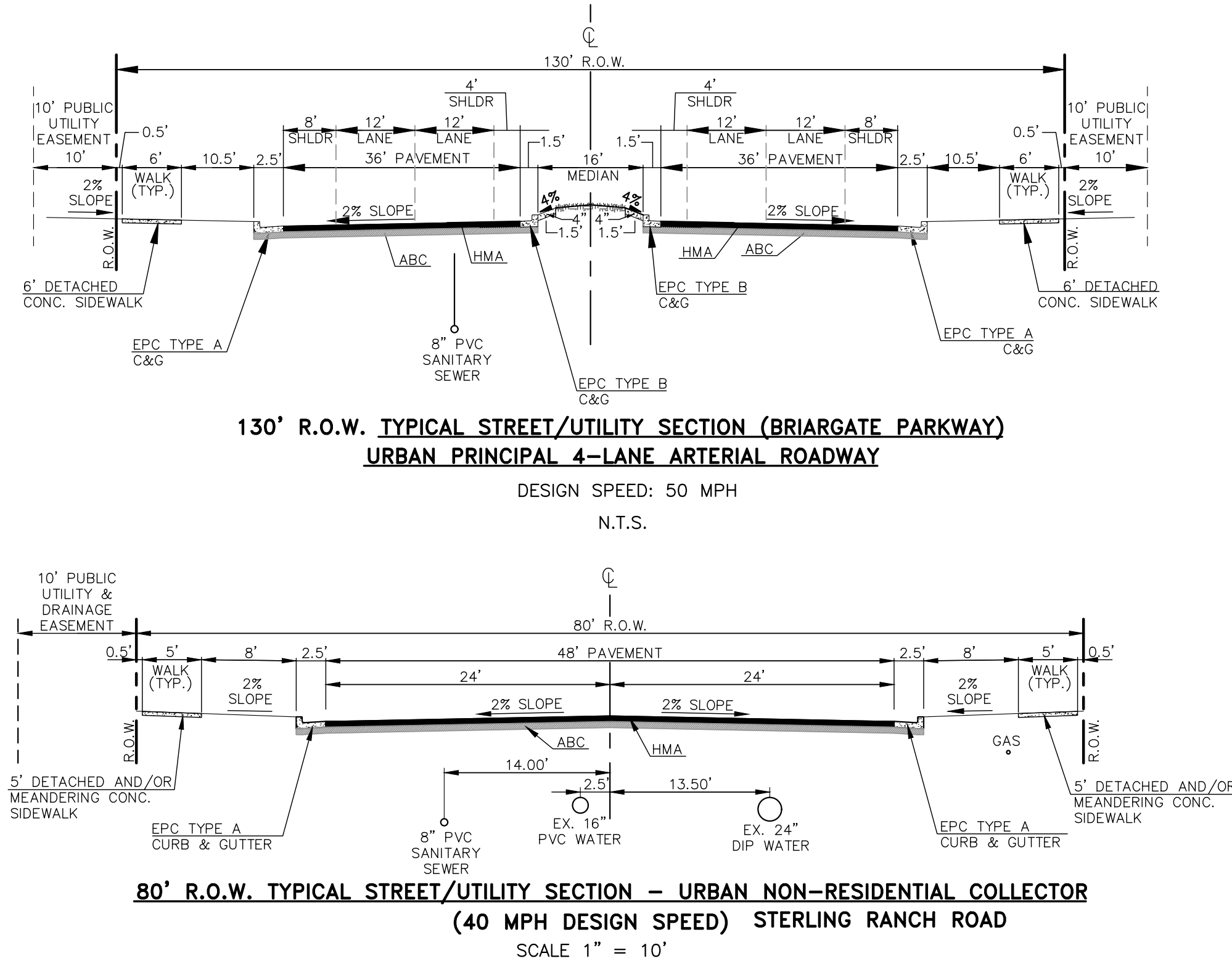
- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
 - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS
 - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
 - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

[illegible]

REVIEW:

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

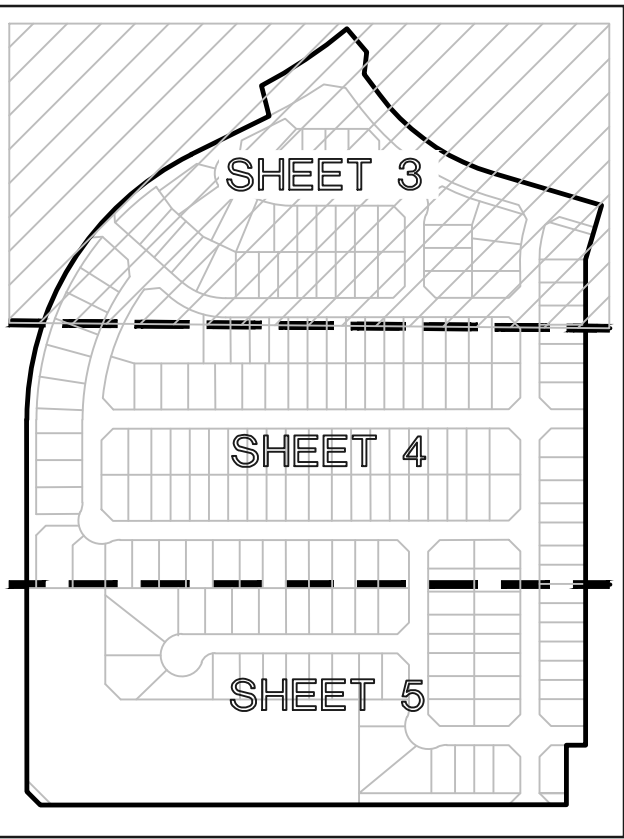
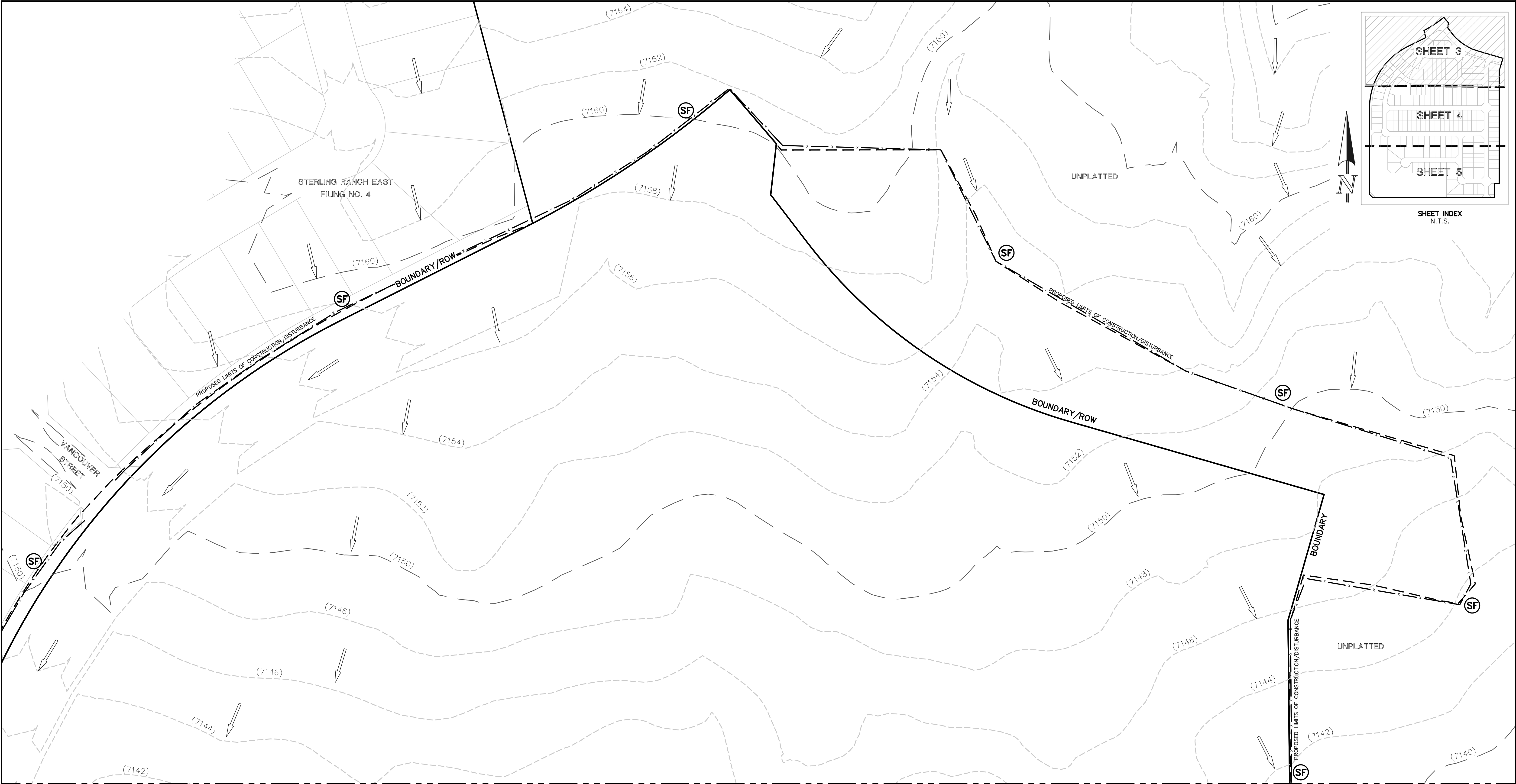
MARC A. WHORTON, COLORADO P.E. #37155 DATE _____



PCD No. SF-2610

	STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS STREET SECTIONS / EROSION CONTROL NOTES												
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado. 80903 (719)785-0790 (719)785-0799(Fax)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DESIGNED BY</td> <td style="width: 15%;">MAW</td> <td style="width: 25%;">SCALE</td> <td style="width: 35%;">DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1"= N/A</td> <td>SHEET 2 OF 46</td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td>(V) 1"= N/A</td> <td>JOB NO. 1183.25</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	DRAWN BY	ESO	(H) 1"= N/A	SHEET 2 OF 46	CHECKED BY		(V) 1"= N/A	JOB NO. 1183.25
DESIGNED BY	MAW	SCALE	DATE										
DRAWN BY	ESO	(H) 1"= N/A	SHEET 2 OF 46										
CHECKED BY		(V) 1"= N/A	JOB NO. 1183.25										

N:\18360\DRAWINGS\CONSTRUCTION\03-18360-GR-01 INITIAL.dwg, 7/31/2025, 10:00:57 AM, 1:1



LEGEND

LIMITS OF CONST./DISTURBANCE

EXISTING CONTOUR-10

EXISTING CONTOUR-2

EXIST. DIRECTION OF FLOW

BOUNDARY

EROSION CONTROL LEGEND

SILT FENCE

VEHICLE TRACKING CONTROL

NOTES:

THERE WILL BE NO ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

NOTES:

PORTIONS OF THIS SITE HAVE BEEN PREVIOUSLY DISTURBED WITH GRADING OPERATIONS AND VEGETATION IS SPARSE AND OF NATURAL GRASSLAND CONSISTENCY (NO TREES OR SHRUBS).

CONCRETE WASHOUT AREA, MULCHING, SEEDING, STABILIZED STAGING AREA, AND STOCKPILE MANAGEMENT TO BE DETERMINED BY THE CONTRACTOR

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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NO.	REVISION	DATE

REVIEW:

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

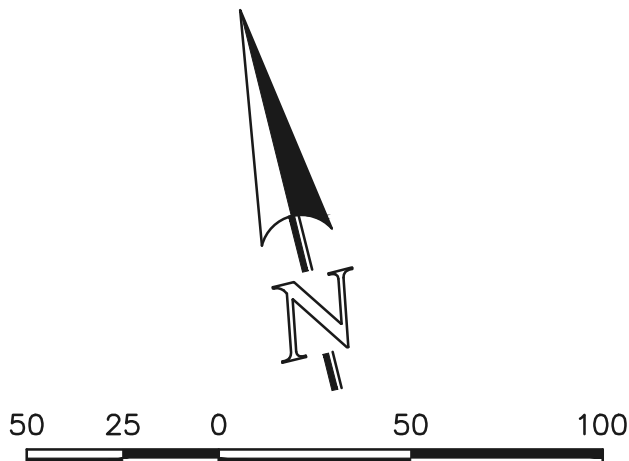


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Colorado Springs, Colorado 80903

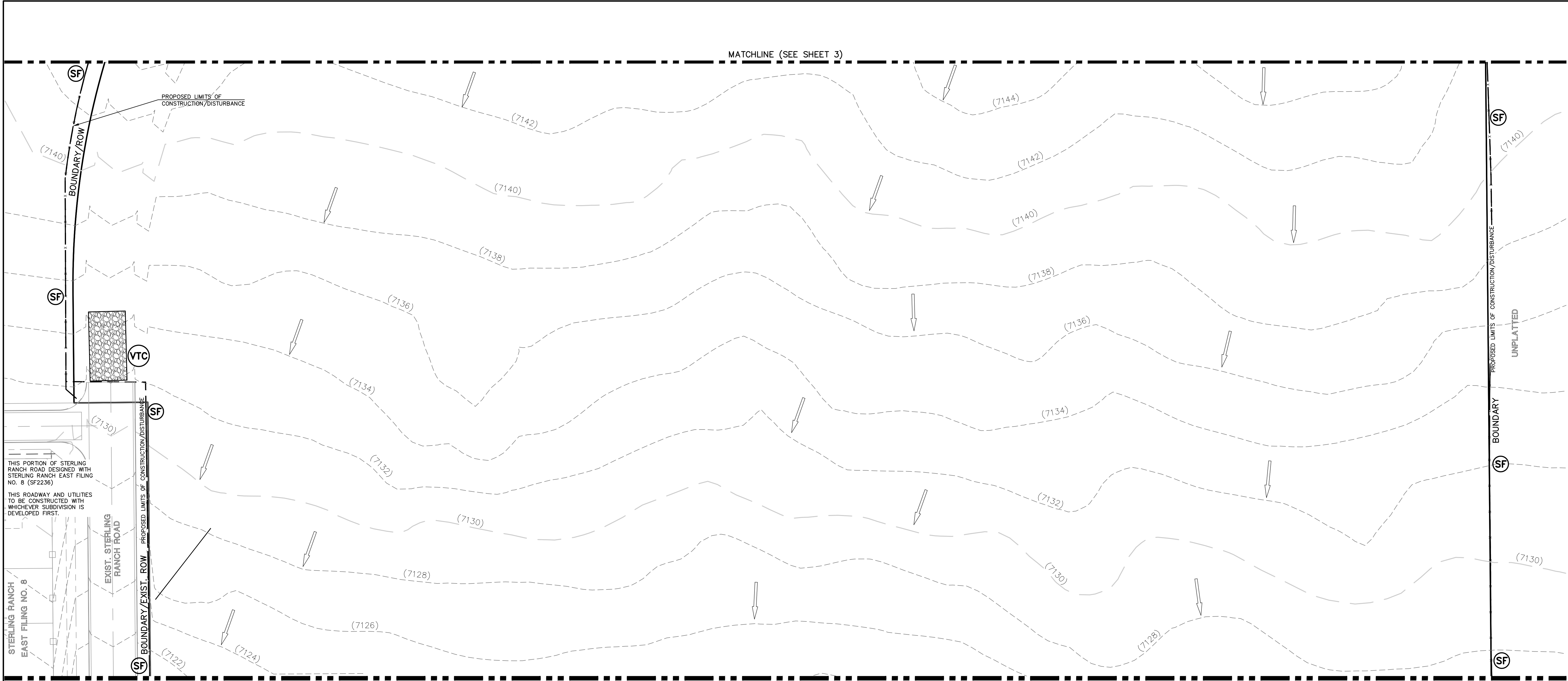
(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
INITIAL PHASE

DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 3	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60



SCALE: 1" = 50' PCD No. SF-2610



MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 5)

LEGEND

LIMITS OF CONST./DISTURBANCE ———

EXISTING CONTOUR-10 - - - - -

EXISTING CONTOUR-2 - - - - -

EXIST. DIRECTION OF FLOW →

BOUNDARY ———

EROSION CONTROL LEGEND

(SF) SILT FENCE — x —

(VTC) VEHICLE TRACKING CONTROL

NOTES:

THIS PORTION OF STERLING RANCH ROAD DESIGNED WITH STERLING RANCH EAST FILING NO. 8 (SF2236)

THIS ROADWAY AND UTILITIES TO BE CONSTRUCTED WITH WHICHEVER SUBDIVISION IS DEVELOPED FIRST.

NOTES:

PORTIONS OF THIS SITE HAVE BEEN PREVIOUSLY DISTURBED WITH GRADING OPERATIONS AND VEGETATION IS SPARSE AND OF NATURAL GRASSLAND CONSISTENCY (NO TREES OR SHRUBS).

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GRADING AND EROSION CONTROL PLAN
INITIAL PHASE

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 4	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610

CLASSIC CONSULTING

LEGEND

LIMITS OF CONST./DISTURBANCE ———

EXISTING CONTOUR-10 - - - - -

EXISTING CONTOUR-2 - - - - -

EXIST. DIRECTION OF FLOW →

BOUNDARY ———

EROSION CONTROL LEGEND

(SF) SILT FENCE — x —

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GRADING AND EROSION CONTROL PLAN
INITIAL PHASE

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 4	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610

CLASSIC CONSULTING

LEGEND

LIMITS OF CONST./DISTURBANCE ———

EXISTING CONTOUR-10 - - - - -

EXISTING CONTOUR-2 - - - - -

EXIST. DIRECTION OF FLOW →

BOUNDARY ———

EROSION CONTROL LEGEND

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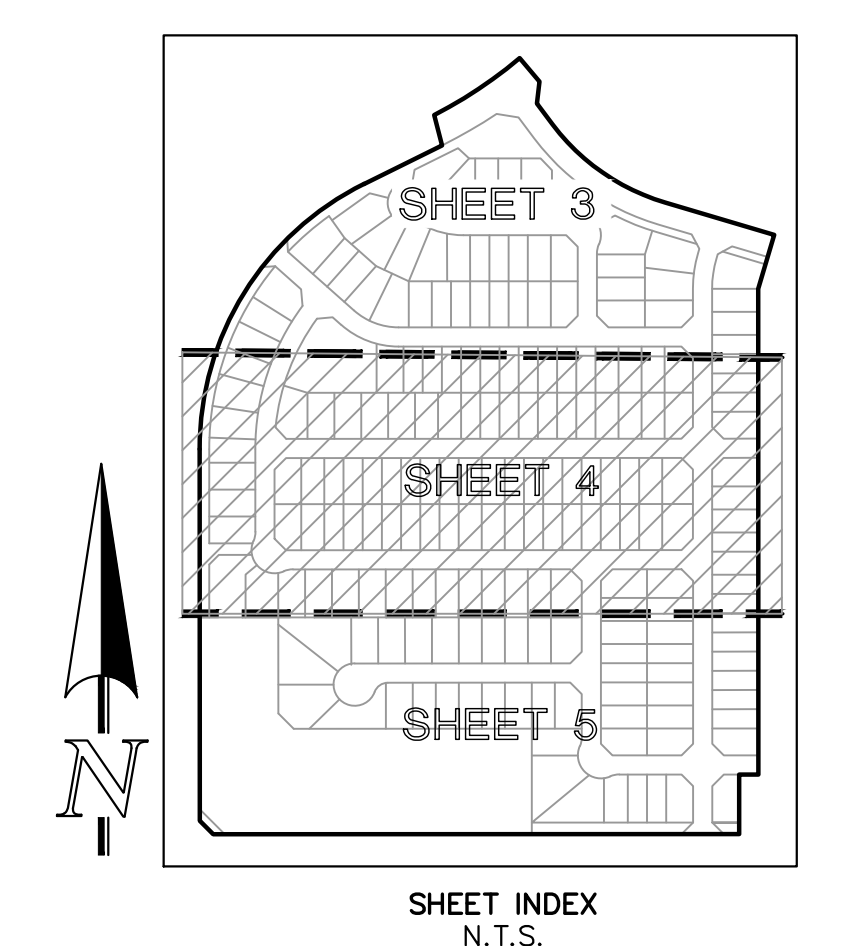
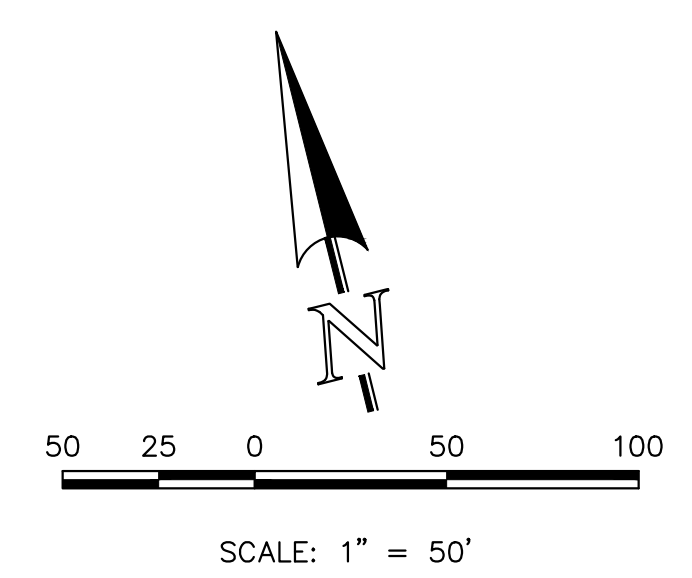
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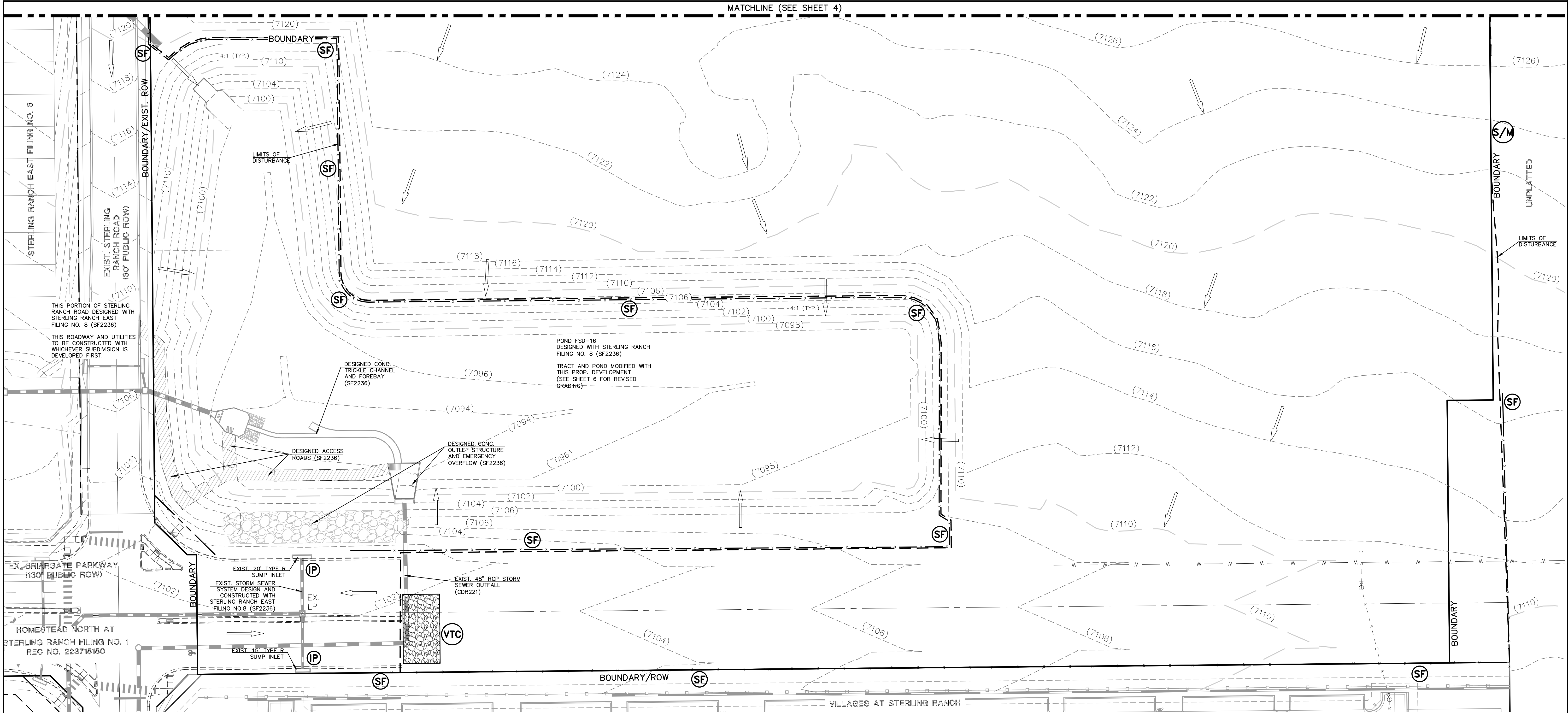
STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
INITIAL PHASE

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 4	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610

CLASSIC CONSULTING





LEGEND

- LIMITS OF CONST./DISTURBANCE
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- EXIST. DIRECTION OF FLOW
- BOUNDARY

EROSION CONTROL LEGEND

- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- IP INLET PROTECTION

NOTES:

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DATE

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MARC A. WHORTON, COLORADO P.E. #37155

DATE

CLASSIC
CONSULTING

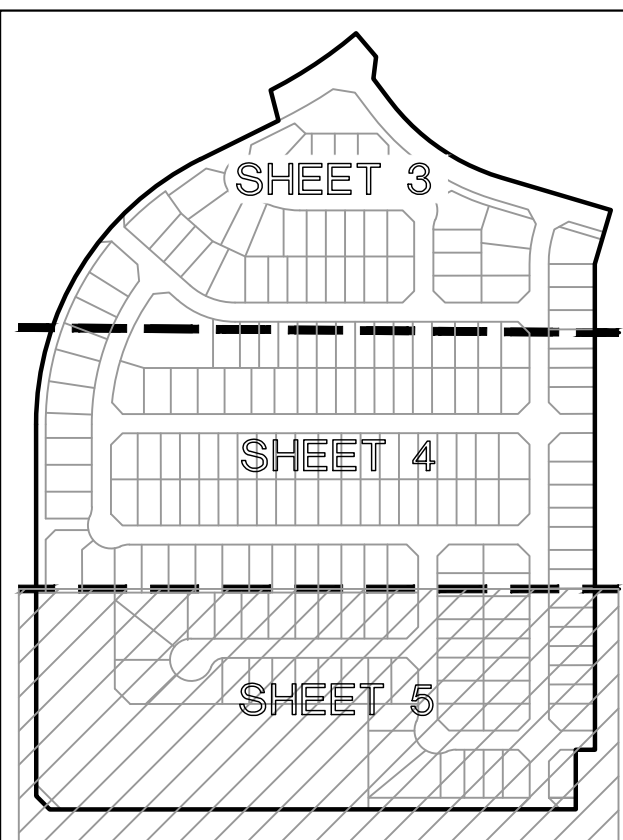
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Colorado Springs, Colorado 80903

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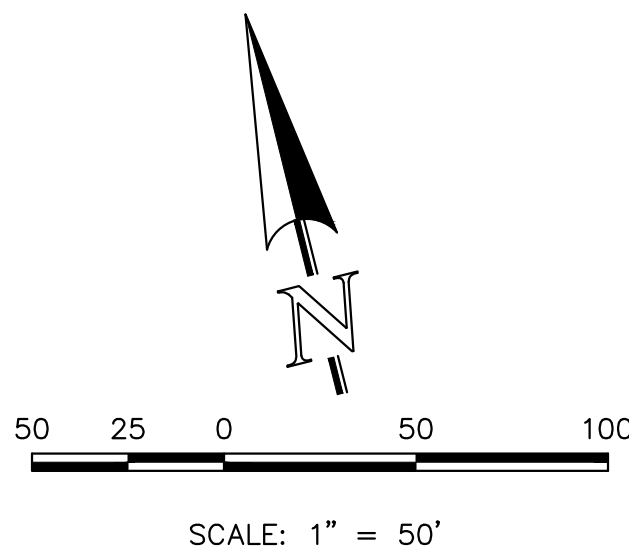
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GRADING AND EROSION CONTROL PLAN
INITIAL PHASE

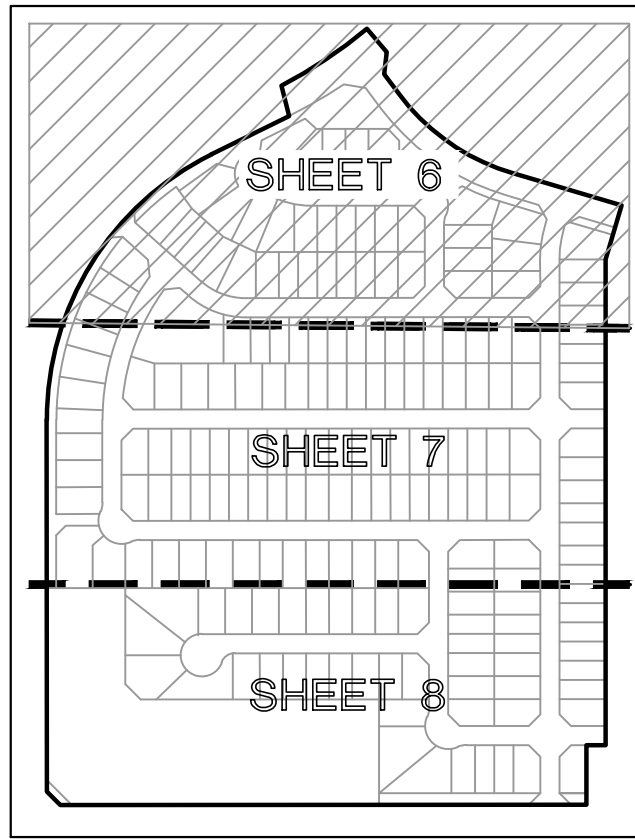
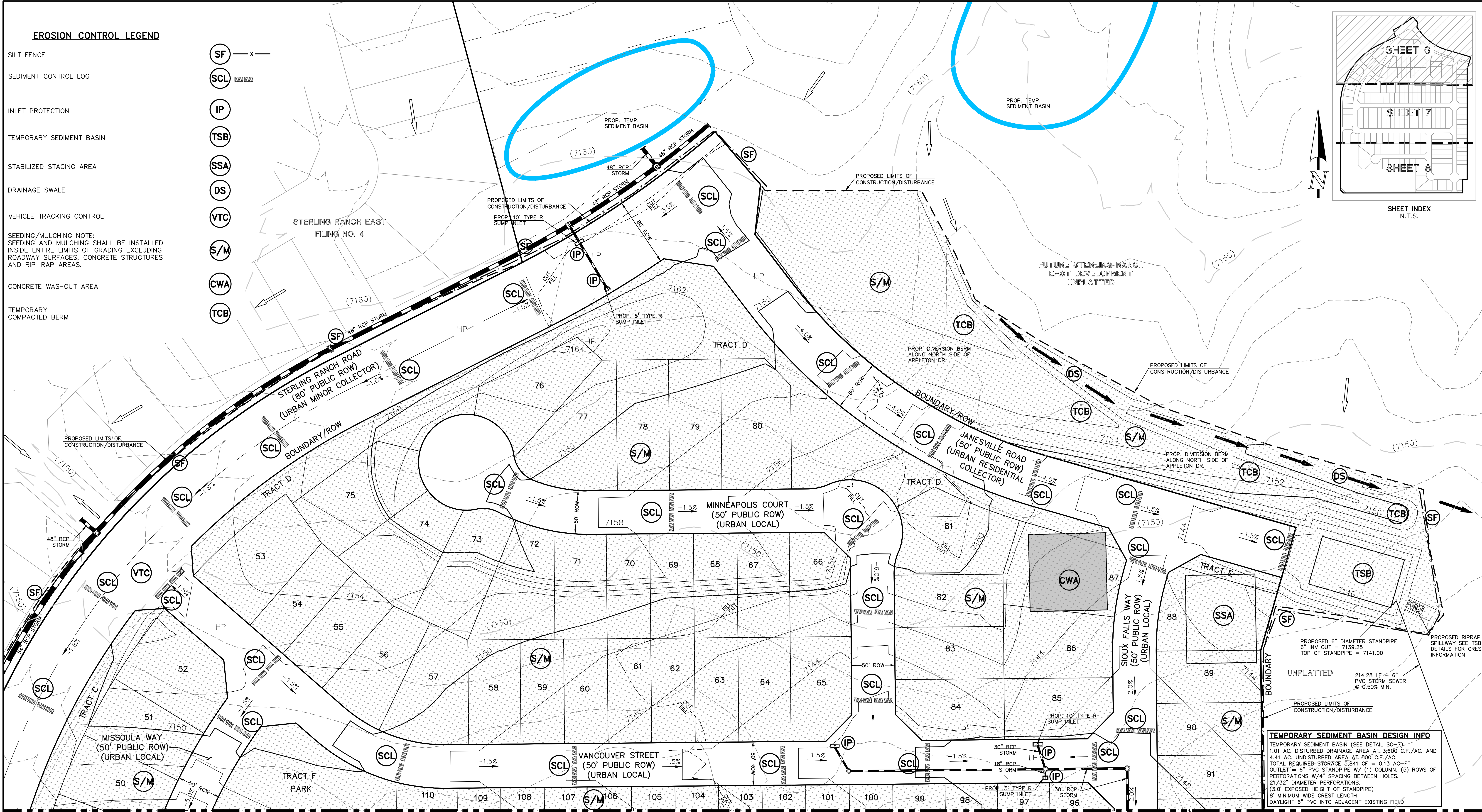
DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 5	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610



SHEET INDEX
N.T.S.





- EROSION CONTROL LEGEND**
- SILT FENCE
 - SEDIMENT CONTROL LOG
 - INLET PROTECTION
 - TEMPORARY SEDIMENT BASIN
 - STABILIZED STAGING AREA
 - DRAINAGE SWALE
 - VEHICLE TRACKING CONTROL
 - SEEDING/MULCHING NOTE:
SEEDING AND MULCHING SHALL BE INSTALLED
INSIDE ENTIRE LIMITS OF GRADING EXCLUDING
ROADWAY SURFACES, CONCRETE STRUCTURES
AND RIP-RAP AREAS.
 - CONCRETE WASHOUT AREA
 - TEMPORARY
COMPACTED BERM

- SF
- SCL
- IP
- TSB
- SSA
- DS
- VTC
- S/M
- CWA
- TCB

- LEGEND**
- LIMITS OF CONST./DISTURBANCE
 - WETLAND DELINEATION LINE
 - PROPOSED CONTOUR-10
 - PROPOSED CONTOUR-2
 - EXISTING CONTOUR-10
 - EXISTING CONTOUR-2
 - CUT/FILL LINE
 - EXIST. DIRECTION OF FLOW
 - DIRECTION OF FLOW
 - HIGH POINT
 - LOW POINT

NOTES:

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CONCRETE WASHOUT AREA, MULCHING, SEEDING, STABILIZED STAGING AREA, AND STOCKPILE MANAGEMENT TO BE DETERMINED BY THE CONTRACTOR

EXISTING VEGETATION:
THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

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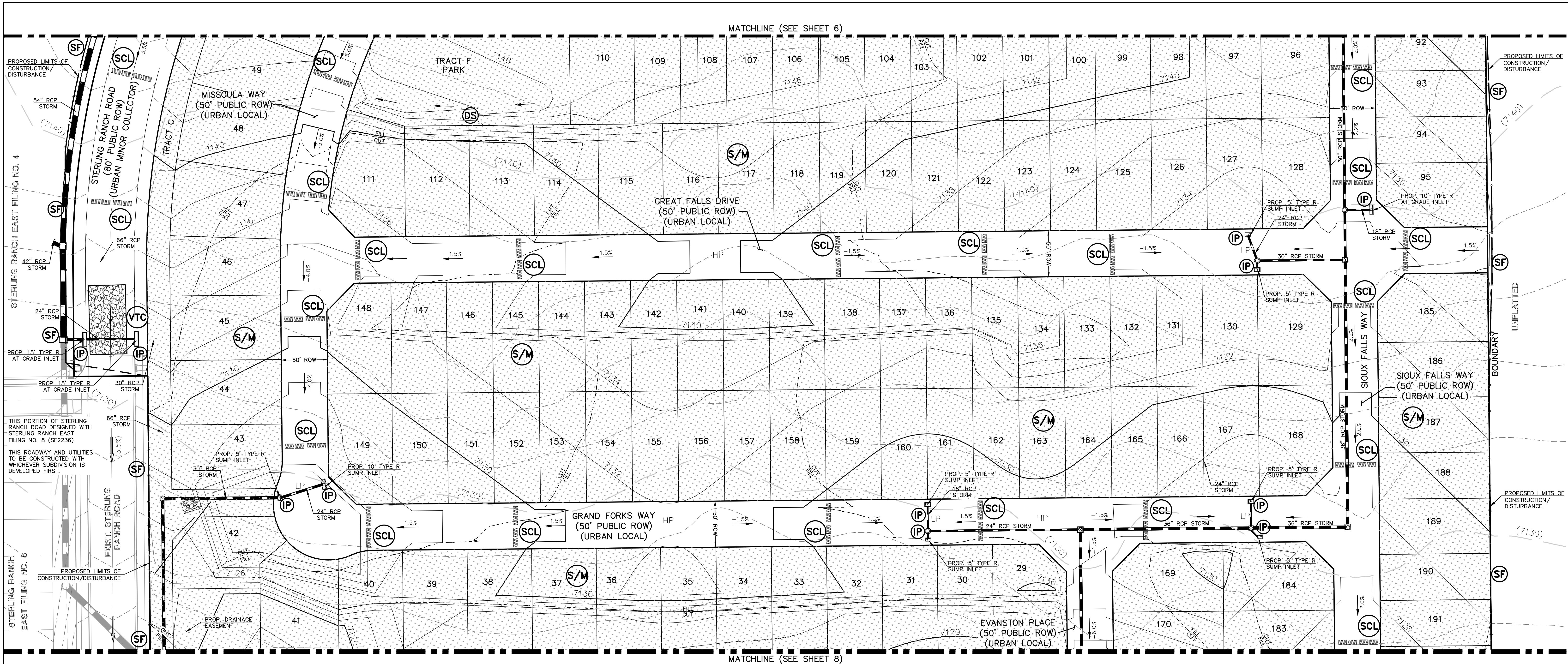


STERLING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
INTERIM PHASE

DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET	6 OF 46
CHECKED BY	(V) 1"= N/A	JOB NO.	1183.60	



SCALE: 1" = 50' PCD No. SF-2610



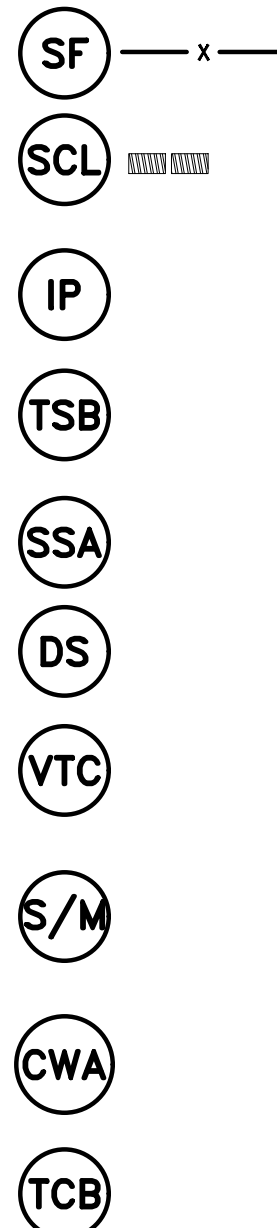
EROSION CONTROL LEGEND

- SILT FENCE
- SEDIMENT CONTROL LOG
- INLET PROTECTION
- TEMPORARY SEDIMENT BASIN
- STABILIZED STAGING AREA
- DRAINAGE SWALE
- VEHICLE TRACKING CONTROL

SEEDING/MULCHING NOTE:
SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, CONCRETE STRUCTURES AND RIP-RAP AREAS.

CONCRETE WASHOUT AREA

TEMPORARY COMPACTED BERM



LEGEND

- LIMITS OF CONST./DISTURBANCE
- WETLAND DELINEATION LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
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NOTES:

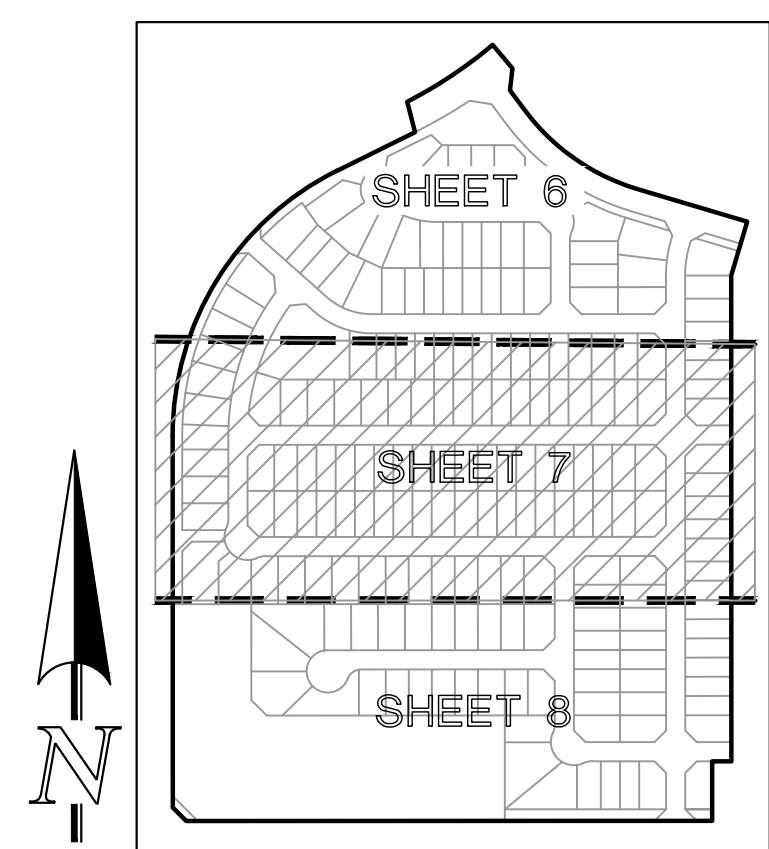
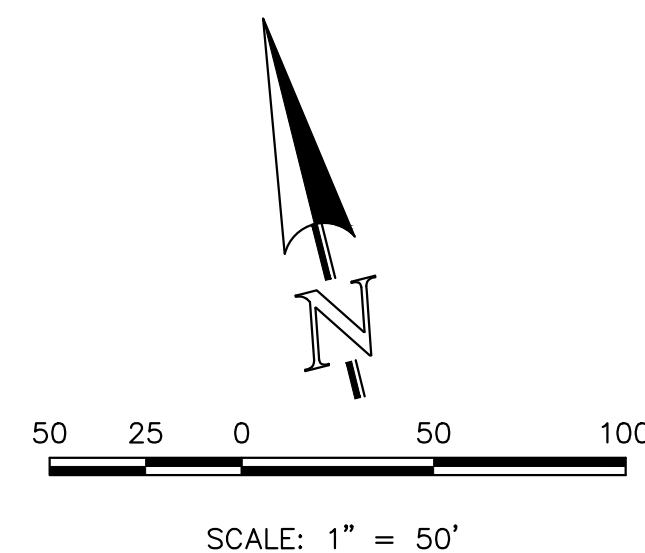
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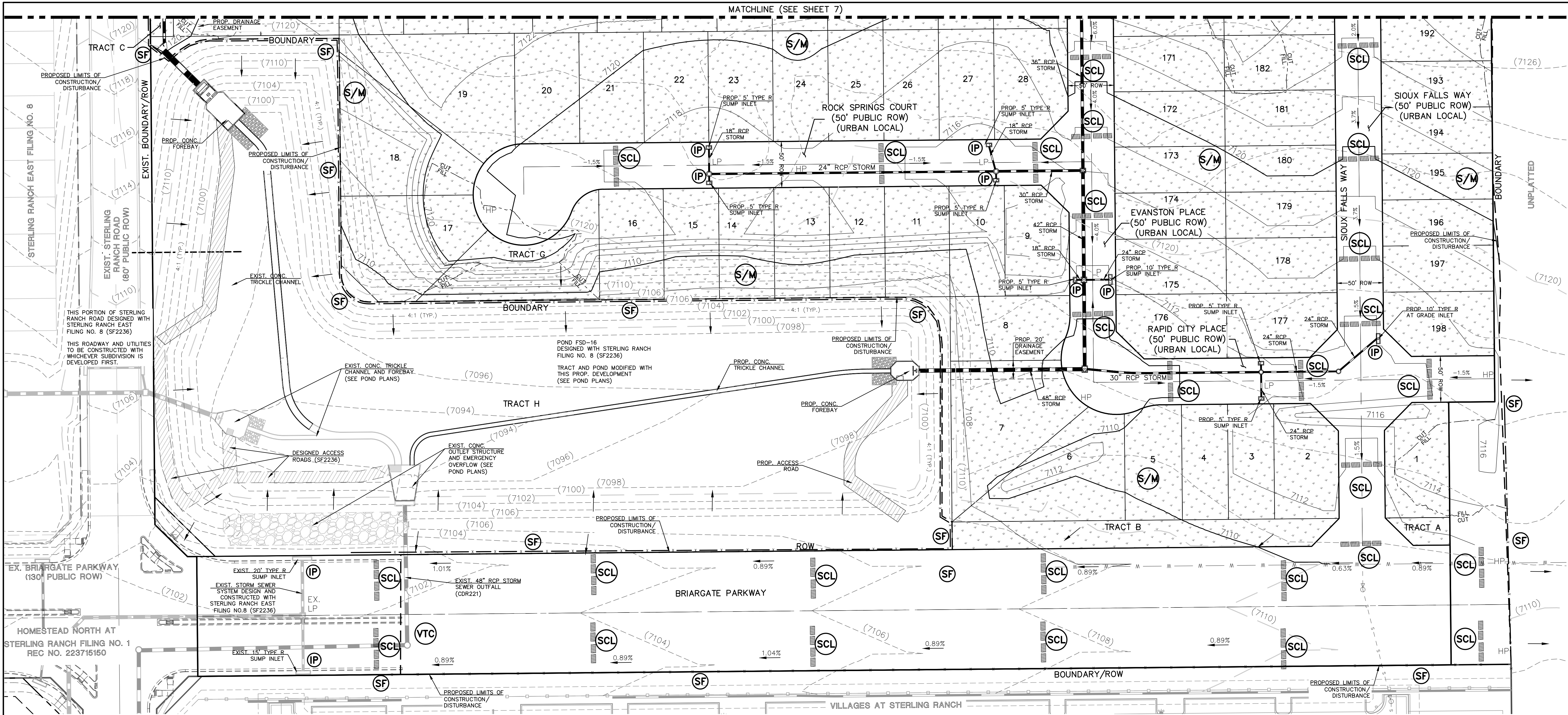
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GRADING AND EROSION CONTROL PLAN
INTERIM PHASE

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1"= 50'	SHEET 7	OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

PCD No. SF-2610



EROSION CONTROL LEGEND

SILT FENCE	SF — x —
SEDIMENT CONTROL LOG	SCL [Symbol]
INLET PROTECTION	IP [Symbol]
TEMPORARY SEDIMENT BASIN	TSB [Symbol]
STABILIZED STAGING AREA	SSA [Symbol]
DRAINAGE SWALE	DS [Symbol]
VEHICLE TRACKING CONTROL	VTC [Symbol]
SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, CONCRETE STRUCTURES AND RIP-RAP AREAS.	S/M [Symbol]
CONCRETE WASHOUT AREA	CWA [Symbol]
TEMPORARY COMPACTED BERM	TCB [Symbol]

LEGEND

LIMITS OF CONST./DISTURBANCE	[Symbol]
WETLAND DELINEATION LINE	[Symbol]
PROPOSED CONTOUR-10	[Symbol]
PROPOSED CONTOUR-2	[Symbol]
EXISTING CONTOUR-10	[Symbol]
EXISTING CONTOUR-2	[Symbol]
CUT/FILL LINE	[Symbol]
EXIST. DIRECTION OF FLOW	[Symbol]
DIRECTION OF FLOW	[Symbol]
HIGH POINT	H.P.
LOW POINT	L.P.

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SCALE: 1" = 50'

SHEET INDEX

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Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS GRADING AND EROSION CONTROL PLAN INTERIM PHASE	
DESIGNED BY	MAW
DRAWN BY	ESO
CHECKED BY	(V)
SCALE	(H) 1" = 50' (V) 1" = N/A
DATE	5-1-2025
SHEET	8 OF 46
JOB NO.	1183.60

EROSION CONTROL LEGEND

TEMPORARY SEDIMENT BASIN (TSB)

LEGEND

LIMITS OF CONST./DISTURBANCE
 PROPOSED CONTOUR-10
 PROPOSED CONTOUR-2
 EXISTING CONTOUR-10
 EXISTING CONTOUR-2
 CUT/FILL LINE
 EXIST. DIRECTION OF FLOW
 DIRECTION OF FLOW
 HIGH POINT
 LOW POINT
 A LOT
 B LOT
 TRANSITION LOT

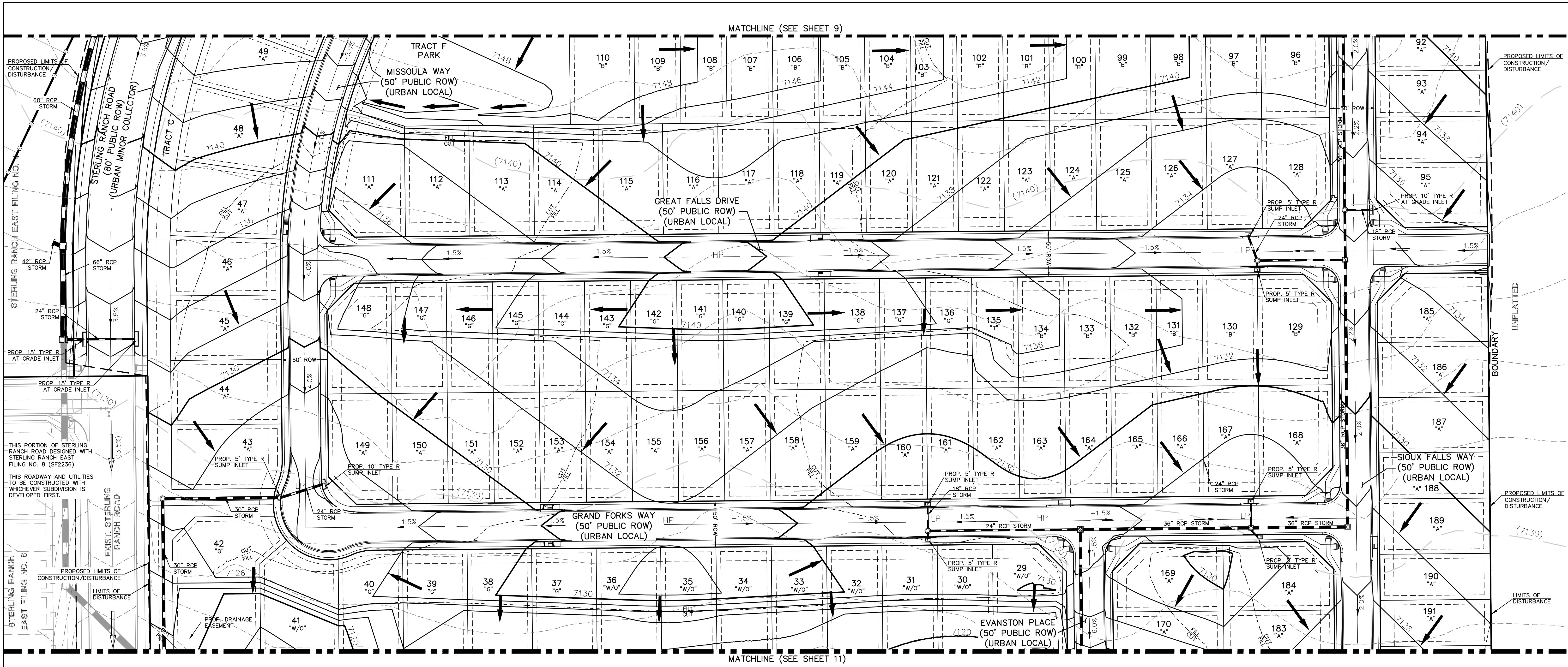
TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN (SEE DETAIL SC-7)
 1.01 AC. DISTURBED DRAINAGE AREA AT 3,600 C.F./AC. AND
 4.41 AC. UNDISTURBED AREA AT 500 C.F./AC.
 TOTAL REQUIRED STORAGE 5,841 CF = 0.13 AC-FT.
 OUTLET - 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF
 PERFORATIONS W/4" SPACING BETWEEN HOLES.
 21/32" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE)
 8" MINIMUM WIDE CREST LENGTH
 DAYLIGHT 6" PVC INTO ADJACENT EXISTING FIELD

EXACT LOCATION OF TSB TO BE DETERMINED BY CONTRACTOR AND MARKED ON CSWMP/CEC

SCALE: 1" = 50'

PROJECT: RCD No. SE-261

DESIGNED BY	PRA	SCALE	DATE	5-1-2025
DRAWN BY	ESO	(H) 1" = 50'	SHEET	9 OF 46
CHECKED BY		(V) 1" = N/A	JOB NO.	1183.60



LEGEND

- LIMITS OF CONST./DISTURBANCE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- CUT/FILL LINE
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- H.P.
- L.P.
- "A"
- "B"
- "T"
- A LOT
- B LOT
- TRANSITION LOT

NOTES:

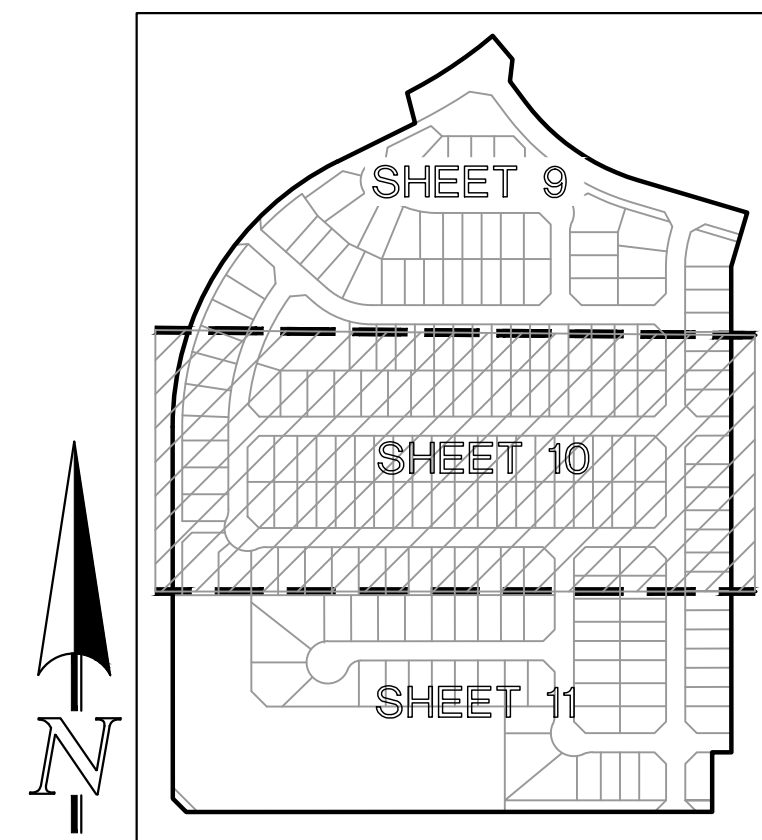
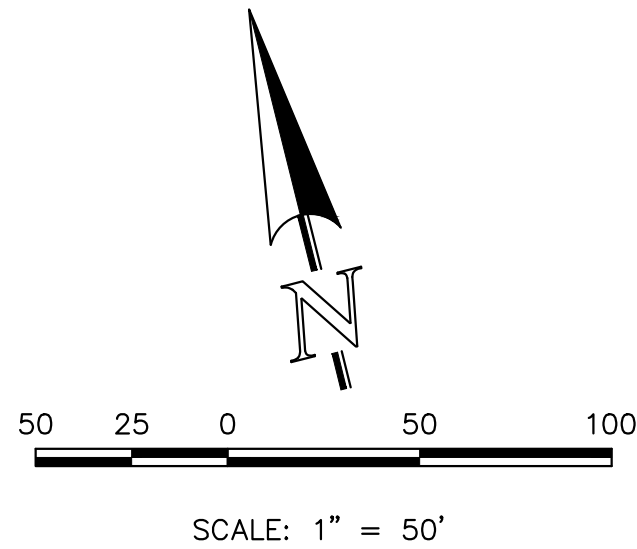
THERE WILL BE NO ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

EXISTING VEGETATION: THE MAJORITY OF THE SITE IS COVERED WITH NATIVE GRASSES, YUCCA AND SPARSE PINE TREES.

NOTES:

PORTIONS OF THIS SITE HAVE BEEN PREVIOUSLY DISTURBED WITH GRADING OPERATIONS AND VEGETATION IS SPARSE AND OF NATURAL GRASSLAND CONSISTENCY (NO TREES OR SHRUBS).

CONCRETE WASHOUT AREA, MULCHING, SEEDING, STABILIZED STAGING AREA, AND STOCKPILE MANAGEMENT TO BE DETERMINED BY THE CONTRACTOR



SHEET INDEX
N.T.S.

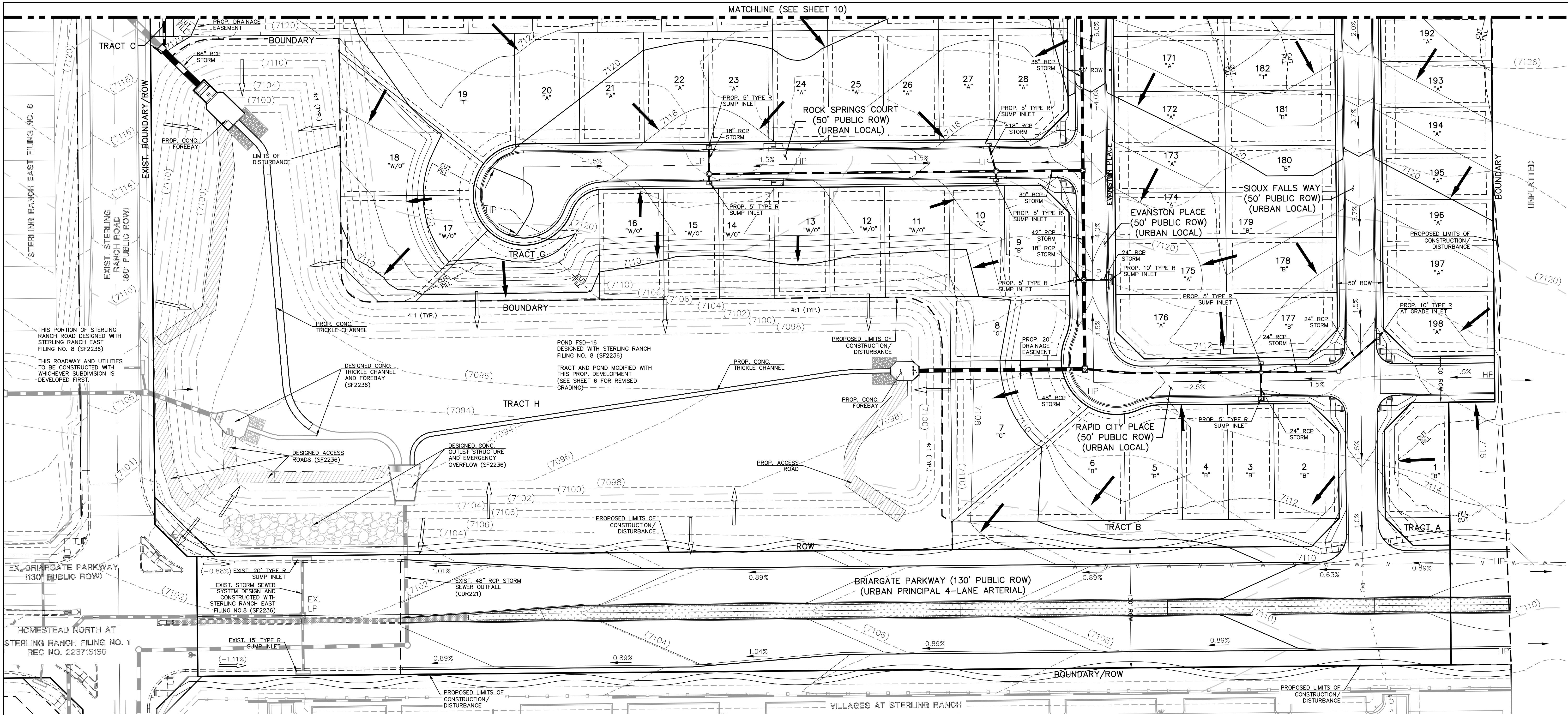
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR 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	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE	619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)	STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS GRADING AND EROSION CONTROL PLAN FINAL PHASE DESIGNED BYMAWSCALEDATE5-1-2025 DRAWN BYESO(H) 1"= 50'SHEET 10 OF 46 CHECKED BY(V) 1"= N/AJOB NO. 1183.60	CLASSIC CONSULTING + CLASSIC CONSULTING

PCD No. SF-2610



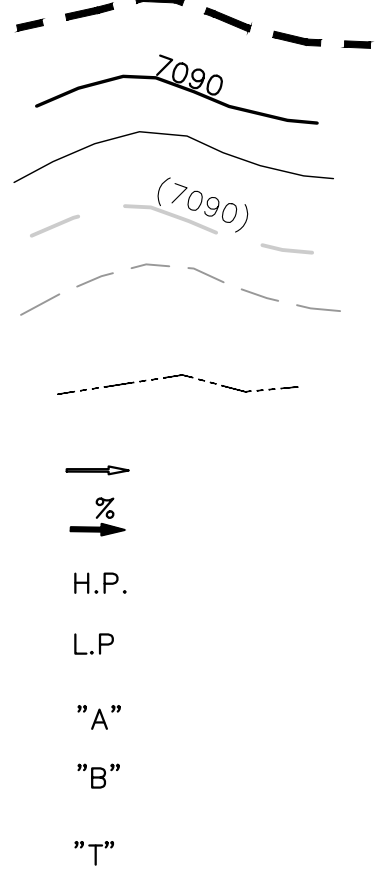
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

DESIGNED BY: MAW
SCALE: (H) 1"= 50'
(V) 1"= N/A
DATE: 5-1-2025
SHEET: 10 OF 46
JOB NO.: 1183.60



LEGEND

- LIMITS OF CONST./DISTURBANCE
- PROPOSED CONTOUR-10
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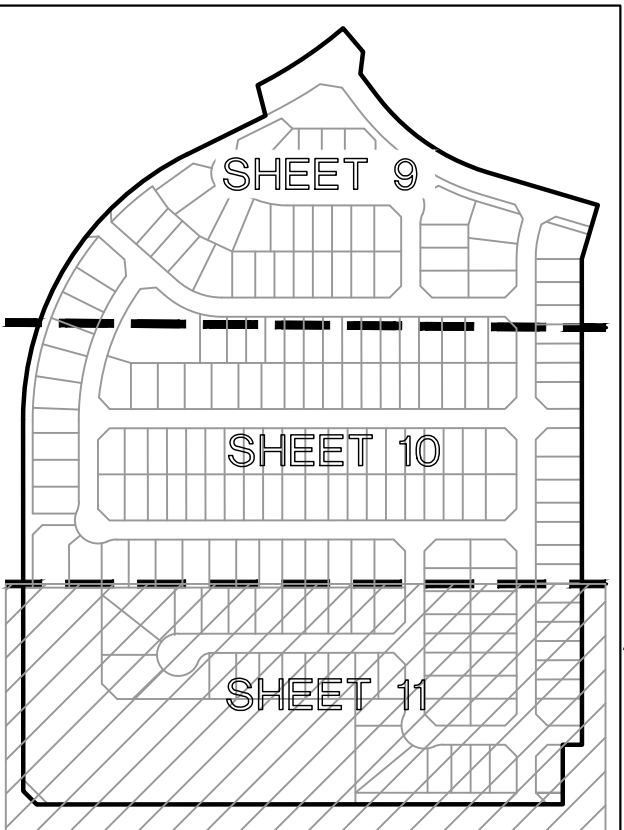
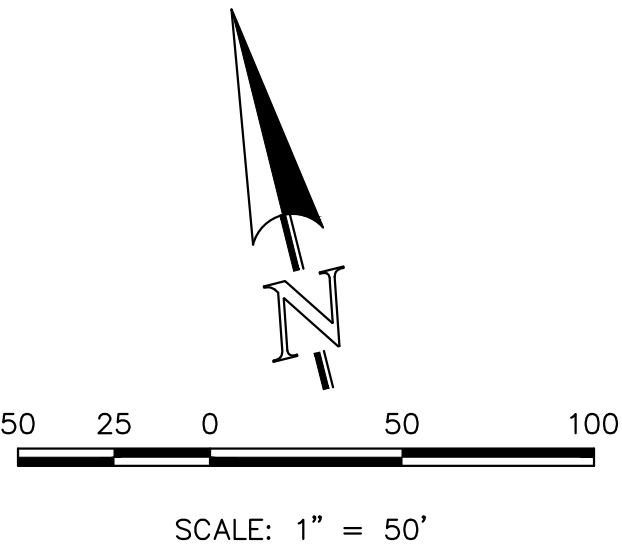


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NO.	REVISION	DATE

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

MARC A. WHORTON, COLORADO P.E. #37155 DATE

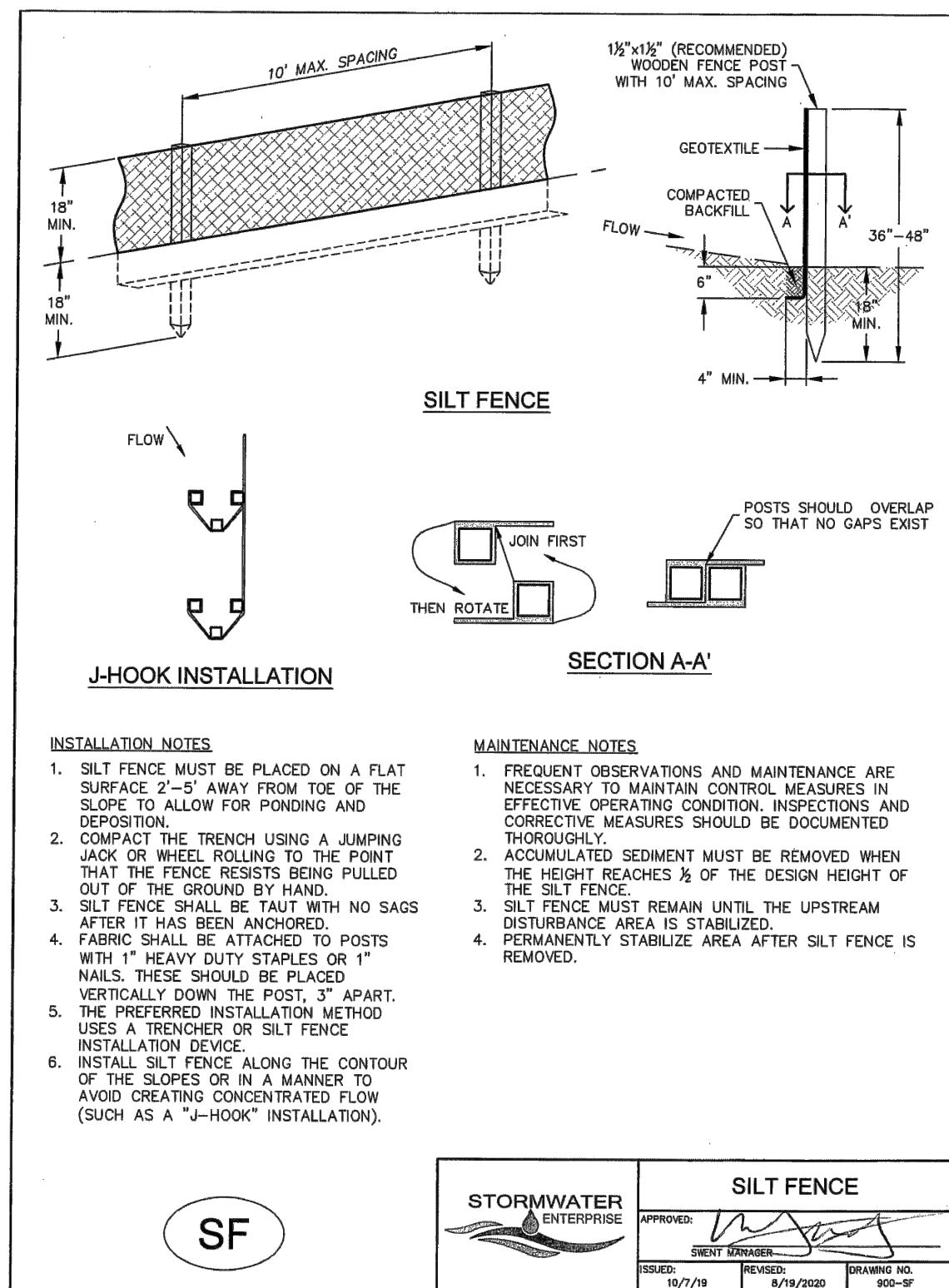
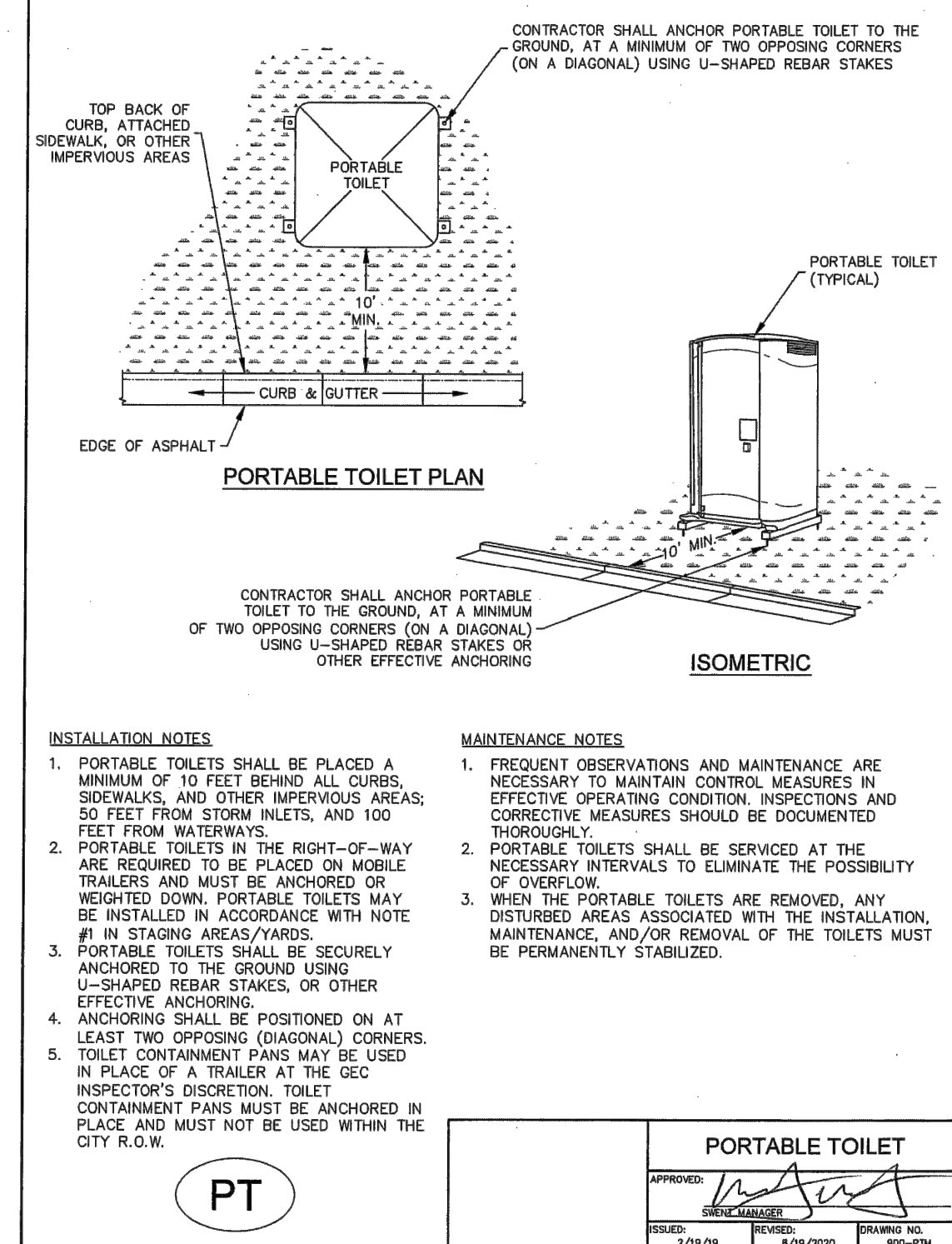
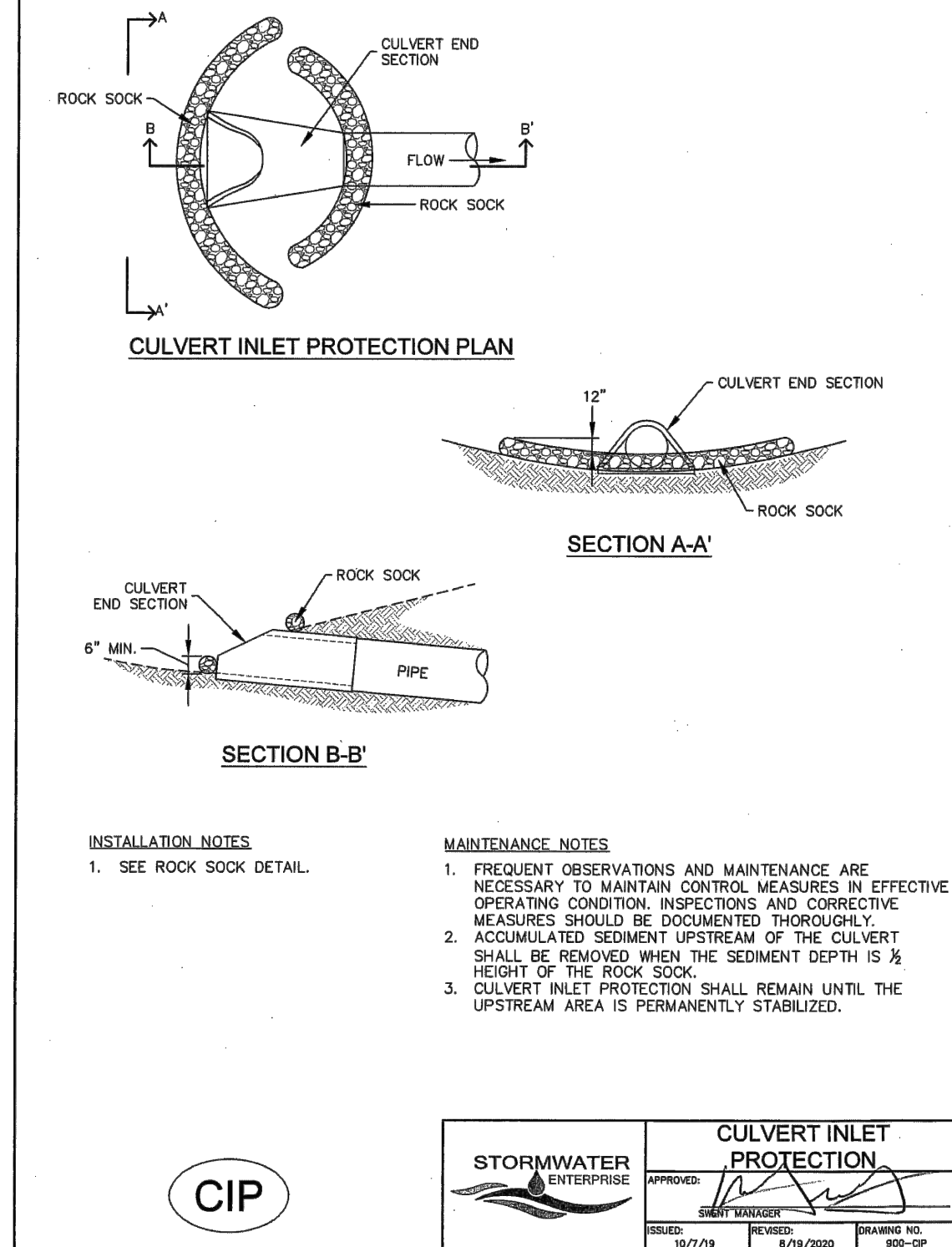


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STERLING RANCH EAST FILING NO. 6 CONSTRUCTION PLANS GRADING AND EROSION CONTROL PLAN FINAL PHASE			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	ESO	(H) 1" = 50'	SHEET 11 OF 46
CHECKED BY	(V) 1" = N/A	JOB NO.	1183.60

PCD No. SF-2610

[illegible]

REVIEW:

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DATE



STRELING RANCH EAST FILING NO. 6				
CONSTRUCTION PLANS				
GRADING AND EROSION CONTROL PLAN				
DETAILS				
DESIGNED BY	MAW	SCALE	5-1-2025	
DRAWN BY	ESO	(H) 1"= N/A	SHEET	12 OF 46
CHECKED BY		(V) 1"= N/A	JOB NO.	1183.60

	ROCK SOCK		
	APPROVED:  STEVE MANAGER		
ISSUED: 10/7/18	REVISED: 8/19/2020	DRAWING NO. 900-RS	

	ON-GRADE INLET PROTECTION		
	APPROVED: 		
EVENT MANAGER		ISSUED: 10/7/19	REVISÉ: 8/19/2020
		DRAWING NO. 900-IP-1	

 STORMWATER ENTERPRISE	SUMP INLET PROTECTION	
	APPROVED:  SUMP MANAGER	ISSUED: 10/7/19 REVISED: 8/19/2020
		DRAWING NO. 900-SP-2

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

	STOCKPILE PROTECTION		
	APPROVED:  BRENT BLACKADER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-SP	

	SEEDING & MULCHING		
	APPROVED:  BRENT MANAGER		
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-SM	

City of Colorado Springs
Stormwater Enterprise



5-11

Stormwater Construction Manual
December 2020

City of Colorado Springs
Stormwater Enterprise



5-12

Stormwater Construction Manual
December 2022

SSA-4	Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3	November 2010
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	SURFACE ROUGHENING		
	APPROVED:  SWEET MANAGER		
ISSUED: 10/7/18	REVISED: 8/18/2020	DRAWING NO. 900-SR	

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DATE _____

CLASSIC
CONSULTING

STRELING RANCH EAST FILING NO. 6
CONSTRUCTION PLANS
GRADING AND EROSION CONTROL PLAN
DETAILS

DESIGNED BY	MAW	SCALE	DATE	5-1-2025
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DRAWN BY	ESQ	(H) 1" = N/A	SHEET 13 OF 16
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CHECKED BY	(V) 1"= N/A	JOB NO.	1183.60
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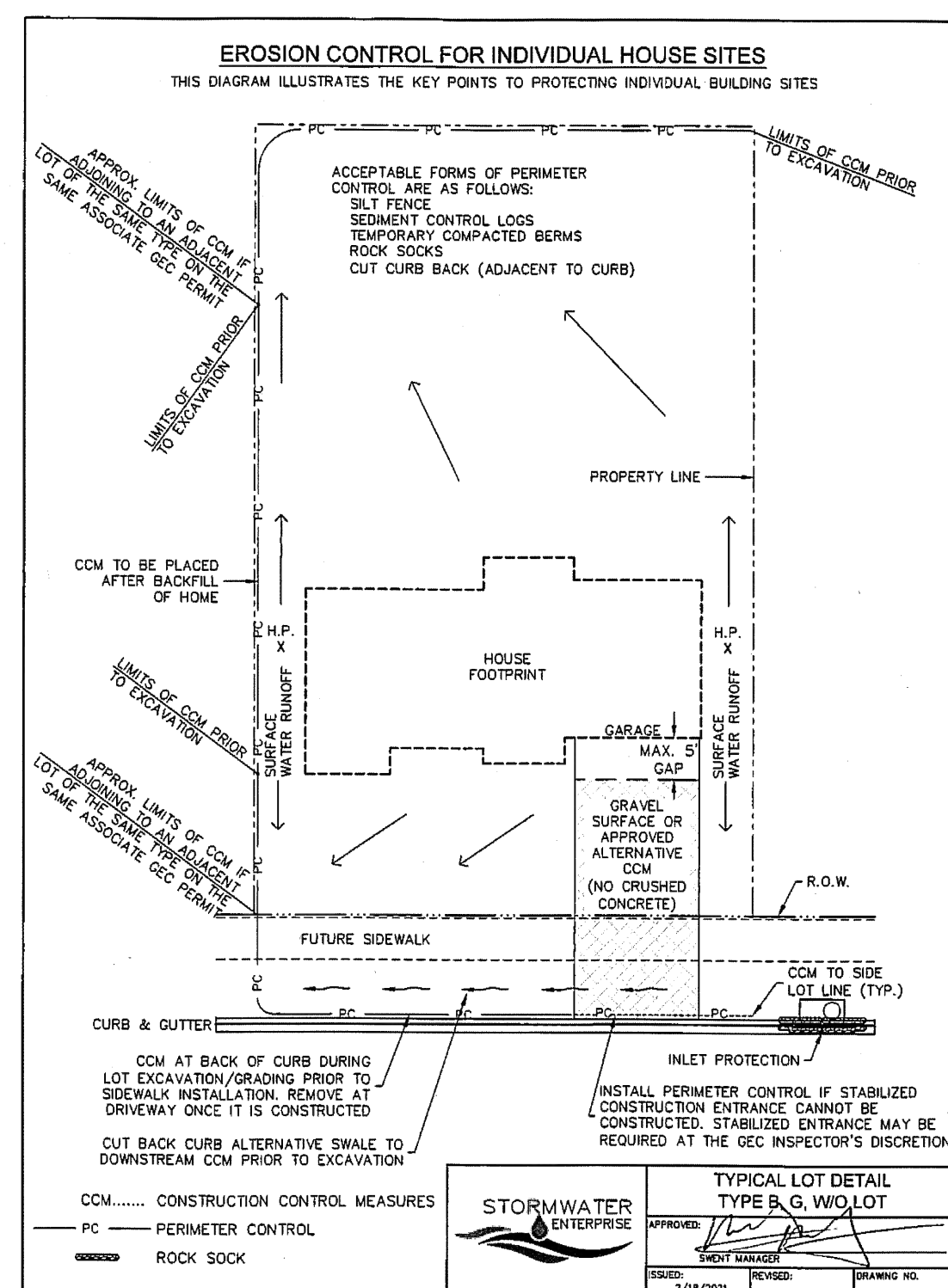
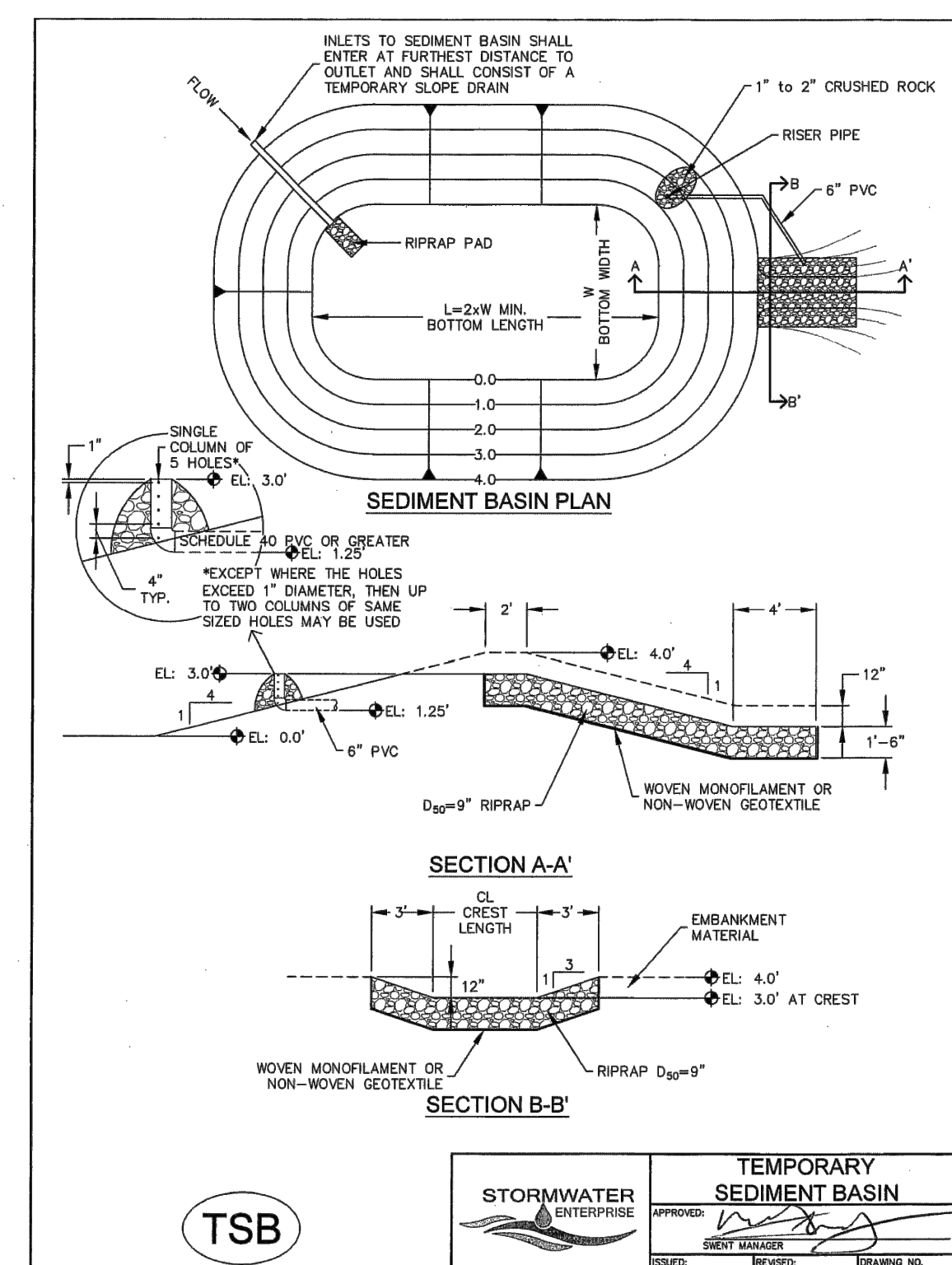
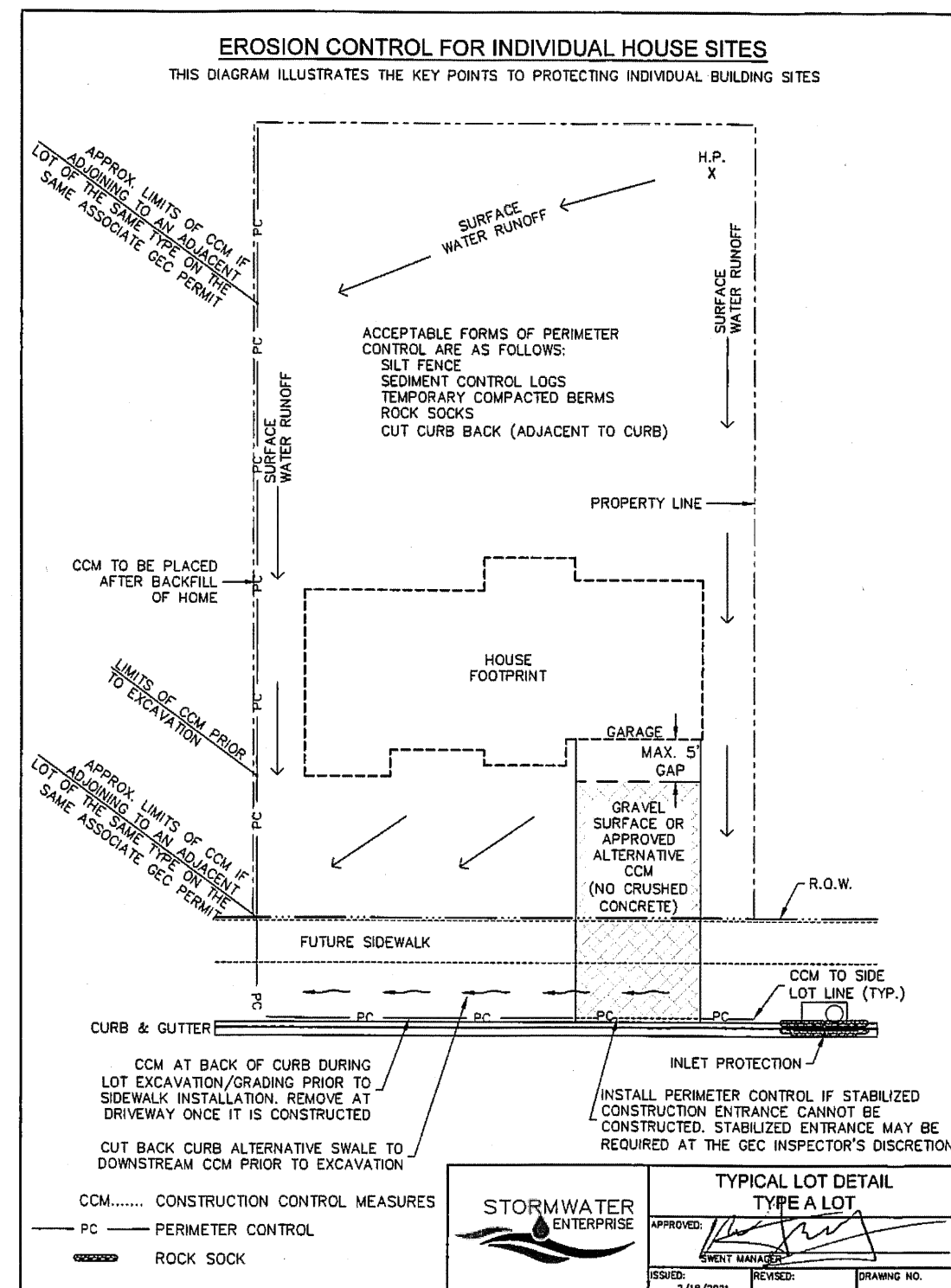


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (L), (FT)	HOLE DIAMETER (HD), (IN)
1	126"	2	7 1/2"
2	21"	3	7 1/2"
3	28"	5	7 1/2"
4	33 1/2"	6	7 1/2"
5	38 1/2"	8	7 1/2"
6	43"	9	7 1/2"
7	47 1/2"	11	7 1/2"
8	51"	12	7 1/2"
9	55"	13	7 1/2"
10	58 1/2"	15	7 1/2"
11	61"	16	7 1/2"
12	64"	18	7 1/2"
13	67 1/2"	19	1 1/2"
14	70 1/2"	21	1 1/2"
15	73"	22	1 1/2"

INSTALLATION NOTES

- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698.
- PPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL. MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL. MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (IE. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

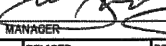


**STORMWATER
ENTERPRISE**

**TEMPORARY
SEDIMENT BASIN**

APPROVED: 

DRAWN BY: 

SCALE: 

DATE: 

