LEGAL DESCRIPTION: GRANDVIEW RESERVE PHASE 2

A TRACT OF LAND BEING A PORTION SECTION 21, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6^{1 H} PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS

THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY. "PLS 30087." AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED ACCORDINGLY. "PLS 30087." BEING ASSUMED TO BEAR N00°52'26"W. A DISTANCE OF 5,290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO:

THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°50'58"W, ON SAID NORTH LINE, A DISTANCE OF 2,471.06 FEET TO THE POINT OF BEGINNING; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S24°25'09"W, HAVING A DELTA OF 21°22'37", A RADIUS OF 1,061.00 FEET, A DISTANCE OF 395.86 FEET TO A POINT OF TANGENT; THENCE S44°12'14"E A DISTANCE OF 446.79 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°01'27", A RADIUS OF 1,261.00 FEET, A DISTANCE OF 682.80 FEET TO A PONT OF TANGENT; THENCE S13°10'46"E A DISTANCE OF 235.68 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 57°06'29", A RADIUS OF 839.00 FEET, A DISTANCE OF 836.25 FEET TO A POINT ON CURVE: THENCE S19°42'45"W A DISTANCE OF 111.00 FEET: THENCE S23°10'57"W A DISTANCE OF 204.59 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°56'47", A RADIUS OF 142.50 FEET A DISTANCE OF 74.48 FEET TO A POINT OF TANGENT; THENCE S06°45'50"E A DISTANCE OF 66.21 FEET; THENCE S54°32'52"E A DISTANCE OF 5.87 FEET; THENCE S14°14'45"E A DISTANCE OF 65.01 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N14°14'45"W, HAVING A DELTA OF 16°16'48", A RADIUS OF 540.00 FEET A DISTANCE OF 153.43 FEET TO A POINT ON CURVE; THENCE S02°02'03"W A DISTANCE OF 268.88 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S01°20'57"E, HAVING A DELTA OF 71°23'20", A RADIUS OF 60.00 FEET A DISTANCE OF 74.76 FEET TO A POINT ON CURVE; THENCE N72°44'18"W A DISTANCE OF 15.00 FEET; THENCE S65°27'05"W A DISTANCE OF 122.04 FEET; THENCE N31°44'28"W A DISTANCE OF 23.97 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°25'43"W, HAVING A DELTA OF 12°10'43", A RADIUS OF 1,363.49 FEET A DISTANCE OF 289.82 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S49°18'50"W, HAVING A DELTA OF 26°23'43", A RADIUS OF 1,668.20 FEET A DISTANCE OF 768.52 FEET TO A POINT ON CURVE; THENCE N60°22'39"W A DISTANCE OF 211.52 FEET; THENCE N53°13'21"W A DISTANCE OF 159.27 FEET TO A POINT OF CURVE SAID POINT BEING ON THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 223014483, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID EASTERLY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES:

1. N49°18'05"W A DISTANCE OF 309.26 FEET TO A POINT OF CURVE:

- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°09'30", A RADIUS OF 550.00 FEET, A DISTANCE OF 529.48 FEET TO A POINT OF
- 3. N05°51'25"E A DISTANCE OF 481.83 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT HAVING DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT:

THENCE N05°25'39"W A DISTANCE OF 267.05 FEET TO A POINT OF CURVE: ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°31'03". A RADIUS OF 560.00 FEET, A DISTANCE OF 161.44 FEET TO A POINT OF TANGENT; THENCE N11°05'24"E A DISTANCE OF 97.09 FEET; THENCE N78°54'36"W A DISTANCE OF 20.13 FEET; THENCE N11°05'24"E A DISTANCE OF 36.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE CONTINUING N11°05'24"E A DISTANCE OF 93.15 FEET; THENCE S78°54'36"E A DISTANCE OF 146.34 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°57'41", A RADIUS OF 1,050.00 A DISTANCE OF 219.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE S89°50'58"E ON SAID NORTH LINE A DISTANCE OF 27.49 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,988,865 SQUARE FEET OR 68.615 ACRES, MORE OR LESS.

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS '08041C0556G' AND '08041C0552G' EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS. NO GRADING WILL TAKE PLACE WITHIN THE EXISTING FLOODPLAIN LIMITS UNTIL THE CLOMR HAS BEEN APPROVED.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.

BAR IS ONE INCH ON

- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED
- PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA

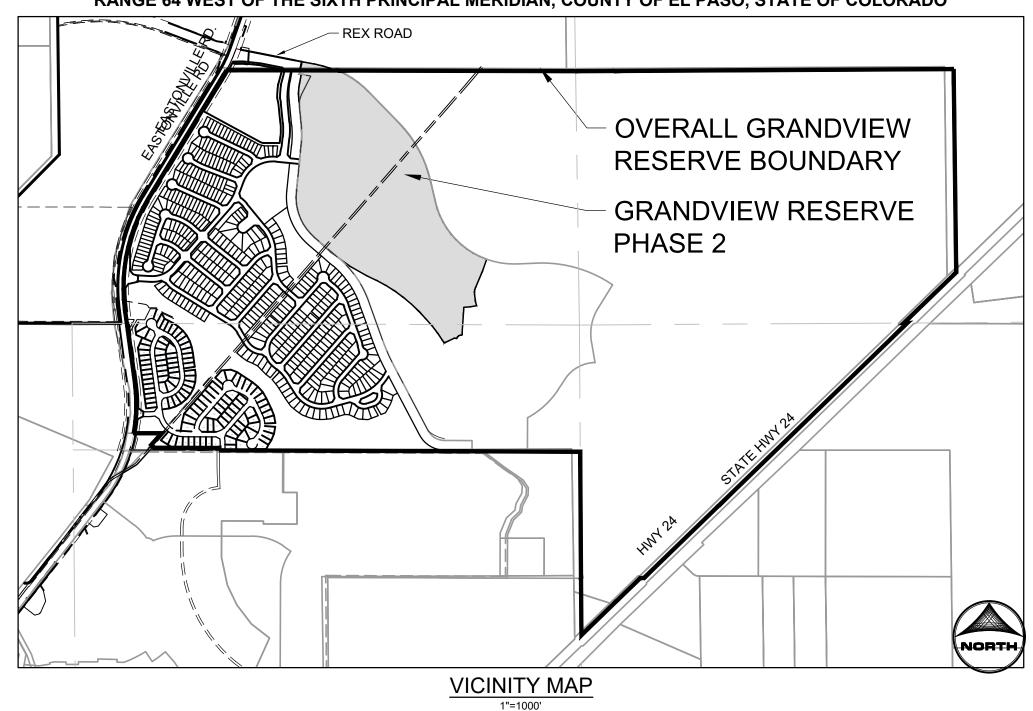
GEOTECH NOTE:

THE FOLLOWING CONCLUSIONS/RECOMMENDATIONS FROM THE SOILS REPORT ARE UTILIZED IN THE GRADING DESIGN OF THIS PLAN SET; 3:1 MAXIMUM PERMISSIBLE SLOPE, DEWATERING IS REQUIRED IF GROUNDWATER IS DISCOVERED DURING GRADING, THE PROPERTY DOES NOT FALL WITHIN A GEOLOGICAL HAZARD AREA.

DEWATERING OPERATIONS ARE TO BE AS FOLLOWS: DEWATERING OPERATIONS SHALL DISCHARGE TO TEMPORARY SEDIMENT BASINS, GROUNDWATER IS THE ONLY ALLOWABLE DISCHARGE (NO NON-STORMWATER IS TO BE DISCHARGED).

GRANDVIEW RESERVE PHASE 2 EARLY GRADING AND EROSION CONTROL PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SHEET INDEX

7 - 11 - DETAILS

1 - COVER 2 - TYPICAL SECTION 3 - 5 EARLY GRADING PLAN

PROJECT CONTACTS:

MELODY HOMES, INC., A DELAWARE CORPORATION. 9555 S. KINGSTON COURT, STE 200 ENGLEWOOD, CO 80112

DEVELOPER: D.R. HORTON ENGLEWOOD, CO 80112 PH. 303.503.4903

PLANNER/LANDSCAPE ARCHITECT: HR GREEN DEVELOPMENT. LLC 1975 RESEARCH PARKWAY, STE 230 COLORADO SPRINGS, CO 80920

CIVIL ENGINEER: HR GREEN DEVELOPMENT, LLC. ATTN: KEN HUHN

9555 S. KINGSTON COURT

ATTN: PHIL STUEPFERT

1975 RESEARCH PARKWAY, STE 230 COLORADO SPRINGS, CO 80920

COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.

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. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM

REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. 3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCITING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OF CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE

LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND THE EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO

CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION . ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATION CONDITION UNTIL

CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER.

PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.

TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS

FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE

9. ALL PERMANENT STORMWATER FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OF FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION

10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES HALL 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 WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OF WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL ARES DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF

12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT

13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.

14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.

15. EROSION BLANKET OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THIS SITE.

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP PROPERLY AND PROPERLY DISPOSED OF IMMEDIATELY.

19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION, DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF THE SITE DEVELOPMENT

20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN AN EAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS. WITH ORIGINAL MANUFACTURER'S LABEL.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S) SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED. 22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRED

ADEQUATE SECONDARY PROTECTION TO CONTAIN AL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC). 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.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. 27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST

FROM EARTHWORK EQUIPMENT AND WIND. 28. THE SOILS REPORT FOR THE SITE HAS BEEN PREPARED BY CTL THOMPSON AND SHALL BE CONSIDERED A PART OF THESE PLANS.

29. AT LEAST (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART, FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERR CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

ENGINEER'S STATEMENT

DEVELOPER'S/OWNER'S STATEMENT THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DEVELOPER/OWNER SIGNATURE: NAME OF DEVELOPER/OWNER:

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.

KENNETH M. HUHN, P.E. DATE KHUHN@HRGREEN.COM COLORADO P.E. 0054022

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.

JOSH PALMER, P.E. COUNTY ENGINEER/ECM ADMINISTRATOR

COVER

LAND USE REVIEW FILE NO: PUDSP-23-006

DRAWN BY: <u>DLH</u> JOB DATE: 7/30/24 OFFICIAL DRAWINGS. JOB NUMBER: <u>201662.2</u> APPROVED: KMH IF NOT ONE INCH. CAD DATE: _7/30/2024 ADJUST SCALE ACCORDINGLY CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\GEC_Early_Grading\Cover_EarlyGEC

NO. DATE BY REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719.300.4140

GRANDVIEW RESERVE - PHASE 2 D.R. HORTON

EL PASO COUNTY, CO

D·R·HORTON America's Builder

EARLY GRADING & EROSION CONTROL PLANS

SHEET

D.R. HORTON

EL PASO COUNTY, CO

America's Builder

TYPICAL SECTION

HRGreen PHONE: 719.300.4140 FAX: 713.965.0044

GRANDVIEW RESERVE PHASE 3

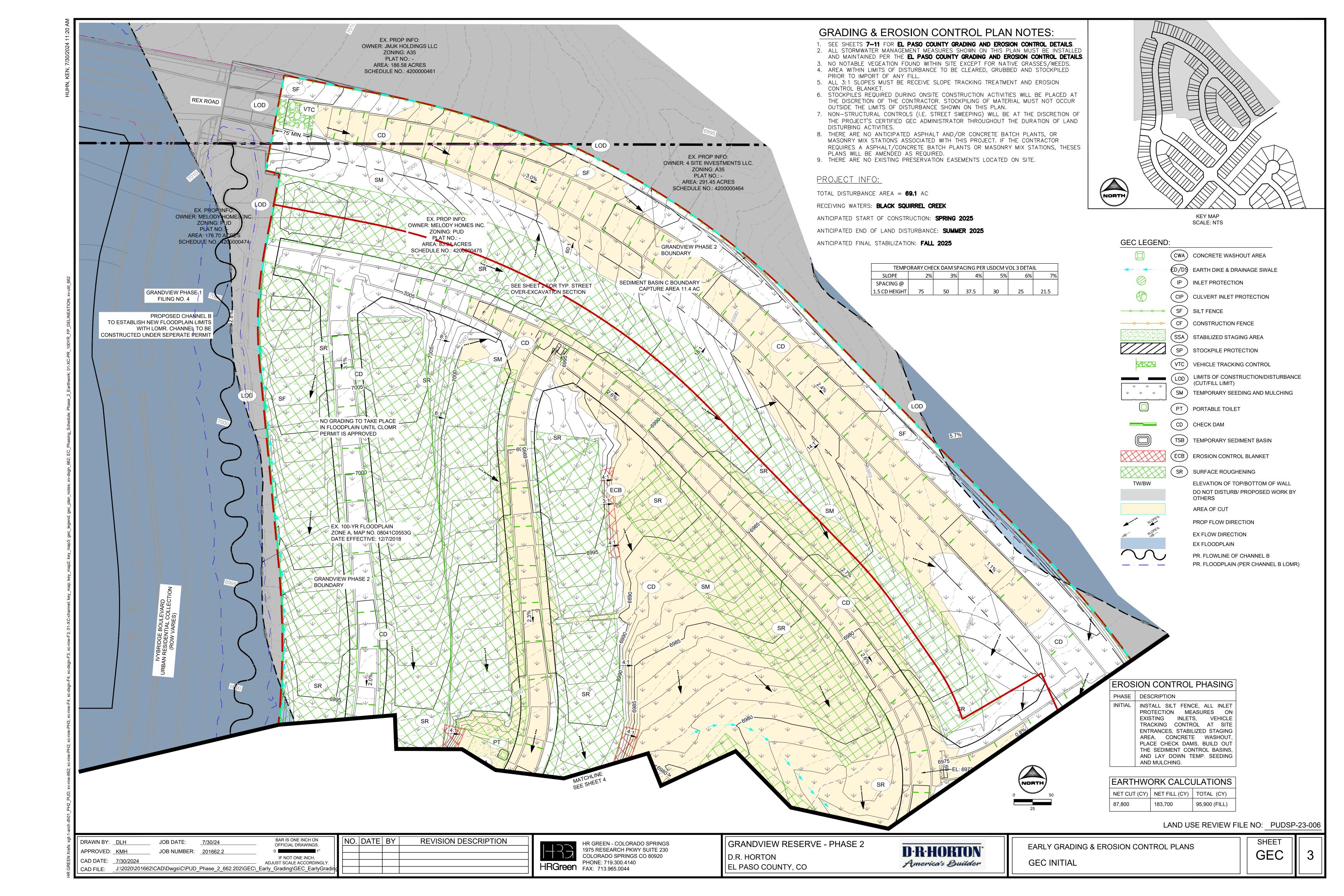
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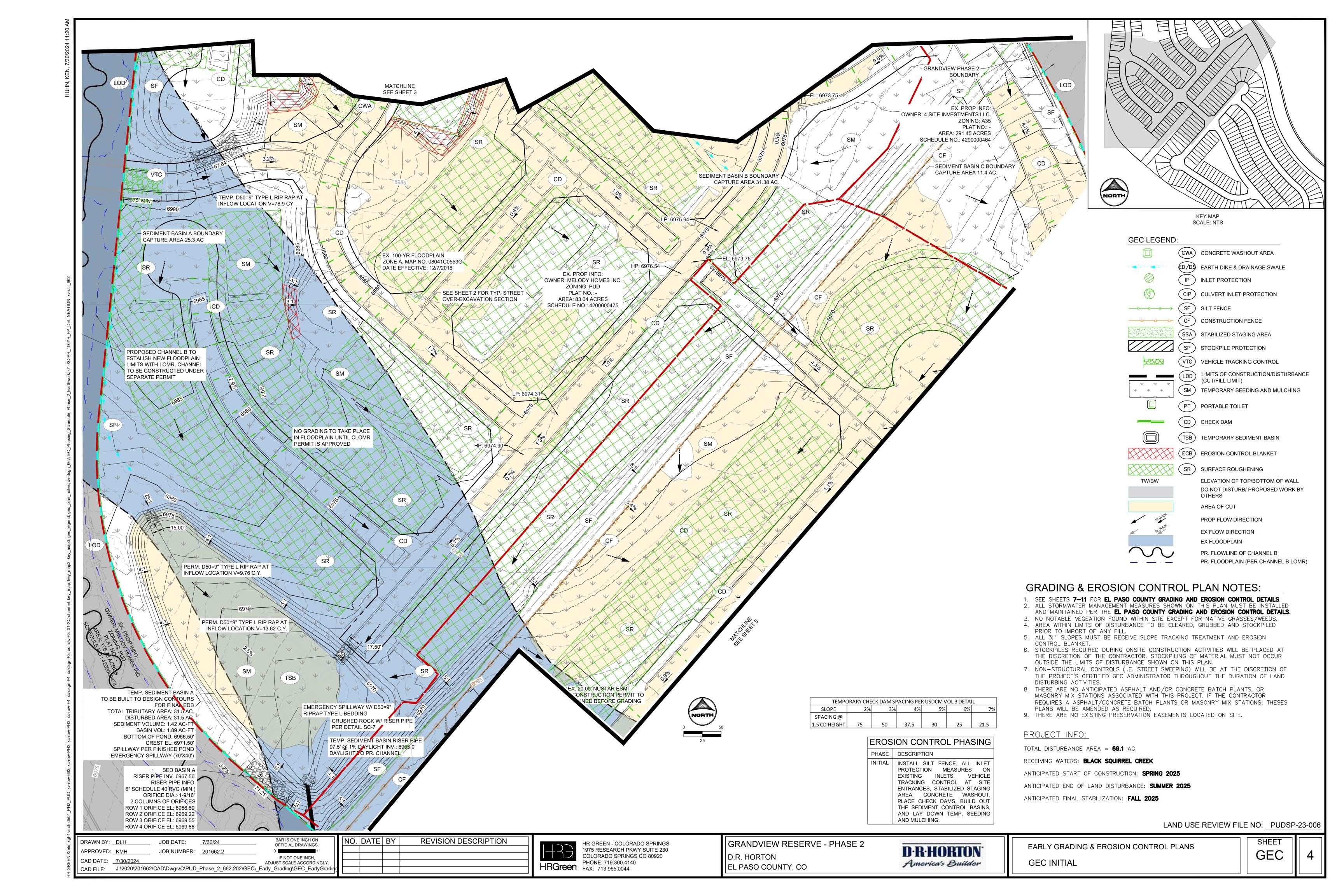
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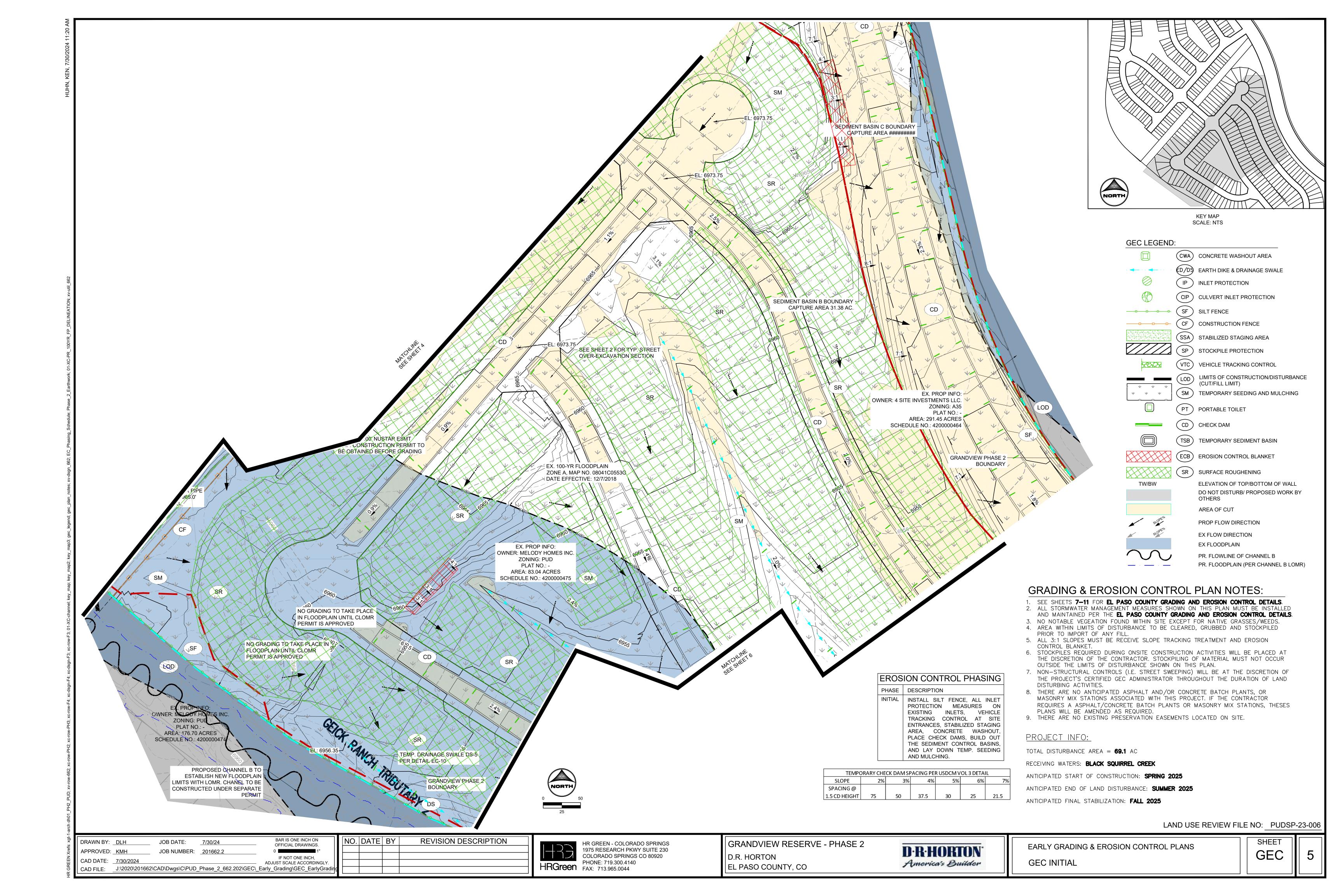
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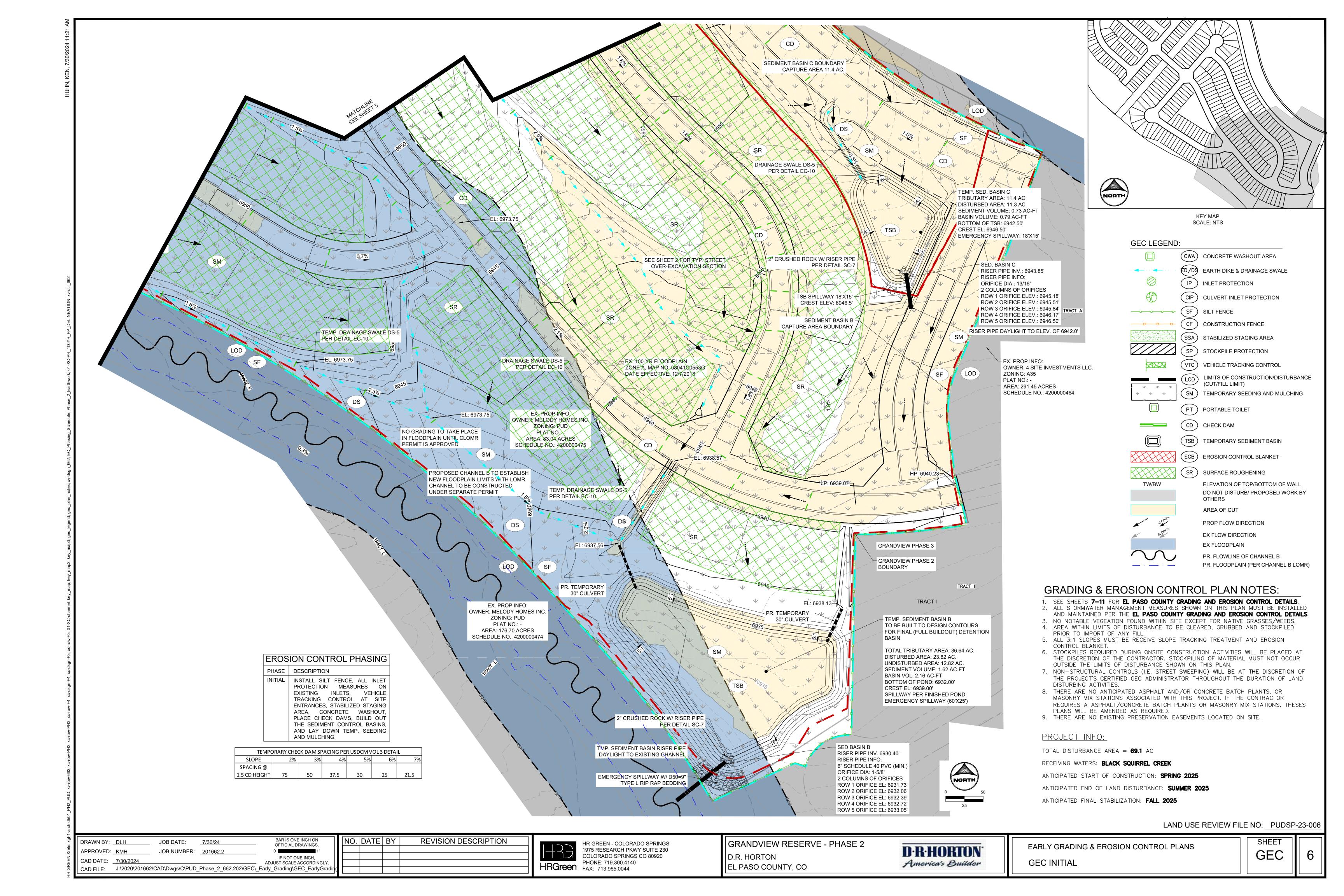
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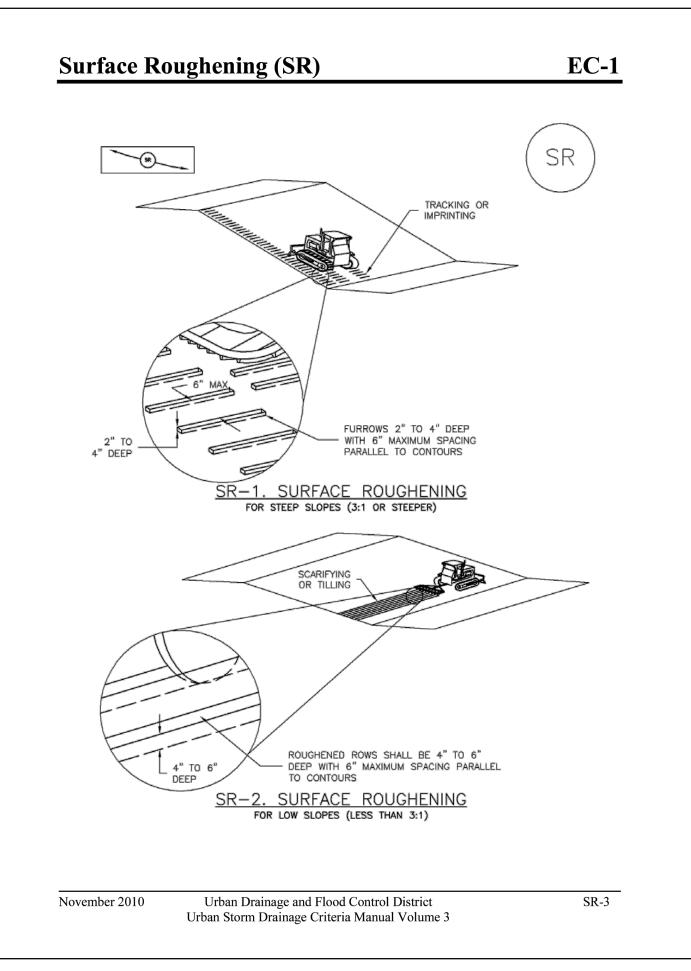
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Surface Roughening (SR) EC-1 SURFACE ROUGHENING INSTALLATION NOTES 1. SEE PLAN VIEW FOR: -LOCATION(S) OF SURFACE ROUGHENING. 2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY 3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED. 4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS. 5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING. SURFACE ROUGHENING 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 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 REPLACE UPON DISCOVERY OF THE FAILURE. 4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE 5. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE. 6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD) NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED. Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species ^a (Common name)	Growth Season ^b	Pounds of Pure Live Seed (PLS)/acre ^c	Planting Depth (inches)		
1. Oats	Cool	35 - 50	1 - 2		
2. Spring wheat	Cool	25 - 35	1 - 2		
3. Spring barley	Cool	25 - 35	1 - 2		
4. Annual ryegrass	Cool	10 - 15	1/2		
5. Millet	Warm	3 - 15	1/2 - 3/4		
6. Winter wheat	Cool	20–35	1 - 2		
7. Winter barley	Cool	20–35	1 - 2		
8. Winter rye	Cool	20–35	1 - 2		
9. Triticale	Cool	25–40	1 - 2		
⁸ Suggestial conding of annual grace regulting in adequate plant growth will					

Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months. Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

TS/PS-4

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Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

	(Numbers in	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	Warm	Cool	Warm	Cool	
January 1–March 15			✓	✓	
March 16-April 30		1,2,3	✓	✓	
May 1–May 15			✓		
May 16–June 30	5				
July 1–July 15	5				
July 16–August 31					
September 1–September 30		6, 7, 8, 9			
October 1–December 31			✓	✓	

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 Revegetation Chapter and Volume 3 Mulching BMP Fact Sheet (EC-04) for additional

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

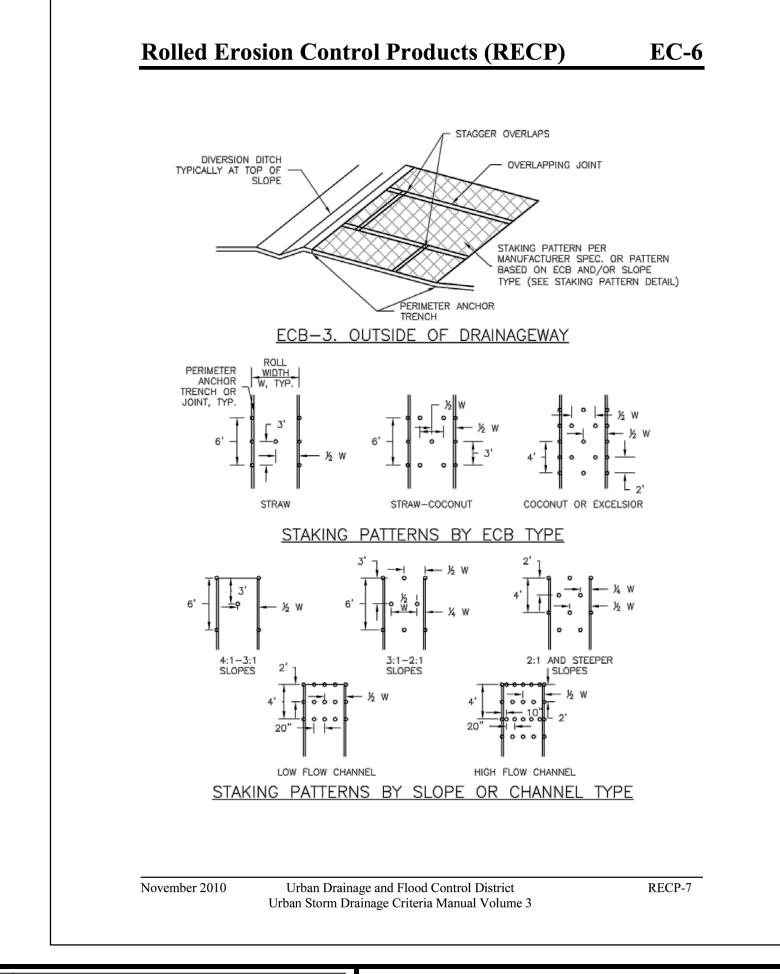
Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

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Rolled Erosion Control Products (RECP) JOINT ANCHOR TRENCH, TY GEOTEXTILE. FABRIC OR MAT, TYP. - 3" MIN, TYP. ~ SINGLE EDGE STAKE, TYP. COMPACTED PERIMETER ANCHOR TRENCH DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS TO DEP D ABOVE CHANNEL INVERT. ECB SHALL GENERALLY BE ORIENTED PARALLEL TO FLOW DIRECTION (I.E. LONG DIMENSIONS OF BLANKET PARALLEL TO FLOWLINES) STAKING PATTERN SHALL MATCH ECB TWO EDGES ECB-1. PIPE OUTLET TO DRAINAGEWAY JOINT ANCHOR TRENCH TYPE OF ECB, JOINT ANCHOR INDICATED IN PLAN VIEW LOOP FROM MIDDLE OF NTERMEDIATE ANCHOR TRENCH PERIMETER ANCHOR TRENCH, TYP. SUBGRADE STAKING PATTERN PER MANUFACTURER SPEC. OR PATTERN OVERLAPPING JOINT ∠ BASED ON ECB AND/OR CHANNEL TYPE (SEE STAKING ECB-2. SMALL DITCH OR DRAINAGEWAY WOOD STAKE DETAIL Urban Drainage and Flood Control District November 2010 Urban Storm Drainage Criteria Manual Volume 3

BAR IS ONE INCH ON



Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

SEE PLAN VIEW FOR:

 LOCATION OF ECB.

-TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
-AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2, 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS				
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	– 100% – DOUBLE/ NATURAL			
STRAW- COCONUT	30% MIN	70% MAX	-	DOUBLE/ NATURAL
COCONUT 100% DOUBLE/ NATURAL				
EXCELSIOR 100% DOUBLE/ NATURAL				
*STRAW ECBS MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL. **ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS				

Urban Drainage and Flood Control District

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Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET 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

4. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE

REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED,

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

DETAILS

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-9

LAND USE REVIEW FILE NO: PUDSP-2 3-006

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GRANDVIEW RESERVE - PHASE 2 D.R. HORTON EL PASO COUNTY, CO



EARLY GRADING & EROSION CONTROL PLANS

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

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED. 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD). $\underline{\text{NOTE:}}$ MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

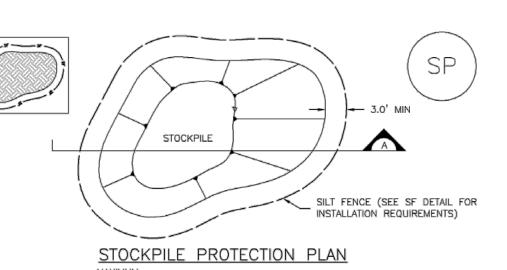
CWA-4

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November 2010

November 2010

MM-2



SILT FENCE (SEE SF DETAIL FOR INSTALLATION REQUIREMENTS)

SP-1. STOCKPILE PROTECTION STOCKPILE PROTECTION INSTALLATION NOTES

SEE PLAN VIEW FOR:
 -LOCATION OF STOCKPILES.
 -TYPE OF STOCKPILE PROTECTION.

Stockpile Management (SP)

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 SEEDED 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.

Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3

STOCKPILE PROTECTION MAINTENANCE NOTES

STOCKPILE PROTECTION MAINTENANCE NOTES

PERIMETER CONTROLS BY THE END OF THE WORKDAY.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

DISCOVERY OF THE FAILURE.

STOCKPILE HAS BEEN USED.

DIFFERENCES ARE NOTED.

EROSION, AND PERFORM NECESSARY MAINTENANCE.

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

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION, INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE

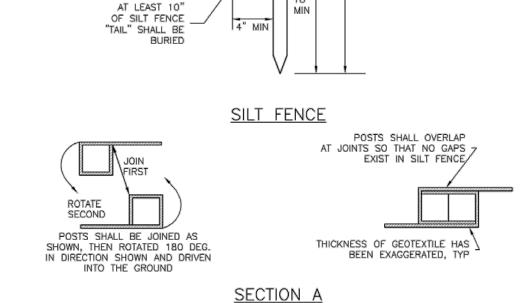
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN

MM-2

November 2010

Stockpile Management (SM)

SC-1 Silt Fence (SF) ___ SF ___ SF ___ SF __ 1 ½" x 1 ½" (RECOMMENDED) WOODEN FENCE POST WITH 10' MAX SPACING SILT FENCE GEOTEXTILE COMPACTED



36"-48"

SF-1. SILT FENCE

Urban Storm Drainage Criteria Manual Volume 3

Urban Drainage and Flood Control District

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES, THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES. 5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE 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. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING,

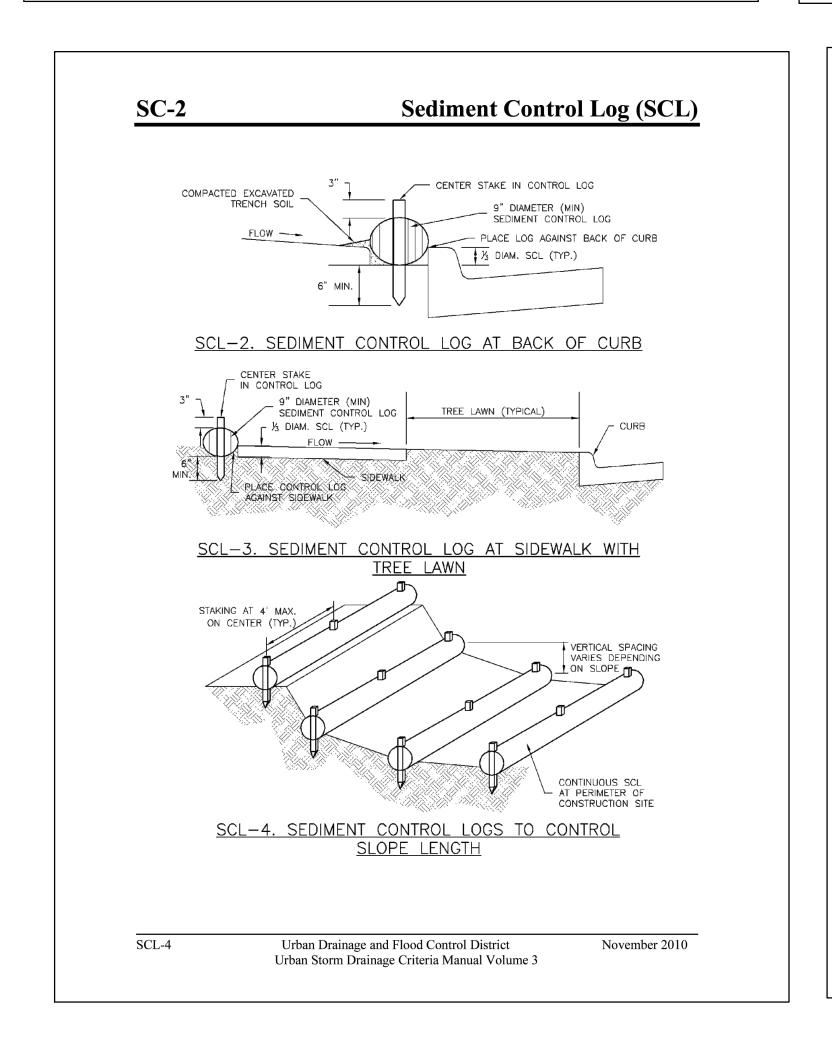
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP. 7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

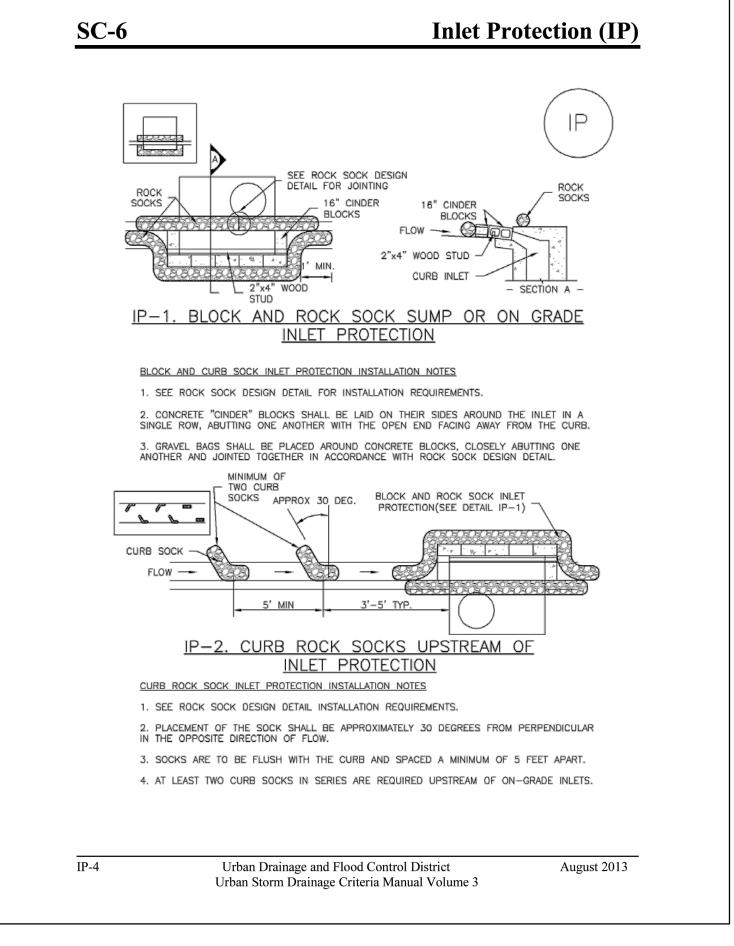
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD) $\underline{\mathsf{NOTE}}_{:}$ Many jurisdictions have BMP details that vary from udfcd standard details. Consult with local jurisdictions as to which detail should be used when

SF-4

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

SC-2 **Sediment Control Log (SCL)** 1½" x 1½" x 18" (MIN) WOODEN STAKE DIAMETER (MIN) SEDIMENT CONTROL LOG ON CENTER (TYP DIAMETER SEDIMENT CONTROL LOGS MAY NEED TO BE EMBEDDED DEEPER. SEDIMENT CONTROL LOG 9" DIAMETER (MIN) COMPACTED EXCAVATED SEDIMENT CONTROL LOG TRENCH SOIL 为 DIAM. SCL (TYP.) SECTION A 12" OVERLAP -9" DIAMETER (MI SEDIMENT CONTROL L SEDIMENT CONTROL LOG JOINTS SCL-1. SEDIMENT CONTROL LOG November 2010 Urban Drainage and Flood Control District SCL-3 Urban Storm Drainage Criteria Manual Volume 3





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SF-3

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EARLY GRADING & EROSION CONTROL PLANS DETAILS

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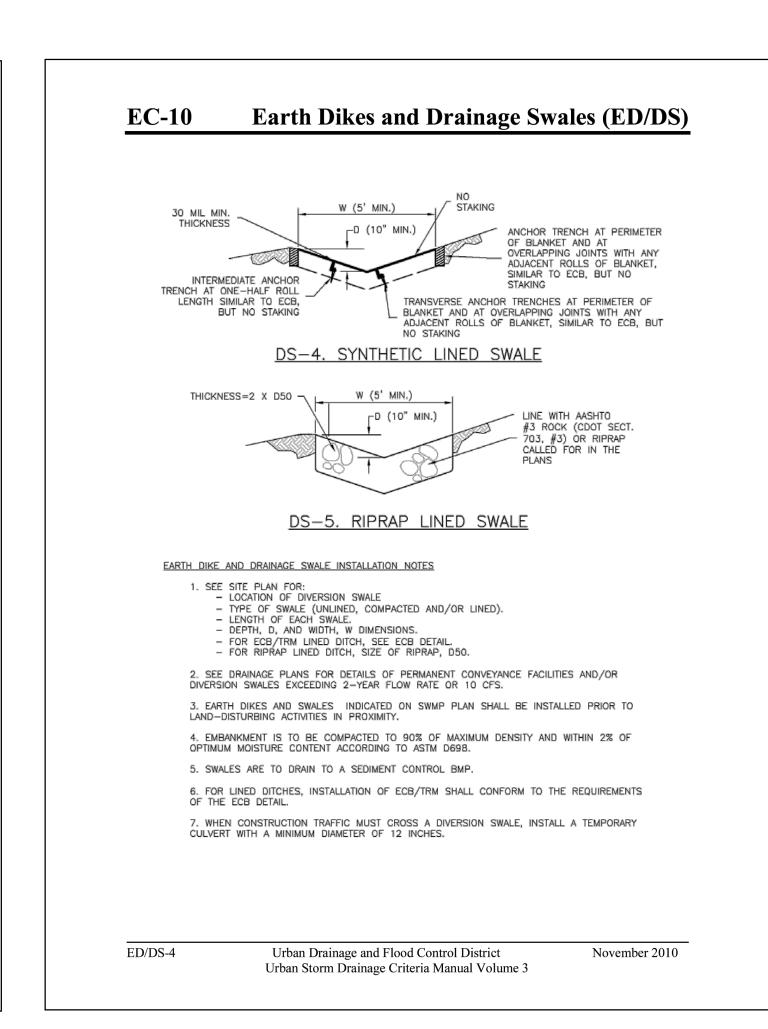
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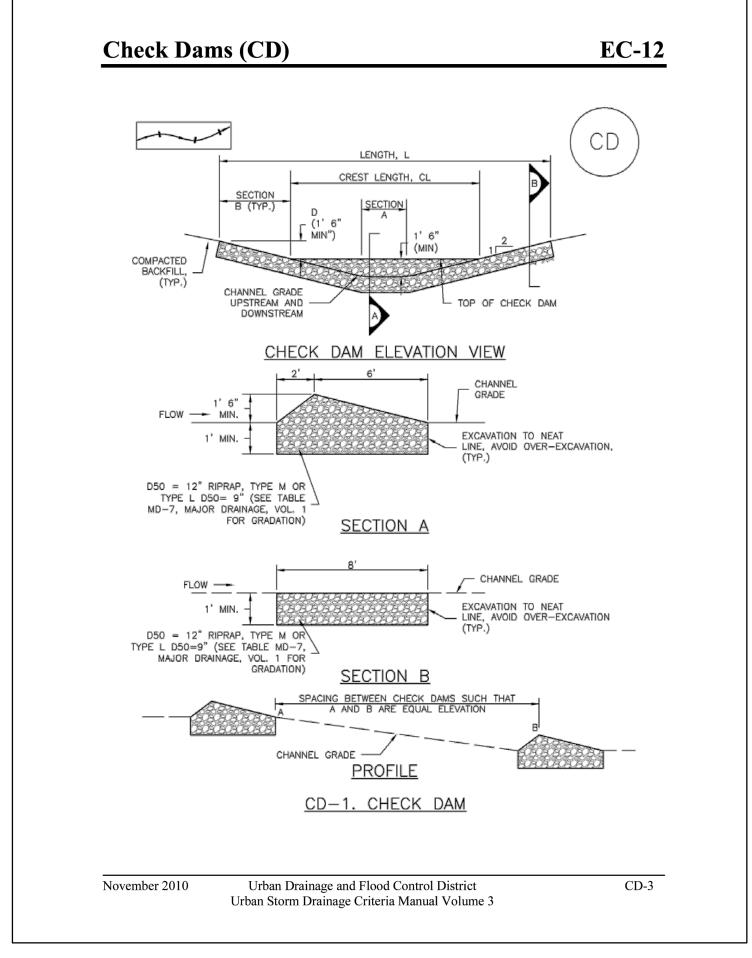
Earth Dikes and Drainage Swales (ED/DS)

EC-10

ED/DS-3

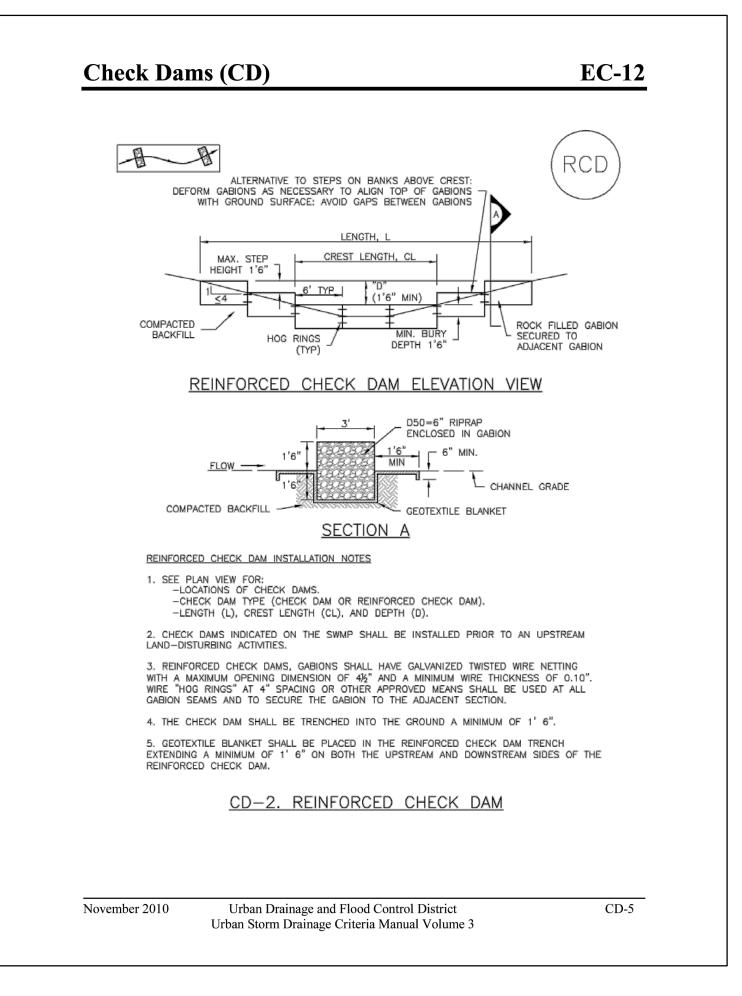


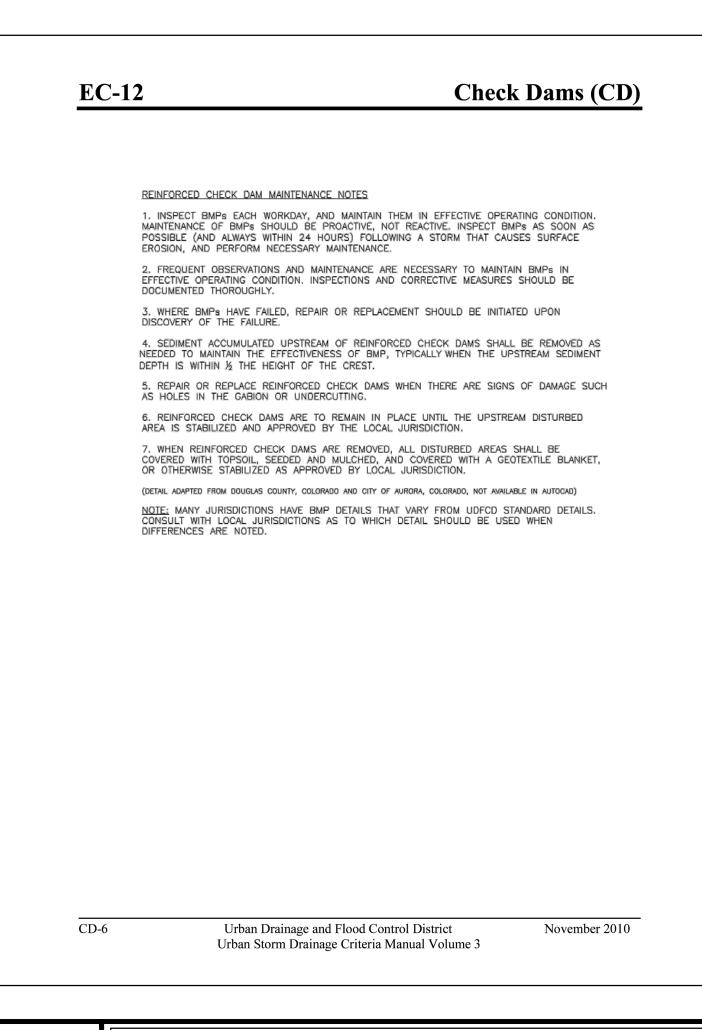
Earth Dikes and Drainage Swales (ED/DS) **EC-10** EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING 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. SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE. 5. WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN $\underline{\text{NOTE:}}$ MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



EC-12 Check Dams (CD) CHECK DAM INSTALLATION NOTES -LOCATION OF CHECK DAMS.
-CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM). -LENGTH (L), CREST LENGTH (CL), AND DEPTH (D). 2. CHECK DAMS INDICATED ON INITIAL SWMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES. 3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9"). 4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'. 5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM. CHECK DAM 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 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. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN 1/2 OF THE HEIGHT OF THE CREST. 5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION. 6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION. (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD) NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN CD-4 Urban Drainage and Flood Control District November 2010

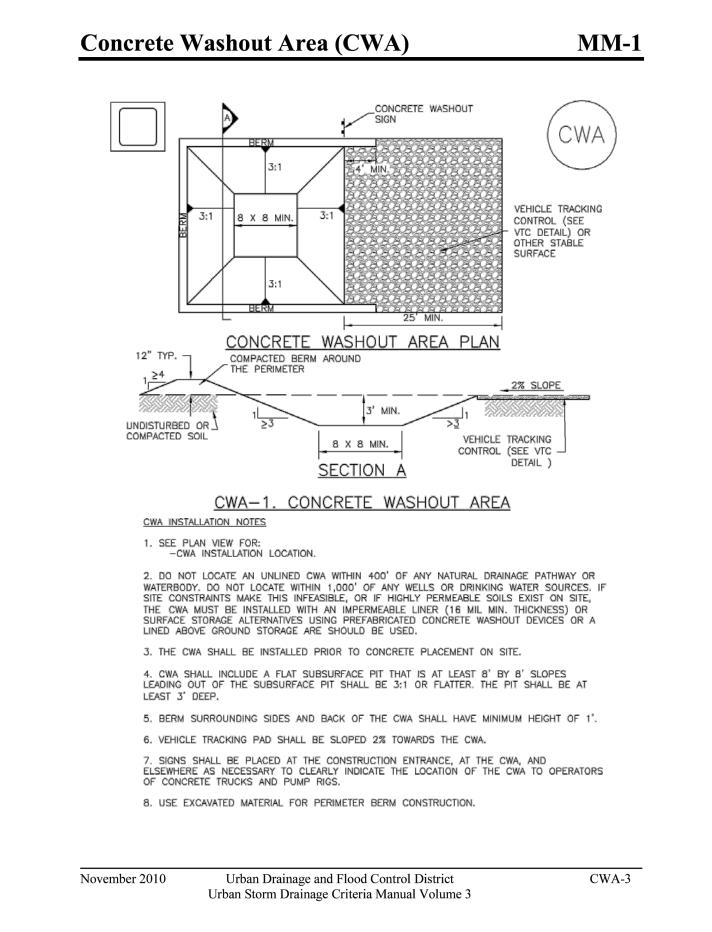
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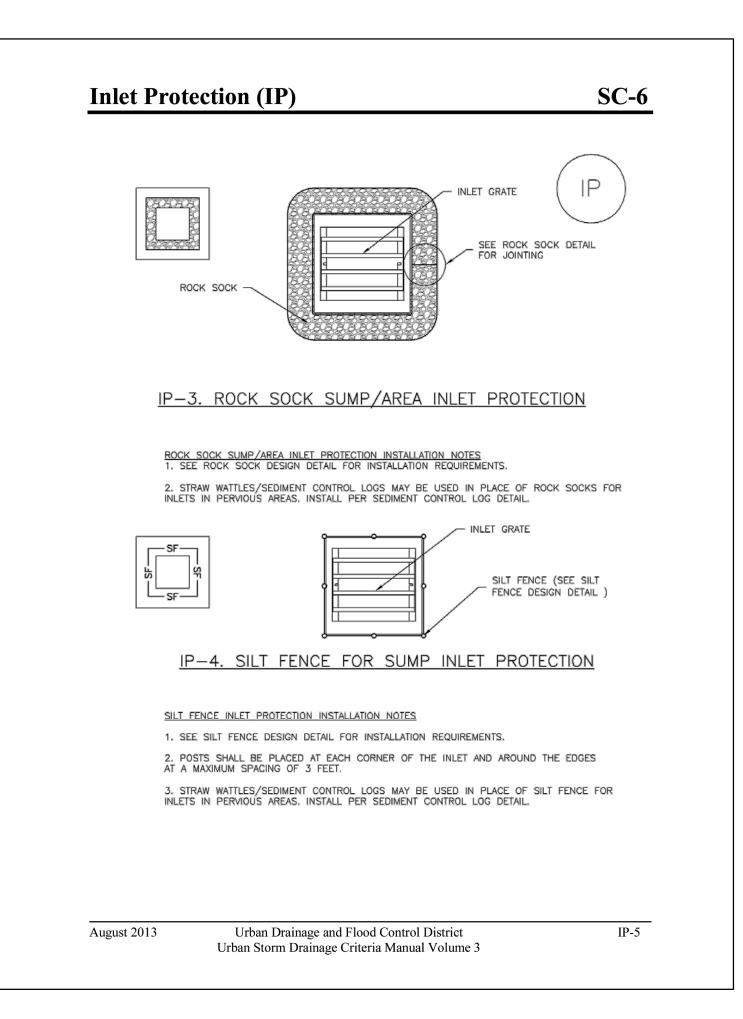
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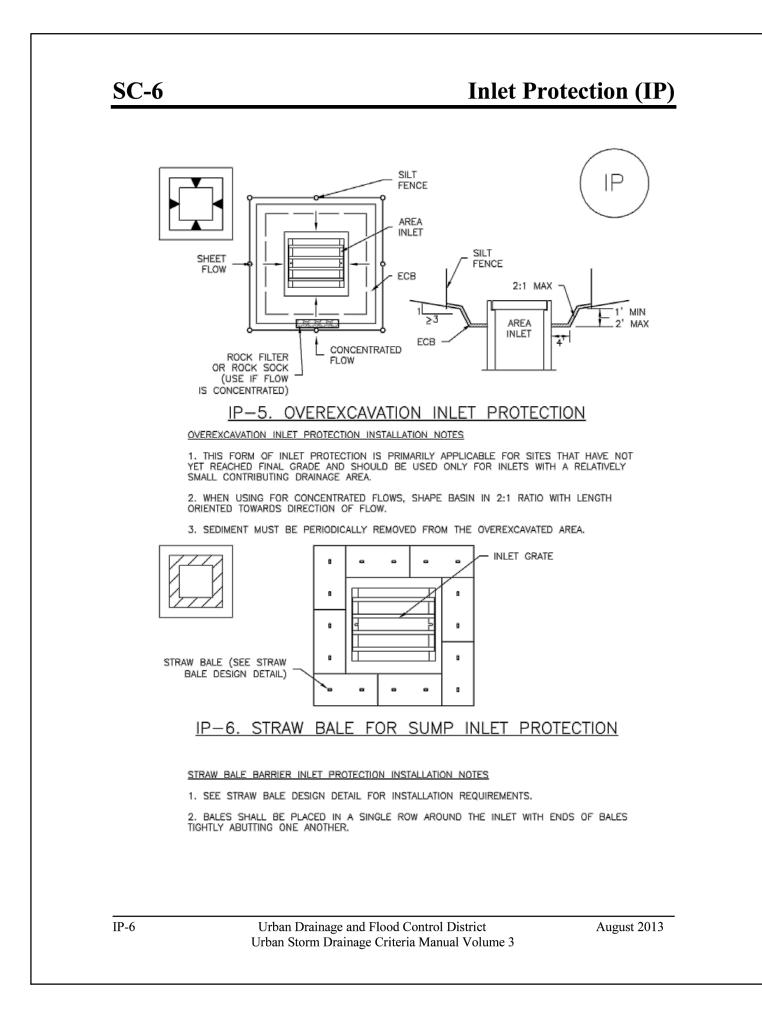
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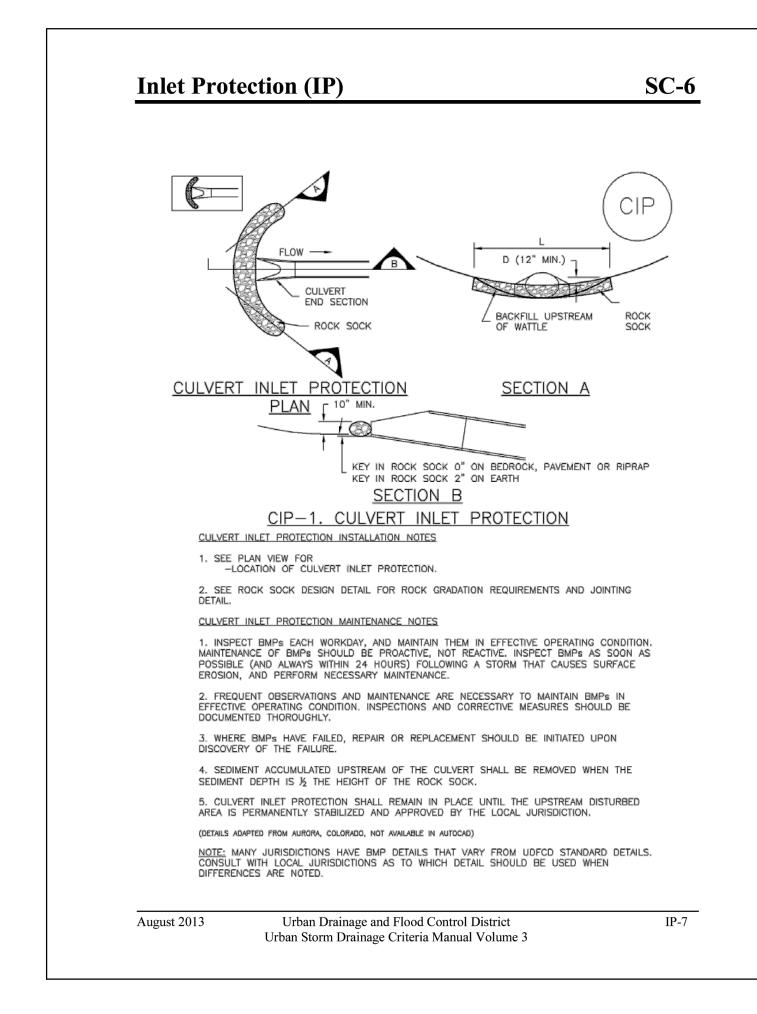
EL PASO COUNTY, CO

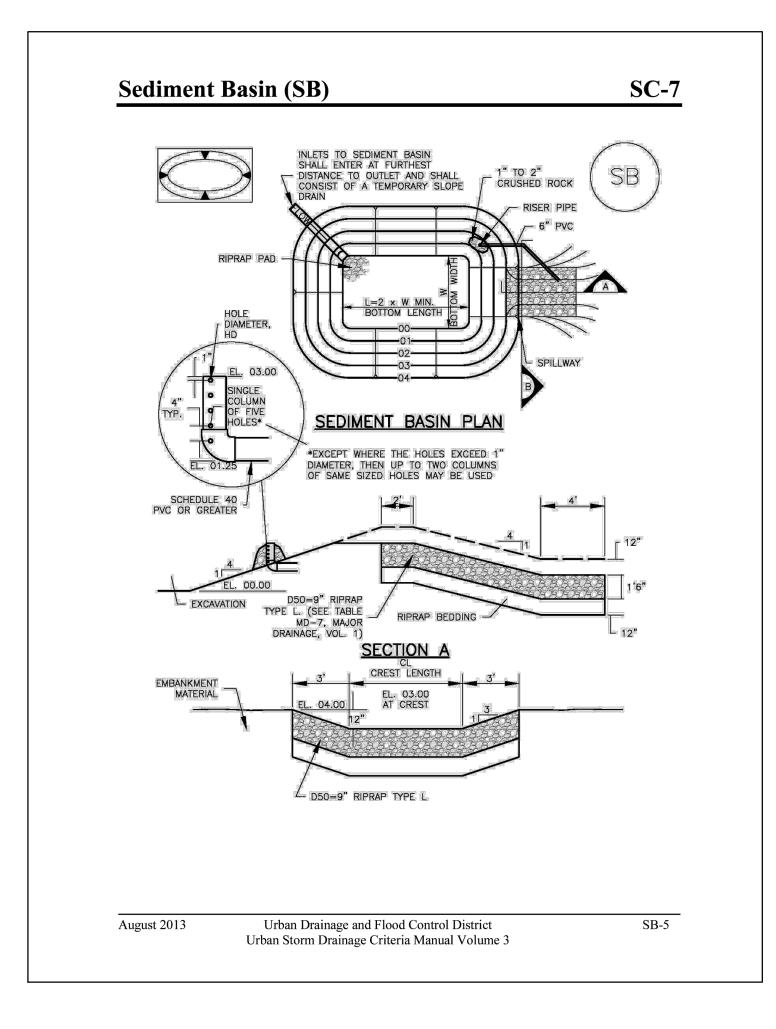
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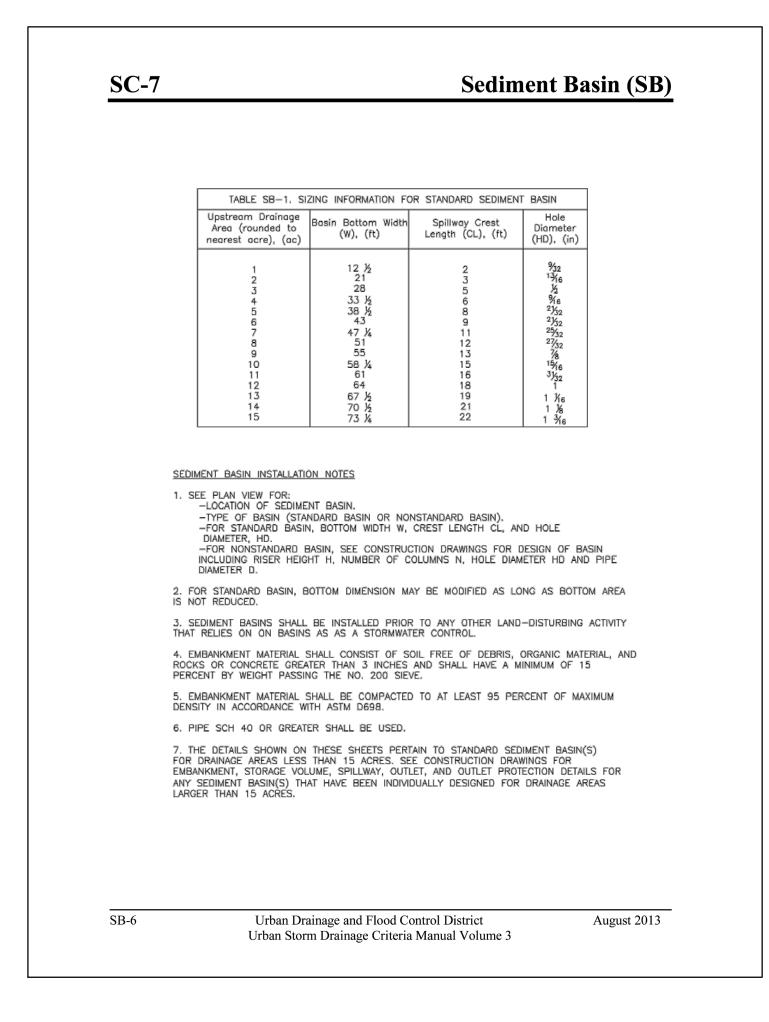
EARLY GRADING & EROSION CONTROL PLANS DETAILS

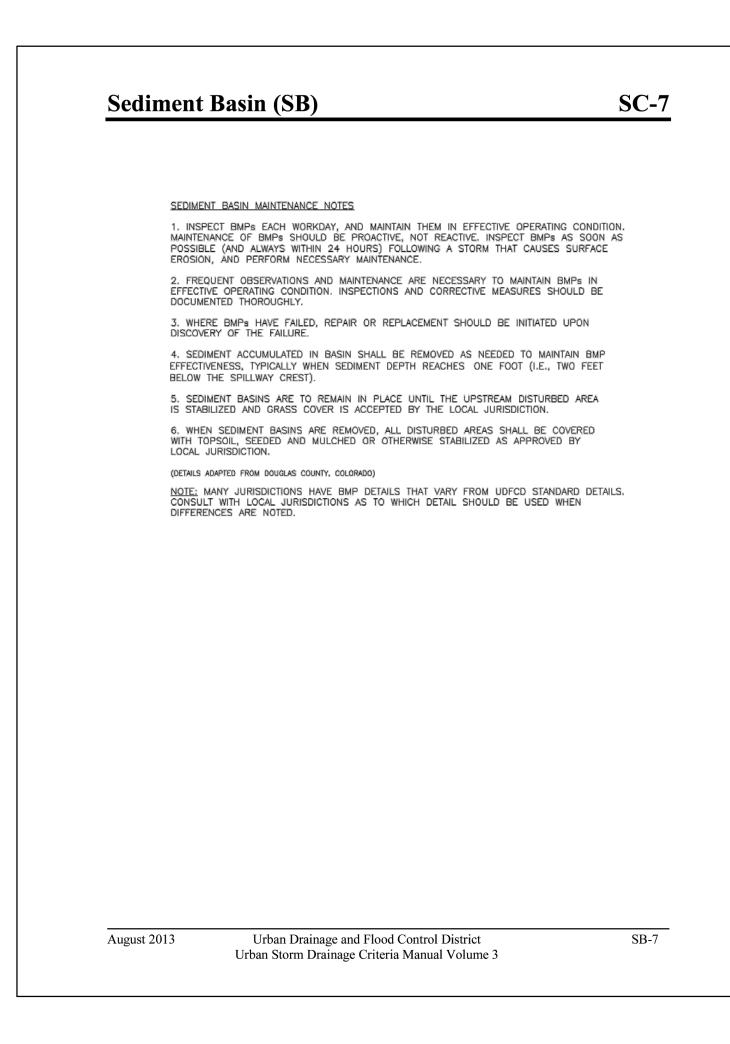


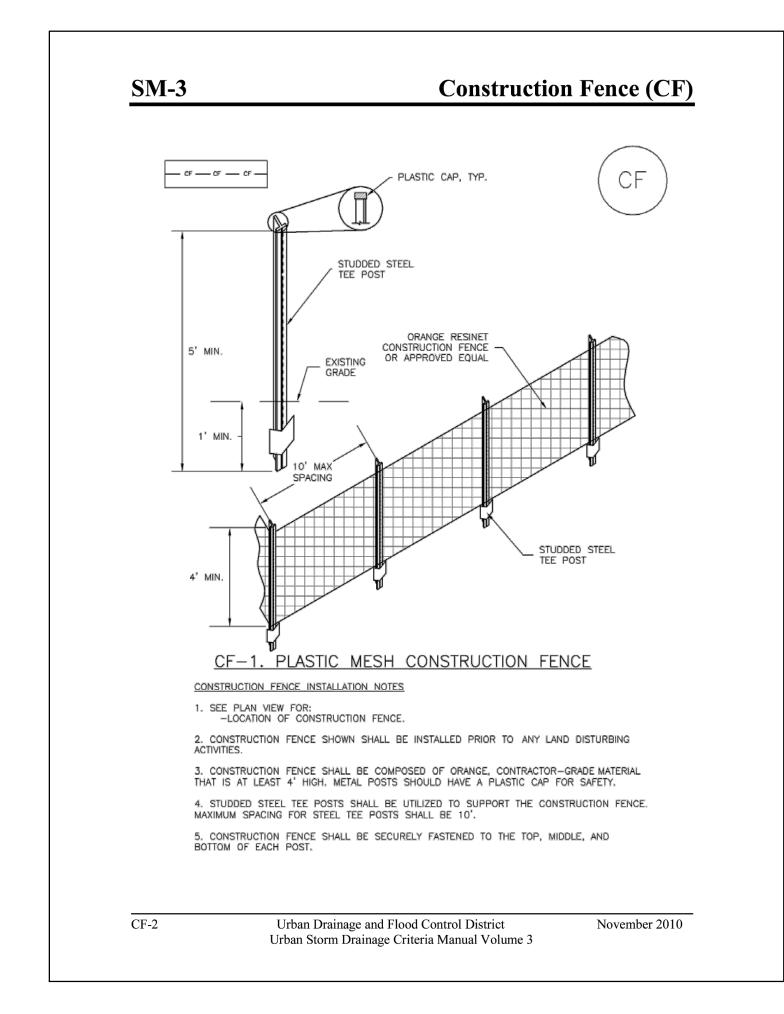














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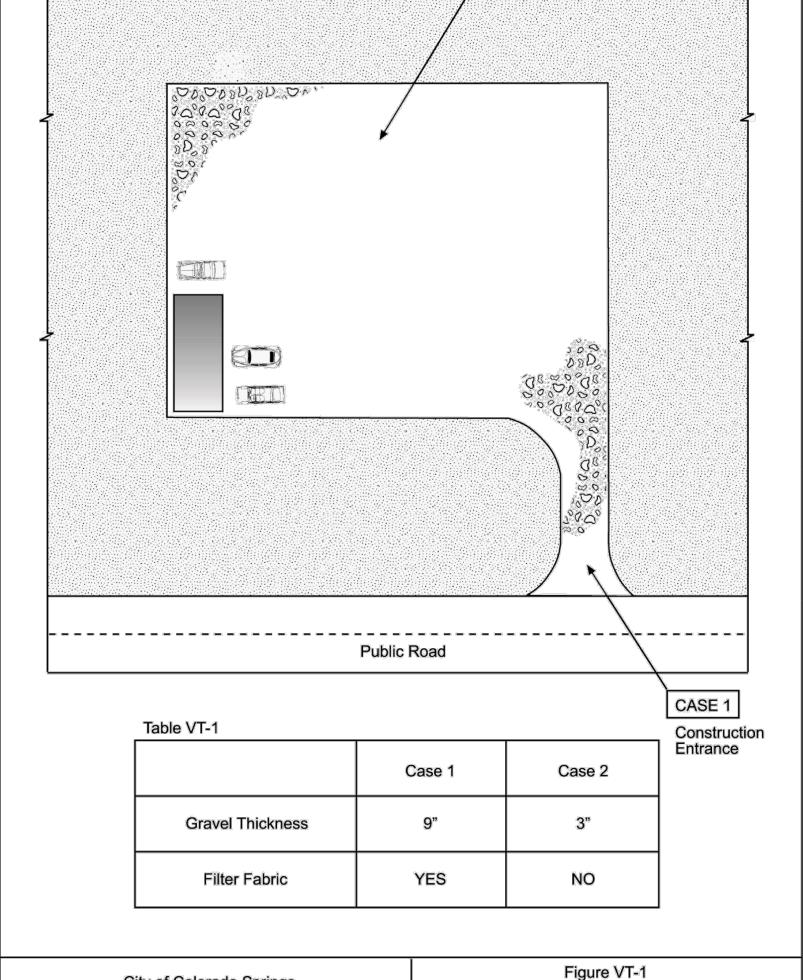
HR GREEN - COLORADO SPRINGS 1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS CO 80920 PHONE: 719.300.4140 HRGreen FAX: 713.965.0044

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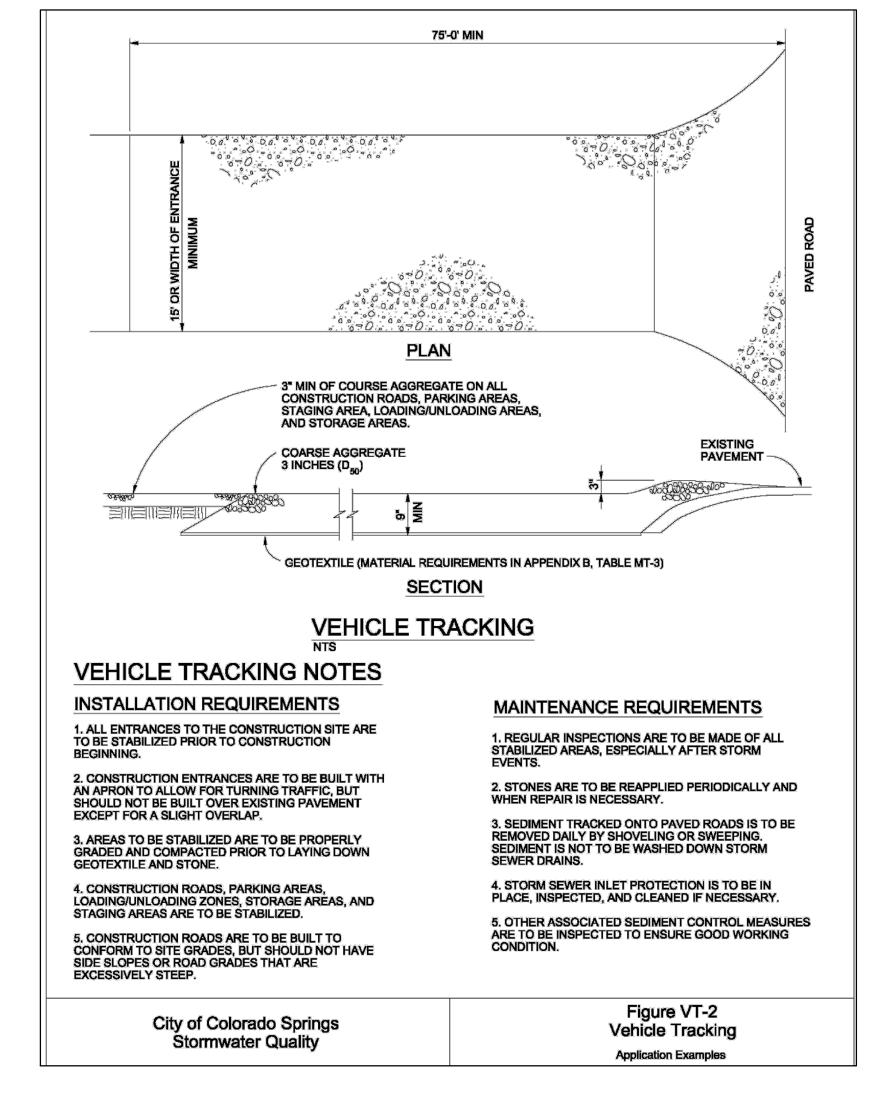
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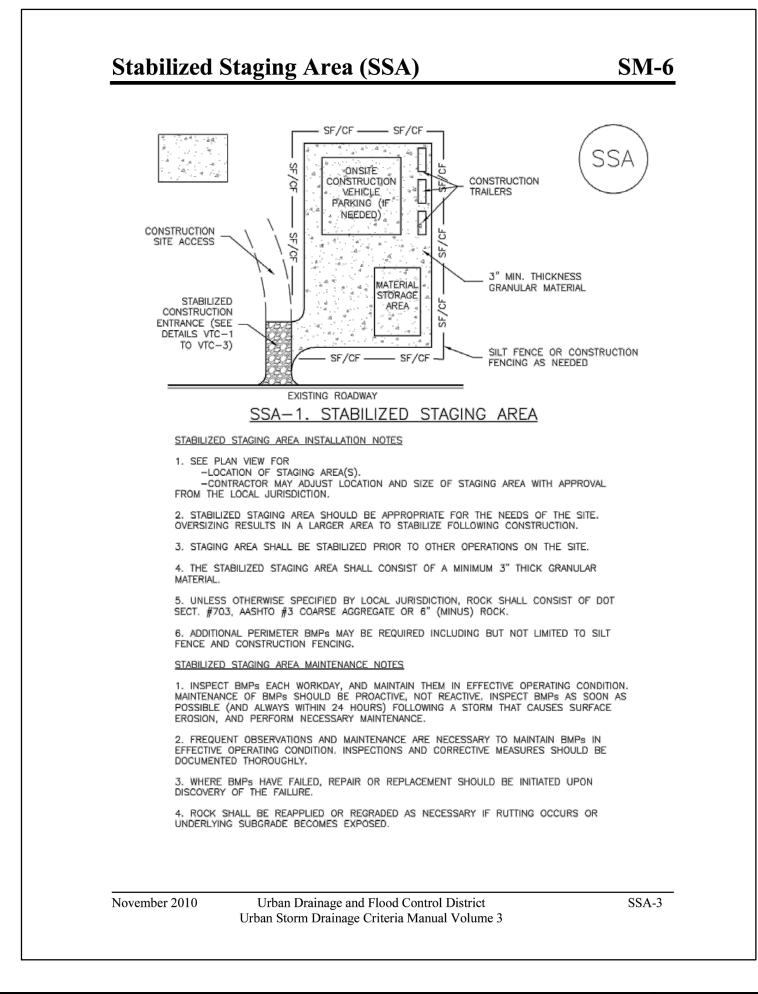
EARLY GRADING & EROSION CONTROL PLANS DETAILS

SHEET



Vehicle Tracking





City of Colorado Springs

SM-6 Stabilized Staging Area (SSA) STABILIZED STAGING AREA MAINTENANCE NOTES 5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS. 6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION. NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED. NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED. (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Urban Drainage and Flood Control District

Urban Storm Drainage Criteria Manual Volume 3

SSA-4

TOPSOIL LAYER AND SEED AND MULCH -AS REQUIRED BY PLANS AND SPECIFICATIONS FINISHED GRADE -DESIGN RIPRAP GRADE -- SOIL RIPRAP 4"-6" (TYP. MIX SOIL AND RIPRAP COMPLETELY (SEE NOTES) - UDFCD TYPE II BEDING - PREPARE COMPACTED SUBGRADE PER SPECIFICATIONS SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S

TYPE VL RIPRAP INTER ROCK DI

*TYPE L RIPRAP D50=6". D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

RIPRAP NOTES.

SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.

MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.

3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE

ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE. 4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.

5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.

NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE

AVOIDED. 7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).

ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

PERCENT

PASSING

DETAILS

(%)

70-100

50-70

TYPE L RIPRAP

INTERMEDIATE	PERCENT
ROCK DIMENSION	PASSING
(IN .)	(%)
15	70-100
12	50-70
9	35-50
3	2-10

*TYPE L RIPRAP D50=9". D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

TYPE M	RIPRAP	_	TYPE H	RIPRAP
			•	(

RMEDIATE	PERCENT	INTERMEDIATE	PERCEN
IMENSION	PASSING	ROCK DIMENSION	PASSING
(IN .)	(%)	(IN .)	(%)
12	70-100	21	70-100
9	50-70	18	50-70
6	35-50	12	35-50
2	2-10	4	2-10

*TYPE L RIPRAP D50=12" D50=MEAN

35-50 18 2-10

(IN .)

30

24

*TYPE L RIPRAP D50=18" D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

INTERMEDIATE

ROCK DIMENSION

INTERMEDIATE	PERCENT
ROCK DIMENSION	PASSING
(IN .)	(%)
41	70-100
33	50-70
24	35-50
9	2-10

TYPE VH RIPRAP

*TYPE L RIPRAP D50=24" D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

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BAR IS ONE INCH ON NO. DATE BY REVISION DESCRIPTION DRAWN BY: <u>DLH</u> JOB DATE: 12/11/2023 OFFICIAL DRAWINGS. JOB NUMBER: _----APPROVED: KMH IF NOT ONE INCH, CAD DATE: <u>7/30/2024</u> ADJUST SCALE ACCORDINGLY. CAD FILE: J:\2020\201662\CAD\Dwgs\C\PUD_Phase_2_662.202\GEC_Early_Grading\Early_GEC_Details



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November 2010

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