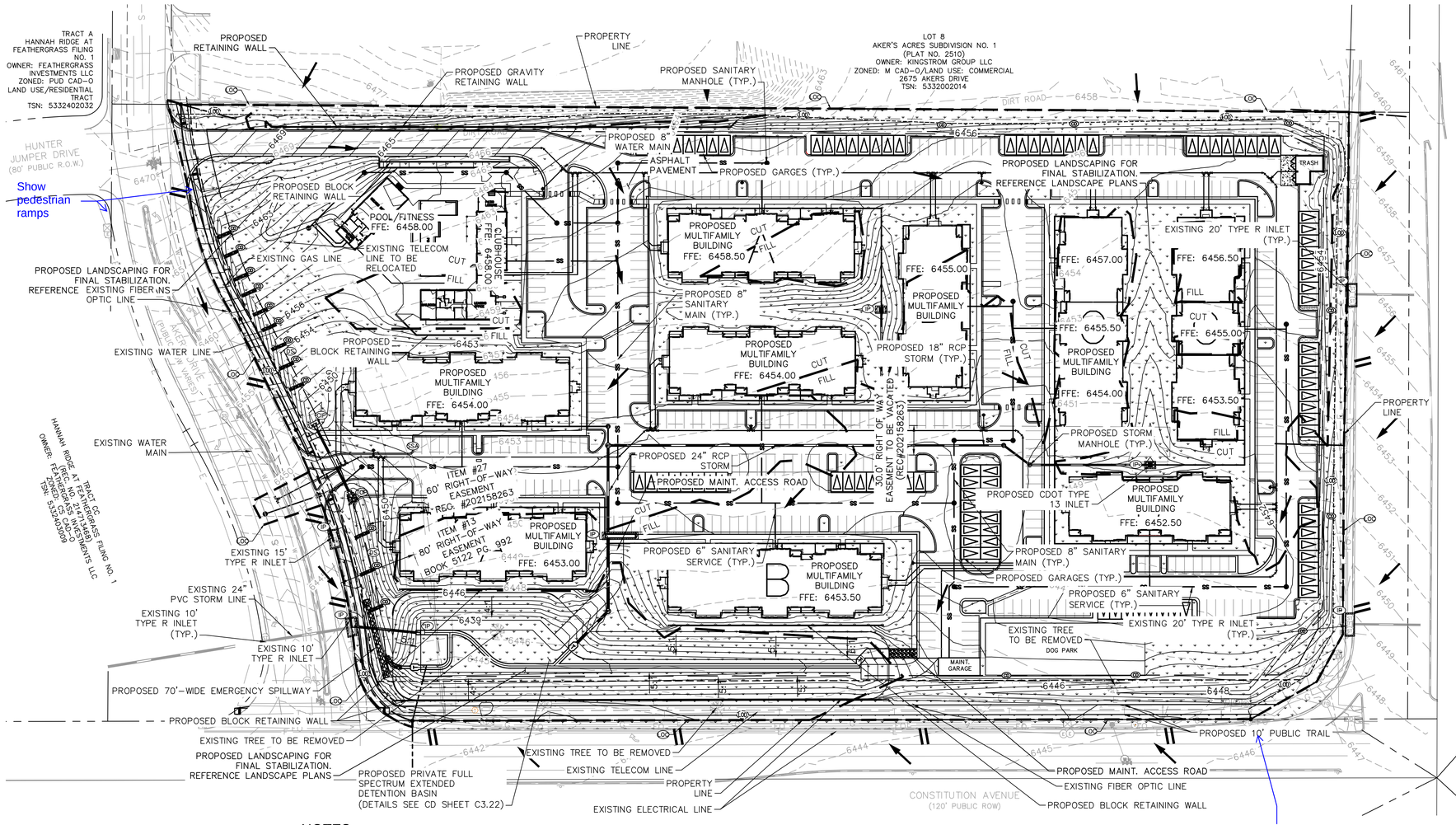

LEGEND

- PROPERTY LINE
- 100 YEAR FLOODPLAIN
- (LOD) LIMITS OF DISTURBANCE
- (SF) SILT FENCE
- (CF) CONSTRUCTION FENCE
- (TOP) TEMPORARY OUTLET PROTECTION
- (IP) CULVERT INLET/OUTLET PROTECTION
- (CWA) CONCRETE WASHOUT AREA
- (SSA) STABILIZED STAGING AREA
- (RS) ROCK ROCKS
- (VTC) VEHICLE TRACKING CONTROL
- (SP) SOIL STOCKPILE
- (SB) TEMPORARY SEDIMENT BASIN
- (SM) SEEDING AND MULCHING
- EXISTING FLOW ARROW
- 64XX EXISTING MINOR CONTOUR
- 64XX EXISTING MAJOR CONTOUR
- 64XX PROPOSED MAJOR CONTOUR
- 64XX PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE SWALE
- PROPOSED GARAGE BAYS

LIMITS OF CONSTRUCTION

ONSITE DISTURBANCE	= ±15.05 ACRES
OFFSITE DISTURBANCE	= ±0.15 ACRES
TOTAL	= ±15.20 ACRES

NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITHIN OWNER REQUIREMENTS.
7. ALL WORK IN THE AKERS ROAD AND CONSTITUTION AVENUE ROW REQUIRES A ROW PERMIT FROM EL PASO COUNTY. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
8. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
9. DEMOLITION, REMOVAL, OVEREXCAVATION AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
10. THERE WILL NOT BE ANY DEDICATED ASPHALT/CONCRETE BATCH PLANTS ONSITE.

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

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

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

NO.	REVISION	BY	DATE	APPR.
1	FIRST RESUBMITTAL	JAR	4/8/21	EJG

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG
DRAWN BY: JAR
CHECKED BY: EJG
DATE: 4/8/21

WATERMARK AT AKERS
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLANS
GEC FINAL PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096302009

SHEET
C2.3

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