

show stormwater flow arrows for existing and proposed conditions. show temporary construction control measure details.

Please note Early Grading Plans are now administratively approved, with the requirement that a drainage report be submitted with this application. Please submit a drainage report for review in the next submittal.

The drainage report should be specific to what the early grading is including. If the permanent water quality pond grading is being proposed with this application, the drainage report should include the level of analysis for the water quality pond. Please also note that early grading can only include overlot grading, rough road cuts, and temporary/permanent pond locations. It cannot include curb and gutter, storm sewer, or utilities.

If you have any questions about any of these comments made, please feel free to contact Lupe Packman at 719-313-6215.

El Paso County (standalone GEC Plan):
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 locations 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. Final 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.

County Engineer/ECM Administrator
JENNIFER IRVINE, P.E. Date

Engineer of Record/Signatory
ANDREW W. MCCORD P.E. 25057 Date

PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES

- Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
- Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
- A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SMWP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SMWP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.
- Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
- Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
- All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
- Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
- Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
- All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that affect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.
- Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a water of the state unless shown to be infeasible and specifically requested and approved.
- Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).
- Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment to the site. Concrete wash water shall be contained and disposed of in accordance with the SMWP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.
- During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
- Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
- Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and state regulations with requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
- Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
- The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.
- The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
- No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.
- Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.
- No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
- Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
- All construction traffic must enter/exit the site only at approved construction access points.
- Prior to construction the permittee shall verify the location of existing utilities.
- A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
- The soils report for this site has been prepared by Vivid Engineering Group (Dated: April 24, 2020) and shall be considered a part of these plans.
- At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SMWP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment, Water Quality Control Division, WQCD - Permits, 4300 Cherry Creek Drive South, Denver, CO 80246-1530, Alt: Permits Unit.
- Base mapping was provided by Pinnacle Land Surveying. The date of the last survey update was March 2005.
- Proposed Construction Schedule:
Begin Construction: Spring 2022
End Construction: Autumn 2022
Total Site Area = 60.1 Acres
Area to be disturbed = 57.7 Acres.
Existing 100-year runoff coefficient = 0.35
Proposed 100-year runoff coefficient = 0.61
Existing Hydrologic Soil Groups: B, C & D
(B--Nelson-Tassel fine sandy loams, B--Stoneham sandy loam, C--Razor-Midway Complex)
- Site is currently undeveloped and covered with native grasses on moderate to steep slopes (3%-18%).
- Site is located in the West Fork Jimmy Camp Creek Drainage Basin.

OPINION OF COST FOR EROSION CONTROL REQUIREMENTS

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
VEHICLE TRACKING CONTROL	2	EA	\$1,250.00	\$2,500.00
SILT FENCE	16,532	LF	\$2.50	\$41,330.00
INLET PROTECTION	13	EA	\$200.00	\$2,600.00
STRAW BALE BARRIER	0	LF	\$1,775.00	\$0,000.00
SEEDING AND MULCH MAINTENANCE (25% OF EROSION CONTROL)	45.2	AC	\$1,200.00	\$54,240.00
	1	LS	\$14,879.00	\$25,167.50
TOTAL				\$125,837.50

SEED MIX

AREAS DISTURBED BY THE EARTHWORK ACTIVITIES AND NOT RECEIVING OTHER TREATMENT SHALL BE PERMANENTLY REVEGETATED WITH THE FOLLOWING SEED MIX.

SPECIES	VARIETY	PLG/ACRE
SIDE-OATS GRAMA	Bl Reno	3.0
WESTERN WHEAT GRASS	Bartons	2.5
SLENDER WHEAT GRASS	Native	2.0
LITTLE BLUESTEM	Pastura	2.0
SAND DROPSIED	Native	0.5
SWITCH GRASS	Nebraska 28	3.0
WEEPING LOVE GRASS	Morpha	1.0
		14.0 lbs

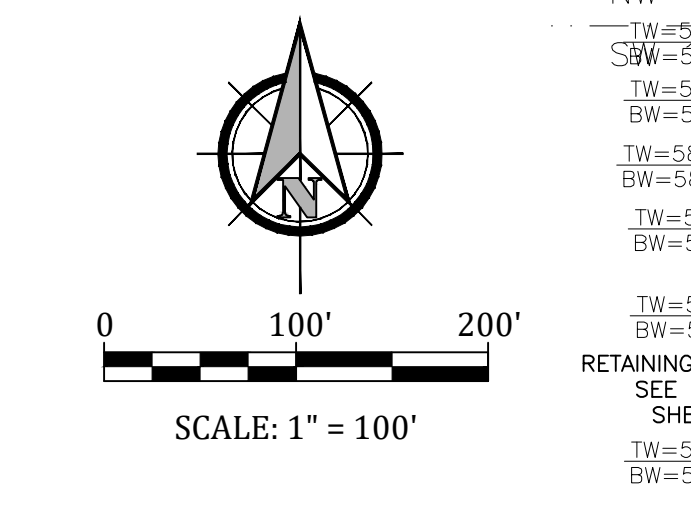
SEEDING APPLICATION: DRILL SEED 1/4" TO 1/2" INTO TOPSOIL IN AREAS INACCESSIBLE TO A DRILL, HAND BROADCAST AT DOUBLE THE RATE AND RAKE 1/4" TO 1/2" INTO THE TOPSOIL. MULCHING APPLICATION: 1-1/2 TONS NATIVE HAY PER ACRE, MECHANICALLY CRIMPED INTO THE TOPSOIL.

EROSION CONTROL INSPECTION AND MAINTENANCE

A Thorough Inspection of the Erosion Control Plan/Stormwater Management System shall be performed every 14 days or well as after any rain or snowmelt event that causes Surface Erosion:

- When Silt Fences have silted up to half their height, the silt shall be removed, final grade re-established and slopes re-seeded, if necessary.
- Any silt fence that has shifted or decayed shall be repaired or replaced.
- Any Accumulated Trash or debris shall be removed from outlets.

An inspection and maintenance log shall be kept.



LEGEND

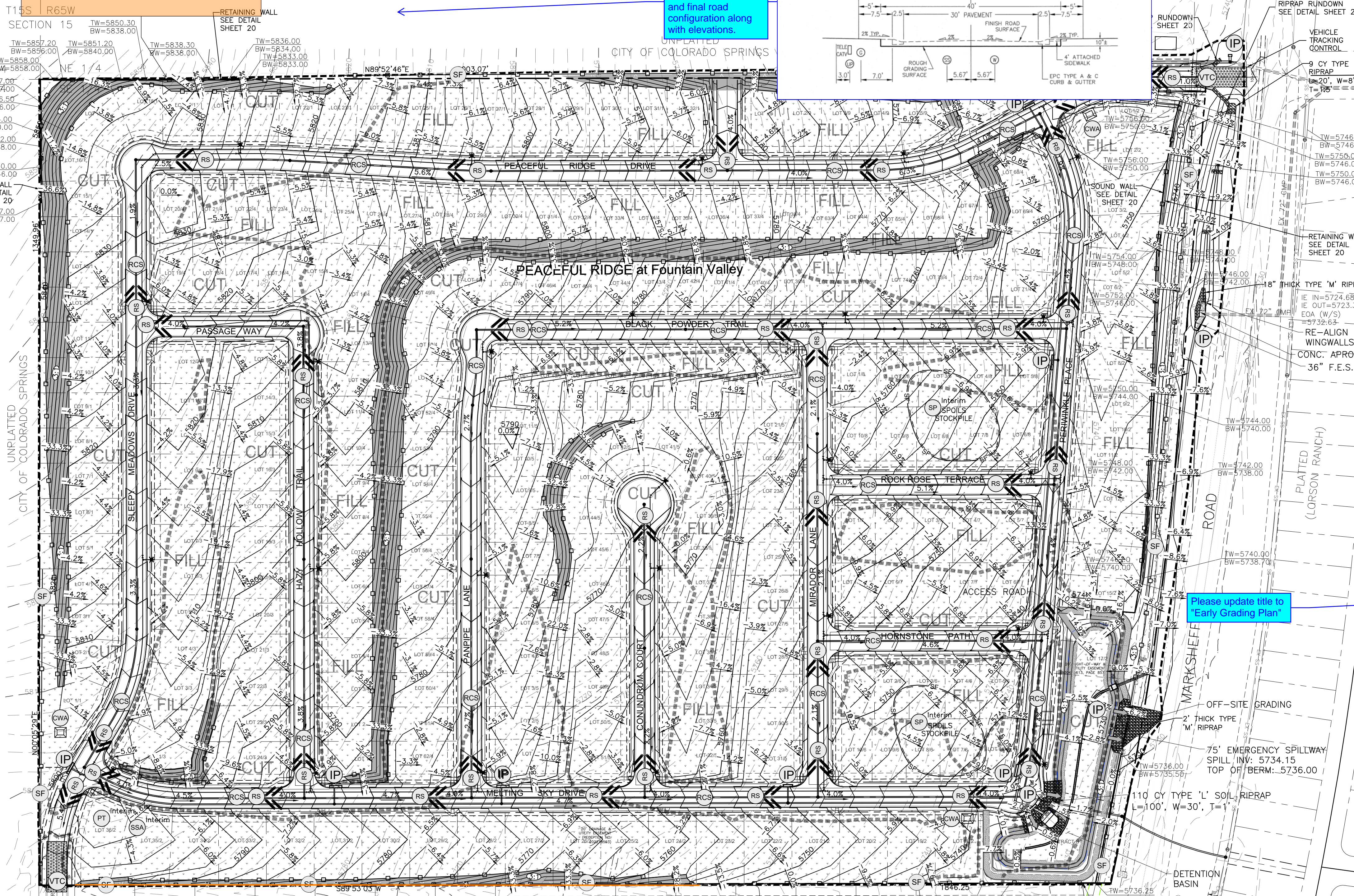
(-3.0, 15)	EX. FLOW DIRECTION ARROW AND SLOPE
2.0%	NEW FLOW DIRECTION ARROW AND SLOPE
CUT/FILL	CUT/FILL DELINEATION
SP	STOCKPILE WITH DOUBLE SILT FENCE PERIMETER
SF	SILT FENCE OR APPROVED ALT.
VTC	VEHICLE TRACKING CONTROL
IP	INLET PROTECTION
Final	EROSION CONTROL BLANKET*
Initial	ROUGH-CUT STREET CONTROL INITIAL CONDITION ONLY
CWA	CONCRETE WASHOUT AREA
RS	ROCK SOCK(S) (COUNT)
Interim	STABILIZED STAGING AREA
Interim	PORTABLE TOILET
Interim	STOCK PILE MANAGEMENT
Interim	PERMANENT SEEDING AND LANDSCAPING
- - - - -	LIMITS OF SOIL DISTURBANCE
5925	PROPERTY LINE
5925	PROPOSED CONTOUR
- - - - -	EMERGENCY OVERFLOW PATH
- - - - -	EXISTING STORM
- - - - -	PROPOSED STORM
- - - - -	EXISTING SANITARY SEWER
- - - - -	PROPOSED SANITARY SEWER
- - - - -	EXISTING WATER
- - - - -	PROPOSED WATER
- - - - -	EXISTING GAS
- - - - -	CHANNEL FLOWLINE

Show construction boundary. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.

Please include cross sections for roads that show road cuts and final road configuration along with elevations.

Please replace with:
"This grading and erosion control plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said plan has been prepared according to the criteria established by the County for grading and erosion control plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan."

Replace with: I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan.



GRADE ROADSIDE DITCH ALONG NORTH SIDE OF FONTAINE BLVD. BETWEEN SLEEPY MEADOWS DRIVE AND FMC CANAL. DITCH IS TO BE GRASSY WITH B=5', SS=3'1" AND d=2.0". INSTALL TYPE 'L' RIPRAP CHASE TO ROUTE RUNOFF FROM SLEEPY MEADOWS TO ROADSIDE DITCH.

*Shaded area denotes permanent erosion blanket. Curlex heavy duty erosion control blanket by american excelsior or equal shall SEE SHEET 28 FOR DETAILS

SF should be moved down to capture all disturbance in this area

Please note: Retaining walls greater than or equal to 4 feet in height, series of walls, or walls supporting a surcharge must be design by P.E. and permitted by Regional Building Department. Retaining walls located within the County ROW must be approved via license agreement.

Please add PCD File No. *EGP-213*

PEACEFUL RIDGE AT FOUNTAIN VALLEY
FINAL GRADING PLAN
GRADING AND EROSION CONTROL PLAN
EL PASO COUNTY, COLORADO

Project No.: 04092/21031
Date: October 4, 2021
Design: JGD
Drawn: MJK
Check: AJWC
Revisions:

KIOWA
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 690-7942

W
WIDEFIELD
Investment Group

FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC