

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'34"W, ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 1,120.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 218714238;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING NINE (9) COURSES:

- 1. S72°33'10"E A DISTANCE OF 134.21 FEET;
2. N40°01'04"E A DISTANCE OF 569.80 FEET;
3. N38°52'02"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°52'02"E, HAVING A DELTA OF 48°03'23", A RADIUS OF 520.00 FEET, A DISTANCE OF 436.14 FEET TO A POINT ON CURVE;
5. N86°55'25"E A DISTANCE OF 49.85 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°22'34"E, HAVING A DELTA OF 26°35'09", A RADIUS OF 60.00 FEET, A DISTANCE OF 27.84 FEET TO A POINT OF TANGENT;
7. S88°12'35"E A DISTANCE OF 210.24 FEET;
8. S59°10'55"E A DISTANCE OF 565.00 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 82°31'23", A RADIUS OF 60.00 FEET, A DISTANCE OF 86.42 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715009;

THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 2 THE FOLLOWING FOUR (4) COURSES:

- 1. S52°59'28"E A DISTANCE OF 282.69 FEET;
2. N31°14'50"E A DISTANCE OF 8.64 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 37°09'00", A RADIUS OF 231.00 FEET, A DISTANCE OF 149.78 FEET TO A POINT ON CURVE;
4. THENCE N21°50'10"W A DISTANCE OF 407.62 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING TWENTY-EIGHT (28) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°27'45"W, HAVING A DELTA OF 04°42'48", A RADIUS OF 180.00 FEET, A DISTANCE OF 14.81 FEET TO A POINT OF TANGENT;
2. N64°49'27"E A DISTANCE OF 387.40 FEET;
3. S69°37'09"E A DISTANCE OF 809.64 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S53°58'28"E, HAVING A DELTA OF 17°58'28", A RADIUS OF 182.00 FEET, A DISTANCE OF 57.09 FEET TO A POINT OF TANGENT;
5. S18°03'07"W A DISTANCE OF 513.19 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°54'04", A RADIUS OF 180.00 FEET, A DISTANCE OF 134.78 FEET TO A POINT OF TANGENT;
7. S24°50'58"E A DISTANCE OF 794.30 FEET TO A POINT ON CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N64°45'42"E, HAVING A DELTA OF 62°51'48", A RADIUS OF 60.00 FEET, A DISTANCE OF 65.83 FEET TO A POINT ON CURVE;
9. S28°40'51"E A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N10°33'41"W, HAVING A DELTA OF 11°46'40", A RADIUS OF 470.00 FEET, A DISTANCE OF 96.61 FEET TO A POINT ON CURVE;
11. N32°14'22"W A DISTANCE OF 83.48 FEET;
12. N07°36'57"W A DISTANCE OF 778.36 FEET;
13. N19°58'12"E A DISTANCE OF 445.86 FEET TO A POINT ON CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N72°45'28"W, HAVING A DELTA OF 65°10'59", A RADIUS OF 180.00 FEET, A DISTANCE OF 204.78 FEET TO A POINT ON CURVE;
15. N05°55'12"E A DISTANCE OF 73.94 FEET TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 66°48'26", A RADIUS OF 60.00 FEET, A DISTANCE OF 69.96 FEET TO A POINT OF TANGENT;
17. N60°53'14"W A DISTANCE OF 270.58 FEET;
18. N67°30'10"E A DISTANCE OF 203.94 FEET;
19. N18°26'34"E DISTANCE OF 216.03 FEET;
20. S49°40'30"E A DISTANCE OF 407.47 FEET TO A POINT OF CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
22. N87°34'56"E A DISTANCE OF 570.22 FEET;
23. S01°27'54"W A DISTANCE OF 421.65 FEET;
24. S04°30'48"W A DISTANCE OF 138.74 FEET TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET, A DISTANCE OF 385.81 FEET TO A POINT ON CURVE;
26. S59°17'05"E A DISTANCE OF 59.71 FEET;
27. S09°25'47"E A DISTANCE OF 25.35 FEET TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET, A DISTANCE OF 117.04 FEET TO A POINT ON CURVE;

THENCE S35°14'00"E A DISTANCE OF 310.03 FEET TO A POINT ON CURVE;

THENCE ON THE OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°06'43"W, HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF TANGENT; THENCE N22°30'56"E A DISTANCE OF 152.89 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF

TANGENT;

THENCE N04°31'56"E A DISTANCE OF 277.13 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING DELTA FO 28°50'59", A RADIUS OF 230.00 FEET A DISTANCE OF 115.81 FEET TO A POINT OF TANGENT; THENCE N33°22'55"E A DISTANCE OF 474.44 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°15'33", A RADIUS OF 170.00 FEET A DISTANCE OF 160.99 FEET TO A POINT OF TANGENT; THENCE N20°52'38"W A DISTANCE OF 516.23 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 25°52'12", A RADIUS OF 370.00 FEET A DISTANCE OF 167.06 FEET TO A POINT OF TANGENT; THENCE N46°44'50"W A DISTANCE OF 383.10 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°59'07", A RADIUS OF 330.00 FEET; A DISTANCE OF 195.74 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ALLEN RANCH DRIVE AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE FILING NO. 1, THE FOLLOWING TWENTY-ONE (21) COURSES:

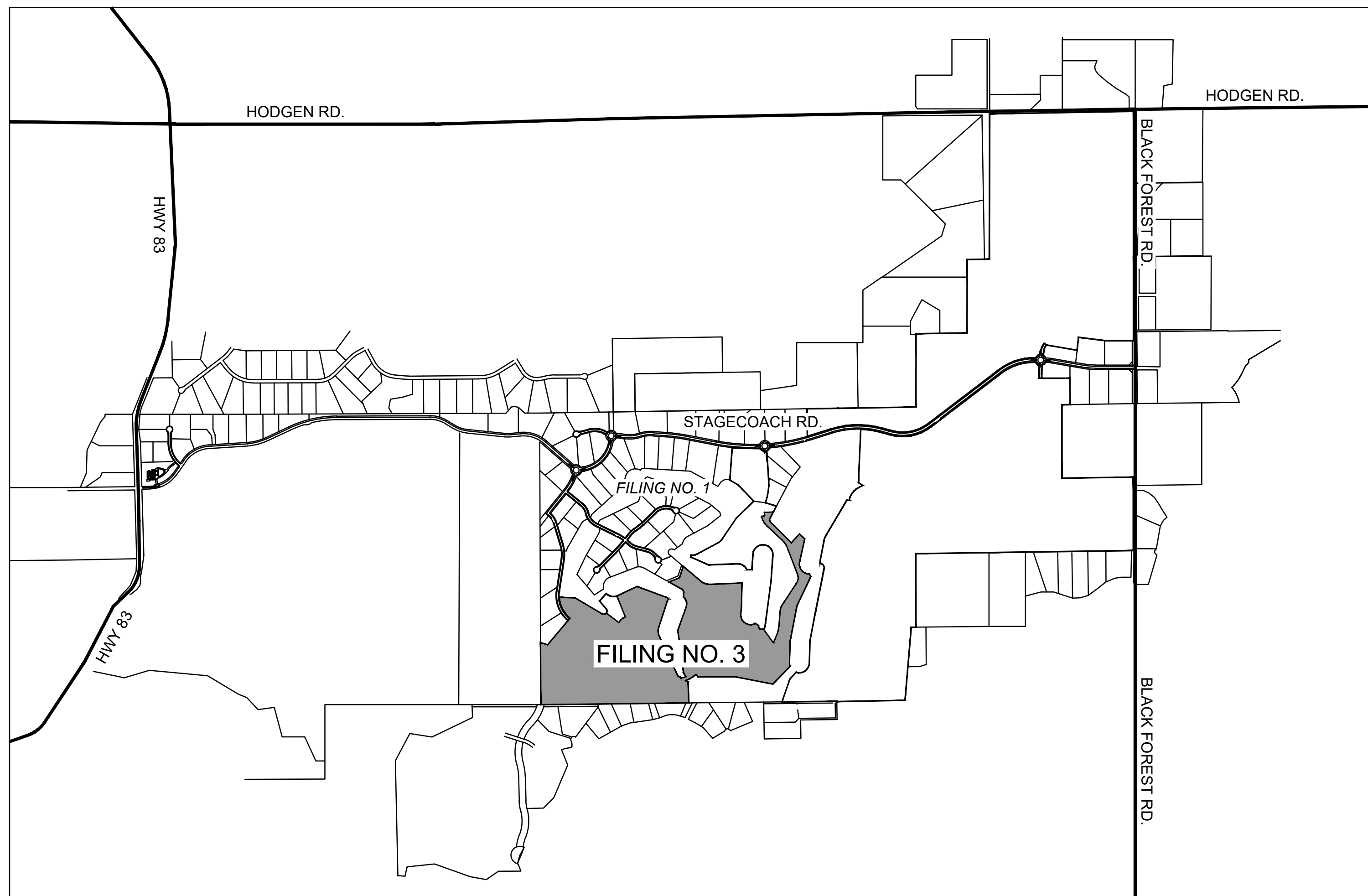
- 1. N78°14'42"E A DISTANCE OF 59.86 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°14'42"E, HAVING A DELTA OF 07°44'48", A RADIUS OF 470.00 FEET A DISTANCE OF 63.55 FEET TO A POINT ON CURVE;
3. N88°03'55"E A DISTANCE OF 162.48 FEET;
4. S27°57'38"W A DISTANCE OF 123.86 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S55°48'13"E, HAVING A DELTA OF 79°31'17", A RADIUS OF 60.00 FEET, A DISTANCE OF 83.27 FEET TO A POINT OF TANGENT;
6. S45°19'30"E A DISTANCE OF 529.41 FEET;
7. N43°38'05"E A DISTANCE OF 217.42 FEET;
8. S47°25'19"E A DISTANCE OF 125.23 FEET;
9. S12°39'47"W A DISTANCE OF 431.89 FEET TO A POINT ON CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S78°44'16"E, HAVING DELTA OF 101°02'05", A RADIUS OF 180.00 FEET, A DISTANCE OF 317.41 FEET TO A POINT ON CURVE;
11. S36°07'10"E A DISTANCE OF 51.40 FEET;
12. S25°28'43"W A DISTANCE OF 583.21 FEET;
13. S11°05'37"W A DISTANCE OF 649.91 FEET;
14. S01°45'55"W A DISTANCE OF 367.28 FEET TO A POINT ON CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S82°45'19"E, HAVING A DELTA OF 27°10'25", A RADIUS OF 206.15 FEET, A DISTANCE OF 97.77 FEET TO A POINT ON CURVE;
16. S44°23'58"W A DISTANCE OF 446.26 FEET;
17. N78°50'05"W A DISTANCE OF 682.24 FEET;
18. S89°54'56"W A DISTANCE OF 681.31 FEET;
19. N39°18'58"W A DISTANCE OF 58.41 FEET TO A POINT ON CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N42°37'31"W, HAVING A DELTA OF 24°06'18", A RADIUS OF 530.00 FEET, A DISTANCE OF 222.98 FEET TO A POINT ON CURVE;
21. S63°45'49"E A DISTANCE OF 50.01 FEET;
22. THENCE S02°21'44"E A DISTANCE OF 263.10 FEET;

THENCE CONTINUING S02°21'44"E A DISTANCE OF 120.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE S89°20'35"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,674.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,247,322 SQUARE FEET OR 166.376 ACRES, MORE OR LESS.

FLYING HORSE NORTH FILING NO. 3 INITIAL/ INTERIM/ FINAL GRADING & EROSION CONTROL PLAN

A PORTION OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP NOT TO SCALE

SHEET INDEX

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5 - GRADING & EROSION CONTROL PLAN
6 - DETAILS
7 - DETAILS

ENGINEERING REVIEW COMMENTS IN BLUE BOXES WITH BLUE TEXT

Additional comments will be provided upon clarification and revisions to the drainage report

Use the GEC Checklist Item hh signature block.

ENGINEER'S STATEMENT

THIS GRADING AN 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 NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARING THIS PLAN

KENNETH M. HUHN, P.E. DATE KHUHN@HRGREEN.COM COLORADO P.E. 0054022

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER'S SIGNATURE DATE FLYING HORSE NORTH, LLC

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 DIRECTORS DISCRETION.

JOSHUA PALMER P.E. DATE COUNTY ENGINEER

Table with 2 columns: Field (DRAWN BY, APPROVED, CAD DATE, CAD FILE) and Value (AXB, 8/7/2023, KMH, 211030, 11/20/2023, J:\2021\211030\CAD\DWG\CIE\Estates_CDs\GEC\GEC_Cover)

Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 3 PRI #2, LLC EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN COVER

SHEET CV 1

HERGER, DANIEL, 11/20/2023 10:36 AM
HR GREEN Xref: legal_description, Abbreviations, Legend: EPC_GEC_Owner, Approval: EPC_GEC_Approval
HR GREEN Xref: legal_description, Abbreviations, Legend: EPC_GEC_Owner, Approval: EPC_GEC_Approval

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 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 OF 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 THE 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 OPERATION 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 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 FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT 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 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 OF 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 LOOSENEED 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 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 BLANKET 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 REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THIS 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 PROPERLY 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 THE 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 AN EAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABEL.
- 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 REQUIRED ADEQUATE SECONDARY PROTECTION TO CONTAIN AL 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 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 PERMITEE 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 THE SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST (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 CHERR CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

DRAWN BY: AXB	JOB DATE: 8/7/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 3
PRI #2, LLC
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
LEGEND & NOTES

SHEET **LE** **2**

ABBREVIATIONS

A	DEFLECTION ANGLE	FOC	FIBER OPTICS CABLE
Ø	DIAMETER	FT	FOOT OR FEET
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GB	GRADE BREAK
ABC	ASPHALT BASE COURSE	GAL	GALLON
ABD	ABANDONED	HDPE	HIGH DENSITY POLYETHYLENE
AC	ACRE	HC RAMP	HANDICAP RAMP
ADA	THE AMERICANS WITH DISABILITIES ACT	HW	HEADWALL
ASPH	ASPHALT	INV	INVERT
ASS'Y	ASSEMBLY	KM	KILOMETER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	L	LENGTH
BFE	BASE FLOOD ELEVATION	LF	LINEAR FEET
BLDG	BUILDING	M	METER
BLVD	BOULEVARD	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BNDY	BOUNDARY	MAINT	MAINTENANCE
BOP	BOTTOM OF POND	MAX	MAXIMUM
BW	BOTTOM OF WALL	MH	MANHOLE
C&G	CURB AND GUTTER	MP	MIDPOINT
CA	COARSE AGGREGATE	N	NORTH/NORTHING
CATV	CABLE TELEVISION	NO	NUMBER
CB	CHORD BEARING/CATCH BASIN	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	OH	OVERHEAD
CL	CAST IRON PIPE	PB	PUBLIC
CIP	CENTER LINE	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVATURE
COMP	COMPOSITE	PCR	POINT OF CURB RETURN
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONST	CONSTRUCT OR CONSTRUCTION	PIE	PUBLIC IMPROVEMENT ESMT
CSP	CORRUGATED STEEL PIPE	PT	POINT OF TANGENCY
CSU	COLORADO SPRINGS UTILITIES	PRC	PROPOSED
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CTR	CENTER	PRV	PRESSURE REDUCING VALVE
CU	COPPER	PVT	PRIVATE
CY	CUBIC YARD	PUAE	PUBLIC UTILITY AND ACCESS ESMT
DBL	DOUBLE	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG	DEGREE	PVC	POLYVINYL CHLORIDE
DET	DETAIL	R	RADIUS
DEPT	DEPARTMENT	REC	RECEPTION
DIM	DIMENSION	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	DUCTILE IRON PIPE	S	SOUTH
DOT	DEPARTMENT OF TRANSPORTATION	SHT	SHEET
DWG	DRAWING	SQ	SQUARE
E	EAST/EASTING	SW	SPILLWAY
EL	ELEVATION	TBC	TOP BACK OF CURB
ELEC	ELECTRIC	TC	TRICKLE CHANNEL
EOG	EDGE OF GUTTER	TOP	TOP OF POND
EOP	EDGE OF PAVEMENT	TW	TOP OF WALL
ESMT	EASEMENT	TYP	TYPICAL
EW	ENDWALL	UG	UNDERGROUND
EX	EXISTING	VERT	VERTICAL
FD	FRENCH DRAIN	W	WEST
FDC	FIRE DEPARTMENT CONNECTION	WW	WASTEWATER
FE	FLANGE ELEVATION	WWF	WELDED WIRE FABRIC
FES	FLARED END SECTION	W/	WITH
FF	FINISHED FLOOR	W/O	WITHOUT
FG	FINISHED GRADE	YD	YARD
FH	FIRE HYDRANT		
FHWA	FEDERAL HIGHWAY ADMINISTRATION		
FL	FLOW LINE		

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
MATCH LINE	---	---	STORM SEWER		
PHASE LINE	---	---	MANHOLE	⊕	⊕
SECTION LINE	---	---	STORM INLET	⊕	⊕
PROPERTY LINE	---	---	FLARED END SECTION	⊕	⊕
EASEMENT LINE	---	---	RIPRAP	⊕	⊕
RIGHT OF WAY	---	---	SANITARY SEWER		
CENTERLINE	---	---	CLEAN OUT	⊕	⊕
CHAIN LINK FENCE	---	---	MANHOLE	⊕	⊕
WOODEN FENCE	---	---	PLUG	⊕	⊕
ROD IRON FENCE	---	---	WATER		
GUARDRAIL	---	---	FIRE HYDRANT	⊕	⊕
CABLE TV	---	---	FIRE DEPT. CONNECTION	⊕	⊕
U.G. ELECTRIC	---	---	GATE VALVE	⊕	⊕
OVERHEAD ELECTRIC	---	---	MANHOLE	⊕	⊕
FIBER OPTIC	---	---	METER	⊕	⊕
GAS MAIN	---	---	TEE	⊕	⊕
SANITARY SEWER	---	---	REDUCER	⊕	⊕
STORM DRAIN	---	---	DRY UTILITIES		
TELEPHONE	---	---	ELECTRIC METER	⊕	⊕
WATER MAIN	---	---	ELECTRIC PEDESTAL	⊕	⊕
SWALE	---	---	ELECTRICAL CABINET	⊕	⊕
TRAIL	---	---	ELECTRIC VAULT	⊕	⊕
CURB & GUTTER	---	---	FIBER OPTIC PULL BOX	⊕	⊕
DRAINAGE BASIN	---	---	FIBER OPTIC MANHOLE	⊕	⊕
INDEX CONTOUR	---	---	FIBER OPTIC PEDESTAL	⊕	⊕
INTER. CONTOUR	---	---	FIBER OPTIC SIGN	⊕	⊕
100-YR FLOODPLAIN	---	---	FIBER OPTIC VAULT	⊕	⊕
FLOODWAY	---	---	GAS METER	⊕	⊕
EDGE OF WETLANDS	---	---	GAS SIGN	⊕	⊕
DRAINAGE			GAS VAULT	⊕	⊕
DRAINAGE BASIN	---	---	TELEPHONE CABINET	⊕	⊕
BASIN TAG			TELEPHONE MANHOLE	⊕	⊕
DESIGN POINT			TELEPHONE SIGNAL/MAST	⊕	⊕
METRO DISTRICTS			TELEPHONE SIGN	⊕	⊕
DISTRICT NO. 1	---	---	TELEPHONE PEDESTAL	⊕	⊕
DISTRICT NO. 2	---	---	TRANSFORMER	⊕	⊕
DISTRICT NO. 3	---	---	LIGHT POLE	⊕	⊕
DISTRICT NO. 4	---	---	FIBER OPTIC VAULT	⊕	⊕
DISTRICT NO. 5	---	---	MISCELLANEOUS		
			SIGN	⊕	⊕
			BOLLARD	⊕	⊕
			ACCESSIBLE PARKING	⊕	⊕

HR GREEN Xref: legal_description, Abbreviations, Legend: EPC_GEC_Owner, Approval: EPC_GEC_Approval

HERGER, DANIEL 11/20/2023 10:37 AM

Show cross-cut drainage easements and label or add linetype to legend

SWMP Checklist Item 17d - Delineate areas of cut/fill and include in legend.

SED BASIN D-1
RISER PIPE INV.
EL AT BEND: 7398.19
RISER PIPE INFO:
1 COLUMN OF ORIFICES,
4 ORIFICES TOTAL: 1/2-IN. DIA. EA.
ROW 1 ORIFICE EL. 7399.52
ROW 2 ORIFICE EL. 7399.85
ROW 3 ORIFICE EL. 7400.18
ROW 4 ORIFICE EL. 7400.51

TEMPORARY SEDIMENT BASIN D-1
TOTAL TRIBUTARY AREA: 4.0 AC
DISTURBED AREA: 2.0 AC
UNDISTURBED AREA: 2.0 AC
SEDIMENT VOL: 0.19 AC-FT
BASIN VOL: 0.22 AC-FT
BTM. OF POND: 7398.00
CREST EL.: 7401.00
TOP OF POND EL.: 7402.00
SPILLWAY: 12'W x 16'L

SED BASIN D-2
RISER PIPE INV.
EL AT BEND: 7397.19
RISER PIPE INFO:
1 COLUMN OF ORIFICES,
4 ORIFICES TOTAL: 1/2-IN. DIA. EA.
ROW 1 ORIFICE EL. 7398.52
ROW 2 ORIFICE EL. 7398.85
ROW 3 ORIFICE EL. 7399.18
ROW 4 ORIFICE EL. 7399.51

SED BASIN D-2
RISER PIPE INV.
EL AT BEND: 7397.19
RISER PIPE INFO:
1 COLUMN OF ORIFICES,
4 ORIFICES TOTAL: 1/2-IN. DIA. EA.
ROW 1 ORIFICE EL. 7398.52
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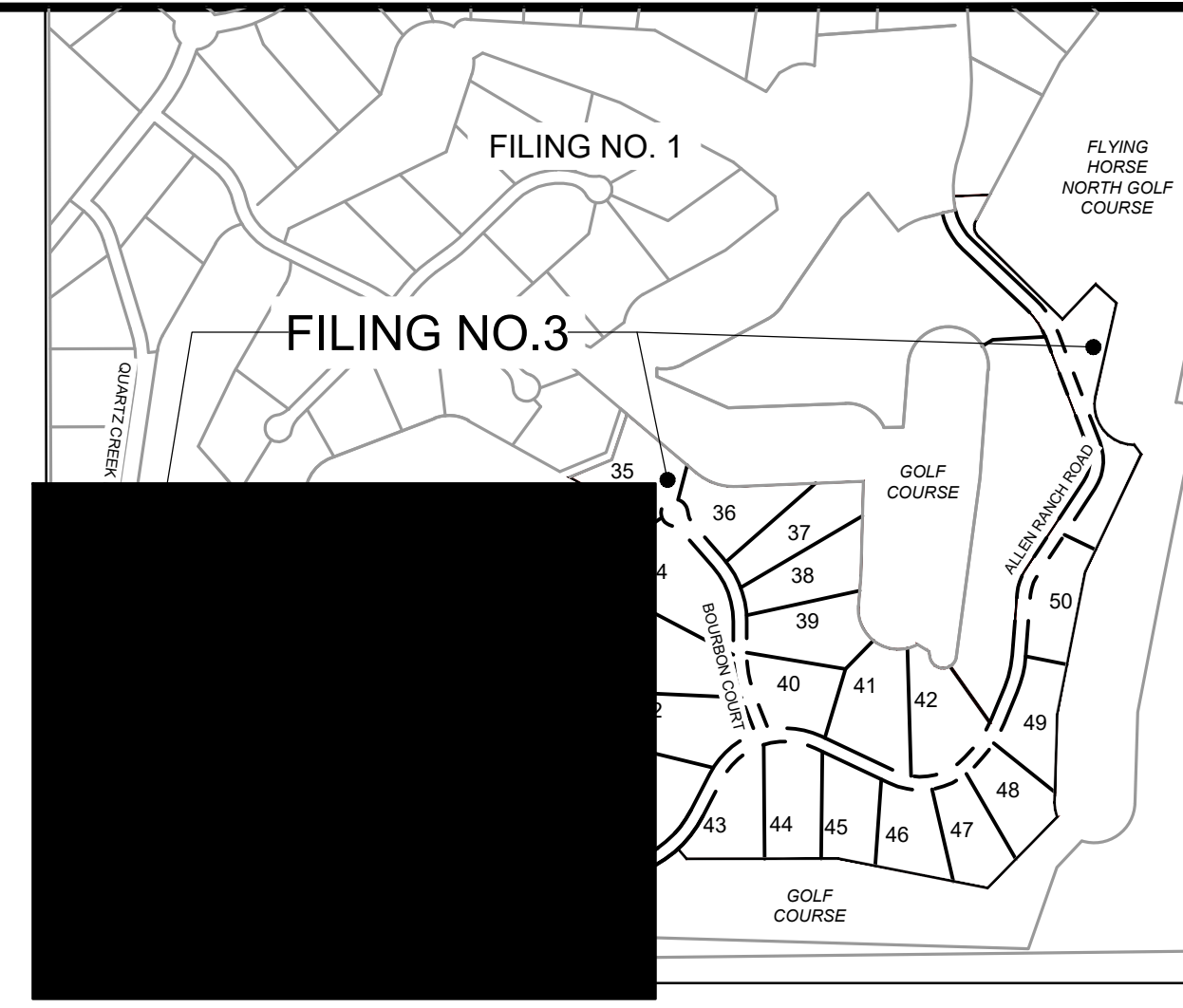
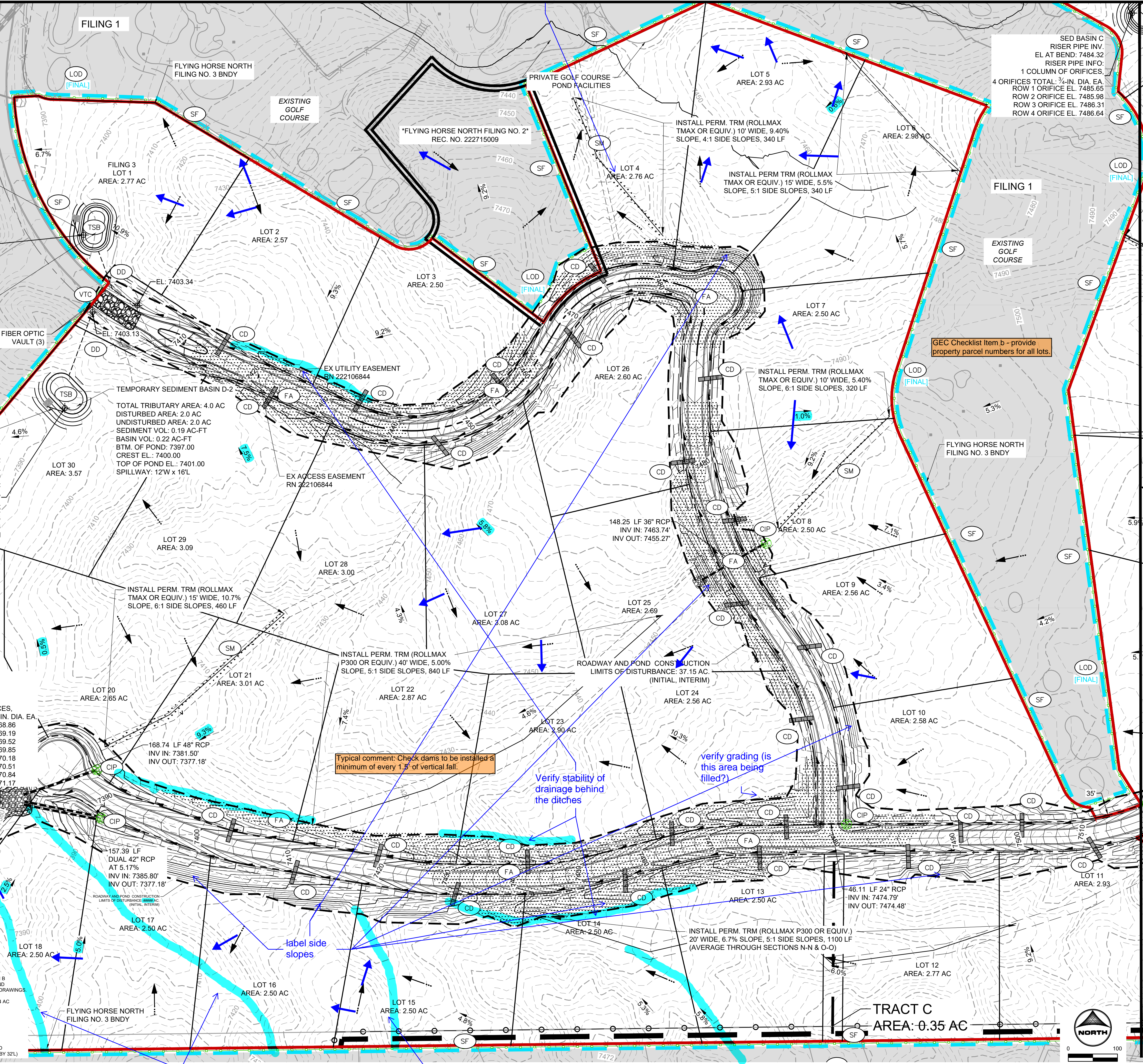
SED BASIN B
RISER PIPE INV.
EL AT BEND: 7365.00
RISER PIPE INFO:
2 COLUMNS OF ORIFICES,
16 ORIFICES TOTAL: 2-IN. DIA. EA.
ROW 1 ORIFICE EL. 7569.86
ROW 2 ORIFICE EL. 7569.19
ROW 3 ORIFICE EL. 7570.18
ROW 4 ORIFICE EL. 7570.51
ROW 5 ORIFICE EL. 7570.84
ROW 6 ORIFICE EL. 7571.17
ROW 7 ORIFICE EL. 7571.50
ROW 8 ORIFICE EL. 7571.83

SEDIMENT BASIN B
TO BE BUILT TO FINISHED POND
DESIGN PER CONSTRUCTION DRAWINGS
TOTAL TRIBUTARY AREA: 128.4 AC
DISTURBED AREA: 28.1 AC
UNDISTURBED AREA: 100.3 AC
SEDIMENT VOL: 2.89 AC-FT
BASIN VOL: 3.86 AC-FT
BTM. OF POND: 7385.00
CREST EL.: 7376.00
TOP OF POND EL.: 7377.00
SPILLWAY PER FINISHED POND
EMERGENCY SPILLWAY (50'W BY 32'L)

SEDIMENT BASIN B
TO BE BUILT TO FINISHED POND
DESIGN PER CONSTRUCTION DRAWINGS
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- GEC LEGEND:**
- SF SILT FENCE
 - SSA STABILIZED STAGING AREA
 - SP STOCKPILE MANAGEMENT
 - IP INLET PROTECTION: IP-1 TO BE USED ON ALL INLETS
 - CIP CULVERT INLET PROTECTION
 - VTC VEHICLE TRACKING CONTROL
 - ED/DS EARTH DIKES/DRAINAGE SWALES
 - LOD LIMITS OF CONSTRUCTION/DISTURBANCE
 - SM SEEDING AND MULCHING
 - FA FILL AREA (ALL OTHER AREAS ARE CUT)
 - FLOW DIRECTION
 - EX PROPERTY LINE
 - EX RIGHT OF WAY
 - ECB EROSION CONTROL BLANKET
 - RS ROCK SOCKS
 - CD CHECK DAM
 - CWA CONCRETE WASH OUT
 - TSB TEMPORARY SEDIMENT BASIN
 - PR BUILDING PAD

- GRADING & EROSION CONTROL PLAN NOTES:**
- SEE SHEET 6 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
 - ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
 - AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
 - ALL GREATER THAN 3:1 SLOPES MUST RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
 - STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPIILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
 - NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
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- PROJECT INFO:**
- CUT VOLUME: 139,700 CUBIC YARDS
 FILL VOLUME: 137,420 CUBIC YARDS
 NET 2,280 (CUT) CUBIC YARDS

Label this line

Show drainage easements on all plans and plat

MATCHLINE SEE SHEET 4

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 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 11/20/2023
 CAD FILE: J:\2021\211030\CAD\DWG\CIE\Estates_CDs\GEC\GEC

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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 719.965.0044

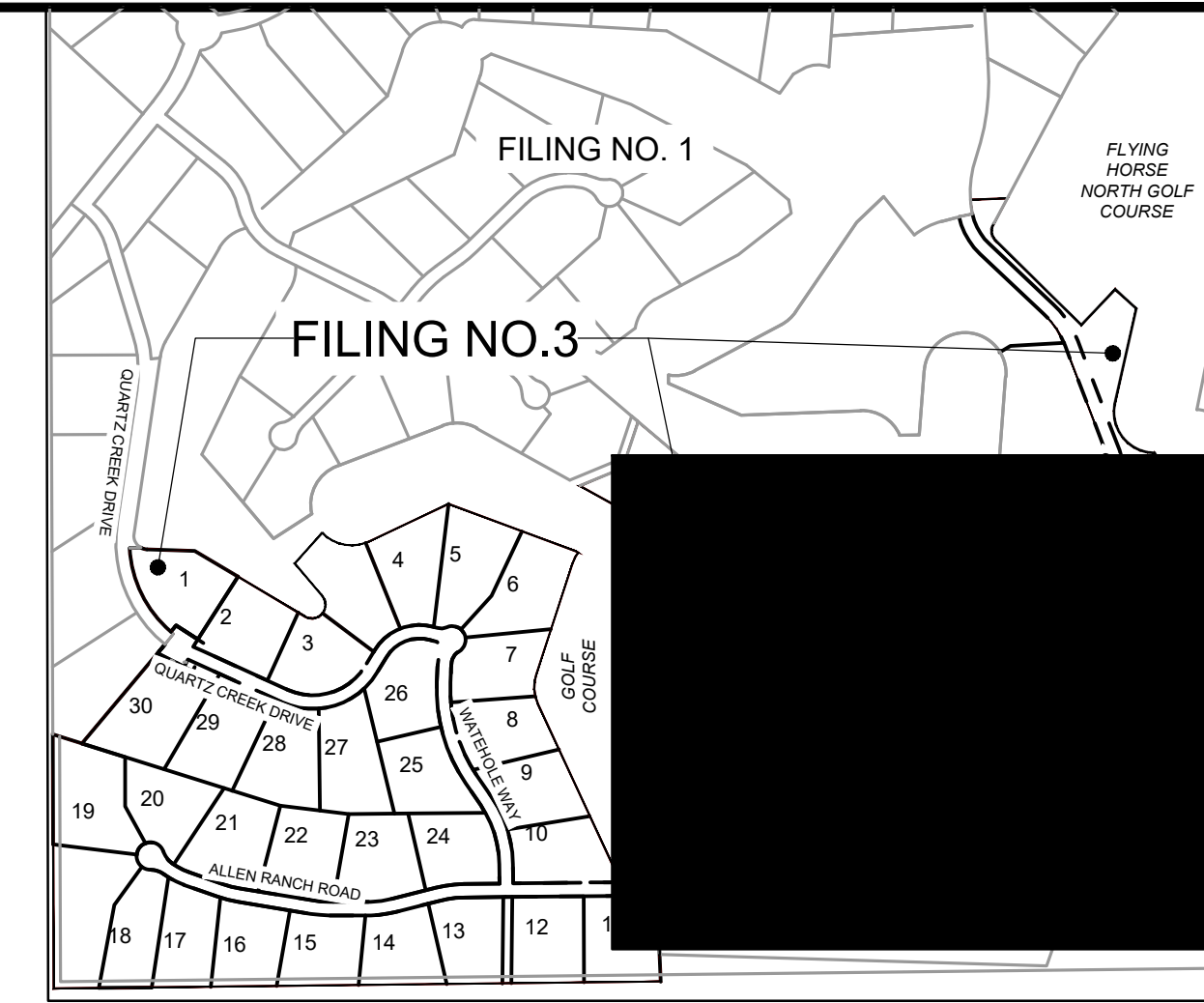
FLYING HORSE NORTH FILING NO. 3
 PRI #2, LLC
 EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
 GRADING & EROSION CONTROL PLAN

SHEET GEC 3

MATCHLINE SEE SHEET 5

All BMPs including the SSA, CWA, and SP need to be within the limits of construction/disturbance



- GEC LEGEND:**
- SILT FENCE
 - STABILIZED STAGING AREA
 - STOCKPILE MANAGEMENT
 - INLET PROTECTION: IP-1 TO BE USED ON ALL INLETS
 - CULVERT INLET PROTECTION
 - VEHICLE TRACKING CONTROL
 - EARTH DIKES/DRAINAGE SWALES
 - LIMITS OF CONSTRUCTION/ DISTURBANCE
 - SEEDING AND MULCHING
 - FILL AREA (ALL OTHER AREAS ARE CUT)
 - FLOW DIRECTION
 - EX PROPERTY LINE
 - EX RIGHT OF WAY
 - EROSION CONTROL BLANKET
 - ROCK SOCKS
 - CHECK DAM
 - CONCRETE WASH OUT
 - TEMPORARY SEDIMENT BASIN
 - PR BUILDING PAD
- GEC Checklist Item V. Label all proposed temporary construction BMPs by phase of implementation (initial, interim, final).**

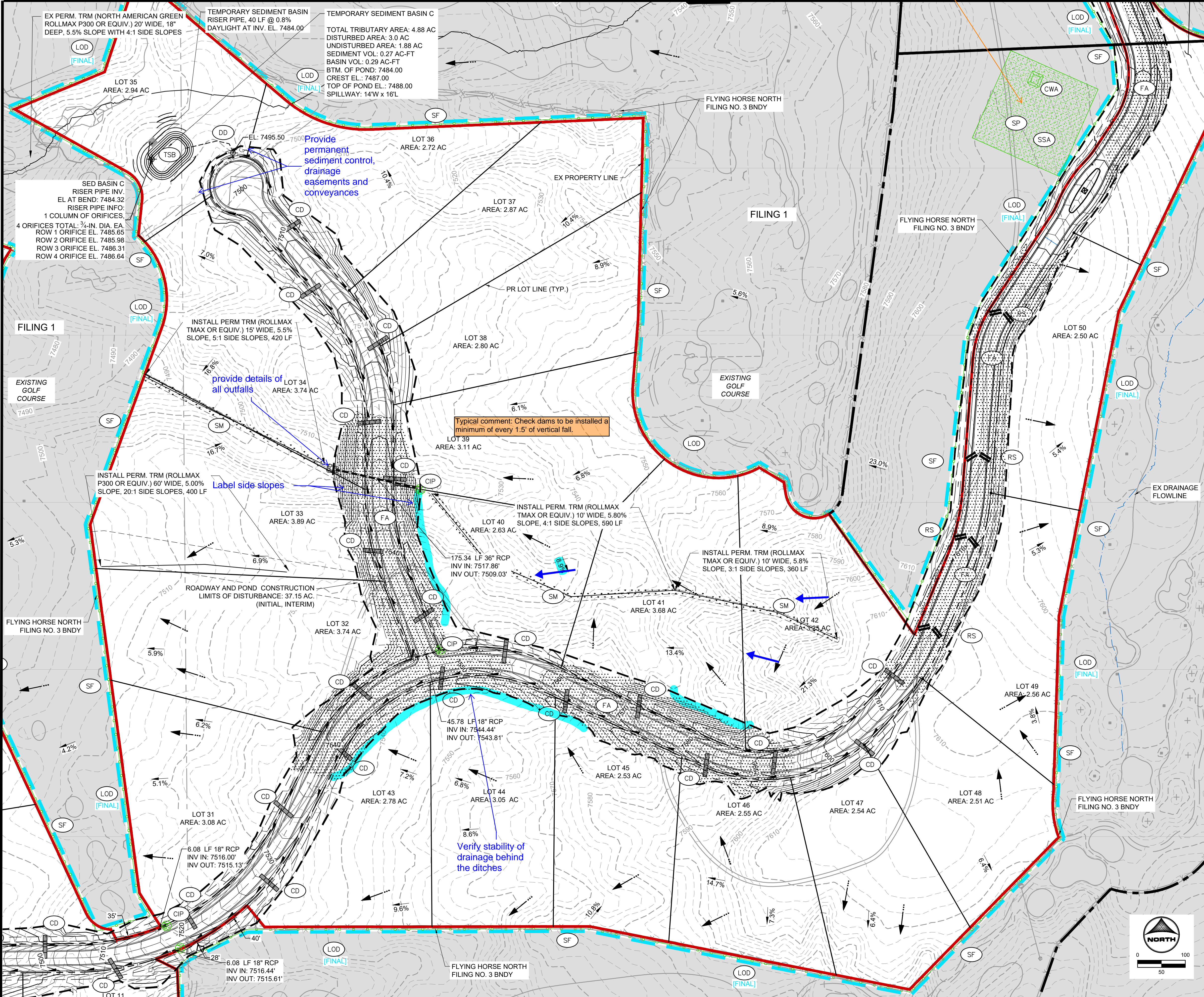
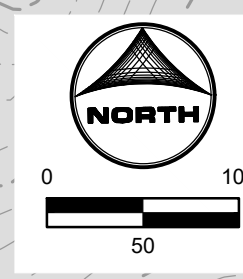
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12. ALL CULVERTS ARE TO HAVE RIP-RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

CUT VOLUME: 139,700 CUBIC YARDS
 FILL VOLUME: 137,420 CUBIC YARDS
 NET 2,280 (CUT) CUBIC YARDS

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 3

HERGER, DANIEL, 11/20/2023 10:37 AM

DRAWN BY: AXB JOB DATE: 11/20/2023
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 11/20/2023
 CAD FILE: J:\2021\211030\CAD\DWG\C\Estates_CDs\GEC\GEC

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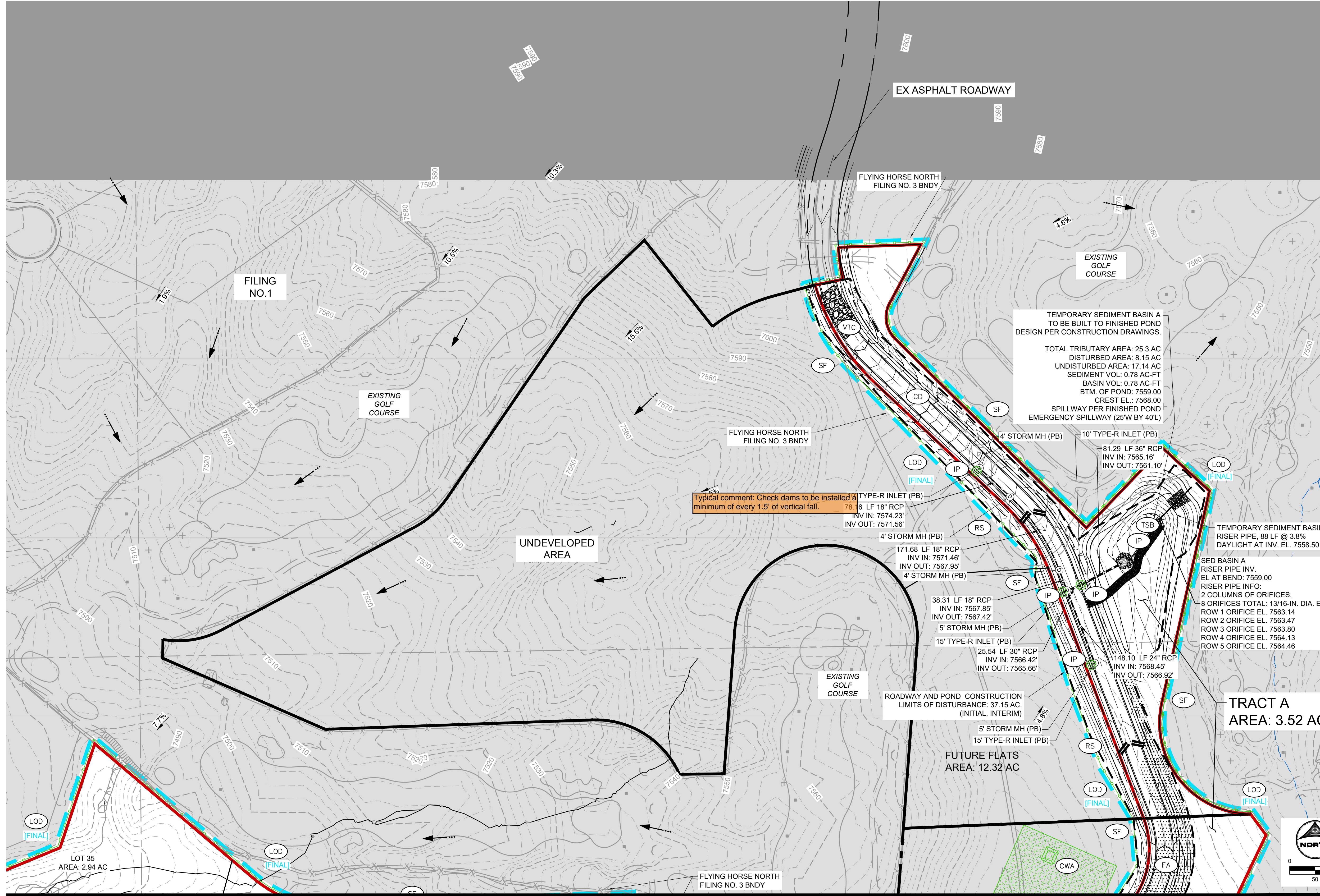
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HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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FLYING HORSE NORTH FILING NO. 3
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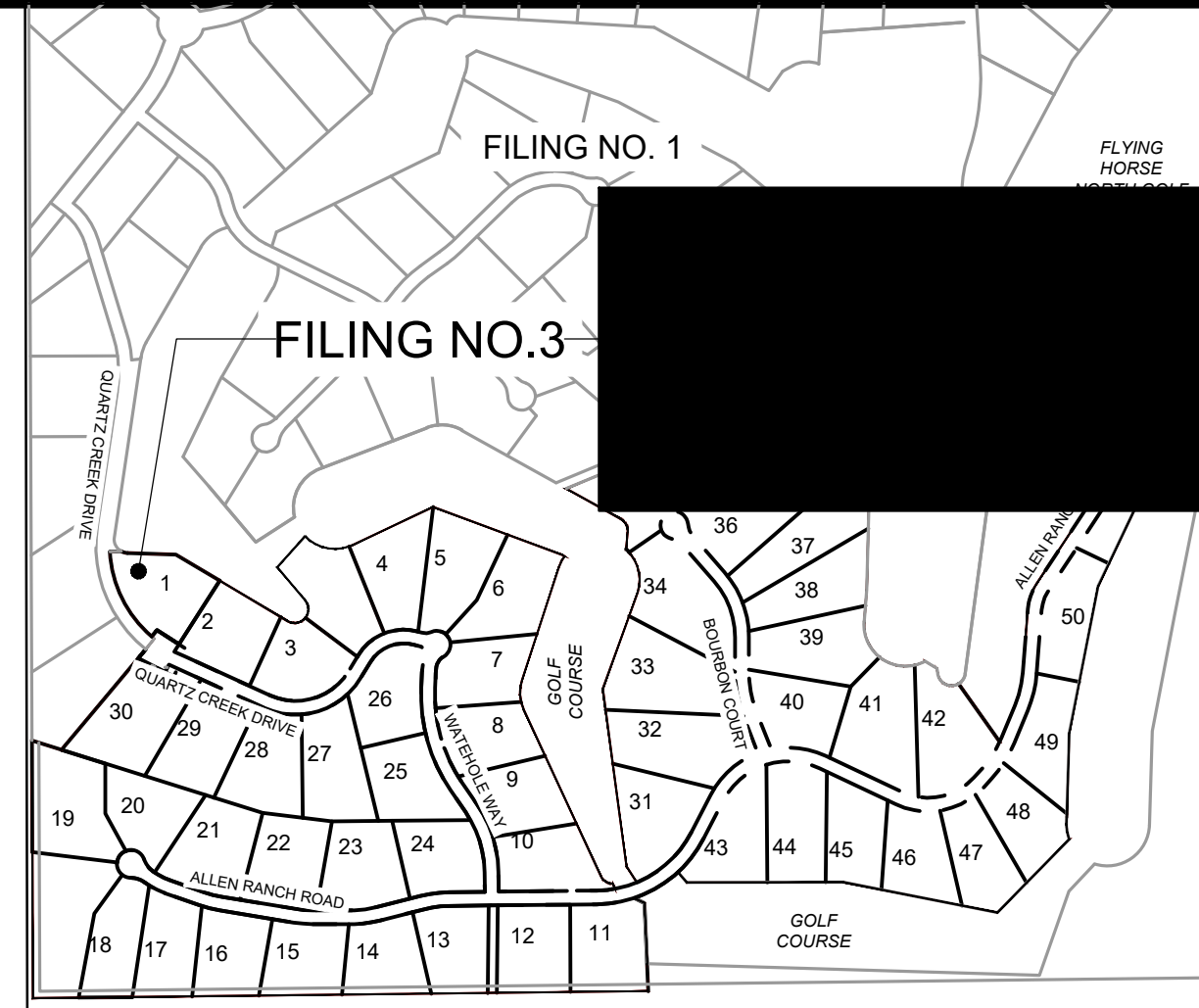
GRADING & EROSION CONTROL PLAN
 GRADING & EROSION CONTROL PLAN

SHEET GEC 4



MATCHLINE SEE SHEET 4

Provide a "Final" stabilization plan showing all ditch linings and stabilization.



GEC LEGEND:

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 FILL VOLUME: 137,420 CUBIC YARDS
 NET 2,280 (CUT) CUBIC YARDS

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APPROVED: KMH	JOB NUMBER: 211030	0" = 11'
CAD DATE: 11/20/2023		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\C\Estates_CDs\GEC\GEC		

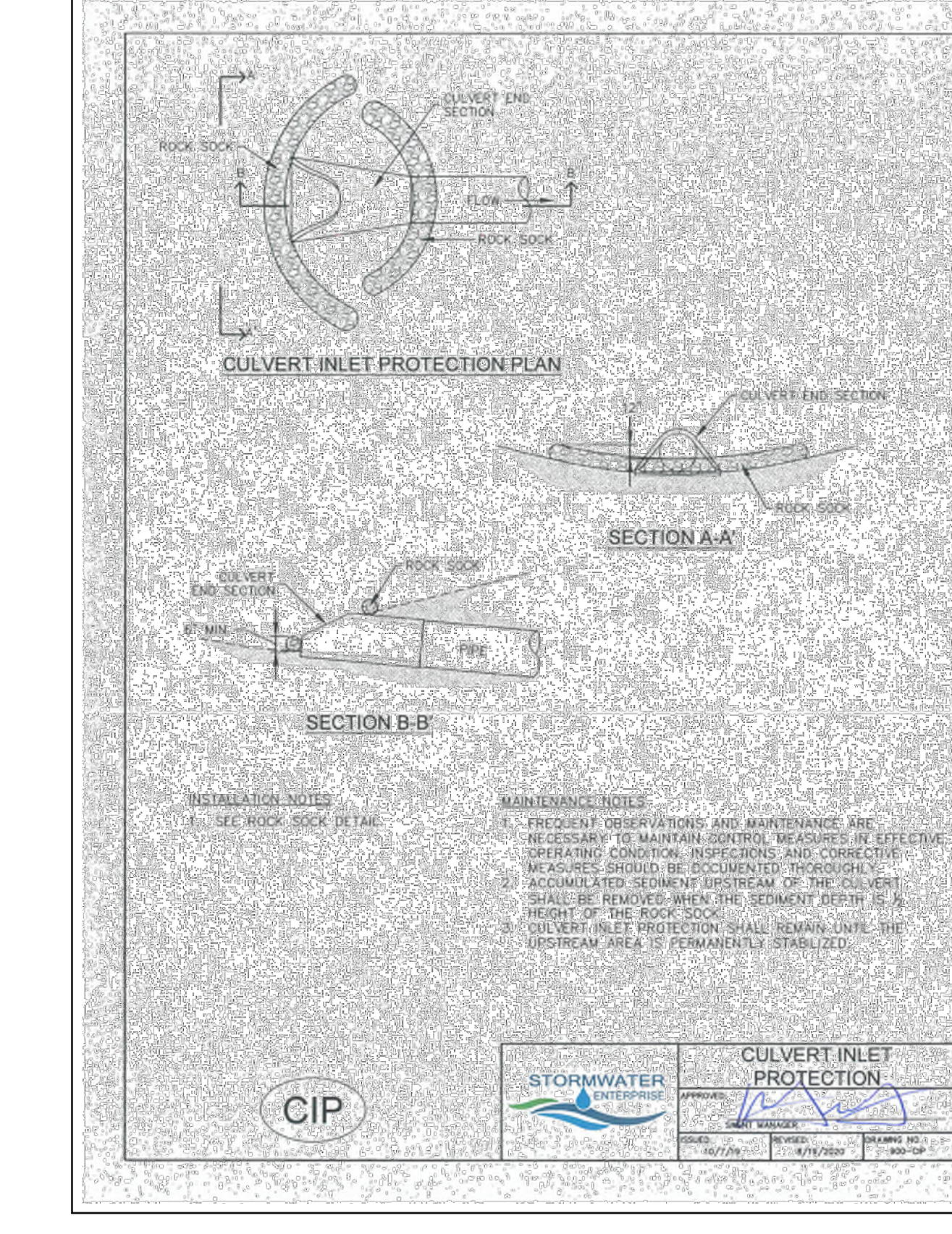
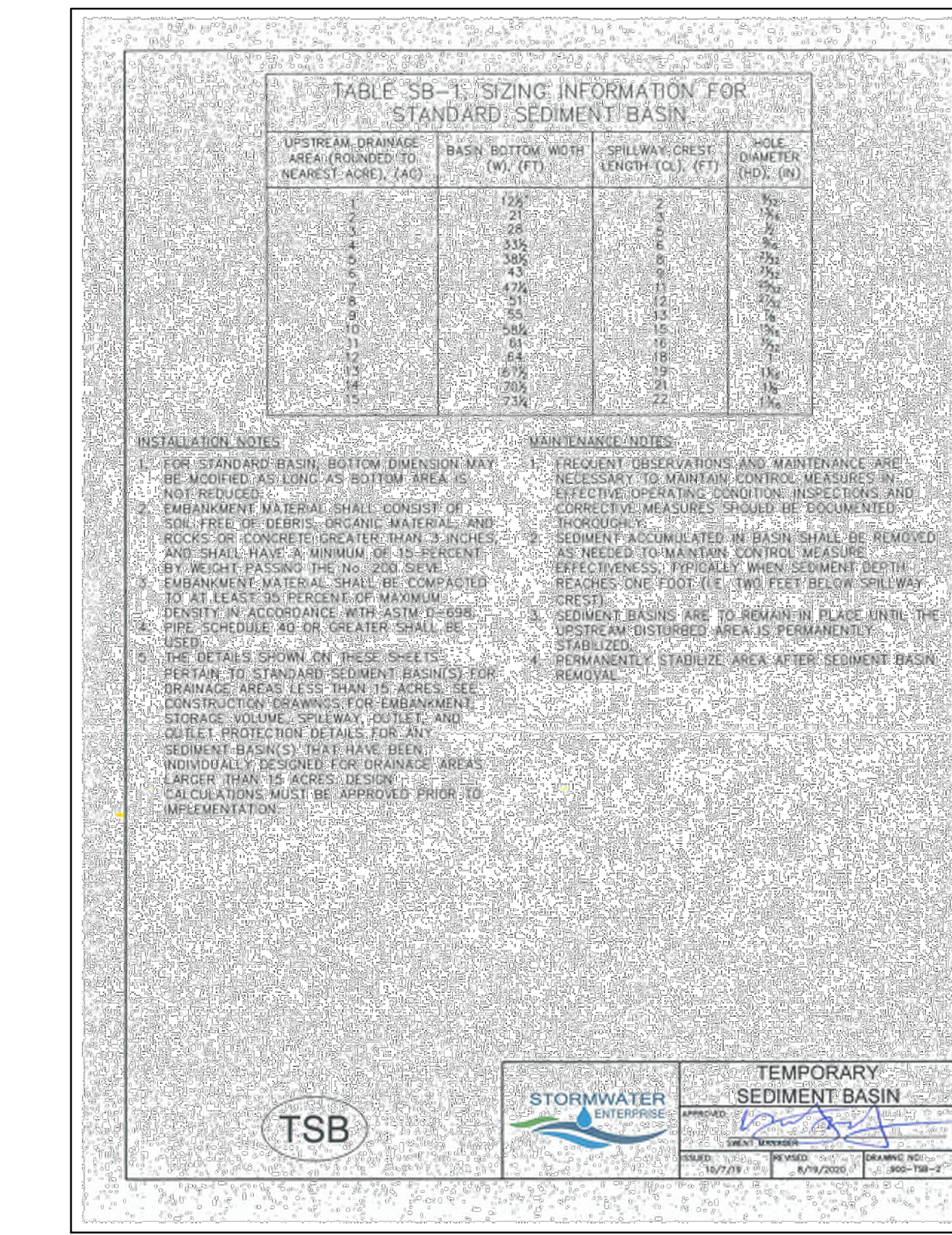
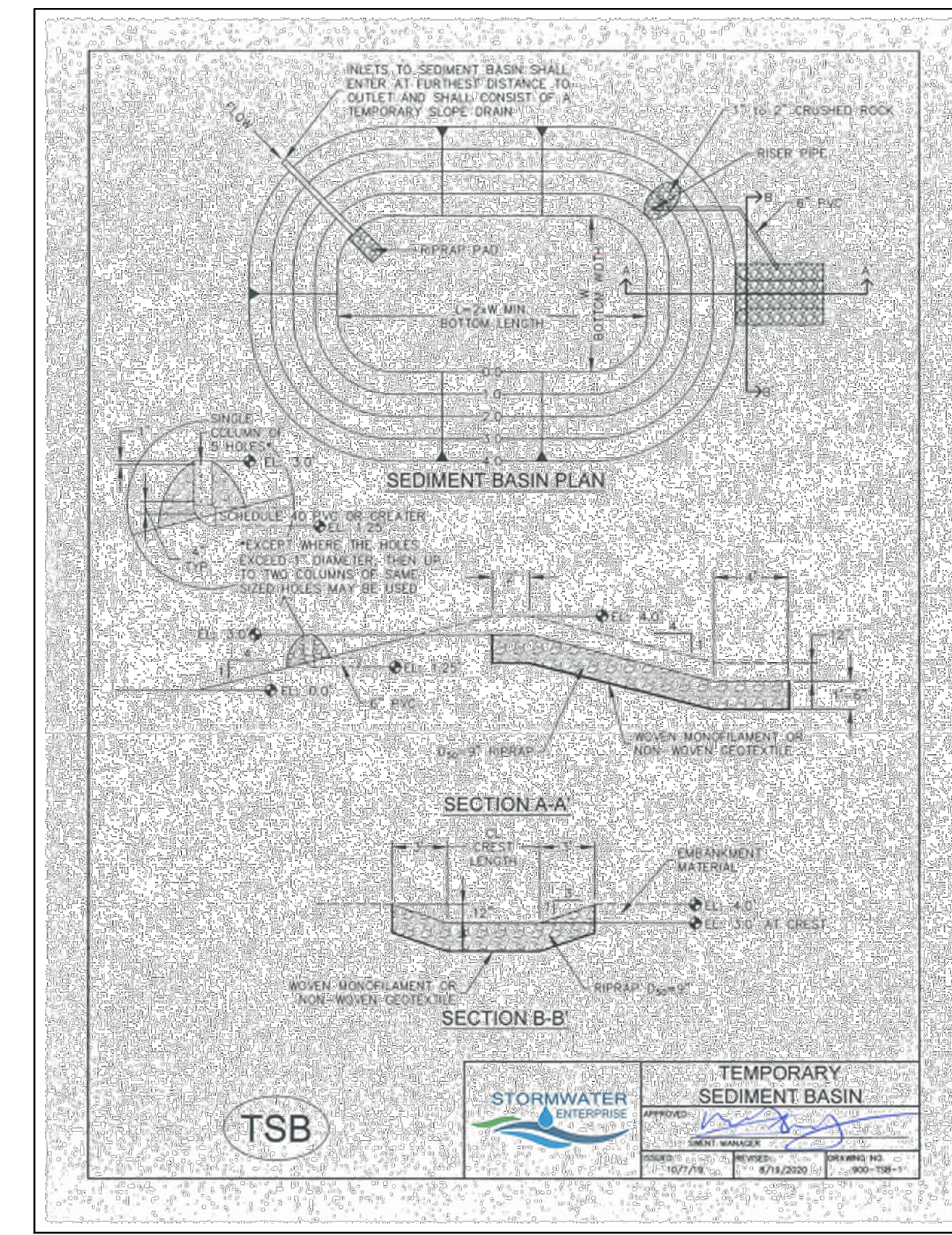
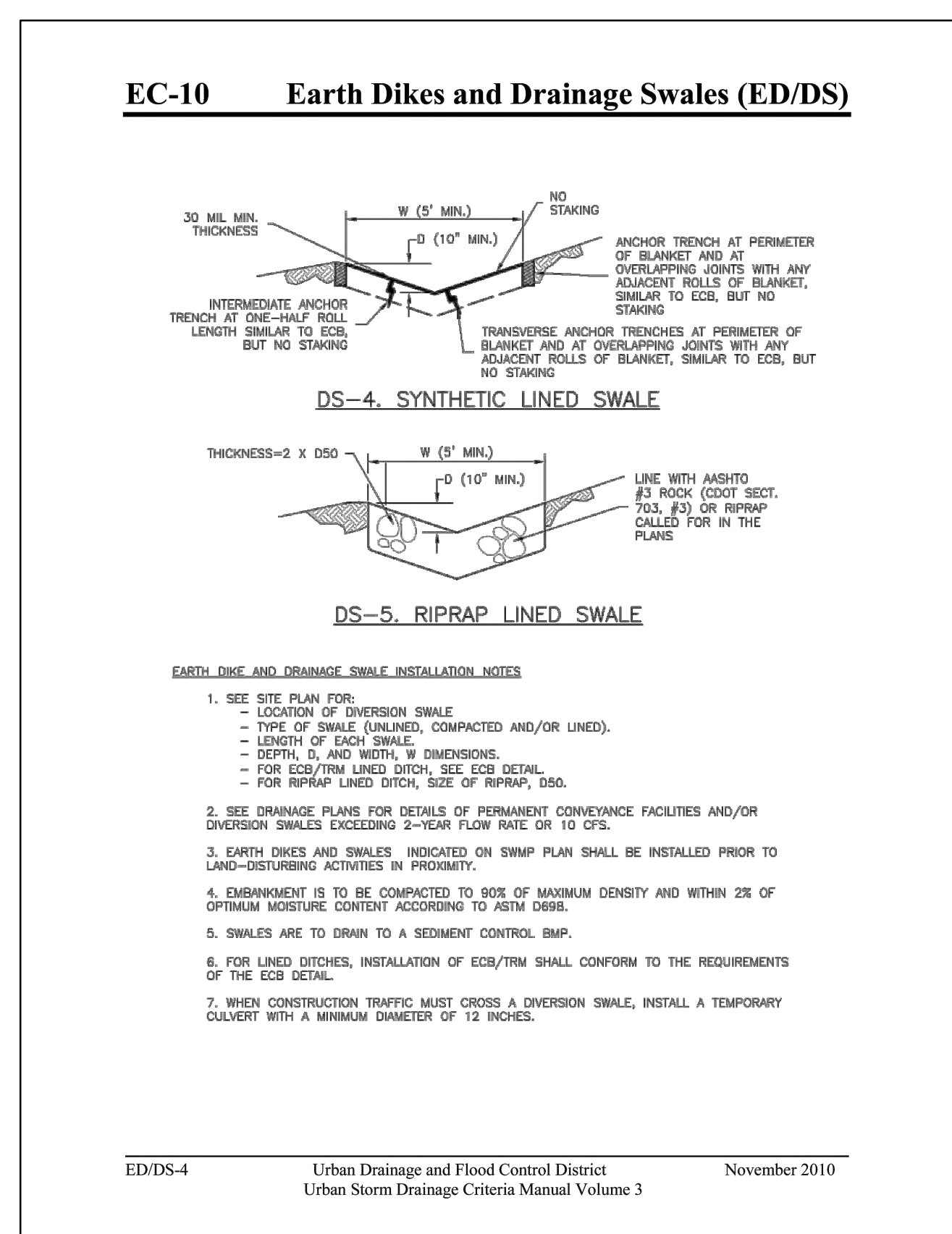
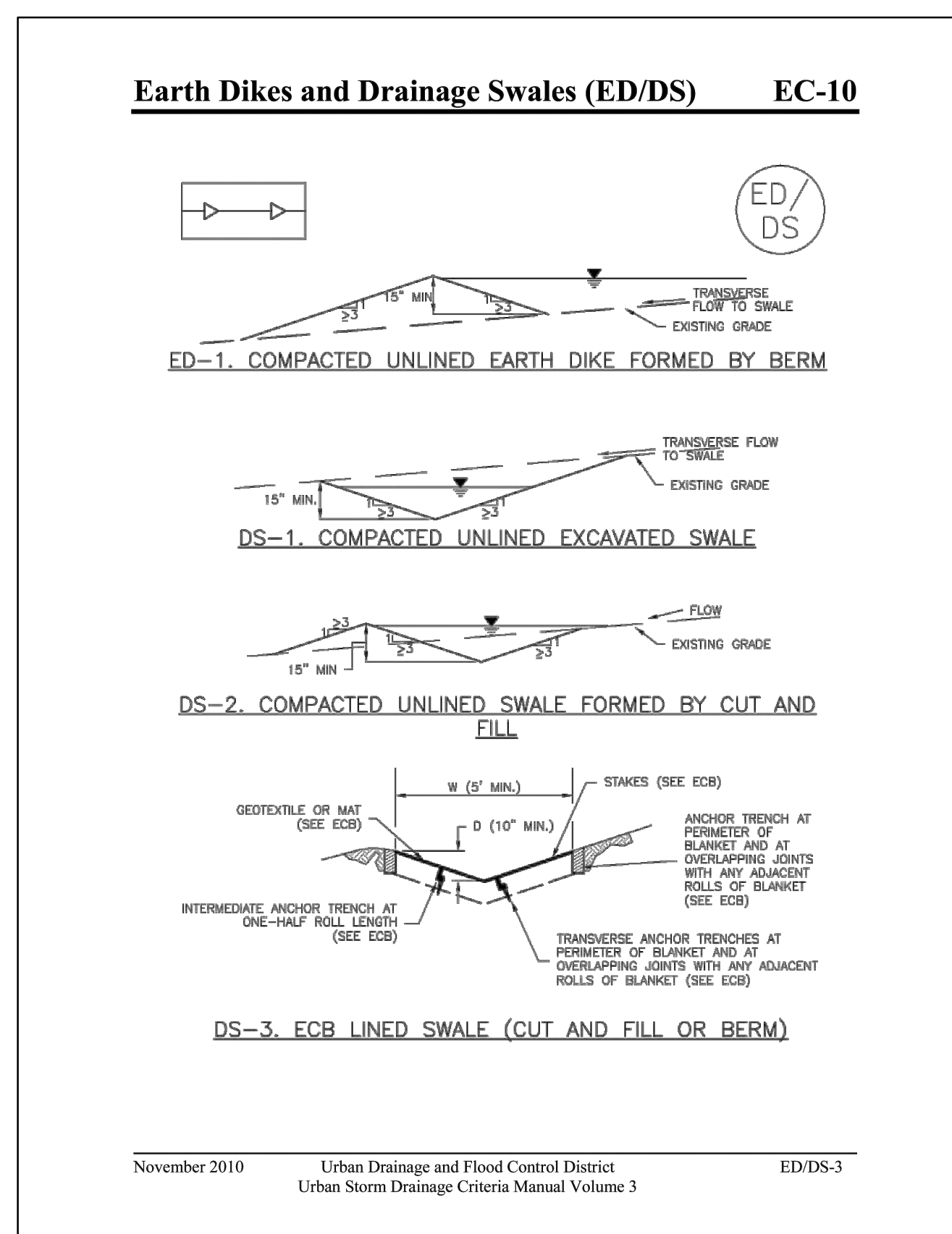
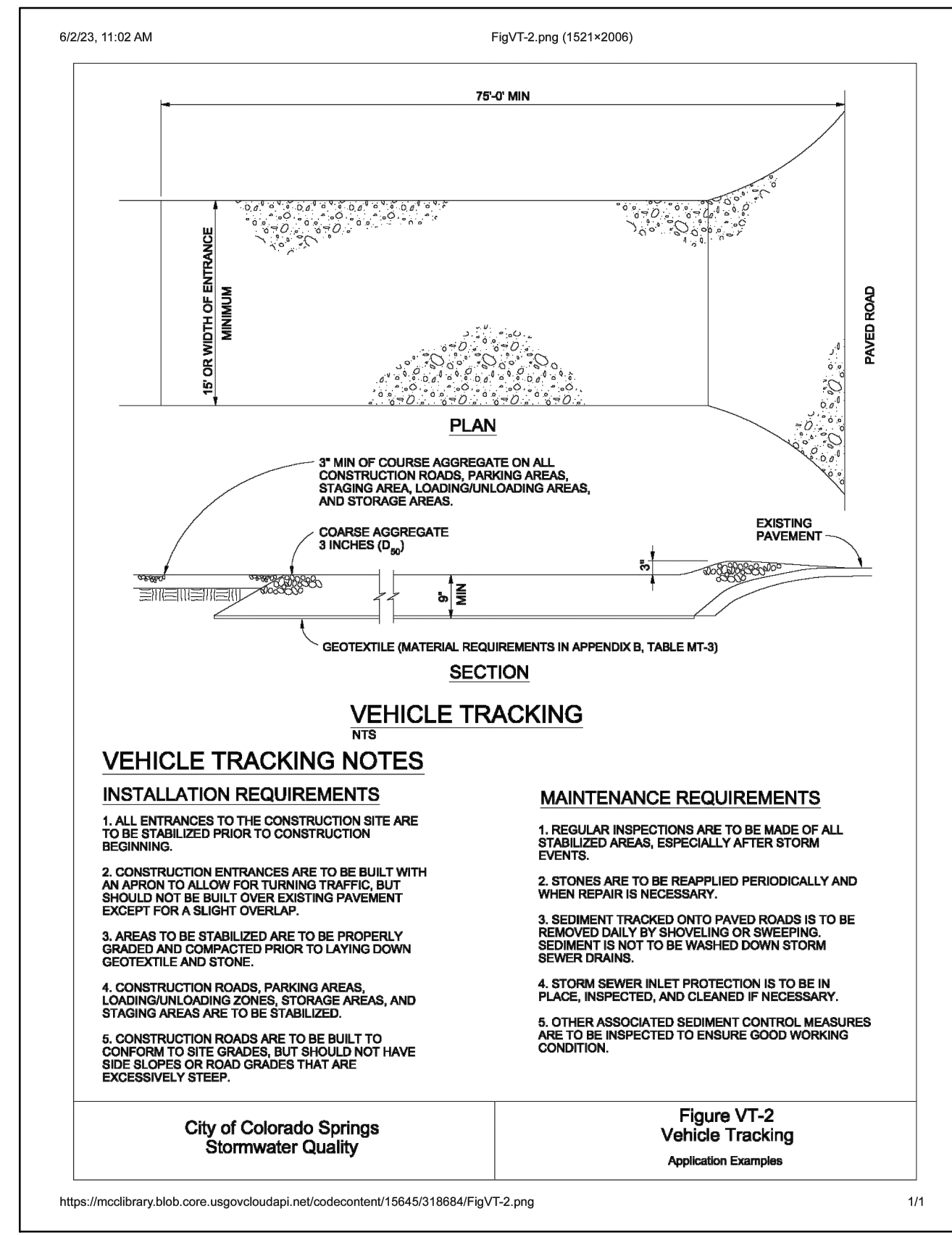
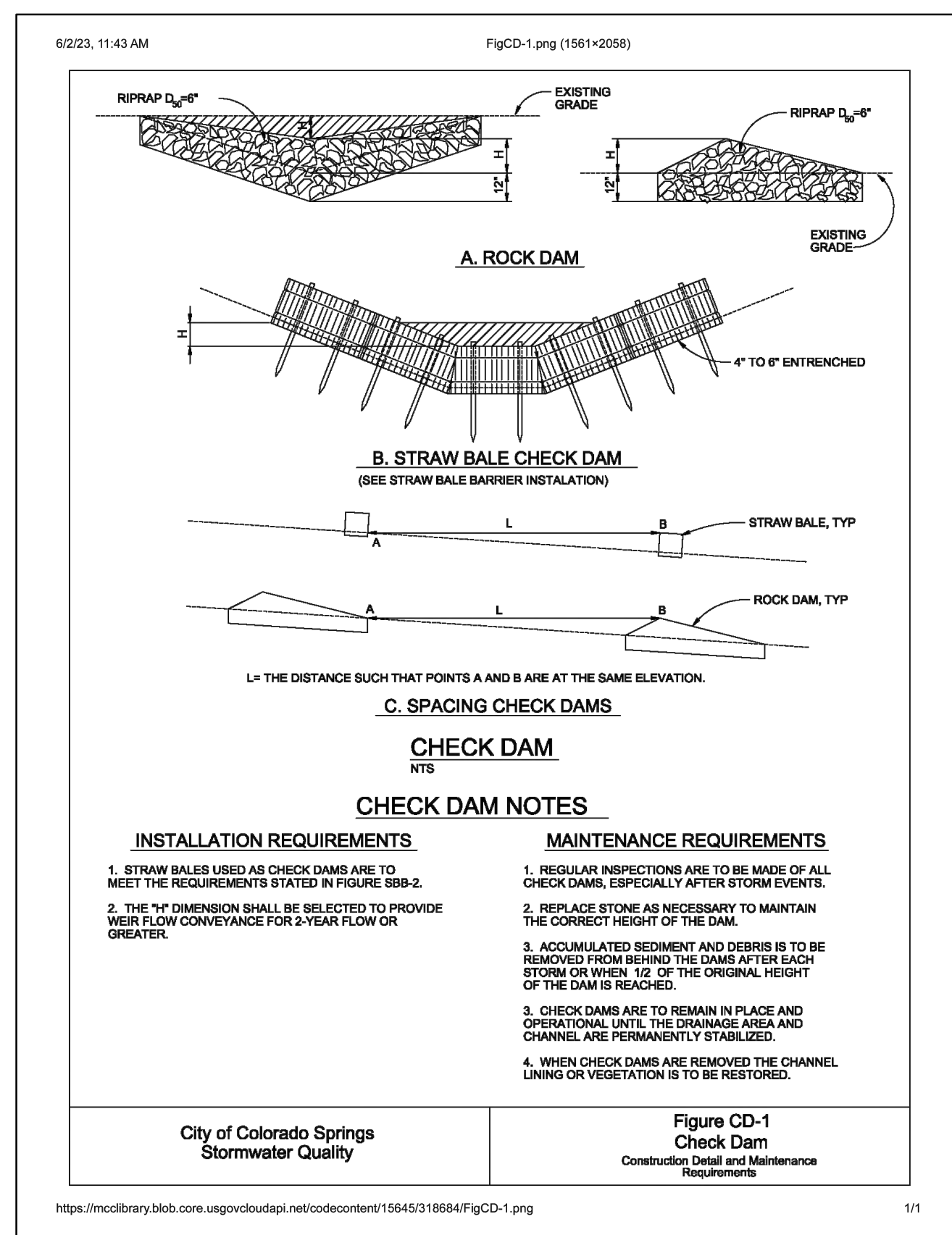
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HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
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FLYING HORSE NORTH FILING NO. 3
 PRI #2, LLC
 EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
 GRADING & EROSION CONTROL PLAN

SHEET
GEC
5



NO.	DATE	BY	REVISION DESCRIPTION

EROSION CONTROL BLANKET

STAKING PATTERN PER MANUFACTURER SPECIFICATION OR 18" O.C.

16" O.C.

OVERLAPPING JOINT

36"

6" OVERLAP

6"x6" TRENCH (TYPICAL)

KEY IN EDGES

PERIMETER ANCHOR TRENCH

JOINT ANCHOR TRENCH

INTERMEDIATE CHECK SLOT

OVERLAPPING JOINT

STAPLE CHECK TO BE USED ON SLOPE EVERY 15 FEET

ECB

STORMWATER ENTERPRISE

EROSION CONTROL BLANKET

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-CB-1

INSTALLATION NOTES:

1. TOP MATERIAL AND BIOGRADABLE MATERIALS ARE REQUIRED FOR EROSION CONTROL. TRM PRODUCTS MAY BE USED WHERE APPROPRIATE AS DESIGNATED BY THE ENGINEER.
2. IN AREAS WHERE EROSION CONTROL BLANKETS ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL DRAINAGE, SURFACE PREPARATION AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOST PRIOR TO EROSION CONTROL BLANKET INSTALLATION, AND THE EROSION CONTROL BLANKET SHALL BE IN FULL CONTACT WITH THE SUBGRADE. NO GAPS OR Voids SHALL EXIST UNDER THE BLANKET.
3. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
4. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
5. INTERMEDIATE CHECK SLOT OR STAPLE CHECK SHALL BE INSTALLED EVERY 15' DOWN SLOPES, IN DRAINAGEWAYS, INSTALL CHECK SLOTS EVERY 20' PERPENDICULAR TO FLOW DIRECTION.
6. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS ON SLOPES.
7. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS CONFORM TO TABLE ECB-1.
8. ANY AREAS OF SEEDING AND MULCHING DISCLOSED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEEDED AND MULCHED.
9. STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITHIN STREAMS AND DRAINAGE CHANNELS.
10. COMPACT ALL TRENCHES.

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEC INSPECTOR.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN VOID OF GRASS, SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELLSOR CONTENT	RECOMMENDED NETTING
STRAW		100%		DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.		DOUBLE/NATURAL
COCONUT	100%			DOUBLE/NATURAL
EXCELLSOR			100%	DOUBLE/NATURAL

ECB

STORMWATER ENTERPRISE

EROSION CONTROL BLANKET

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

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DRAWING NO. 900-CB-2

SILT FENCE

10" MAX SPACING

1 1/2" 1/2" (RECOMMENDED) WOODEN FENCE POST WITH 10" MAX SPACING

GEOTEXTILE

COMPACTED BACKFILL

36" - 48"

18" MIN.

MIN.

FLOW

J-HOOK INSTALLATION

SECTION A-A

POSTS SHOULD OVERLAP SO THAT NO GAPS EXIST

JOIN FIRST

THEN ROTATE

PERIMETER CONTROL

STOCKPILE

PERIMETER CONTROL

STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES:

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TIGHT WITH NO SACS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

INSTALLATION NOTES:

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE

STOCKPILE PROTECTION

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-SP

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRABLE CONDITION. LESS THAN 80% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE LAYERED TO A DEPTH OF 6" TO 12" INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE USED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE, AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SLOPES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
3. SEED DEPTH MUST BE 3/4" TO 1" INCHES WHEN DRILL SEEDING IS USED.
4. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
5. SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDING.
6. BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
 - MAY BE STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND AERIALLY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3" TO 4" INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
3. EROSION CONTROL BLANKET
4. EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-SM

CONCRETE WASHOUT AREA PLAN

CONCRETE WASHOUT SIGN

3'x3' MIN.

10' MIN.

COMPACTED BERM (SEE TEMPORARY COMPACTED BERM DETAIL)

SECTION A-A

6" MINUS ROCK

3' MIN.

3'x3' MIN.

ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-CWA-1

INSTALLATION NOTES:

1. SEE PLAN VIEW FOR LOCATION OF CONCRETE WASHOUT AREA.
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (6 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
5. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
6. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
7. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
8. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
9. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 1/2 THE HEIGHT OF THE CONCRETE WASH AREA.
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OR REPAIRED.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-CWA-1

STOCKPILE PROTECTION PLAN

PERIMETER CONTROL

STOCKPILE

PERIMETER CONTROL

STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES:

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

SP

STORMWATER ENTERPRISE

STOCKPILE PROTECTION

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-SP

ROCK SOCK SECTION

1/2" (MINUS) CRUSHED ROCK (MAX.)

3/4" CRUSHED ROCK (MIN.)

WIRE MESH OR FILTER FABRIC

GROUND SURFACE

6" MAX AT CURBS

ROCK SOCK OVERLAP

OVERLAP ROCK SOCKS TO AVOID GAPS

MASS PERCENT PASSING SQUARE MESH SIEVES	No. 4
100	100
75	20-55
42.5	0-15
20	0

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

INSTALLATION NOTES:

1. CRUSHED ROCK SHALL BE BETWEEN MAX-1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. 1/2" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING HOG RINGS OR WIRE TIES AT 6" CENTERS ALONG ALL EDGES AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES:

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES 1/2 THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

RS

STORMWATER ENTERPRISE

ROCK SOCK

APPROVED: [Signature]

DESIGNED: [Signature]

ISSUED: 10/7/19

REVISED: 8/19/2020

DRAWING NO. 900-RS

NO.	DATE	BY	REVISION DESCRIPTION