

LEGAL DESCRIPTION

PARCEL A:
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4, COUNTY OF EL PASO, STATE OF COLORADO.
THE ABOVE LOT CONTAINS 33,776 SQUARE FEET, MORE OR LESS.

PARCEL B:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

PARCEL C:
THOSE NON-EXCLUSIVE EASEMENT RIGHTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED BY DECLARATION OF CROSS-ACCESS EASEMENT RECORDED NOVEMBER 3, 2023 UNDER RECEPTION NO. 223092254 AND JUNE 11, 2024 UNDER RECEPTION NO. 224044076.

BENCHMARK

1.5" ALUMINUM CAP PLS 30118 BEING THE SOUTHWEST CORNER OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO.4, RECORDED AT RECEPTION NO.224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO.

ELEV.=6927.80' NVGD29

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BENT GRASS EAST COMMERCIAL FILING NO.4, RECORDED AT RECEPTION NO. 224715331, IN THE RECORDS OF EL PASO COUNTY COLORADO. SAID LINE BEARS N89°30'48"E FROM MONUMENTS SHOWN.

PROPERTY TAX SCHEDULE NUMBER:

5301104005

APPLICANT/OWNER:

CARUBIA PROPERTIES
8035 MERIDIAN PARK DRIVE
FALCON, CO 80831
719-640-1962
CONTACT: LUCAS CARUBIA
LUCAS.CARUBIA@GMAIL.COM

ARCHITECT

BATTISTA DESIGN GROUP
3650 WADSWORTH BLVD.
WHEAT RIDGE, CO 80033
303-428-4895
CONTACT: PAUL BATTISTA
PAUL@BATTISTADESIGN.NET

CIVIL ENGINEER:

PERCEPTION DESIGN GROUP, INC.
6801 SOUTH PIERCE STREET, SUITE 220
LITTLETON, COLORADO 80128
303-232-8088
CONTACT: JERRY DAVIDSON, P.E.
JDAVIDSON@PERCEPTIONDESIGNGROUP.COM

LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY
1733 S. CLARKSON STREET
DENVER, CO 80210
303-282-0463
CONTACT: TOM JUMP
TOM.J@JUMPDESIGNCO.COM

SURVEYOR

RIDGELINE LAND SURVEYING
575 VALLEY STREET, SUITE 3
COLORADO SPRINGS, CO 80915
719-238-2917
CONTACT: JAMES LENZ, P.L.S.

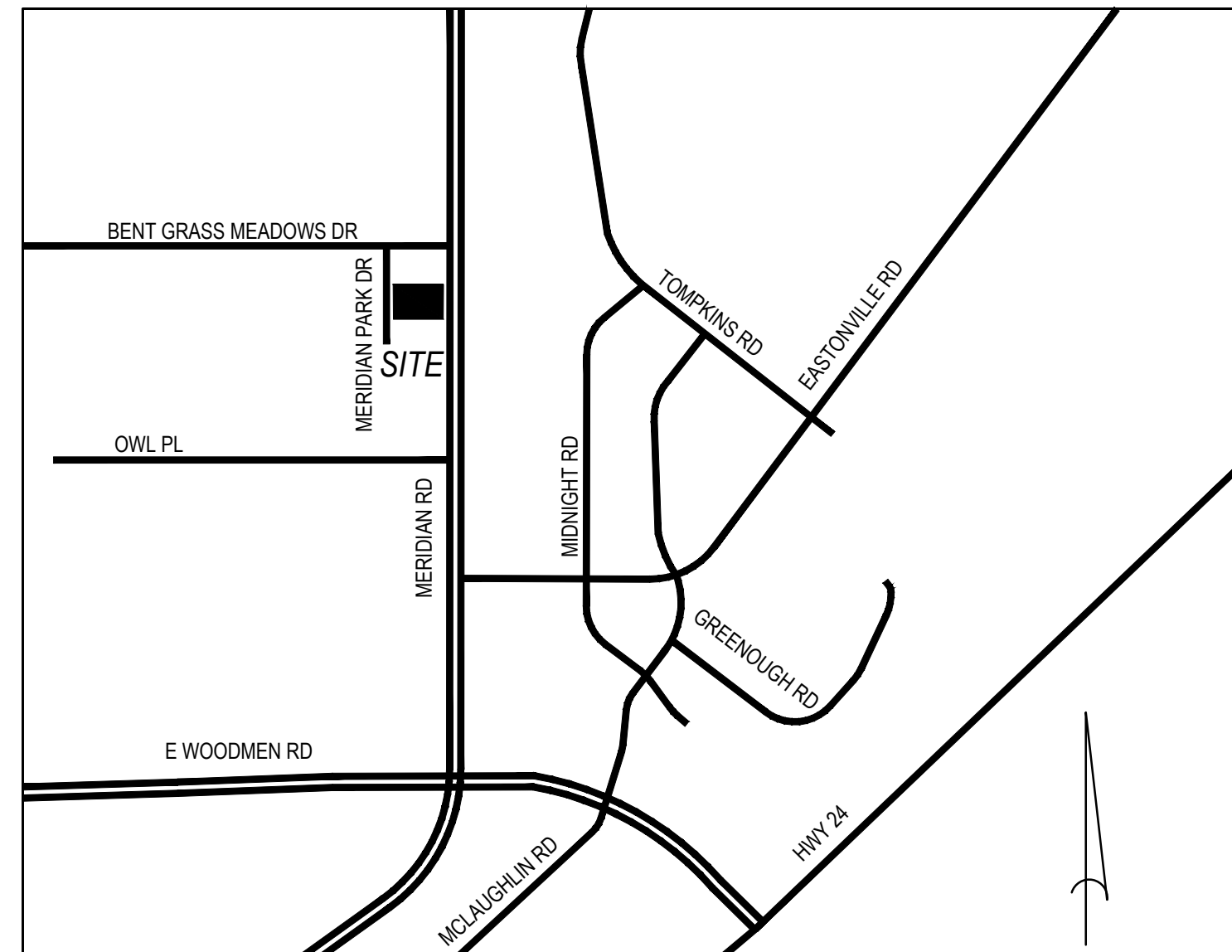
LIGHTING ENGINEER

ROSSI ENGINEERING
5376 S. GIBALTAR COURT
CENTENNIAL, CO 80015
303-720-9827
CONTACT: JUSTIN HAYES
JHAYES@ROSSIENGINEERING.NET

CARUBIA PROPERTIES - GRADING AND EROSION CONTROL PLAN (GEC PLAN)

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

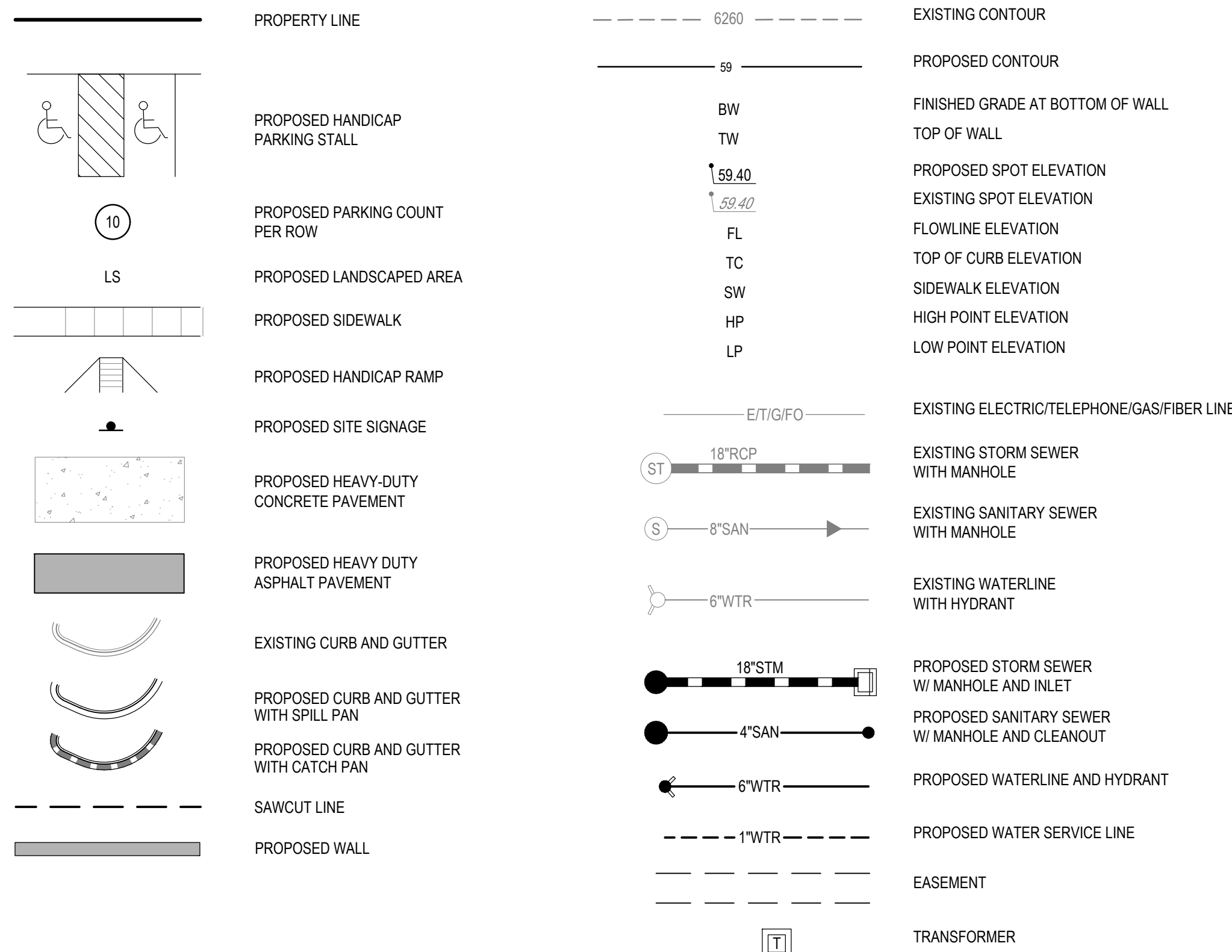
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP

1" = 1000' ±

LEGEND



SHEET INDEX

C5.00	GEC COVER SHEET
C5.01	GEC NOTES SHEET
C5.02	GRADING PLAN
C5.10	INITIAL GEC PLAN
C5.11	INTERIM GEC PLAN
C5.12	FINAL GEC PLAN
C5.90	GEC DETAILS
C5.91	GEC DETAILS
C5.92	GEC DETAILS

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 REPORT.
PRINTED NAME: JERRY W. DAVIDSON, P.E. CO LIC. NO. 30226 DATE: _____
PHONE NUMBER: 303-232-8088

SEAL

OWNER'S STATEMENT

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

OWNER SIGNATURE _____

DATE _____

EL PASO COUNTY GRADING AND EROSION CONTROL REVIEW

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, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

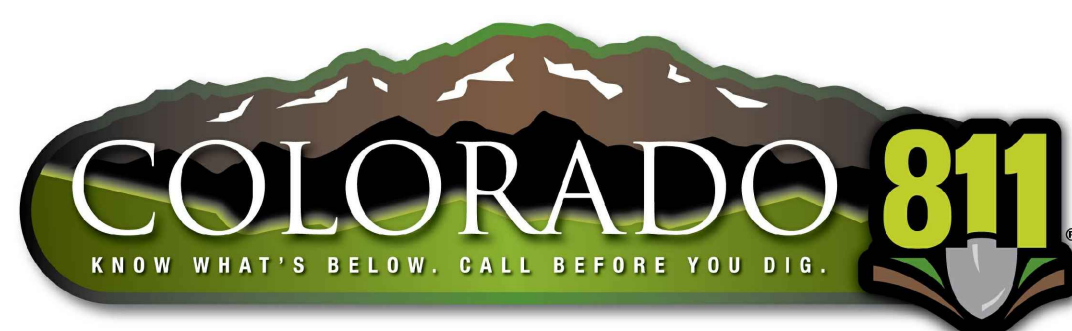
IN ACCORDANCE WITH EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

COUNTY PROJECT ENGINEER SIGNATURE _____

DATE: _____

GEC COST ESTIMATE

Erosion Control Cost Estimate						
AUTOWASH AT WOODMEN HILLS						
BMP No.	BMP	ID	Unit	Installation Unit Cost	Quantity	Cost
1	Check Dam	CD	LF	\$ 24.00		\$ -
2	Compost Blanket	CB	SF	\$ 0.36		\$ -
3	Compost Filter Berm	CFB	LF	\$ 2.00		\$ -
4	Concrete Washout Area	CWA	EA	\$ 100.00	1	\$ 100.00
5	Construction Fence	CF	LF	\$ 2.00	807	\$ 1,614.00
6	Construction Markers	CM	LF	\$ 0.20		\$ -
7	Dewatering	DW	EA	\$ 600.00		\$ -
8	Temporary Compacted Berm	DD	LF	\$ 1.60		\$ -
9	Erosion Control Blanket	ECB	SY	\$ 9.00		\$ -
10	Inlet Protection	IP	EA	\$ 200.00	1	\$ 200.00
11	Reinforced Check Dam	RCD	LF	\$ 36.00		\$ -
12	Reinforced Rock Berm	RRB	LF	\$ 9.00		\$ -
13	RRB for Culvert Protection	RRC	LF	\$ 9.00		\$ -
14	Sediment Basin	SB	AC	\$ 1,000.00	1	\$ 1,000.00
15	Sediment Control Log	SCL	LF	\$ 2.00	176	\$ 352.00
16	Sediment Trap	ST	EA	\$ 600.00		\$ -
17	Seeding & Mulching (Less than 10 Acres)	SM	AC	\$ 2,500.00	0.31	\$ 775.00
	(Greater than 10 Acres)	SM	AC	\$ 1,500.00		\$ -
18	Silt Fence	SF	LF	\$ 2.00	533	\$ 1,066.00
19	Stabilized Staging Area	SSA	SY	\$ 2.00	162	\$ 324.00
20	Surface Roughening	SR	AC	\$ 600.00		\$ -
21	Temporary Slope Drain	TSD	LF	\$ 30.00		\$ -
22	Temporary Stream Crossing	TSC	EA	\$ 1,000.00		\$ -
23	Terracing	TER		\$ -		\$ -
24	Vehicle Tracking Control	VTC	EA	\$ 1,000.00	1	\$ 1,000.00
25	VTC with Wheel Wash	WW	EA	\$ 1,500.00		\$ -
26	Mobilization (Required on all projects)	MB	LS	\$ 5,000.00	1	\$ 5,000.00
27	Pond Maintenance Sediment Removal (Based on area tributary to the pond)	PM	AC	\$ 1,000.00	1	\$ 1,000.00
28	Rock/Curb Socks	RS	LF	\$ 25.00	10	\$ 250.00
29	Street Maintenance	SM	LM	\$ 500.00	0.2	\$ 100.00
	(Based on lane miles of streets within project and from			\$ -		\$ -
					Total Cost of BMPs	\$ 12,781.00
					Maintenance	\$ 5,112.40
					Total	\$ 17,893.40



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
1	02/03/25	1ST SUBMITTAL

GEC COVER SHEET
CARUBIA PROPERTIES
 LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
 COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET
C5.00

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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.
2. 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION, THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND 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.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS 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 PRIOR TO IMPLEMENTATION.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. 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.
9. ALL PERMANENT STORMWATER MANAGEMENT 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.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERSHED OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL 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).
12. 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.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUN OFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT 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.
14. DURING DEWATERING OPERATIONS, 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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 THE SITE.
17. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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 SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE 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.
22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, ANY SURFACE SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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 THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC DATED NOVEMBER 2024 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMMP), 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

GEC NOTES

NO GEO HAZARDS LOCATED ON SITE.

NO BATCH PLANTS LOCATED ON SITE.

NO PRESEAVATION EASEMENT.

AREA OF DISTURBANCE = 1.15 AC

RECEIVING WATERS = BLACK SQUIRREL CREEK BASIN

EROSION CONTROL BLANKET TO BE PLACED ON ALL SLOPES 3:1 OR GREATER.

SEEDING AND MULCHING SHOWN FOR THE INTERIM CONDITION. SEE LANDSCAPE PLAN FOR FINAL LANDSCAPE STABILIZATION.

CONTRACTOR TO PROVIDE STREET SWEEPING ON ADJACENT STREETS.

CONTRACTOR TO PROVIDE REGULAR TRASH COLLECTION FOR SITE WASTE.

ESTIMATED STARTING DATE JUNE 1, 2024.

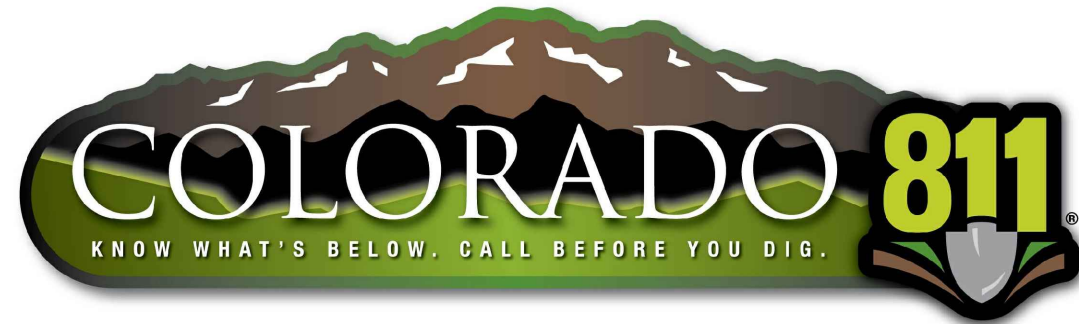
ESTIMATED COMPLETION AND FINAL STABILIZATION JANUARY 02, 2025.

PERMANENT WATER QUALITY IS PROVIDED AS PART OF THE BENT GRASS EAST AND A SAND FILTER BASIN ON SITE.

1675 CY OF CUT
55 CY OF FILL
1620 CY NET (CUT)

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PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
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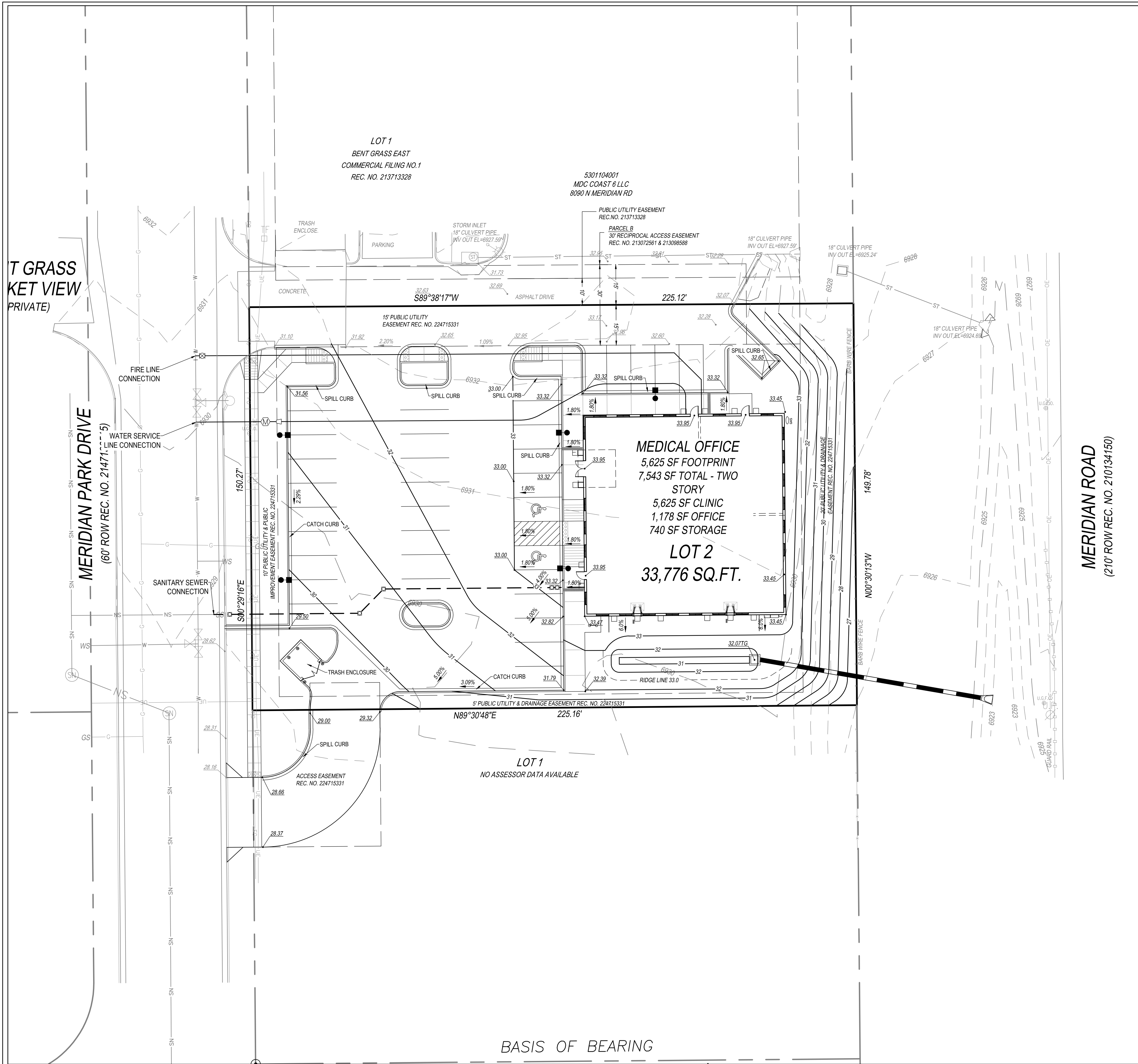
GEC NOTES SHEET

CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019

SHEET
C5.01

T GRASS
KET VIEW
(PRIVATE)



LEGEND

- PROPERTY LINE
- PROPOSED HANDICAP PARKING STALL
- PROPOSED PARKING COUNT PER ROW
- PROPOSED LANDSCAPED AREA
- PROPOSED SIDEWALK
- PROPOSED HANDICAP RAMP
- FIRE HYDRANT
- PROPOSED SITE SIGNAGE
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SITE LIGHTING



PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

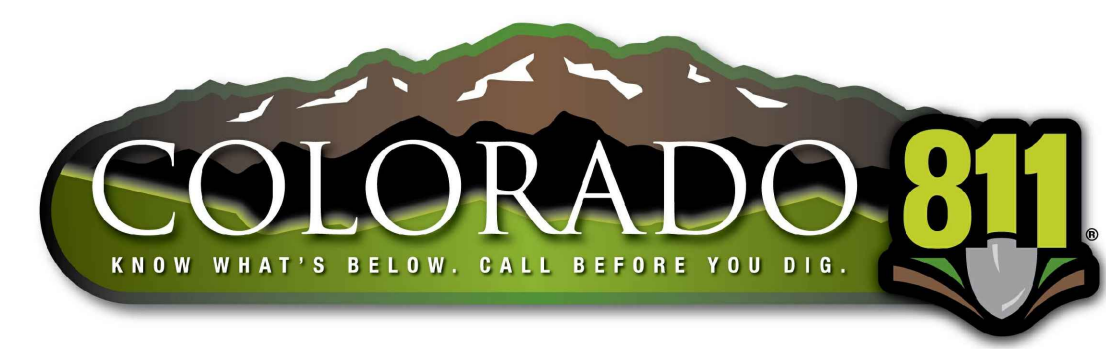
NO.	DATE	DESCRIPTION	REVISIONS
1	02/03/25	1ST SUBMITTAL	

GRADING PLAN
CARUBIA PROPERTIES
 LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
 COUNTY OF EL PASO, COLORADO

Design By: CLN
 Approved By: JWD
 Project No.: 2024-019

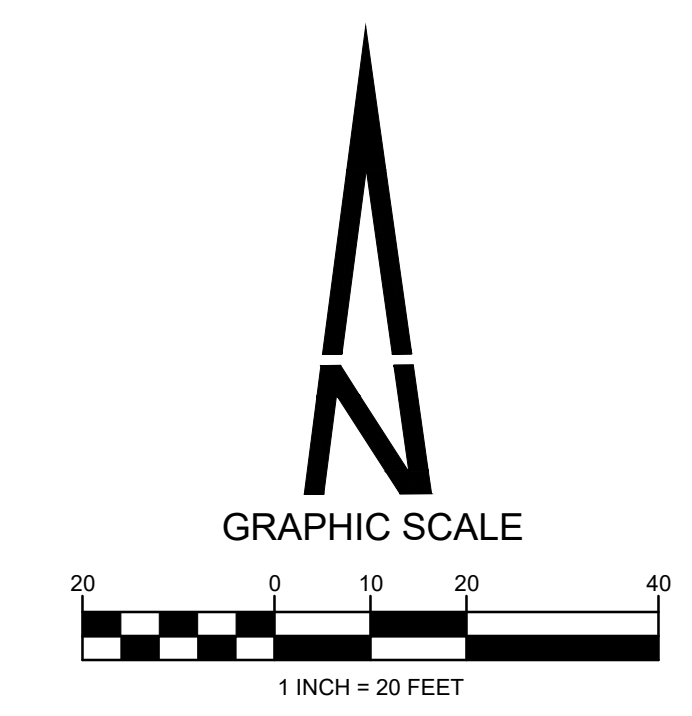
SHEET

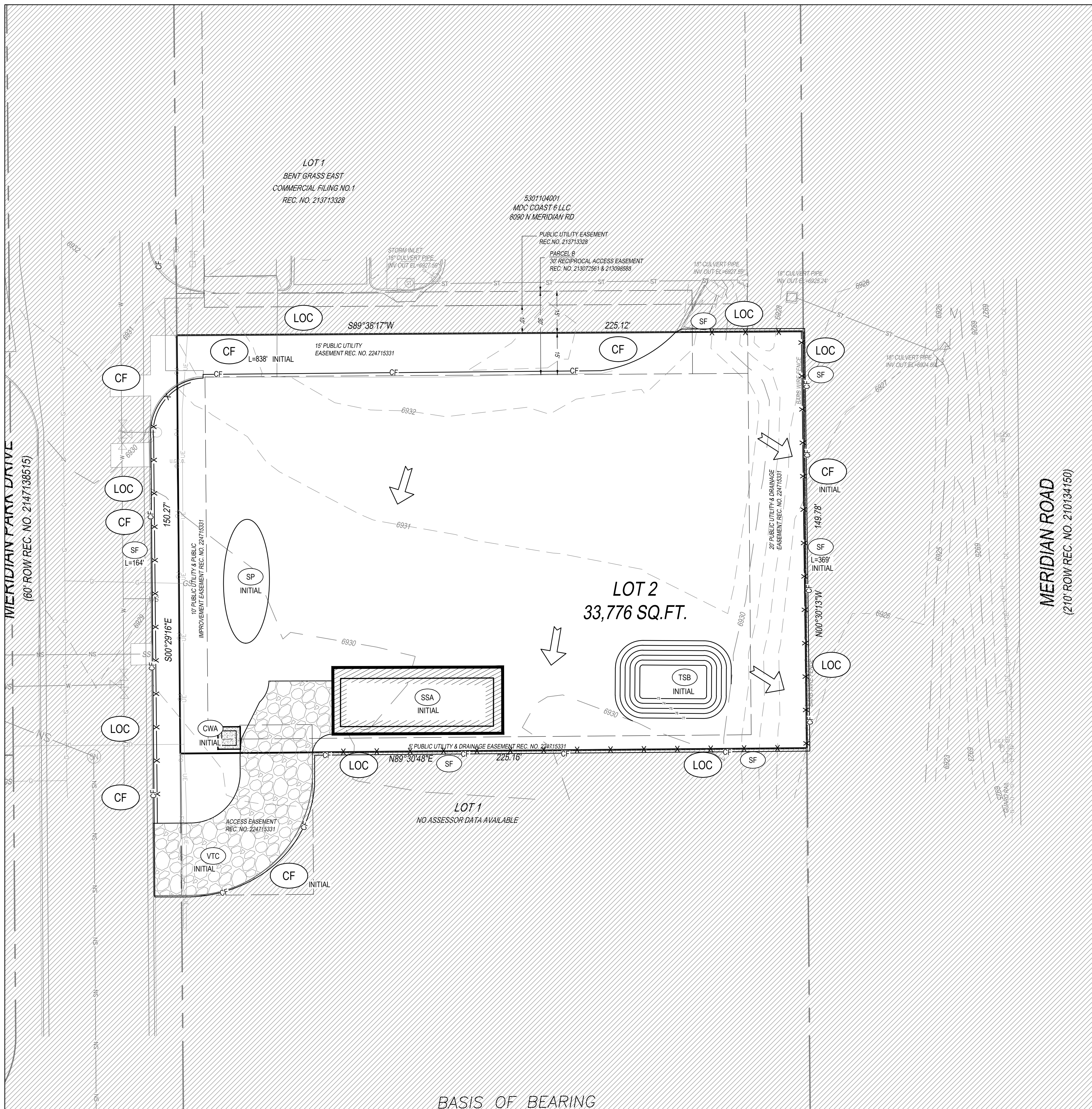
C5.02



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.



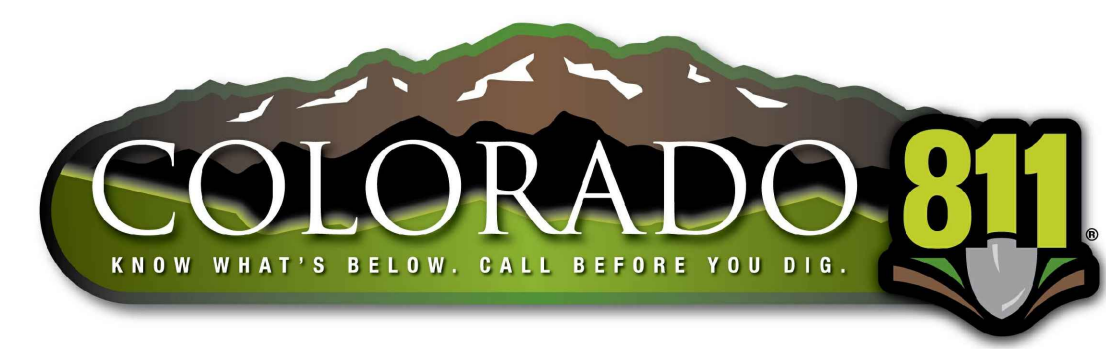
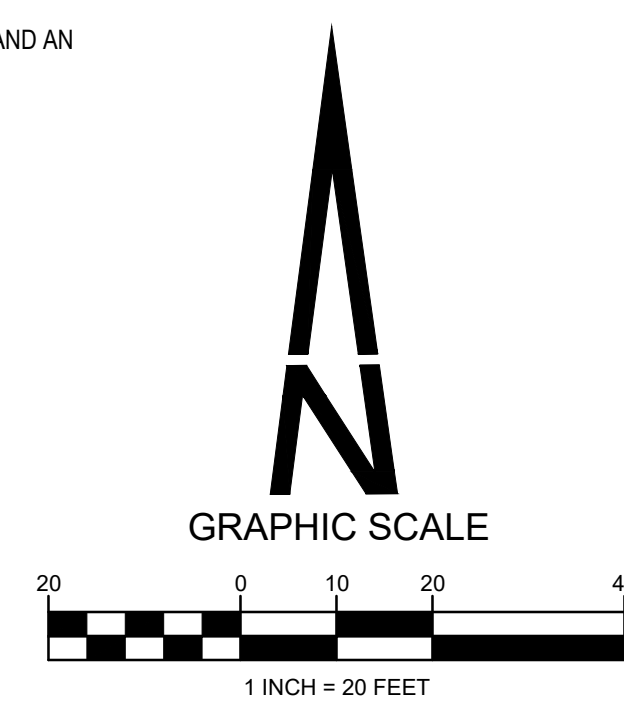


LEGEND

- PROPERTY LINE
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- UN-DISTURBED AREA
- DISTURBED AREA
- LOC LIMITS OF DISTURBANCE / CONSTRUCTION BOUNDARY
- TSB TEMPORARY SEDIMENT BASIN
- TCB TEMPORARY COMPACTED BERM
- PT PORTABLE TOILET
- DRAINAGE DIRECTION
- SP SOIL STOCKPILE
- CWA CONCRETE WASHOUT AREA
- SCL SEDIMENT CONTROL LOGS
- CF CONSTRUCTION FENCE

GRADING AND EROSION CONTROL NOTES

- NO NOTICEABLE VEGETATION ON SITE.
- NO GEO HAZARDS LOCATED ON SITE.
- NO BATCH PLANTS LOCATED ON SITE.
- NO PRESEVATION EASEMENT.
- AREA OF DISTURBANCE = 0.8735 AC
- RECEIVING WATERS = FALCON DRAINAGE BASIN
- EROSION CONTROL BLANKET TO BE PLACED ON ALL SLOPES 3:1 OR GREATER.
- SEEDING AND MULCHING SHOWN FOR THE INTERIM CONDITION. SEE LANDSCAPE PLAN FOR FINAL LANDSCAPE STABILIZATION.
- CONTRACTOR TO PROVIDE STREET SWEEPING ON ADJACENT STREETS.
- CONTRACTOR TO PROVIDE REGULAR TRASH COLLECTION FOR SITE WASTE.
- ESTIMATED STARTING DATE OCTOBER 1, 2025.
- ESTIMATED COMPLETION AND FINAL STABILIZATION OCTOBER 02, 2026.
- PERMANENT WATER QUALITY IS PROVIDED AS PART OF THE BENTON GRASS LOT 4 DETENTION POND AND AN ONSITE SAND FILTER BASIN.
- 14 CY OF CUT
- 1436 CY OF FILL
- 1422 CY NET (FILL)



THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ON THE SITE, AND OFFSITE IN WORK AREAS. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. FOR INFORMATION CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) - 1-800-922-1987. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

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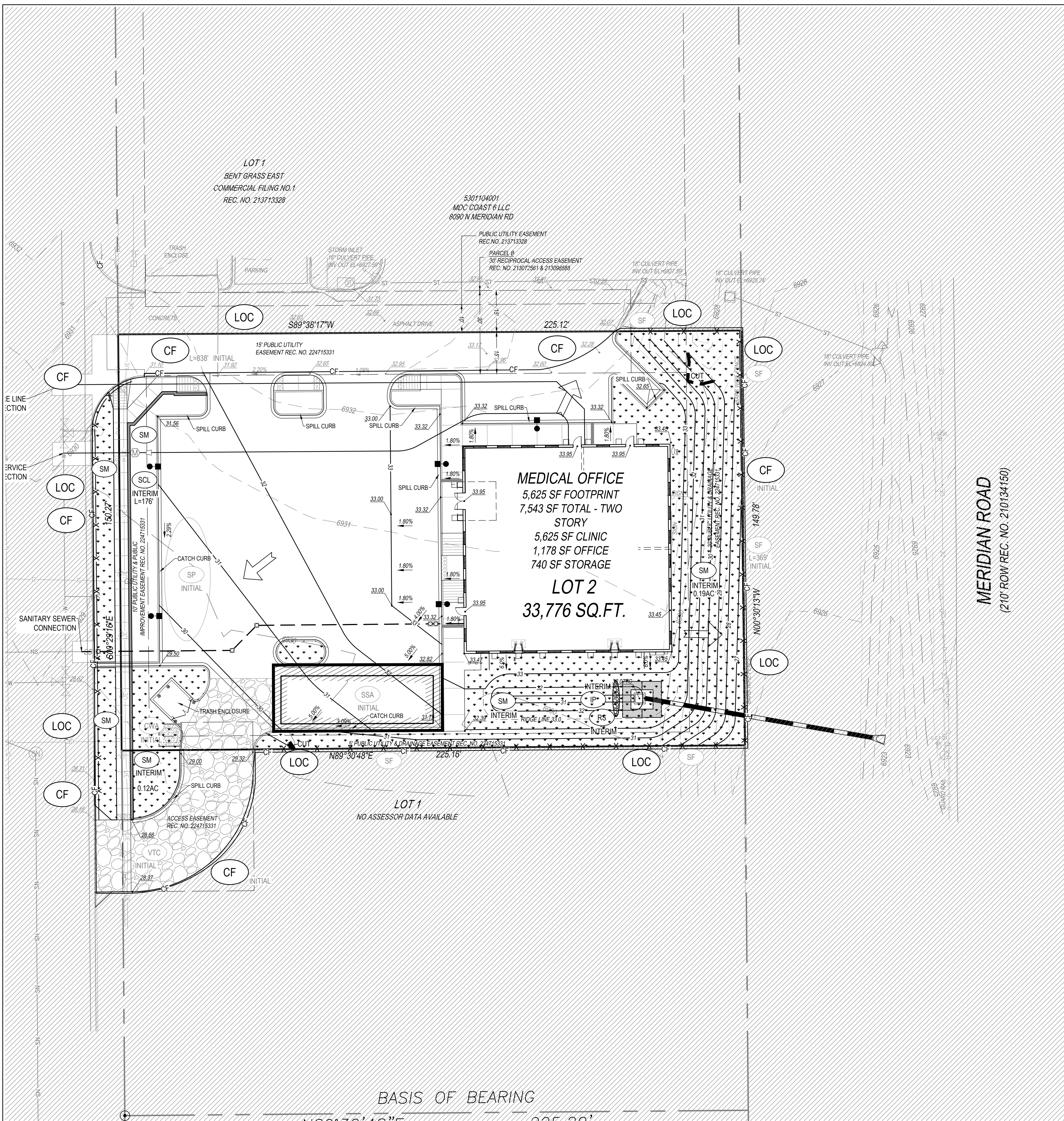
PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION	REVISIONS
1	02/03/25	1ST SUBMITTAL	
2			
3			
4			
5			
6			
7			
8			
9			
10			

INITIAL GEC PLAN
CARUBIA PROPERTIES
 LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
 COUNTY OF EL PASO, COLORADO

Design By: CLN
 Approved By: JWD
 Project No.: 2024-019

SHEET
C5.10



LEGEND	
	PROPERTY LINE
	SF SILT FENCE
	SSA STABILIZED STAGING AREA
	VTC VEHICLE TRACKING CONTROL
	UN-DISTURBED AREA DISTURBED AREA
	LOC LIMITS OF DISTURBANCE / CONSTRUCTION BOUNDARY
	SB SEDIMENT BASIN
	TCB TEMPORARY COMPACTED BERM
	PT PORTABLE TOILET
	CWA CONCRETE WASHOUT AREA
	IP INLET PROTECTION
	SCL SEDIMENT CONTROL LOG
	SM SEED AND MULCH
	SP SOIL STOCKPILE
	RS ROCK SOCK
	DRAINAGE DIRECTION
	CF CONSTRUCTION FENCE
	ECB EROSION CONTROL BLANKET

GRADING AND EROSION CONTROL NOTES

NO NOTICEABLE VEGETATION ON SITE.

NO GEO HAZARDS LOCATED ON SITE.

NO BATCH PLANTS LOCATED ON SITE.

NO PRESEVATION EASEMENT.

AREA OF DISTURBANCE = 0.8735 AC

RECEIVING WATERS = FALCON DRAINAGE BASIN

EROSION CONTROL BLANKET TO BE PLACED ON ALL SLOPES 3:1 OR GREATER.

SEEDING AND MULCHING SHOWN FOR THE INTERIM CONDITION. SEE LANDSCAPE PLAN FOR FINAL LANDSCAPE STABILIZATION.

CONTRACTOR TO PROVIDE STREET SWEEPING ON ADJACENT STREETS.

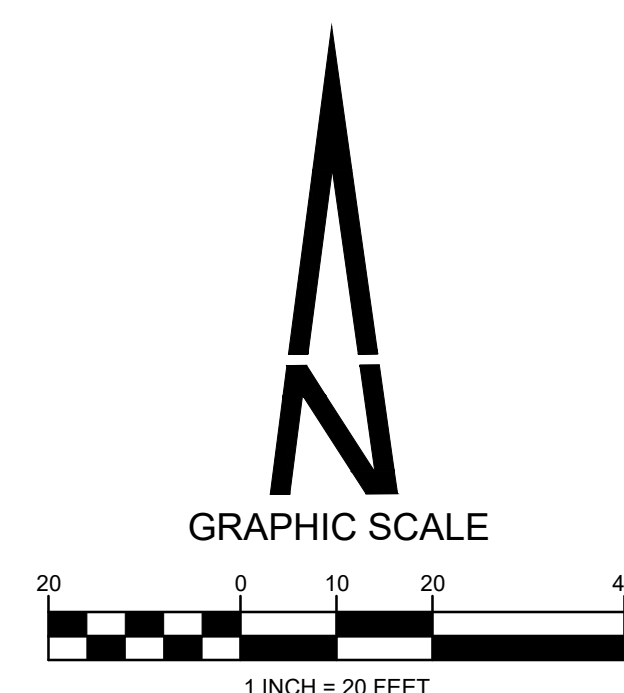
CONTRACTOR TO PROVIDE REGULAR TRASH COLLECTION FOR SITE WASTE.

ESTIMATED STARTING DATE OCTOBER 1, 2025.

ESTIMATED COMPLETION AND FINAL STABILIZATION OCTOBER 02, 2026.

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PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30228 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

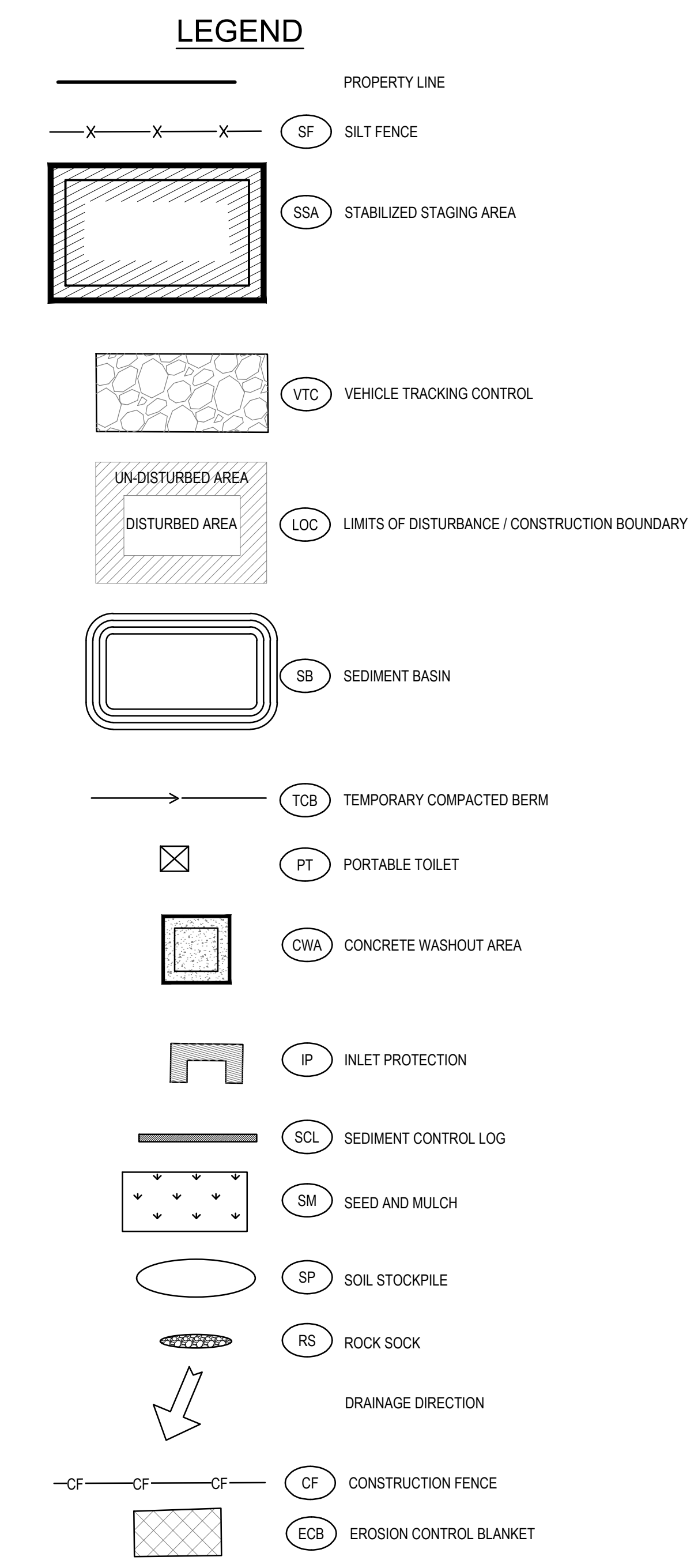
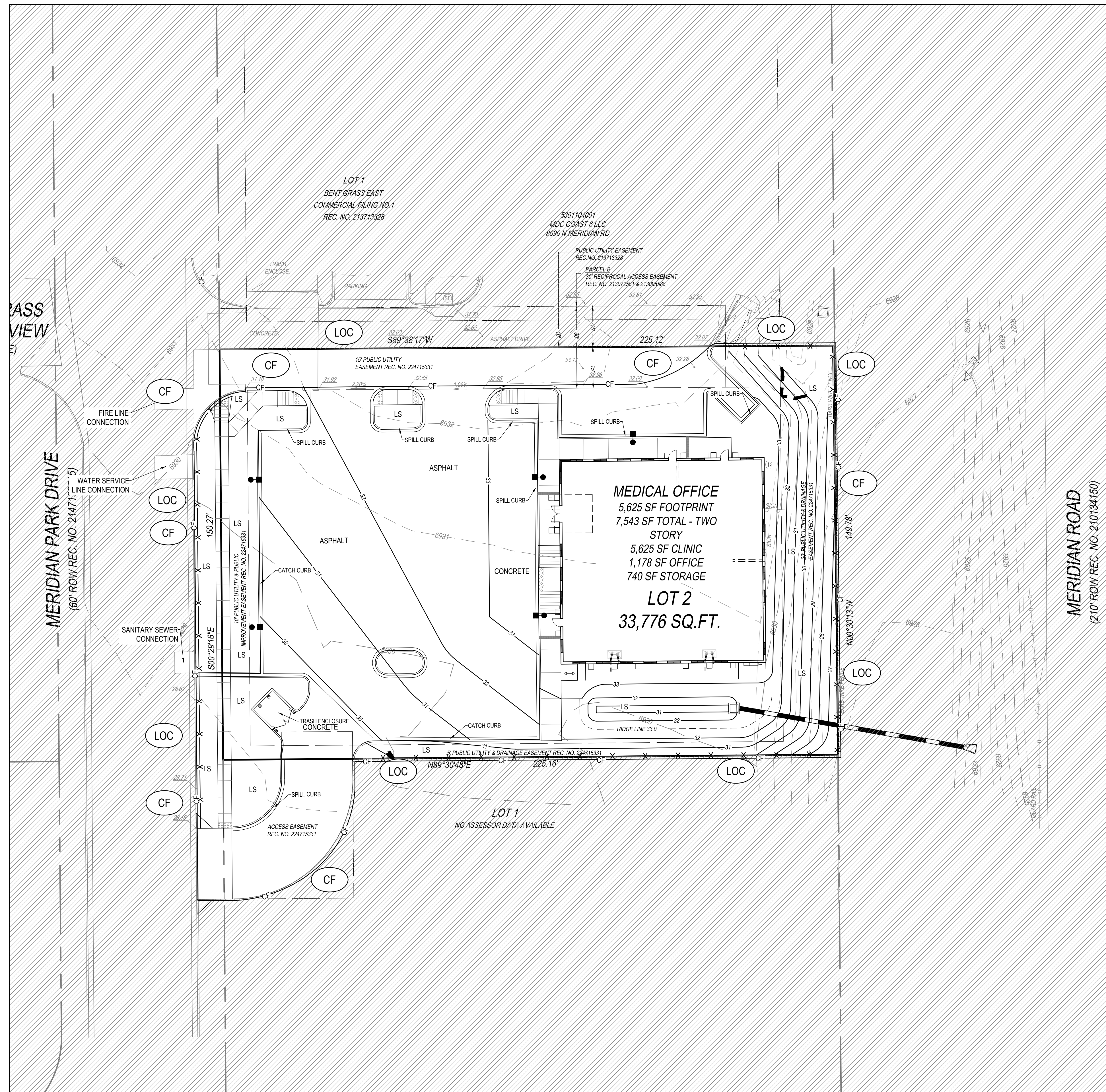
NO.	DATE	DESCRIPTION
1	02/03/25	1ST SUBMITTAL

INTERIM GEC PLAN
CARUBIA PROPERTIES
 LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
 COUNTY OF EL PASO, COLORADO

Design By: CLN
 Approved By: JWD
 Project No.: 2024-019

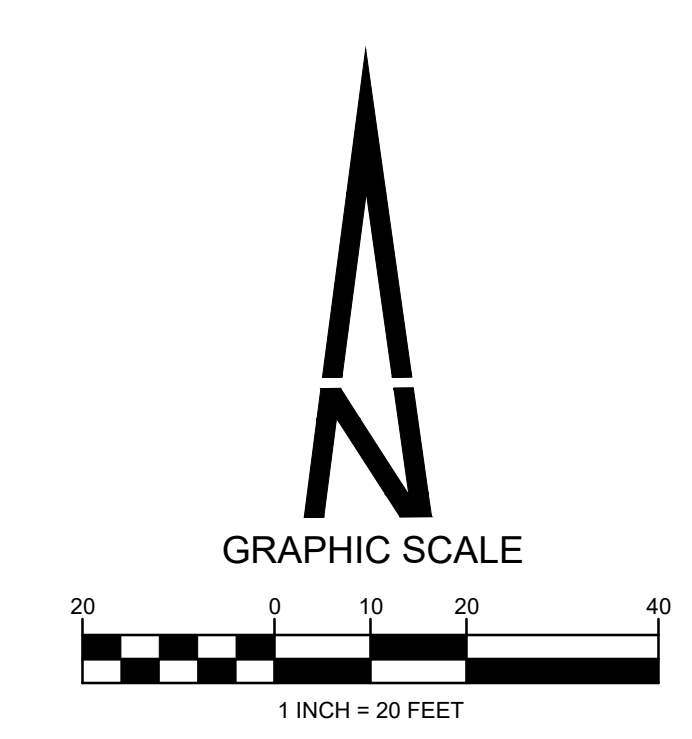
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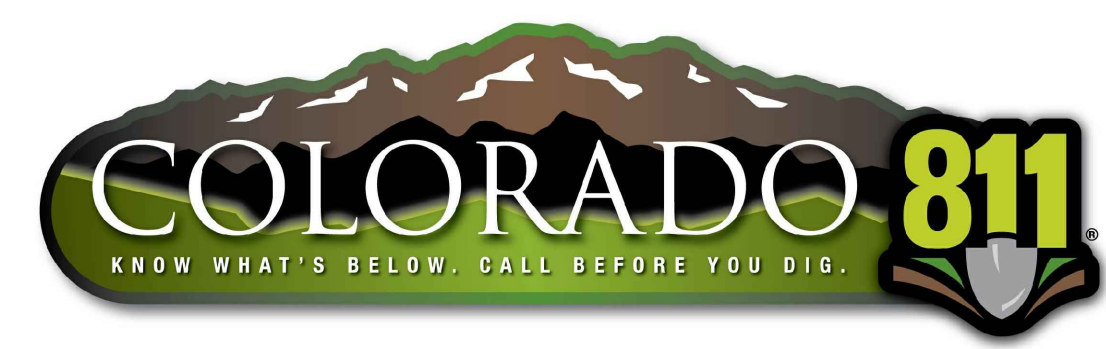
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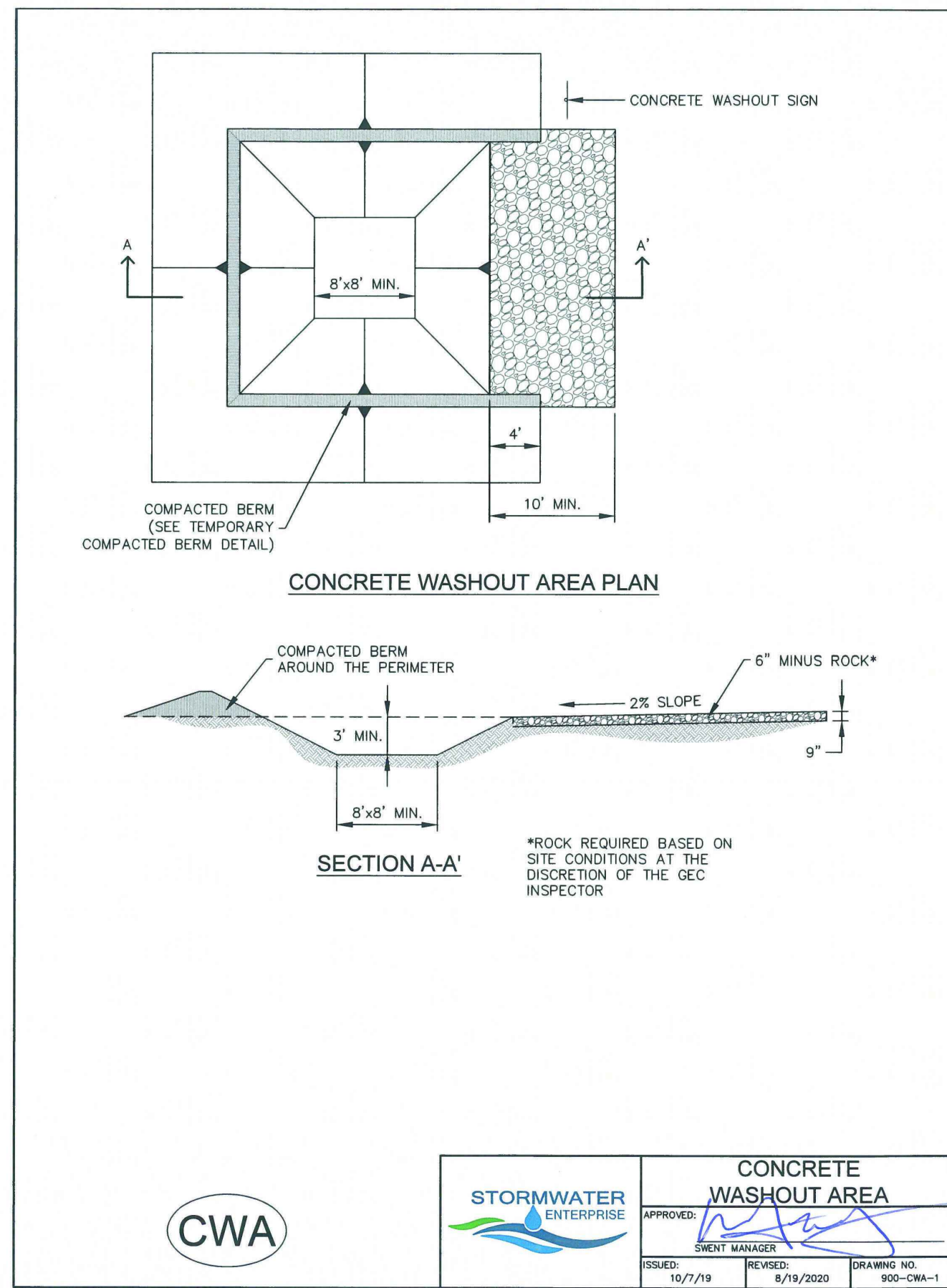
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NO.	DATE	DESCRIPTION	REVISIONS

FINAL GEC PLAN
CARUBIA PROPERTIES
 LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
 COUNTY OF EL PASO, COLORADO

Design By: CLN
 Approved By: JWD
 Project No.: 2024-019

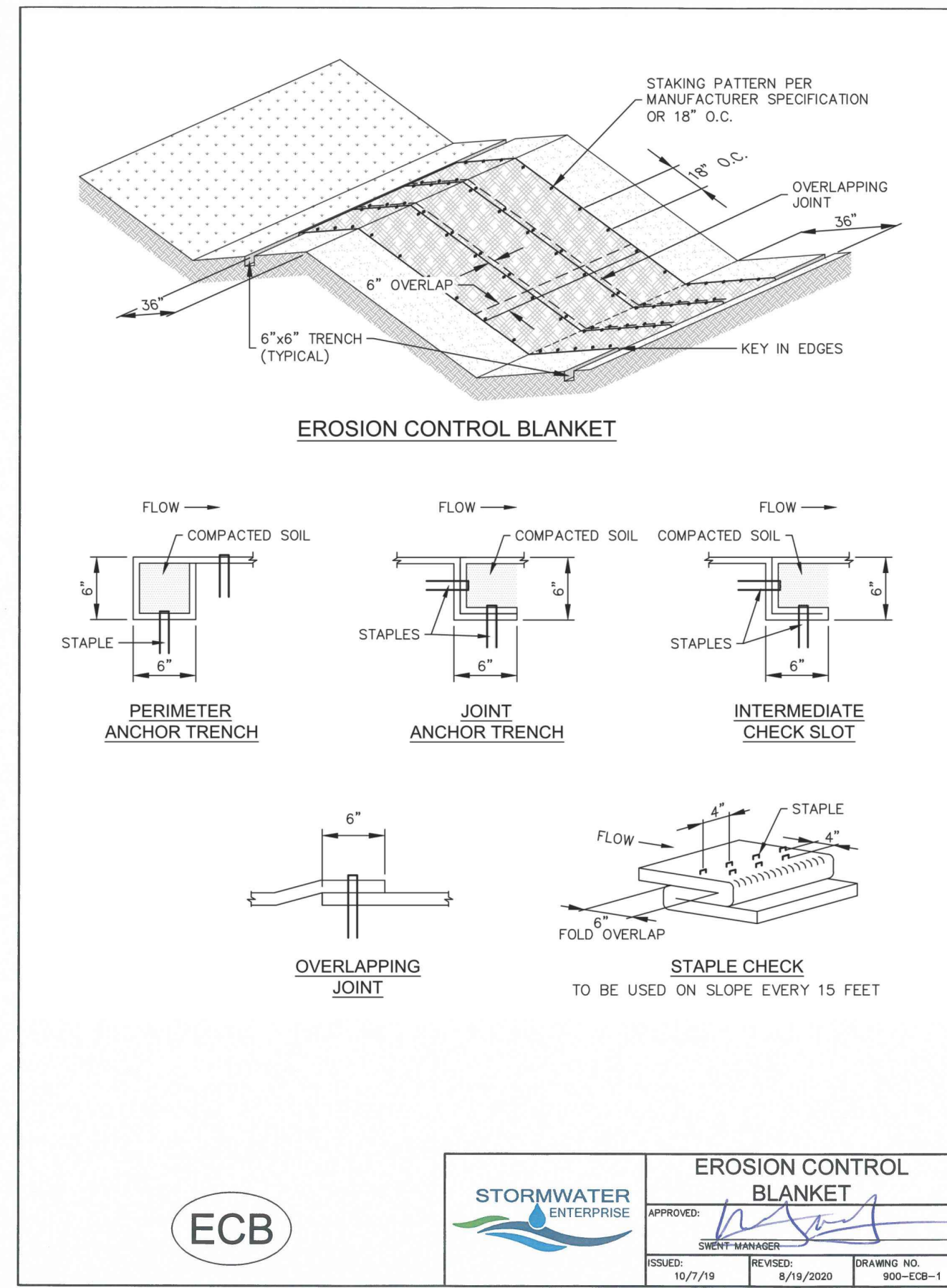
SHEET
C5.12



CONCRETE WASHOUT AREA

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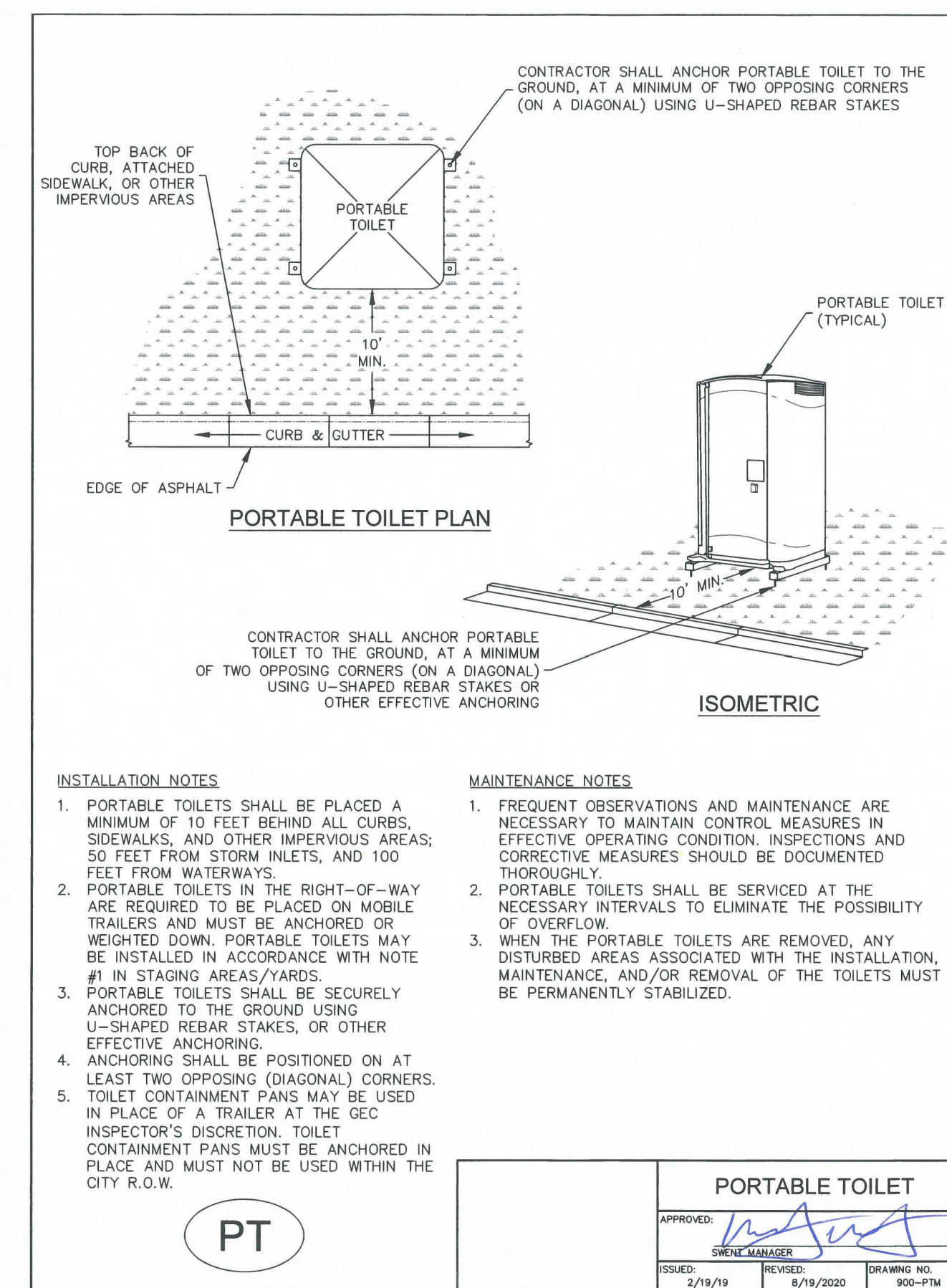
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-1



EROSION CONTROL BLANKET

APPROVED: [Signature]

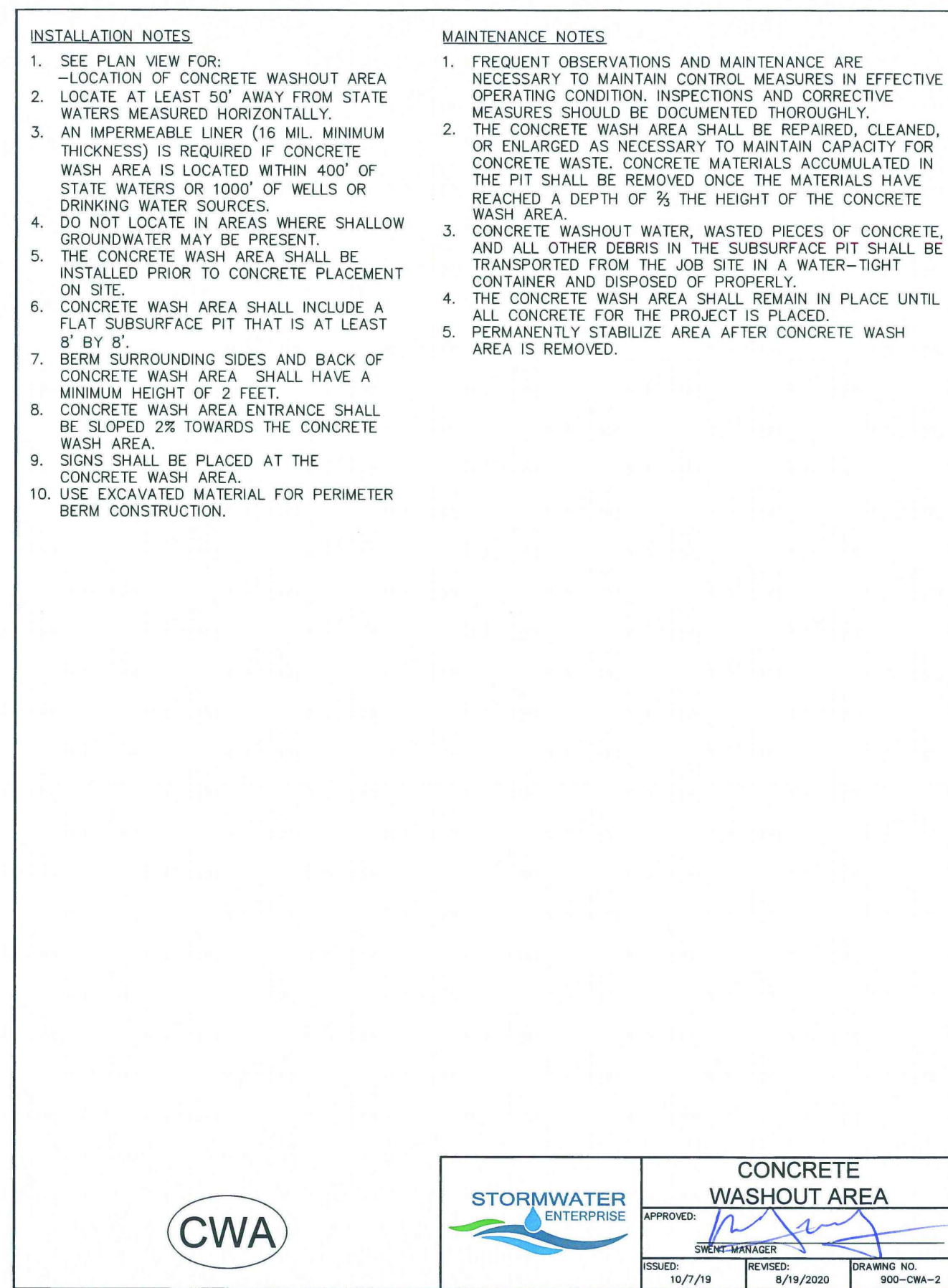
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-ECB-1



PORTABLE TOILET

APPROVED: [Signature]

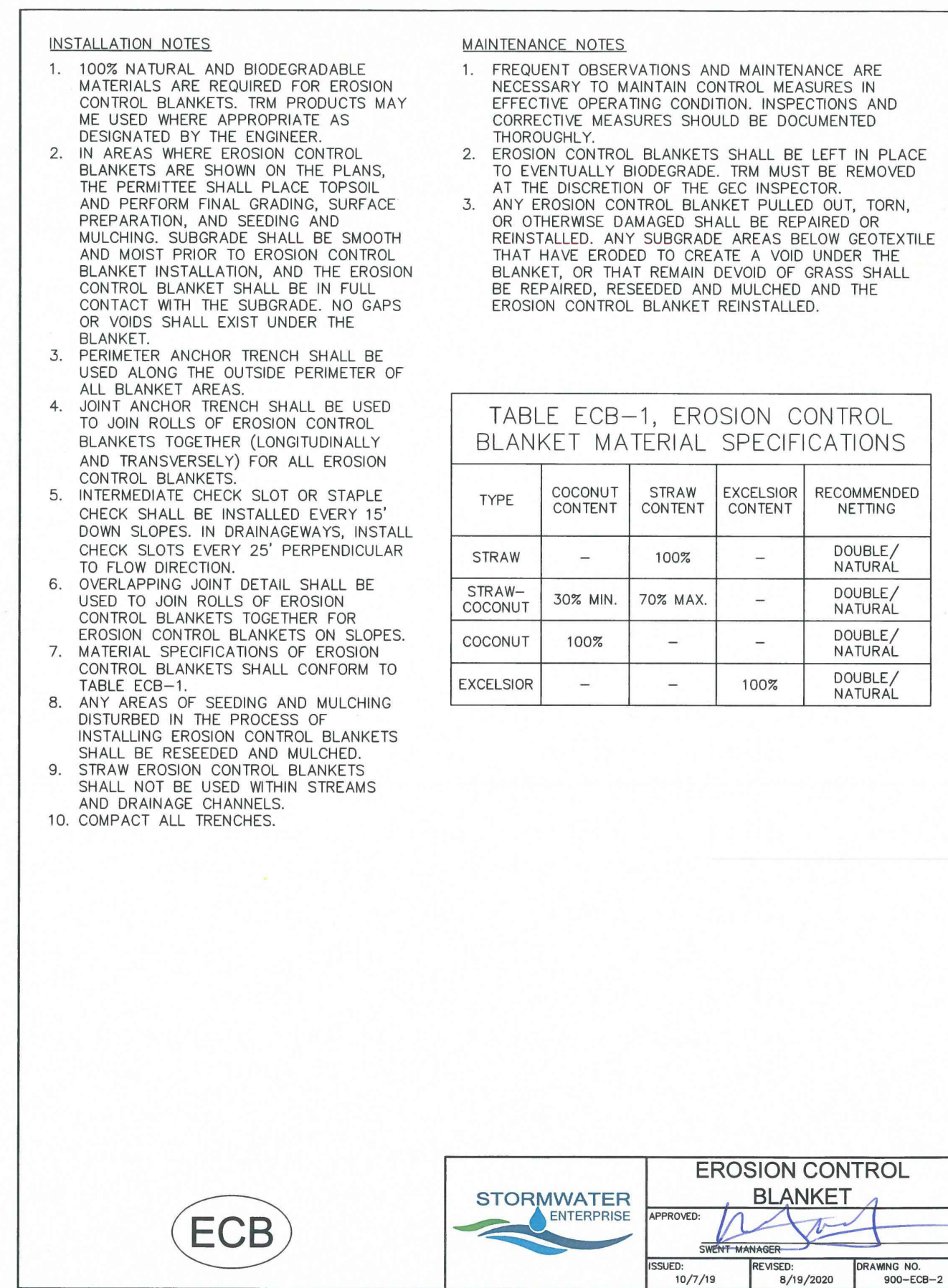
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CONCRETE WASHOUT AREA

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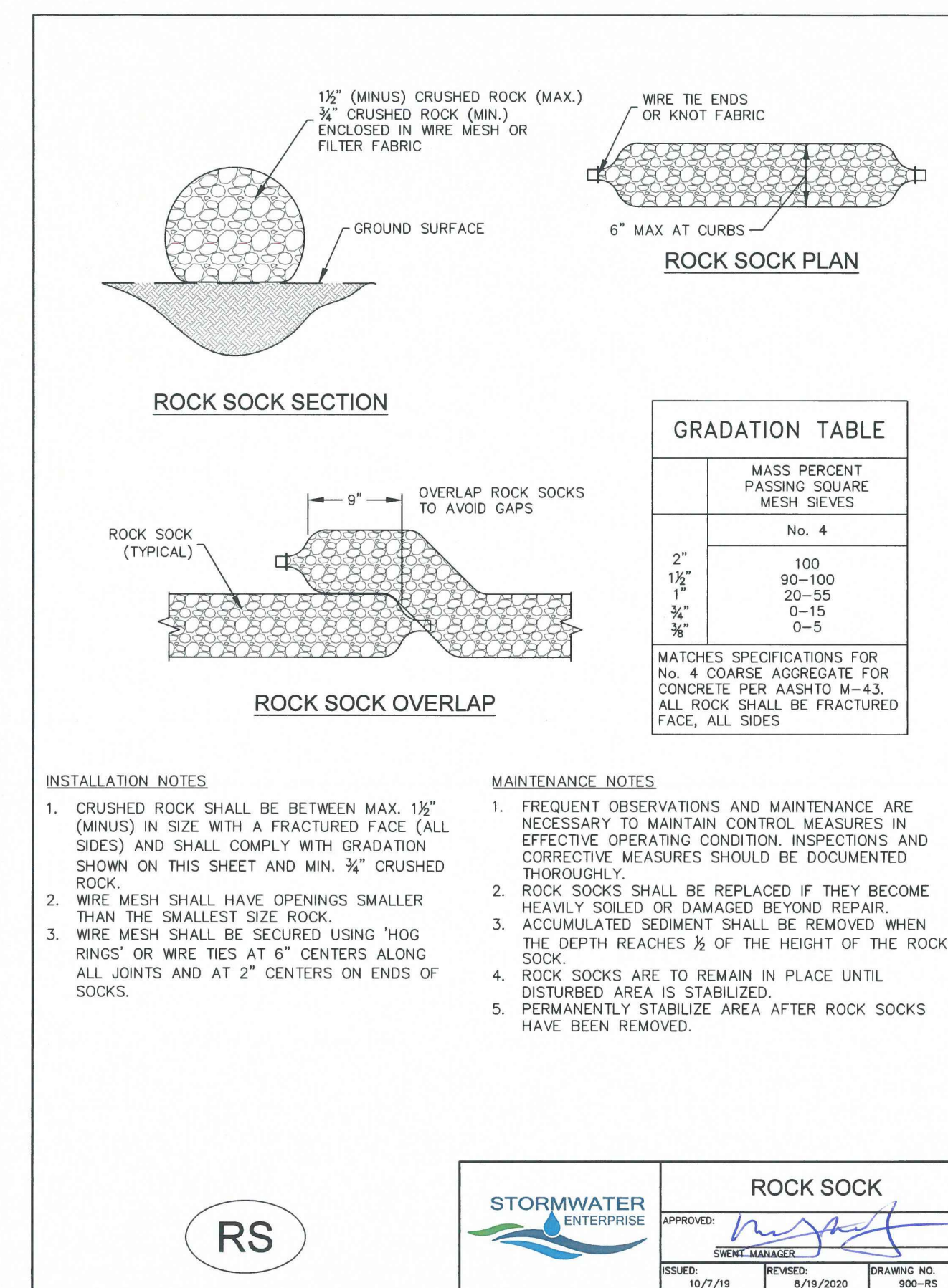
ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-2



EROSION CONTROL BLANKET

APPROVED: [Signature]

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-ECB-2



ROCK SOCK

APPROVED: [Signature]

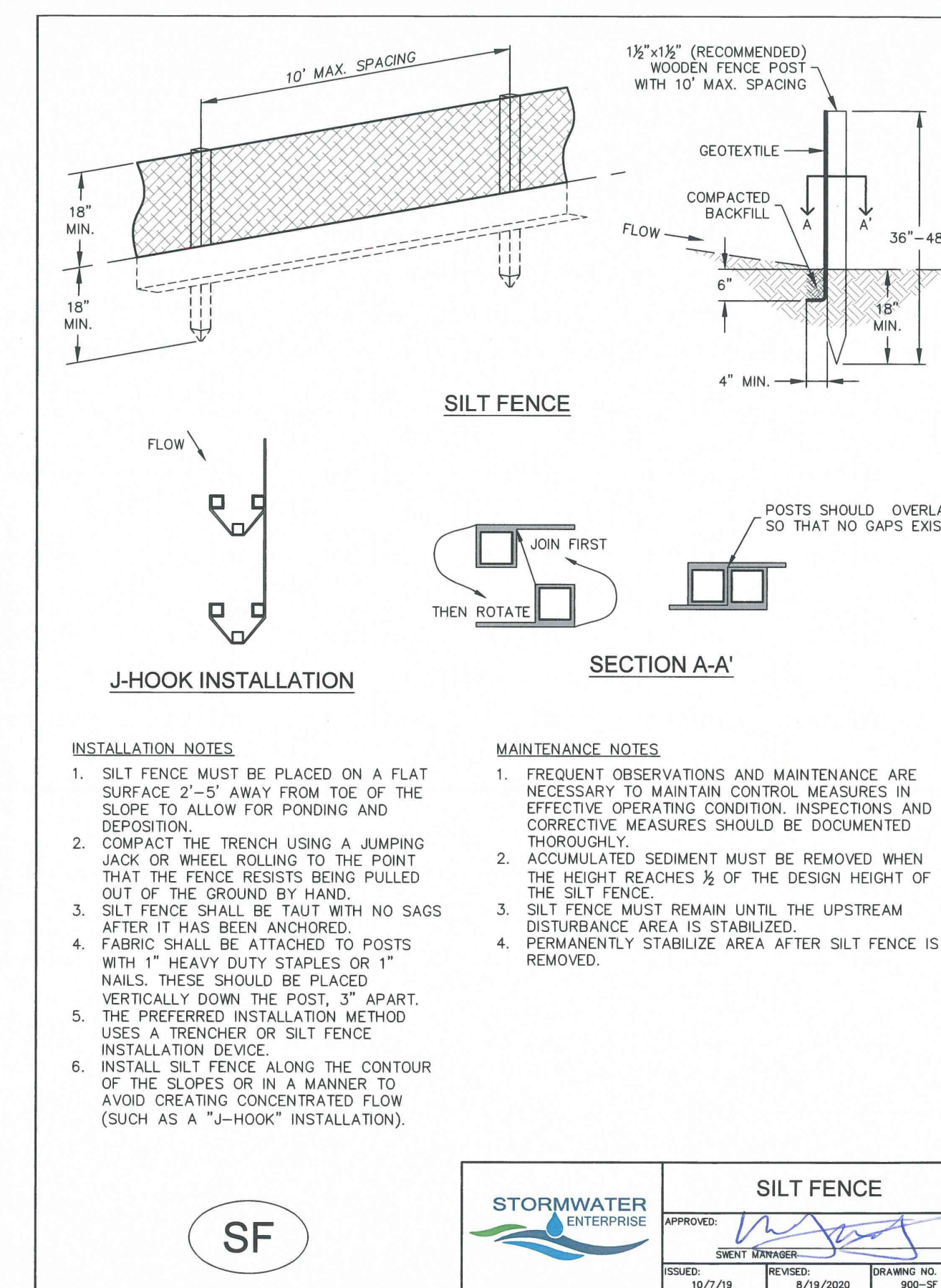
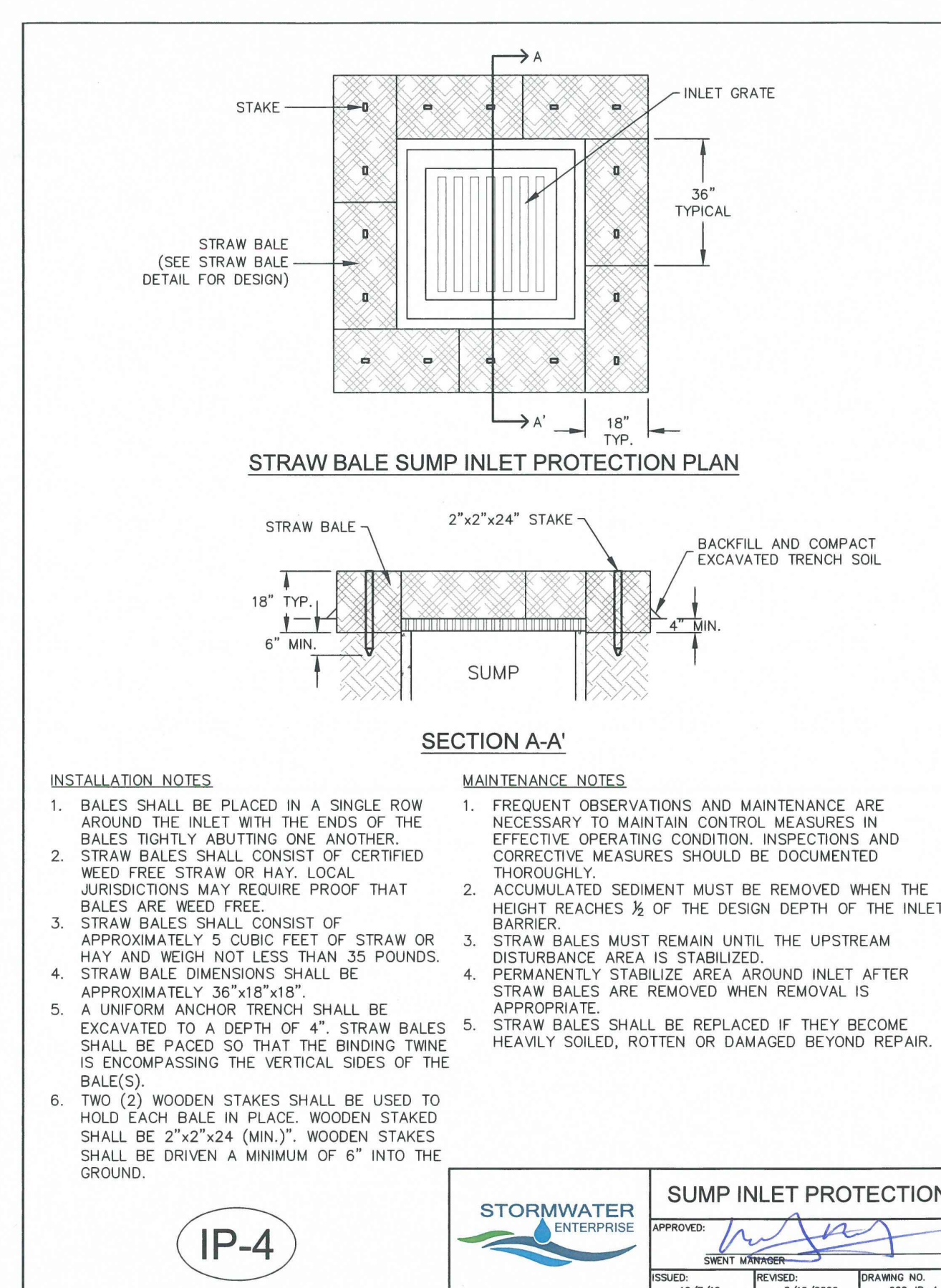
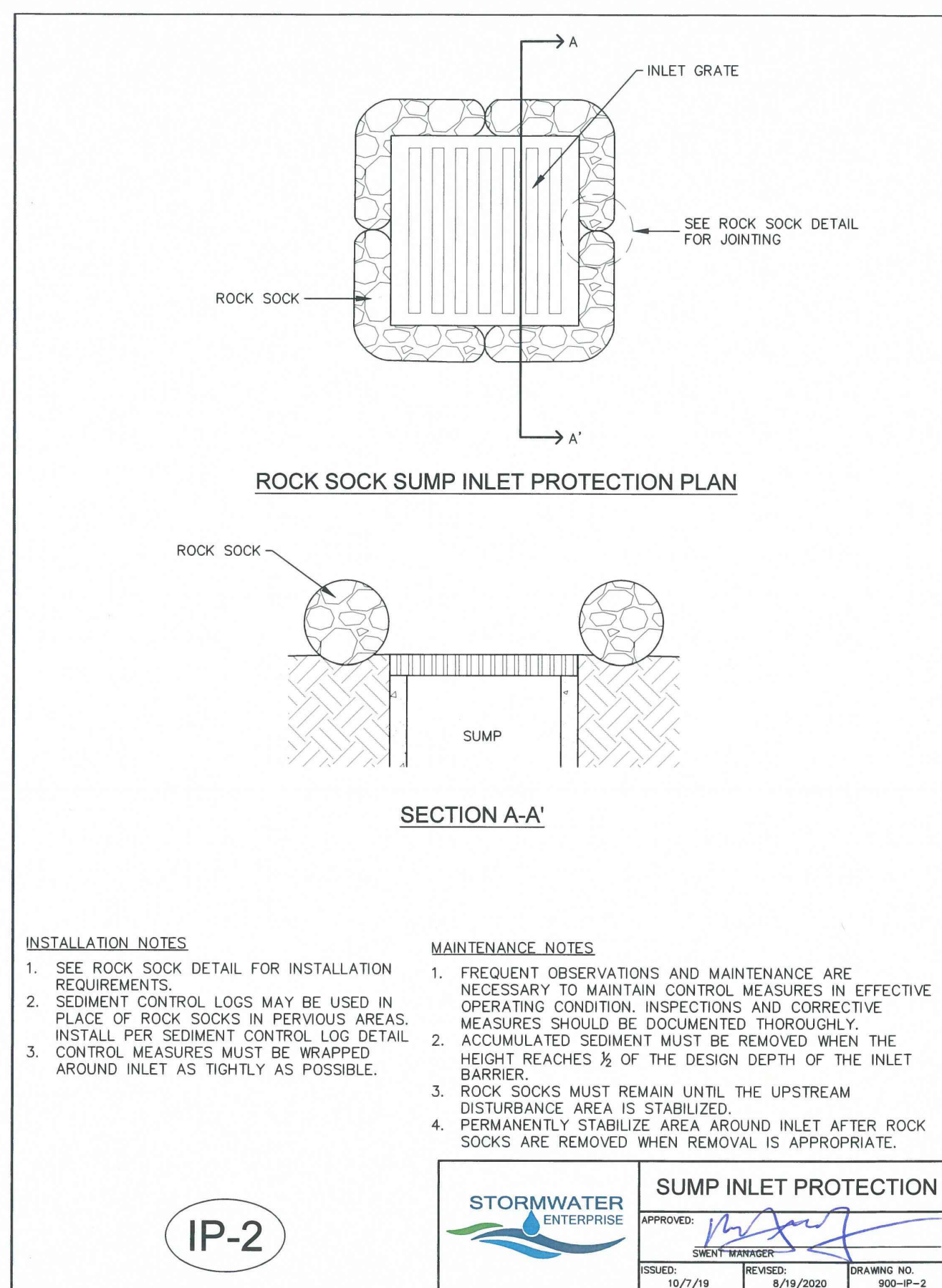
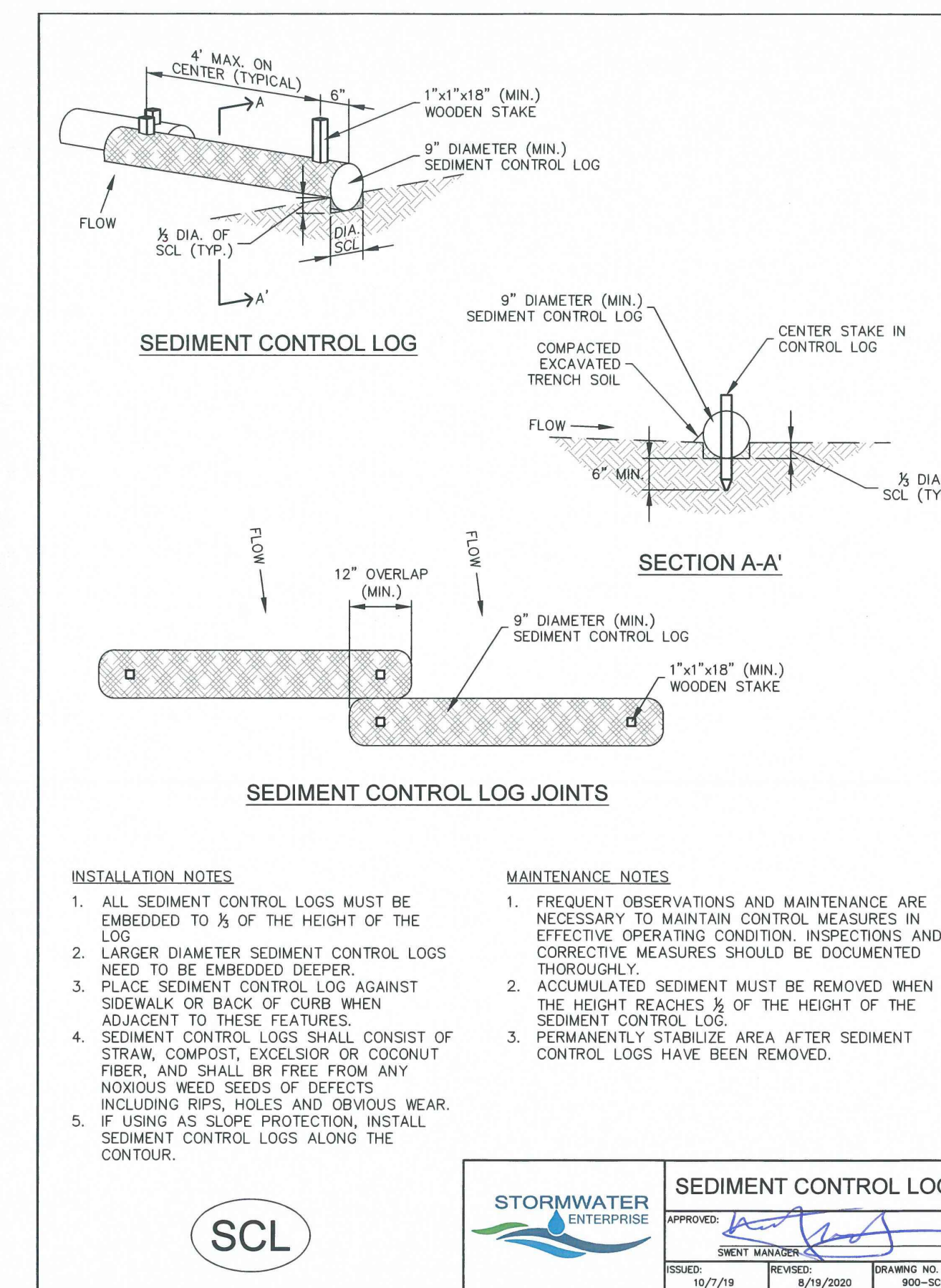
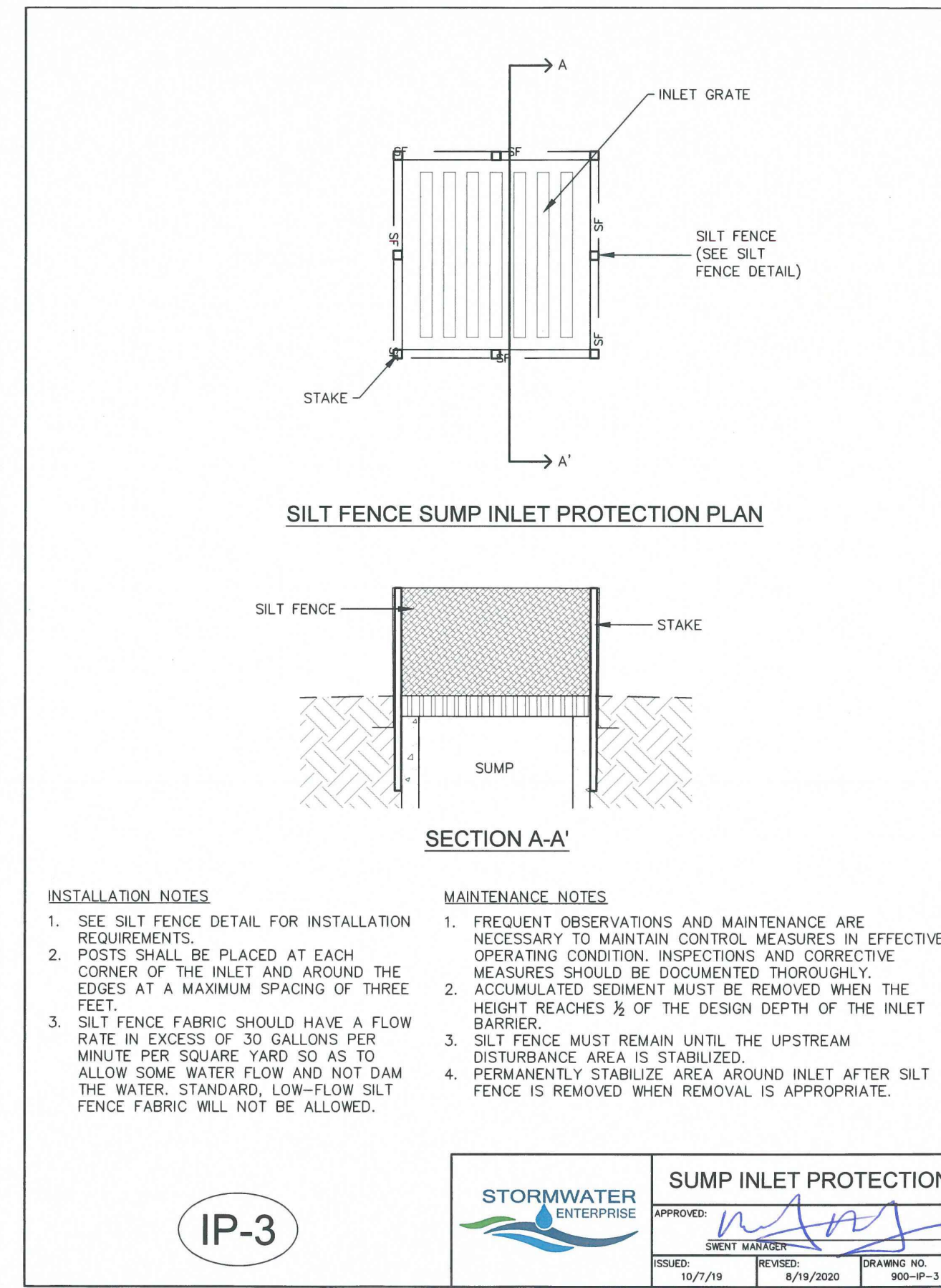
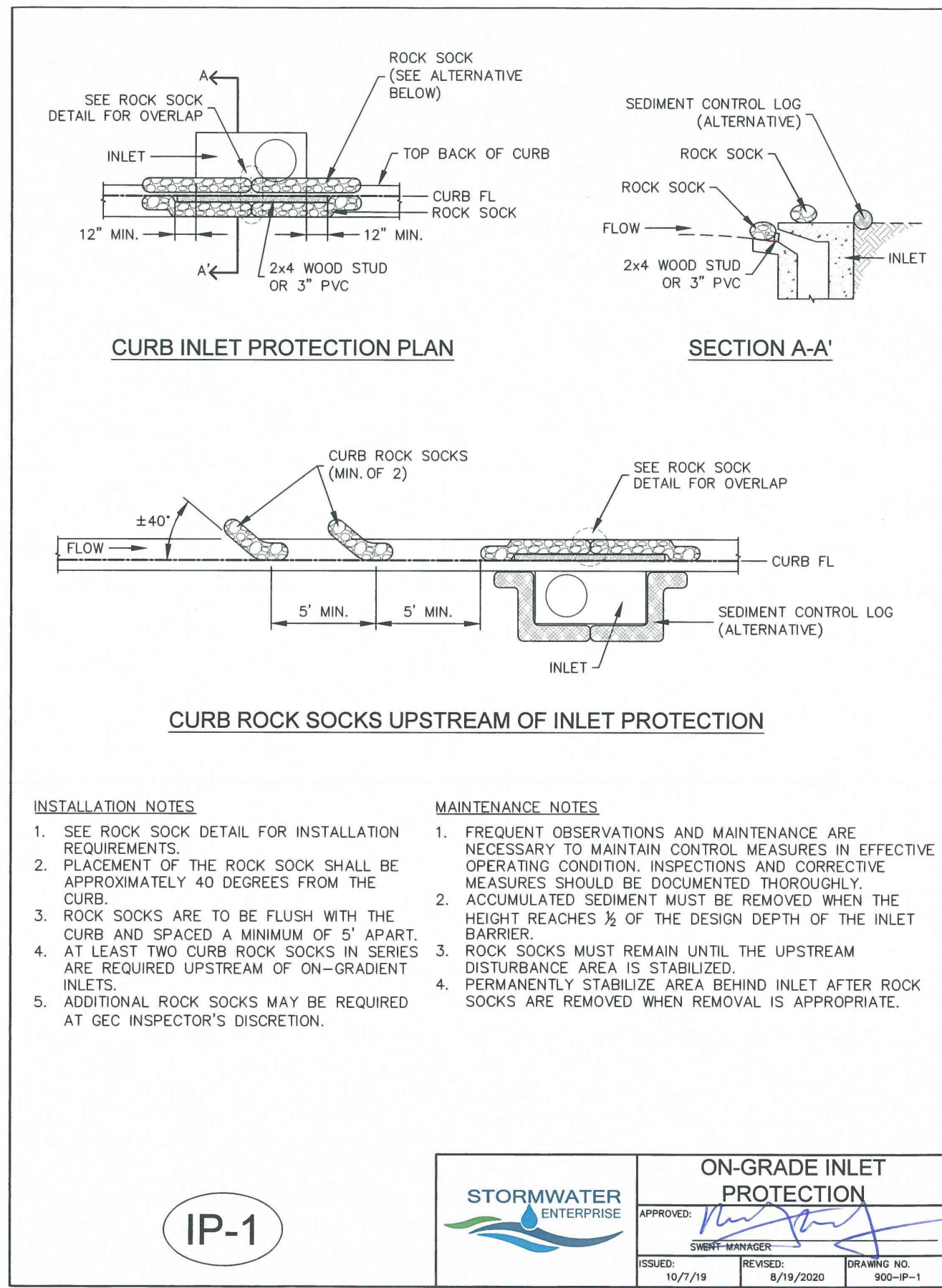
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PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
1	02/03/2021	1ST SUBMITTAL

GEC DETAILS
CARUBIA PROPERTIES
LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
COUNTY OF EL PASO, COLORADO

Design By: CLN
Approved By: JWD
Project No.: 2024-019



PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
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GEC DETAILS
CARUBIA PROPERTIES
 LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4
 COUNTY OF EL PASO, COLORADO

Design By: CLN
 Approved By: JWD
 Project No.: 2024-019

SHEET

C5.91

SEEDING & MULCHING

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

SOIL PREPARATION

- IN AREAS TO BE SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FIRABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED 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.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- 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 ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- 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 SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

- 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.
- SEED SHOULD BE DRILL-SEED WHENEVER POSSIBLE
- *SEED DEPTH MUST BE 1/4 TO 1/2 INCHES WHEN DRILL-SEEDING IS USED
- 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.
- *SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDING
- *BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - *HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY 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
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF 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.
 - *EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

STORMWATER ENTERPRISE

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISIONS: 8/19/2020 DRAWING NO. 900-SM

SEDIMENT BASIN PLAN

SEDIMENT BASIN PLAN

SECTION A-A'

SECTION B-B'

TSB

STORMWATER ENTERPRISE

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISIONS: 8/19/2020 DRAWING NO. 900-TSB-1

TEMPORARY COMPACTED BERM

TEMPORARY COMPACTED BERM

INSTALLATION NOTES

- COMPACTED BERM MUST BE A MINIMUM HEIGHT OF ONE FOOT. BASE WIDTH IS DETERMINED BY HEIGHT.
- COMPACTED BERMS MUST BE ADEQUATELY COMPACTED. NOT ALL SOILS ARE SUITABLE FOR COMPACTED BERMS.
- INSTALL COMPACTED BERMS ALONG CONTOUR; DO NOT INSTALL PERPENDICULAR TO SLOPE.
- THE MAXIMUM TRIBUTARY DRAINAGE AREA PER 100 LINEAR FEET OF COMPACTED BERMS SHALL BE 1/4 ACRE.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE BERM.

TCB

STORMWATER ENTERPRISE

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISIONS: 8/19/2020 DRAWING NO. 900-TCB

STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION ELEVATION

STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

- INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
- 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

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

SP

STORMWATER ENTERPRISE

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISIONS: 8/19/2020 DRAWING NO. 900-SP

TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
1	12 1/2	2	3/2
2	21	3	1 1/4
3	28	5	1 1/2
4	33 1/2	6	1 3/4
5	38 1/2	8	1 3/4
6	43	9	1 3/4
7	47 1/2	11	1 3/4
8	51	12	1 3/4
9	55	13	1 3/4
10	58 1/2	15	1 3/4
11	61	16	1 3/4
12	64	18	1 3/4
13	67 1/2	19	1 3/4
14	70 1/2	21	1 3/4
15	73 1/2	22	1 3/4

INSTALLATION NOTES

- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES, AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE No. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-698. PIPE SCHEDULE 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES. DESIGN CALCULATIONS MUST BE APPROVED PRIOR TO IMPLEMENTATION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN CONTROL MEASURE EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT BASIN REMOVAL.

TSB

STORMWATER ENTERPRISE

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISIONS: 8/19/2020 DRAWING NO. 900-TSB-2

AGGREGATE VEHICLE TRACKING CONTROL

AGGREGATE VEHICLE TRACKING CONTROL

SECTION A-A'

INSTALLATION NOTES

- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
- STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
- ROCK SHOULD CONSIST OF 6" MINUS ROCK.
- INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
- ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
- PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISIONS: 8/19/2020 DRAWING NO. 900-VTC

PERCEPTION DESIGN GROUP, INC.
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PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVIDSON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

NO.	DATE	DESCRIPTION
1	02/03/25	1ST SUBMITTAL

GEC DETAILS

CARUBIA PROPERTIES

LOT 2, BENT GRASS EAST COMMERCIAL FILING NO. 4

COUNTY OF EL PASO, COLORADO

Design By: CLN

Approved By: JWD

Project No.: 2024-019

SHEET

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