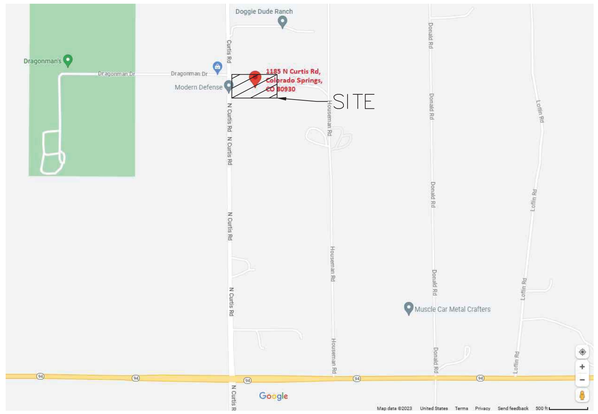
GRADING AND EROSION CONTROL PLAN
1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052



VICINITY MAP

LEGAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10,
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

PROPERTY TAX SCHEDULE NUMBER: 4410000052

SHEET INDEX

GENERAL NOTES

1. A CONSTRUCTION PERMIT FROM TRANSPORTATION AND ENGINEERING IS REQUIRED PRIOR TO COMMENCING WORK WITHIN COUNTY RIGHT-OF-WAY.
2. ANY WORK WITHIN STATE RIGHT-OF-WAY WILL REQUIRE A STATE CONSTRUCTION PERMIT.
3. THE CONTRACTOR SHALL NOTIFY TRANSPORTATION AND ENGINEERING AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL PROVIDE All SIGNS, BARRICADES, FLAGMEN, LIGHTS, OR OTHER DEVICES NECESSARY FOR SAFE CONSTRUCTION TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MUTCD AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD. A CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY TRANSPORTATION AND ENGINEERING PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR WORK WITHIN COUNTY RIGHT-DF-WAY.
5. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
6. CONSTRUCTION SPECIFICATION: CURRENT EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIAL PROVISIONS AND REVISIONS THERETO, AND AS AMENDED BY CHAPTER 5 OF THIS MANUAL.
7. THE SUBGRADE MATERIAL SHALL BE SCARIFIED OR REMOVED TO A DEPTH REQUIRED BY EL PASO COUNTY PER INFORMATION OBTAINED FROM LABORATORY TESTS AND/OR AS REQUIRED IN THE PAVEMENT DESIGN REPORT. ADDITIVES OR APPROVED MATERIAL MAY BE REQUIRED IF THE NATIVE MATERIAL IS UNSATISFACTORY. THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM DENSITY AND MOISTURE CONTENT RANGE OF 2 PERCENT BELOW OPTIMUM TO 2 PERCENT ABOVE AS DETERMINED IN ACCORDANCE WITH AASHTO DESIGNA I10N T180 al T99 AND IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 203.07.
8. CLASS 6 AGGREGATE BASE COURSE FOR SHOULDERS SHALL BE PLACED AND COMPACTED 95 PERCENT MODIFIED PROCTOR TEST (AASHTO 1180) AFTER PLACEMENT OF ASPHALT.
9. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAWCUT OR BLADECUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT. SS 1 TACK COAT SHALL BE APPLIED TO ALL SURFACES.
10. STRUCTURAL SECTION, INCLUDING SUBBASE AND ASPHALT, SHALL BE CONSTRUCTED ACCORDING TO THE FINAL PAVEMENT DESIGN THAT HAS BEEN PREPARED BY THE DEVELOPER'S ENGINEER, AND APPROVED BY TRANSPORTATION AND ENGINEERING.
11. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED VERSIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ENGINEERING CRITERIA MANUAL, DRAINAGE CRITERIA MANUAL, AND APPLICABLE STANDARDS OF THE CITY/COUNTY/STATE.
12. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, STRUCTURES, PROPERTY LINES, AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
13. ALL UTILITIES SHALL BE LOCATED PRIOR TO ANY EXCAVATION. CALL 811 (COLORADO 811 UTILITY NOTIFICATION CENTER) AT LEAST 3 BUSINESS DAYS BEFORE DIGGING.
14. ALL WORK SHALL COMPLY WITH OSHA SAFETY STANDARDS AND APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.
15. THE CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION AS REQUIRED BY THE APPROVED STORMWATER MANAGEMENT PLAN (SWMP) AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.
16. ALL DISTURBED AREAS SHALL BE REGRADED, STABILIZED, AND REVEGETATED AS SOON AS PRACTICAL TO PREVENT EROSION.
17. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) PER THE SWMP, INCLUDING BUT NOT LIMITED TO: SILT FENCES, WATTLES, STABILIZED CONSTRUCTION ENTRANCE, INLET PROTECTION, AND SEDIMENT TRAPS AS NECESSARY.
18. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING JURISDICTION AND MAY REQUIRE SEPARATE PERMITTING.
19. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED.
20. NO GRADING OR CONSTRUCTION SHALL OCCUR OUTSIDE OF THE APPROVED LIMITS OF DISTURBANCE SHOWN ON THE SITE DEVELOPMENT PLANS.
21. ALL STORM DRAINAGE INFRASTRUCTURE, INCLUDING INLETS, CULVERTS, AND DETENTION FACILITIES, SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED DRAINAGE REPORT AND SITE PLANS, AND SHALL BE INSPECTED PRIOR TO BACKFILL AND FINAL ACCEPTANCE.
22. ACCESS LOCATIONS AND WIDTHS MUST MATCH THOSE APPROVED IN THE SITE PLAN AND/OR TRAFFIC ENGINEERING MEMO.
23. ANY REVISION TO THESE PLANS REQUIRES APPROVAL BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO IMPLEMENTATION.
24. THE CONTRACTOR SHALL NOTIFY THE COUNTY ENGINEERING INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
25. PERMANENT CONTROL MEASURES (PCMS), INCLUDING WATER QUALITY FEATURES SUCH AS DETENTION BASINS OR SWALES, SHALL BE INSTALLED PER THE APPROVED DRAINAGE AND WATER QUALITY PLANS AND DOCUMENTED IN THE POST-CONSTRUCTION CERTIFICATION PACKAGE.
26. THE PROPERTY OWNER IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF ALL DRAINAGE AND STORMWATER CONTROL FEATURES, INCLUDING WATER QUALITY TREATMENT AREAS AND PERMANENT EROSION CONTROL.
27. TRAFFIC CONTROL SHALL CONFORM TO THE LATEST VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
28. ALL FILL MATERIAL SHALL BE CLEAN, FREE OF ORGANICS, AND COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY UNLESS OTHERWISE NOTED.
29. THIS PLAN DOES NOT AUTHORIZE CONNECTION TO EXISTING PRIVATE SYSTEMS OR FACILITIES WITHOUT PRIOR WRITTEN PERMISSION FROM THE APPLICABLE OWNER OR AGENCY.

OWNER / DEVELOPER

ANDRII VARKO
1185 N CURTIS RD
COLORADO SPRINGS, CO 80930
CONTACT: ANDRII VARKO
(786) 394-0094
CARPROMOTORS@GMAIL.COM

CIVIL ENGINEER

MILOSH ENGINEERING
9235 W EUCLID AVE
LITTLETON, CO 80123
CONTACT: MR. MILOS JANKOVIC
(720) 325-6876
MJ@MILOSHENG.COM

EL PASO COUNTY

PLANNING DEPARTMENT
2880 INTERNATIONAL CIRCLE, STE. 110
COLORADO SPRINGS, CO 80910
CONTACT: MARIA LANCTO
(719) 520-6447
MARIALANCTO@ELPASOCO.COM

Grading and Erosion Control Plans (standalone)

DESIGN 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.

MILAN JANKOVIC, P.E. # 44321 — 2/22/2026 DATE

OWNER/DEVELOPER'S STATEMENT:

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

ANDRII VARKO, OWNER — 2/22/2026 DATE
1185 N CURTIS RD,
COLORADO SPRINGS, CO 80930

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. — DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD File PPR2527

COLORADO LICENSED — MILAN JANKOVIC — 44321 — PROFESSIONAL ENGINEER

DESIGNED BY: MILOSH engineering — 9235 W EUCLID AVE, LITTLETON, CO 80123, (720) 325-6876, MJ@MILOSHENG.COM

FILE NUMBER: 2319

JOB NUMBER: 2025-6-10-Var

PRINTED DATE: 02/10/2026

Revision Table

No.	Date	Revised By	City Comments
1	10/16/25	EL PASSO	M.Lancto & E.Schoenheit
2	02/06/26	EL PASSO	M.Lancto & E.Schoenheit

CLIENT: ANDRII VARKO — 1185 N CURTIS RD, COLORADO SPRINGS, CO 80930 — (786) 394-0094 — ANDRIIVARKO@GMAIL.COM

TITLE: GEC PLAN COVER SHEET

PROJECT NAME: GRADING & EROSION CONTROL PLAN

PROJECT ADDRESS: 1185 N Curtis Rd, Colorado Springs, CO 80930

PARCEL NUMBER: 4410000052

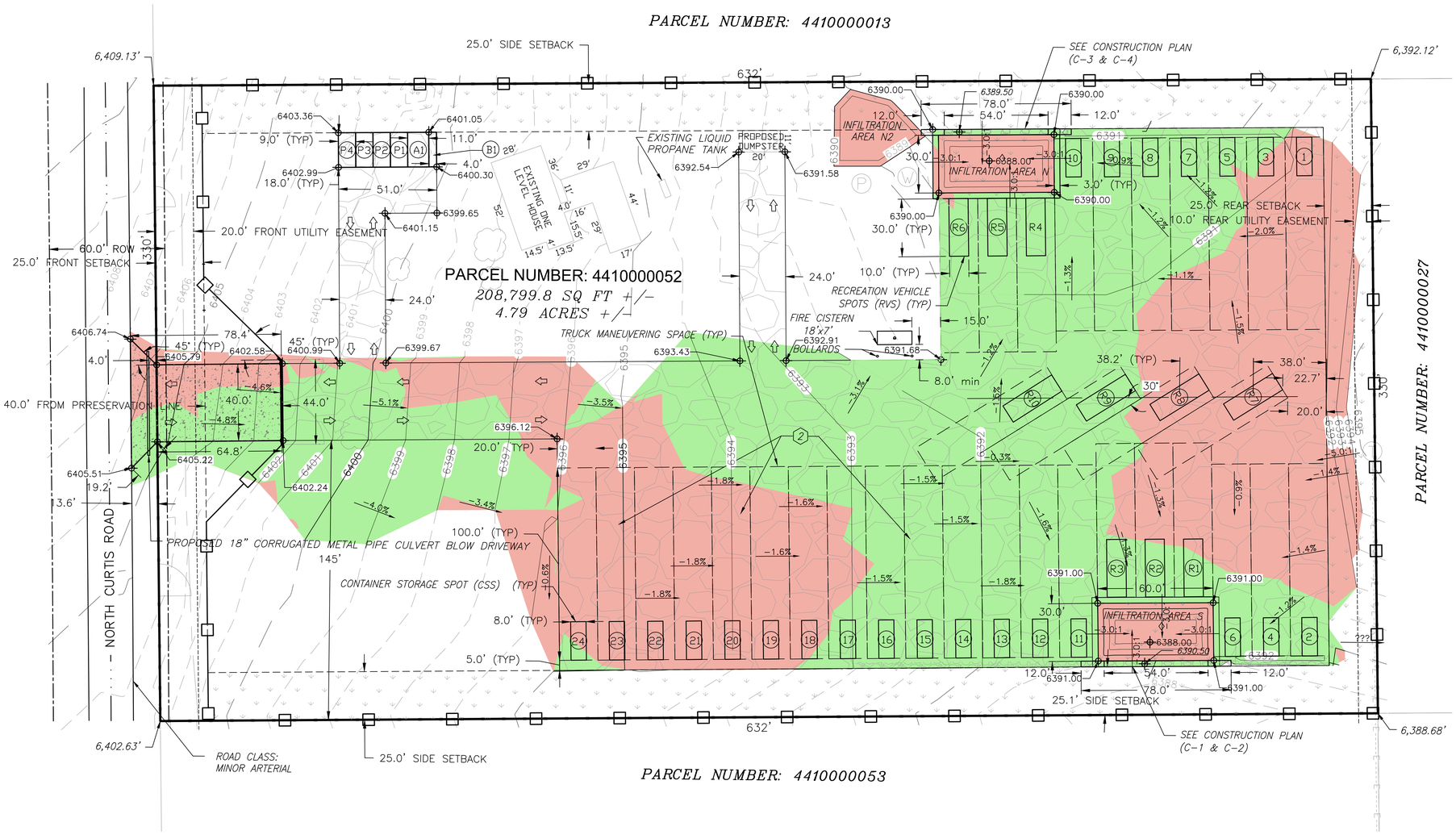
SHEET NUMBER: GEC-1

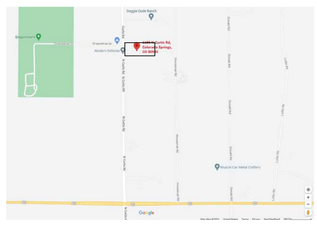
GRADING PLAN – PROPOSED CONDITION

1185 N Curtis Rd, Colorado Springs, CO 80930

THE NORTH ONE–HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052





LOCATION MAP

NOTES:

1. THE MAXIMUM ALLOWED LONGITUDINAL SLOPE ON THE ADA PARKING SPACES IS 2%
2. PER STANDARD COUNTY DETENTION MAINTENANCE AGREEMENT, A BLANKET MAINTENANCE EASEMENT HAS BEEN PROVIDED ACROSS THE PROPERTY.

NET EARTHWORK BALANCE: CUT MINUS FILL EQUALS 0 CUBIC YARDS

- CUT AREA
- FILL AREA

0 60 120 Feet

1 inch = 30 feet
Contour Interval = 1 ft

LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- SETBACK
- EXISTING FENCE
- EXISTING GATE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIQUID PROPANE TANK
- EXISTING WATER WELL
- EXISTING MANHOLE TO WATER PRESSURE TANK
- EXISTING TREE
- 6390 EXISTING MAJOR CONTOUR
- 6391 EXISTING MINOR CONTOUR
- 6395 PROPOSED MAJOR CONTOUR
- 6394 PROPOSED MINOR CONTOUR
- PROPOSED FENCE
- PROPOSED GATE
- PROPOSED GRAVEL COVER (ROAD BASE)
- PROPOSED GABION RETAINING WALL
- PROPOSED LANDSCAPING AREA
- PROPOSED CONCRETE OR ASPHALT DRIVEWAY
- INFILTRATION AREA PROPOSED DETENTION POND LOCATION
- -5.0% PROPOSED SLOPE
- 5824.00 PROPOSED FOUNDATION ELEVATION

PCD File # PPR2527

COLORADO LICENSED MILAN JANKOVIC 44321 PROFESSIONAL ENGINEER

DESIGNED BY:
LOS engineering
9235 W EUCLID AVE
LITTLETON, CO 80123
(720) 325-6876
MJ@MILOSHENG.COM

FILE NUMBER: 2319

JOB NUMBER: 2025-6-10-Var

PRINTED DATE: 02/10/2026

Revision Table

No.	Date	Revised By	City Comments
1	10/16/25	EL PASSO	M.Lancito & E.Schoenheit

CLIENT:
ANDRII VARKO
1185 N CURTIS RD,
COLORADO SPRINGS, CO 80930
(786) 394-0094
ANDRIIVARKO@GMAIL.COM

TITLE: GRADING PLAN

PROJECT NAME: GRADING & EROSION CONTROL PLAN

PROJECT ADDRESS: 1185 N Curtis Rd, Colorado Springs, CO 80930

PARCEL NUMBER: 4410000052

SHEET NUMBER: G-1

Design Area	5 - Year							
A	Area (sq-ft)	Distance (feet)	Slope (%)	Runoff Coeffic.	Ti (min)	Conv. Coeffic.	Tt (min)	Tc (min)
Meadow	49,767	440	3.6%	0.08	20.8	2.5	4.9	25.7
SUM	49,767			**0.08**	**20.8**	**2.5**	**4.9**	**25.7**

Design Area	100 - Year							
A	Area (sq-ft)	Distance (feet)	Slope (%)	Runoff Coeffic.	Ti (min)	Conv. Coeffic.	Tt (min)	Tc (min)
Meadow	49,767	440	3.6%	0.35	15.3	2.5	4.9	20.2
SUM	49,767			**0.35**	**15.3**	**2.5**	**4.9**	**20.2**

Design Area	5 - Year							
B	Area (sq-ft)	Distance (feet)	Slope (%)	Runoff Coeffic.	Ti (min)	Conv. Coeffic.	Tt (min)	Tc (min)
Meadow	37,945	154	4.5%	0.08	13.9	2.5	0.0	13.9
SUM	37,945			**0.08**	**13.9**	**2.5**	**0.0**	**13.9**

Design Area	100 - Year							
B	Area (sq-ft)	Distance (feet)	Slope (%)	Runoff Coeffic.	Ti (min)	Conv. Coeffic.	Tt (min)	Tc (min)
Meadow	37,945	154	4.5%	0.35	10.2	2.5	0.0	10.2
SUM	37,945			**0.35**	**10.2**	**2.5**	**0.0**	**10.2**

Design Area	5 - Year							
C	Area (sq-ft)	Distance (feet)	Slope (%)	Runoff Coeffic.	Ti (min)	Conv. Coeffic.	Tt (min)	Tc (min)
Meadow	118,330	468	4.1%	0.08	20.1	2.5	5.6	25.6
Roofs	2,576	15	33%	0.73	0.8	15	0.0	0.8
SUM	120,906			**0.09**	**20.9**	**2.8**	**5.6**	**26.5**

Design Area	100 - Year							
C	Area (sq-ft)	Distance (feet)	Slope (%)	Runoff Coeffic.	Ti (min)	Conv. Coeffic.	Tt (min)	Tc (min)
Meadow	118,330	468	4.1%	0.35	14.8	2.5	5.6	20.3
Roofs	2,576	15	33%	0.81	0.7	15	0.0	0.7
SUM	120,906			**0.36**	**15.4**	**2.8**	**5.6**	**21.0**

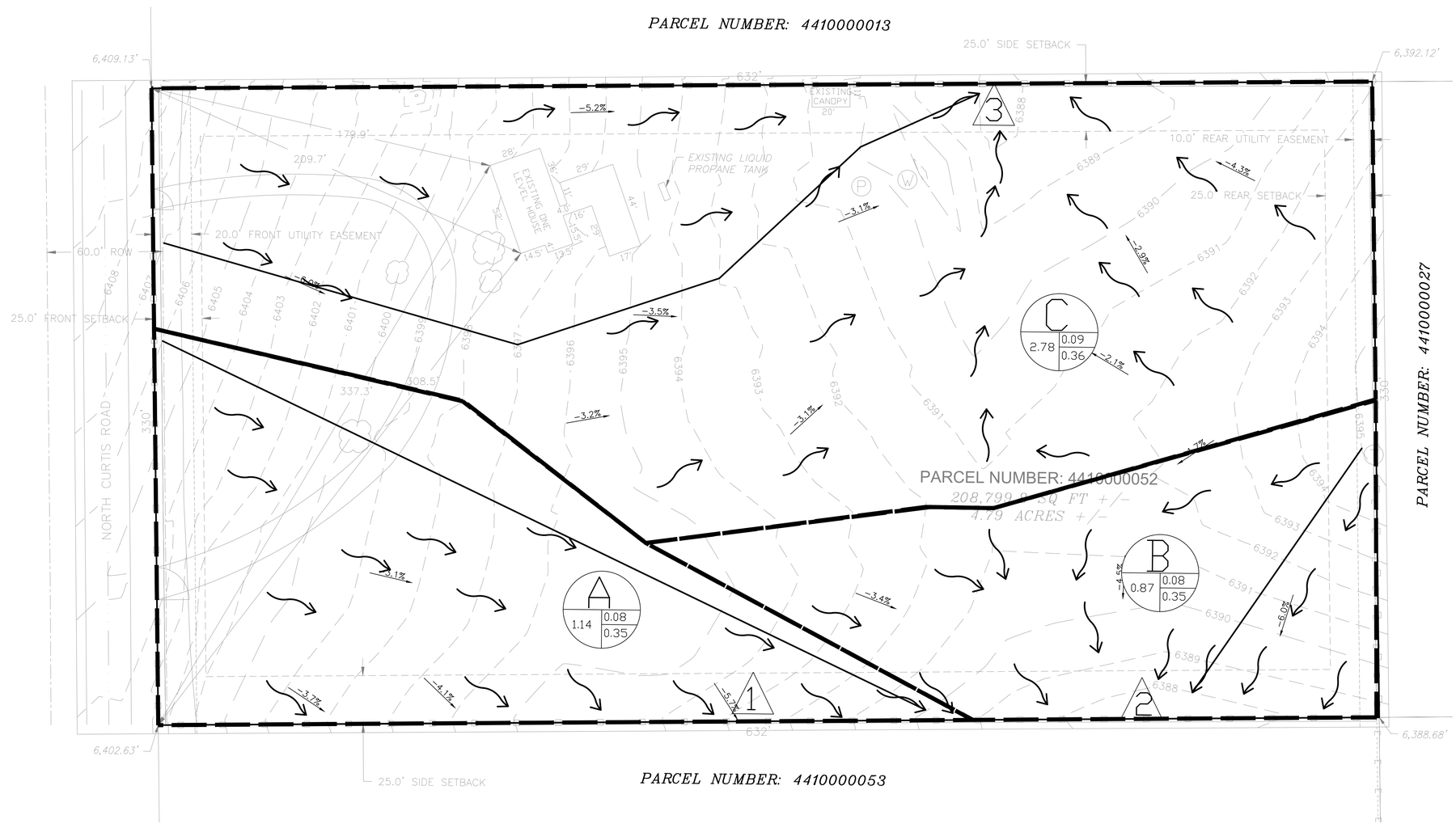
CALCULATED RUNOFF SUMMARY (Rational Method, Q=CIA)
- EXISTING CONDITIONS -

Design Point	Area Design.	Area (sq-ft)	Area (ac)	5 - Year Runoff Coeffic.	5 - Year Tc (min)	5 - Year I (in/hr)	5 - Year Q (cfs)	100 - Year Runoff Coeffic.	100 - Year Tc (min)	100 - Year I (in/hr)	100 - Year Q (cfs)
				Total Runoff				Total Runoff			
1	**A**	49,767	1.142	0.08	25.7	2.71	**0.25**	0.35	20.2	5.2	**2.06**
2	**B**	37,945	0.871	0.08	13.9	3.64	**0.25**	0.35	10.2	6.9	**2.10**
3	**C**	120,906	2.776	0.09	26.5	2.67	**0.69**	0.36	21.0	5.1	**5.06**

0 60 120 Feet

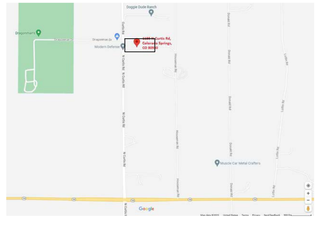
1 inch = 30 feet
Contour Interval = 1 ft

Design Area		5 - Year	10 - Year	25 - Year	50 - Year	100 - Year
	Area (sq-ft)	Runoff Coeffic.	Runoff Coeffic.	Runoff Coeffic.	Runoff Coeffic.	Runoff Coeffic.
A	49,767	0.08	0.15	0.25	0.3	0.35
A avg		**0.08**	**0.15**	**0.25**	**0.3**	**0.35**
B	37,945	0.08	0.15	0.25	0.3	0.35
B avg		**0.08**	**0.15**	**0.25**	**0.3**	**0.35**
C mead	118,330	0.08	0.15	0.25	0.3	0.35
C roof	2,576	0.73	0.75	0.78	0.8	0.81
C avg		**0.09**	**0.16**	**0.26**	**0.31**	**0.36**



LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- SETBACK
- UTILITY EASEMENT
- EXISTING FENCE
- EXISTING GATE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIQUID PROPANE TANK
- EXISTING WATER WELL
- EXISTING MANHOLE TO WATER PRESSURE TANK
- EXISTING TREE
- 6390 EXISTING MAJOR CONTOUR
- 6391 EXISTING MINOR CONTOUR
- -2.0% EXISTING SLOPE



LOCATION MAP

DETAILED DRAINAGE CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE EL PASO COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

LEGEND

- -4.2% FLOW ARROW
- DRAINAGE SLOPE
- OVERLAND FLOW LENGTH
- BASIN BOUNDARY
- 1 DRAINAGE DESIGN POINT
- BASIN DESIGNATION
- 5-YEAR RUNOFF COEFF.
- BASIN AREA (ACRES)
- 100-YEAR RUNOFF COEFF.
- A / 0.09 / 0.30 / 0.40

REQUIRED NOTES:

CITY/COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH CITY/COUNTY DESIGN CRITERIA. THE CITY/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 CITY/COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

PCD File # PPR2527

COLORADO LICENSED
MILAN JANKOVIC
44321
PROFESSIONAL ENGINEER

DESIGNED BY:
MLC engineering
9235 W EUCLID AVE
LITTLETON, CO 80123
(720) 325-6876
MJ@MILOSHENG.COM

FILE NUMBER: 2319

JOB NUMBER: 2025-6-10-Var

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1	10/16/25	EL PASSO	M.Lancito & E.Schoenheit

CLIENT:
ANDRII VARKO
1185 N CURTIS RD,
COLORADO SPRINGS, CO 80930
(786) 394-0094
ANDRIIVARKO@GMAIL.COM

TITLE:
DRAINAGE PLAN (EXISTING CONDITIONS)

PROJECT NAME:
GRADING & EROSION CONTROL PLAN

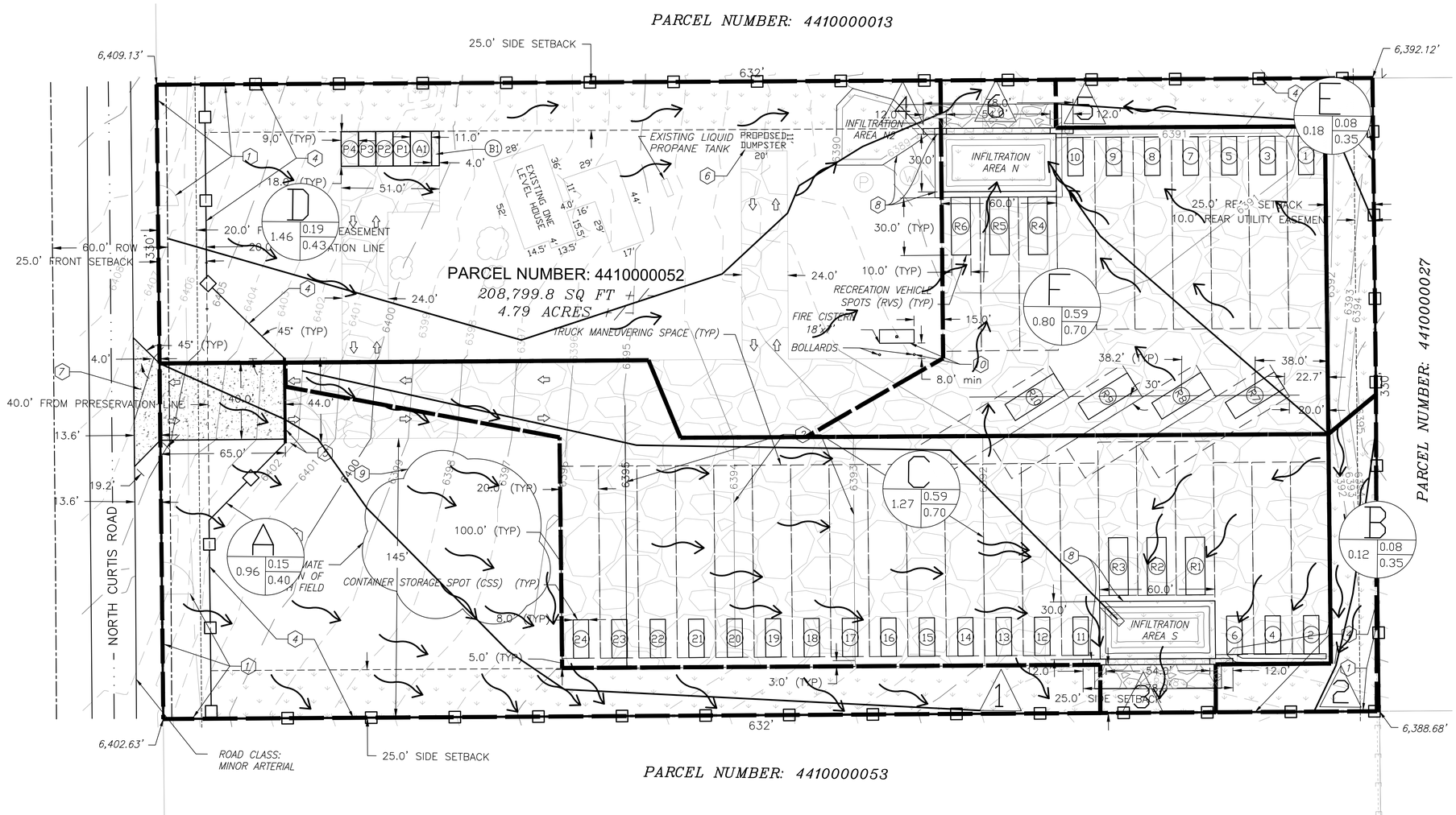
PROJECT ADDRESS:
1185 N Curtis Rd, Colorado Springs, CO 80930

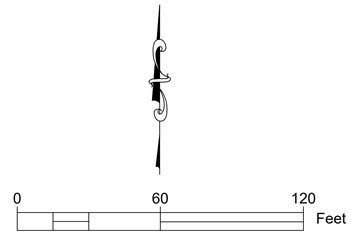
PARCEL NUMBER:
4410000052

SHEET NUMBER:
D-1

Design Point	Design Area	Area (sq-ft)	Area (ac)	5 - Year Runoff Coeffic.	5 - Year Tc (min)	5 - Year I (in/hr)	5 - Year Qin (cfs)	5 - Year Total Runoff Qout (cfs)	100 - Year Runoff Coeffic.	100 - Year Tc (min)	100 - Year I (in/hr)	100 - Year Qin (cfs)	100 - Year Total Runoff Qout (cfs)
1	**A**	41,799	0.960	0.15	30.3	2.47	**0.37**	**0.37**	0.40	24.3	4.7	**1.82**	**1.82**
2	**B**	5,252	0.121	0.08	14.5	3.57	**0.03**	**0.03**	0.35	10.7	6.8	**0.29**	**0.29**
3	**C**	55,247	1.268	0.59	13.5	3.68	**2.75**	**0.05**	0.70	11.0	6.7	**5.94**	**0.16**
4	**D**	63,517	1.458	0.19	26.5	2.67	**0.76**	**0.60**	0.43	21.0	5.1	**3.17**	**3.17**
5	**E**	7,879	0.181	0.08	18.1	3.24	**0.05**	**0.05**	0.35	13.3	6.2	**0.39**	**0.39**
6	**F**	34,996	0.803	0.59	9.8	4.16	**1.97**	**0.02**	0.70	7.7	7.6	**4.27**	**0.04**

Design		5 - Year Runoff Coeffic.	10 - Year Runoff Coeffic.	25 - Year Runoff Coeffic.	50 - Year Runoff Coeffic.	100 - Year Runoff Coeffic.
	Area (sq-ft)					
A paved	2,613	0.90	0.92	0.94	0.95	0.96
A gravel	1,941	0.59	0.63	0.66	0.68	0.7
A mead	37,245	0.08	0.15	0.25	0.30	0.35
A avg	**41,799**	**0.15**	**0.22**	**0.31**	**0.36**	**0.40**
B	5,252	0.08	0.15	0.25	0.30	0.35
B avg	**5,252**	**0.08**	**0.15**	**0.25**	**0.30**	**0.35**
C gravel	55,247	0.59	0.63	0.66	0.68	0.7
C avg	**55,247**	**0.59**	**0.63**	**0.66**	**0.68**	**0.70**
D gravel	11,016	0.59	0.63	0.66	0.68	0.7
D roof	2,576	0.73	0.75	0.78	0.80	0.81
D mead	49,925	0.08	0.15	0.25	0.30	0.35
D avg	**63,517**	**0.19**	**0.26**	**0.34**	**0.39**	**0.43**
E mead	7,879	0.08	0.15	0.25	0.30	0.35
E avg	**7,879**	**0.08**	**0.15**	**0.25**	**0.30**	**0.35**
F gravel	34,996	0.59	0.63	0.66	0.68	0.70
F avg	**34,996**	**0.59**	**0.63**	**0.66**	**0.68**	**0.70**





LEGEND

- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- SETBACK
- UTILITY EASEMENT
- EXISTING FENCE
- EXISTING GATE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
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- EXISTING MANHOLE TO WATER PRESSURE TANK
- EXISTING TREE
- 6390 EXISTING MAJOR CONTOUR
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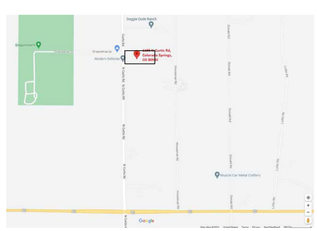
- 6395 PROPOSED MAJOR CONTOUR
- 6394 PROPOSED MINOR CONTOUR
- PROPOSED FENCE
- PROPOSED GATE
- PROPOSED GRAVEL COVER (ROAD BASE)
- PROPOSED GABION RETAINING WALL
- PROPOSED LANDSCAPING AREA
- PROPOSED CONCRETE OR ASPHALT DRIVEWAY
- INFILTRATION AREA — PROPOSED INFILTRATION AREA
- RIP RAP (D50 = 6")



LOCATION MAP

DETAILED DRAINAGE CONSTRUCTION PLANS AND SPECIFICATIONS ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE EL PASO COUNTY FOR DETAILED DRAINAGE PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY(S) IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

LEGEND

- FLOW ARROW
- -4.2% DRAINAGE SLOPE
- OVERLAND FLOW LENGTH
- BASIN BOUNDARY
- 1 DRAINAGE DESIGN POINT
- BASIN DESIGNATION
- 5-YEAR RUNOFF COEFF.
- BASIN AREA (ACRES)
- 100-YEAR RUNOFF COEFF.

REQUIRED NOTES:

CITY/COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH CITY/COUNTY DESIGN CRITERIA. THE CITY/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 CITY/COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

PCD File # PPR2527

COLORADO LICENSED
MILAN JANKOVIC
44321
PROFESSIONAL ENGINEER

DESIGNED BY:
MLG engineering
9235 W EUCLID AVE
LITTLETON, CO 80123
(720) 325-6876
MJ@MILOSHENG.COM

FILE NUMBER: 2319

JOB NUMBER: 2025-6-10-Var

PRINTED DATE: 02/10/2026

Revision Table		
No.	Date	Revised By
1	10/16/25	EL PASSO
		City Comments
		M.Lancito & E.Schoenheit

CLIENT:
ANDRII VARKO
1185 N CURTIS RD,
COLORADO SPRINGS, CO 80930
(786) 394-0094
ANDRIIVARKO@GMAIL.COM

TITLE:
DRAINAGE PLAN (PROPOSED CONDITIONS)

PROJECT NAME:
GRADING & EROSION CONTROL PLAN

PROJECT ADDRESS:
1185 N Curtis Rd, Colorado Springs, CO 80930

PARCEL NUMBER:
4410000052

SHEET NUMBER:
D-2

EROSION CONTROL PLAN – INITIAL CONDITION

1185 N Curtis Rd, Colorado Springs, CO 80930

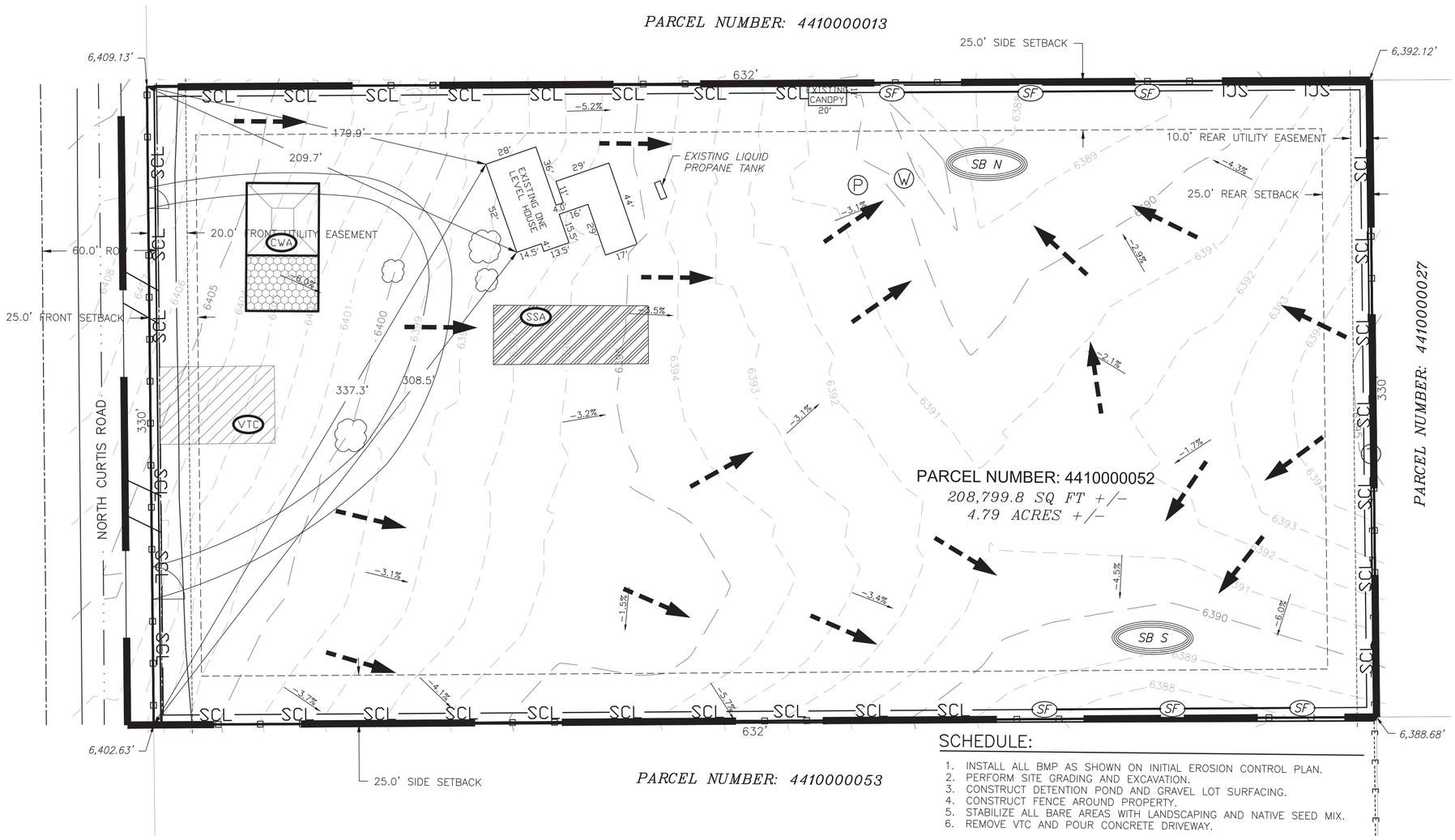
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WESTERLY 30 FEET FOR CURTIS ROAD, IN EL PASO COUNTY, COLORADO.

Property tax schedule number: 4410000052

0 60 120 Feet

1 inch = 30 feet
Contour Interval = 1 ft



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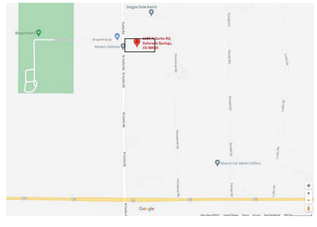
- EXISTING MANHOLE TO WATER PRESSURE TANK
- EXISTING TREE
- 6390 EXISTING MAJOR CONTOUR
- 6391 EXISTING MINOR CONTOUR
- -2.0% EXISTING SLOPE

- STABILIZED STAGING AREA (SSA)
- VEHICLE TRACKING CONTROL (VTC)
- CONCRETE WASHOUT AREA (CWA)
- SCL SEDIMENT CONTROL LOG (SCL)
- SF PROPOSED SILT FENCE (SF)
- LIMITS OF CONSTRUCTION/DISTURBANCE (LOC)
- PROPOSED DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- SB SEDIMENT BASIN

SCHEDULE:

1. INSTALL ALL BMP AS SHOWN ON INITIAL EROSION CONTROL PLAN.
2. PERFORM SITE GRADING AND EXCAVATION.
3. CONSTRUCT DETENTION POND AND GRAVEL LOT SURFACING.
4. CONSTRUCT FENCE AROUND PROPERTY.
5. STABILIZE ALL BARE AREAS WITH LANDSCAPING AND NATIVE SEED MIX.
6. REMOVE VTC AND POUR CONCRETE DRIVEWAY.



LOCATION MAP

EX AND PR UTILITY LOCATIONS:

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

OWNER STATEMENTS:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION AND STORMWATER QUALITY CONTROL PLAN.

2/22/2026
Andrii Varko — Date

I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

2/22/2026
Andrii Varko — Date

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

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

PCD File # PPR2527

COLORADO LICENSED — MILAN JANKOVIC — 44321 — PROFESSIONAL ENGINEER

DESIGNED BY:
MLS engineering
9235 W EUCLID AVE
LITTLETON, CO 80123
(720) 325-6876
MJ@MILOSHENG.COM

FILE NUMBER: 2319

JOB NUMBER: 2025-6-10-Var

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No.	Date	Revised By	City Comments
1	10/16/25	EL PASSO	M.Lancito & E.Schoenheit

CLIENT:
ANDRII VARKO
1185 N CURTIS RD,
COLORADO SPRINGS, CO 80930
(786) 394-0094
ANDRIIVARKO@GMAIL.COM

TITLE: EROSION CONTROL PLAN — INITIAL CONDITION

PROJECT NAME: SITE DEVELOPMENT PLAN

PROJECT ADDRESS: 1185 N Curtis Rd, Colorado Springs, CO 80930

PARCEL NUMBER: 4410000052

SHEET NUMBER: E-1

EROSION CONTROL PLAN – FINAL CONDITION

1185 N Curtis Rd, Colorado Springs, CO 80930

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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Property tax schedule number: 4410000052

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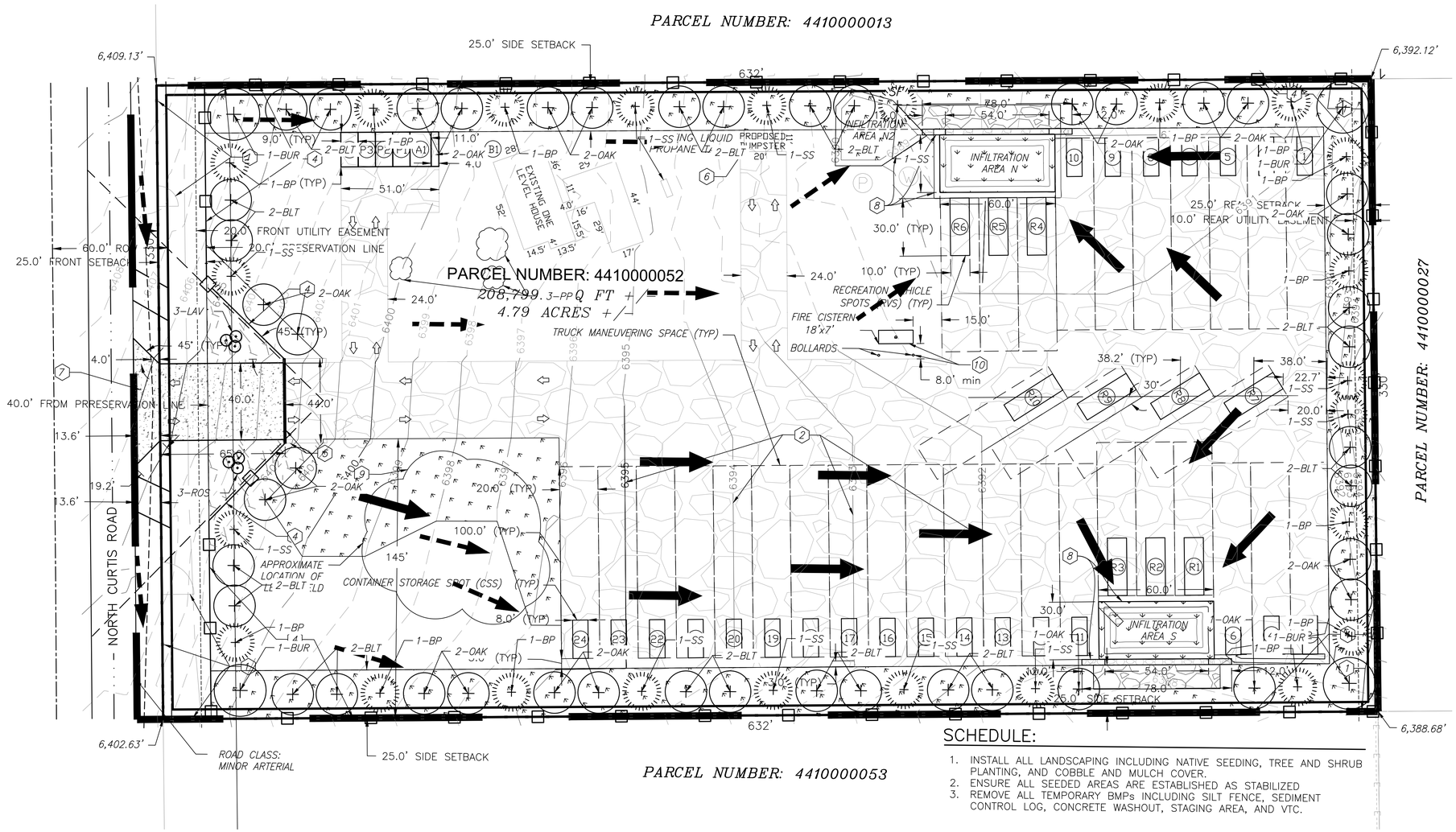

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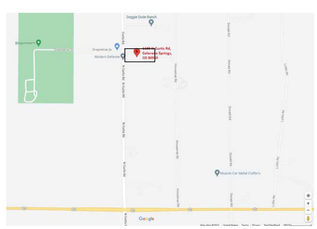
- PROPOSED FENCE
- PROPOSED GATE
- PROPOSED GRAVEL COVER (ROAD BASE)
- PROPOSED GABION RETAINING WALL
- PROPOSED SEEDED AREA (SEE LANDSCAPE PLAN FOR SEED MIX)
- PROPOSED CONCRETE OR ASPHALT DRIVEWAY

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE / CONDITION
DECIDUOUS CANOPY TREES				
4	BUR	BUR OAK	QUERCUS MACROCARPA	2 ½" CAL. SPECIMEN
EVERGREEN TREES				
13	BP	BOSNIAN PINE	PINUS HELDREICHII	6' HT. SPECIMEN
11	SS	SERBIAN SPRUCE	PICEA OMORIKA	6' HT. SPECIMEN
TREES				
22	BLT	BLACK LOCUST TREE	ROBINIA PSEUDOACACIA	2 ½" CAL. SPECIMEN
22	OAK	OAK	QUERCUS	2 ½" CAL. SPECIMEN
SHRUBS				
3	ROS	ROSEMARY	SALVIA ROSMARINUS	#5 CONT.
3	LAV	LAVENDER	LAVANDULA	#5 CONT.
EXISTING TREES				
3	PP	PONDEROSA PINE	PINUS PONDEROSA	

- PROPOSED DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- LIMITS OF CONSTRUCTION/DISTURBANCE (LOC)

SCHEDULE:

1. INSTALL ALL LANDSCAPING INCLUDING NATIVE SEEDING, TREE AND SHRUB PLANTING, AND COBBLE AND MULCH COVER.
2. ENSURE ALL SEEDED AREAS ARE ESTABLISHED AS STABILIZED
3. REMOVE ALL TEMPORARY BMPs INCLUDING SILT FENCE, SEDIMENT CONTROL LOG, CONCRETE WASHOUT, STAGING AREA, AND VTC.



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OWNER STATEMENTS:

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4/2/2026
Andrii Varko — Date

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4/2/2026
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PCD File # PPR2527

COLORADO LICENSED — MILAN JANKOVIC — 44321 — PROFESSIONAL ENGINEER

DESIGNED BY:
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9235 W EUCLID AVE
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FILE NUMBER: 2319
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Revision Table

No.	Date	Revised By	City Comments
1	10/16/25	EL PASSO	M.Lancito & E.Schoenheit

CLIENT:
ANDRII VARKO
1185 N CURTIS RD,
COLORADO SPRINGS, CO 80930
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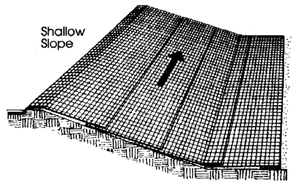
TITLE: EROSION CONTROL PLAN — FINAL CONDITION

PROJECT NAME: SITE DEVELOPMENT PLAN

PROJECT ADDRESS: 1185 N Curtis Rd, Colorado Springs, CO 80930

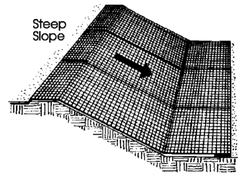
PARCEL NUMBER: 4410000052

SHEET NUMBER: E-2



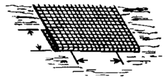
On shallow slopes, strips of netting may be applied across the slope.

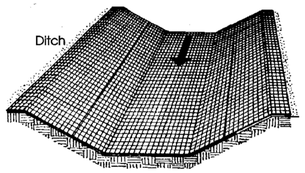
Where there is a berm at the top of the slope, bring the netting over the berm and anchor it behind the berm.



On steep slopes, apply strips of netting parallel to the direction of flow and anchor securely.

Bring netting down to a level area before terminating the installation. Turn the end under 6" and staple at 12" intervals.





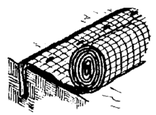
In ditches, apply netting parallel to the direction of flow. Use check slots every 15 feet. Do not join strips in the center of the ditch.

From: Virginia Soil and Water Conservation Commission, 1995

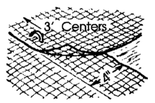
City of Colorado Springs
Storm Water Quality

Figure ECB-1
Erosion Control Blanket
Application Examples

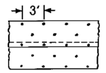
DEN\M\153722.CS.CB\FigECB-1\9-99

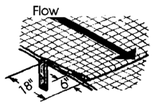


Anchor Slot: Bury the up-channel end of the net in a 6" deep trench. Tamp the soil firmly. Staple at 12" intervals across the net.

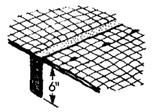


Overlap: Overlap edges of the strips at least 4". Staple every 3 feet down the center of the strip.





Joining Strips: Insert the new roll of net in a trench, as with the Anchor Slot. Overlap the up-channel end of the previous roll 18" and turn the end under 6". Staple the end of the previous roll just below the anchor slot and at the end at 12" intervals.



Check Slots: On erodible soils or steep slopes, check slots should be made every 15 feet. Insert a fold of the net into a 6" trench and tamp firmly. Staple at 12" intervals across the net. Lay the net smoothly on the surface of the soil - do not stretch the net, and do not allow wrinkles.

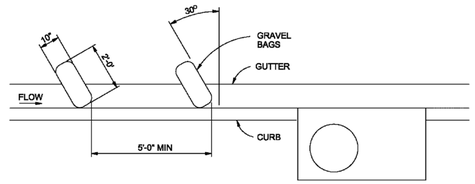
Anchoring Ends At Structures: Place the end of the net in a 6" slot on the up-channel side of the structure. Fill the trench and tamp firmly. Roll the net up the channel. Place staples at 12" intervals along the anchor end of the net.

From: Virginia Soil and Water Conservation Commission, 1995

City of Colorado Springs
Storm Water Quality

Figure ECB-2
Erosion Control Blanket
Installation Requirements

DEN\M\153722.CS.CB\FigECB-2\9-99



CURB SOCK INLET PROTECTION
NTS

CURB SOCK INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

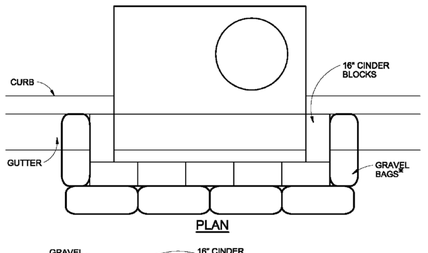
1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. SOCK IS TO BE MADE OF 1/4 INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.
3. WASHED SAND OR GRAVEL 3/4 INCH TO 4 INCHES IN DIAMETER IS PLACED INSIDE THE SOCK.
4. PLACEMENT OF THE SOCK IS TO BE 30 DEGREES FROM PERPENDICULAR 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 INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SOCK WHEN GUTTER WIDTH IS FILLED.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure IP-4
Curb Sock Inlet Protection
Construction Detail and Maintenance Requirements



BLOCK AND GRAVEL BAG*CURB INLET PROTECTION
NTS

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.
3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.
4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.
5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.
3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.
4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs
Stormwater Quality

Figure IP-3
Block & Gravel Bag Curb Inlet Protection
Construction Detail and Maintenance Requirements

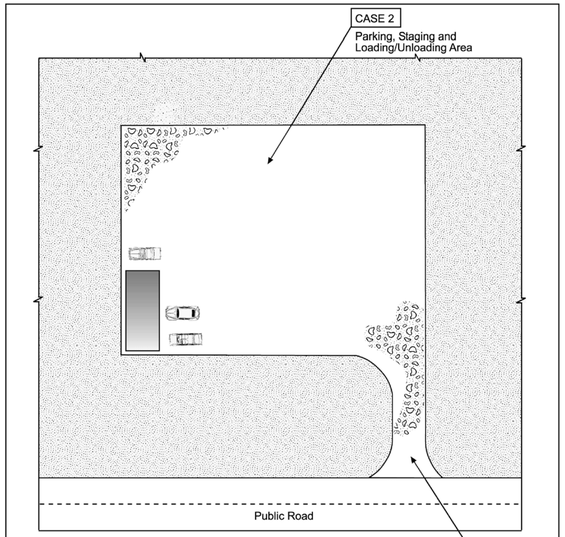


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

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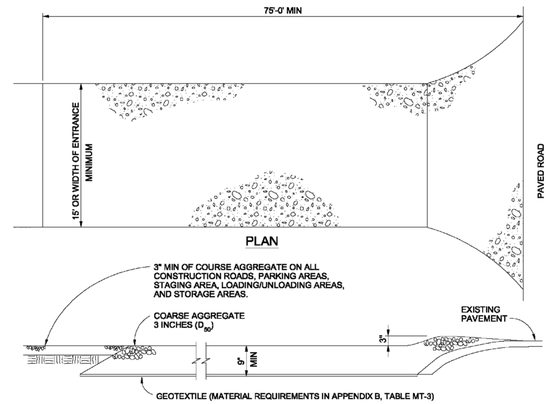

VEHICLE TRACKING
NTS

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 GRADES 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 REAPPLIED 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 DRAINS.
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.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

PCD File # PPR2527

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JOB NUMBER: 2025-6-10-Var

PRINTED DATE: 02/10/2026

Revision Table

No.	Date	Revised By	City Comments
1	10/16/25	EL PASSO	M.Lancito & E.Schoenheit

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TITLE:
EROSION CONTROL DETAILES

PROJECT NAME:
SITE DEVELOPMENT PLAN

PROJECT ADDRESS:
1185 N Curtis Rd, Colorado Springs, CO 80930

PARCEL NUMBER:
4410000052

SHEET NUMBER:
E-3

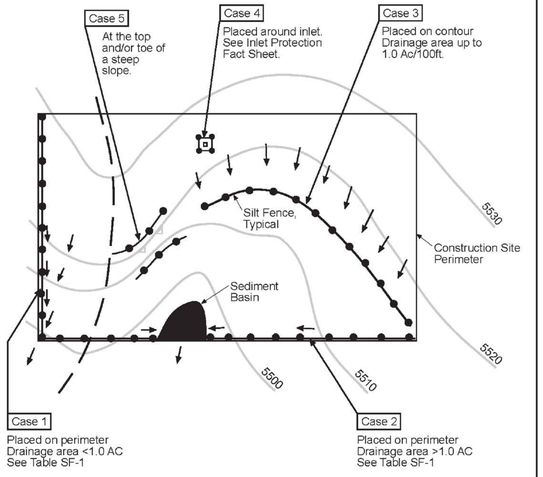

Table SF-1

Silt Fence Used as Perimeter Control	Case 1		Case 2
	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 AC
Continuous Grade	OK (1)	OK (1)	OK (1)
Area of Concentrated Flow	OK	NO (2)	NO (3)

(1) Temporary Swale or Straw Bale Barrier may be used as alternative to a Silt Fence.
(2) Check Dam may also be used as alternative to Silt Fence at low point.
(3) Sediment Basin is required for concentrated flow from drainage areas > 1.0 AC.

City of Colorado Springs
Storm Water Quality

Figure SF-1
Silt Fence
Application Examples

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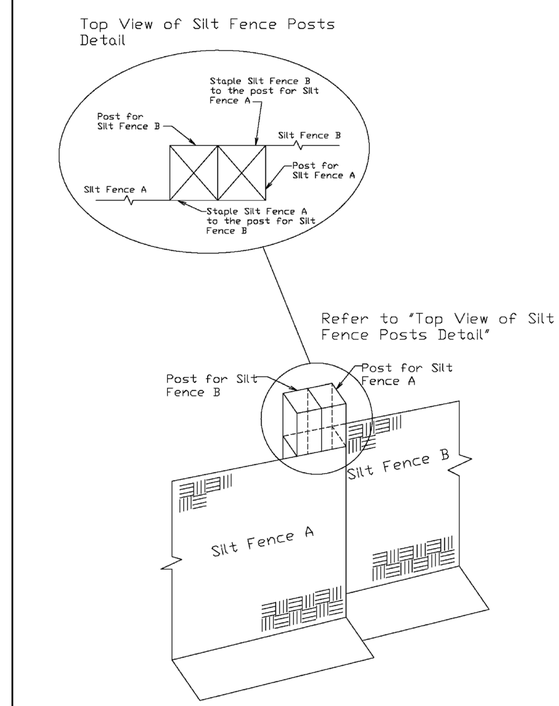
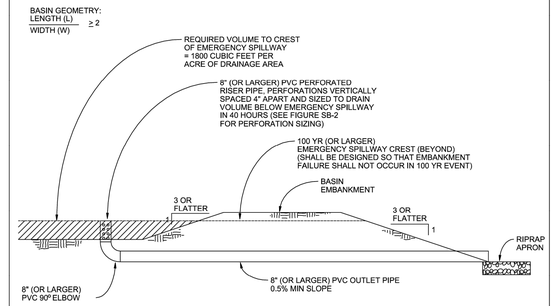


City of Colorado Springs
Stormwater Quality

Figure SF-3
Silt Fence Joint Tying
Construction Detail and Maintenance Requirements



SEDIMENT BASIN
NTS

SEDMENT BASIN NOTES

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ALL VEGETATION AND ROOT MAT.
3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 40 HOURS.
4. THE OUTLET IS TO BE LOCATED AT THE FURTHEST DISTANCE FROM THE INLET OF THE BASIN. BAFFLES MAY BE NEEDED TO INCREASE THE FLOW LENGTH AND SETTLING TIME.
5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
6. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
7. WHEN A BASIN IS INSTALLED NEAR A RESIDENTIAL AREA, FOR SAFETY REASONS, A SIGN SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. SEDIMENT BASINS SHALL BE CLEANED OUT BEFORE SEDIMENT HAS FILLED HALF THE VOLUME OF THE BASIN.
3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AND PROPERLY MAINTAINED UNTIL THE SITE AREA IS PERMANENTLY STABILIZED WITH ADEQUATE VEGETATIVE COVER AND/OR OTHER PERMANENT STRUCTURE AS APPROVED BY THE CITY.

City of Colorado Springs
Stormwater Quality

Figure SB-1
Sediment Basin
Construction Detail and Maintenance Requirements

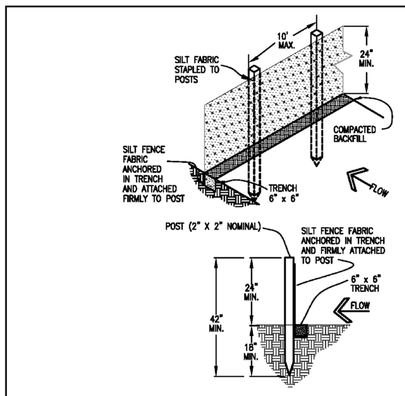
3-32

Sediment Basin North Calculations

Sedimentation Basin (SB N) Required WQCV				
	F	D	Total	
SB N	0.8	0.5	1.3	ac
			1800	ft³/ac
Sedimentation Basin Sizing				
	Depth (ft)	Length (ft)	Width (ft)	Volume (ft³)
Overall	2	30	60	3600
Slopes		6	6	1008
Inside	2	18	48	1728
Total Volume Provided (ft³)				
SB Outlet Pipe Design				
Depth at Outlet (ft)				2
Design Volume (acre-ft)				0.06
Required Area per Row (in²)				0.15
Hole Diameter (in)				5/16
Number of columns of preforations (n)				2
Provided Area per Row (in²)				0.15
PVC Pipe Diameter (in)				8

Sediment Basin South Calculations

Sedimentation Basin (SB S) Required WQCV				
	C	A	Total	
SB S	1.27	0.4	1.67	ac
			1800	ft³/ac
Sedimentation Basin Sizing				
	Depth (ft)	Length (ft)	Width (ft)	Volume (ft³)
Overall	3	30	60	5400
Slopes		6	6	1512
Inside	3	18	48	2592
Total Volume Provided (ft³)				
SB Outlet Pipe Design				
Depth at Outlet (ft)				3
Design Volume (acre-ft)				0.1
Required Area per Row (in²)				0.15
Hole Diameter (in)				5/16
Number of columns of preforations (n)				2
Provided Area per Row (in²)				0.15
PVC Pipe Diameter (in)				8



SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

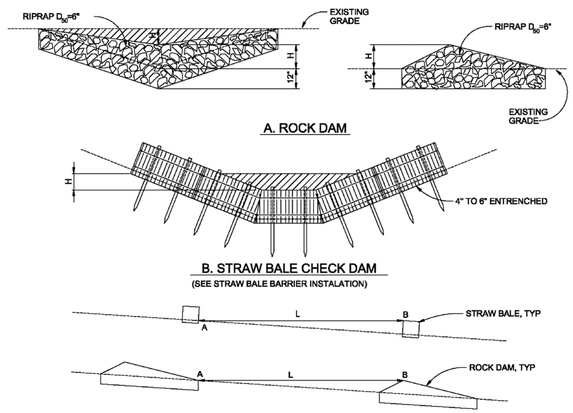
1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
3. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD 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 #9 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. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.
6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

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, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE 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.

City of Colorado Springs
Stormwater Quality

Figure SF-2
Silt Fence
Construction Detail and Maintenance Requirements



L= THE DISTANCE SUCH THAT POINTS A AND B ARE AT THE SAME ELEVATION.

C. SPACING CHECK DAMS

CHECK DAM
NTS

CHECK DAM NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALES USED AS CHECK DAMS ARE TO MEET THE REQUIREMENTS STATED IN FIGURE SBB-2.
2. THE "H" DIMENSION SHALL BE SELECTED TO PROVIDE WEIR FLOW CONVEYANCE FOR 2-YEAR FLOW OR GREATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
2. REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
3. ACCUMULATED SEDIMENT AND DEBRIS IS TO BE REMOVED FROM BEHIND THE DAMS AFTER EACH STORM OR WHEN 1/2 OF THE ORIGINAL HEIGHT OF THE DAM IS REACHED.
3. CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
4. WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.

City of Colorado Springs
Stormwater Quality

Figure CD-1
Check Dam
Construction Detail and Maintenance Requirements

Required Area per Row (in²)

Design Volume (acre-ft)	Depth at Outlet (ft)								
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5
2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73
1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87
0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17
0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09
0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05
0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03
0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02
0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01

TABLE SB-1

Circular Perforation Sizing

Hole Diameter (in)	Hole Diameter (in)	Area per Row (in²)		
		n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.76	5.52	8.28
2	2.000	3.14	6.28	9.42
n = Number of columns of perforations				
Minimum steel plate thickness		1/4"	5/16"	3/8"

TABLE SB-2

City of Colorado Springs
Stormwater Quality

Figure SB-2
Outlet Sizing
Application Techniques and Maintenance Requirements

3-33

PCD File # PPR2527

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JOB NUMBER: 2025-6-10-Var

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1	10/16/25	EL PASSO	M.Lancto & E.Schoenheit

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TITLE:
EROSION CONTROL DETAILES

PROJECT NAME:
SITE DEVELOPMENT PLAN

PROJECT ADDRESS:
1185 N Curtis Rd, Colorado Springs, CO 80930

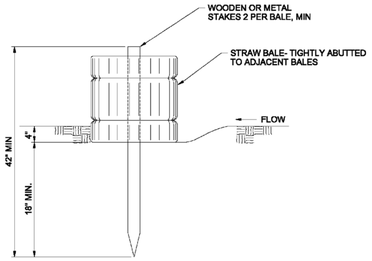
PARCEL NUMBER:
4410000052

SHEET NUMBER:
E-4

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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.
2. 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).
3. 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 CCM(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).
4. 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.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. 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.
7. 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.
8. 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.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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).
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. 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.
29. 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



STRAW BALE BARRIER

NTS

STRAW BALE BARRIER NOTES

INSTALLATION REQUIREMENTS

1. STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
2. BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
3. BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
4. EACH BALE IS TO BE SECURELY ANCHORED WITH AT LEAST TWO STAKES AND THE FIRST STAKE IS TO BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
5. STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "T" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD STAKES SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
6. BALES ARE TO BE BOUND WITH EITHER WIRE OR STRING AND ORIENTED SUCH THAT THE BINDINGS ARE AROUND THE SIDES AND NOT ALONG THE TOPS AND BOTTOMS OF THE BALE.
7. GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
8. END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT STRAW BALE BARRIERS IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
2. DAMAGED OR INEFFECTIVE BARRIERS SHALL PROMPTLY BE REPAIRED, REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALE BARRIERS WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
4. STRAW BALE BARRIERS SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure SBB-2 Straw Bale Barrier Construction Detail and Maintenance Requirements

NOTES:

1. ALL TEMPORARY BPM FEATURES TO CONTROL STORMWATER EROSION AND RUNOFF HAVE TO STAY IN THE PLACE UNTIL THE SITE IS ESTABLISHED (NOT ONLY AFTER CONSTRUCTION IS COMPLETED).
2. THE TEMPORARY STRUCTURES HAVE TO STAY IN PLACE ALL THE WAY UP UNTIL IT IS CERTAIN THAT EROSION CANNOT HAPPEN.
3. TEMPORARY STRUCTURES CAN BECOME PERMANENT IF THE SITE CANNOT BE ESTABLISHED INTO A NON–ERODIBLE FORM

EROSION CONTROL SUPPLEMENTAL NOTES

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
3. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
4. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
5. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 7 DAYS OF STOCKPILE CONSTRUCTION, IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
6. CONSTRUCTION ACTIVITY BMPS SHALL BE INSPECTED WEEKLY, OR AFTER ANY PRECIPITATION EVENT, AND CLEANED, REPAIRED, OR REPLACED AS NEEDED.
7. TOTAL AREA OF PROPERTY: 4.79 AC.
   TOTAL AREA DISTURBED: 2.39 AC.
   CUT AREA = 1.2 AC
   FILL AREA = 1.2 AC
   STORAGE AREA = 0 AC.
8. NO SPRINGS, STREAMS, OR WETLANDS HAVE BEEN IDENTIFIED ON THIS SITE.
9. COMPLETED AREAS WHERE FINAL OVERLOT GRADES HAVE BEEN REACHED OR OTHER DISTURBED AREAS TO BE LEFT INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED, MULCHED, AND/OR RESEEDED.

PCD File # PPR2527

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FILE NUMBER: 2319

JOB NUMBER: 2025-6-10-Var

PRINTED DATE: 02/10/2026

Revision Table

No.	Date	Revised By	City Comments
1	10/16/25	EL PASSO	M.Lancto & E.Schoenheit

CLIENT:
ANDRII VARKO
1185 N CURTIS RD,
COLORADO SPRINGS, CO 80930
(786) 394-0094
ANDRIIVARKO@GMAIL.COM

TITLE: EROSION CONTROL DETAILES

PROJECT NAME: SITE DEVELOPMENT PLAN

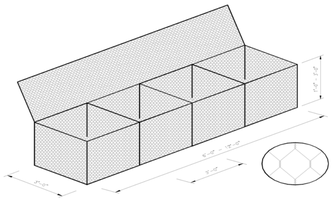
PROJECT ADDRESS: 1185 N Curtis Rd, Colorado Springs, CO 80930

PARCEL NUMBER: 4410000052

SHEET NUMBER: E-5

GENERAL NOTES - GABION WALL DETENTION POND:

1. PURPOSE:
   A. THIS POND IS A PERMANENT DETENTION FACILITY DESIGNED TO ATTENUATE POST DEVELOPMENT PEAK FLOWS IN ACCORDANCE WITH EL PASO COUNTY DRAINAGE CRITERIA.
2. DIMENSIONS:
   A. THE POND HAS A MAXIMUM STORAGE DEPTH OF 3.0 FEET DEFINED BY GABION WALL BOUNDARIES.
   B. THE FACILITY IS DESIGNED TO CONTROL RUNOFF FROM 5-, 10-, 25-, 50-, AND 100-YEAR STORM EVENTS
   C. PEAK DISCHARGE SHALL NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS FOR EACH EVENT
3. OUTLET STRUCTURE:
   A. AN EMERGENCY OVERFLOW IS PROVIDED TO SAFELY BYPASS LARGER THAN 100-YEAR STORM EVENTS.
   B. THE OUTLET IS FORMED BY A DEPRESSED ROW OF GABIONS THAT IS 54 FT LONG.
   C. OUTLET SHALL BE CONSTRUCTED TO THE DIMENSIONS AND ELEVATIONS SHOWN ON THE PLAN AND IN THE DESIGN CALCULATIONS IN THE DRAINAGE REPORT.
4. GABION CONSTRUCTION
   A. GABION BASKETS SHALL BE FABRICATED FROM DOUBLE-TWISTED, ZINC-COATED WIRE MESH, MEETING ASTM A975.
   B. ROCK FILL SHALL BE ANGULAR, CLEAN, AND HARD, BETWEEN 4" AND 8" IN DIAMETER.
   C. GABIONS SHALL BE ASSEMBLED, PLACED, AND FILLED PER MANUFACTURER'S SPACIFICATIONS.
   D. BASKETS SHALL BE SECURELY TIED TOGETHER AT ALL CONTACT SURFACES USING LACING WIRE OR SPIRAL BINDERS.
   E. UNIAXIAL GEOGRID SHALL BE PLACED PER PLANS IN BETWEEN ROWS OF GABIONS.
5. MATERIALS
   A. GABION BASKETS
      a. TYPE: DOUBLE TWISTED HEXAGONAL WOVEN WIRE MESH.
      b. STANDARD: ASTM A975-97, STYLE 1 (ZINC-COATED), OR STYLE 3 (PVC-COATED).
      c. WIRE GAUGE: 11 GA MINIMUM CORE WIRE.
   B. STONE FILL
      a. 4" TO 8" ANGULAR HARD ROCK, CLEAN, DURABLE, AND FREE FROM CLAY, FRIABLE PARTICLES, OR ORGANIC MATTER.
      b. GRADATION: NO MORE THAN 10% PASSING THE 4" SIEVE; NO NORE THAN 10% RETAINED ON 8" SIEVE.
   C. FASTNERS
      a. TIE WIRE: 13 GA GALVANIZED STEEL OR SPIRAL BINDERS.
      b. INTERNAL DIAPHRAGMS: AT 1' INTERVALS TO PREVENT BULGING.
   D. CONCRETE
      a. DESIGN COMPRESSIVE STRENGTH SHALL BE MINIMUM 4,500 PSI
      b. AIR ENTRAINMENT SHALL BE 5 TO 8%
      c. MAXIMUM WATER TO CEMENT RATIO (W/C) SHALL BE 0.45
      d. CONCRETE SHALL BE MODIFIED WITH SYNTHETIC FIBERS CONFORMING TO ASTM C1116 WITH A DOSAGE OF 1.5 TO 3.0 LB PER CUBIC YARD, AS PER MANUFACTURER'S RECOMMENDATION.
      e. COARSE AND FINE AGGREGATES SHALL CONFORM TO ASTM C33
      f. NOMINAL MAXIMUM AGGREGATE SIZE SHALL BE 3/4 INCH
      g. ALL CHEMICAL ADMIXTURES MUST BE APPROVED AND CONFORM TO:
         - WATER REDUCER: ASTM C494, TYPE A OR F
         - SET RETARDER (IF NEEDED): ASTM C494, TYPE B OR D
         - AIR ENTRAINERl ASTM C260
      h. SLUMP AT PLACEMENT SHALL BE 3-5 INCHES, UNLESS WATER-REDUCING ADMIXTURE IS USED, IN WHICH CASE SLUMP MAY INCREASE UP TO 7 INCHES.
   E. GEOTEXTILE
      a. CLASS 1 NON-WOVEN GEOTEXTILE (ACF N035N) FOR DRAINAGE SEPARATION
      b. TRIAXIAL GEOGRID (TENSAR InterAx NX750 GEOGRID)
      c. UNIAXIAL GEOGRID (TENSAR UX1100MSE)
6. FOUNDATION PREPARATION:
   A. ALL VEGETATION, DEBRIS, SOFT SOILS, AND UNSUITIBLE MATERIAL SHALL BE REMOVED BELOW THE POND AND WALL FOUNDATION FOOTPRINT.
   B. NATIVE SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D698).
   C. AT LEAST 6" OF 3/4" CRUSHED GRANITE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED OVER THE COMPACTED NATIVE SUBGRADE UNDER THE FOOTPRINT OF ALL GABION STRUCTURES.
   D. A CLASS 1 NONWOVEN GEOTEXTILE SHALL BE PLACED INBETWEEN THE NATIVE SOIL AND THE BEDDING MATERIAL.
   E. A CLASS 1 NONWOVEN OR HYBRID GEOTEXTILE SHALL BE PLACED IN BETWEEN THE NATIVE SOIL AND THE VERICAL FACE OF THE GABIONS IN CONTACT WITH THE GROUND.
7. MAINTENANCE:
   A. THE DETENTION FACILITY MUST BE CHECKED PERIODICALLY AND AFTER STORM EVENTS TO ENSURE NO SEDIMENT BUILDUP OCCURS INSIDE THE POND OR OUTLET STRUCTURES.
   B. ANY SEDIMENT OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY.
8. ERROSION PROTECTION:
   A. ALL DISTURBED AREAS AROUND THE POND SHALL BE STABILIZED WITH NATIVE SEED AND EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT (TRM) PER LANDSCAPE PLAN.
9. INSPECTION AND CERTIFICATION
   A. THE GABION STRUCTURE AND OUTLET CONFIGURATION SHALL BE INSPECTED AND CERTIFIED BY MILOSH ENG LISCENCED PROFESIONAL ENGINEER PRIOR TO FINAL ACCEPTANCE.
   B. THE SUBGRADE, BEDDING, GABION PLACEMENT, AND POND CONSTRUCTION MUST BE INSPECTED AND MANAGED DURING CONSTRUCTION BY MILOSH ENG.
10. USE ONLY PROVIDED DIMENSIONS, DO NOT SCALE DRAWING TO OBTAIN DIMENSIONS. IF CONFLICTS OR QUESTIONS ARISE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD AND MILOSH ENG.



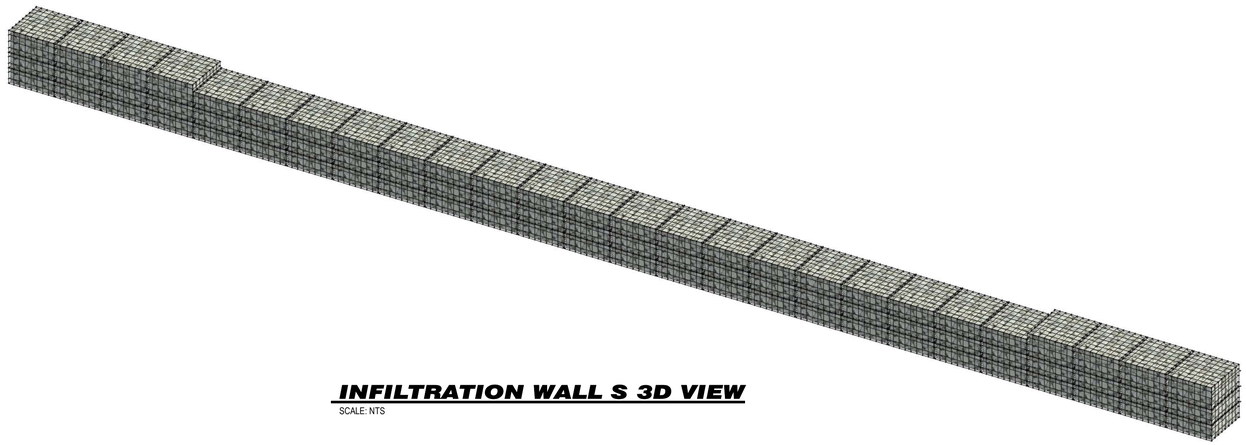
Terra Aqua Gabion Unit Standard Sizes: Custom Jumbo Sizes Available

Gabion unit siz	*Capacity Cubic Yards*	*No. of Internal Cells*
6x3x3	2	2
9x3x3	3	3
12x3x3	4	4
6x3x1.5	1	2
9x3x1.5	1.5	3
12x3x1.5	2	4
6x3x1	.666	2
9x3x1	1	3
12x3x1	1.33	4

TOLERANCES: All gabion dimensions shall be within a tolerance limit of plus or minus 5% of the manufacturers stated dimensions.

Minimum Strength requirements of Terra Aqua Double Twisted Mesh Gabions

Test Description	*Galvanized/Galfan Gabion*	*Pvc Coated Gabion*
Tensile strength of wire mesh parallel to twist	3500 lbs/ft	2900 lbs/ft
Tensile strength of wire mesh perpendicular to twist	1800 lbs/ft	1400 lbs/ft
Connection to selvedges	1400 lbs/ft	1200 lbs/ft
Panel to Panel	1400 lbs/ft	1200 lbs/ft
Punch strength of mesh	6000 lbs/ft	5300 lbs/ft



INFILTRATION WALL S 3D VIEW

SCALE: NTS

COLORADO LICENSED
MILAN JANKOVIC
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FILE NUMBER: PPR2527

JOB NUMBER: 2025-6-10-VAR

PRINTED DATE: 04/24/26

Revision Table

No.	Date	Revised By	City Comments

CLIENT: ANDRII VARKO
1185 N CURTIS RD
COLORADO SPRINGS, CO 80930
(786) 394-0094
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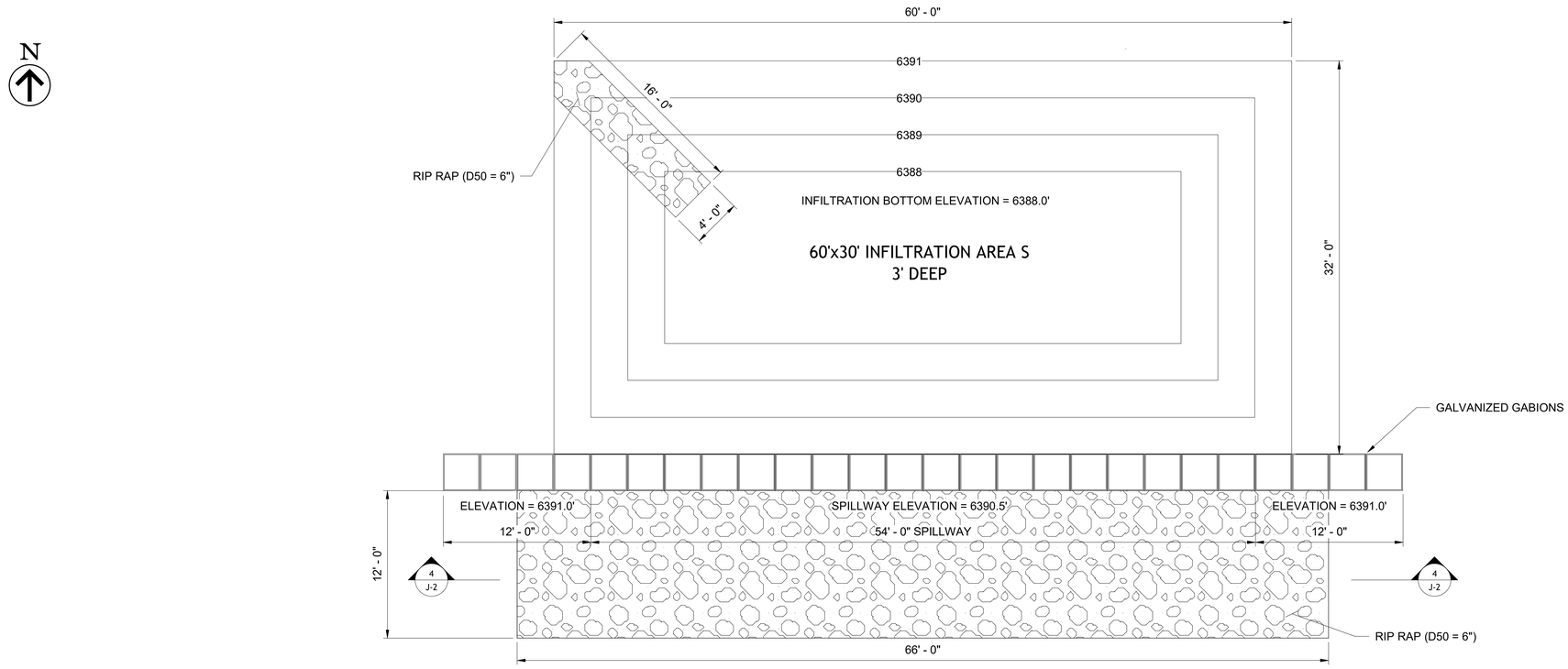
TITLE: POND S CONSTR. 3D & NOTES

PROJECT NAME: SITE DEVELOPMENT PLAN

PROJECT ADRESS: 1185 N CURTIS RD, COLORADO SPRINGS, CO 80930

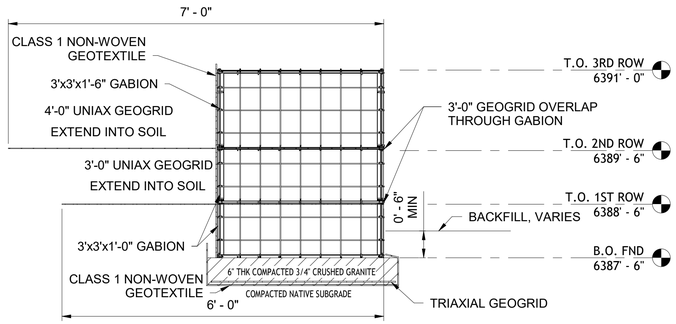
RECEPTION NUMBER: 4410000052

SHEET NUMBER: J-1



INFILTRATION AREA S PLAN

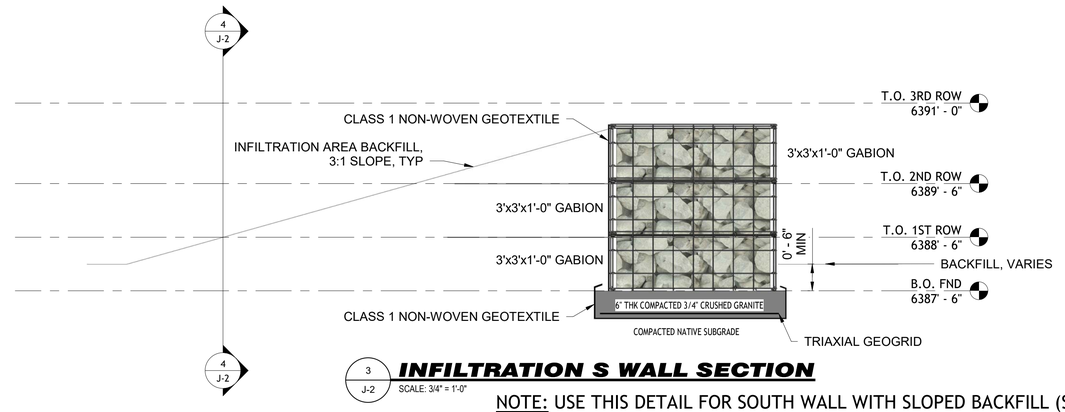
SCALE: 3/16" = 1'-0"



2 **S SOIL WALL SECTION**

SCALE: 3/4" = 1'-0"

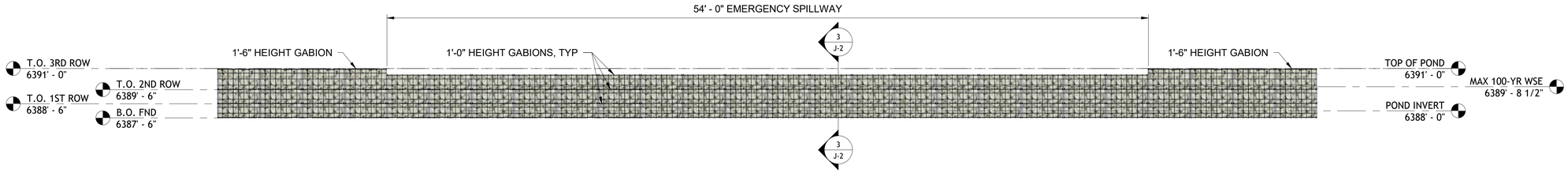
NOTE: USE THIS DETAIL FOR TYPICAL SOUTH WALL



3 J-2 **INFILTRATION S WALL SECTION**

SCALE: 3/4" = 1'-0"

NOTE: USE THIS DETAIL FOR SOUTH WALL WITH SLOPED BACKFILL (SPILLWAY)



4 J-2 **INFILTRATION WALL S ELEVATION**

SCALE: 1/4" = 1'-0"

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FILE NUMBER: PPR2527

JOB NUMBER: 2025-6-10-VAR

PRINTED DATE: 04/24/26

Revision Table

No.	Date	Revised By:	City Comments

CLIENT: ANDRII VARKO
1185 N CURTIS RD
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(786) 394-0094
ANDRIIVARKO@GMAIL.COM

TITLE: POND S CONSTR. PLAN, ELEVATION, & SECTIONS

PROJECT NAME: SITE DEVELOPMENT PLAN

PROJECT ADRESS: 1185 N CURTIS RD, COLORADO SPRINGS, CO 80930

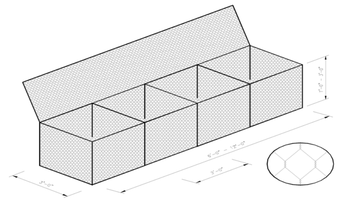
RECEPTION NUMBER: 4410000052

SHEET NUMBER: J-2

GENERAL NOTES - GABION WALL DETENTION POND:

1. PURPOSE:
   A. THIS POND IS A PERMANENT DETENTION FACILITY DESIGNED TO ATTENUATE POST DEVELOPMENT PEAK FLOWS IN ACCORDANCE WITH EL PASO COUNTY DRAINAGE CRITERIA.
2. DIMENSIONS:
   A. THE POND HAS A MAXIMUM STORAGE DEPTH OF 2.0 FEET DEFINED BY GABION WALL BOUNDARIES.
   B. THE FACILITY IS DESIGNED TO CONTROL RUNOFF FROM 5-, 10-, 25-, 50-, AND 100-YEAR STORM EVENTS
   C. PEAK DISCHARGE SHALL NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS FOR EACH EVENT
3. OUTLET STRUCTURE:
   A. AN EMERGENCY OVERFLOW IS PROVIDED TO SAFELY BYPASS LARGER THAN 100-YEAR STORM EVENTS THROUGH THE EXTENSION OF THE STAGE 2 SPILLWAY AND FLOW OVER THE GABION WALLS.
   B. THE OUTLET IS FORMED BY A DEPRESSED ROW OF GABIONS THAT IS 54 FT LONG.
   C. THE OUTLET SHALL BE CONSTRUCTED TO THE DIMENSIONS AND ELEVATIONS SHOWN ON THE PLAN AND IN THE DESIGN CALCULATIONS IN THE DRAINAGE REPORT.
   D. CONCRETE FILL MAY BE USED TO ACHIEVE EXACT SPILLWAY DIMENSIONS WHEN NECESSARY.
4. GABION CONSTRUCTION
   A. GABION BASKETS SHALL BE FABRICATED FROM DOUBLE-TWISTED, ZINC-COATED WIRE MESH, MEETING ASTM A975.
   B. ROCK FILL SHALL BE ANGULAR, CLEAN, AND HARD, BETWEEN 4" AND 8" IN DIAMETER.
   C. GABIONS SHALL BE ASSEMBLED, PLACED, AND FILLED PER MANUFACTURER'S SPACIFICATIONS.
   D. BASKETS SHALL BE SECURELY TIED TOGETHER AT ALL CONTACT SURFACES USING LACING WIRE OR SPIRAL BINDERS.
   E. UNIAXIAL GEOGRID SHALL BE PLACED PER PLANS IN BETWEEN ROWS OF GABIONS.
5. MATERIALS
   A. GABION BASKETS
      a. TYPE: DOUBLE TWISTED HEXAGONAL WOVEN WIRE MESH.
      b. STANDARD: ASTM A975-97, STYLE 1 (ZINC-COATED), OR STYLE 3 (PVC-COATED).
      c. WIRE GAUGE: 11 GA MINIMUM CORE WIRE.
   B. STONE FILL
      a. 4" TO 8" ANGULAR HARD ROCK, CLEAN, DURABLE, AND FREE FROM CLAY, FRIABLE PARTICLES, OR ORGANIC MATTER.
      b. GRADATION: NO MORE THAN 10% PASSING THE 4" SIEVE; NO NORE THAN 10% RETAINED ON 8" SIEVE.
   C. FASTNERS
      a. TIE WIRE: 13 GA GALVANIZED STEEL OR SPIRAL BINDERS.
      b. INTERNAL DIAPHRAGMS: AT 1' INTERVALS TO PREVENT BULGING.
   D. CONCRETE
      a. DESIGN COMPRESSIVE STRENGTH SHALL BE MINIMUM 4,500 PSI
      b. AIR ENTRAINMENT SHALL BE 5 TO 8%
      c. MAXIMUM WATER TO CEMENT RATIO (W/C) SHALL BE 0.45
      d. CONCRETE SHALL BE MODIFIED WITH SYNTHETIC FIBERS CONFORMING TO ASTM C1116 WITH A DOSAGE OF 1.5 TO 3.0 LB PER CUBIC YARD, AS PER MANUFACTURER'S RECOMMENDATION.
      e. COARSE AND FINE AGGREGATES SHALL CONFORM TO ASTM C33
      f. NOMINAL MAXIMUM AGGREGATE SIZE SHALL BE 3/4 INCH
      g. ALL CHEMICAL ADMIXTURES MUST BE APPROVED AND CONFORM TO:
         - WATER REDUCER: ASTM C494, TYPE A OR F
         - SET RETARDER (IF NEEDED): ASTM C494, TYPE B OR D
         - AIR ENTRAINERl ASTM C260
      h. SLUMP AT PLACEMENT SHALL BE 3-5 INCHES, UNLESS WATER-REDUCING ADMIXTURE IS USED, IN WHICH CASE SLUMP MAY INCREASE UP TO 7 INCHES.
   E. GEOTEXTILE
      a. CLASS 1 NON-WOVEN GEOTEXTILE (ACF N035N) FOR DRAINAGE SEPARATION
      b. TRIAXIAL GEOGRID (TENSAR InterAx NX750 GEOGRID)
      c. UNIAXIAL GEOGRID (TENSAR UX1100MSE)

6. FOUNDATION PREPARATION:
   A. ALL VEGETATION, DEBRIS, SOFT SOILS, AND UNSUITIBLE MATERIAL SHALL BE REMOVED BELOW THE POND AND WALL FOUNDATION FOOTPRINT.
   B. NATIVE SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (ASTM D698).
   C. AT LEAST 6" OF 3/4" CRUSHED GRANITE BEDDING MATERIAL SHALL BE PLACED AND COMPACTED OVER THE COMPACTED NATIVE SUBGRADE UNDER THE FOOTPRINT OF ALL GABION STRUCTURES.
   D. A CLASS 1 NONWOVEN GEOTEXTILE SHALL BE PLACED INBETWEEN THE NATIVE SOIL AND THE BEDDING MATERIAL.
   E. A CLASS 1 NONWOVEN OR HYBRID GEOTEXTILE SHALL BE PLACED IN BETWEEN THE NATIVE SOIL AND THE VERICAL FACE OF THE GABIONS IN CONTACT WITH THE GROUND.
7. MAINTENANCE:
   A. THE DETENTION FACILITY MUST BE CHECKED PERIODICALLY AND AFTER STORM EVENTS TO ENSURE NO SEDIMENT BUILDUP OCCURS INSIDE THE POND OR OUTLET STRUCTURES.
   B. ANY SEDIMENT OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY.
8. ERROSION PROTECTION:
   A. ALL DISTURBED AREAS AROUND THE POND SHALL BE STABILIZED WITH NATIVE SEED AND EROSION CONTROL BLANKET OR TURF REINFORCEMENT MAT (TRM) PER LANDSCAPE PLAN.
9. INSPECTION, TESTING, AND CERTIFICATION
   A. THE GABION STRUCTURE AND OUTLET CONFIGURATION SHALL BE INSPECTED AND CERTIFIED BY A MILOSH ENG LISCENCED PROFESIONAL ENGINEER PRIOR TO FINAL ACCEPTANCE.
   B. THE SUBGRADE, BEDDING, GABION PLACEMENT, AND POND MUST BE INSPECTED AND MANAGED DURING CONSTRUCTION BY MILOSH ENG.
10. USE ONLY PROVIDED DIMENSIONS, DO NOT SCALE DRAWING TO OBTAIN DIMENSIONS. IF CONFLICTS OR QUESTIONS ARISE, IMMEDIATELY CONTACT THE ENGINEER OF RECORD AND MILOSH ENG.



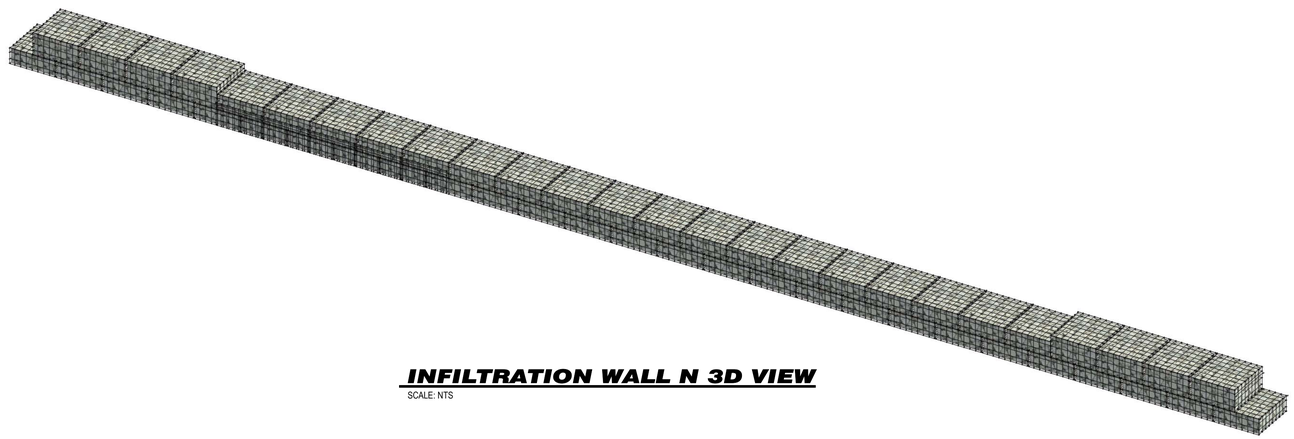
Terra Aqua Gabion Unit Standard Sizes: Custom Jumbo Sizes Available

Gabion unit siz	*Capacity Cubic Yards*	*No. of Internal Cells*
6x3x3	2	2
9x3x3	3	3
12x3x3	4	4
6x3x1.5	1	2
9x3x1.5	1.5	3
12x3x1.5	2	4
6x3x1	.666	2
9x3x1	1	3
12x3x1	1.33	4

TOLERANCES: All gabion dimensions shall be within a tolerance limit of plus or minus 5% of the manufacturers stated dimensions.

Minimum Strength requirements of Terra Aqua Double Twisted Mesh Gabions

Test Description	*Galvanized/Galfan Gabion*	*Pvc Coated Gabion*
Tensile strength of wire mesh parallel to twist	3500 lbs/ft	2900 lbs/ft
Tensile strength of wire mesh perpendicular to twist	1800 lbs/ft	1400 lbs/ft
Connection to selvedges	1400 lbs/ft	1200 lbs/ft
Panel to Panel	1400 lbs/ft	1200 lbs/ft
Punch strength of mesh	6000 lbs/ft	5300 lbs/ft



INFILTRATION WALL N 3D VIEW

SCALE: NTS

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FILE NUMBER: PPR2527

JOB NUMBER: 2025-6-10-VAR

PRINTED DATE: 04/24/26

Revision Table

No.	Date	Revised By	City Comments

CLIENT: ANDRII VARKO
1185 N CURTIS RD
COLORADO SPRINGS, CO 80930
(786) 394-0094
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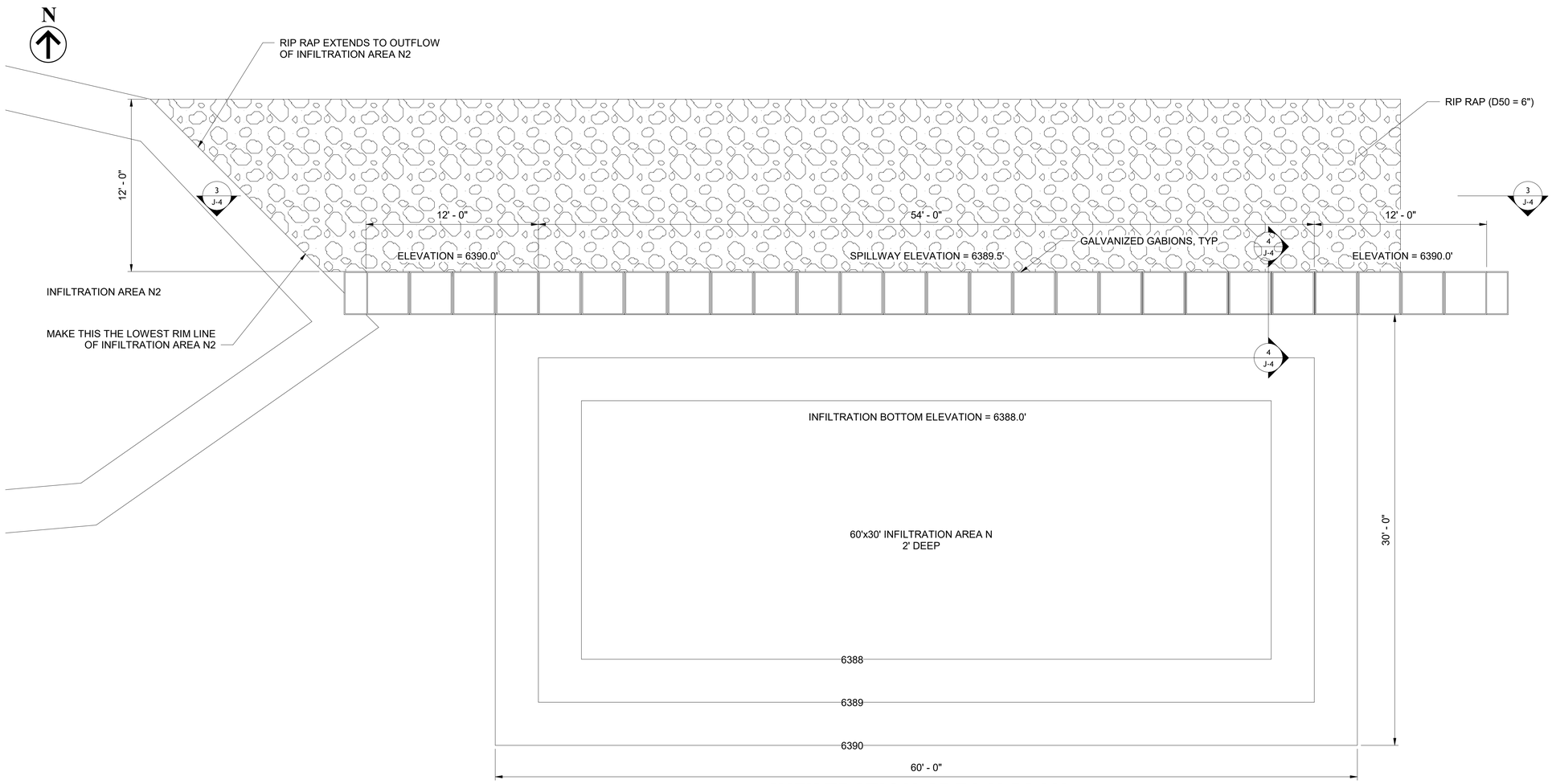
TITLE: POND N CONSTR. 3D & NOTES

PROJECT NAME: SITE DEVELOPMENT PLAN

PROJECT ADRESS: 1185 N CURTIS RD, COLORADO SPRINGS, CO 80930

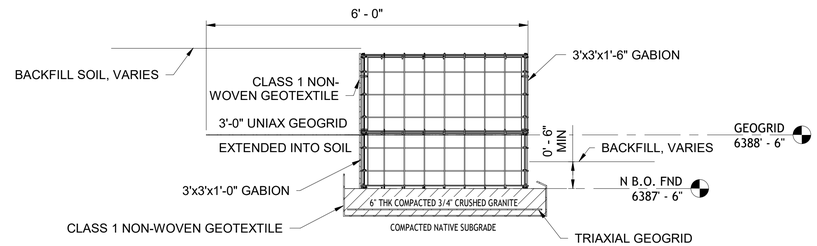
RECEPTION NUMBER: 4410000052

SHEET NUMBER: J-3



INFILTRATION AREA N PLAN

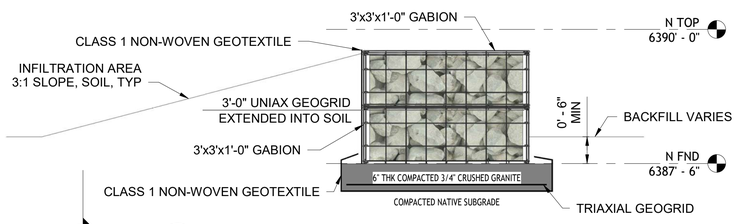
SCALE: 1/4" = 1'-0"



2 **N SOIL WALL SECTION**

SCALE: 3/4" = 1'-0"

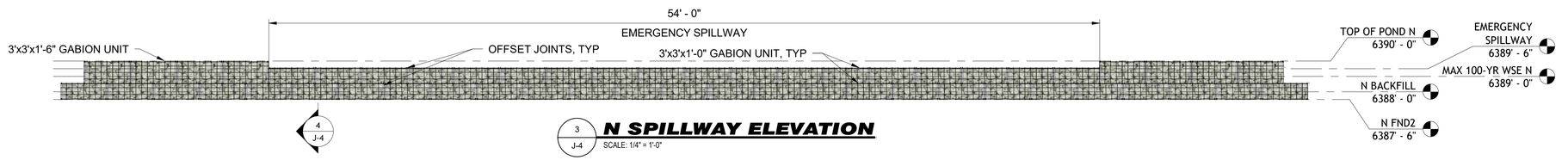
NOTE: USE THIS DETAIL FOR FLAT BACKFILL WALL



3 J-4 4 J-4 **N INFILTRATION WALL SECTION**

SCALE: 3/4" = 1'-0"

NOTE: USE THIS DETAIL FOR NORTH WALL WITH SLOPED BACKFILL (SPILLWAY)



4 J-4

3 J-4 **N SPILLWAY ELEVATION**

SCALE: 1/4" = 1'-0"

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TITLE:

POND N CONSTR. PLAN, ELEVATION, & SECTIONS

PROJECT NAME: SITE DEVELOPMENT PLAN

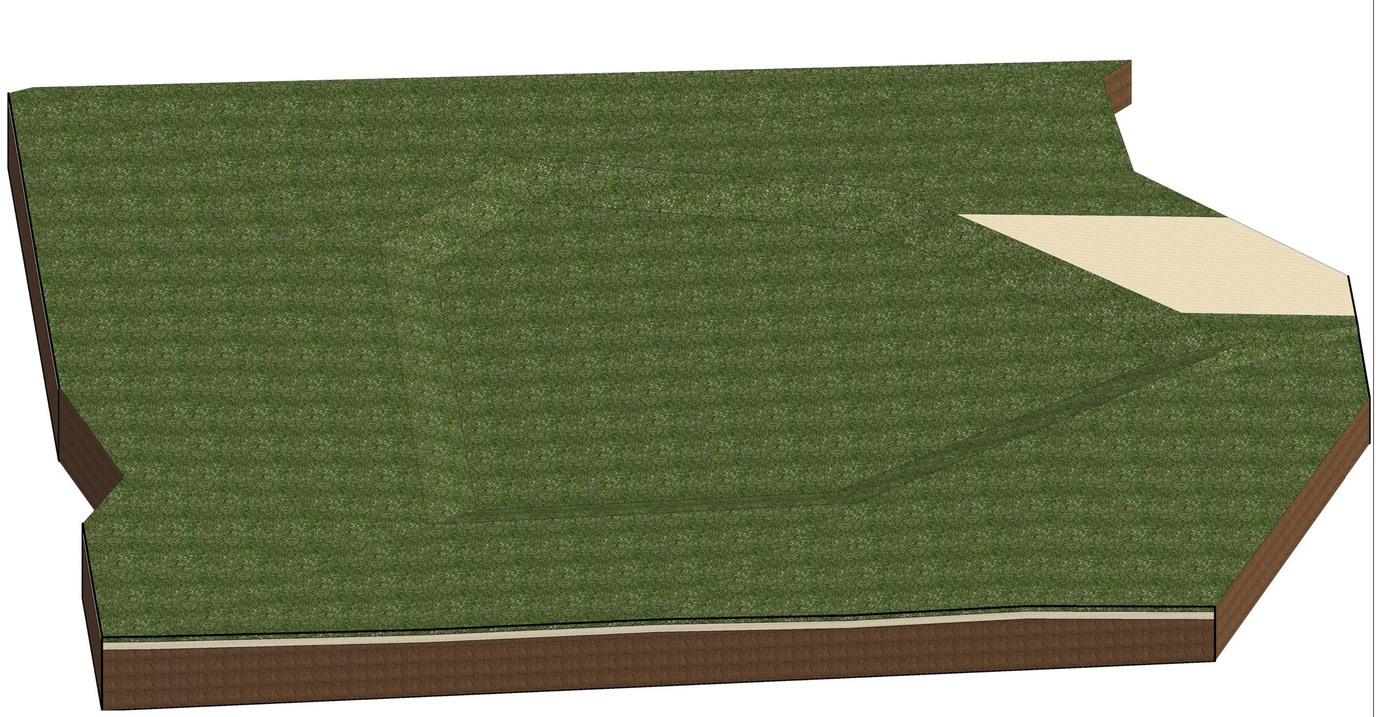
PROJECT ADRESS: 1185 N CURTIS RD, COLORADO SPRINGS, CO 80930

RECEPTION NUMBER: 4410000052

SHEET NUMBER: J-4

GENERAL NOTES - GABION WALL DETENTION POND:

1. PURPOSE:
   A. THIS POND IS A SHALLOW INFILTRATION FACILITY DESIGNED TO PROMOTE ON-SITE STORMWATER INFILTRATION AND REDUCE RUNOFF IN ACCORDANCE WITH THE FINAL DRAINAGE REPORT AND APPLICABLE CRITERIA.
2. DIMENSIONS:
   A. THE POND SHALL BE CONSTRUCTED AS A 1.0-FOOT DEEP DEPRESSION RELATIVE TO SURROUNDING GRADES.
   B. THE LIMITS OF THE INFILTRATION AREA ARE DEFINED BY THE GRADING EXTENTS SHOWN ON THE PLAN.
   C. SIDE SLOPES SHALL BE CONSTRUCTED AT 3H:1V OR FLATTER.
   D. THE POND IS INTENDED FOR TEMPORARY PONDING AND INFILTRATION; NO PERMANENT POOL IS INTENDED.
   E. THE FACILITY IS DESIGNED TO CONTROL RUNOFF FROM 5-, 10-, 25-, 50-, AND 100-YEAR STORM EVENTS
   F. PEAK DISCHARGE SHALL NOT EXCEED PRE-DEVELOPMENT PEAK FLOWS FOR EACH EVENT
3. GRADING AND EARTHWORK:
   A. THE INFILTRATION AREA SHALL BE CONSTRUCTED BY CUTTING NATIVE SOILS ONLY; NO FILL PLACEMENT IS PERMITTED UNLESS OTHERWISE APPROVED.
   B. GRADING SHALL CONFORM TO THE LINES AND ELEVATIONS SHOWN ON THE PLAN.
   C. CARE SHALL BE TAKEN TO MAINTAIN SMOOTH TRANSITIONS BETWEEN SLOPES AND POND BOTTOM.
   D. OVER-EXCAVATION SHALL BE AVOIDED. ANY OVER-EXCAVATED AREAS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO CORRECTION.
4. EQUIPMENT RESTRICTIONS
   A. ONLY LIGHT GRADING EQUIPMENT SHALL BE USED WITHIN THE INFILTRATION AREA.
   B. ACCEPTABLE EQUIPMENT INCLUDES COMPACT TRACK LOADERS WITH GRADING ATTACHMENTS AND MINI-EXCAVATORS.
   C. USE OF HEAVY EQUIPMENT THAT MAY COMPACT SUBGRADE SOILS IS STRICTLY PROHIBITED WITHIN THE INFILTRATION LIMITS.
5. SOIL TREATMENT AND SUBGRADE PREPARATION
   A. The infiltration area shall be left in a non-compacted condition to preserve native infiltration capacity.
   B. Native soils shall not be compacted within the pond footprint.
   C. If compaction occurs, the affected area shall be scarified to a minimum depth of 6 inches and reworked to restore permeability.
   D. Smearing of soils during grading operations shall be avoided.
   E. Final subgrade shall be loosened prior to stabilization.
6. MATERIALS
   A. NO IMPORTED STRUCTURAL FILL OR AGGREGATE IS PERMITTED WITHIN THE INFILTRATION AREA UNLESS OTHERWISE APPROVED BY THE ENGINEER.
   B. NATIVE SOILS SHALL SERVE AS THE INFILTRATION MEDIUM.
7. EROSION AND SEDIMENT CONTROL
   A. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE.
8. SEEDING AND STABILIZATION
   A. THE ENTIRE POND AREA, INCLUDING BOTTOM AND SIDE SLOPES, SHALL BE SEEDED WITH THE NATIVE SEED MIX SPECIFIED IN THE LANDSCAPE PLANS.
   B. SEEDING SHALL OCCUR IMMEDIATELY FOLLOWING FINAL GRADING.
   C. STABILIZATION SHALL COMPLY WITH PROJECT EROSION CONTROL AND LANDSCAPE REQUIREMENTS.
9. CONSTRUCTION SEQUENCE
   A. THE INFILTRATION AREA SHALL BE CONSTRUCTED AFTER MAJOR SITE GRADING IS COMPLETE.
   B. FINAL GRADING AND STABILIZATION SHALL OCCUR ONCE CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.
10. MAINTENANCE
   A. THE INFILTRATION FACILITY SHALL BE INSPECTED PERIODICALLY AND AFTER STORM EVENTS.
   B. SEDIMENT, DEBRIS, AND OBSTRUCTIONS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY.
   C. VEGETATION SHALL BE MAINTAINED TO ENSURE ADEQUATE COVERAGE AND PREVENT EROSION.
11. INSPECTION AND ACCEPTANCE
   A. THE INFILTRATION AREA SHALL BE INSPECTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
   B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER UPON COMPLETION OF GRADING AND PRIOR TO SEEDING.
12. GENERAL
   A. DO NOT SCALE DRAWINGS; USE ONLY PROVIDED DIMENSIONS.
   B. IF CONFLICTS OR DISCREPANCIES ARISE, CONTACT THE ENGINEER OF RECORD PRIOR TO PROCEEDING.



INFILTRATION AREA N2 3D VIEW

SCALE: NTS

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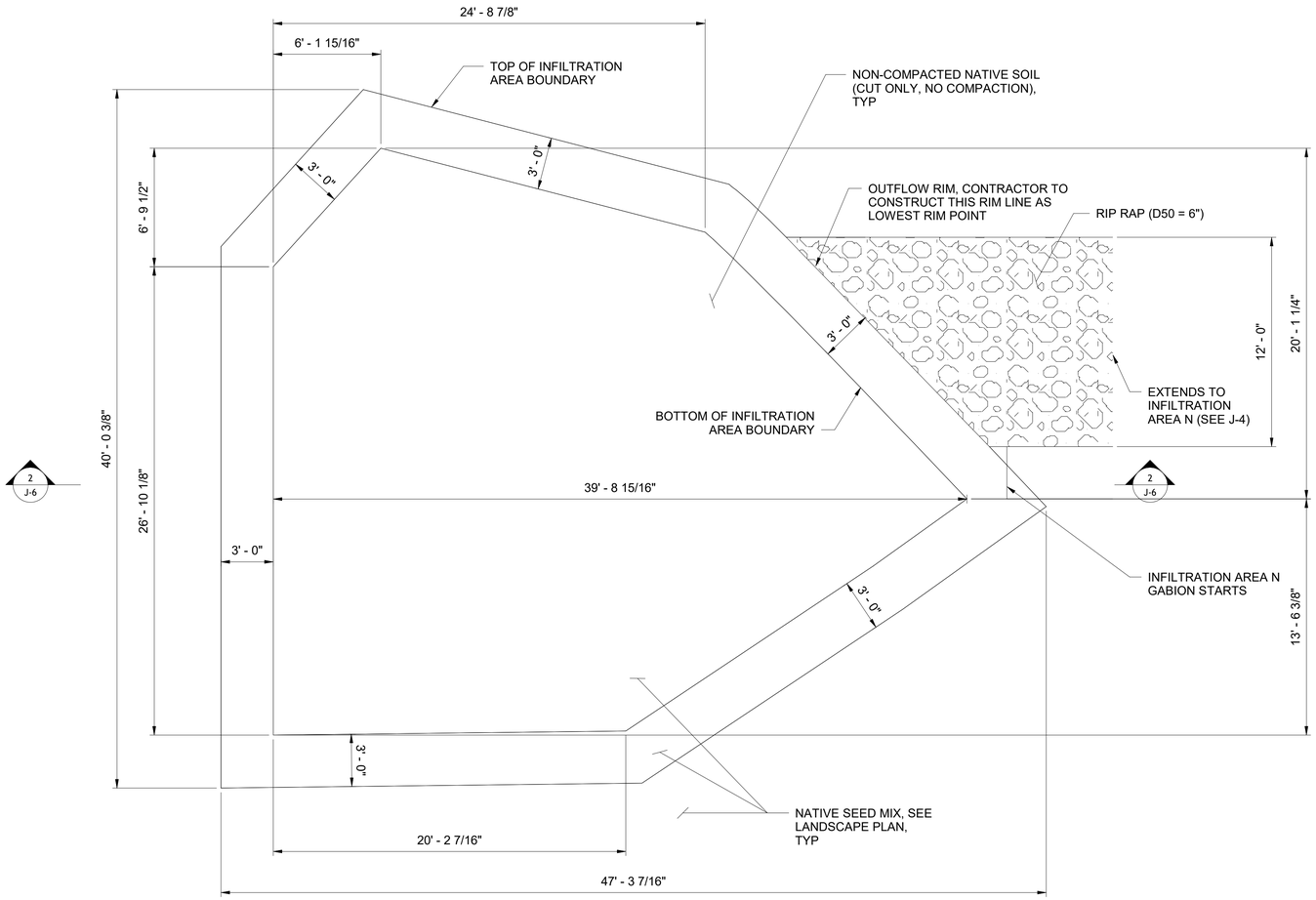
TITLE: POND N2 CONSTR. 3D & NOTES

PROJECT NAME: SITE DEVELOPMENT PLAN

PROJECT ADRESS: 1185 N CURTIS RD, COLORADO SPRINGS, CO 80930

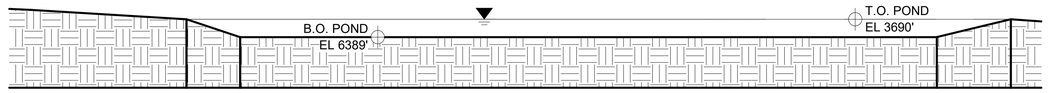
RECEPTION NUMBER: 4410000052

SHEET NUMBER: J-5



INFILTRATION ARE N2 PLAN

SCALE: 1/4" = 1'-0"



2
J-6

INFILTRATION AREA N2 SECTION

SCALE: 1/4" = 1'-0"

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