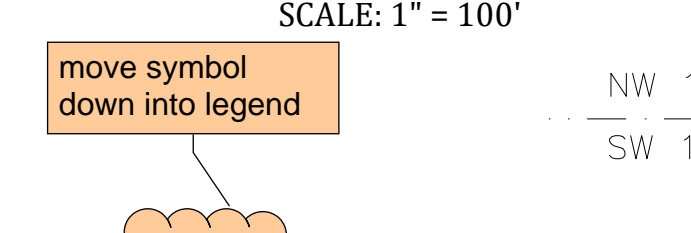
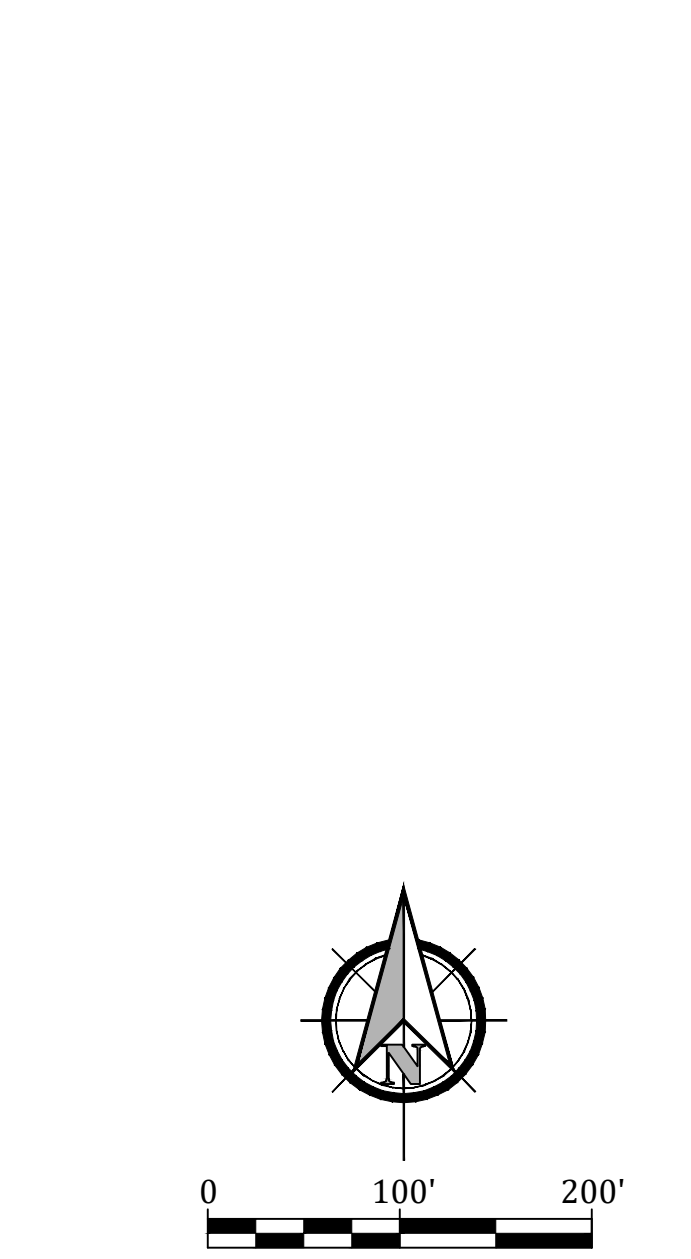


PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES

- 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 (SWMP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.
- 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 erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
- 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 waters 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 off site.
- Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washings 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. Construction debris, tree slash, building material wastes or unused building materials shall be buried, burned, 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 6, 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 (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment Water Quality Control Division WQCD - Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Altn. 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 loam; 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.
- No Asphalt Batch Plants will be utilized at the site.



INITIAL GRADING LEGEND

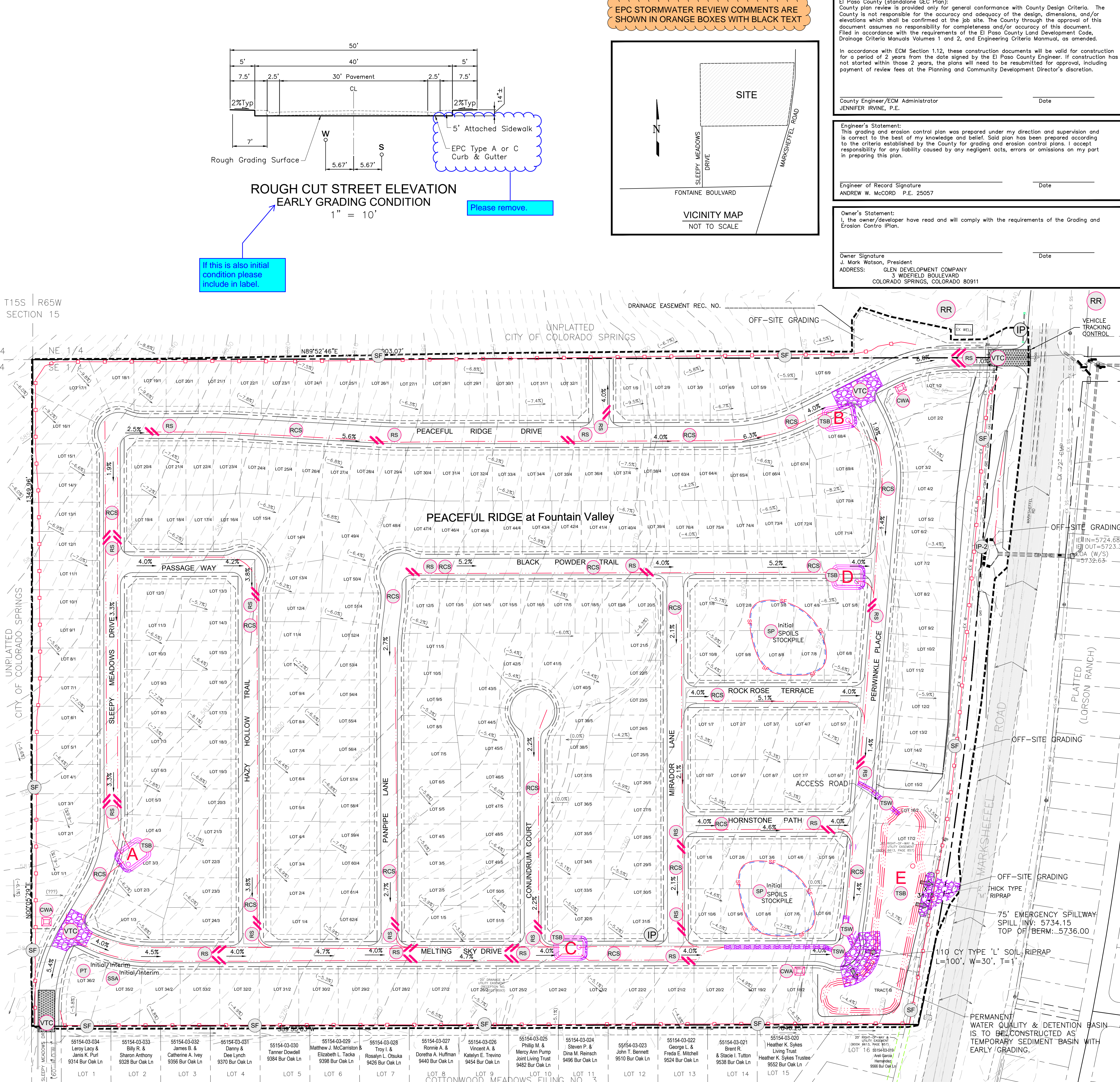
- Ex. Flow Direction Arrow And Slope
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- TSB A Initial Temporary Sediment Basin w/ Desig. See Det. Sht. "EGP-3"
- Riprap Stabilization
- IP-2 Initial Inlet Protection 2 (StrawBale)
- Limits Of Soil Disturbance/ Limits Of Construction
- Property Line
- 5925 Existing Contour
- Emergency Overflow Path
- Existing Storm
- Existing Sanitary Sewer
- Existing Water
- Existing Gas
- Channel Flowline

EROSION CONTROL INSPECTION AND MAINTENANCE

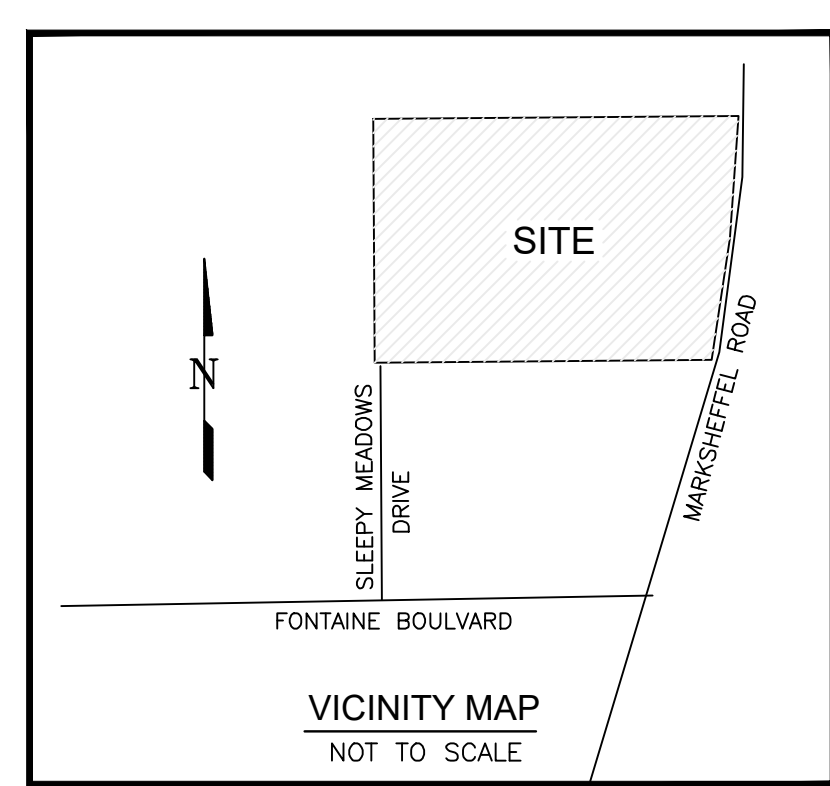
A Thorough inspection of the Erosion Control Plan/Stormwater Management System shall be performed every 14 days or well as after any rain or snowmelt event that causes Surface Erosion:

- 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.



EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT



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 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.

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

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

Engineer of Record Signature: ANDREW W. McCORD, P.E. 25057 Date: _____

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

Owner Signature: J. Mark Watson, President Date: _____
ADDRESS: GLEN DEVELOPMENT COMPANY
3 WIDEFIELD BOULEVARD
COLORADO SPRINGS, COLORADO 80911

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

W
WIDEFIELD
Investment Group

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

Project No.: 04092/21031
Date: Nov 16, 2021
Design: MJK
Drawn: MJK
Check: AWMC

Revisions:
No. "EGP-213"

SHEET
EGP-1
OF 30 SHEETS

PERMANENT WATER QUALITY & DETENTION BASIN IS TO BE CONSTRUCTED AS TEMPORARY SEDIMENT BASIN WITH EARLY GRADING.

75' EMERGENCY SPILLWAY SPILL INV: 5734.15 TOP OF BERM: 5736.00

110 CY TYPE 'L' SOIL RIPRAP L=100', W=30', T=1'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15

LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125 LOT 126 LOT 127 LOT 128 LOT 129 LOT 130 LOT 131 LOT 132 LOT 133 LOT 134 LOT 135 LOT 136 LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149 LOT 150 LOT 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OPINION OF COST FOR EROSION CONTROL REQUIREMENTS				
ITEM	QUANTITY	UNIT	COST	AMOUNT
VEHICLE TRACKING CONTROL	2	EA	\$2,453.00	\$4,906.00
SILT FENCE	16,532	LF	\$2.60	\$42,983.00
INLET PROTECTION	13	EA	\$173.00	\$2,249.00
CONCRETE WASH OUT	2	EA	\$932.00	\$1,864.00
EROSION CONTROL BLANKET	17,875	SY	\$6.20	\$110,825.00
TEMPORARY SEDIMENT BASIN	1	EA	\$184.00	\$1,824.00
TEMPORARY SEEDING AND MULCH	45.2	AC	\$1605.00	\$72,546.00
MAINTENANCE (25% OF EROSION CONTROL)	1	LS	\$14,879.00	\$59,299.00
TOTAL				\$296,496.00

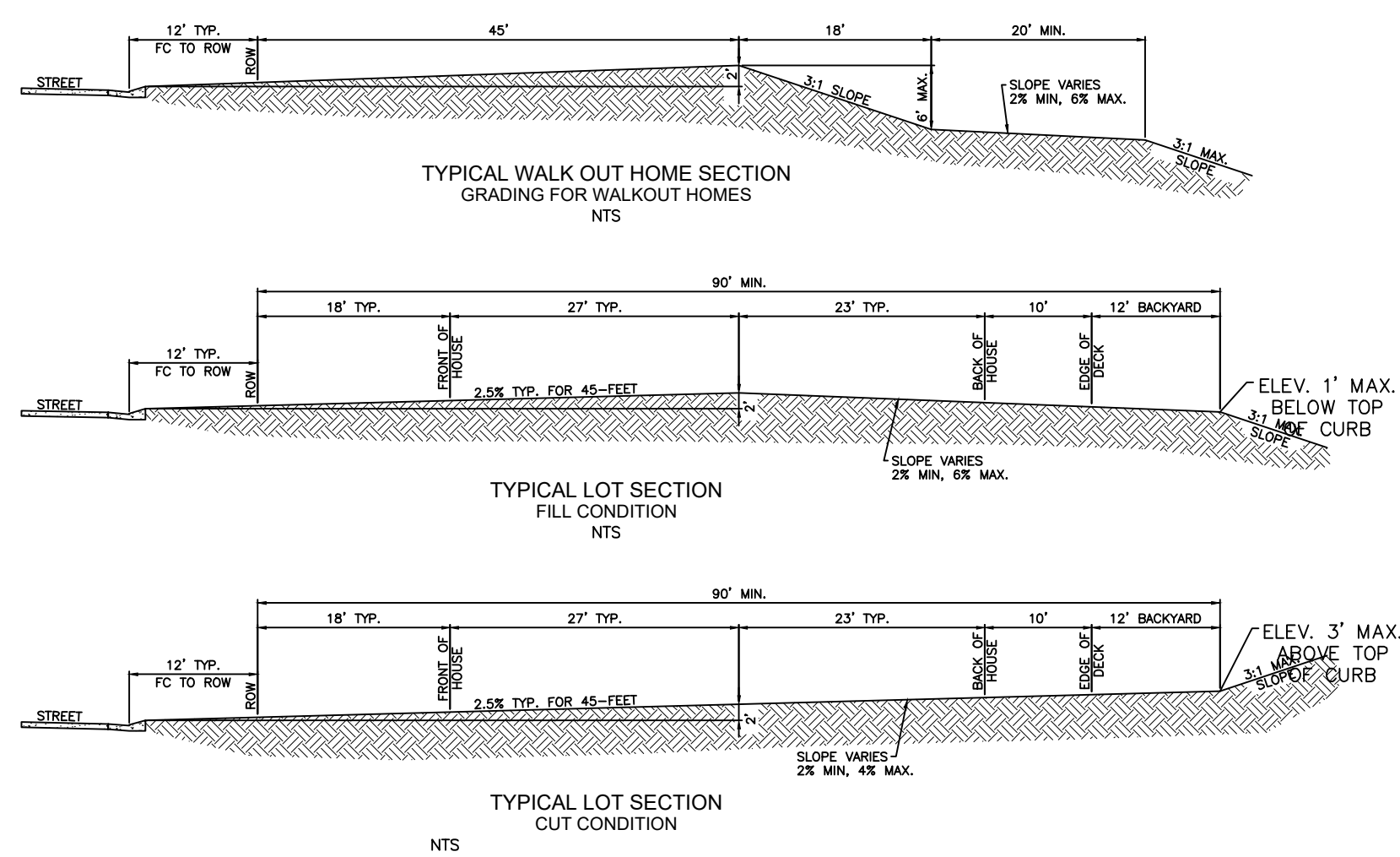
SEED MIX			
AREAS DISTURBED BY THE EARTHWORK ACTIVITIES AND NOT RECEIVING OTHER TREATMENT SHALL BE PERMANENTLY REVEGETATED WITH THE FOLLOWING SEED MIX.			
SPECIES	VARIETY	plg/acre	
SIDEWIND GRAMA	El Reno	3.0	
WESTERN WHEAT GRASS	Barton	2.5	
SLENDER WHEAT GRASS	Native	2.0	
LITTLE BLUESTEM	Pastura	2.0	
SAND DROPSIED	Native	0.5	
SWITCH GRASS	Nebraska 28	3.0	
WEEPING LOVE GRASS	Morpha	1.0	
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 GRIMPED INTO THE TOPSOIL.		14.0 lbs	

EROSION CONTROL INSPECTION AND MAINTENANCE

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JENNIFER IRVINE, P.E.

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ANDREW W. McCORD P.E. 25057

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J. Mark Watson, President
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3 WIDEFIELD BOULEVARD
COLORADO SPRINGS, COLORADO 80911

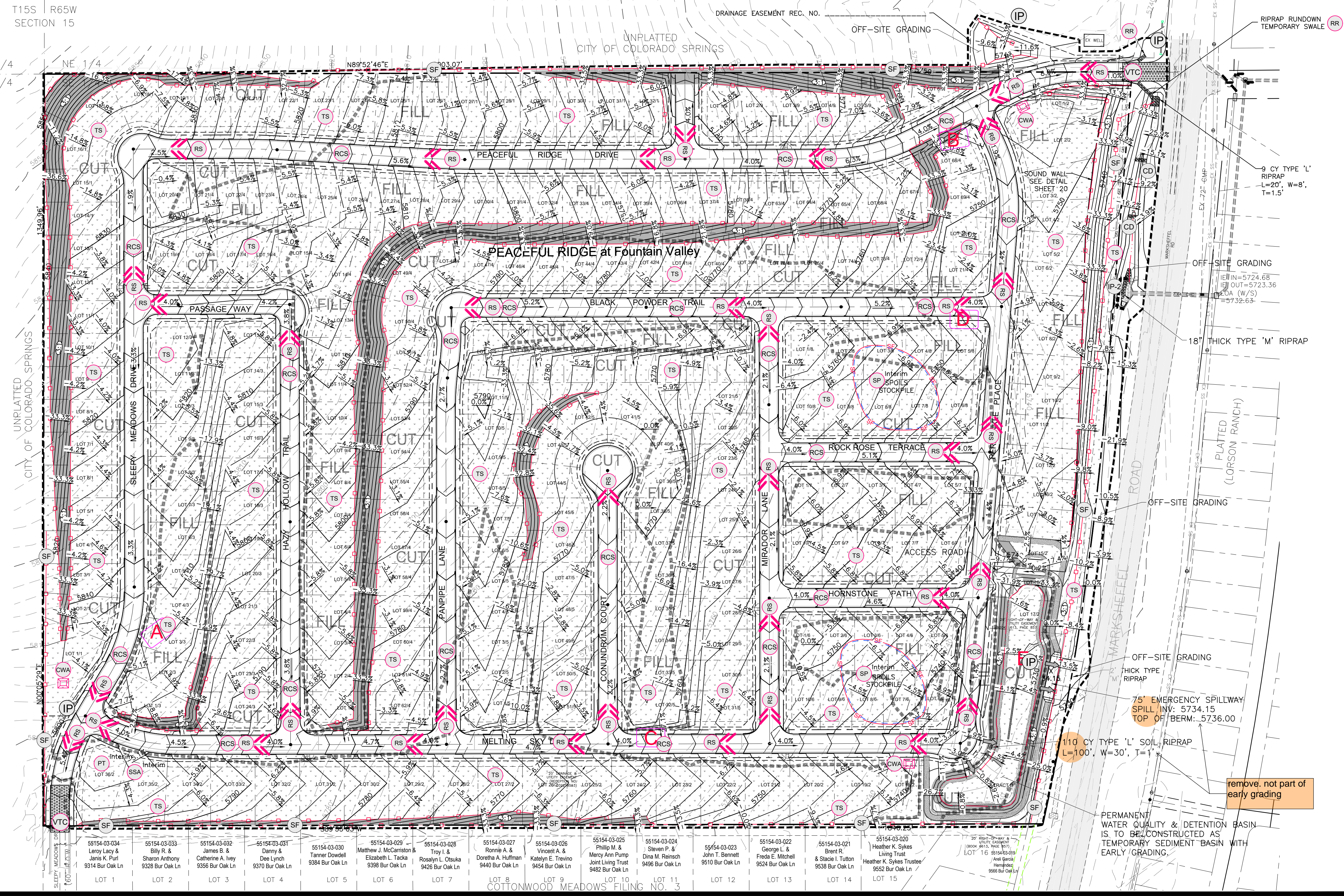
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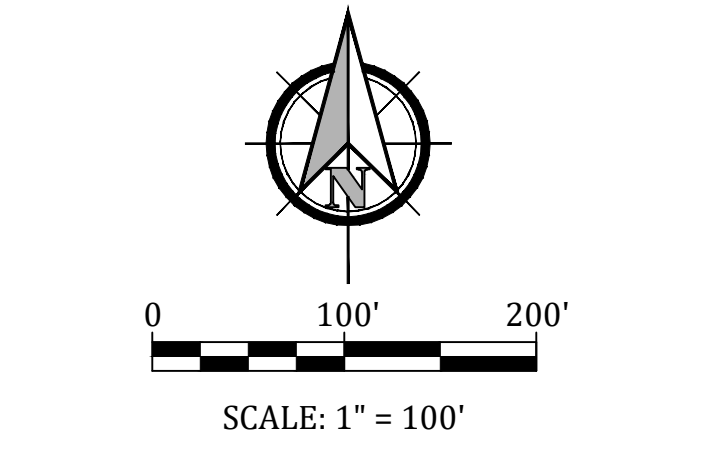
PEACEFUL RIDGE AT FOUNTAIN VALLEY
EARLY GRADING PLAN
INTERIM / FINAL GRADING AND EROSION CONTROL PLAN
EL PASO COUNTY, COLORADO
FOUNTAIN VALLEY INVESTMENT PARTNERS, LLC

Project No.: 04092/21031
Date: October 4, 2021
Design: JGD
Drawn: MJK
Check: AWMc
Revisions:
No. "EGP-213"

SHEET
EGP-2



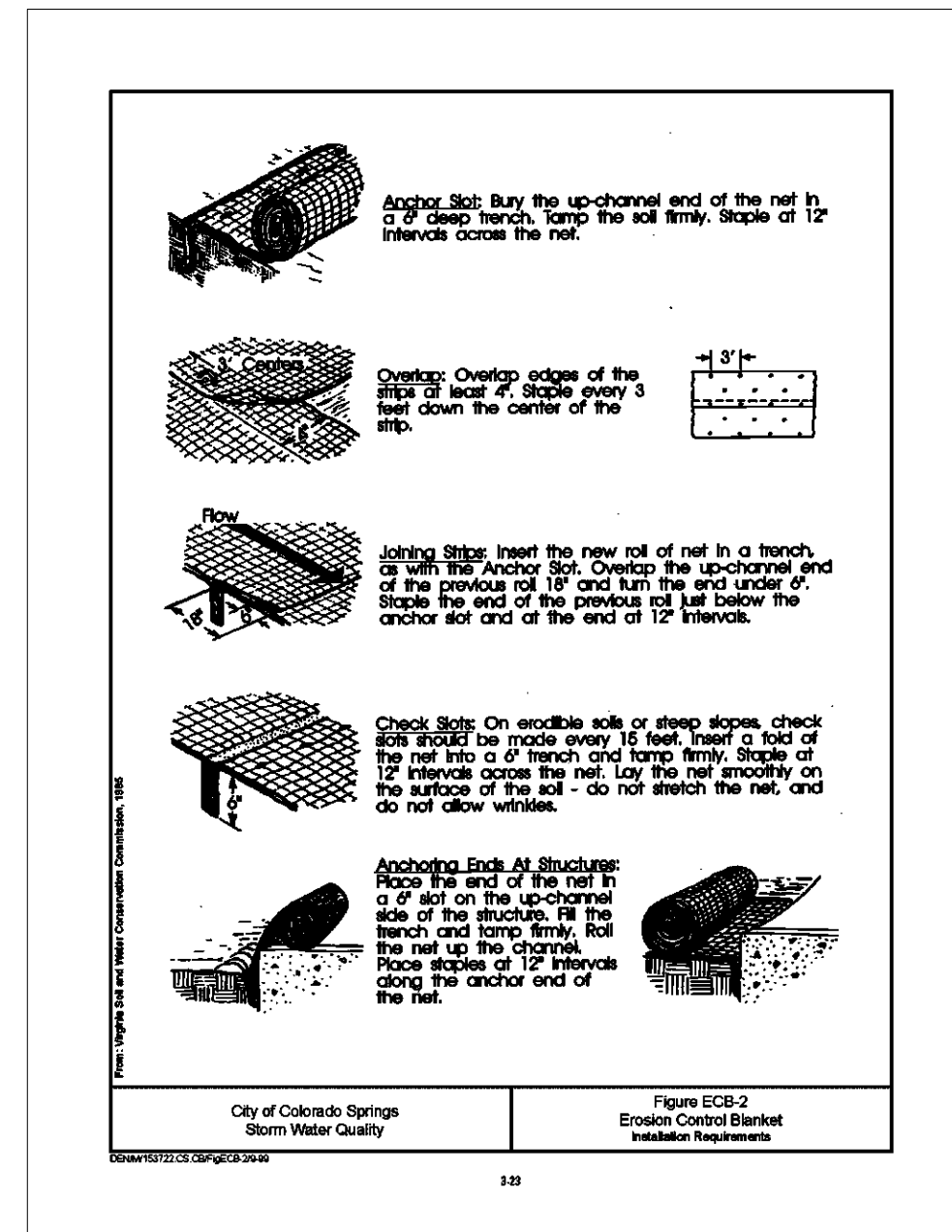
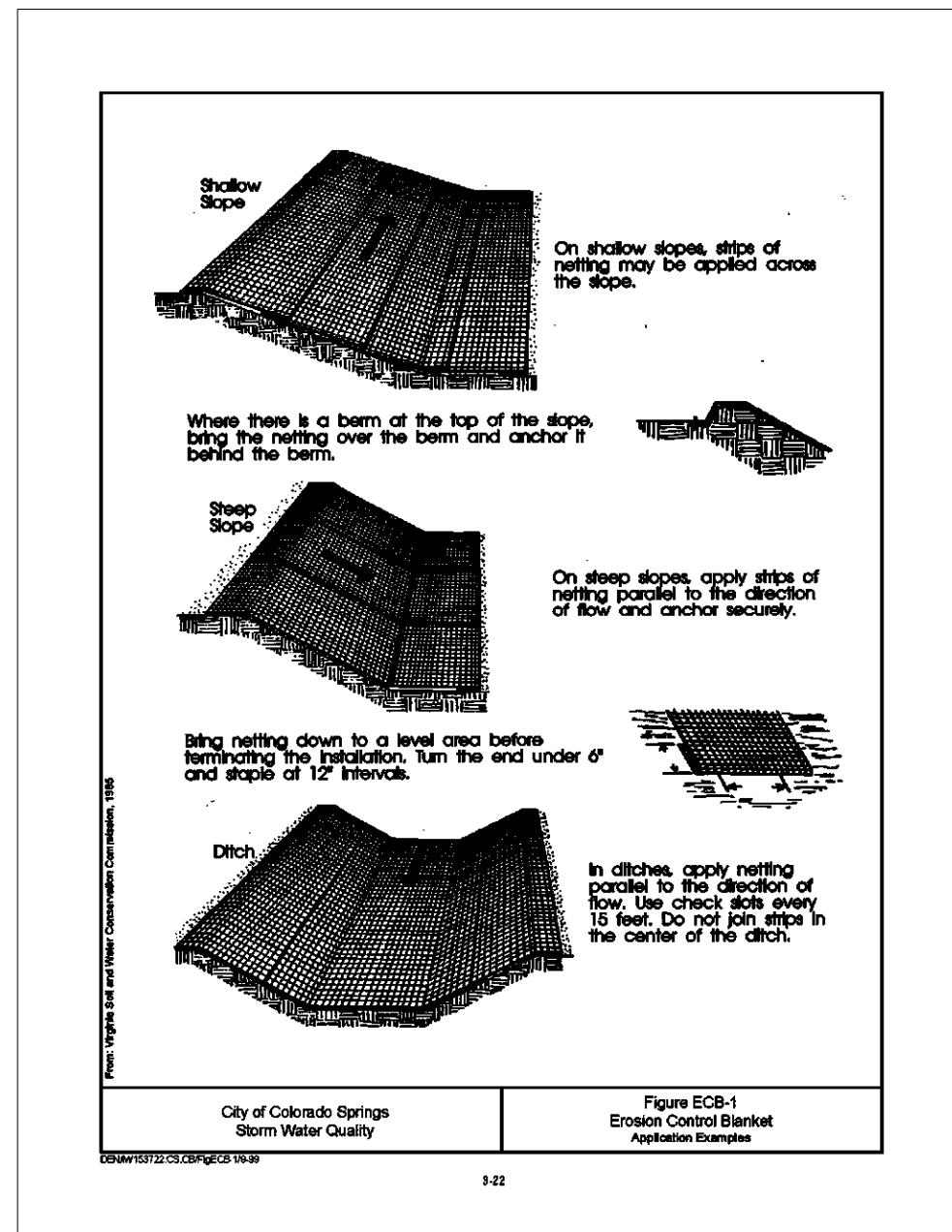
55154-03-034 Leroy Lay & Janis K. Puri 9314 Bur Oak Ln	55154-03-033 Billy R. & Sharon Anthony 9328 Bur Oak Ln	55154-03-032 James E. & Catherine A. Ivey 9356 Bur Oak Ln	55154-03-031 Denny & Dee Lynch 9370 Bur Oak Ln	55154-03-030 Tanner Dowell 9384 Bur Oak Ln	55154-03-029 Matthew J. McCarron & Elizabeth L. Tacka 9398 Bur Oak Ln	55154-03-028 Troy & Rosaly L. Osaka 9426 Bur Oak Ln	55154-03-027 Ronny A. & Doretha A. Huffman 9440 Bur Oak Ln	55154-03-026 Vince A. & Katheryn E. Trevino 9454 Bur Oak Ln	55154-03-025 Philip M. & Mary Ann Pump Joan Living Trust 9482 Bur Oak Ln	55154-03-024 Steven P. & Dina M. Reinsch 9496 Bur Oak Ln	55154-03-023 John T. Bennett John T. Bennett 9510 Bur Oak Ln	55154-03-022 George L. & Freda E. Mitchell 9524 Bur Oak Ln	55154-03-021 Brent R. & Stacie L. Tutton 9538 Bur Oak Ln	55154-03-020 Heather K. Sykes Living Trust Heather K. Sykes Trust 9552 Bur Oak Ln
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LEGEND	
(-3.0% to 3.0%)	Ex. Flow Direction Arrow And Slope
0.0%	New Flow Direction Arrow And Slope
CUT	Cut/Fill Delineation
FILL	Stockpile With Double Silt Fence Perimeter
SP	Initial Silt Fence Or Approved Alt.
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---	Proposed Water
---	Existing Gas
---	Channel Flowline

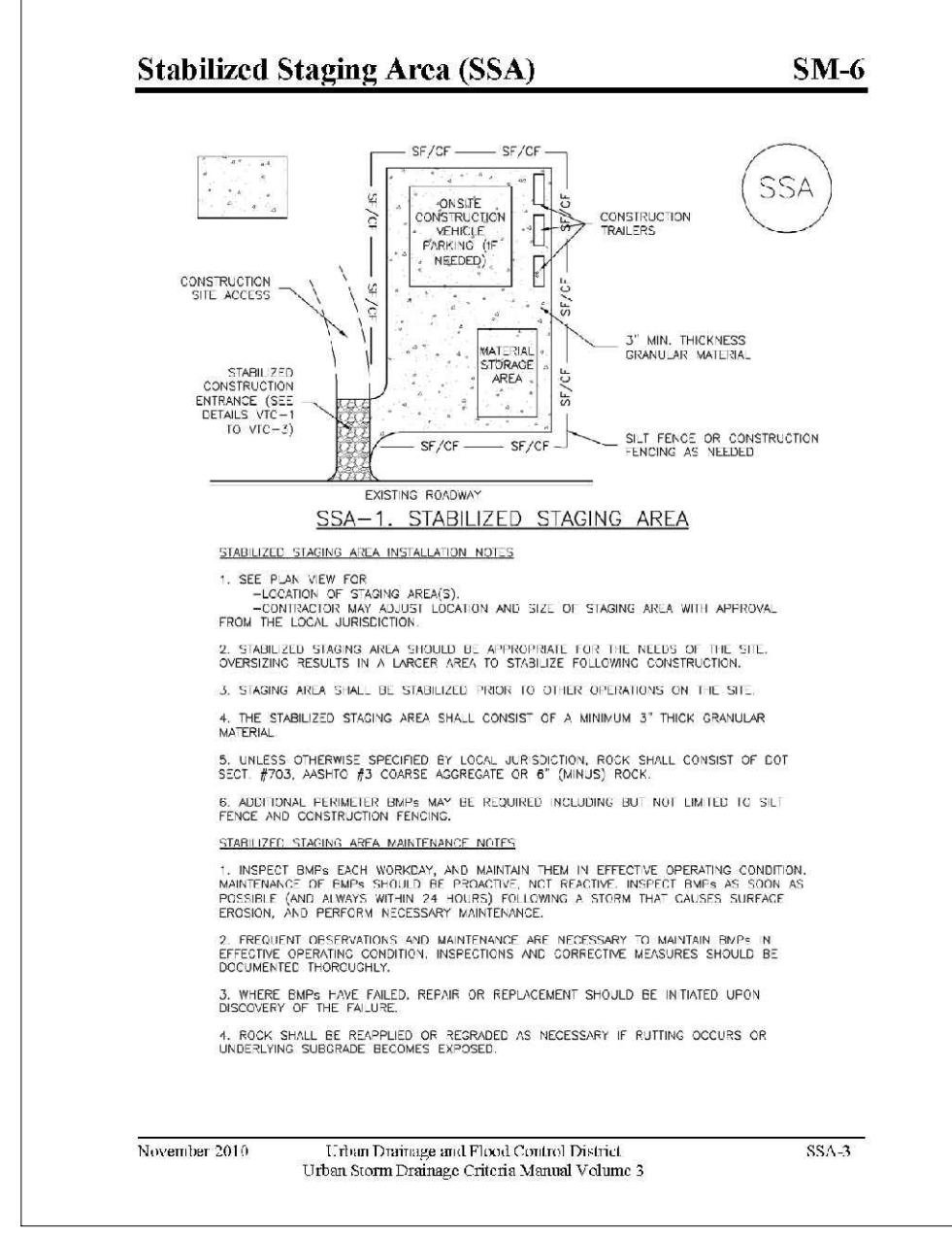
Shaded area denotes permanent erosion blanket.
Curlex heavy duty erosion control blanket by american excelsior or equal shall be used.

Cannot read detail notes. Separate details into two sheets and replace details with legible versions.



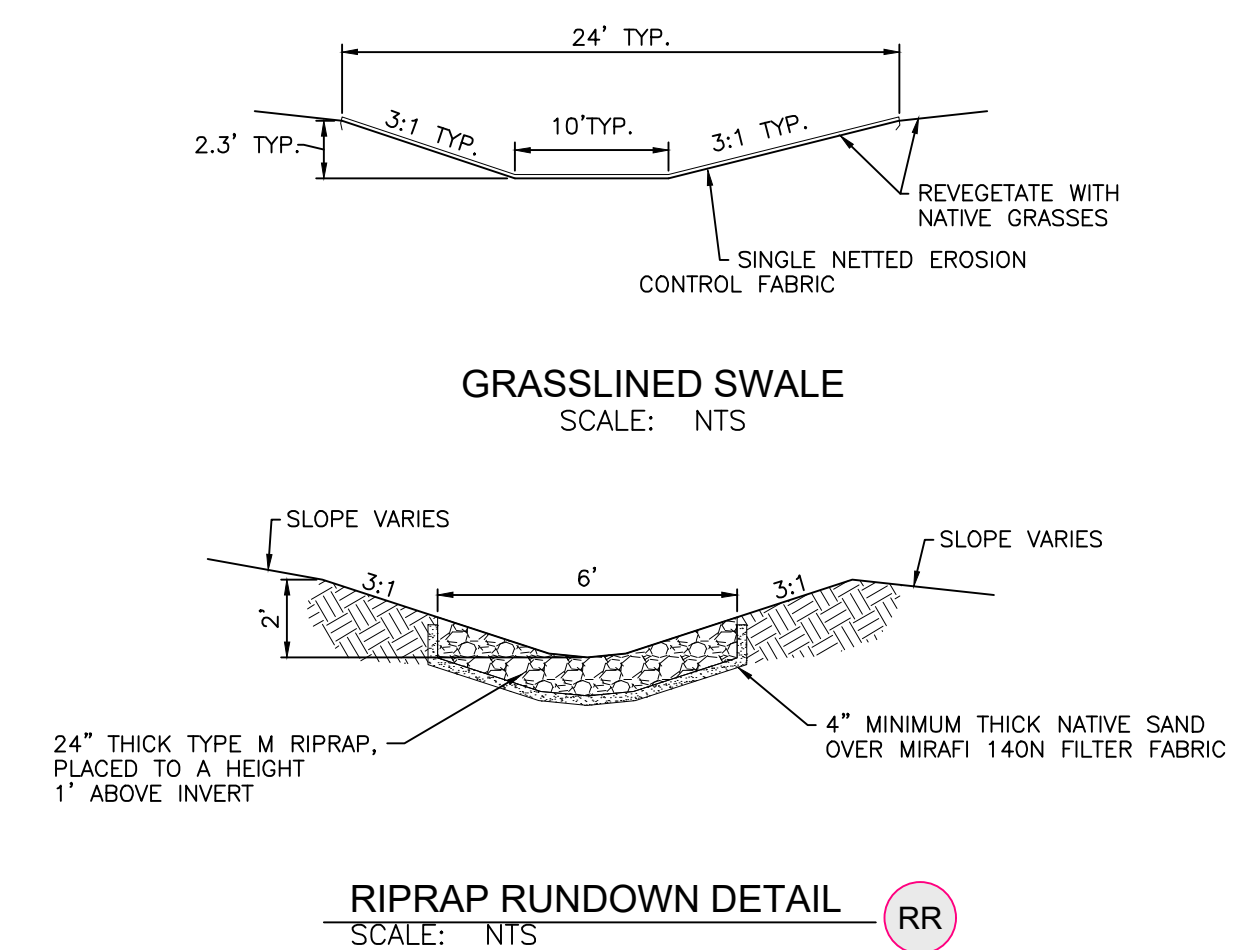
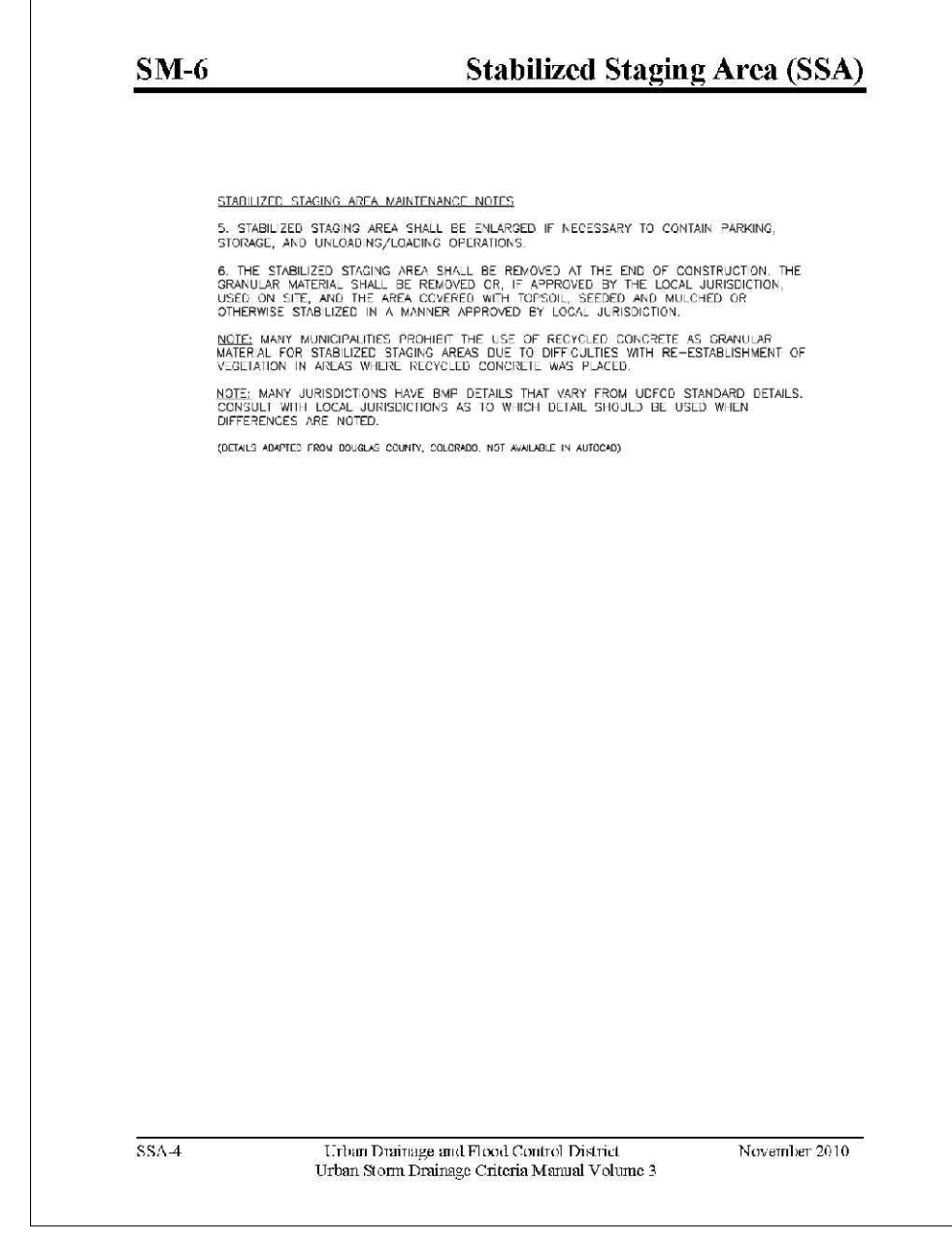
EROSION CONTROL BLANKET (ECB)

NTS



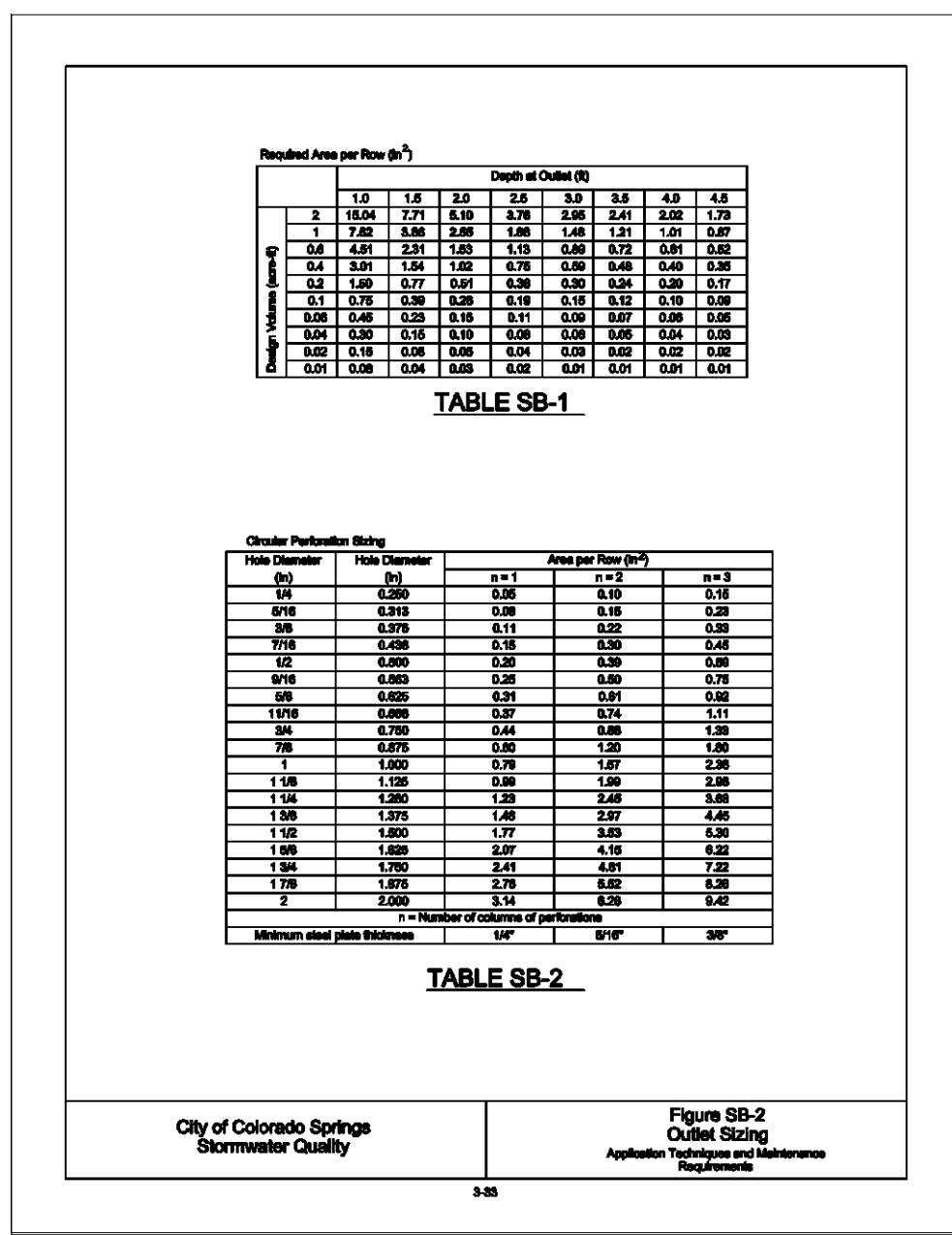
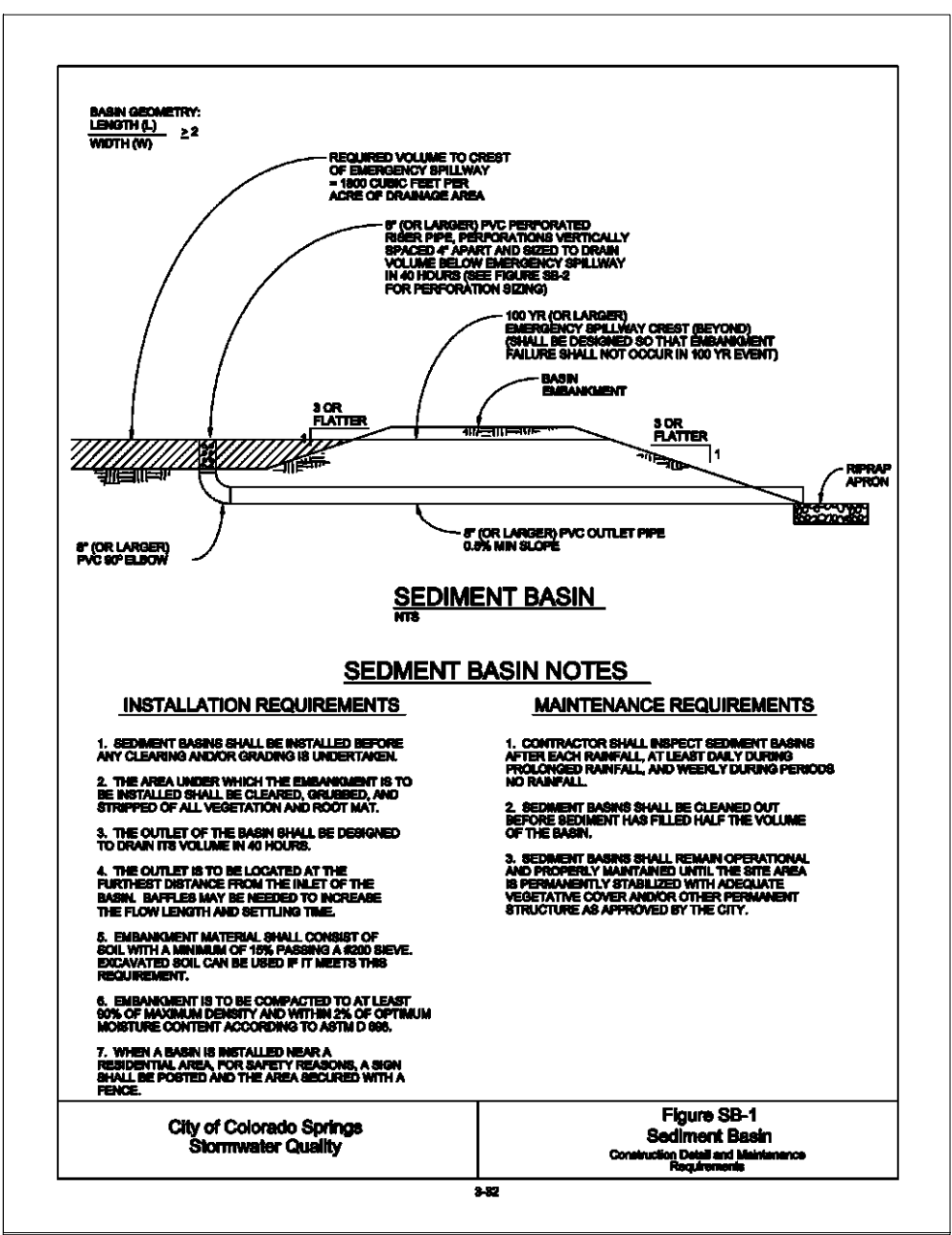
STABILIZED STAGING AREA (SSA)

NTS



EROSION CONTROL BLANKET (ECB)

NTS



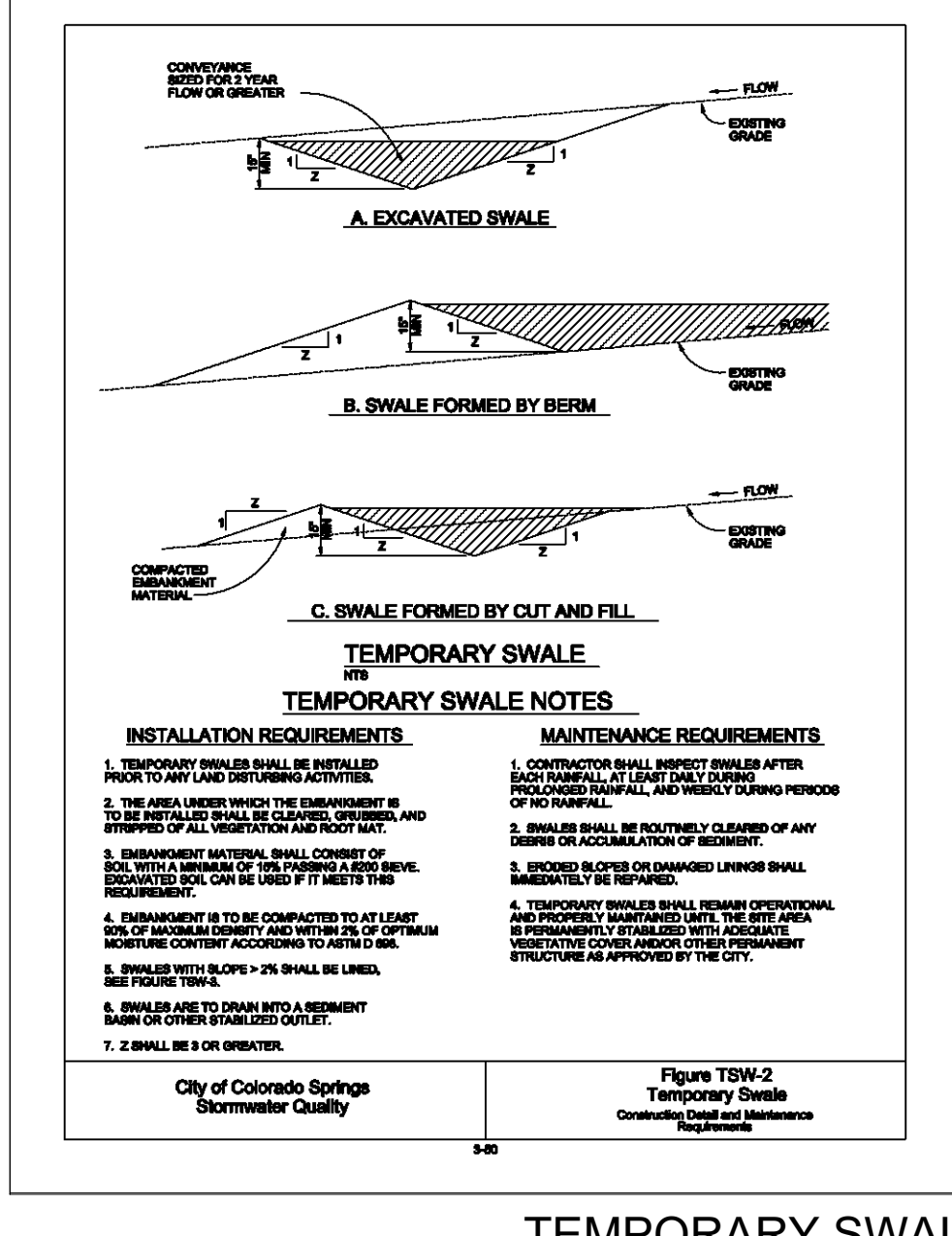
SEDIMENT BASIN GENERAL NOTES

Installation requirements:

- Sediment basins shall be installed before any clearing and/or grading is undertaken.
- The area under which the embankment is to be installed shall be cleared, grubbed, and stripped of all vegetation and root mat.
- The outlet of the basin shall be designed to drain its volume in 40 hours.
- The outlet is to be located at the furthest distance from the inlet of the basin. Baffles may be needed to increase the flow length and settling time.
- Embankment material shall consist of soil with a minimum of 15% passing a #200 sieve. Excavated soil can be used if it meets this requirement.
- Embankment is to be compacted to at least 90% of maximum density and within 2% of optimum moisture content according to ASTM D 699.
- When a basin is installed near a residential area, for safety reasons, a sign shall be posted and the area secured with a fence.

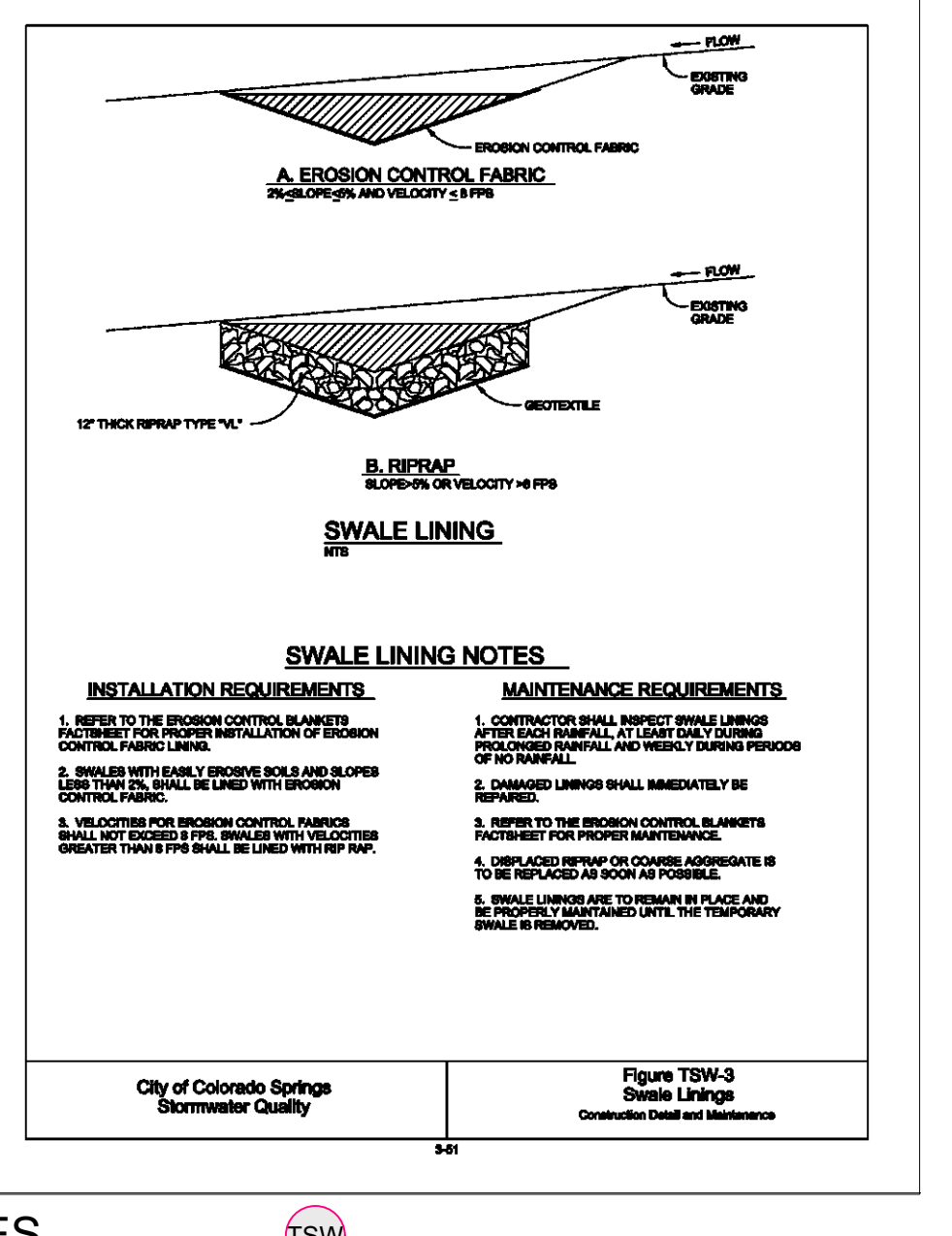
Maintenance requirements:

- Contractor shall inspect sediment basins after each rainfall, at least daily during prolonged rainfall, and weekly during periods of no rainfall.
- Sediment basins shall be cleaned out before sediment has filled half the volume of the basin.
- Sediment basins shall remain operational and properly maintained until the site area is permanently stabilized with adequate vegetative cover and/or other permanent structure as approved by El Paso County.



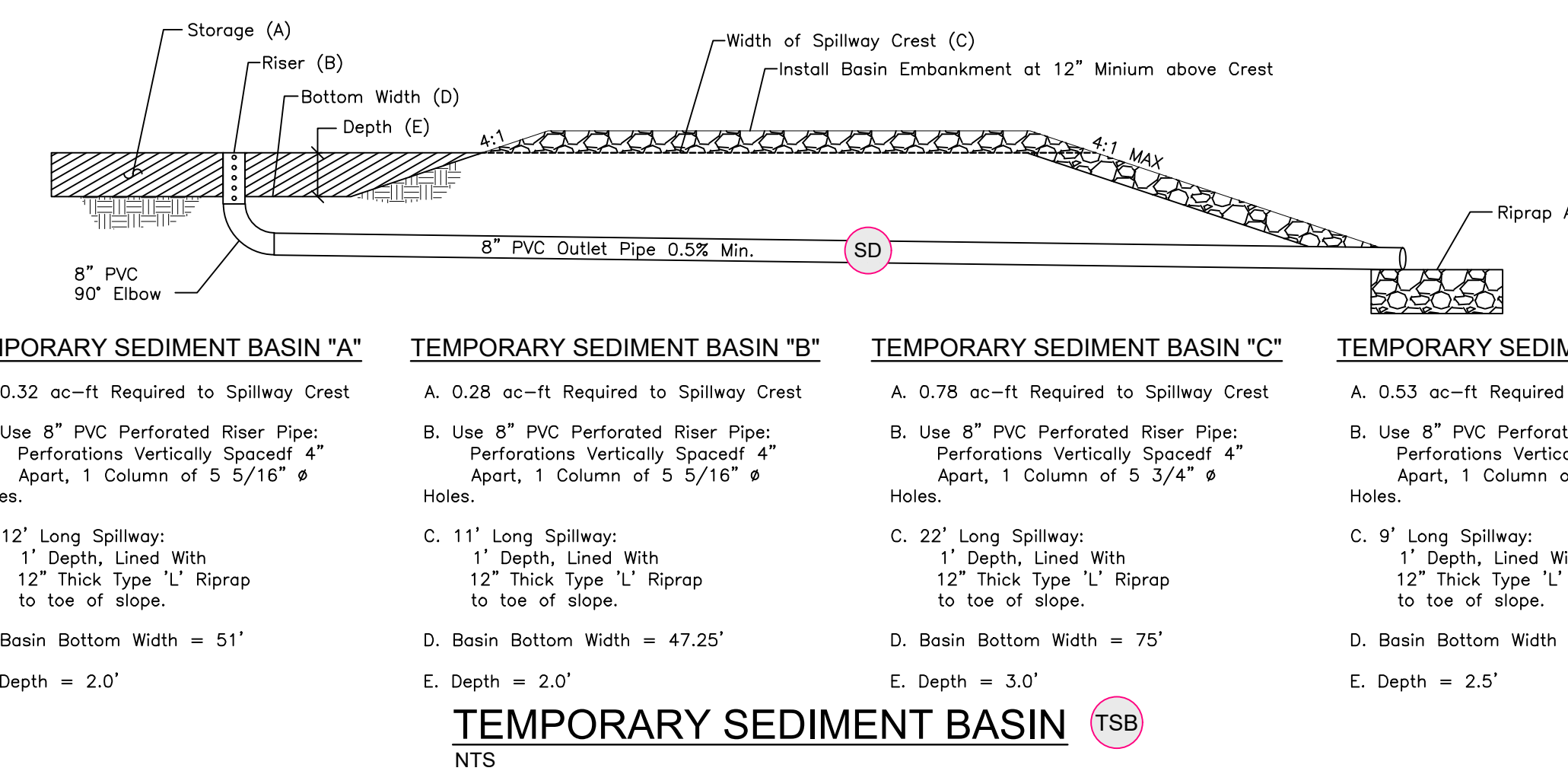
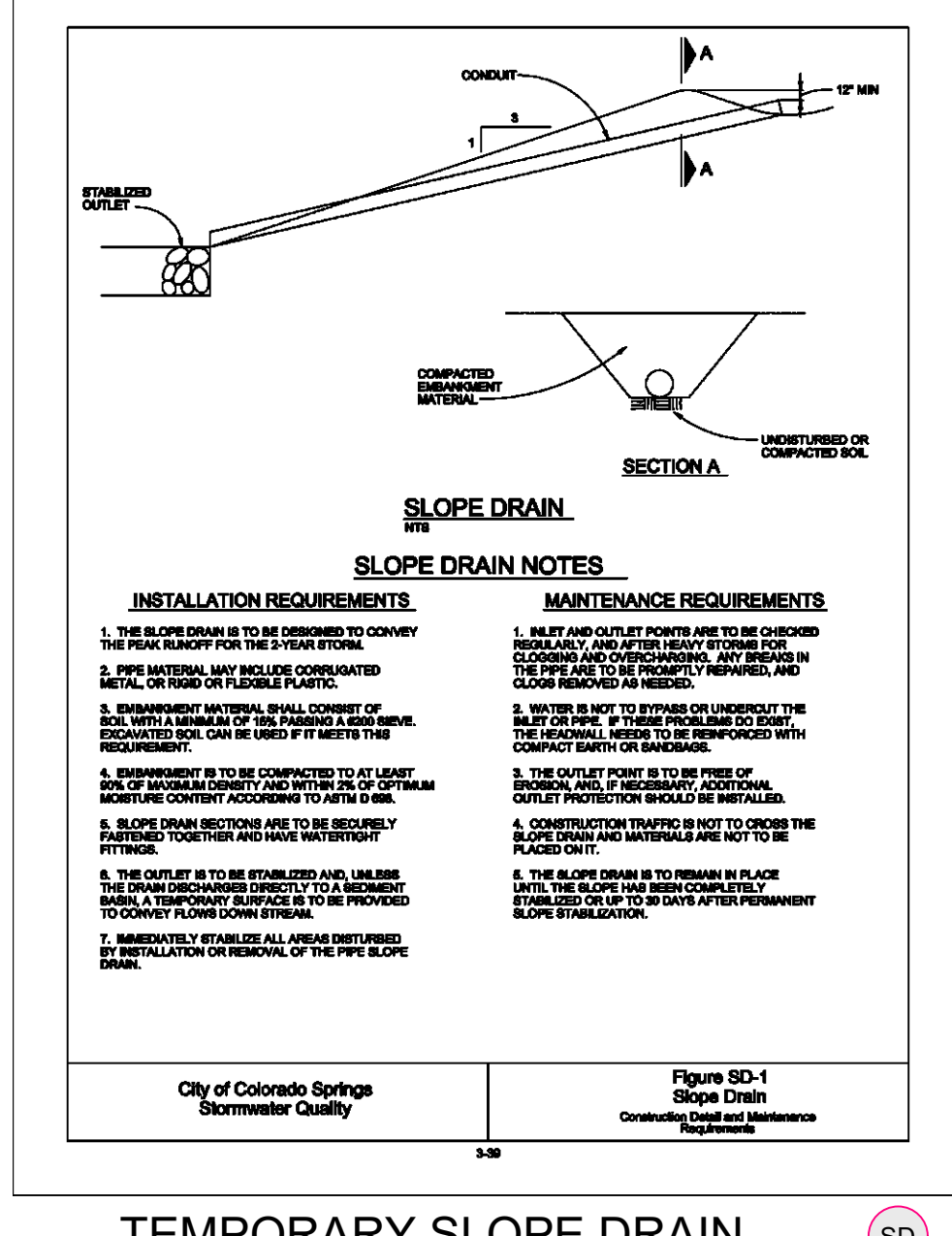
TEMPORARY SWALES (TSW)

NTS



TEMPORARY SLOPE DRAIN (SD)

NTS



TEMPORARY SEDIMENT BASIN (TSB)

NTS

- | | | | |
|---|--|--|--|
| <p>TEMPORARY SEDIMENT BASIN "A"</p> <p>A. 0.32 ac-ft Required to Spillway Crest</p> <p>B. Use 8" PVC Perforated Riser Pipe; Perforations Vertically Spaced 4" Apart, 1 Column of 5 5/16" Holes.</p> <p>C. 12' Long Spillway; 1' Depth, Lined With 12" Thick Type 'L' Riprap to toe of slope.</p> <p>D. Basin Bottom Width = 51'</p> <p>E. Depth = 2.0'</p> | <p>TEMPORARY SEDIMENT BASIN "B"</p> <p>A. 0.28 ac-ft Required to Spillway Crest</p> <p>B. Use 8" PVC Perforated Riser Pipe; Perforations Vertically Spaced 4" Apart, 1 Column of 5 5/16" Holes.</p> <p>C. 11' Long Spillway; 1' Depth, Lined With 12" Thick Type 'L' Riprap to toe of slope.</p> <p>D. Basin Bottom Width = 47.25'</p> <p>E. Depth = 2.0'</p> | <p>TEMPORARY SEDIMENT BASIN "C"</p> <p>A. 0.78 ac-ft Required to Spillway Crest</p> <p>B. Use 8" PVC Perforated Riser Pipe; Perforations Vertically Spaced 4" Apart, 1 Column of 5 3/4" Holes.</p> <p>C. 22' Long Spillway; 1' Depth, Lined With 12" Thick Type 'L' Riprap to toe of slope.</p> <p>D. Basin Bottom Width = 75'</p> <p>E. Depth = 3.0'</p> | <p>TEMPORARY SEDIMENT BASIN "D"</p> <p>A. 0.53 ac-ft Required to Spillway Crest</p> <p>B. Use 8" PVC Perforated Riser Pipe; Perforations Vertically Spaced 4" Apart, 1 Column of 5 9/16" Holes.</p> <p>C. 9' Long Spillway; 1' Depth, Lined With 12" Thick Type 'L' Riprap to toe of slope.</p> <p>D. Basin Bottom Width = 43'</p> <p>E. Depth = 2.5'</p> |
|---|--|--|--|

Project No.: 04092/21031
Date: Nov 16, 2021
Design: MJK
Drawn: MJK
Check: AWMc
Revisions:
No. "EGP-213"
SHEET
EGP-3
OF 30 SHEETS

