



**BMP INSTALLATION STAGING NOTES:**

**STAGE 1 – PRE-DISTURBANCE**  
 INSTALL INITIAL STORMWATER QUALITY (SWQ) BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. THESE BMP'S CONSIST OF THE PERIMETER CONTROLS OF SILT FENCE, INLET PROTECTION OF EXISTING INLETS, TEMPORARY SEDIMENT BASIN, STAKING OF PORTABLE POTTY, AND THE VEHICLE TRACKING CONTROL PAD.

**STAGE 2 – OVERLOT GRADING**  
 COMMENCE THE BULK OF OVERLOT GRADING OPERATIONS AND INSTALL TEMPORARY BMP'S AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. TEMPORARY BMP'S MAY CONSIST OF ADDITIONAL SILT FENCE, STRAW BALES, SURFACE ROUGHENING OF SLOPES, AND TEMPORARY SEEDING & MULCHING. ANY STOCKPILED DIRT SHALL BE PROTECTED BY A PERIMETER SILT FENCE.

**STAGE 3 – INFRASTRUCTURE & BUILDING CONSTRUCTION**  
 CONSTRUCT SITE IMPROVEMENTS AS SHOWN ON THE APPLICABLE CONSTRUCTION DOCUMENTS. ADDITIONAL TEMPORARY BMP'S CONSISTING OF ADDITIONAL SILT FENCE, CONCRETE WASH-OUT AREA, ADDITIONAL STRAW BALES, AND INLET PROTECTION OF PERMANENT DRAINAGE IMPROVEMENTS. ANY STOCKPILED DIRT SHALL BE PROTECTED BY A PERIMETER OF SILT FENCE.

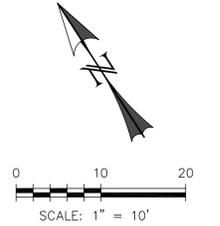
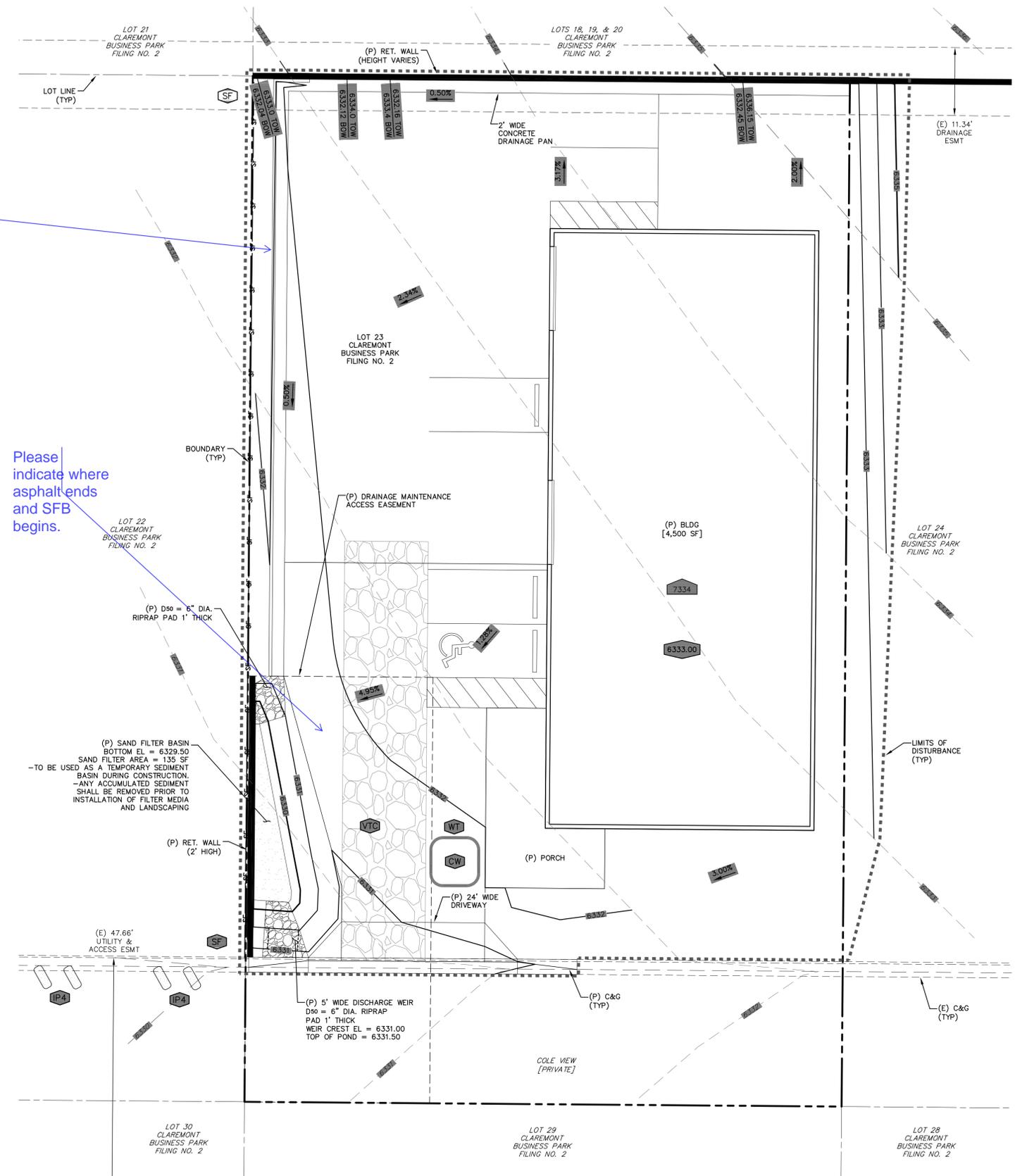
**STAGE 4 – PERMANENT STABILIZATION**  
 PERMANENT SWQ BMP'S SUCH AS RIPRAP, CURB & GUTTER, PAVEMENT, LANDSCAPING, AND RESEEDING SHALL BE CONSTRUCTED AT THIS TIME AS OUTLINED ON THE GRADING AND EROSION CONTROL PLAN AND THE LANDSCAPE AND IRRIGATION PALNS, DRAINAGE REPORT, AND/OR CONSTRUCTION DOCUMENTS.

**LEGEND**

EXISTING	(E)
PROPOSED	(P)
ADDRESS	2334
CURB AND GUTTER	C&G
EASEMENT	ESMT
UTILITY	UT
DRAINAGE	DR
BOUNDARY	---
RIGHT-OF-WAY	---
LOT LINE	---
(E) CONTOUR, INDEX	59.30
(E) CONTOUR	---
(P) CONTOUR, INDEX	59.30
(P) CONTOUR	---
(E) STORM SEWER, INLET, MH	---
LIMITS OF DISTURBANCE	---
FINISHED FLOOR ELEVATION	6333.00
SILT FENCE	SF STAGE 1
VEHICLE TRACKING CONTROL	VTC STAGE 1
CURB SOCK	IP4 STAGE 1
STRAW WATTLE	WT STAGE 3
CONCRETE WASHOUT	CW STAGE 3

Please clarify the extents of Curb and gutter/pavement/landscaping.

Please indicate where asphalt ends and SFB begins.



REV.	DESCRIPTION	DATE



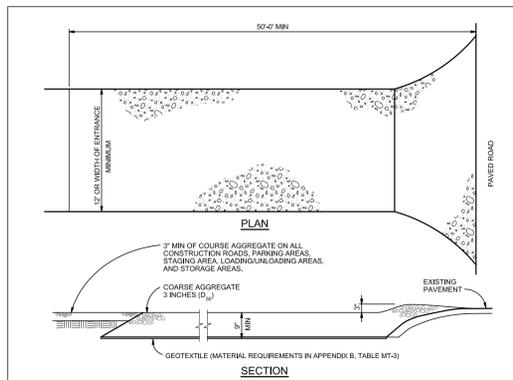
PREPARED FOR:  
**GOLDEN AGE PRESERVATION AND RESTORATION, LLC**  
 310 GOLD CLAIM TERRACE  
 COLORADO SPRINGS, CO 80905

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF  
 WESTWORKS ENGINEERING  
 CHAD [unreadable]



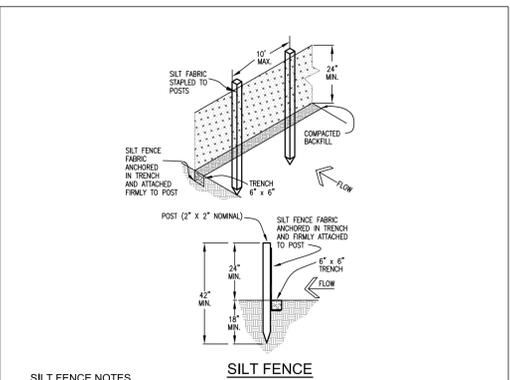
**LOT 23 CLAREMONT BUSINESS PARK FILING NO. 2**  
**OVERLOT GRADING & EROSION CONTROL PLAN**

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1"=10'	DATE:	03/17/17
JOB NUMBER:	91703	SHEET:	GR2 OF 3



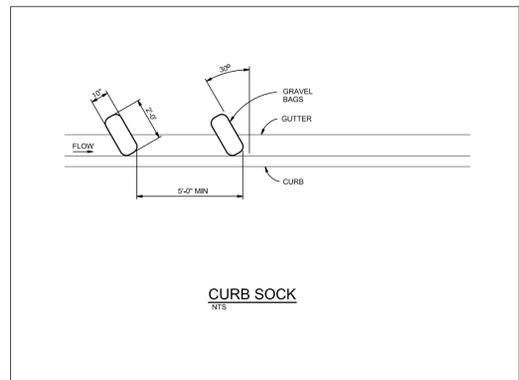
**VEHICLE TRACKING NOTES**

- INSTALLATION REQUIREMENTS**
1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
  2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
  3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
  4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
  5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRASSES THAT ARE EXCESSIVELY STEEP.
- MAINTENANCE REQUIREMENTS**
1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
  2. STONES ARE TO BE REPLACED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
  3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAIN.
  4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
  5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.



**SILT FENCE NOTES**

- INSTALLATION REQUIREMENTS**
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
  3. METAL POSTS SHALL BE "STUDDED TEE" OR "I" TYPE WITH MINIMUM HEIGHT OF 1.33 FEET PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
  4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #10 HEAVY DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
  5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE, IF NEEDED.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNINTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
  2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCES WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
  3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



**CURB SOCK NOTES**

- INSTALLATION REQUIREMENTS**
1. CURB SOCK SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES ON THE SITE.
  2. SOCK IS TO BE MADE OF 1/4 INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.
  3. WASHED SAND OR GRAVEL 3/4 INCH TO 4 INCHES IN DIAMETER IS PLACED INSIDE THE SOCK.
  4. PLACEMENT OF THE SOCK IS TO BE 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
  5. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED AT A MINIMUM 5 FEET APART.
  6. AT LEAST 2 CURB SOCKS IN SERIES IS REQUIRED.
- MAINTENANCE REQUIREMENTS**
1. CONTRACTOR SHALL INSPECT CURB SOCK IMMEDIATELY AFTER EACH RAINFALL AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.
  2. DAMAGED OR INEFFECTIVE CURB SOCK SHALL PROMPTLY BE REPAIRED OR REPLACED.
  3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED.
  4. CURB SOCK SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.



**SEEDING GUIDELINES:**

1. **SEEDBED PREPARATION**  
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRIABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THEN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
2. **FERTILIZER**  
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAILABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAILABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
3. **SEEDING**  
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:3 (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. PLS RATES SHOULD BE DOUBLED IF BROADCAST BY HAND. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD.  
THE TIME OF SEEDING IS FROM OCTOBER 15TH - MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.
4. **MULCHING**  
SEEDING AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.  
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
5. **SUPPLEMENTAL WATER**  
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

**EROSION PROTECTION & REVEGETATION REQUIREMENTS**

"PER U.S.D.A. SOIL CONSERVATION SERVICE GUIDELINES"

1. PRACTICE NO. & NAME	342 - CRITICAL AREA TREATMENT
PLANNED SITE	SANDY FOOTHILLS
2. RANGED:	
SEEDED PREP:	
A METHOD	
B DATES	OCT 15 - MAY 31
C CLEAN TILLED	XX
FIRM SEEDBED	XX
STUBBLE COVER	
INTERSEED	
OTHER	
FERTILIZER:	WEED CONTROL: N/A
POUNDS ACTUAL PER ACRE N2	40
(AVAILABLE)	
P205	40
K	N/A
MULCH:	
KIND	LONG - STEM NATIVE HAY
AMOUNT:	4,000 POUNDS/ACRE
HOW-APPLIED:	N/A
HOW-ANCHORED:	CRIMPED
ANCHORAGE DEPTH:	4"

SEED:	VARIETY	SPECIES	REQUIRED PLS RATES PER ACRES (100%)
	EL REND	SIDEHATS GRAMA	3.0
	BARTON	WESTERN WHEATGRASS	2.5
	NATIVE	SLENDER WHEAT GRASS	2.0
	PASTURA	LITTLE BLUESTEM	2.0
	NATIVE	SAND DRPSEED	0.5
	NEBRASKA 28	SWITCH GRASS	3.0
	MORPHA	WEEPING LOVE GRASS	1.0

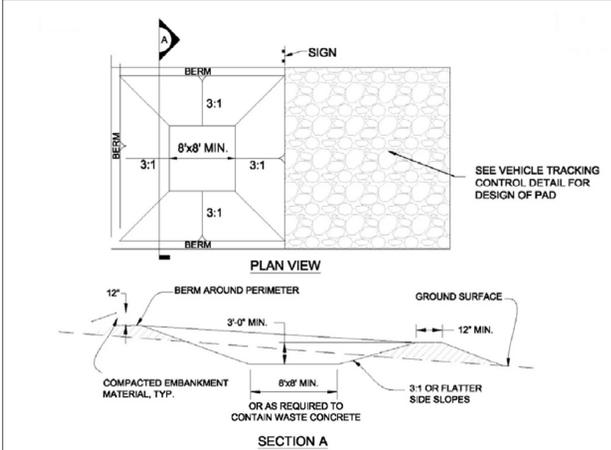
% OF SPECIES IN MIXTURE	PLS SEEDING RATE PER SPECIES/ACRE (1) x (2)	PLANNED ACRE (3) x (4)	TOTAL PLS LBS/ SPECIES PLANNED (3) x (4)
21	0.63	0.37	0.23
18	0.45	0.37	0.17
14	0.28	0.37	0.10
14	0.28	0.37	0.10
4	0.02	0.37	0.01
21	0.63	0.37	0.23
7	0.07	0.37	0.03

**BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:**

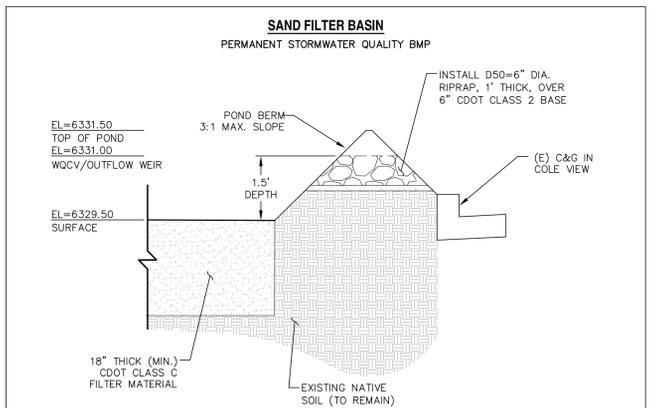
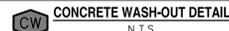
- "INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
  2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM FACILITIES.
  3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
  4. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED.
  5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
  6. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
  7. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
  8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
  9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
  10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
  11. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
  12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
  13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
  14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
  15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
  16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
  17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEWER SEWER POLLUTANTS THAT COULD CAUSE THE COUNTY OF EL PASO TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
  18. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
  19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
  20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
  21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
  22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.

**EROSION CONTROL CRITERIA:**

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
1. PRIOR TO START OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AND VEHICLE TRACKING CONTROL AS SHOWN ON THE EROSION CONTROL PLAN.
  2. THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE SILT FENCES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.
  3. EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM OR NOT MORE THAN EVERY 14 DAYS. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- TIMING:**
- ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING:  
SUMMER 2017 ~ FALL 2018
- EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: FALL 2018
- AREAS:**
- TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED, OR GRADED: 0.37 ACRES
- RECEIVING WATERS:**
- NAME OF RECEIVING WATERS: SAND CREEK

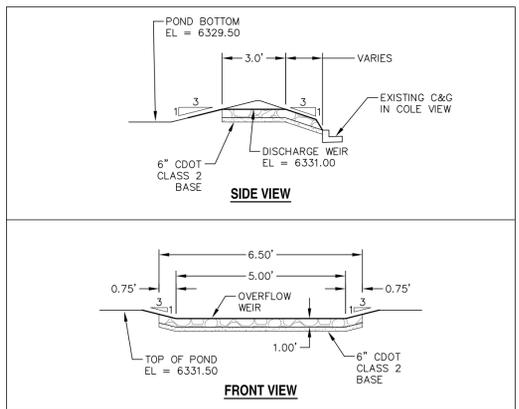


- CONCRETE WASHOUT AREA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA.
  2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
  3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
  4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
  5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.
- CONCRETE WASHOUT AREA MAINTENANCE NOTES**
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT WHEN FULL OR AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
  2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
  3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZE IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
  4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.



Please show under drain. A Split ring infiltrometer test will be required if no under drain is provided

REQUIRED ACTION	MAINTENANCE OBJECTIVES	FREQUENCY
LAWN MOWING AND VEGETATIVE CARE	OCCASIONAL MOWING OF GRASSES AND WEED REMOVAL TO LIMIT UNWANTED VEGETATION. MAINTAIN IRRIGATED TURF GRASS AT 2 TO 4 INCHES TALL AND NON-IRRIGATED TURF GRASSES AT 4 TO 6 INCHES. RECOMMEND USING SMALLER MOWING EQUIPMENT & MACHINERY (<1,000 LB) TO LIMIT WEIGHT, PRESSURE, AND COMPACTION OF SAND MEDIA.	ROUTINE - DEPENDING ON AESTHETIC REQUIREMENTS.
DEBRIS AND LITTER REMOVAL	REMOVE DEBRIS AND LITTER FROM DETENTION AREA TO MINIMIZE CLOGGING OF THE SAND MEDIA.	ROUTINE - DEPENDING ON AESTHETIC REQUIREMENTS.
LANDSCAPING REMOVAL AND REPLACEMENT	THE SANDY LOAM TURF AND LANDSCAPING LAYER WILL CLOG WITH TIME. THIS LAYER WILL NEED TO BE REMOVED AND REPLACED, ALONG WITH ALL TURF AND VEGETATION GROWING ON THE SURFACE, TO REHABILITATE INFILTRATION RATES.	EVERY 5 TO 10 YEARS, DEPENDING ON INFILTRATION RATES NEEDED TO DRAIN THE WOCV IN 12-HOURS OR LESS.
INSPECTIONS	INSPECT DETENTION AREA TO DETERMINE IF SAND MEDIA IS ALLOWING ACCEPTABLE INFILTRATION.	ROUTINE - BI-ANNUAL INSPECTION OF HYDRAULIC PERFORMANCE.



OVERFLOW WEIR DETAILS SCALE: N.T.S.

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NOT FOR CONSTRUCTION

WESTWORKS ENGINEERING  
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

LOT 23 CLAREMONT BUSINESS PARK FILING NO. 2  
DESIGNED BY: MGP DRAWN BY: MGP  
SCALE: N/A DATE: 03/17/17  
JOB NUMBER: 91703 SHEET: GR3 OF 3  
DETAIL SHEET