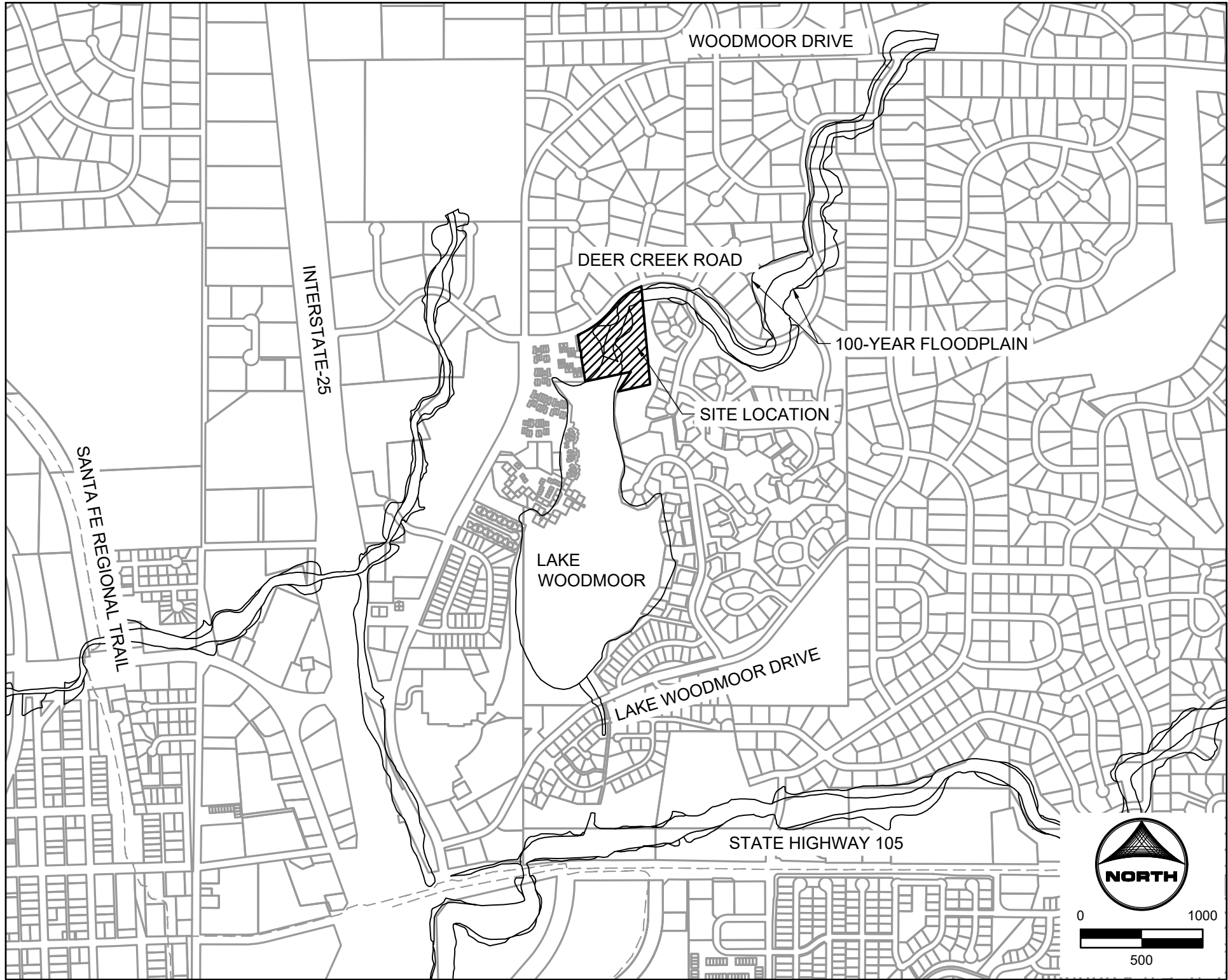


NORTH BAY AT LAKE WOODMOOR
GRADING & EROSION CONTROL PLAN

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO
JULY 2026



VICINITY MAP

1" = 1000'

LEGAL DESCRIPTION:

NORTHBAY AT LAKE WOODMOOR

THOSE PORTIONS OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 IN PLAT BOOK V2 AT PAGE 59 AND OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY, MONUMENTED AT ITS NORTHERLY END WITH A REBAR & CAP, PLS 2682 AND AT ITS SOUTH END WITH A #4 REBAR, SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST.

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83; THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 805.58 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 76 DEGREES 52 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802;

THENCE NORTH 33 DEGREES 16 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE 198.00 FEET TO THE SOUTHEAST CORNER OF SAID COVE AT WOODMOOR;

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802 A DISTANCE OF 381.79 FEET TO THE SOUTHEAST CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS RECORDED DECEMBER 19, 1974 IN PLAT BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR CORNERS ARE ALONG THE EASTERLY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS);

1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET;

2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;

3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET;

4) NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133.33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD, THE SAME BEING THE NORTHERLY LINE OF SAID THE COVE AT WOODMOOR;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 742.00 FEET, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 23 DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE;

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 508.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.23 ACRES OF LAND, MORE OR LESS.

PROJECT TEAM & AGENCIES:

OWNER:	LAKE WOODMOOR HOLDINGS, LLC 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80921 TEL: (719) 314-7737 CONTACT: MIKE RUEBENSON	ELECTRIC SERVICE PROVIDER:	MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. 11140 EAST WOODMEN ROAD FALCON, CO 80831-8127 TEL: (719) 495-2283
DEVELOPER:	ONE LAPLATA 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80920 TEL: (719) 260-7477 CONTACT: ERIC SMITH, P.E.	GAS SERVICE PROVIDER:	BLACK HILLS ENERGY P.O. BOX 6006 RAPID CITY, SD 57709 TEL: (888) 890-5554
CIVIL ENGINEER / PLANNING LANDSCAPE ARCHITECTURE:	HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PKWY, SUITE 160 COLORADO SPRINGS, CO 80920 TEL: (719) 394-2433 CONTACT: COLLEEN MONAHAN, P.E., LEED AP	FIRE DEPARTMENT:	MONUMENT FIRE DISTRICT 16055 OLD FOREST POINT, SUITE 102 MONUMENT, CO 80132 TEL: (719) 484-0911
WATER & SANITATION DISTRICT:	WOODMOOR WATER & SANITATION DISTRICT NO.1 1845 WOODMOOR DRIVE MONUMENT, CO 80132 TEL: (719) 488-2525 EXT. 10		

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	CV	COVER
2	GEC	INITIAL GRADING & EROSION CONTROL PLAN
3	GEC	INTERIM GRADING & EROSION CONTROL PLAN
4	GEC	VERTICAL GRADING & EROSION CONTROL PLAN
5	DT	GEC DETAILS I
6	DT	GEC DETAILS II

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER

DATE

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.

COLLEEN MONAHAN, COLORADO P.E. NO. 56067

DATE

OWNER'S STATEMENT:

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

MIKE RUEBENSON
COO

DATE



1-800-922-1987

Utility Notification
Center of Colorado

PCD FILE NO.: SF263

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
- CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCMS(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
- ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
- PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
- 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
- TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
- 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.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
- DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
- THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
- 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.
- ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
- PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

DRAWN BY: SPC

JOB DATE: 7/9/2026

APPROVED: CM

JOB NUMBER: 2404118

CAD DATE: 7/9/2026

CAD FILE: J:\2024\2404118\CAD\DWG\IC\CDs\Cover

BAR IS ONE INCH ON

OFFICIAL DRAWINGS.

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IF NOT ONE INCH,

ADJUST SCALE ACCORDINGLY.

NO. DATE BY REVISION DESCRIPTION



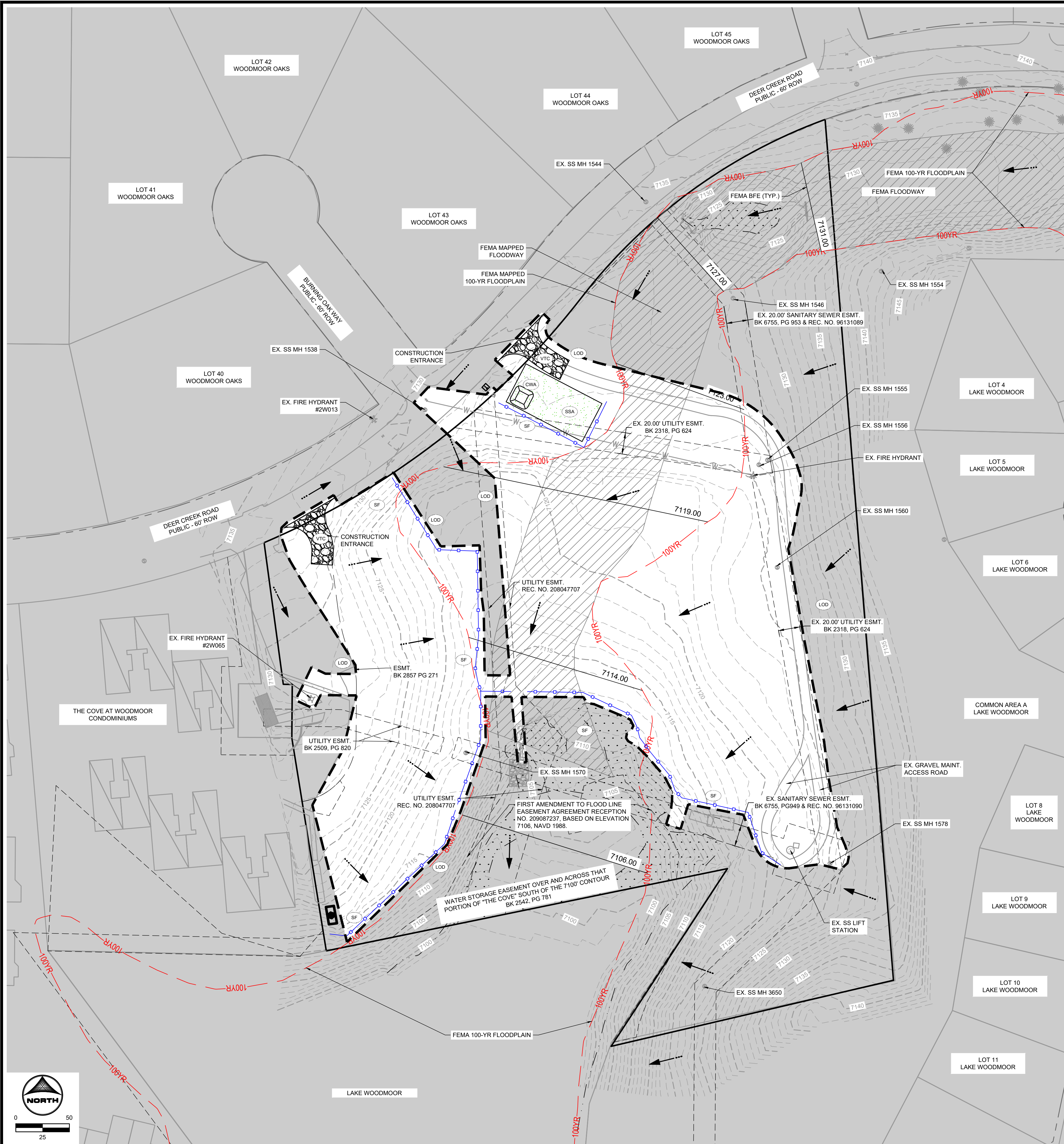
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTHBAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
COVER

SHEET
CV

1



LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE	---	---	STORM SEWER		
EASEMENT LINE	---	---	MANHOLE	⊕	⊕
RIGHT OF WAY	---	---	STORM INLET	⊕	⊕
CENTERLINE	---	---	FLARED END SECTION	⊕	⊕
BARBED WIRE FENCE	X-X	X-X	RIPRAP	⊕	⊕
U.G. ELECTRIC	ELEC	ELEC	SANITARY SEWER		
OVERHEAD ELECTRIC	OHE	OHE	CLEAN OUT	⊕	⊕
FIBER OPTIC	FO	FO	MANHOLE	⊕	⊕
GAS MAIN	GAS	GAS	PLUG	⊕	⊕
HIGH PRESSURE GAS	HP GAS	HP GAS	WATER		
SANITARY SEWER	SS	SS	FIRE HYDRANT	⊕	⊕
STORM DRAIN	SD	SD	GATE VALVE	⊕	⊕
TELEPHONE	UT	UT	MANHOLE	⊕	⊕
WATER MAIN	WM	WM	METER	⊕	⊕
SWALE	SW	SW	REDUCER	⊕	⊕
CURB & GUTTER	---	---	DRY UTILITIES		
INDEX CONTOUR	---	---	ELECTRIC PEDESTAL	⊕	⊕
FEMA FLOODPLAIN	---	---	OVERHEAD POWER POLE	⊕	⊕
MODELED 1240 CFS	---	---	ELECTRICAL CABINET	⊕	⊕
100-YR FLOODPLAIN	---	---	FIBER OPTIC PULL BOX	⊕	⊕
DRAINAGE			ASPHALT PAVEMENT	---	---
DRAINAGE BASIN	---	---	GRAVEL AREA	---	---
BASIN TAG			FLOODWAY	---	---
DESIGN POINT			WETLAND	---	---
RECEIVING PERVIOUS AREA (RPA)			CHANNEL LINING	---	---
GRASS BUFFER	---	---	BUILDABLE AREA	---	---

GEC LEGEND:

⊕	CWA	CONCRETE WASHOUT AREA	⊕	SSA	STABILIZED STAGING AREA	---	CUT CONDITION
⊕	IP	INLET PROTECTION	⊕	ECB	EROSION CONTROL BLANKET	---	FILL CONDITION
⊕	CIP	CULVERT INLET PROTECTION	⊕	RP	RIPRAP	---	
⊕	VTC	VEHICLE TRACKING CONTROL	⊕	SM	SEEDING AND MULCHING	---	
---	LOD	LIMITS OF CONSTRUCTION/DISTURBANCE (CUT/FILL LIMIT)	---		DO NOT DISTURB/PROPOSED WORK BY OTHERS	---	
---	SF	SILT FENCE	---		PLANNED INFILTRATION AREA (PIA)	---	
---	TSD	TEMPORARY SLOPE DRAIN	---		FLOW DIRECTION	---	

PROJECT INFO:

LIMITS OF DISTURBANCE: 3.70 AC
CUT VOLUME: 117 CY
FILL VOLUME: 703 CY
NET EARTHWORK: 586 (FILL) CY [UNADJUSTED FOR PAVEMENT DEPTH]

EARTHWORK QUANTITIES BASED ON A SURFACE COMPARISON OF EXISTING AND PROPOSED GRADES, WITH A FILL EXPANSION FACTOR OF 1.1. EARTHWORK QUANTITY ESTIMATE DOES NOT ACCOUNT FOR DEPTH OF PAVEMENT/GRAVEL, UTILITY VOIDS, REMOVALS, UNDESIRABLE FILL, OR ADDITIONAL SHRINKAGE AND SWELL FROM EXCAVATION/COMPACTION. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING THE EARTHWORK REQUIRED AND SHOULD NOT RELY ON THE ABOVE ESTIMATE. EARTHWORK SHALL CONFORM TO SPECIFICATIONS OUTLINED IN THE GEOTECHNICAL REPORT.

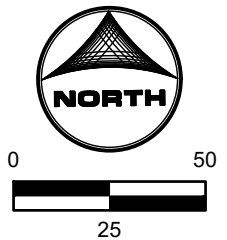
RECEIVING WATERS: DIRTY WOMAN CREEK
ANTICIPATED START OF LAND DISTURBANCE: SUMMER, 2026
ANTICIPATED END OF LAND DISTURBANCE: SUMMER, 2026
ANTICIPATED FINAL STABILIZATION: SPRING, 2027

GRADING & EROSION CONTROL PLAN NOTES:

1. REFER TO STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS ON SHEET 1.

ABBREVIATIONS:

Ø DIA	DIAMETER	EX	EXISTING	PB	PUBLIC
AC	ACRE	FES	FLARED END SECTION	PCR	POINT OF CURB RETURN
ASPH	ASPHALT	FG	FINISHED GRADE	PI	POINT OF INTERSECTION
BFE	BASE FLOOD ELEVATION	FH	FIRE HYDRANT	PT	POINT OF TANGENCY
BLDG	BUILDING	FL	FLOW LINE	PR	PROPOSED
BM	BENCH MARK	FOC	FIBER OPTICS CABLE	PRC	POINT OF REVERSE CURVATURE
CFS	CUBIC FEET PER SECOND	FT	FOOT OR FEET	PVC	POLYVINYL CHLORIDE
CIP	CAST IRON PIPE	GB	GRADE BREAK	PVT	PRIVATE
CL	CENTER LINE	INV	INVERT	R	RADIUS
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	MIN	MINIMUM	REC	RECEPTION
CY	CUBIC YARD	MISC	MISCELLANEOUS	ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	MAINT	MAINTENANCE	SS	SANITARY SEWER
EL	ELEVATION	MAX	MAXIMUM	TOP	TOP OF POND
ELEC	ELECTRIC	MH	MANHOLE	TW	TOP OF WALL
EOG	EDGE OF GRAVEL	NO	NUMBER	TYP	TYPICAL
EOP	EDGE OF PAVEMENT	OH	OVERHEAD	UG	UNDERGROUND
ESMT	EASEMENT				



PCD FILE NO.: SF263

DRAWN BY: SPC JOB DATE: 7/9/2026
APPROVED: CM JOB NUMBER: 2404118
CAD DATE: 7/9/2026
CAD FILE: J:\2024\2404118\CAD\DWG\IC\CDs\Initial_GEC_Plan

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0" 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

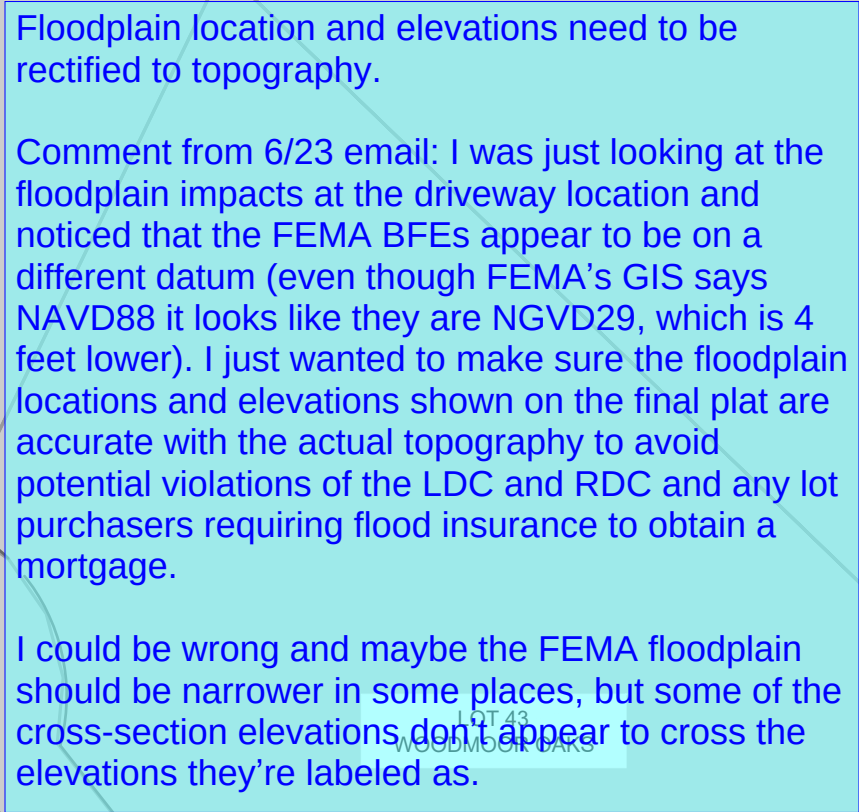
NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTHBAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
INITIAL GRADING & EROSION CONTROL PLAN

SHEET
GEC
2



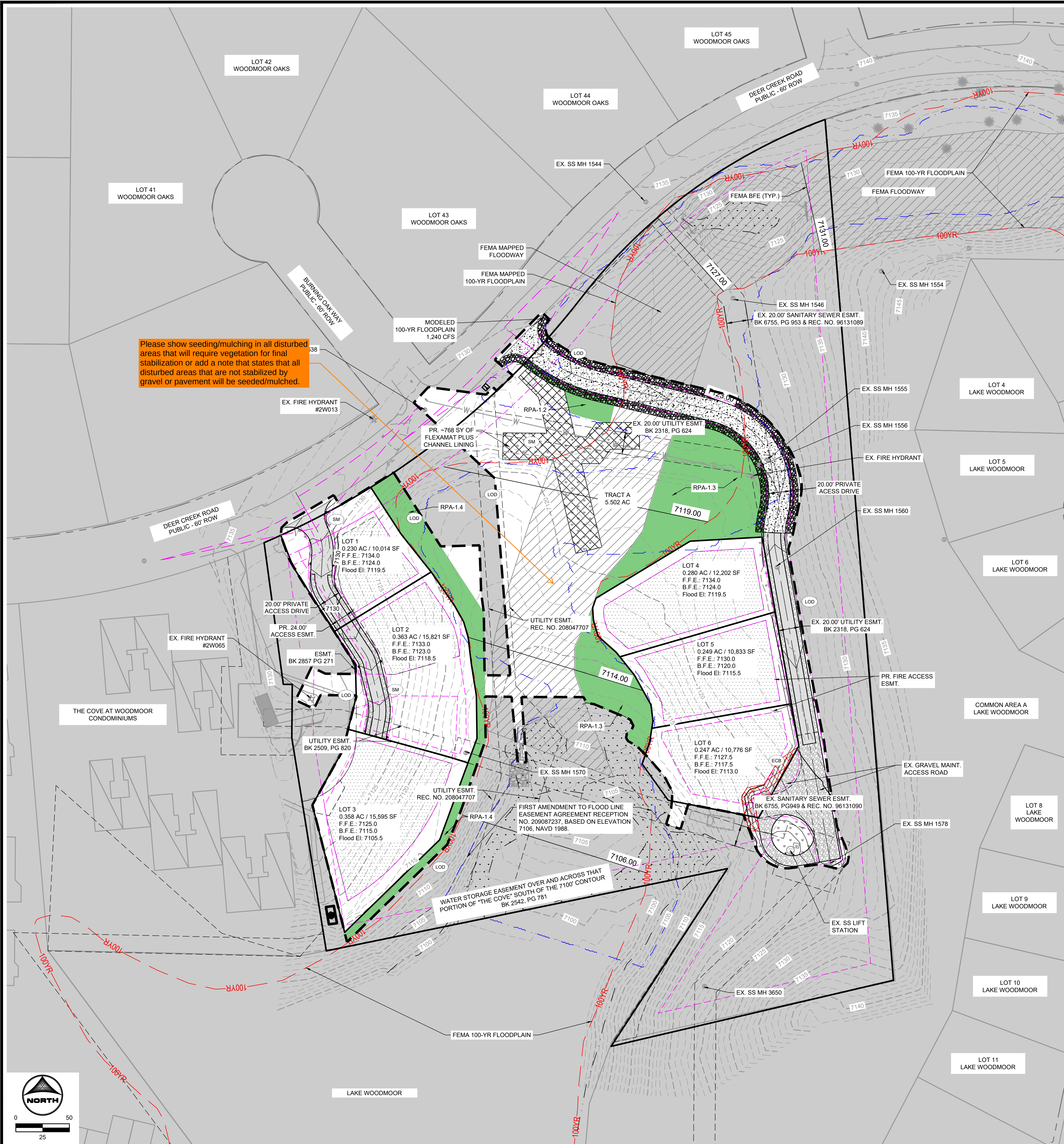
Add abbreviations to legend at right

Q, DIA	DIAMETER	EX	EXISTING	PB	PUBLIC
AC	ACRE	FES	FLARED END SECTION	PCR	POINT OF CURB RETURN
ASPH	ASPHALT	FG	FINISHED GRADE	PI	POINT OF INTERSECTION
BFE	BASE FLOOD ELEVATION	FH	FIRE HYDRANT	PT	POINT OF TANGENCY
BLDG	BUILDING	FL	FLOW LINE	PR	PROPOSED
BM	BENCH MARK	FOC	FIBER OPTICS CABLE	PRC	POINT OF REVERSE CURVATURE
CFIS	CURB FEET PER SECOND	PVT	POLYOT OR FEET	PVC	POLYVINYL CHLORIDE
CIP	CAST IRON PIPE	GB	GRADE BREAK	PVT	PRIVATE
CL	CENTER LINE	INV	INVERT	R	RADIUS
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	MIN	MINIMUM	REC	RECEPTION
CY	CUBIC YARD	MISC	MISCELLANEOUS	ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	MAINT	MAINTENANCE	SS	SANITARY SEWER
EL	ELEVATION	MAX	MAXIMUM	TOP	TOP OF POND
ELEC	ELECTRIC	MH	MANHOLE	TW	TOP OF WALL
EOG	EDGE OF GRAVEL	NO	NUMBER	THP	TYPICAL
EOP	EDGE OF PAVEMENT	OH	OVERHEAD	UG	UNDERGROUND
ESMT	EASEMENT				

MISCELLANEOUS
SIGN
BOLLARD
ACCESSIBLE PARKING

1. REFER TO STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS ON SHEET 1.





LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
BARBED WIRE FENCE	X-X	---
U.G. ELECTRIC	ELEC	ELEC
OVERHEAD ELECTRIC	OHE	OHE
FIBER OPTIC	FO	FO
GAS MAIN	GAS	GAS
HIGH PRESSURE GAS	HP GAS	HP GAS
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	UT	UT
WATER MAIN	W	W
SWALE	---	---
CURB & GUTTER	---	---
INDEX CONTOUR	---	---
FEMA FLOODPLAIN	---	---
MODELED 1240 CFS 100-YR FLOODPLAIN	---	---
DRAINAGE	---	---
DRAINAGE BASIN	---	---
BASIN TAG	---	---
DESIGN POINT	---	---
RECEIVING PERVIOUS AREA (RPA)	---	---
GRASS BUFFER	---	---

STORM SEWER

	EXISTING	PROPOSED
MANHOLE	---	---
STORM INLET	---	---
FLARED END SECTION	---	---
RIPRAP	---	---

SANITARY SEWER

	EXISTING	PROPOSED
CLEAN OUT	---	---
MANHOLE	---	---
PLUG	---	---

WATER

	EXISTING	PROPOSED
FIRE HYDRANT	---	---
GATE VALVE	---	---
MANHOLE	---	---
METER	---	---
TEE	---	---
REDUCER	---	---

DRY UTILITIES

	EXISTING	PROPOSED
ELECTRIC PEDESTAL	---	---
OVERHEAD POWER POLE	---	---
ELECTRICAL CABINET	---	---
FIBER OPTIC PULL BOX	---	---

MISCELLANEOUS

	EXISTING	PROPOSED
SIGN	---	---
BOLLARD	---	---
ACCESSIBLE PARKING	---	---

GEC LEGEND:

	EXISTING	PROPOSED
CWA	---	---
IP	---	---
CIP	---	---
VTC	---	---
LOD	---	---
SF	---	---
TSO	---	---

PROJECT INFO:

LIMITS OF DISTURBANCE: 3.70 AC

CUT VOLUME: 117 CY

FILL VOLUME: 703 CY

NET EARTHWORK: 586 (FILL) CY [UNADJUSTED FOR PAVEMENT DEPTH]

EARTHWORK QUANTITIES BASED ON A SURFACE COMPARISON OF EXISTING AND PROPOSED GRADES, WITH A FILL EXPANSION FACTOR OF 1.1. EARTHWORK QUANTITY ESTIMATE DOES NOT ACCOUNT FOR DEPTH OF PAVEMENT/GRAVEL, UTILITY VOIDS, REMOVALS, UNDESIRABLE FILL, OR ADDITIONAL SHRINKAGE AND SWELL FROM EXCAVATION/COMPACTION. CONTRACTOR IS RESPONSIBLE FOR QUANTIFYING THE EARTHWORK REQUIRED AND SHOULD NOT RELY ON THE ABOVE ESTIMATE. EARTHWORK SHALL CONFORM TO SPECIFICATIONS OUTLINED IN THE GEOTECHNICAL REPORT.

RECEIVING WATERS: DIRTY WOMAN CREEK

ANTICIPATED START OF LAND DISTURBANCE: SUMMER, 2026

ANTICIPATED END OF LAND DISTURBANCE: SUMMER, 2026

ANTICIPATED FINAL STABILIZATION: SPRING, 2027

ABBREVIATIONS:

Ø DIA	DIAMETER	EX	EXISTING	PB	PUBLIC
AC	ACRE	FES	FLARED END SECTION	PCR	POINT OF CURB RETURN
ASPH	ASPHALT	FG	FINISHED GRADE	PI	POINT OF INTERSECTION
BFE	BASE FLOOD ELEVATION	FH	FIRE HYDRANT	PT	POINT OF TANGENCY
BLDG	BUILDING	FL	FLOW LINE	PR	PROPOSED
BM	BENCH MARK	FOC	FIBER OPTICS CABLE	PRC	POINT OF REVERSE CURVATURE
CFS	CUBIC FEET PER SECOND	FT	FOOT OR FEET	PVC	POLYVINYL CHLORIDE
CIP	CAST IRON PIPE	GB	GRADE BREAK	PVT	PRIVATE
CL	CENTER LINE	INV	INVERT	R	RADIUS
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	MIN	MINIMUM	REC	RECEPTION
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EOP	EDGE OF PAVEMENT	OH	OVERHEAD	UG	UNDERGROUND
ESMT	EASEMENT				

GRADING & EROSION CONTROL PLAN NOTES:

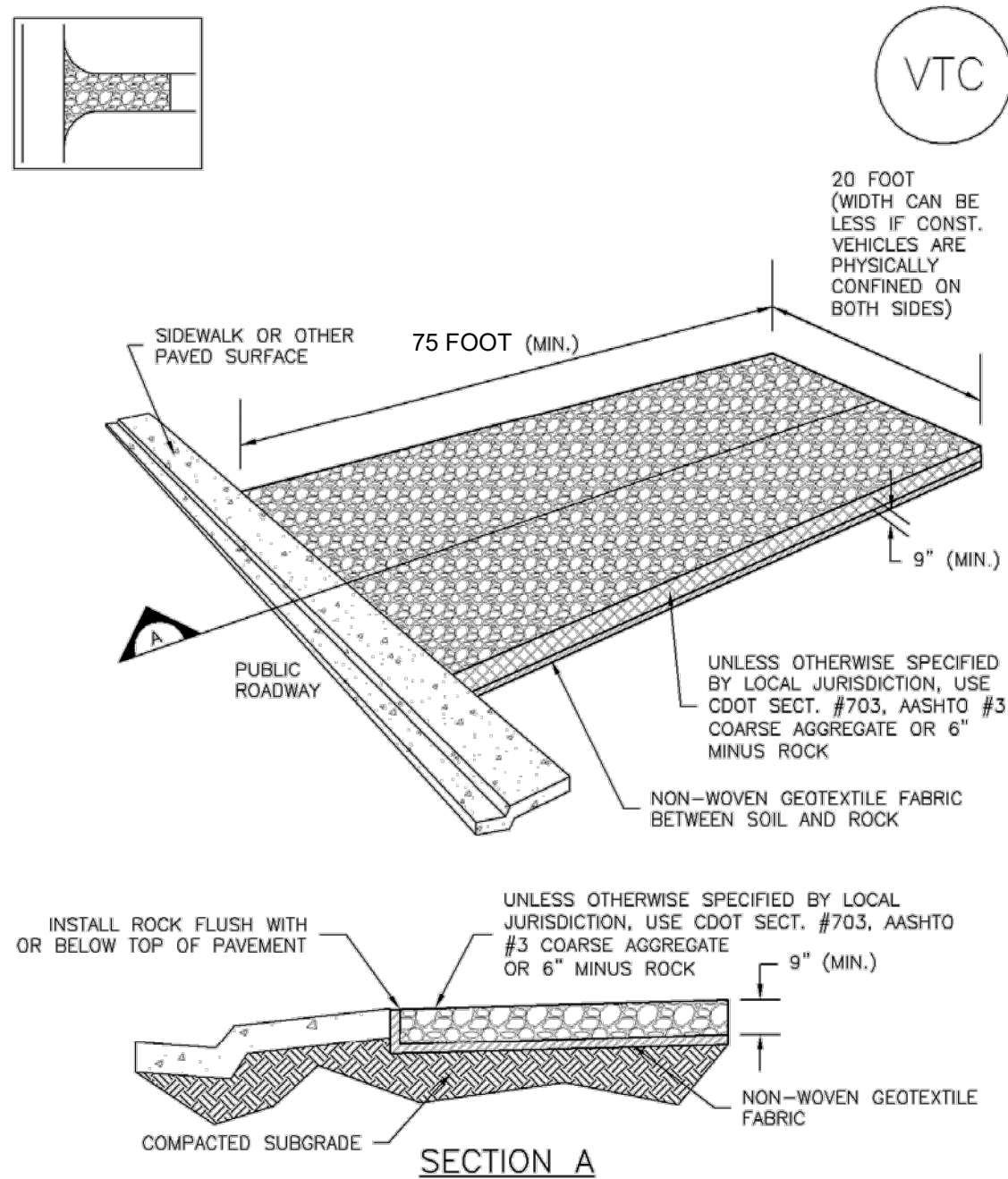
1. REFER TO STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS ON SHEET 1.

811

UNCC
CALL BEFORE
YOU DIG
811
OR
1-800-922-1987
Utility Notification
Center of Colorado

PCD FILE NO.: SF263

Vehicle Tracking Control (VTC) SM-4

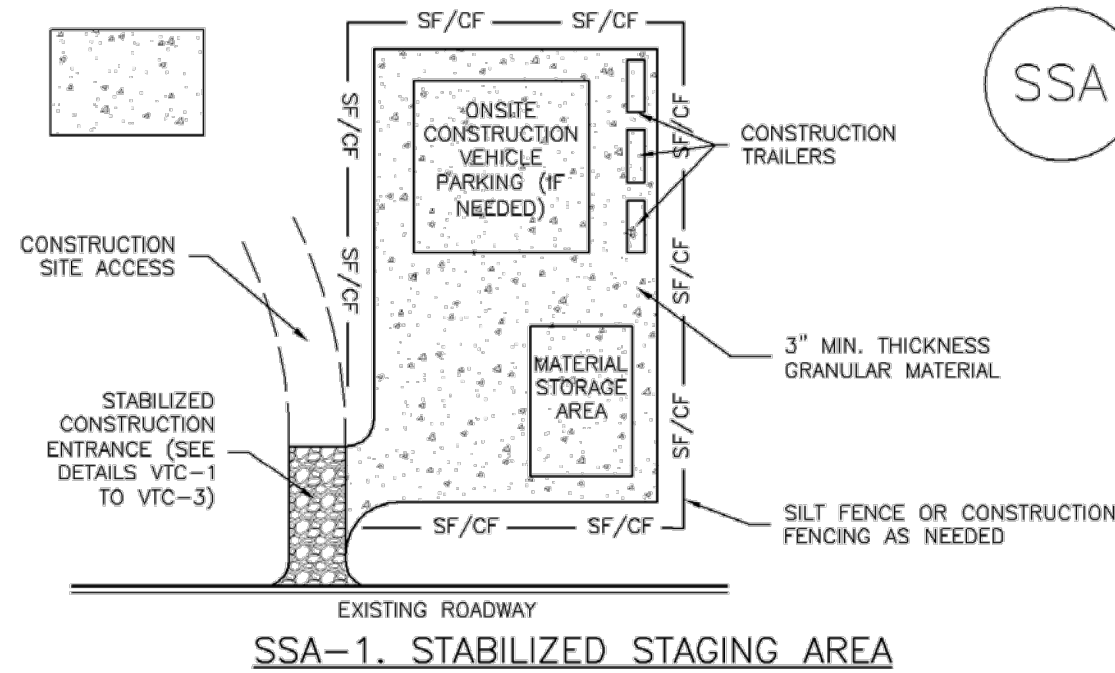


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

VTC-3

Stabilized Staging Area (SSA) SM-6

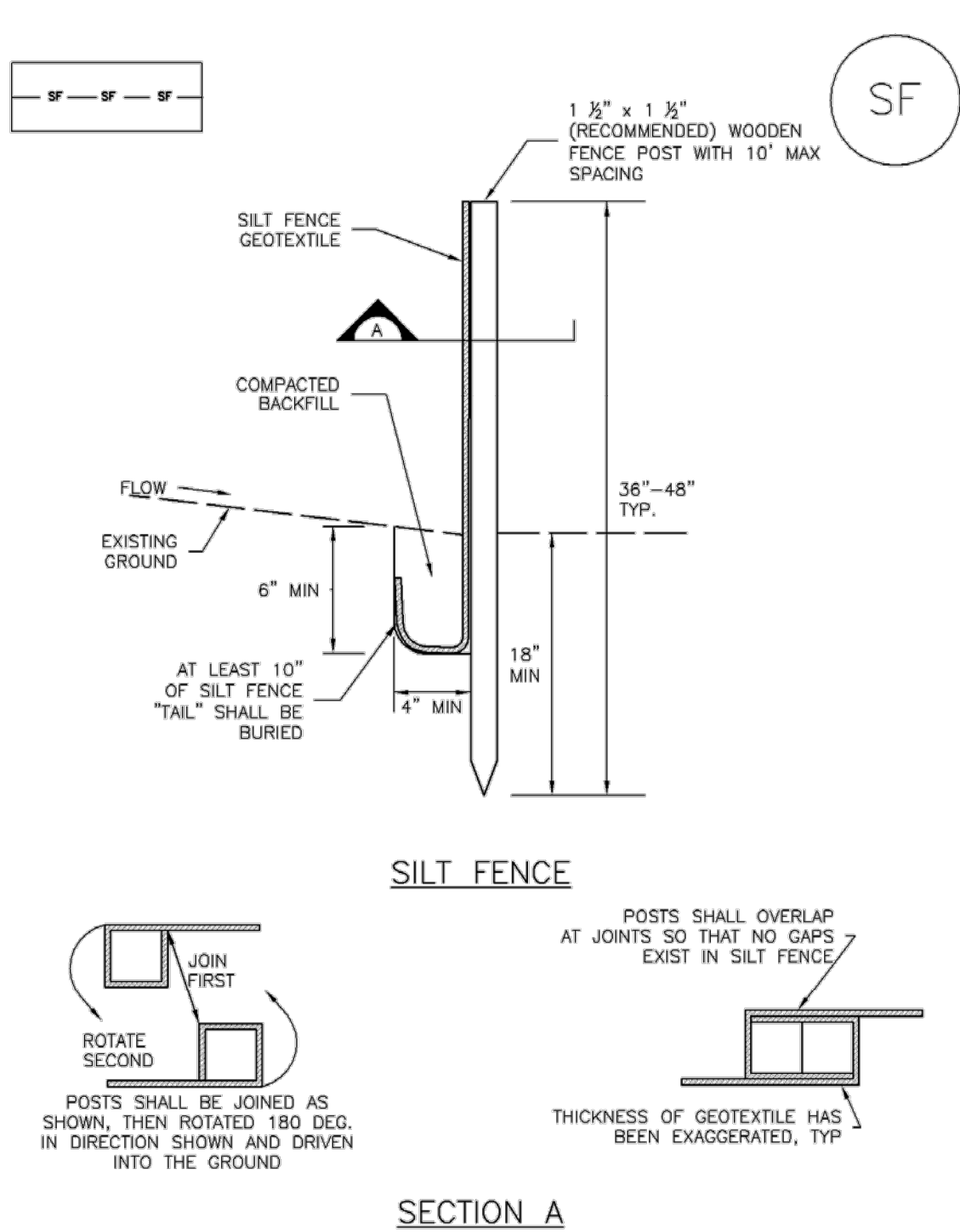


- SSA-1. STABILIZED STAGING AREA**
- STABILIZED STAGING AREA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA 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. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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SSA-3

Silt Fence (SF) SC-1

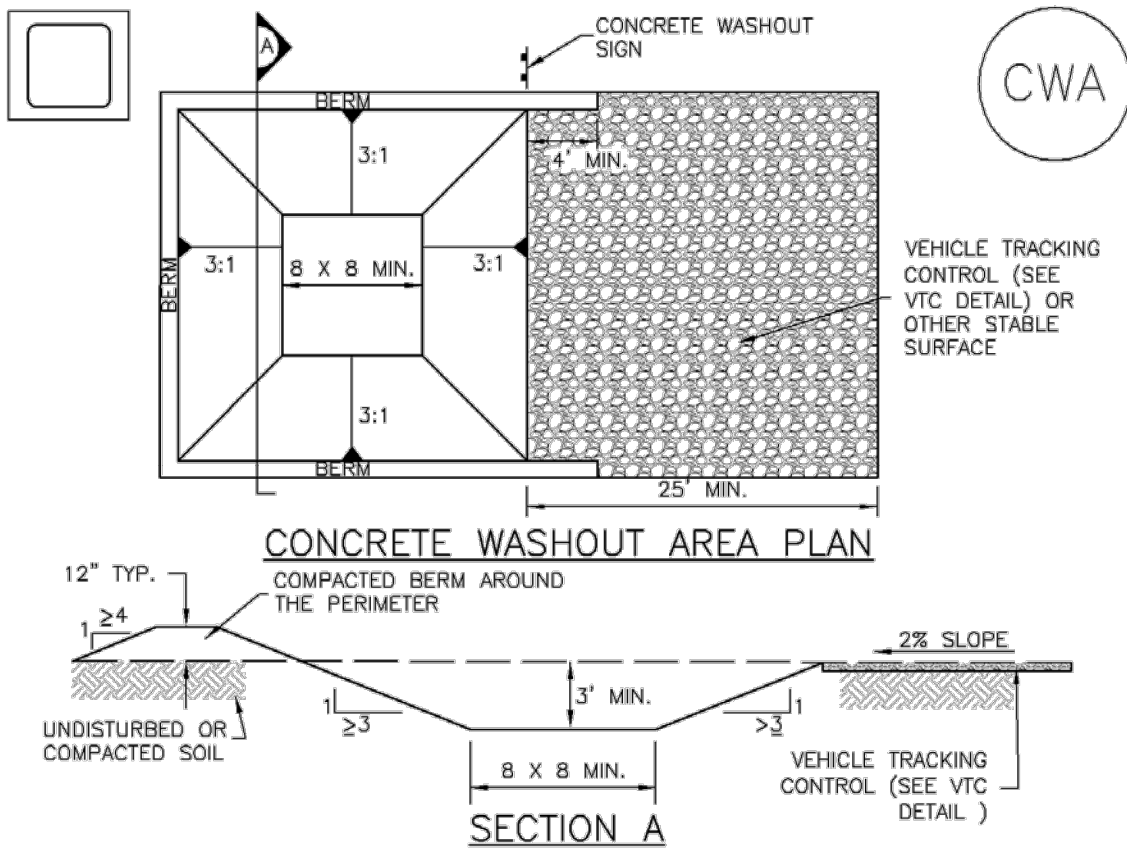


SF-1. SILT FENCE

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Urban Storm Drainage Criteria Manual Volume 3

SF-3

Concrete Washout Area (CWA) MM-1



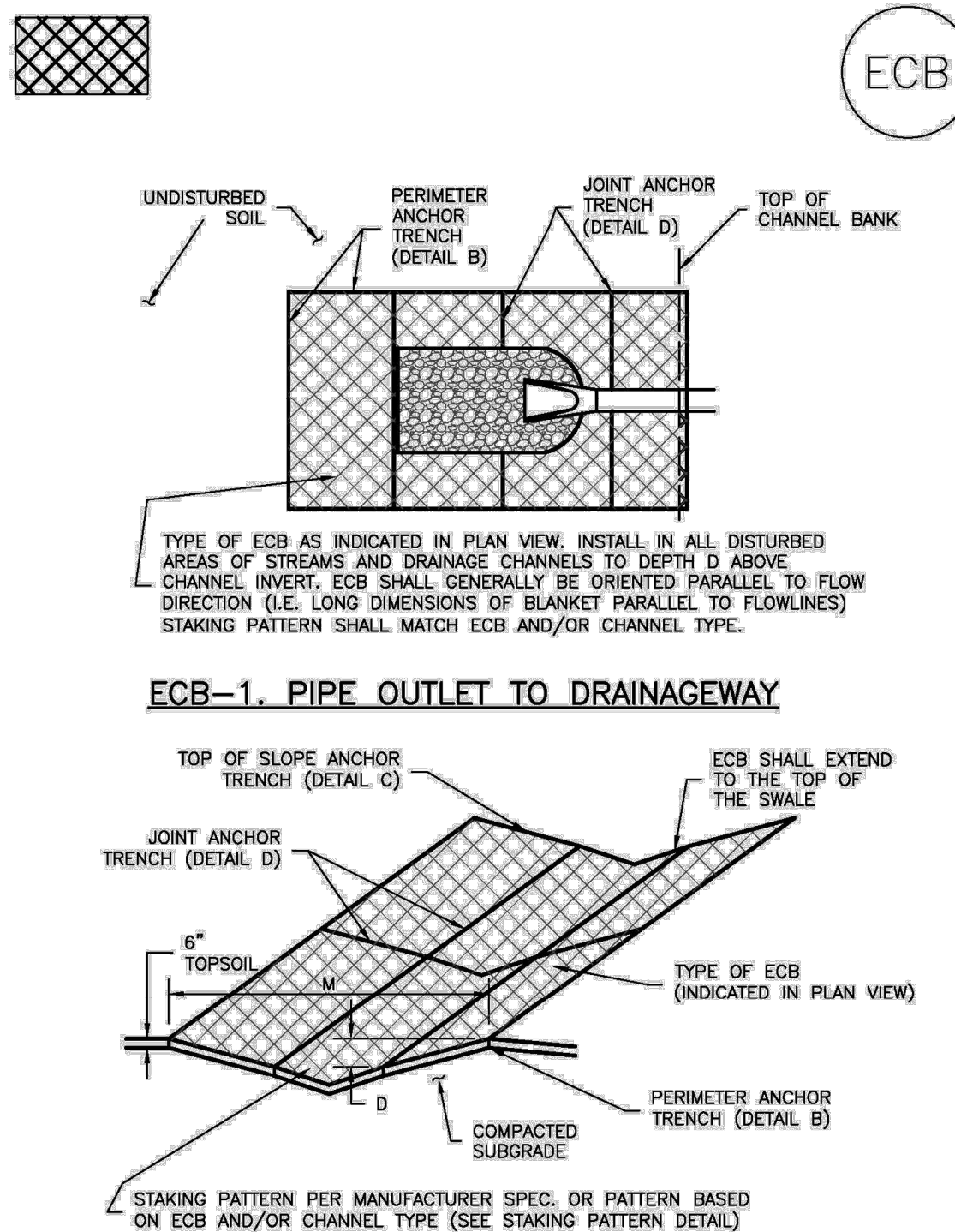
CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
1. SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

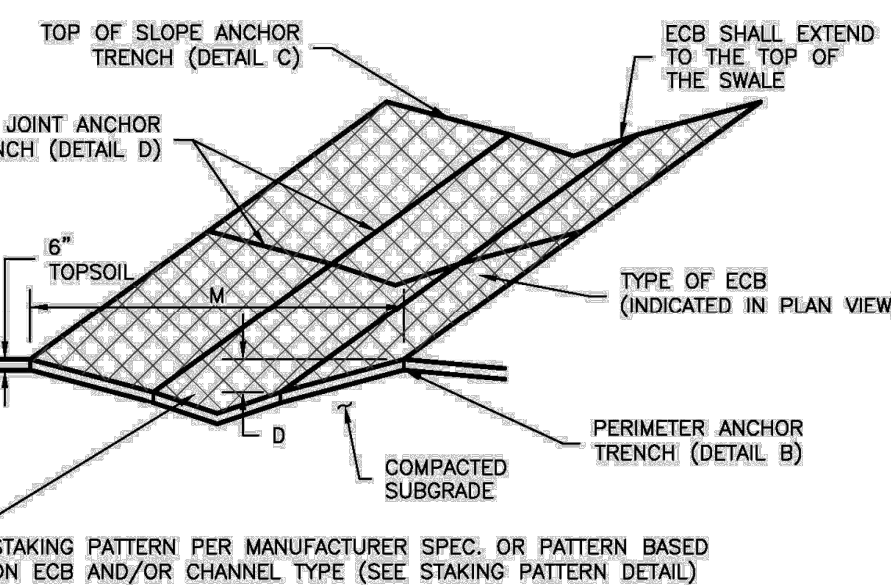
November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

CWA-3

Rolled Erosion Control Products (RECP) EC-6



ECB-1. PIPE OUTLET TO DRAINAGEWAY

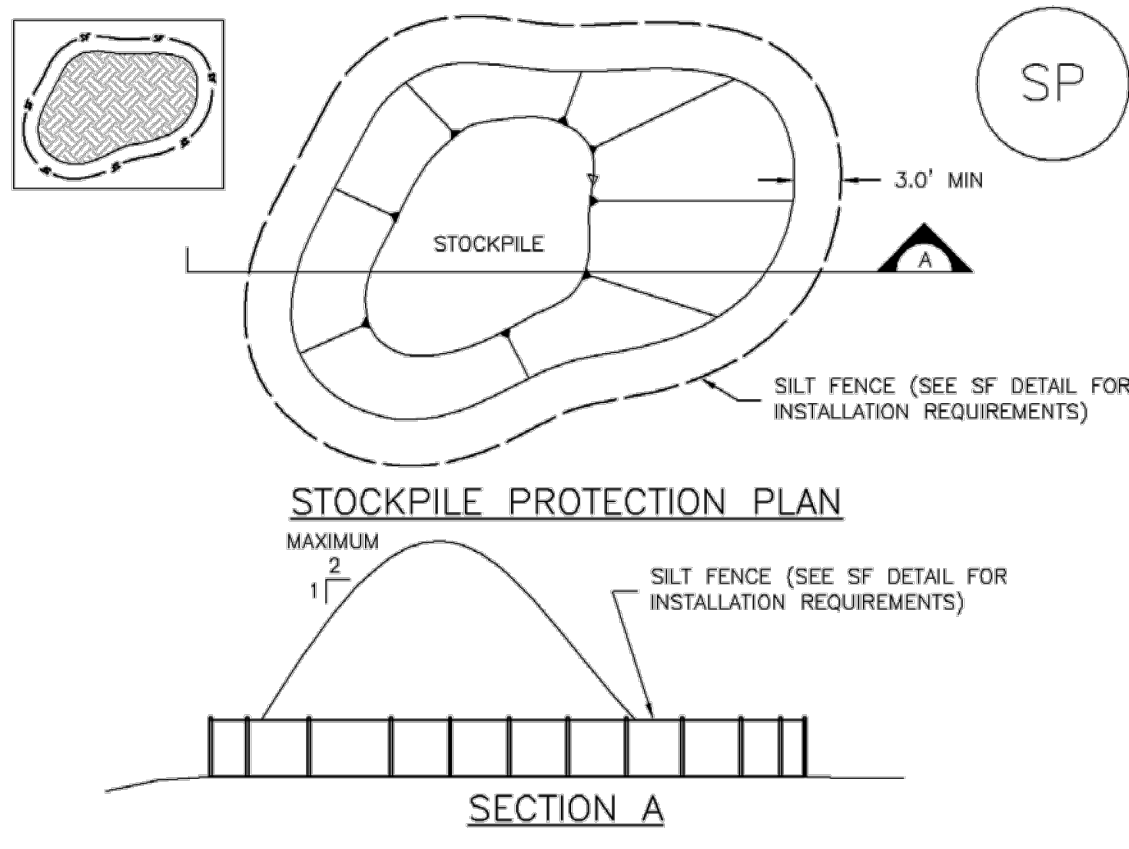


ECB-2. SMALL DITCH OR SWALE

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Urban Storm Drainage Criteria Manual Volume 3

RECP-5

Stockpile Management (SP) MM-2



SP-1. STOCKPILE PROTECTION

- STOCKPILE PROTECTION INSTALLATION NOTES**
1. SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
 2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
 3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
 4. FOR TEMPORARY 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.

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Urban Storm Drainage Criteria Manual Volume 3

SP-3

DRAWN BY: _SPC_ JOB DATE: _7/9/2026_ BAR IS ONE INCH ON
APPROVED: _CM_ JOB NUMBER: _2404118_ OFFICIAL DRAWINGS.
CAD DATE: _7/9/2026_ IF NOT ONE INCH,
CAD FILE: _J:\2024\2404118\CAD\DWG\IC\CDs\GEC_Details ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

NORTHBAY AT LAKE WOODMOOR
CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
GEC DETAILS I

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Utility Notification
Center of Colorado

PCD FILE NO.: SF263

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

City of Colorado Springs
Stormwater Enterprise



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Stormwater Construction Manual
December 2020

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

City of Colorado Springs
Stormwater Enterprise



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Stormwater Construction Manual
December 2020

SEEDING & MULCHING

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

SOIL PREPARATION

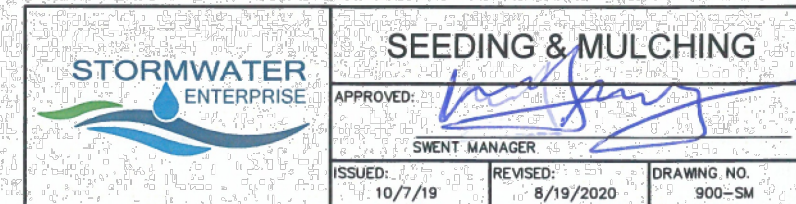
- IN AREAS TO BE SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL 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-SEEDED WHENEVER POSSIBLE.
 - BROADCAST SEEDING OR HYDRO-SEEDED 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 BRILLION DRILL OR HYDRO-SEEDED.
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

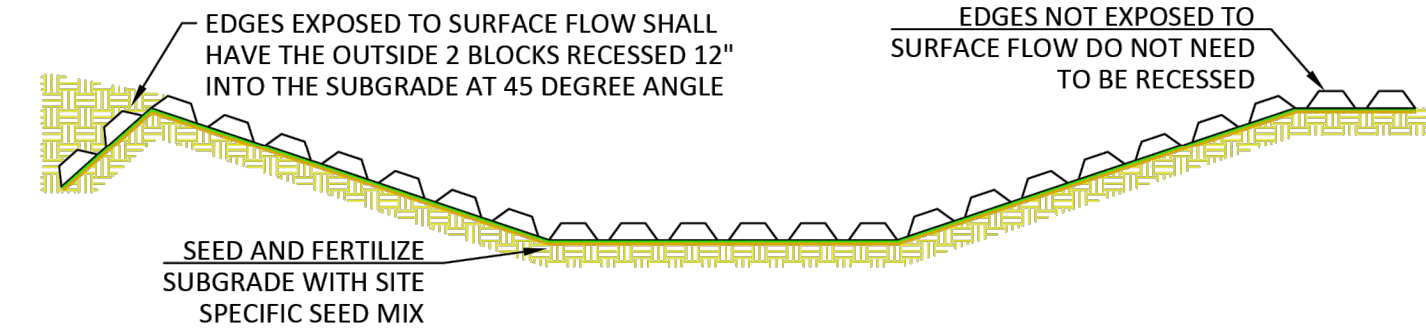
- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING. HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH:
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE 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-SEEDED 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.



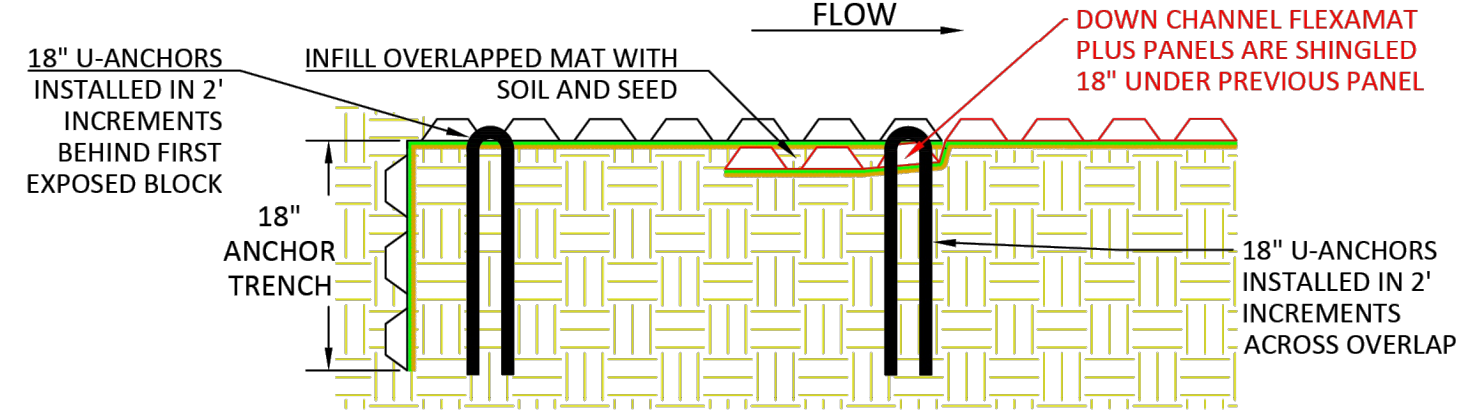
SEEDING & MULCHING

APPROVED: 
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ISSUED: 10/7/18 REVISED: 8/19/2020 DRAWING NO: 800-SM

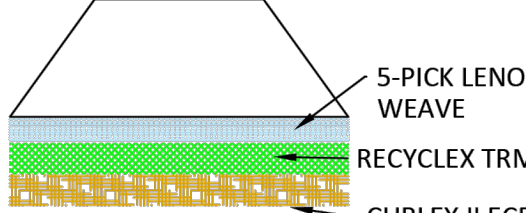
METHOD FOR TREATING EDGES EXPOSED TO SURFACE SHEET FLOW



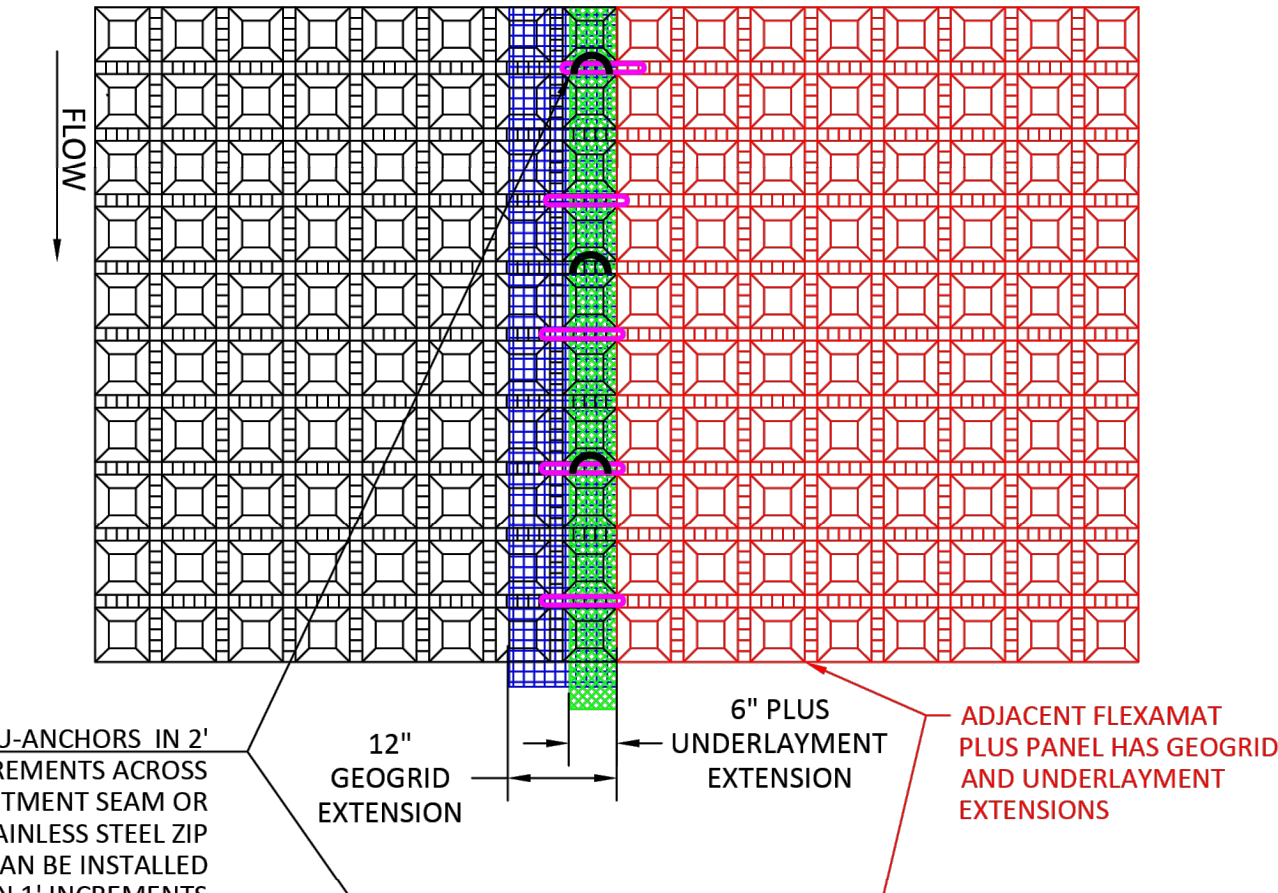
LEADING EDGE ANCHOR TRENCH AND OVERLAP SEAMS PERPENDICULAR TO FLOW



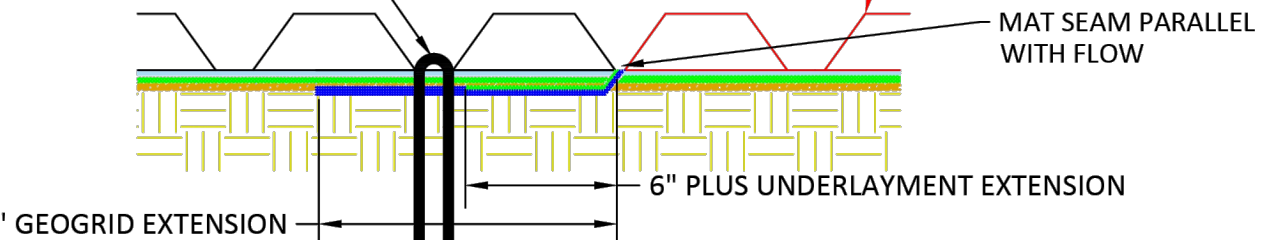
FLEXAMAT PLUS UNDERLAYMENT



ABUTMENT METHOD FOR WIDER THAN 16' TOP VIEW



PROFILE VIEW



FLEXAMAT PLUS CHANNEL - LAYOUT PARALLEL TO FLOW

CONSTRUCTION NOTES:

- AN ENGINEER OR MANUFACTURER REPRESENTATIVE SHALL BE ONSITE FOR THE START OF THE INSTALLATION.
- GRADE CHANNEL SO THAT WATER WILL FLOW DOWN CENTER OF THE CHANNEL AND BE CONTAINED TO THE CHANNEL. ALL SUBGRADE SURFACES PREPARED FOR PLACEMENT OF MATS SHALL BE SMOOTH AND FREE OF ALL ROCKS, STICKS, ROOTS, OTHER PROTRUSIONS, OR DEBRIS OF ANY KIND.
- PRIOR TO FLEXAMAT PLUS INSTALLATION SEED AND FERTILIZE THE PREPARED SUBGRADE WITH SITE SPECIFIC SEED MIX AND IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
- INSTALL FLEXAMAT PLUS ROLLS, USING THE WIDEST ROLLS POSSIBLE TO AVOID SEAMS.
 - FOR CHANNELS THAT ARE WIDER THAN 16', INSTALL 15.5' WIDE FLEXAMAT PLUS ROLLS THAT INCLUDE 12" GEOGRID EXTENSIONS WITH A 6" PLUS UNDERLAYMENT EXTENSIONS. THESE SEAMS ARE PARALLEL WITH FLOW, THE ADJACENT MAT INSTALLED OVER THE EXTENSIONS. ENSURE GEOGRID AND TRM EXTENSIONS ARE LAYING FLAT ON SUBGRADE PRIOR TO INSTALLING ADJACENT MAT.
 - SECURE THE ABUTMENT PARALLEL WITH FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE EXTENSION OVERLAP. U-ANCHORS OR ZIP TIES TO BE INSTALLED PERPENDICULAR TO FLOW. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
- FOR ADDITIONAL SECTIONS OF MAT, SECURE SEAM PERPENDICULAR WITH FLOW BY OVERLAPPING THE DOWNSTREAM SECTION 18" WITH UPSTREAM SECTION OF MAT. PRIOR TO INSTALLING OVERLAP, FLIP UPSTREAM MAT BACK 24". EXCAVATE 2.25" OF SOIL 18" FROM END OF UPSTREAM MAT. DOWNSTREAM SECTION IS LAID IN THE SHALLOW TRENCH. RETURN AND TAMP SOIL OVER INITIAL EDGE AND SEED. FLIP END OF UPSTREAM MAT OVER THE SOIL COVERED AND SEED INITIAL LEADING EDGE OF DOWNSTREAM MAT.
 - SECURE OVERLAPS PERPENDICULAR TO FLOW BY INSTALLING 18" U-ANCHORS IN 2' INCREMENTS OR 20" STAINLESS STEEL ZIP TIES IN 1' INCREMENTS THROUGH THE OVERLAP. ZIP TIES SHALL ENCOMPASS 3 CORDS OF GEOGRID FROM EACH MAT.
- AT THE INITIAL LEADING EDGE OF THE FLEXAMAT PLUS ARMORED CHANNEL, EMBED THE MAT 18" IN A VERTICAL ANCHOR TRENCH. SECURE TRENCH WITH 18" U-ANCHORS INSTALLED BEHIND THE FIRST ROW OF EXPOSED BLOCKS IN 2' INCREMENTS. FILL AND COMPACT ANCHOR TRENCH WITH SUITABLE FILL. AT ENDING EDGE OF PROTECTION, EMBED THE MAT 18" IN A TERMINATION TRENCH. THE TRENCH SHALL BE FILLED AND COMPACTED WITH SUITABLE FILL, AS DETERMINED BY THE ENGINEER OF RECORD.

MOTZ ENTERPRISES, INC.

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REV -4

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BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0" 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



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CONSTRUCTION DOCUMENTS
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN
GEC DETAILS II

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