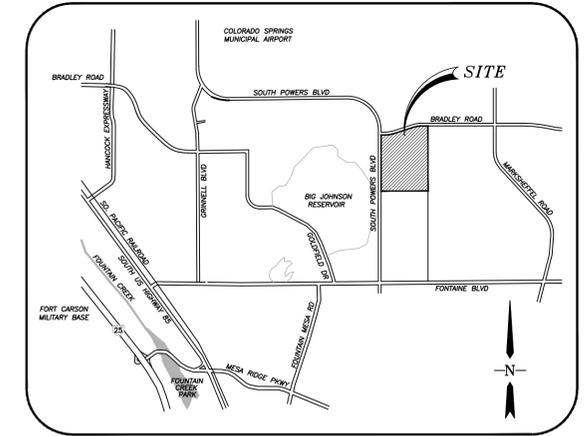


TOTAL LOTS: 713
TOTAL TRACTS: 10

WATERVIEW EAST GRADING AND EROSION CONTROL PLAN

LOCATED IN THE NW 1/4 OF SECTION 7, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

LAND OWNER:
RANKIN HOLDINGS LP
EUGENIA M & BASIL E. TRUST
JUDY R. TIMM
630 SOUTHPOINTE CT., SUITE 200
COLORADO SPRINGS, CO 80903

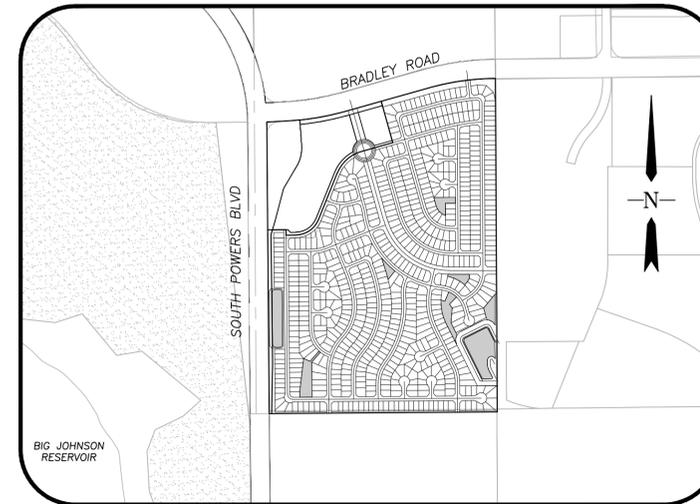
SUBDIVIDER/PETITIONER:
CPR ENTITLEMENT, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903

PLAN PREPARED BY:
STANTEC
1110 ELKTON DRIVE, SUITE B
COLORADO SPRINGS, CO 80907

SITE DATA:
NAME OF SUBDIVISION: WATERVIEW EAST
EXISTING ZONING: A-5
PROPOSED ZONING: RS-5000 AND COMMERCIAL
PROPOSED USE: DETACHED SINGLE FAMILY RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA (GROSS): 195.4 ac. (169.3 Residential, 26.1 Commercial)
AREA (NET): 157.6 ac. (131.5 Residential, 23.7 Commercial)
NO. OF RESIDENTIAL LOTS: 713
D.U./ACRES (GROSS): 4.2
D.U./ACRES (NET): 5.4
MINIMUM LOT AREA: 5,000 s.f.
ALLOWED LOT AREA COVERAGE: 40%
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
SETBACKS:
FRONT: 20' ON ALL LOTS
SIDE: 5' ON ALL LOTS
REAR: 15' ON ALL LOTS
ACCESSORY STRUCTURES (SHEDS, GAZEBO, ETC.) SHALL HAVE A 5' REAR LOT SETBACK.
BUILDING HEIGHT: 35' MAX.
USES: SINGLE FAMILY DWELLINGS AND ACCESSORY USES INCLUDE ADULT CARE HOME, PARK AND OPEN SPACE AND RESIDENTIAL CHILDCARE FACILITIES SERVING FEWER THAN 9 PERSONS.

Add the standard signature block

Add *PCD File No: SP-17-010*



LOCATION MAP
SCALE: 1"=1000'

Revise to Predevelopment Grading and Erosion Control Plan

GENERAL NOTES:

- UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES SHALL BE PLATTED WITH A (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT AND REAR LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY. (20') EXTERIOR EASEMENTS SHALL BE PLATTED FOR THE OVERALL RESIDENTIAL BOUNDARY AS SHOWN PER PLAN.
- THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER(S).
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, MARCH 15, 2017. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
- NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA).
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.
- THERE WILL BE A 10' LANDSCAPE SETBACK ON ALL NON-ARTERIAL STREETS AS STATED IN CODE NUMBER 35.12
- BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
- THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: 303-297-1192)
- NOISE MITIGATION ALONG POWERS BOULEVARD WILL BE ACHIEVED BY A SOIL BERM.
- WIDEFIELD WATER AND SANITATION DISTRICT HAS ANNEXED THIS PROPERTY INTO THE SERVICE AREA FOR WATER AND SANITARY SEWER SERVICE.

DEDICATION & TRACT MAINTENANCE INFORMATION:

TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT. THE DISTRICT WILL OWN AND MAINTAIN FACILITIES FOR THE FOLLOWING TRACTS:

- TRACTS A THRU H: OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE)

NOTE: TRACTS A THRU H CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

COLORADO SPRINGS AIRPORT STANDARD NOTES:

- THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENT AS RECORDED AT RECEPTION #

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

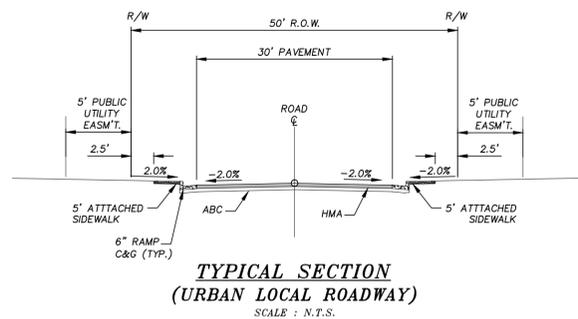
- THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3636.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
- THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:
1. THENCE N00°29'10"W A DISTANCE OF 3037.92 FEET TO A POINT OF CURVE TO THE RIGHT;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- THE FOLLOWING FIVE (5) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:
1. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
2. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
3. THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;
5. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 195.25 ACRES, MORE OR LESS.

SHEET INDEX

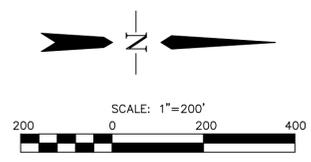
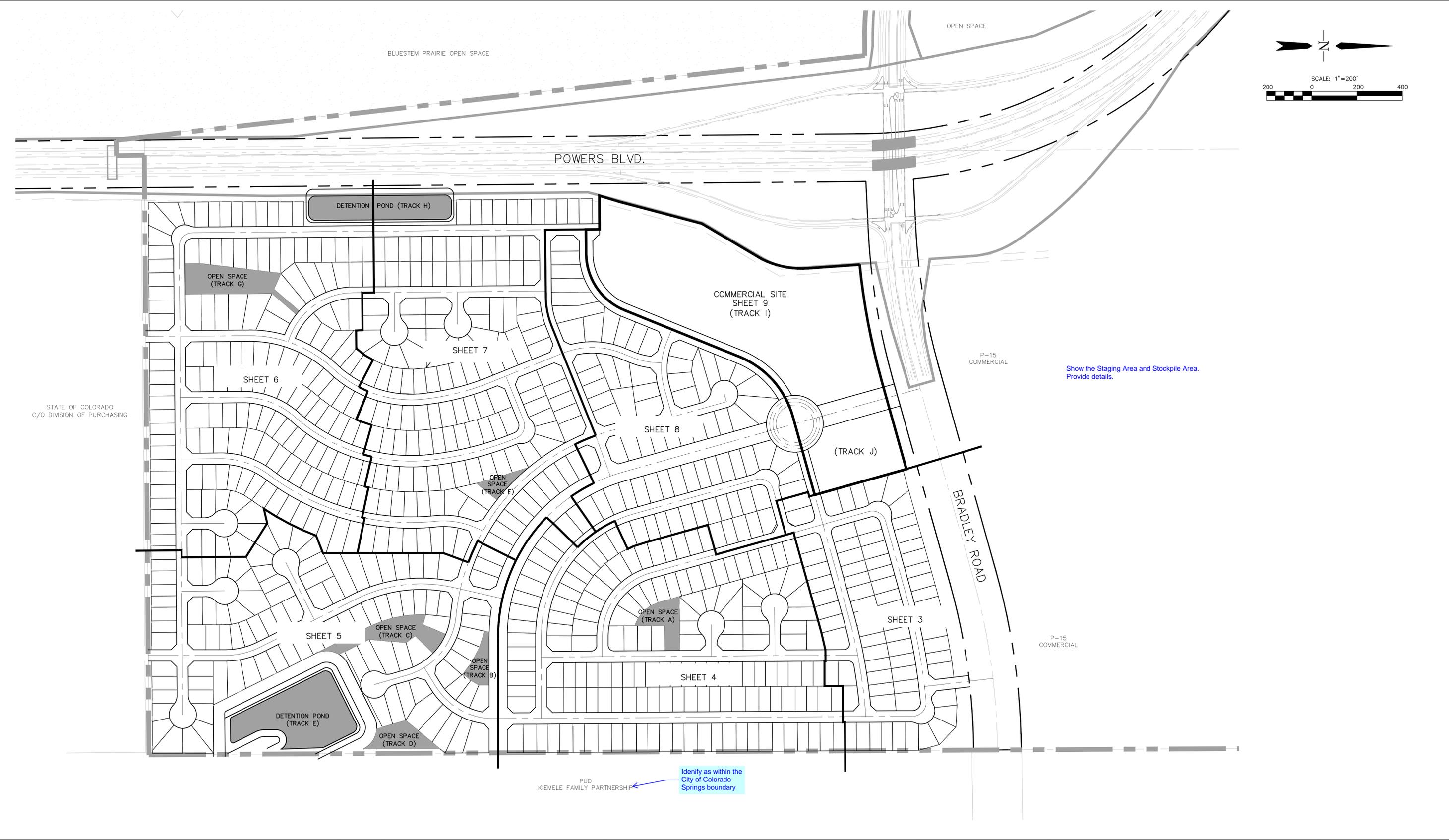
- TITLE SHEET
- INDEX MAP
- GRADING PLAN (1 OF 7)
- GRADING PLAN (2 OF 7)
- GRADING PLAN (3 OF 7)
- GRADING PLAN (4 OF 7)
- GRADING PLAN (5 OF 7)
- GRADING PLAN (6 OF 7)
- GRADING PLAN (7 OF 7)
- GRADING AND EROSION CONTROL NOTES AND DETAILS
- WEST DETENTION POND PLAN
- WEST DETENTION POND DETAILS
- EAST DETENTION POND PLANS
- EAST DETENTION POND DETAILS

Remove since this was not included.



- COUNTY STANDARD BASE COURSE-REFER TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.
- SUBGRADE COMPACTED IN ACCORDANCE WITH EL PASO COUNTY STANDARD.
- REFER TO COUNTY SUBDIVISION POLICY MANUAL FOR REQUIRED ROW AND STREET WIDTHS AND OTHER STREET SECTIONS.
- REFER TO EL PASO COUNTY STANDARD DETAILS FOR CURB AND GUTTER.
- CUL-DE-SAC DESIGN STANDARDS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL STANDARD SPECIFICATIONS.

Computer File Information		Index of Revisions		 Stantec Stantec Consulting Inc. 1110 Elkton Drive Suite B Colorado Springs, CO 80907 Tel. (719) 432-6889 Fax. www.stantec.com	WATERVIEW EAST GRADING AND EROSION CONTROL PLAN		Project No./Code
Creation Date: 4-3-17	Initials: CMD				Designer: CMD/BG	Structure Numbers	181710214
Last Modification Date: 4-3-17	Initials: BG			Detailer: PF/BG			
Full Path & Drawing File Name: V:\1817\active\181710214\CAD\Plansheets Grading Plan				Sheet Subset:		Sheet Number 1 of 14	
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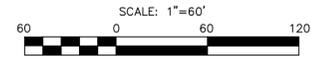
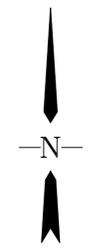
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Add a map key

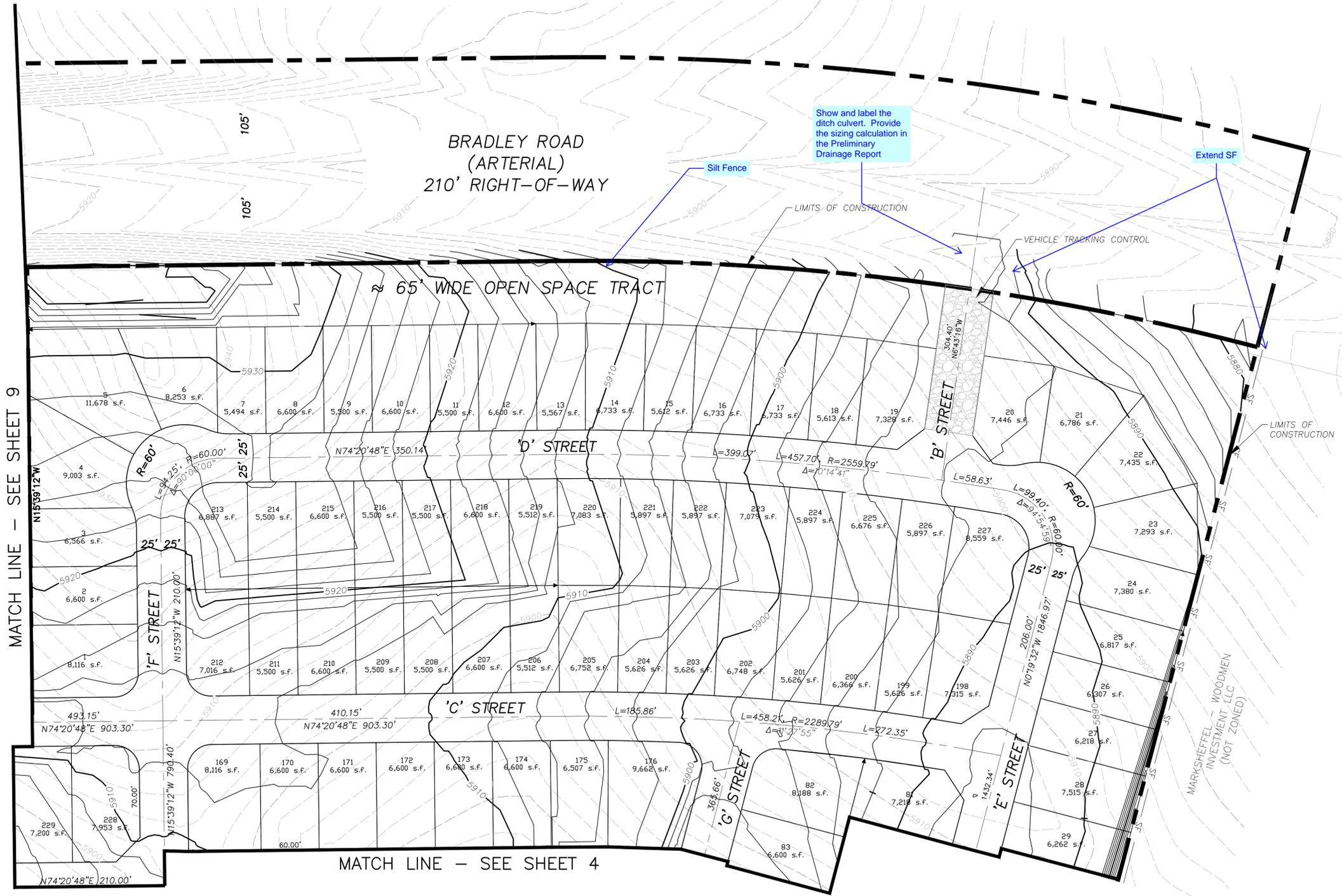
Add drainage arrows

There are significant drainage areas which does not show any type of BMPs to control overland sheet flows or concentrated flows. Provide and show BMPs, such as a straw bale, as a form of check dam along concentrated flows like the roads.
Typical comment for all sheets.

LEGEND

- VEHICLE TRACKING CONTROL
- OPEN SPACE
- 6595' EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 6595' PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SF SILT FENCE
- LIMITS OF CONSTRUCTION

NOTE: THIS OVERLOT GRADING PLAN DOES NOT INCORPORATE ANY RETAINING WALLS. FINAL GRADING WILL INCORPORATE RETAINING WALLS TO REDUCE STEEP OR EXCESSIVE SLOPE AREAS.



COMMERCIAL SITE

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 4

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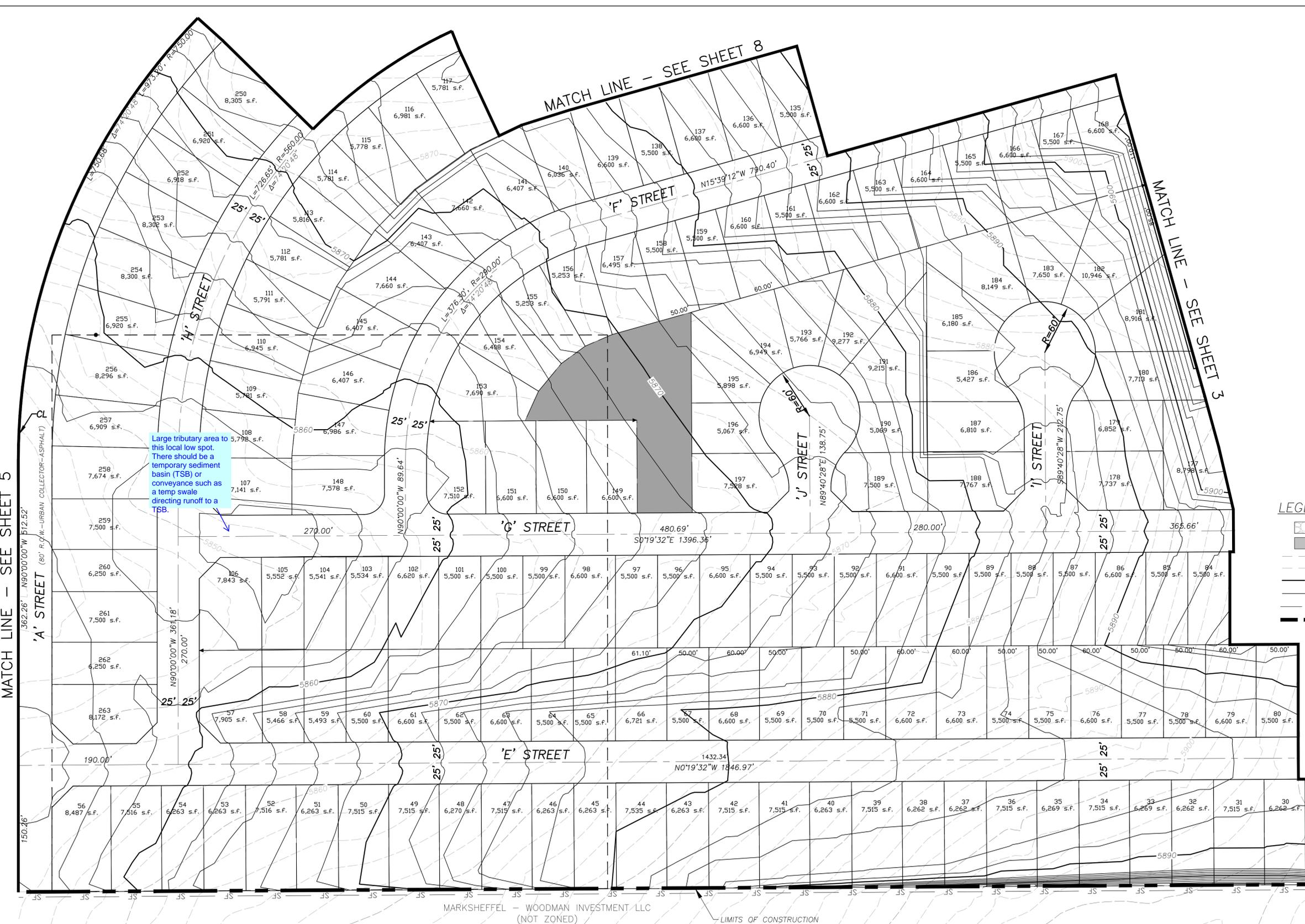
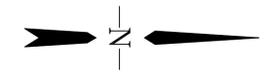
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LEGEND

	VEHICLE TRACKING CONTROL
	OPEN SPACE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SILT FENCE
	LIMITS OF CONSTRUCTION

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 3

Large tributary area to this local low spot. There should be a temporary sediment basin (TSB) or conveyance such as a temp swale directing runoff to a TSB.

MARKSHEFFEL - WOODMAN INVESTMENT LLC (NOT ZONED)

Computer File Information

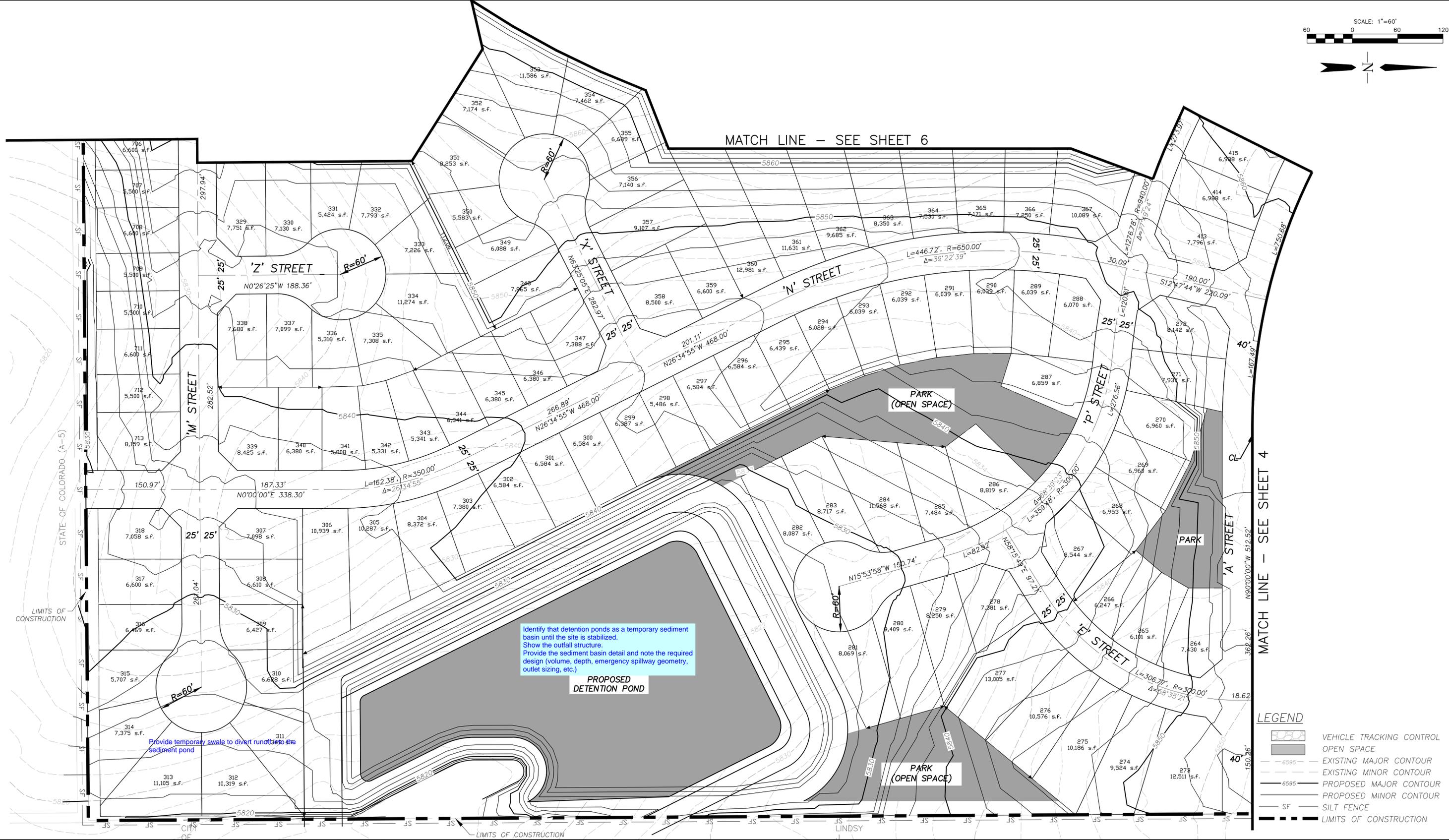
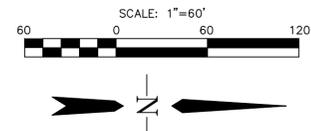
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Identify that detention ponds as a temporary sediment basin until the site is stabilized. Show the outfall structure. Provide the sediment basin detail and note the required design (volume, depth, emergency spillway geometry, outlet sizing, etc.)

Provide temporary swale to divert runoff to site sediment pond

LEGEND

	VEHICLE TRACKING CONTROL
	OPEN SPACE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SILT FENCE
	LIMITS OF CONSTRUCTION

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MATCH LINE - SEE SHEET 7

Identify that detention ponds as a temporary sediment basin until the site is stabilized. Provide the sediment basin detail and note the required design (volume, depth, emergency spillway geometry, outlet sizing, etc.)

LIMITS OF CONSTRUCTION

POWERS BLVD. (ARTERIAL) 120' RIGHT-OF-WAY

1865' WIDE OPEN SPACE TRACT



LEGEND

- VEHICLE TRACKING CONTROL
- OPEN SPACE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SF SILT FENCE
- LIMITS OF CONSTRUCTION

MATCH LINE - SEE SHEET 5

STATE OF COLORADO / (A-5)

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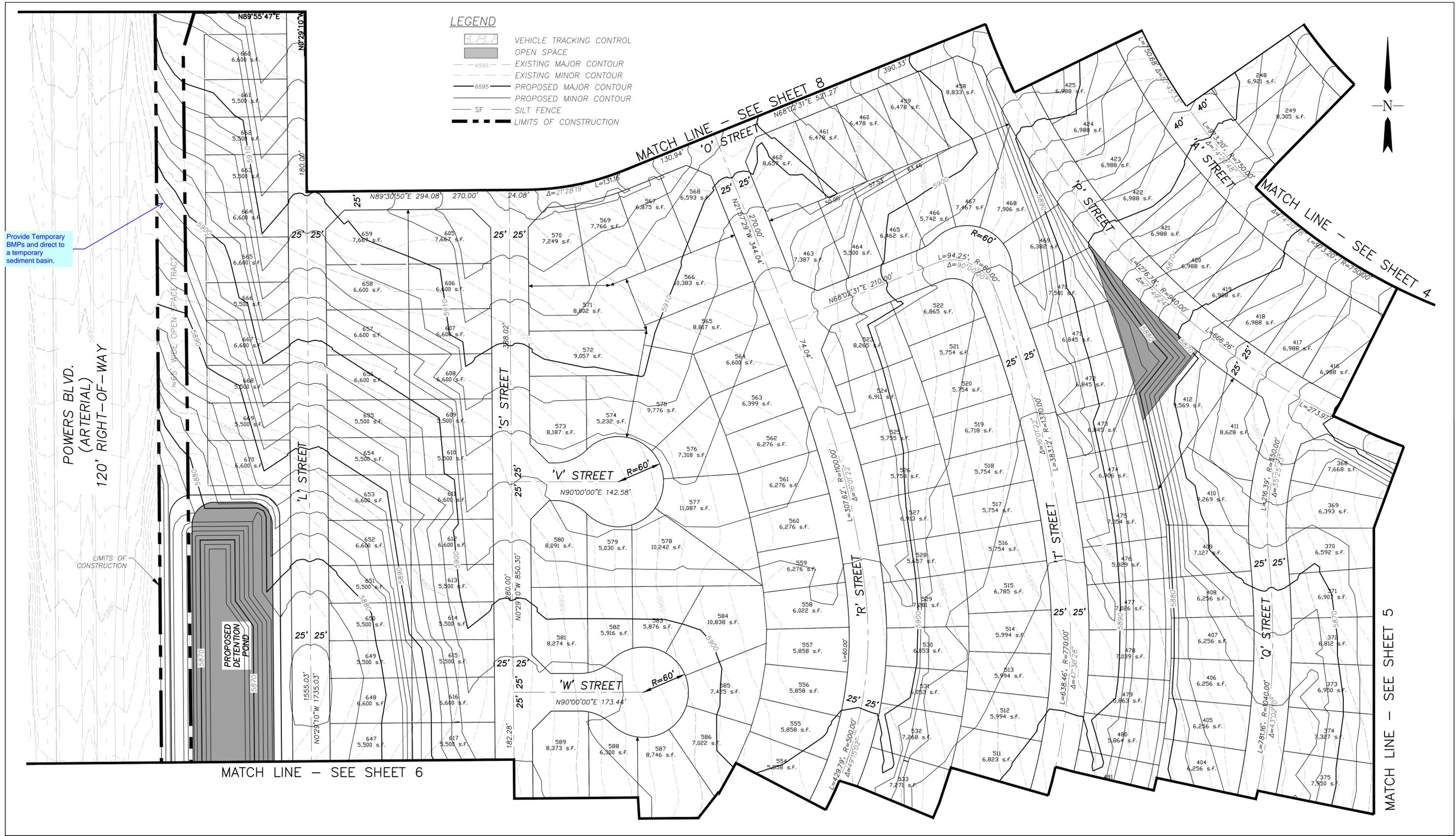
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Provide Temporary BMPs and direct to a temporary sediment basin.

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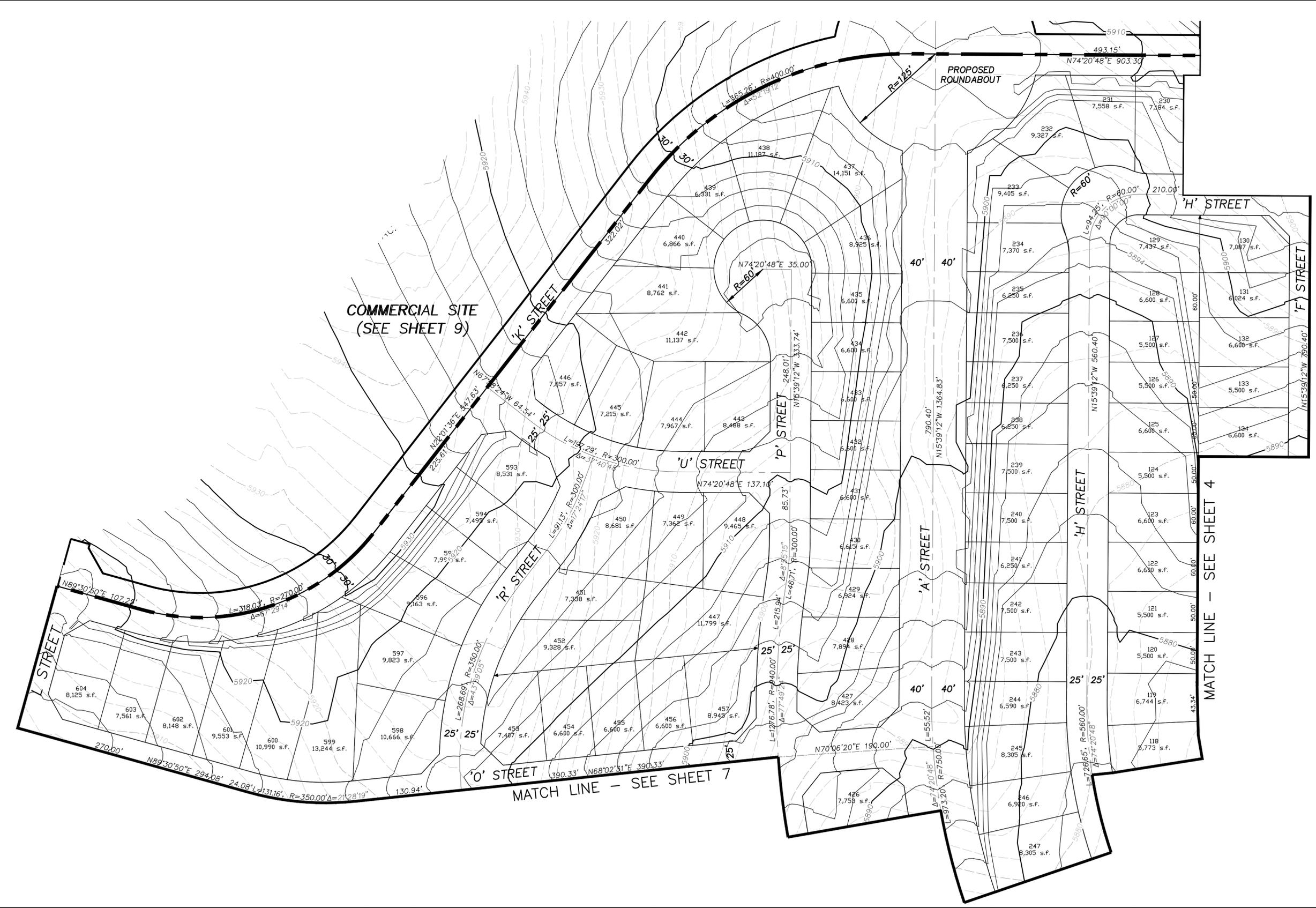
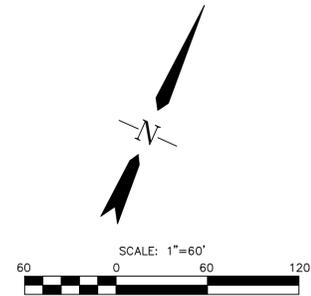
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- LEGEND**
- VEHICLE TRACKING CONTROL
 - OPEN SPACE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - SF
 - LIMITS OF CONSTRUCTION
- NOTE:
THIS OVERLOT GRADING PLAN DOES NOT INCORPORATE ANY RETAINING WALLS. FINAL GRADING WILL INCORPORATE RETAINING WALLS TO REDUCE STEEP OR EXCESSIVE SLOPE AREAS.

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 7

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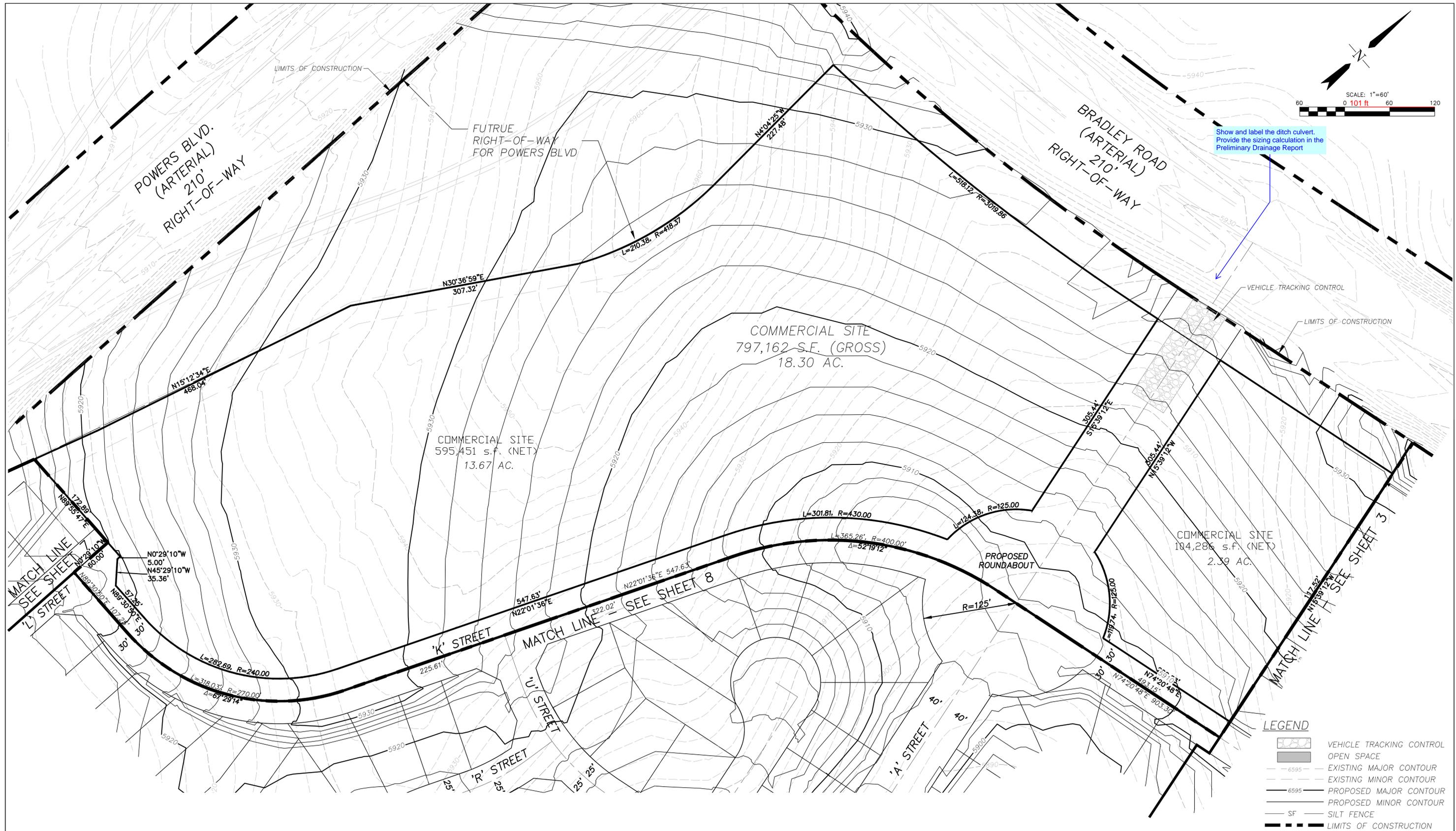
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Show and label the ditch culvert.
Provide the sizing calculation in the
Preliminary Drainage Report

LEGEND

	VEHICLE TRACKING CONTROL
	OPEN SPACE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	SILT FENCE
	LIMITS OF CONSTRUCTION

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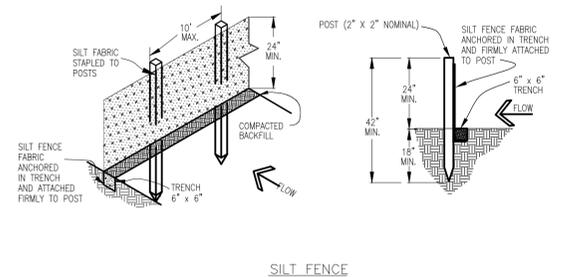
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STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

REVISED 7/07/10

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTORS.
- 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 LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STORMPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STABILIZATION AND SPECIFICATION DESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDINGS, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUEST TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY KUMAR AND ASSOCIATES AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

GRADING AND EROSION CONTROL DETAILS AND NOTES



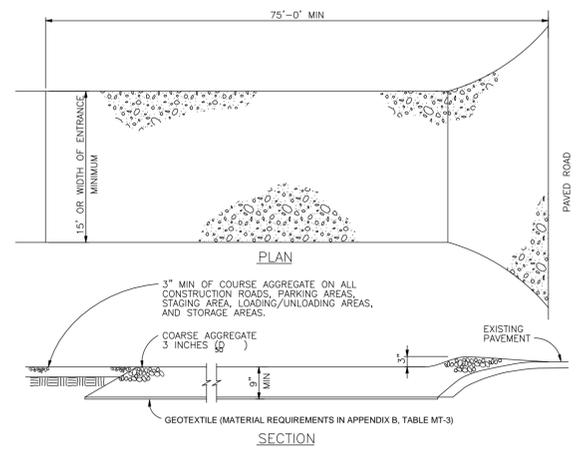
SILT FENCE NOTES

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POSTS AND SECURELY SEALED.
- 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.
- 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.
- 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 HOOP RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

MAINTENANCE REQUIREMENTS

- 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.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



VEHICLE TRACKING NOTES

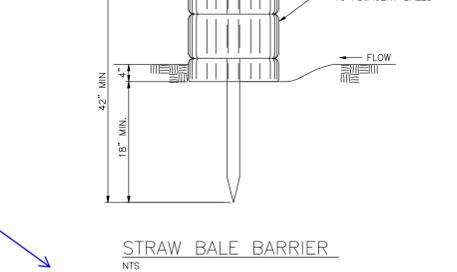
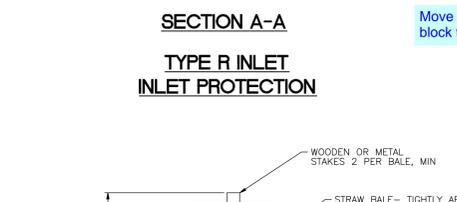
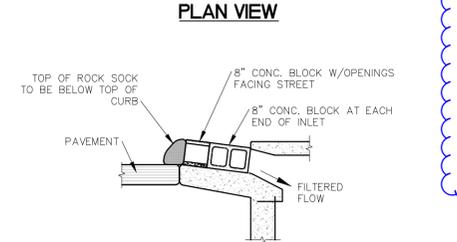
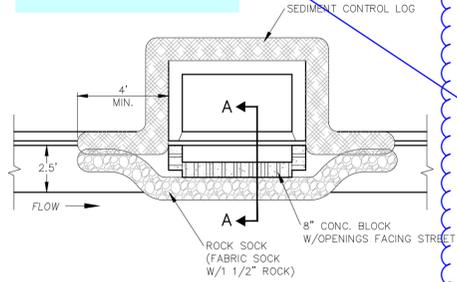
INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- 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.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- 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

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

Replace with actual information:
[Name, Title]
[Business Name]
[Address]



INSTALLATION REQUIREMENTS

- STRAW BALE BARRIERS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- BARRIERS SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF CERTIFIED WEED FREE HAY OR STRAW AND WEIGH NOT LESS THAN 35 POUNDS.
- BALES ARE TO BE PLACED IN A SINGLE ROW WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
- 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.
- STAKES ARE TO BE A MINIMUM OF 42 INCHES LONG. METAL STAKES SHALL BE STANDARD "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.
- 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.
- GAPS BETWEEN BALES ARE TO BE CHINKED (FILLED BY WEDGING) WITH STRAW OR THE SAME MATERIAL OF THE BALE.
- END BALES ARE TO EXTEND UPSLOPE SO THE TRAPPED RUNOFF CANNOT FLOW AROUND THE ENDS OF THE BARRIER.

MAINTENANCE REQUIREMENTS

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

CHARLES K. COTHERN, P.E. 24997 DATE

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.

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

OWNER/REPRESENTATIVE DATE

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

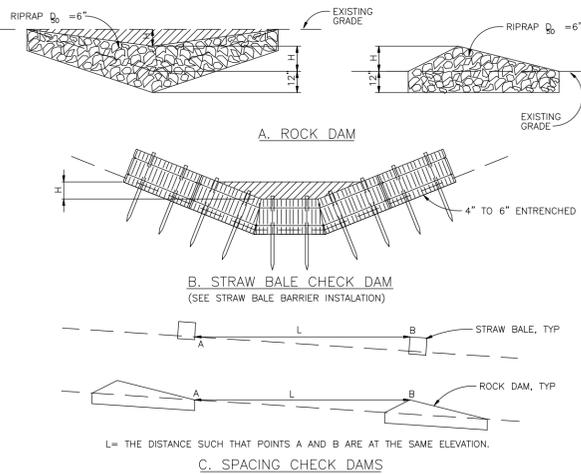
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E. COUNTY ENGINEER/ECM ADMINISTRATOR DATE

Move the signature block to the cover sheet

Add as a 3rd paragraph: 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.

Show the locations of this BMP on the plans



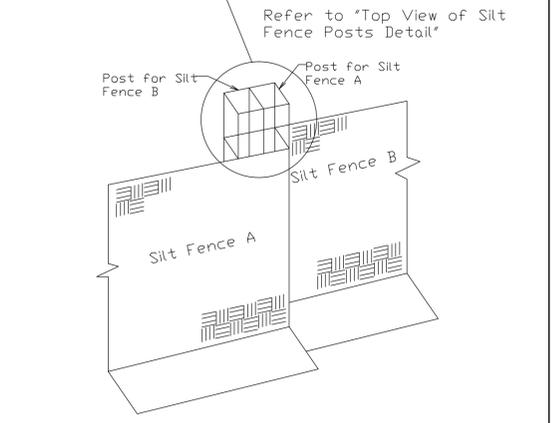
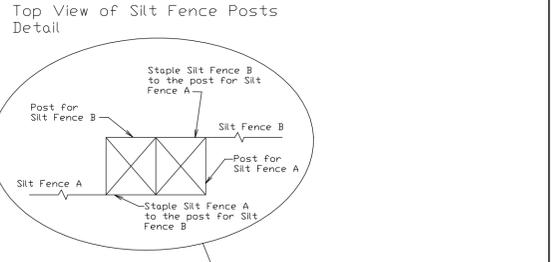
CHECK DAM NOTES

INSTALLATION REQUIREMENTS

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

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL CHECK DAMS, ESPECIALLY AFTER STORM EVENTS.
- REPLACE STONE AS NECESSARY TO MAINTAIN THE CORRECT HEIGHT OF THE DAM.
- 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.
- CHECK DAMS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL THE DRAINAGE AREA AND CHANNEL ARE PERMANENTLY STABILIZED.
- WHEN CHECK DAMS ARE REMOVED THE CHANNEL LINING OR VEGETATION IS TO BE RESTORED.



Computer File Information	
Creation Date:	4-3-17 Initials: CMD
Last Modification Date:	4-3-17 Initials: BG
Full Path & Drawing File Name:	V:\1817\active\181710214\CAD\Plansheets Grading Plan
Acad Ver.	2014 Scale: see plan Units: Feet

Index of Revisions	



WATERVIEW EAST GRADING AND EROSION DETAILS	
Designer:	CMD/BG
Detailer:	PF/BG
Structure Numbers	
Sheet Subset:	

Project No./Code	181710214
Sheet Number	10 of 14

Markup Summary

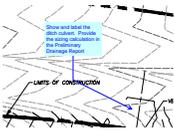
dsdlaforce (23)

	<p>Subject: Text Box Page Label: 1 Lock: Unlocked Author: dsdlaforce</p>	<p>Add "PCD File No: SP-17-010"</p>
	<p>Subject: Text Box Page Label: 1 Lock: Unlocked Author: dsdlaforce</p>	<p>Add the standard signature block</p>
	<p>Subject: Callout Page Label: 1 Lock: Unlocked Author: dsdlaforce</p>	<p>Revise to Predevelopment Grading and Erosion Control Plan</p>
	<p>Subject: Cloud+ Page Label: 1 Lock: Unlocked Author: dsdlaforce</p>	<p>Remove since this was not included.</p>
	<p>Subject: Text Box Page Label: 2 Lock: Unlocked Author: dsdlaforce</p>	<p>Show the Staging Area and Stockpile Area. Provide details.</p>
	<p>Subject: Callout Page Label: 2 Lock: Unlocked Author: dsdlaforce</p>	<p>Identify as within the City of Colorado Springs boundary</p>
	<p>Subject: Text Box Page Label: 3 Lock: Unlocked Author: dsdlaforce</p>	<p>Add drainage arrows</p>
	<p>Subject: Text Box Page Label: 3 Lock: Unlocked Author: dsdlaforce</p>	<p>Add a map key</p>
	<p>Subject: Callout Page Label: 3 Lock: Unlocked Author: dsdlaforce</p>	<p>Silt Fence</p>



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Page Label: 3
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Author: dsdlaforce

Extend SF



Subject: Callout
Page Label: 3
Lock: Unlocked
Author: dsdlaforce

Show and label the ditch culvert. Provide the sizing calculation in the Preliminary Drainage Report



Subject: Text Box
Page Label: 3
Lock: Unlocked
Author: dsdlaforce

There are significant drainage areas which does not show any type of BMPs to control overland sheet flows or concentrated flows. Provide and show BMPs, such as a straw bale, as a form of check dam along concentrated flows like the roads.

Typical comment for all sheets.



Subject: Callout
Page Label: 4
Lock: Unlocked
Author: dsdlaforce

Large tributary area to this local low spot. There should be a temporary sediment basin (TSB) or conveyance such as a temp swale directing runoff to a TSB.



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Page Label: 5
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Author: dsdlaforce

Identify that detention ponds as a temporary sediment basin until the site is stabilized. Show the outfall structure. Provide the sediment basin detail and note the required design (volume, depth, emergency spillway geometry, outlet sizing, etc.)



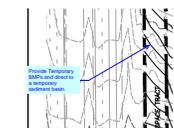
Subject: Text Box
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Author: dsdlaforce

Provide temporary swale to divert runoff into the sediment pond



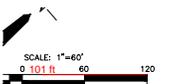
Subject: Text Box
Page Label: 6
Lock: Unlocked
Author: dsdlaforce

Identify that detention ponds as a temporary sediment basin until the site is stabilized. Provide the sediment basin detail and note the required design (volume, depth, emergency spillway geometry, outlet sizing, etc.)



Subject: Callout
Page Label: 7
Lock: Unlocked
Author: dsdlaforce

Provide Temporary BMPs and direct to a temporary sediment basin.



Subject: Perimeter Measurement
Page Label: 9
Lock: Unlocked
Author: dsdlaforce

101 ft



Subject: Callout
Page Label: 9
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Author: dsdlaforce

Show and label the ditch culvert. Provide the sizing calculation in the Preliminary Drainage Report



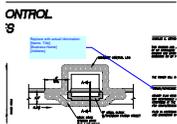
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Author: dsdlaforce

Move the signature block to the cover sheet



Subject: Callout
Page Label: 10
Lock: Unlocked
Author: dsdlaforce

Add as a 3rd paragraph:
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Subject: Callout
Page Label: 10
Lock: Unlocked
Author: dsdlaforce

Replace with actual information:
[Name, Title]
[Business Name]
[Address]



Subject: Callout
Page Label: 10
Lock: Unlocked
Author: dsdlaforce

Show the locations of this BMP on the plans