

GENERAL CONSTRUCTION NOTES:

1. INSTALLATION OF ALL GRADING, EROSION CONTROL BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 7. CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THIS MANUAL DURING CONSTRUCTION.
2. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEDED.
3. SWMP MUST BE APPROVED TWO WEEKS PRIOR TO BEGINNING OF CONSTRUCTION

LEGEND:

VTC

VEHICLE TRACKING CONTROL

SF

SILT FENCE

SCL

SEDIMENT CONTROL LOG

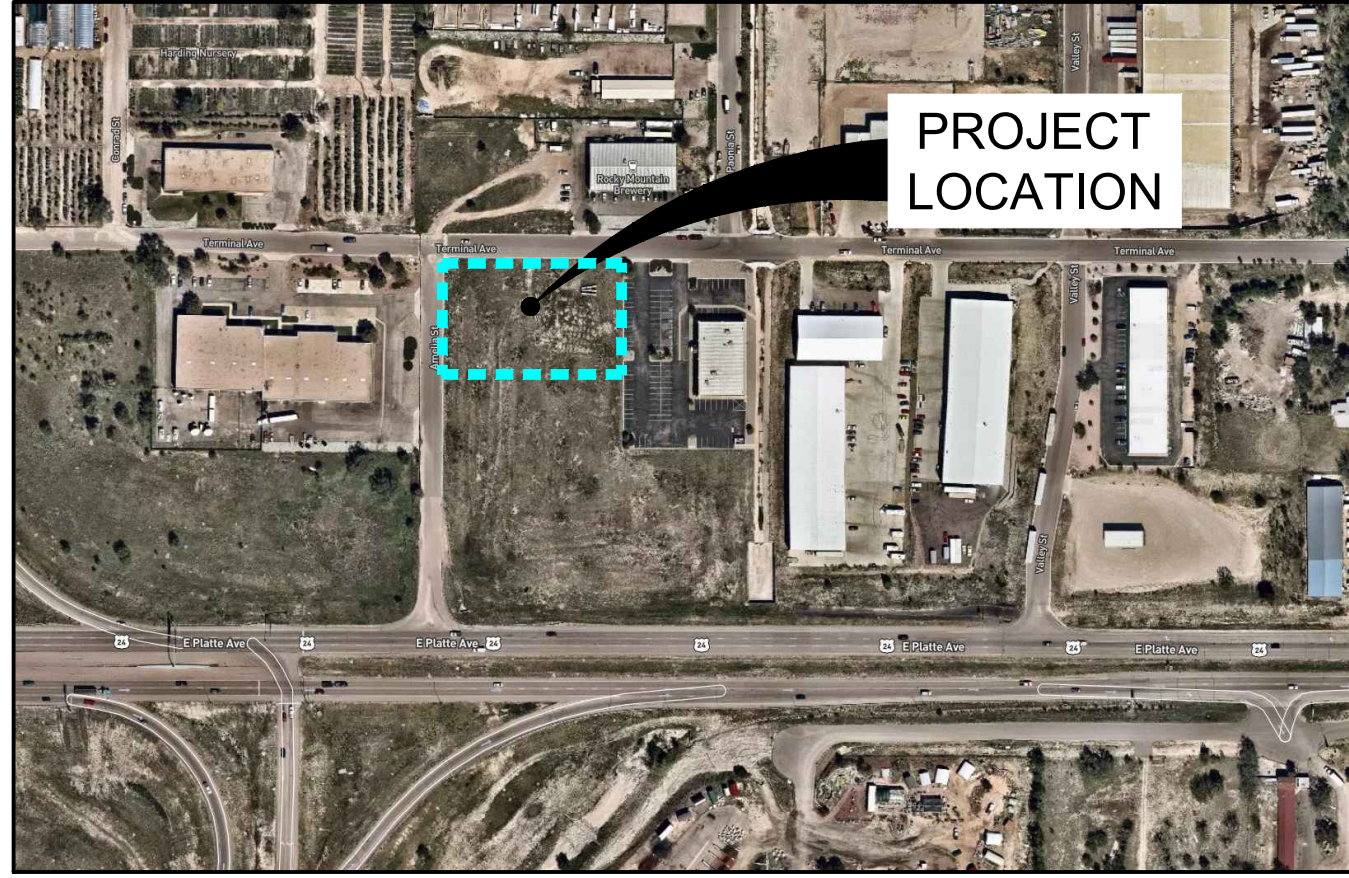
CWA

CONCRETE WASHOUT AREA

IP

INLET PROTECTION

THE SOD GUY - SALES LOT
SITE DEVELOPMENT PLANS
LOT 1, APPALOOSA HIGHWAY 24 SUBDIVISION FILING NO 1A



VICINITY MAP

N.T.S.

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.

NAME (CONNER BURBA) P.E. 51257

DATE 02/06/20

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN

NAME (KURT HUGHES)

DATE 2-6-2020

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.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

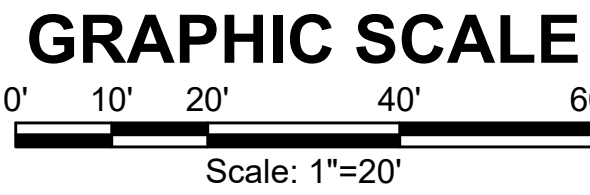
LEGEND:

- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- PROPOSED CONTOUR - MINOR
- PROPOSED CONTOUR - MAJOR
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED FENCE
- PROPOSED LANDSCAPING
- PROPOSED GRAVEL
- PROPOSED CONSTRUCTION LIMITS

LOT 1 BLK 6 G + H
INDUSTRIAL SUB
PARCEL NO. 5407316001

LOT 1, APPALOOSA HWY 24
SUBDIVISION
PARCEL NO. 5407317001

LOT 2, APPALOOSA HWY 24
SUBDIVISION FILING NO. 1A
PARCEL NO. 5407317014



NO.	REVISIONS	BY	DATE

FORSGREN

Associates, Inc.

50 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.000.0000



PROJECT NO.	04-018-00XX
DRAWN	C. BURBA
DESIGNED	C. BURBA
APPROVED	C. BURBA
QA/QC	J. MOORE

OWNER
THE SOD GUY
COLORADO SPRINGS, CO

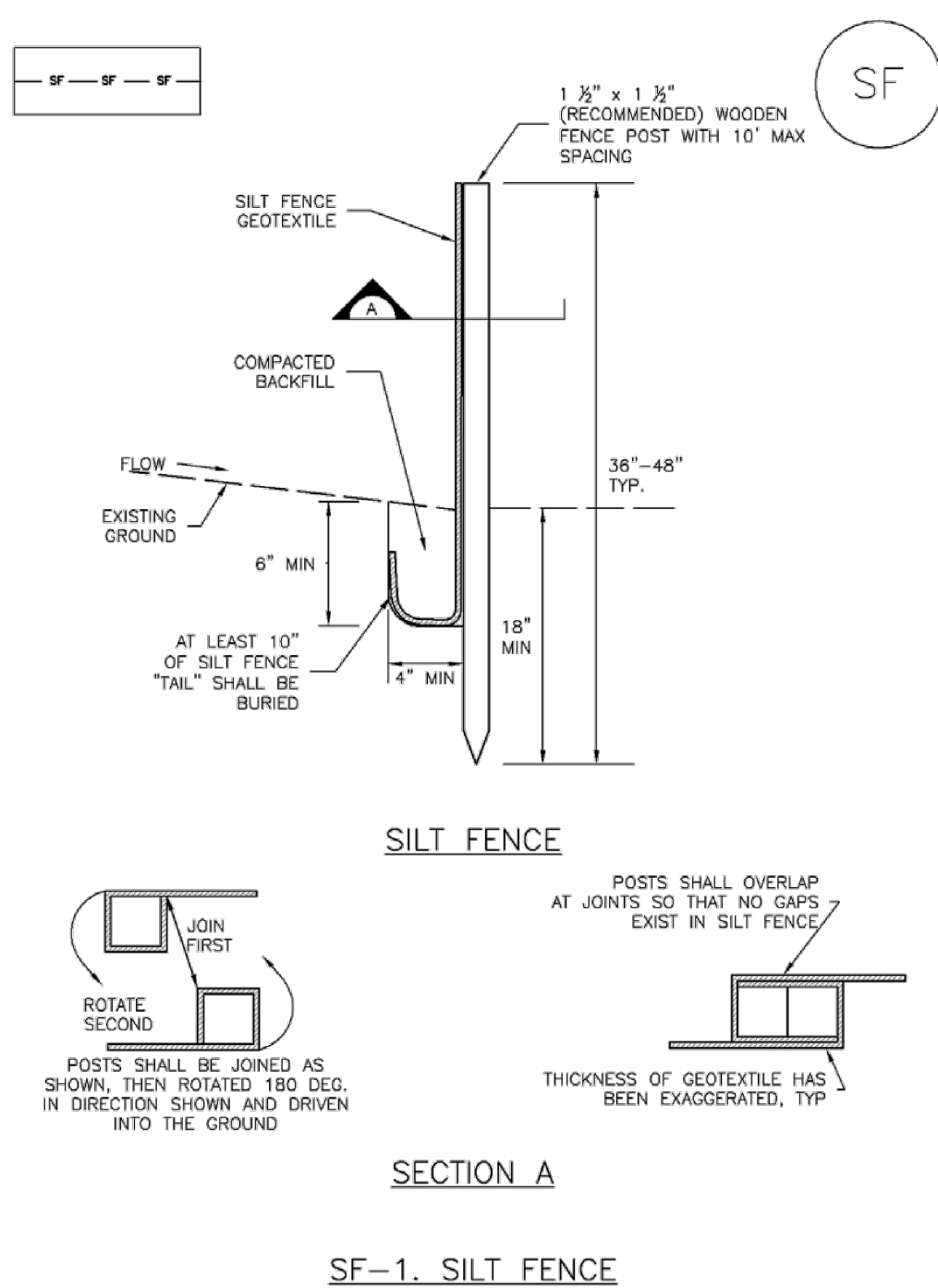
SALES OFFICE
GRADING AND EROSION
CONTROL PLAN

SHEET NO:	GP-01
DATE:	11/06/19
PAGE NO:	1 OF 3

P:\Clients\The Sod Guy\CAD\Development Plan\Grading Erosion Control Details.dwg - 12/6/2019 11:12 AM

Silt Fence (SF)

SC-1



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

SP-3

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

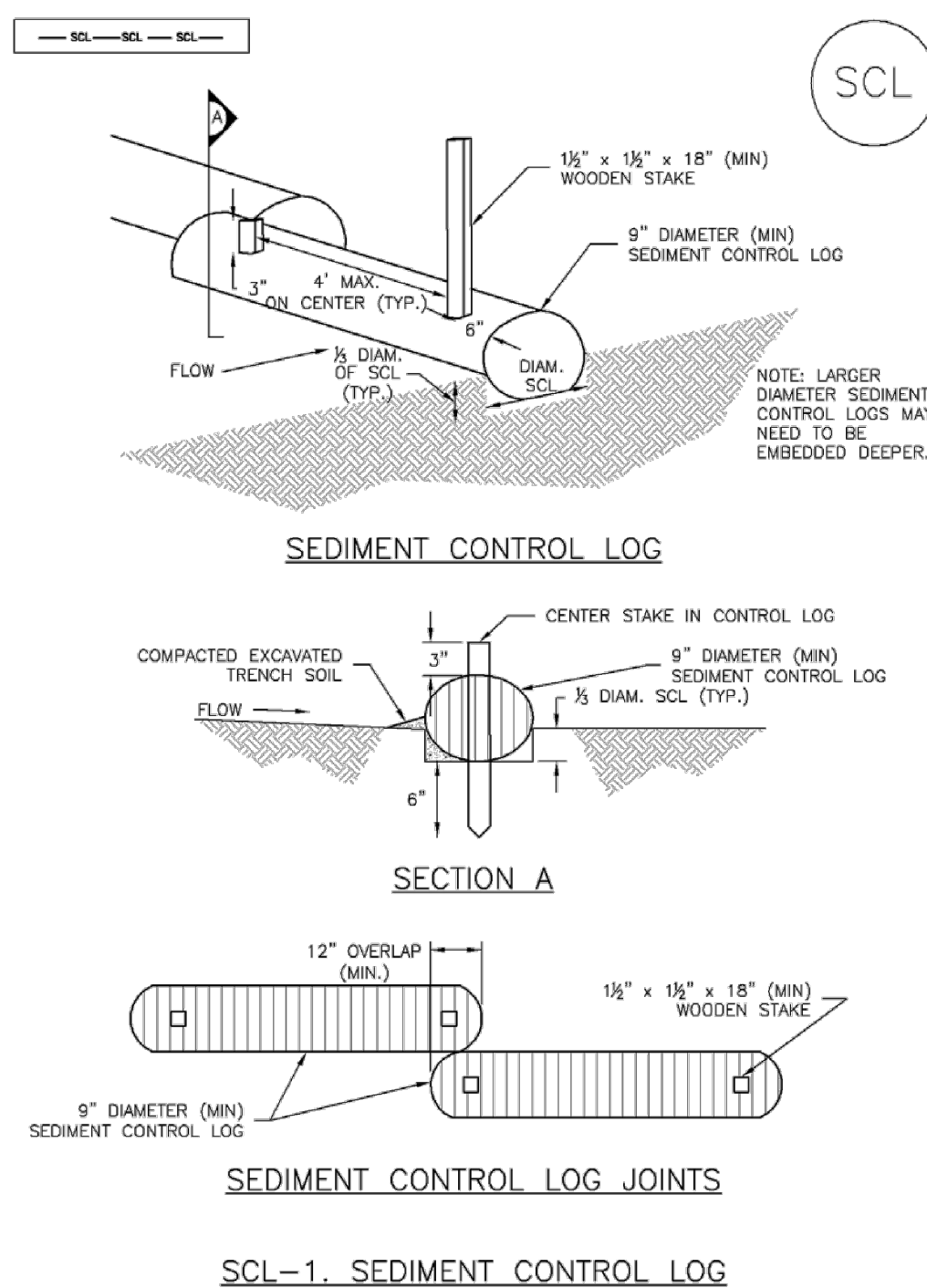
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AUBURN, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN PREFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Sediment Control Log (SCL)

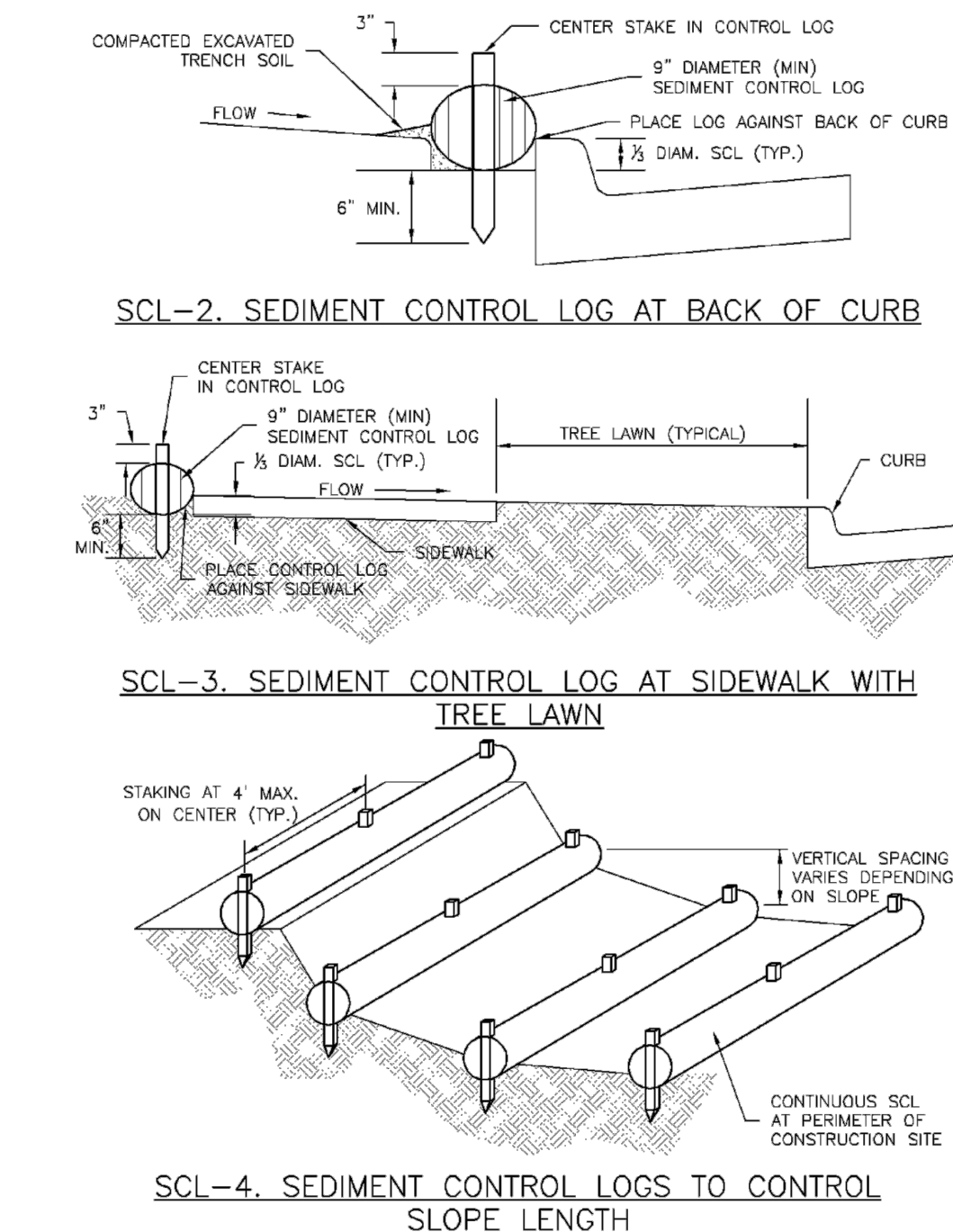
SC-2



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

SCL-3

Sediment Control Log (SCL)



SCL-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Revegetation

Chapter 14

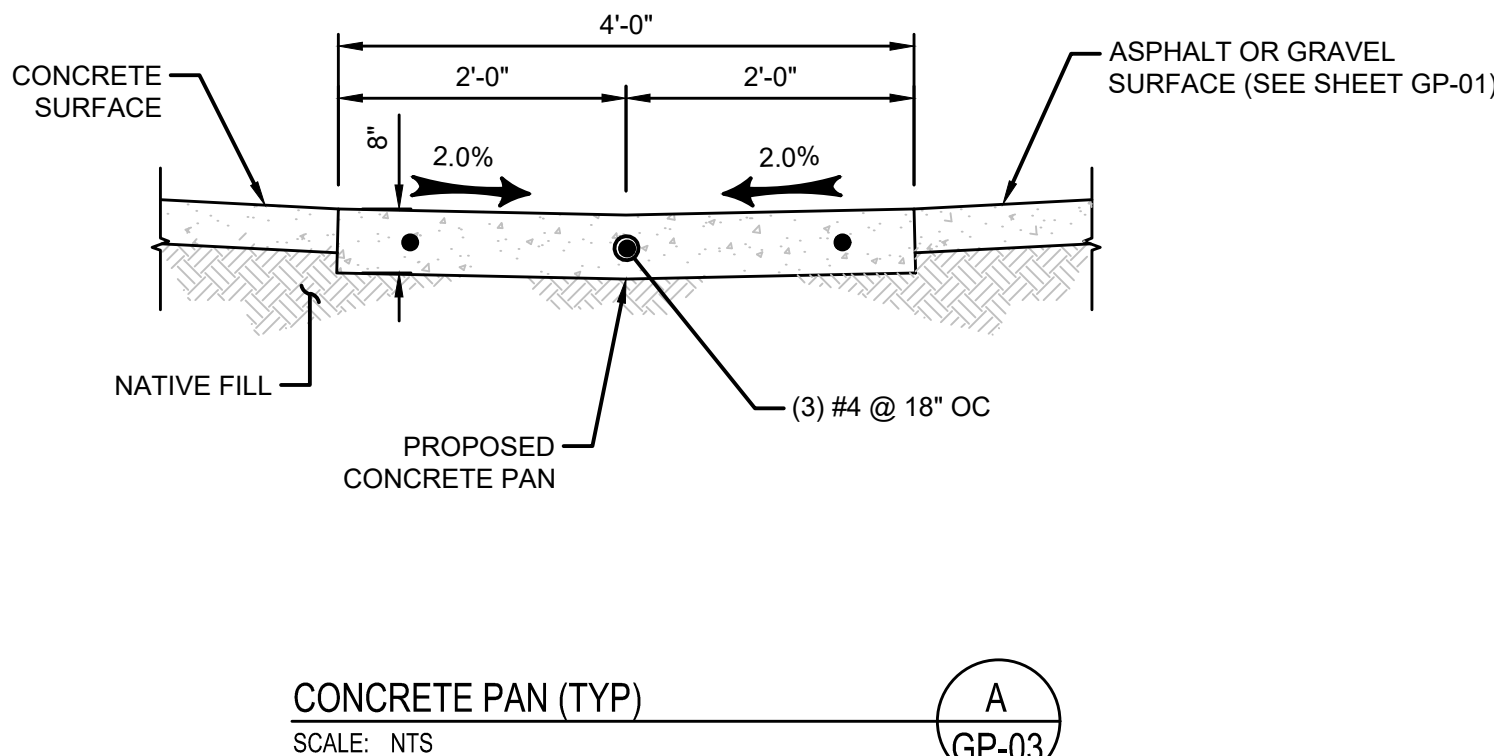
Table 14-10. Recommended Seed Mix for Transition Areas¹

Common Name (Variety)	Scientific Name	Growth Season	Growth Form	Seeds/Lb	Lbs PLS/Acre Drilled	Lbs PLS/Acre Broadcast or Hydroseeded
Sheep fescue (Durar)	<i>Festuca ovina</i>	Cool	Bunch	680,000	1.3	2.6
Western wheatgrass (Arriba)	<i>Pascopyrum smithii</i>	Cool	Sod	110,000	7.9	15.8
Alkali sacaton	<i>Spolobolus airoides</i>	Warm	Bunch	1,758,000	0.5	1.0
Slender wheatgrass	<i>Elymus trachycaulus</i>	Cool	Bunch	159,000	5.5	11.0
Canadian bluegrass (Ruebens) ¹	<i>Poa compressa</i>	Cool	Sod	2,500,000	0.3	0.6
Switchgrass (Pathfinder)	<i>Panicum virgatum</i>	Warm	Sod/ Bunch	389,000	1.3	2.6
Annual rye	<i>Lolium multiflorum</i>	Cool	Cover crop	227,000	10.0	20.0
				TOTAL	26.8	53.6
Wildflowers						
Blanket flower	<i>Faillardia aristata</i>	---	---	132,000	0.25	0.50
Prairie coneflower	<i>Ratibida columnaris</i>	---	---	1,230,000	0.20	0.40
Purple prairie clover	<i>Petalostemum purpurea</i>	---	---	210,000	0.20	0.40
Gayfeather	<i>Liatris punctata</i>	---	---	138,000	0.06	0.12
Flax	<i>Linum lewisii</i>	---	---	293,000	0.20	0.40
Penstemon	<i>Penstemon strictus</i>	---	---	592,000	0.20	0.40
Yarrow	<i>Achillea millefolium</i>	---	---	2,770,000	0.03	0.06
				TOTAL	1.14	2.28

¹For side slopes or between wet and dry areas.
²Substitute 1.7 lbs PLS/acre of inland saltgrass (*Distichlis spicata*) in salty soils.

14-22 City of Colorado Springs
Drainage Criteria Manual, Volume 1

May 2014



GENERAL CONSTRUCTION NOTES:

1. PARKING DIMENSIONS ARE TO FACE OF CURB.
2. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY (PCD) AND PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS.
3. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEED. SEE BELOW FOR GRASS SEED MIXES FOR EL PASO COUNTY.

Recommended El Paso County Grass Seed Mixes

Grass:	Variety	PLS lbs per acre
Crested Wheat Grass	Ephraim or <u>HyCrest</u>	4.0
Perennial Rye	Linn	2.0
Western Wheatgrass	Barton	3.0
Smooth Brome Grass	Lincoln or <u>Manchar</u>	5.0
<u>Sideoats</u> Grama	El Reno	2.5
Total:		16.5

Grass:	Variety	PLS lbs per acre
Crested Wheat Grass	Ephraim	3.0
Slender Wheat Grass	<u>Sodac</u>	2.5
Western Wheatgrass	Barton	5.0
Smooth Brome Grass	Lincoln or <u>Manchar</u>	4.0
<u>Sideoats</u> Grama	El Reno	3.0
Total:		17.5

Grass:	Variety	PLS lbs per acre
<u>Sideoats</u> Grama	El Reno	3.0
Western Wheatgrass	Barton	2.5
Slender Wheat Grass	Native	2.0
Little Bluestem	<u>Pastura</u>	2.0
Sand <u>Droseed</u>	Native	0.5
Switch Grass	Nebraska 28	3.0
Weeping Love Grass	<u>Morpha</u>	1.0
Optional: <u>Perennial</u> Rye		2.0
Total:		14-16

NO.	REVISIONS	BY	DATE

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PROJECT NO.	04-18-0188
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DESIGNED	C. BURBA
APPROVED	C. BURBA
QA/QC	J. MOORE

OWNER
THE SOD GUY
COLORADO SPRINGS, CO

THE SOD GUY - SALES LOT
**GRADING, EROSION
CONTROL DETAILS**

SHEET NO:
DET-02

DATE:
11/06/19

PAGE NO:
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