C:\Users\kenny\DC\ACCDocs\B&J Surveying Inc-STRUCTURE CUSTOM BUILDS\Project Files\12180 GOODSON ROAD\12180 GOODSON ROAD.dwg, 6/26/2026 9:12:47 AM, kenny

For lots like this where an AESQCP does not apply and the total lot is <35ac, the proposed disturbance must be <1ac to be applicable for a BESQCP. If soil disturbances are >1ac, an ESQCP is required which is a much more involved process with more documents required (mainly a drainage letter and SWMP), plus self and EPC inspections throughout construction. Which I'm assuming you don't want to do any of that. So here are some ideas to reduce your total proposed soil disturbance to <1ac:

- soil disturbance can be phased such that at any one time, you keep the disturbance to <1ac. So for examples: 1) once you pour the foundation, the footprint of the home would be removed from the soil disturbance and 2) once any disturbances are covered with gravel, they would be removed from the amount of disturbance too. So if you first grade and gravel the driveway, then that disturbance would be removed from your total. Also there is a big area of disturbance north of the home that could be saved for the end of the project, once more of the site is stabilized.

If you go this phasing route please add a note to this page clearly (but briefly) outlining your phasing plan. For example:

Limits of Disturbance:
Phase 1: 0.5ac for gravel driveway
Phase 2: 0.95ac for rest of site

Besides a note like that, would be good to delineate them on the map too.

LOT 4, GUNNERS RIDGE

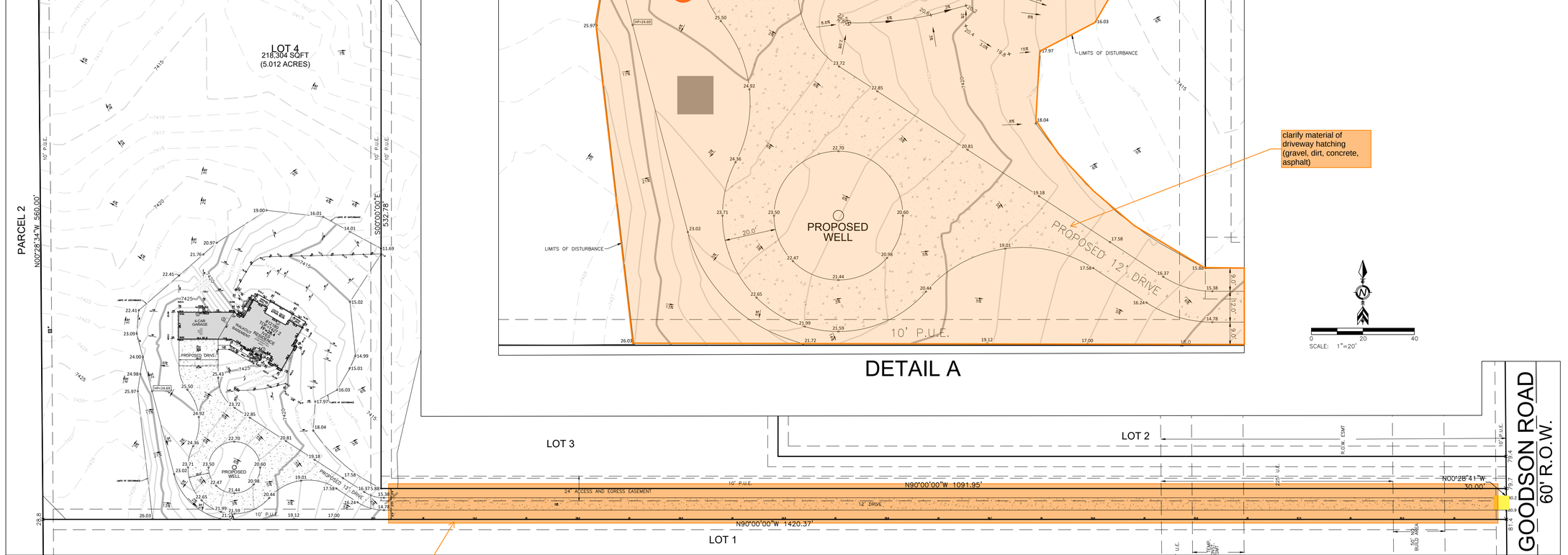
12180 GOODSON ROAD

COUNTY OF EL PASO, STATE OF COLORADO

PLOT PLAN



DETAIL A



LOT DIAGRAM

Is this portion of the driveway already built? If not, it will need to be included in your proposed disturbance calc

clarify material of driveway hatching (gravel, dirt, concrete, asphalt)

LEGAL DESCRIPTION:
LOT 4, GUNNERS RIDGE,
COUNTY OF EL PASO,
STATE OF COLORADO

GENERAL NOTES:
- PLOT PLAN NOT TO BE USED FOR DISTURBANCE PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 04.15.26

SCHEDULE NUMBER: 5214003005

The Site Map must be ~~drawn to scale, show the entire lot~~, and include the following:
~~- Existing structures~~
~~- Proposed development~~
- Total percent imperviousness of the site, to include both existing and proposed development in calculation. Consider all structures, porches, decks, patios, driveways, etc. Note that gravel is considered to be 80%.
~~- Flow arrows or contour lines showing the direction of stormwater flow on the lot~~
~~- Proposed limits of disturbance~~
- Proposed location of construction control measures (e.g., culvert protection, perimeter control, vehicle tracking control, concrete washout area, etc.)

I have crossed items that you have already included.

COLORADO LICENSED
HAYLEY YOUNG
52392
PROFESSIONAL ENGINEER

HAYLEY YOUNG, P.E.
6841 SOUTH YOSEMITE STREET,
CENTENNIAL, CO 80112
DATE: 06.26.26

THE DRAINAGE, EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAINAGE, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY AS AMENDED

COLORADO LICENSED
CHRIS MADRID
38299
PROFESSIONAL LAND SURVEYOR

T. CHRIS MADRID, P.L.S.
DATE: 06.26.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

LEGEND

LOWERED FINISH GRADE:
(XX.X) HOUSE
(XX.X) PORCH
(XX.X) GARAGE/CRAWL SPACE
(XX.X) FOUNDATION STEP
(XX) CONCRETE
(X) RISER COUNT
XX.XX CONCRETE ELEVATION
[XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= X,XXX SF
DRIVE COVERAGE IN FRONT SETBACK= XXX SF
COVERAGE=XX.X %

LOT SIZE=218,304 SF
BLDG. SIZE=3,826 SF
COVERAGE=1.8%
T.O.F. TO TOP OF ROOF=25.0'
AVG. F.G.=22.6
AVG. BLDG. HT.=24.6'



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

DATE: 06.05.26
FILE NAME: CREEKSIDE ACRES.dwg
SCALE: NOTED BELOW
DRAWN BY: MM
CHECKED BY: HY

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Centennial, CO 80112 USA
Phone: (303) 850-0559
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E-mail: info@bjsurvey.net

B&J Surveying, Inc.
Specializing in Home Builder Services Since 1985.

REVISIONS:
MOVED PROPOSED WELL TO STAKE LOCATION PER LOT INV. – MM
DRIVEWAY REVISED – AL

DATE: 06.09.26 06.26.26

LOT 4, GUNNERS RIDGE
PLOT PLAN
PREPARED FOR: GJ GARDNER

SHT 1 OF 1

LEGEND

- Sediment Control Logs
- Silt Fence
- Building Structure
- Stockpile
- Dumpster
- Portable Restroom
- Vehicle Tracking Pad
- Concrete Washout Area

show one or both of these on the previous page. some kind of perimeter control is needed