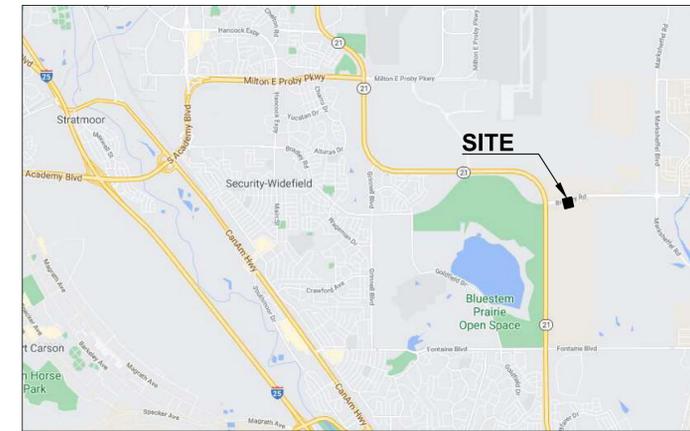


VILLAS AT ASPEN TRAILS EARLY GRADING & EROSION CONTROL PLAN

LOCATED IN SECTION 9,
TOWNSHIP 15S, RANGE 65W, OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LEGACY HILL DRIVE AS PLATTED IN THE TRAILS AT ASPEN RIDGE FILING NO. 1 AS RECORDED IN EL PASO COUNTY, COLORADO; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLER ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:

THENCE N74°20'48"E A DISTANCE OF 425.01 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BRADLEY ROAD;

THENCE S15°39'12"E DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 429.98 FEET;

THENCE S74°20'48"W A DISTANCE OF 360.011 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 78.64 FEET, A DELTA ANGLE OF 60°04'25", WHOSE LONG CHORD BEARS N75°37'00"W A DISTANCE OF 75.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEGACY HILL DRIVE;

THENCE N15°39'12"W A DISTANCE OF 392.40 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,820.38 SQUARE FEET OR 4.18 ACRES MORE OR LESS

TRAFFIC CONTROL NOTE

THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL DEVICES AND MONITORING NECESSARY TO SAFELY COMPLETE THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS IN CONFORMANCE WITH M.U.T.C.D. GUIDELINES. THE CONTRACTOR SHALL COMPLETE ALL NECESSARY WORK FOR PLAN REVIEW, PERMITS AND PROCESSING. TRAFFIC CONTROL WILL NOT BE PAID FOR SEPARATELY BUT IS INCLUDED IN THE COST OF THE PROJECT.

TRAFFIC CONTROL NOTE

BEGIN EARTHWORK SUMMER 2024
FINAL STABILIZATION FALL 2024

OWNER/DEVELOPER

ROS EQUITY HOLDINGS-INDEPENDENCE, LLC
17 S WAHSATCH AVE
COLORADO SPRINGS, CO 80903
(719) 491-1590
CONTACT: RAYMOND O'SULLIVAN

EL PASO COUNTY

PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
(719) 520-6695

WATER/SANITARY

WIDEFIELD WATER AND SANITATION DISTRICT
8495 FONTAINE BOULEVARD
COLORADO SPRINGS, COLORADO 80925
(719) 390-7111

ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E WOODMEN RD
FALCON, CO. 80831
(719) 495-2283

ELECTRIC

MOUNTAIN VIEW ELECTRIC ASSOCIATION
11140 E WOODMEN RD
FALCON, CO. 80831
(719) 495-2283

ENGINEER/PLANNER

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST, SUITE 518
COLORADO SPRINGS, CO 80903
(719) 227-7388
CONTACT: CHARLES K. COTHERN, P.E.

SECURITY FIRE PROTECTION DISTRICT

400 SECURITY BOULEVARD
SECURITY, COLORADO 80911
(719) 392-7121

GAS

COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPRESSWAY
COLORADO SPRINGS, COLORADO 80903
(719) 668-8111

TELEPHONE

CENTURYLINK
7925 INDUSTRY ROAD
COLORADO SPRINGS, COLORADO 80939
(719) 278-4651

SHEET LIST

NO.	TITLE
1	COVER
2	NOTES
3	GRADING PLAN
4	STORMWATER MANAGEMENT PLAN
5	EPC DETAILS (1 OF 2)
6	EPC DETAILS (2 OF 2)
7	MHFD DETAILS

DEVELOPER'S STATEMENT

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

BUSINESS NAME: ROS EQUITY HOLDING - INDEPENDENCE, LLC

RAYMOND O'SULLIVAN (MANAGER)
17 S WAHSATCH AVE
COLORADO SPRINGS, CO 80903

EL PASO COUNTY CONSTRUCTION APPROVAL

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 MANUALS VOL. 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 PALMER, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S APPROVAL

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.

CHARLES K. COTHERN, P.E. 24997
FOR OR ON BEHALF OF DAKOTA SPRINGS ENGINEERING



SCALE: N/A
VERT: N/A
STATION: N/A
FROM: N/A
TO: N/A

DESIGNED BY: JJM DATE: 10.22.22
DRAWN BY: JJM DATE: 11.22.23
CHECKED BY: DATE:

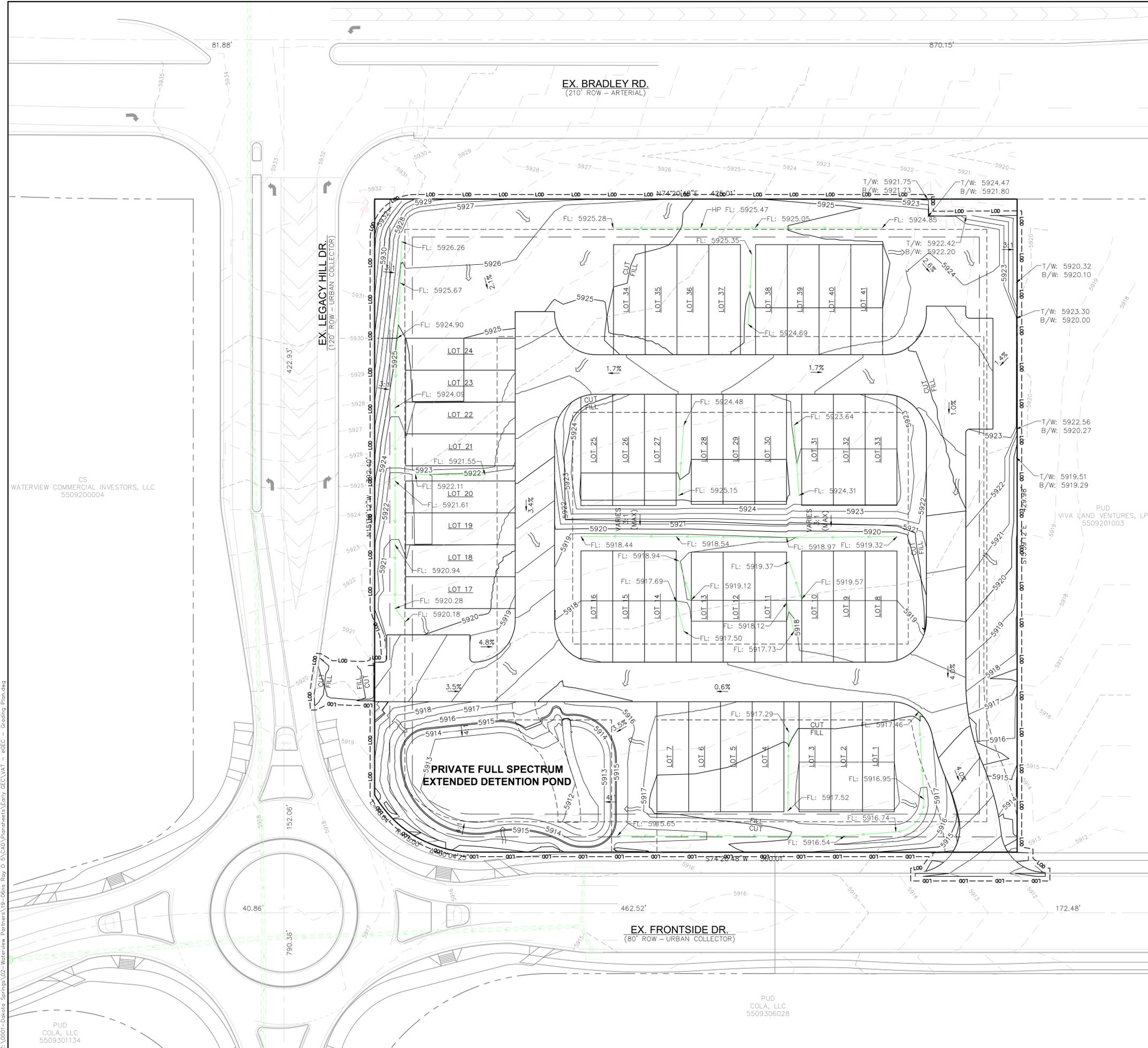
VILLAS AT ASPEN TRAILS

EARLY GRADING & EROSION CONTROL PLAN
COVER

NO.	DESCRIPTION	DATE

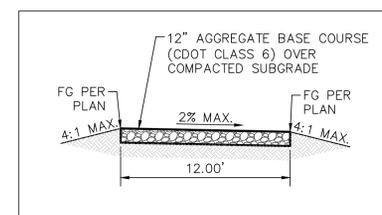
PROJECT NUMBER: 0219-06

SHEET 1 OF 7

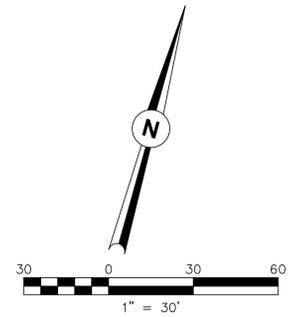


LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION /DISTURBANCE
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROPOSED FLOW PATH
- EXISTING RCP STORM



POND ACCESS DETAIL
SCALE: 1"=6"



NO.	DESCRIPTION	DATE

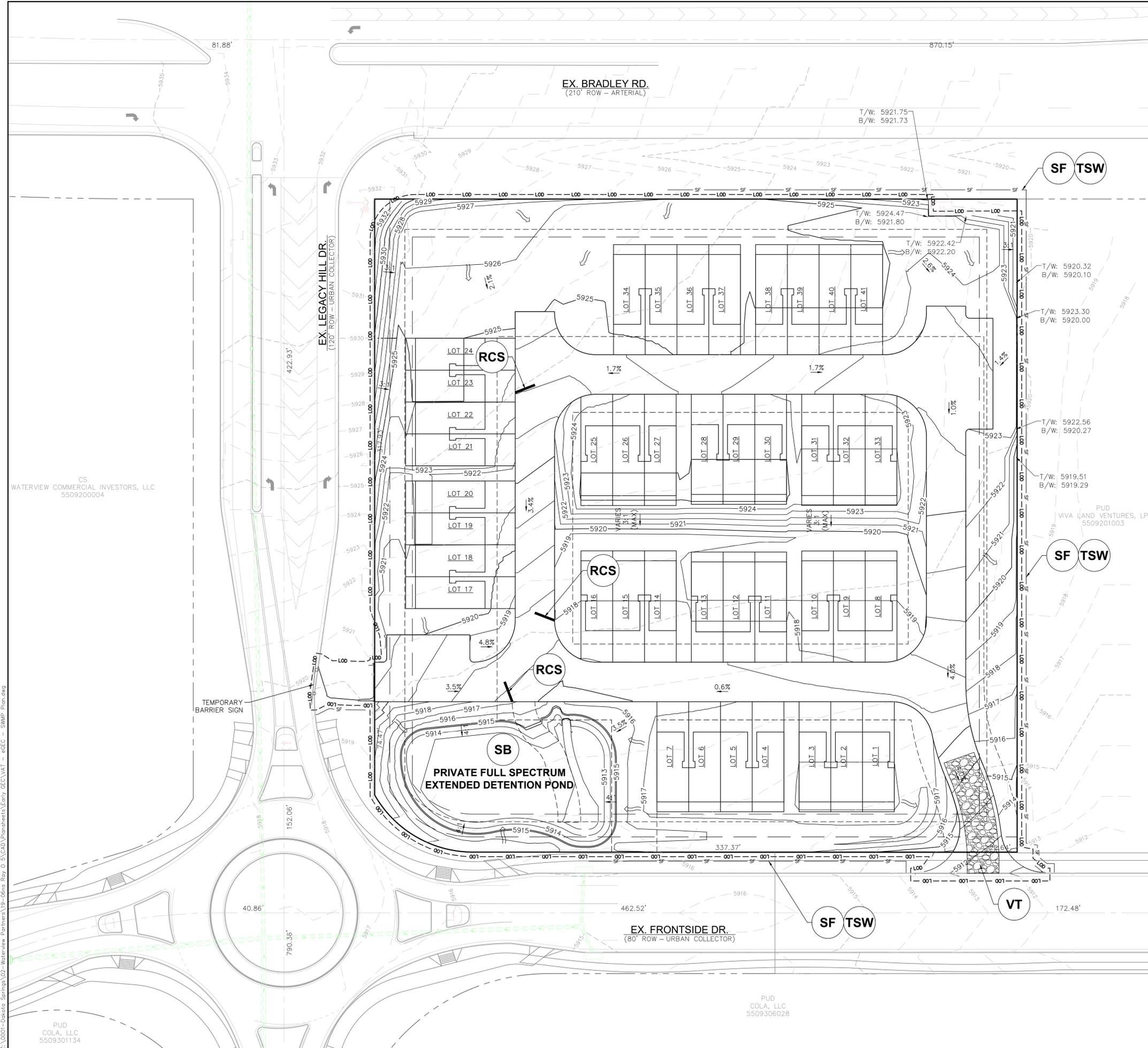
PROJECT NUMBER: 0219-06
SHEET 3 OF 7

Z:\0001-Dakota Springs\02-Waterview Partners\19-06ns Roy D S\CAD\Planmets\Early GCC\VA1 - eGCC - Grading Plan.dwg

CS
WATERVIEW COMMERCIAL INVESTORS, LLC
5509200004

PUD
COLA, LLC
5509301134

PUD
COLA, LLC
5509306028



LEGEND

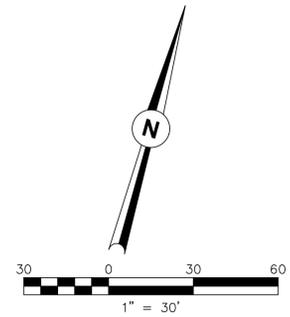
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION /DISTURBANCE
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- CUT/FILL LINE
- PROPOSED FLOW PATH
- EXISTING RCP STORM

- ROUGH CUT STREET CONTROL
- SEDIMENT BASIN
- SILT FENCE OR TEMPORARY SWALE
- VEHICLE TRACKING

VEGETATION NOTE
 NO EXISTING VEGETATION OF CONCERN IS PRESENT ON THE SITE.
 STABILIZATION AND TEMPORARY SEEDING TO BE APPLIED TO ALL DISTURBED AREA (±4.2AC)

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-06
 SHEET 4 OF 7



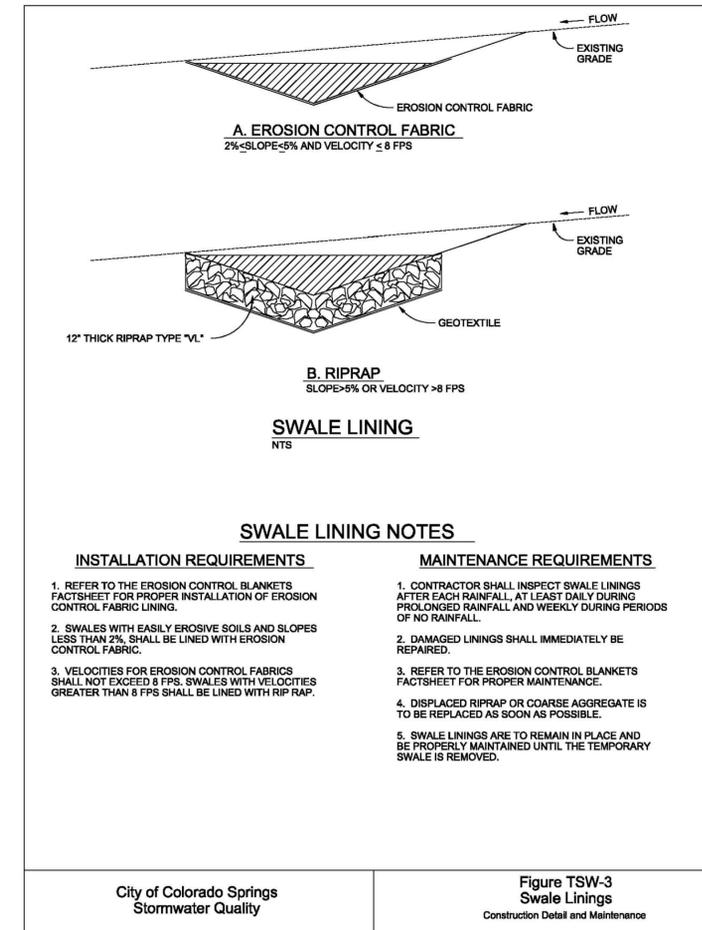
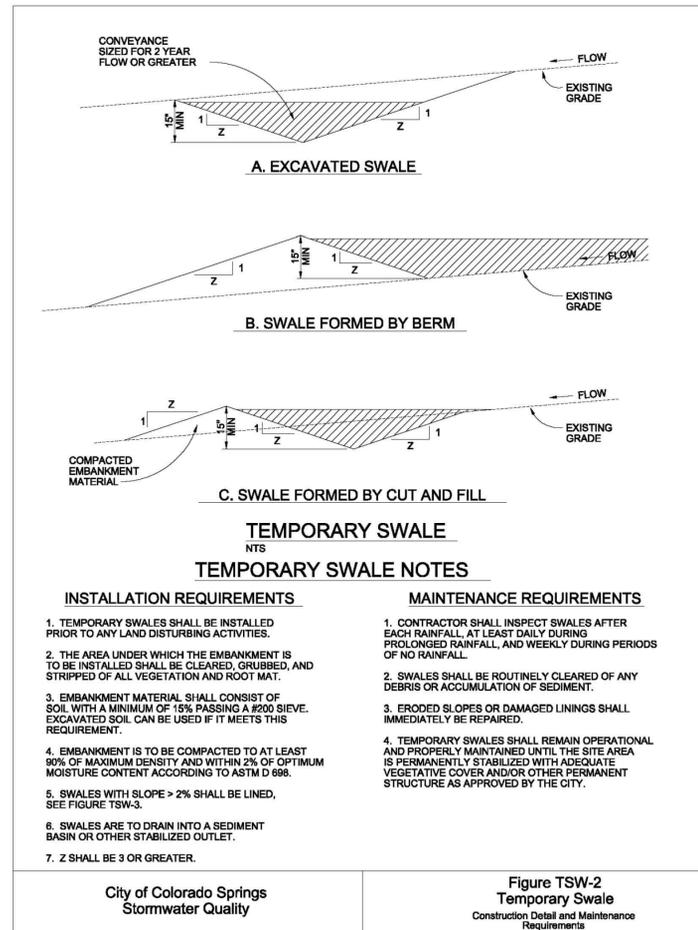
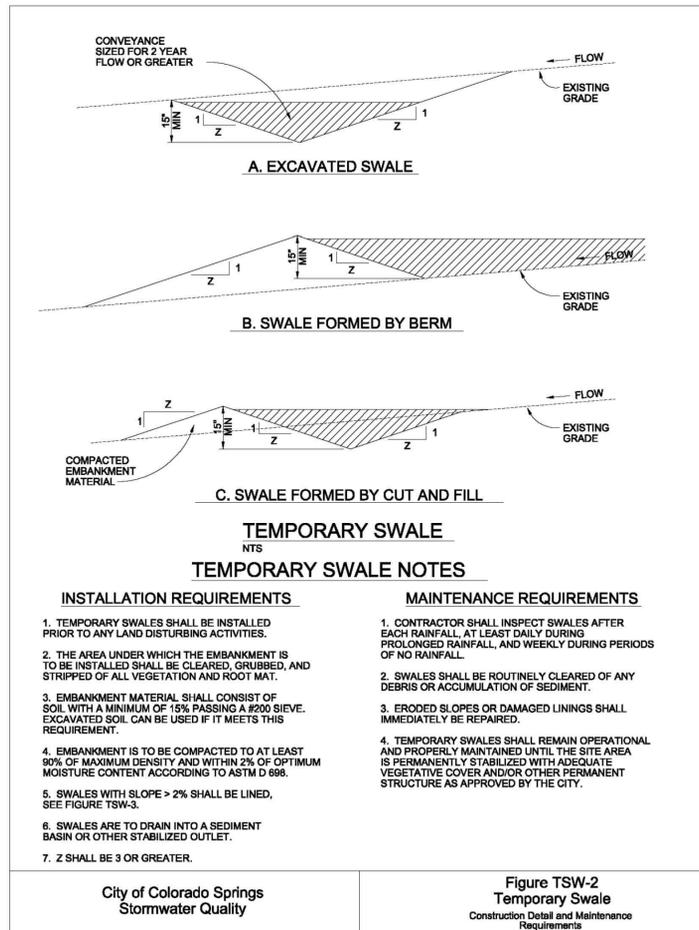
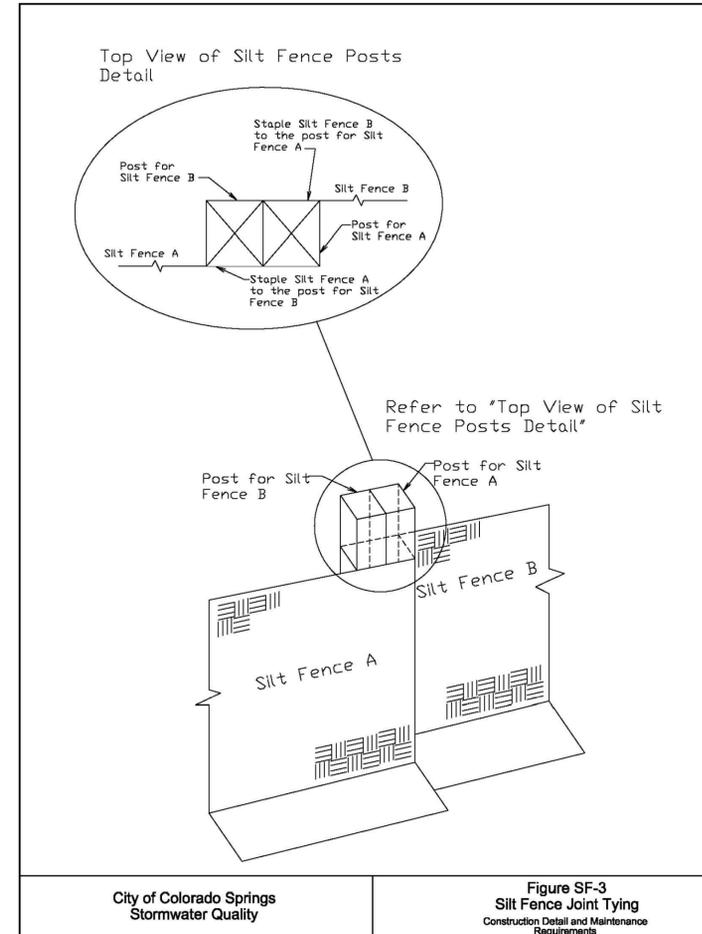
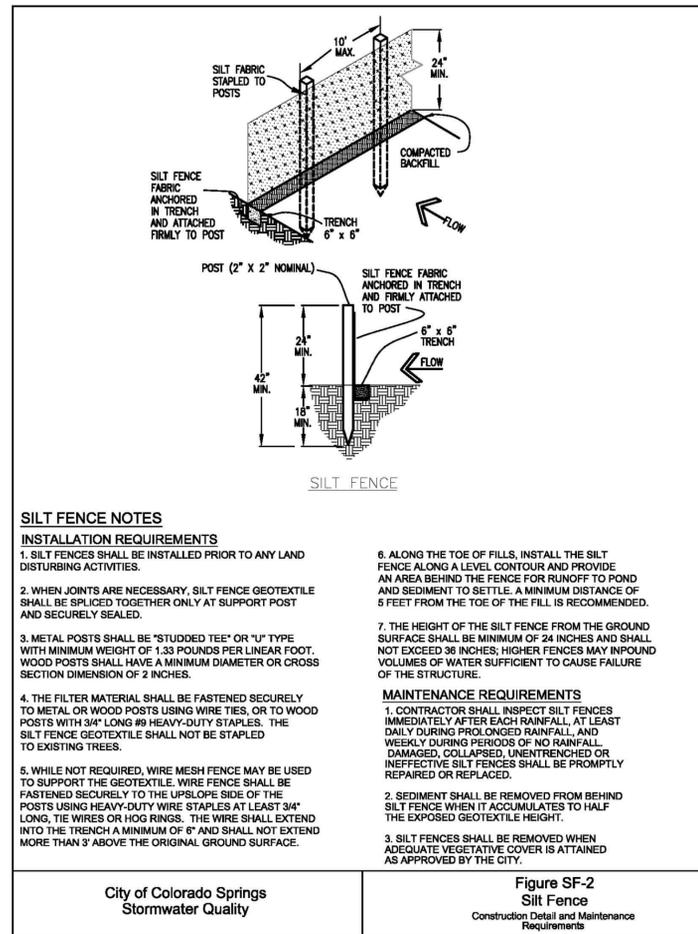
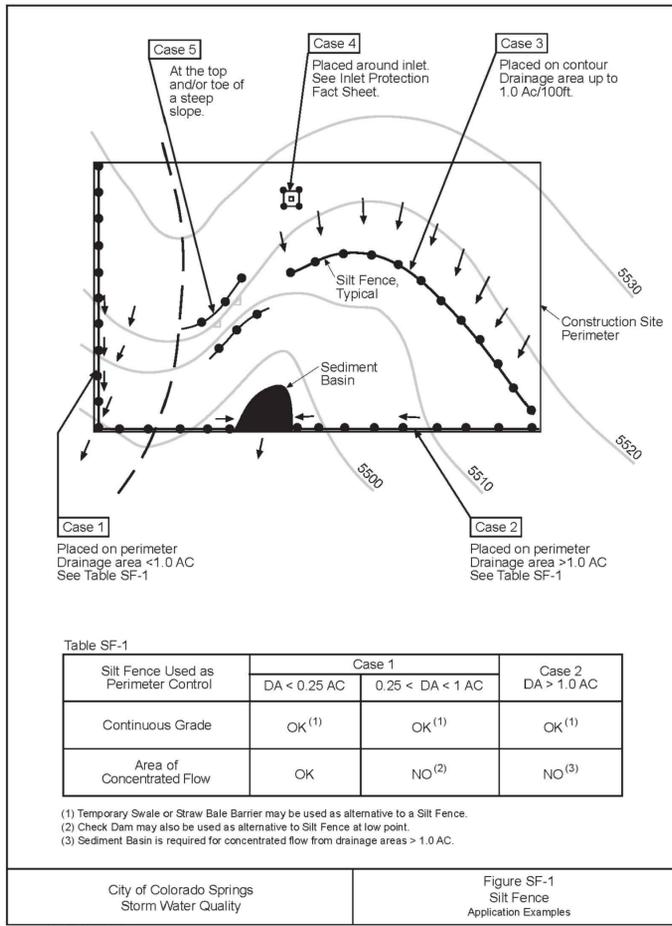
Z:\0001-Dakota Springs\02-Waterview Partners\19-06ns Roy D S\CAD\Plans\Early_GCC\VA1 - eGCC - SWMP_Plan.dwg

CS
 WATERVIEW COMMERCIAL INVESTORS, LLC
 5509200004

PUD
 COLA, LLC
 5509301134

PUD
 COLA, LLC
 5509306028

PUD
 VIVA LAND VENTURES, LP
 5509201003



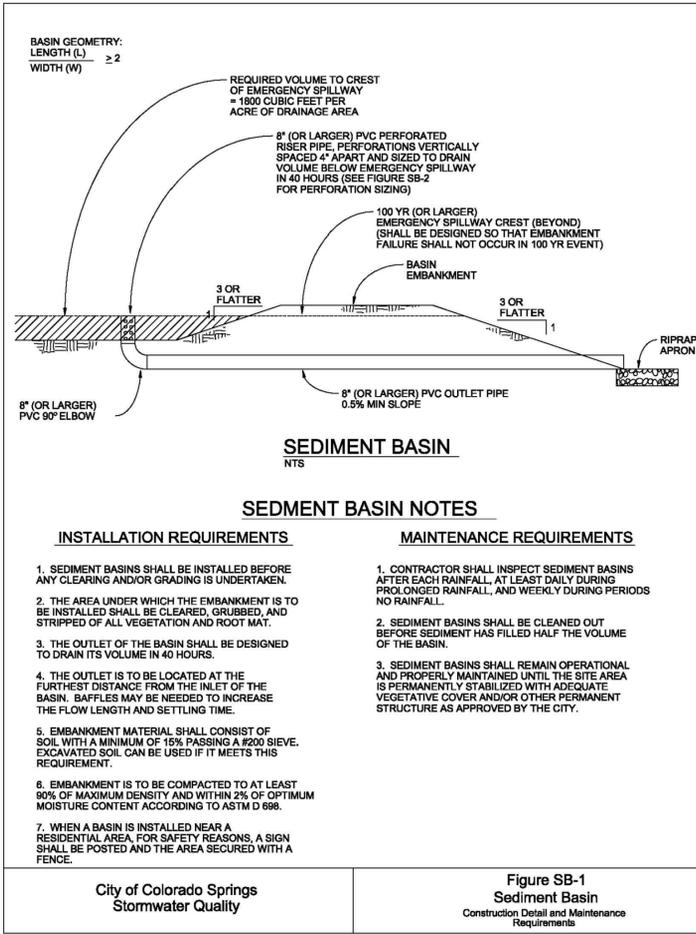


TABLE SB-1

Design Volume (acre-ft)	Depth at Outlet (ft)									
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5
2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73	1.51	1.34
1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87	0.76	0.67
0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52	0.45	0.39
0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35	0.30	0.26
0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17	0.15	0.13
0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09	0.08	0.07
0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05	0.04	0.03
0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03	0.02	0.02
0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02	0.02	0.02
0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01	0.01	0.01

TABLE SB-2

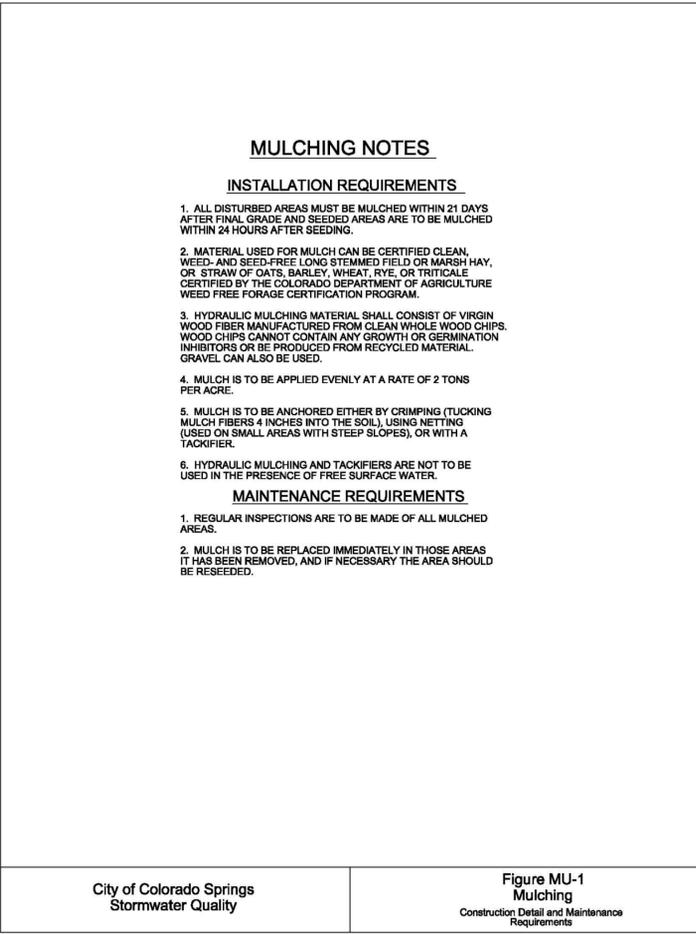
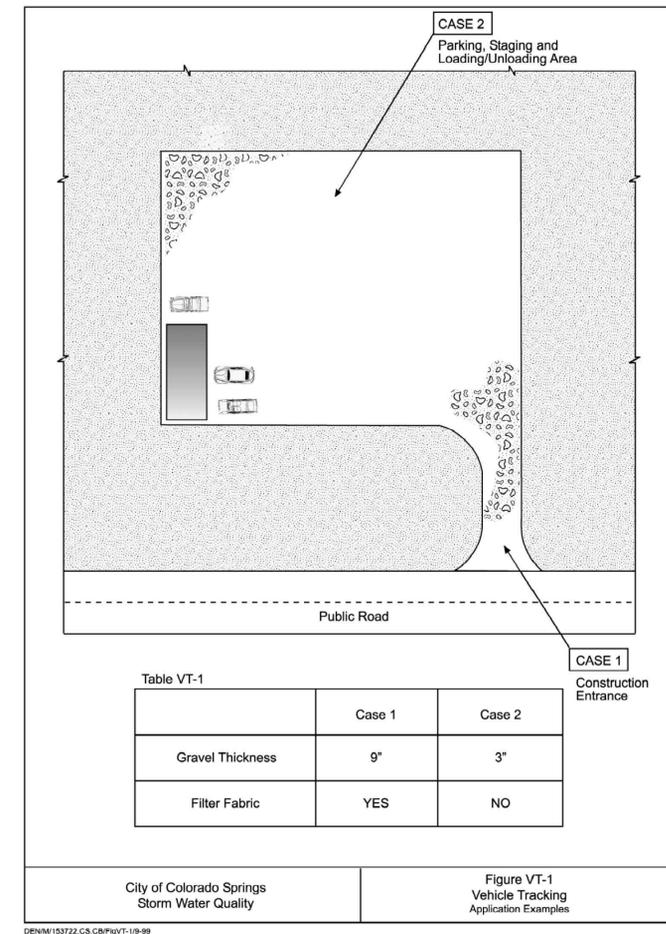
Hole Diameter (in)	Hole Diameter (in)	Area per Row (in ²)		
		n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	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	2.46	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" n=1, 5/16" n=2, 3/8" n=3

City of Colorado Springs Stormwater Quality

Figure SB-2
Outlet Sizing
Application Techniques and Maintenance Requirements



RECOMMENDED ANNUAL GRASSES

SPECIES (COMMON NAME)	GROWTH SEASON	SEEDING DATE	POUNDS OF PURE LIVE SEED (PLS) (PLS/ACRE)	PLANTING DEPTH (INCHES)
1. OATS	COOL	MARCH 16 - APRIL 30	35-50	1-2
2. SPRING WHEAT	COOL	MARCH 16 - APRIL 30	25-35	1-2
3. SPRING BARLEY	COOL	MARCH 16 - APRIL 30	25-35	1-2
4. ANNUAL RYEGRASS	COOL	MARCH 16 - JUNE 30	10-15	1/2
5. MILLET	WARM	MAY 16 - JULY 15	3-15	1/2-3/4
6. SUDANGRASS	WARM	MAY 16 - JULY 15	5-10	1/2-3/4
7. SORGHUM	WARM	MAY 16 - JULY 15	5-10	1/2-3/4
8. WINTER WHEAT	COOL	SEPTEMBER 1 - 30	20-35	1-2
9. WINTER BARLEY	COOL	SEPTEMBER 1 - 30	20-35	1-2
10. WINTER RYE	COOL	SEPTEMBER 1 - 30	20-35	1-2
11. TRITICALE	COOL	SEPTEMBER 1 - 30	25-40	1-2

THIS TABLE WAS TAKEN FROM UDFOC FOR RECOMMENDED ANNUAL GRASSES FOR THE DENVER METROPOLITAN AREA. THIS TABLE MAY BE USED UNLESS A SITE-SPECIFIC SEED MIX IS REQUESTED AND APPROVED.

TABLE TS-1

TEMPORARY SEEDING NOTES

INSTALLATION REQUIREMENTS

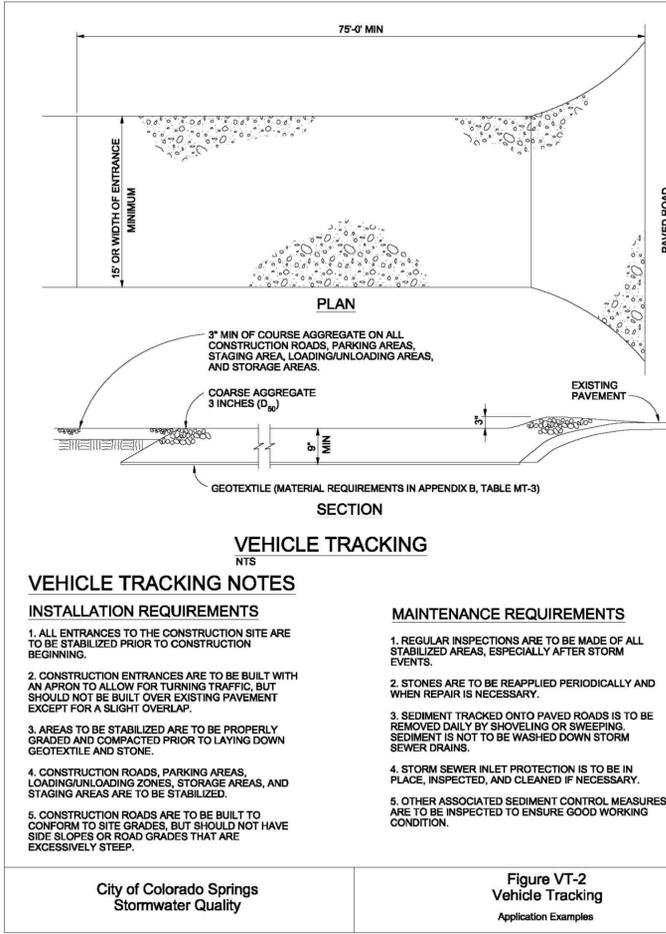
- DISTURBED AREAS ARE TO BE SEEDING WITHIN 21 DAYS AFTER CONSTRUCTION ACTIVITY OR GRADING ENDS IF SEASON ALLOWS.
- IF NECESSARY, SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER, OR LIME.
- SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENEED.
- SEEDING DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1, AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
- ANNUAL GRASSES LISTED IN TABLE TS-1 ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAWEED, PURPLE LOOSESTRIFE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
- TABLE TS-1 ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
- SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
- ALL SEEDING AREAS ARE TO BE MULCHED (SEE FACTSHEET ON MULCHING).
- IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL SEEDING AREAS TO ENSURE GROWTH.
- AREAS WHERE GROWTH IS NOT OCCURRING QUICKLY OR THE MULCH HAS BEEN REMOVED SHALL BE RE-SEEDING AS SOON AS POSSIBLE AND RE-MULCHED IF NEEDED.
- SEEDING AREAS ARE NOT TO BE DRIVEN OVER WITH CONSTRUCTION EQUIPMENT OR VEHICLES.

City of Colorado Springs Stormwater Quality

Figure TS-1
Temporary Seeding
Construction Detail and Maintenance Requirements



Dakota Springs Engineering
Engineering Consultants
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

811 Know what's below. Call 811 before you dig.

JCAD
719-377-0002

DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:

VILLAS AT ASPEN TRAILS
EARLY GRADING & EROSION CONTROL PLAN
EPC DETAILS (2 OF 2)

REVISIONS:
NO. DESCRIPTION
DATE

PROJECT NUMBER: 0219-06
SHEET 6 OF 7

