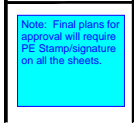


# Grading & Erosion Control Plan\_V1.pdf Markup Summary

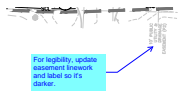
dsdlaforce (26)

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**Subject:** Text Box  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:19:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note: Final plans for approval will require PE Stamp/signature on all the sheets.



**Subject:** Callout  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:27:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

For legibility, update easement linework and label so it's darker.



**Subject:** Image  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:34:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Text Box  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:45:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following:

Standard Notes for El Paso County Construction Plans

1.All drainage and roadway construction shall meet the standards and specifications of the City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2, and the El Paso County Engineering Criteria Manual.

2.Contractor shall be responsible for the notification and field notification of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to construction. Call 811 to contact the Utility Notification Center of Colorado (UNCC).

3.Contractor shall keep a copy of these approved plans, the Grading and Erosion Control Plan, the Stormwater Management Plan (SWMP), the soils and geotechnical report, and the appropriate design and construction standards and specifications at the job site at all times, including the following:

a.El Paso County Engineering Criteria Manual (ECM)

b.City of Colorado Springs/El Paso County Drainage Criteria Manual, Volumes 1 and 2

c.Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction

d.CDOT M & S Standards

4.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. Any modifications necessary to meet criteria after-the-fact will be entirely the developer's responsibility to rectify.

5.It is the design engineer's responsibility to accurately show existing conditions, both onsite and offsite, on the construction plans. Any modifications necessary due to conflicts, omissions, or changed conditions will be entirely the developer's responsibility to rectify.

6.Contractor shall schedule a pre-construction meeting with El Paso County Planning and Community Development (PCD) – Inspections, prior to starting construction.

7.It is the contractor's responsibility to understand the requirements of all jurisdictional agencies and to obtain all required permits, including but not limited to El Paso County Erosion and Stormwater Quality Control Permit (ESQCP), Regional Building Floodplain Development Permit, U.S. Army Corps of Engineers-issued 401 and/or 404 permits, and county and state fugitive dust permits.

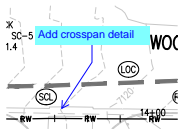


**Subject:** Text Box  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:45:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the El Paso County standard signage & striping notes:

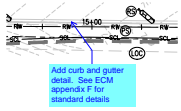
**Signing and Striping Notes:**

1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
3. Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs"
8. All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.100" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalks lines shall be 12" wide and 8' long per CDOT S-627-1.
12. All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
13. The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
14. The contractor shall obtain a work in the right of way permit from the El Paso County Department of Public Works (DPW) prior to any signage or striping work within an existing El Paso County roadway.



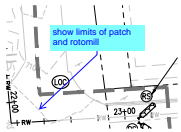
**Subject:** Callout  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:47:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add crossspan detail



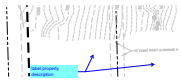
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**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:47:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add curb and gutter detail. See ECM appendix F for standard details



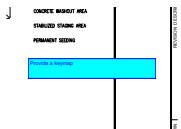
**Subject:** Callout  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/4/2021 5:51:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show limits of patch and rotomill



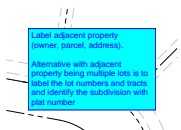
**Subject:** Callout  
**Page Label:** [4] 3 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/4/2021 6:05:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label property description



**Subject:** Text Box  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:12:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

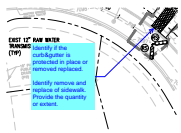
Provide a keymap



**Subject:** Text Box  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:18:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

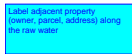
Label adjacent property (owner, parcel, address).

Alternative with adjacent property being multiple lots is to label the lot numbers and tracts and identify the subdivision with plat number



**Subject:** Callout  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:21:40 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify if the curb&gutter is protected in place or removed replaced.  
  
Identify remove and replace of sidewalk. Provide the quantity or extent.



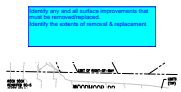
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**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:28:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label adjacent property (owner, parcel, address) along the raw water



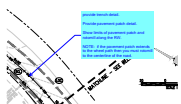
**Subject:** Callout  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:31:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

linework doesn't seem to match aerial photo.  
  
Call out areas to be restriped and patched.



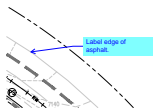
**Subject:** Text Box  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:33:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify any and all surface improvements that must be removed/replaced.  
Identify the extents of removal & replacement



**Subject:** Callout  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:42:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide trench detail.  
  
Provide pavement patch detail.  
  
Show limits of pavement patch and rotomill along the RW.  
  
NOTE: if the pavement patch extends to the wheel path then you must rotomill to the centerline of the road.



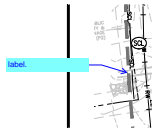
**Subject:** Callout  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:42:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label edge of asphalt.



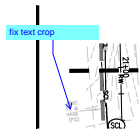
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**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:43:56 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show and label existing sidewalk



**Subject:** Callout  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:46:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label.



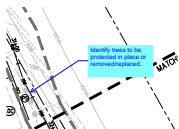
**Subject:** Callout  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:46:17 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

fix text crop



**Subject:** Callout  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:47:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify trees to be protected in place or removed/replaced.



**Subject:** Callout  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:47:17 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify trees to be protected in place or removed/replaced.



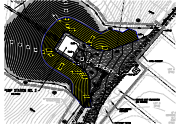
**Subject:** Callout  
**Page Label:** [4] 3 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:54:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

In private properties, adjust limits of construction so it's within the public utility easement. WWSD must obtain permission/temporary construction easement from the property owner if construction extends beyond the easement.



**Subject:** Callout  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 7:54:20 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

In private properties, adjust limits of construction so it's within the public utility easement. WWSD must obtain permission/temporary construction easement from the property owner if construction extends beyond the easement.



**Subject:** Polygon  
**Page Label:** [5] 4 GRADING AND EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 8:07:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

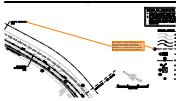


**Subject:** Callout  
**Page Label:** [5] 4 GRADING AND EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 5/5/2021 8:11:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update to label & show erosion control blanket per the standard EPC grading and erosion control plan note #15 on sheet 6 of 6.

Update the financial assurance estimate form to include the quantity.

### EPC Stormwater - Glenn Reese (21)



**Subject:** SW - Comment  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 2:22:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Item H and M. If "limits of disturbance" and "construction boundary" are the same, change to "construction boundary/limits of disturbance" or otherwise show as separate linetypes for each on the legend and figure.



**Subject:** SW - Text Box  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 3:47:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The following BMP's are included in the plans above. Please include details for each of them. Examples of acceptable details for each are provided:

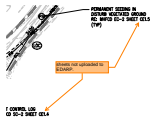
Item	Description	Quantity	Unit
1	Grass Waterway	100	sq ft
2	Grass Waterway	100	sq ft
3	Grass Waterway	100	sq ft
4	Grass Waterway	100	sq ft
5	Grass Waterway	100	sq ft
6	Grass Waterway	100	sq ft
7	Grass Waterway	100	sq ft
8	Grass Waterway	100	sq ft
9	Grass Waterway	100	sq ft
10	Grass Waterway	100	sq ft

**Subject:** Image  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 3:47:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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**Subject:** SW - Text Box  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 3:48:32 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Details should be included at a legible scale (generally about 4 to 6 pages of details per plan sheet)



---

**Subject:** SW - Comment  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:03:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

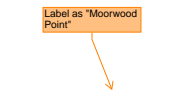
sheets not uploaded to EDARP.



---

**Subject:** SW - Comment  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:07:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show a sediment control measure like rock check dams across roadside ditch at appropriate spacing. And update FAE form accordingly. Typical for all areas with roadside ditch within excavation area.



---

**Subject:** SW - Comment  
**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:09:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label as "Moorwood Point"



---

**Subject:** SW - Comment  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:13:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

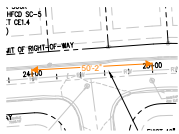
Add linetype to legend





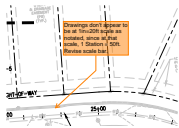
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**Page Label:** [2] 1 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:18:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Typical all sheets:  
 - Checklist Item "b" - label some of the main adjacent Subdivision names/parcel numbers (and schools).  
 - Checklist Item "i" - Label specific areas on plans or just make a general note regarding condition of existing vegetation.  
 - Items f and g - show existing structures and utilities.  
 - Item p - Delineate cut/fill locations with linework on plans or make a note on plans (example: cut/fill not shown because most of the project will be excavating and backfilling a trench. However, mostly fill will take place around Pump Station #2.  
 - Item s - show stormwater flow direction areas (including on properties adjacent to Limits of Construction so it is clear where runoff/runon occurs), on plans and Legend.



**Subject:** SW - Dimension  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:21:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

50'-2"



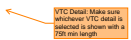
**Subject:** SW - Comment  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:22:07 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Drawings don't appear to be at 1in=20ft scale as notated, since at that scale, 1 Station = 50ft. Revise scale bar.



**Subject:** SW - Comment  
**Page Label:** [3] 2 EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:23:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note that per details VT-1 and VT-2 in DCM Vol. 2, Chap 3.3, VTC should be 75ft min length. Shown here as 50ft. Revise.



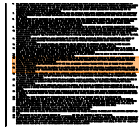
**Subject:** SW - Comment  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:24:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

VTC Detail: Make sure whichever VTC detail is selected is shown with a 75ft min length



**Subject:** SW - Comment  
**Page Label:** [5] 4 GRADING AND EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 4:24:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

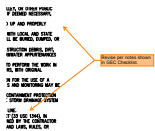
Note that per details VT-1 and VT-2 in DCM Vol. 2, Chap 3.3, VTC should be 75ft min length. Shown here as 50ft. Revise.



**Subject:** SW - Rectangle  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 5:30:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

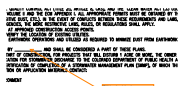


**Subject:** SW - Rectangle  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 5:31:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



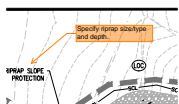
**Subject:** SW - Comment  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 5:32:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise per notes shown in GEC Checklist.



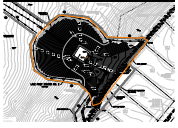
**Subject:** SW - Comment  
**Page Label:** [6] 5 GRADING AND EROSION CONTROL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 5:33:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fill in the blank



**Subject:** SW - Comment  
**Page Label:** [5] 4 GRADING AND EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 5:36:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Specify riprap size/type and depth.



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**Subject:** Area Measurement  
**Page Label:** [5] 4 GRADING AND EROSION CONTROL PLAN 33,239 sf  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 5:36:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



Add text:  
PPR-21-019

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**Subject:** SW - Comment  
**Page Label:** [1] G0.0 Add text: PPR-21-019  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/19/2021 5:37:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**