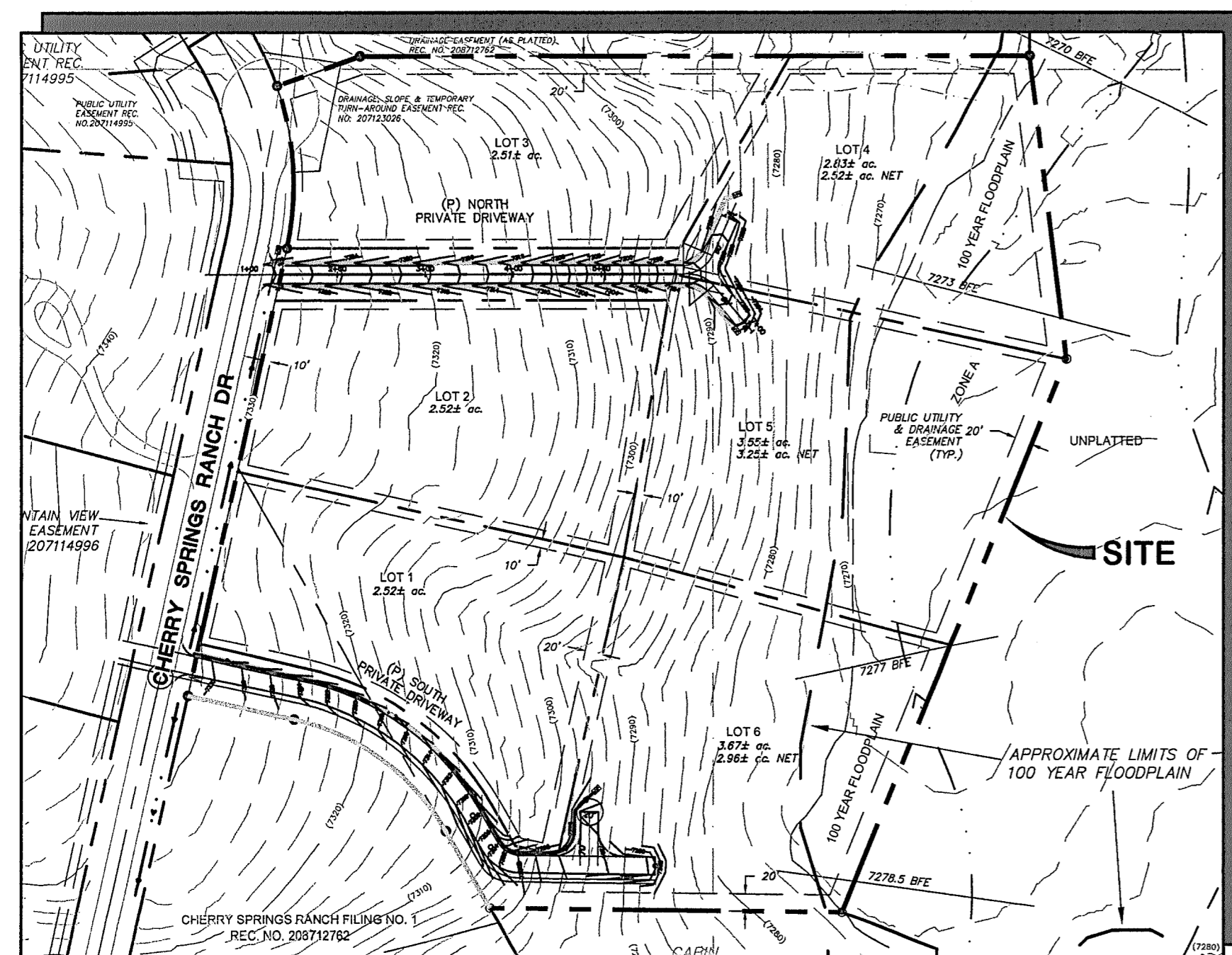


VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

NOTE: NOT WITHSTANDING 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 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.

BASIS OF BEARING:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF CHERRY SPRINGS RANCH DRIVE, N12°30'00"E - 519.91 FEET. THE DIRECTION IS BASED ON THE CHERRY SPRINGS RANCH FILING NO. 1 SUBDIVISION PLAT AND THE LINE IS MONUMENTED BY REBAR AND 1-1/2" DIAMETER ALUMINUM CAPS "CCES LLC PLS 30118"

➤ **BENCHMARK:**
THE NORTHEAST CORNER OF A CONCRETE STRUCTURE LOCATED APPROXIMATELY 855' EAST OF THE INTERSECTION OF APPALOOSA ROAD AND HWY 105. EL. 7318.57

SEARLE RANCH

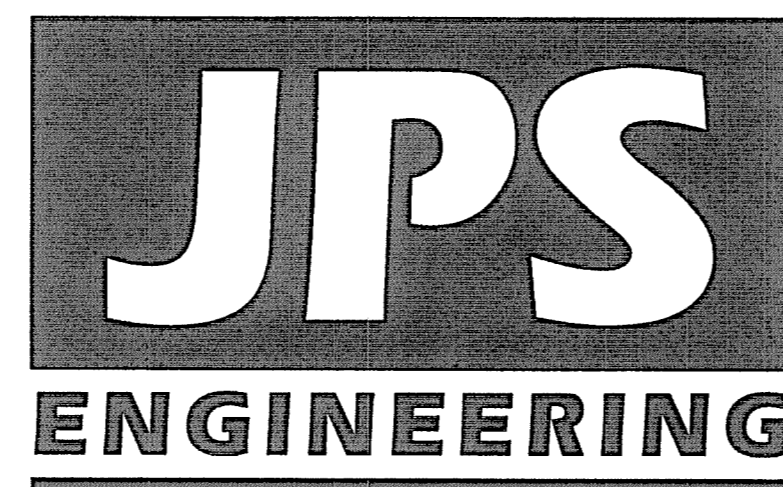
El Paso County, Colorado

Grading & Erosion Control Plans

PREPARED FOR:

Searle Development, Inc.
18911 Cherry Springs Ranch Dr.
Monument, CO 80132

PREPARED BY:

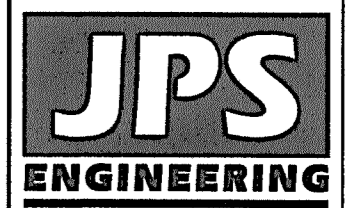
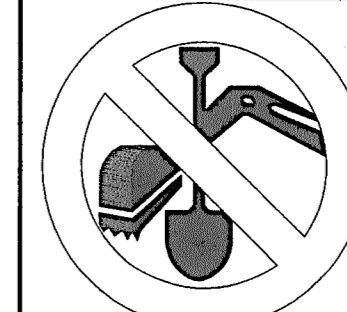


19 East Willamette Avenue
Colorado Springs, Colorado 80903
April, 2026

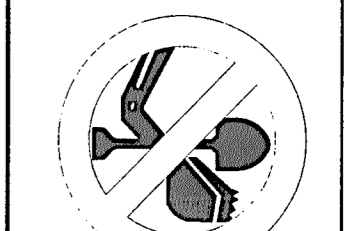
AGENCIES/CONTACTS

DEVELOPER:	SEARLE DEVELOPMENT, INC. 18911 CHERRY SPRINGS RANCH DR MONUMENT, CO 80132	GAS DEPARTMENT:	BLACK HILLS ENERGY (719)393-6625
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 (719)495-2283
SURVEYOR:	LWA LAND SURVEYING, INC 953 EAST FILLMORE ST COLORADO SPRINGS, CO 80907 KEVIN M. O'LEARY PLS (719) 636-5179	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800)922-1987
LOCAL ROADS & DRAINAGE	EL PASO COUNTY DSD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-6300	FIRE DEPARTMENT:	MONUMENT FIRE DISTRICT 16055 OLD FOREST PT. #102 MONUMENT, CO 80132 (719) 484-0911

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.



19 E. Willamette Ave.
Colorado Springs, CO
80903
Ph: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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SHEET INDEX

C1.0	GEC TITLE SHEET
G2.0	GENERAL NOTES & LEGEND
TY1	TYPICAL SECTIONS & DETAILS
C1.1	SITE GRADING & EROSION CONTROL PLAN
C2.1	GRADING & EROSION CONTROL NOTES
C2.2	EROSION CONTROL DETAILS
PP1	NORTH DRIVEWAY PLAN & PROFILE
PP2	SOUTH DRIVEWAY PLAN & PROFILE

ENGINEER:

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR ANY GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENCE ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

John P. Schwab 4/10/26
JOHN P. SCHWAB, P.E. #29891 DATE

OWNER/DEVELOPER'S STATEMENT:

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

John Searle 4-9-26
SEARLE DEVELOPMENT, INC DATE
18911 CHERRY SPRINGS RANCH DR
MONUMENT, CO 80132

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. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA J. PALMER, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILE NO. SF-2528

SEARLE RANCH

GEC TITLE SHEET

HORIZ. SCALE: AS SHOWN	DRAWN: PV
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 07/25/25	LAST MODIFIED: 04/07/26
PROJECT NO: 031903	MODIFIED BY: PV

SHEET: **C1.0**

COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL(ECM).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL(ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
4. 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, DRAINAGE CRITERIA MANUAL, DRAINAGE CRITERIA MANUAL VOLUME 2, AND EL PASO ENGINEERING CRITERIA MANUAL (ECM). ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

PROJECT GENERAL NOTES:

1. EXISTING CONTOUR DATA CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY OWNER'S SURVEYOR. JPS ENGINEERING TAKES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING TOPOGRAPHIC MAPPING.
2. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
3. PROPOSED CONTOURS SHOWN ARE TO FINISHED GRADE.
4. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
6. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
7. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
8. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND CONTROL MEASURES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
9. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
12. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
13. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
14. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
15. WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
17. THERE ARE NO ANTICIPATED ASPHALT/CONCRETE BATCH PLANTS.

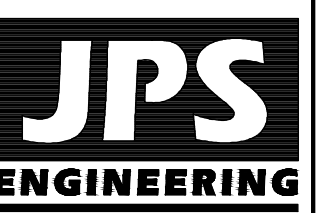
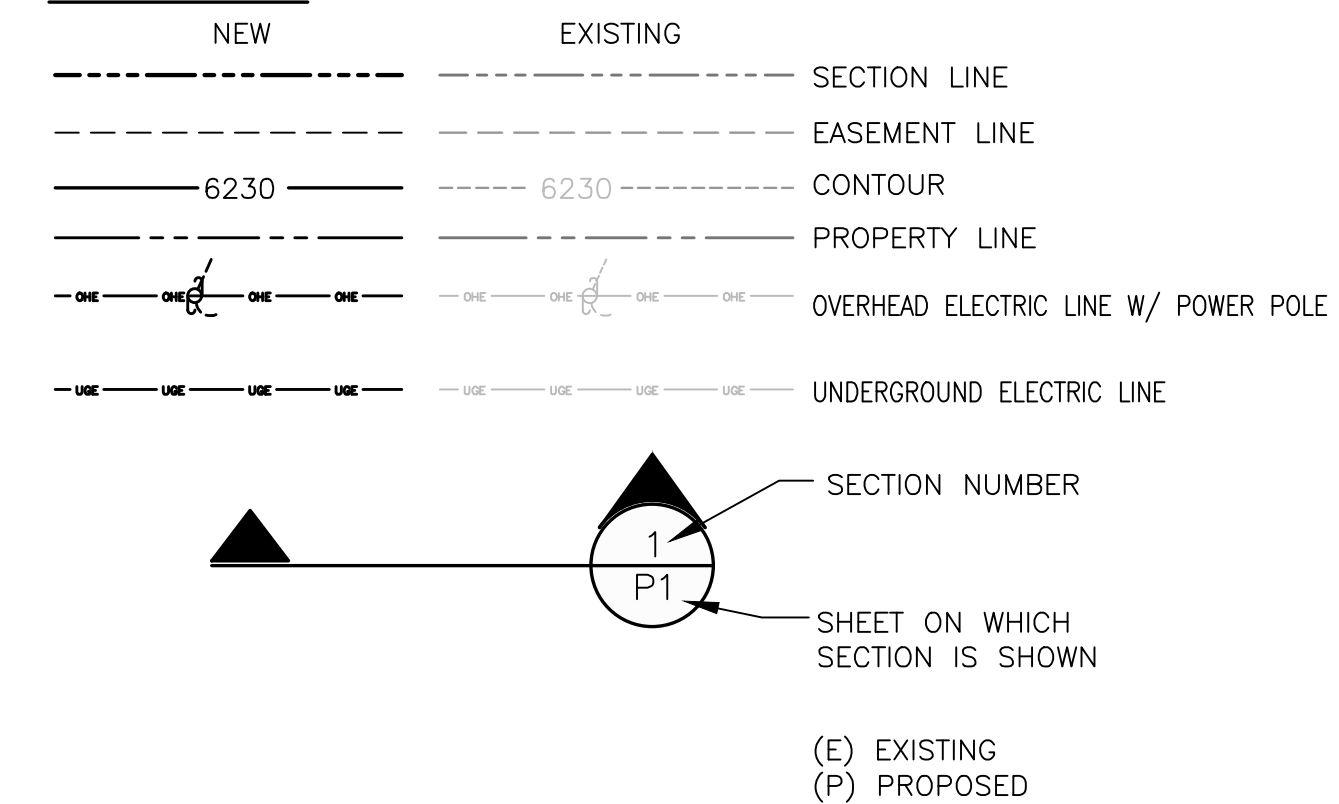
GENERAL DRAINAGE NOTES:

1. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH 1/2" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND:



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE RISK OF UNDERGROUND MEMBER UTILITIES.

SEARLE RANCH

No.	REVISION	BY	DATE

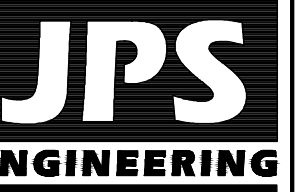
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VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 7/25/25	LAST MODIFIED: 12/21/25
PROJECT NO: 031903	MODIFIED BY: MSP

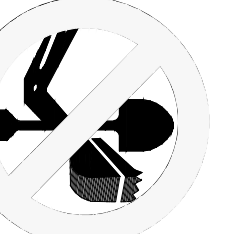
SHEET: **G2.0**

PCD FILE NO. SF-2528

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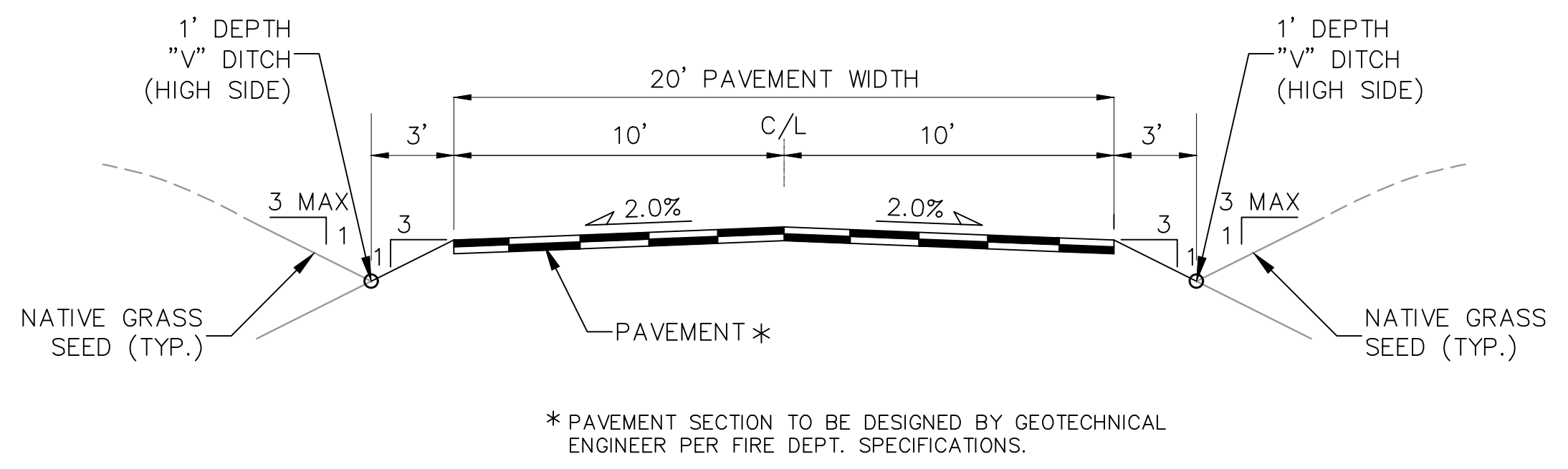


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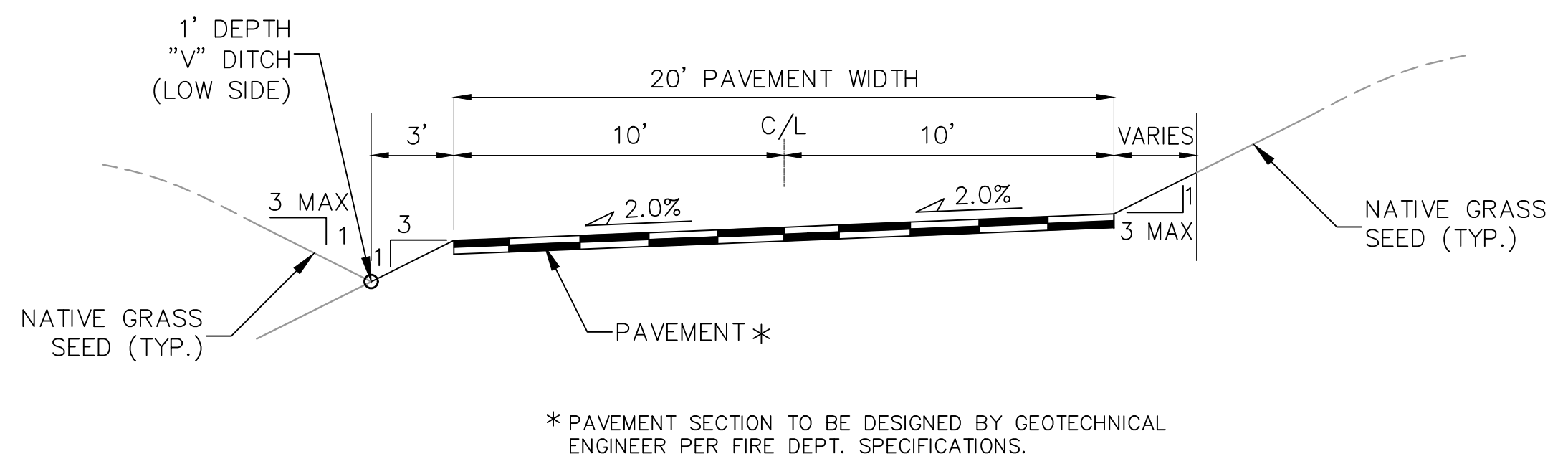
No.	REVISION	BY	DATE

SEARLE RANCH

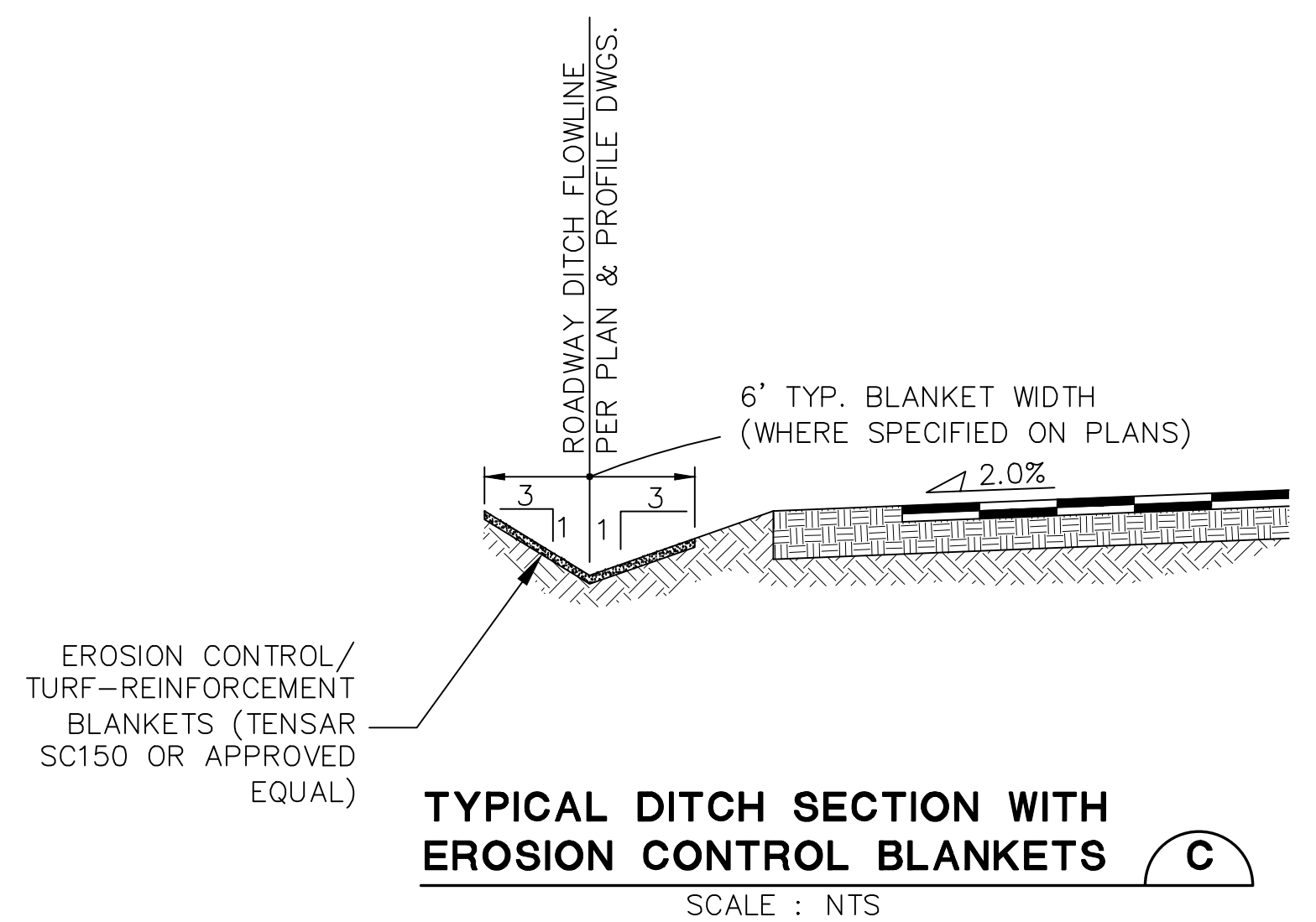
TYPICAL SECTIONS & DETAILS



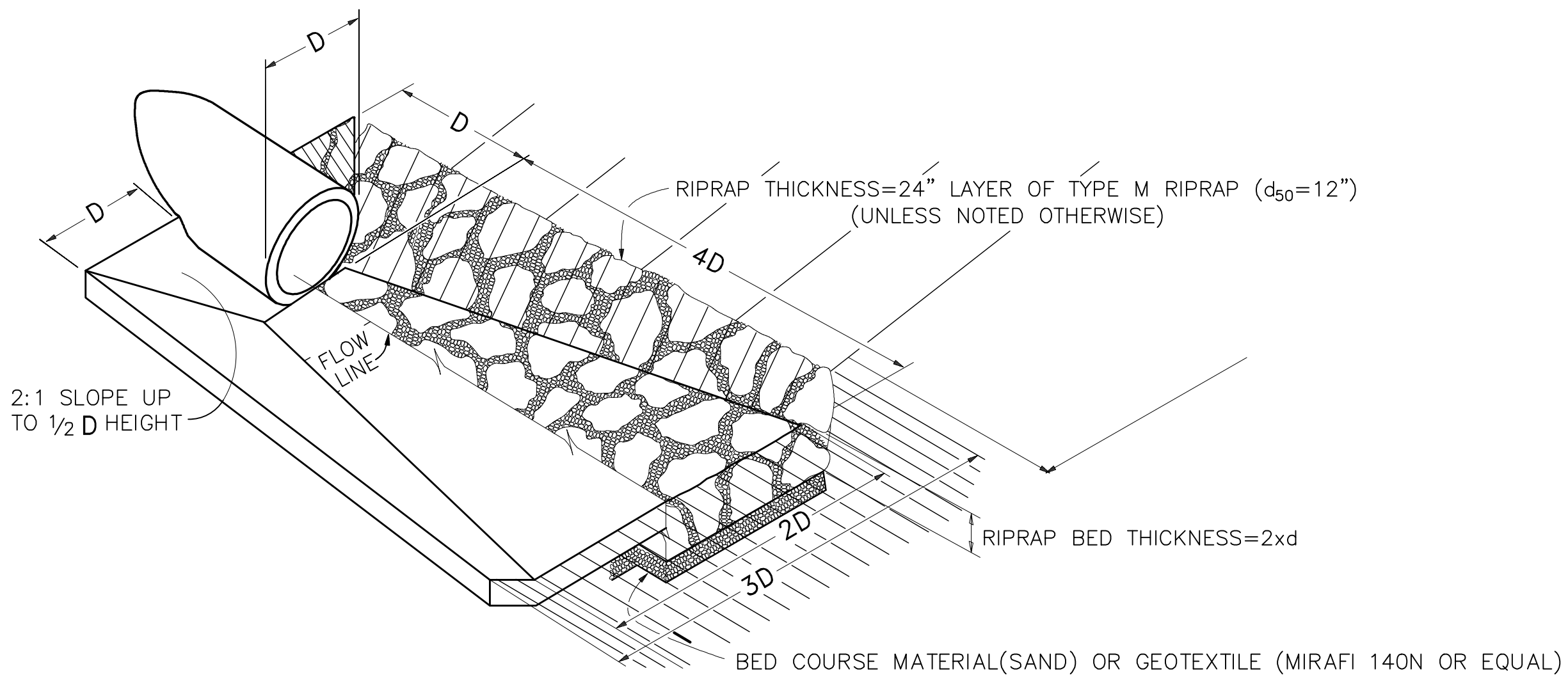
20'W PRIVATE DRIVEWAY NORTH
TYPICAL SECTION A
 N.T.S.



20'W PRIVATE DRIVEWAY SOUTH
TYPICAL SECTION B
 N.T.S.



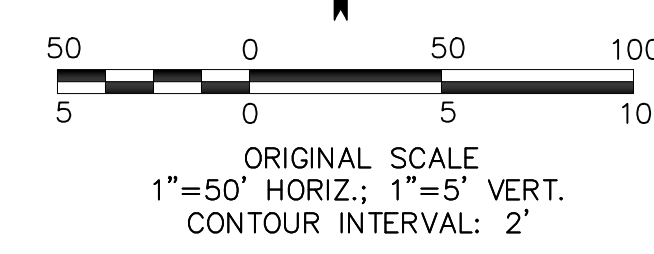
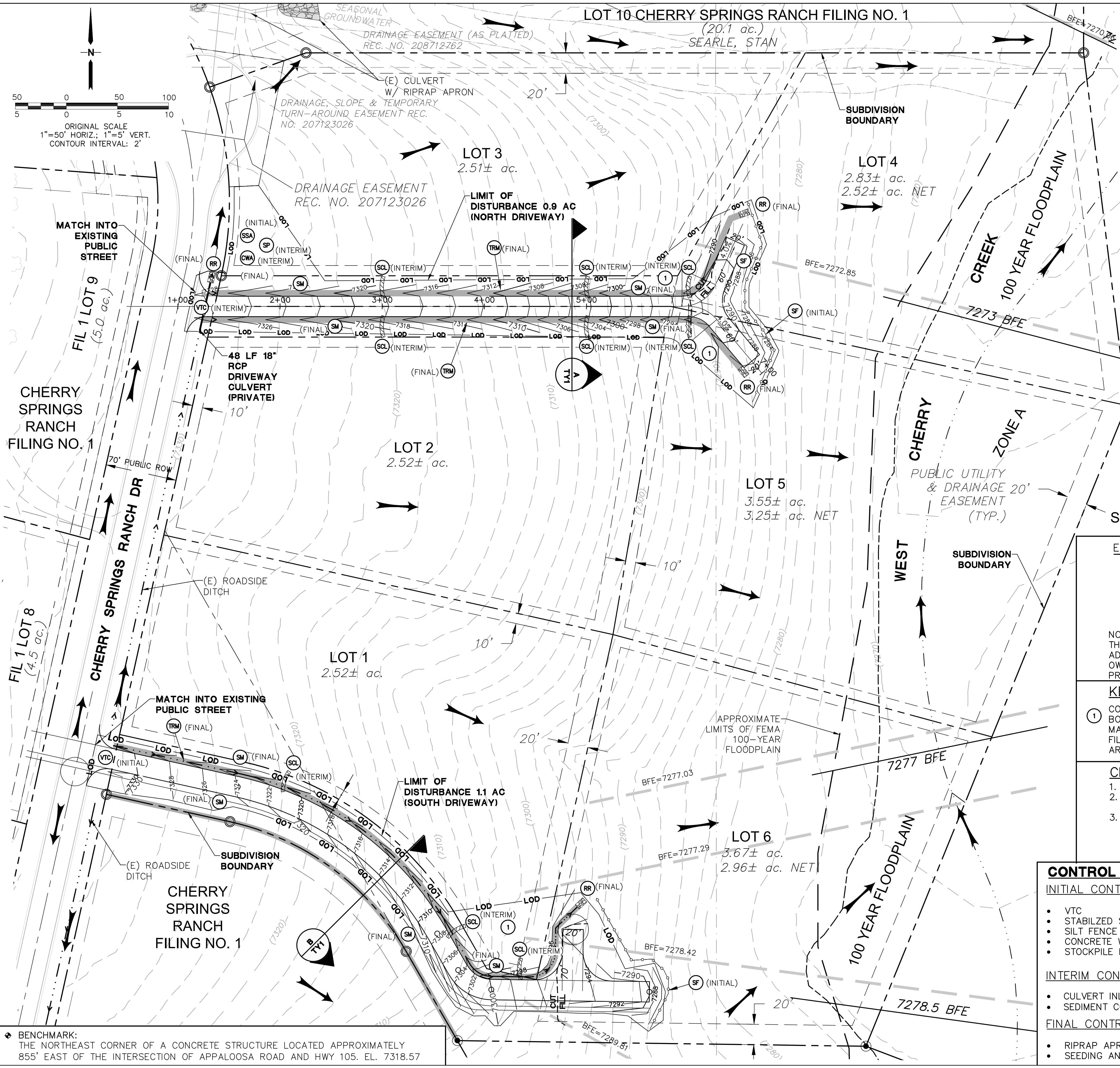
TYPICAL DITCH SECTION WITH EROSION CONTROL BLANKETS
 SCALE : NTS



TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING
 NOT TO SCALE

HORIZ. SCALE: AS SHOWN	DRAWN: MSP
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 7/25/25	LAST MODIFIED: 1/11/26
PROJECT NO: 031903	MODIFIED BY: MSP

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LEGEND:

- PROPERTY LINES
- - - APPROX. LIMITS OF 100-Y FEMA FLOODPLAIN
- FEMA BASE FLOODPLAIN ELEVATIONS
- FLOWLINE
- DRAINAGE FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CULVERT
- RR RIPRAP (10'L x 6'W x 2'D; d₅₀=12" RR UNLESS OTHERWISE NOTED)
- LOD LIMITS OF CONSTRUCTION/DISTURBANCE
- CUT/FILL DEMARCATION LINE
- GP CULVERT INLET PROTECTION
- VTC VEHICLE TRACKING CONTROL PAD
- SM SEED AND MULCH
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOGS (6'L EACH) @ 300' MAX. SPACING IN ALONG DITCHES (TYP.)
- ECB EROSION CONTROL BLANKETS
- TRM TURF REINFORCEMENT MATS (TENSAR ERONET SC150 OR APPROVED EQUAL); UNLESS NOTED OTHERWISE
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT AREA
- SP STOCKPILE PROTECTION

EPC PARCEL # 61090-00-005 UNPLATTED SEARLE DEV. INC.

ESTIMATED EARTHWORK QUANTITY(DRIVEWAYS N&S):
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 2,449 CY
 * EMBANKMENT FILL = 643 CY
 NET (CUT) = 1,806 CY
 *(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME NOT INCLUDING ANY ADJUSTMENTS FOR PAVEMENT DEPTHS. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.

CM NOTES:

1. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES
2. NO DEDICATED ASPHALT OR CONCRETE BATCH PLANTS ARE PLANNED ON SITE
3. CONTRACTOR SHALL UPDATE AND ANNOTATE THE SWMP MAPS TO SHOW THE LOCATION OF THE CONSTRUCTION TRAILER, STABILIZED STAGING AREA, CWA AND OTHER ITEMS AS THESE LOCATIONS ARE DETERMINED ON SITE.

CONTROL MEASURE PHASING PLAN:

INITIAL CONTROL MEASURES:

- VTC
- STABILIZED STAGING AREA
- SILT FENCE
- CONCRETE WASHOUT
- STOCKPILE PROTECTION

INTERIM CONTROL MEASURES:

- CULVERT INLET PROTECTION
- SEDIMENT CONTROL LOGS

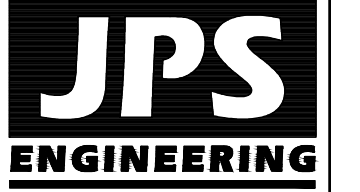
FINAL CONTROL MEASURES:

- RIPRAP APRONS
- SEEDING AND MULCHING

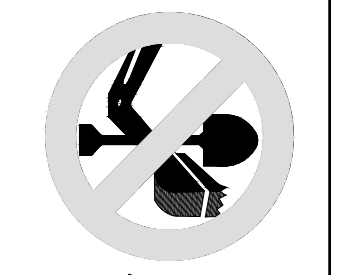
SEQUENCING NOTES:

1. INSTALLATION OF INITIAL CONTROL MEASURES.
2. INSPECTION OF INITIAL CONTROL MEASURES BY COUNTY STAFF.
3. PRECONSTRUCTION MEETING WITH COUNTY STAFF.
4. THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10- FEET.

◆ BENCHMARK: THE NORTHEAST CORNER OF A CONCRETE STRUCTURE LOCATED APPROXIMATELY 855' EAST OF THE INTERSECTION OF APPALOOSA ROAD AND HWY 105. EL. 7318.57



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SEARLE RANCH

No.	REVISION	BY	DATE

GRADING & EROSION CONTROL PLAN

HORZ. SCALE: 1"=50'	DRAWN: PV
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 07/25/25	LAST MODIFIED: 04/07/26
PROJECT NO: 031903	MODIFIED BY: PV
SHEET:	

PCD FILE NO. SF-2528

C1.1

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
- CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
- ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
- PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
- TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
- 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.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
- DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
- PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

SEEDING MIX:

GRASS	VARIETY	AMOUNT IN PLS LBS. PER ACRE
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOATS GRAMA	EPHRAIM	2.5 LBS.
TOTAL:		16.5 LBS.

SEEDING & FERTILIZER APPLICATION: DRILL SEED OR
 HYDRO-SEED PER
 CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT
 SPEC-SECTION 213.

ESTIMATED TIME SCHEDULE:

INSTALL CONTROL MEASURES	MARCH, 2026
GRADING START	MARCH, 2026
GRADING COMPLETION	SEPT, 2026
SEEDING & MULCHING	SEPT, 2026
STABILIZATION	SEPT, 2027

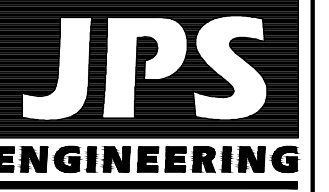
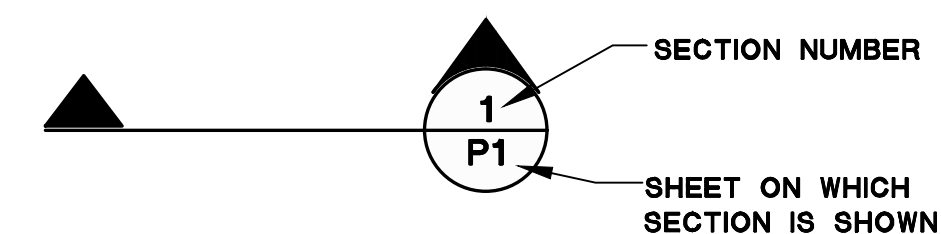
SEDIMENT CONTROL MAINTENANCE PROGRAM:

	FREQUENCY 1
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING ²
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

- ¹ AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.
- ² ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

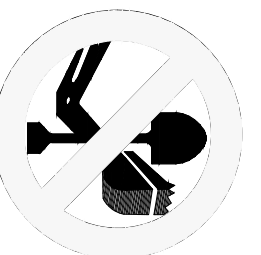
LEGEND:

NEW	EXISTING	
---	---	SECTION LINE
---	---	EASEMENT LINE
---	---	CONTOUR
---	---	PROPERTY
○	○	FENCE
—OHE	—OHE	OVERHEAD ELECTRIC LINE W/ POWER POLE
—UGE	—UGE	UNDERGROUND ELECTRIC LINE
—UGE	—UGE	UNDERGROUND ELECTRIC
—TEL	—TEL	TELEPHONE
—GAS	—GAS	GAS
—WT	—WT	WATER
▬	▬	TRM-TURF REINFORCEMENT MAT
▨	▨	EROSION CONTROL BLANKETS



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**GRADING & EROSION
 CONTROL NOTES**

HORIZ. SCALE: AS SHOWN	DRAWN: MSP
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 7/25/25	LAST MODIFIED: 1/11/26
PROJECT NO: 031903	MODIFIED BY: MSP
SHEET:	

PCD FILE NO. SF-2528

C2.1

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SILT FENCE

J-HOOK INSTALLATION

INSTALLATION NOTES

- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5" AWAY FROM THE TOP OF THE SLOPE TO ALLOW FOR PONDING AND SEDIMENTATION.
- COMPACT THE TRENCH USING A JAMPING JACK OR TRENCH ROLLER TO THE POINT THAT THE TRENCH ALREADY BEING PLACED OUT AT THIS BEING ANCHORED.
- SILT FENCE SHALL BE TAUT WITH NO SAGS AT 10' INTERVALS.
- FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY BELOW THE POINT OF J-HOOK INSTALLATION.
- INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPE OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 3/4 OF THE DESIGN HEIGHT OF THE SILT FENCE.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS PERMANENTLY STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

Table VI-1 Construction Entrance

Gravel Thickness	Case 1	Case 2
Filter Fabric	YES	NO

City of Colorado Springs Stormwater Quality Figure VI-1 Vehicle Tracking Appurtenance Example

VEHICLE TRACKING

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN INCH TO ONE AND ONE HALF INCH (1:1.5) SLOPE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY SEEDING AND MULCHING TO PREVENT EROSION. SEEDING AND MULCHING ARE TO BE STABILIZED TO THE MAXIMUM EXTENT POSSIBLE.
- CONSTRUCTION AREAS ARE TO BE BUILT TO A MINIMUM OF 1% SLOPE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

MAINTENANCE REQUIREMENTS

- ALL VEHICLE TRACKS ARE TO BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEEDING AND MULCHING ARE TO BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEEDING AND MULCHING ARE TO BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEEDING AND MULCHING ARE TO BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

City of Colorado Springs Stormwater Quality Figure VI-2 Vehicle Tracking Appurtenance Example

CONCRETE WASHOUT AREA PLAN

SECTION A-A

INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF CONCRETE WASHOUT AREA.
- LOCATE AT LEAST 50' AWAY FROM STATE HIGHWAYS AND INTERSTATES.
- AN IMPERMEABLE UNDER 1/2" MINIMUM THICKNESS IS REQUIRED FOR CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE HIGHWAYS OR INTERSTATES OR DRINKING WATER SOURCES.
- DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
- THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE THAT IS AT LEAST 1" MINIMUM THICKNESS AND SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
- CONCRETE WASH AREA SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
- STONES SHALL BE PLACED AT THE CONCRETE WASH AREA.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- CONCRETE WASH AREA SHALL BE REPAIRED, REFINISHED, OR REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASH.
- CONCRETE WASH AREA SHALL BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- CONCRETE WASH AREA SHALL BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

City of Colorado Springs Stormwater Quality Figure VI-3 Concrete Washout Area Example

EROSION CONTROL BLANKET

SECTION A-A

INSTALLATION NOTES

- TOES NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED OR EROSION CONTROL BLANKETS. EROSION CONTROL BLANKETS ARE TO BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEO INSPECTOR.
- AN EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW EROSION CONTROL BLANKETS SHALL BE REPAIRED, RESEED, AND MULCHED TO PREVENT EROSION.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN JOINTS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
- INTERMEDIATE CHECK SLOTS OR STAPLE CHECK SLOTS SHALL BE INSTALLED EVERY 10' DOWN SLOPES IN BIODEGRADABLE, INSTALL CHECK SLOTS EVERY 20' PERPENDICULAR TO FLOW DIRECTION.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR SUBSIDIARY EROSION CONTROL BLANKETS TO TABLE ERS.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ERS.
- ANY AREAS OF SEEDING AND MULCHING DELIVERED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITH STREAMS AND RIBBON CHANNELS.
- COMPACT ALL TRENCHES.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEO INSPECTOR.
- AN EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW EROSION CONTROL BLANKETS SHALL BE REPAIRED, RESEED, AND MULCHED TO PREVENT EROSION.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN JOINTS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
- INTERMEDIATE CHECK SLOTS OR STAPLE CHECK SLOTS SHALL BE INSTALLED EVERY 10' DOWN SLOPES IN BIODEGRADABLE, INSTALL CHECK SLOTS EVERY 20' PERPENDICULAR TO FLOW DIRECTION.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR SUBSIDIARY EROSION CONTROL BLANKETS TO TABLE ERS.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ERS.
- ANY AREAS OF SEEDING AND MULCHING DELIVERED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITH STREAMS AND RIBBON CHANNELS.
- COMPACT ALL TRENCHES.

TABLE ECB-1. EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COUPLER	STRAW	EROSION CONTROL	SETTING
STRAW	100%	100%	-	COARSE/ NATURAL
STRAW-COULDER	50% MIN.	70% MAX.	-	COARSE/ NATURAL
COULDER	100%	-	-	COARSE/ NATURAL
EXCELOR	-	-	100%	COARSE/ NATURAL

City of Colorado Springs Stormwater Quality Figure VI-4 Erosion Control Blanket Example

SEEDING & MULCHING

INSTALLATION NOTES

- TOES NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED OR EROSION CONTROL BLANKETS. EROSION CONTROL BLANKETS ARE TO BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEO INSPECTOR.
- AN EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW EROSION CONTROL BLANKETS SHALL BE REPAIRED, RESEED, AND MULCHED TO PREVENT EROSION.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN JOINTS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
- INTERMEDIATE CHECK SLOTS OR STAPLE CHECK SLOTS SHALL BE INSTALLED EVERY 10' DOWN SLOPES IN BIODEGRADABLE, INSTALL CHECK SLOTS EVERY 20' PERPENDICULAR TO FLOW DIRECTION.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR SUBSIDIARY EROSION CONTROL BLANKETS TO TABLE ERS.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ERS.
- ANY AREAS OF SEEDING AND MULCHING DELIVERED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITH STREAMS AND RIBBON CHANNELS.
- COMPACT ALL TRENCHES.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEO INSPECTOR.
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- ANY AREAS OF SEEDING AND MULCHING DELIVERED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITH STREAMS AND RIBBON CHANNELS.
- COMPACT ALL TRENCHES.

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHALL BE UNIFORMLY APPLIED TO THE ENTIRE AREA TO BE SEEDING.
- BROADCAST SEEDING OR HYDRO-SEEDING WITH TAFFETRIFFER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR OTHER AREAS WHERE SEEDING IS REQUIRED TO BE APPLIED TO A RATE OF 100 POUNDS/ACRE.
- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLON.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCH OR STRAW MULCH:
 - ONLY CERTIFIED FREE-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKLING.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FREES MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKLING MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
- HYDRAULIC MULCHING:
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - HYDRAULIC MULCHING IS USED MULCHING MULCH IS APPLIED TO A SEEDING RATE OF 2500 TO 3500 POUNDS/ACRE AND TACKLING MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

City of Colorado Springs Stormwater Quality Figure VI-5 Seeding & Mulching Example

CULVERT INLET PROTECTION PLAN

SECTION A-A

SECTION B-B

INSTALLATION NOTES

- SEE ROOK SOCK DETAIL.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 3/4 HEIGHT OF THE ROOK SOCK.
- CULVERT INLET PROTECTION SHALL REMAIN UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.

City of Colorado Springs Stormwater Quality Figure VI-6 Culvert Inlet Protection Example

SEDIMENT CONTROL LOG

SECTION A-A

SECTION B-B

INSTALLATION NOTES

- SEDIMENT CONTROL LOGS MUST BE INSTALLED TO 3/4 OF THE HEIGHT OF THE LOG.
- LARGER DIAMETER SEDIMENT CONTROL LOGS NEED TO BE EMPLOYED DEEPER.
- PLACE SEDIMENT CONTROL LOG AGAINST DOWNWIND SIDE OF CURB WHEN ADJACENT TO THESE FEATURES.
- SEDIMENT CONTROL LOGS SHALL BE CHECKED FOR STAPLE, COMPOST, LACE, SPOON OR COCONUT FIBER. LOGS SHALL BE FREE FROM ANY NICKS OR WEAR OF DEFECTS INCLUDING RIPS, HOLES AND CRACKS WEAR.
- IF USING AS SLOPE PROTECTION, INSTALL SEDIMENT CONTROL LOGS ALONG THE CONTOUR.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 3/4 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- PERMANENTLY STABILIZE AREA AFTER SEDIMENT CONTROL LOGS HAVE BEEN REMOVED.

City of Colorado Springs Stormwater Quality Figure VI-7 Sediment Control Log Example

EROSION CONTROL BLANKET

SECTION A-A

SECTION B-B

INSTALLATION NOTES

- TOES NATURAL AND BIODEGRADABLE MATERIALS ARE REQUIRED OR EROSION CONTROL BLANKETS. EROSION CONTROL BLANKETS ARE TO BE MAINTAINED TO BE IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEO INSPECTOR.
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- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN JOINTS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
- INTERMEDIATE CHECK SLOTS OR STAPLE CHECK SLOTS SHALL BE INSTALLED EVERY 10' DOWN SLOPES IN BIODEGRADABLE, INSTALL CHECK SLOTS EVERY 20' PERPENDICULAR TO FLOW DIRECTION.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR SUBSIDIARY EROSION CONTROL BLANKETS TO TABLE ERS.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ERS.
- ANY AREAS OF SEEDING AND MULCHING DELIVERED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITH STREAMS AND RIBBON CHANNELS.
- COMPACT ALL TRENCHES.

MAINTENANCE NOTES

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TABLE ECB-1. EROSION CONTROL BLANKET MATERIAL SPECIFICATIONS

TYPE	COUPLER	STRAW	EROSION CONTROL	SETTING
STRAW	100%	100%	-	COARSE/ NATURAL
STRAW-COULDER	50% MIN.	70% MAX.	-	COARSE/ NATURAL
COULDER	100%	-	-	COARSE/ NATURAL
EXCELOR	-	-	100%	COARSE/ NATURAL

City of Colorado Springs Stormwater Quality Figure VI-4 Erosion Control Blanket Example

Stabilized Staging Area (SSA)

SM-6

INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF CONCRETE WASHOUT AREA.
- LOCATE AT LEAST 50' AWAY FROM STATE HIGHWAYS AND INTERSTATES.
- AN IMPERMEABLE UNDER 1/2" MINIMUM THICKNESS IS REQUIRED FOR CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE HIGHWAYS OR INTERSTATES OR DRINKING WATER SOURCES.
- DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
- THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE THAT IS AT LEAST 1" MINIMUM THICKNESS AND SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
- CONCRETE WASH AREA SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
- STONES SHALL BE PLACED AT THE CONCRETE WASH AREA.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
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City of Colorado Springs Stormwater Quality Figure VI-3 Concrete Washout Area Example

SEEDING & MULCHING

INSTALLATION NOTES

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SEEDING

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- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLON.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCH OR STRAW MULCH:
 - ONLY CERTIFIED FREE-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKLING.
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 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

City of Colorado Springs Stormwater Quality Figure VI-5 Seeding & Mulching Example

STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

- INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNWIND SIDE.
- PERIMETER CONTROL MUST BE SUITABLE TO THE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
- FOR STOCKPILE PROTECTION, PERIMETER CONTROL SHALL BE PLACED AT THE END OF THE STOCKPILE. PERIMETER CONTROL SHALL BE PLACED AT THE END OF THE STOCKPILE. PERIMETER CONTROL SHALL BE PLACED AT THE END OF THE STOCKPILE.
- ACCUMULATED SEDIMENT MUST BE REMOVED PRIOR TO TRENCHER CONTROL DETAIL.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 3/4 OF THE DESIGN HEIGHT OF THE STOCKPILE.
- PERMANENTLY STABILIZE PERIMETER CONTROL AREA AFTER STOCKPILE IS REMOVED.

City of Colorado Springs Stormwater Quality Figure VI-8 Stockpile Protection Example

SURFACE ROUGHENING

INSTALLATION NOTES

- SURFACE ROUGHENING MAY BE USED IN AREAS FLATTER THAN 2:1. INSTALL FURROWS ALONG CONTOUR TO INTERCEPT SHEET FLOW.
- SURFACE ROUGHENING MAY BE ACCOMPLISHED BY FURROWING, SCARPING, RIPPING OR CORING THE SOIL.
- FURROWS MUST BE A MINIMUM OF 4" IN DEPTH.
- SURFACE ROUGHENING SHALL NOT BE USED ON EXTREMELY SANDY OR ROCKY SOILS.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.

City of Colorado Springs Stormwater Quality Figure VI-9 Surface Roughening Example

PORTABLE TOILET PLAN

ISOMETRIC

INSTALLATION NOTES

- PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERMEABLE AREAS.
- PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
- WHEN THE PORTABLE TOILETS ARE REMOVED, ALL LOCATED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
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City of Colorado Springs Stormwater Quality Figure VI-10 Portable Toilet Example

Stabilized Staging Area (SSA)

SM-6

INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF CONCRETE WASHOUT AREA.
- LOCATE AT LEAST 50' AWAY FROM STATE HIGHWAYS AND INTERSTATES.
- AN IMPERMEABLE UNDER 1/2" MINIMUM THICKNESS IS REQUIRED FOR CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE HIGHWAYS OR INTERSTATES OR DRINKING WATER SOURCES.
- DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
- THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE THAT IS AT LEAST 1" MINIMUM THICKNESS AND SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
- CONCRETE WASH AREA SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
- STONES SHALL BE PLACED AT THE CONCRETE WASH AREA.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
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City of Colorado Springs Stormwater Quality Figure VI-3 Concrete Washout Area Example

SEEDING & MULCHING

INSTALLATION NOTES

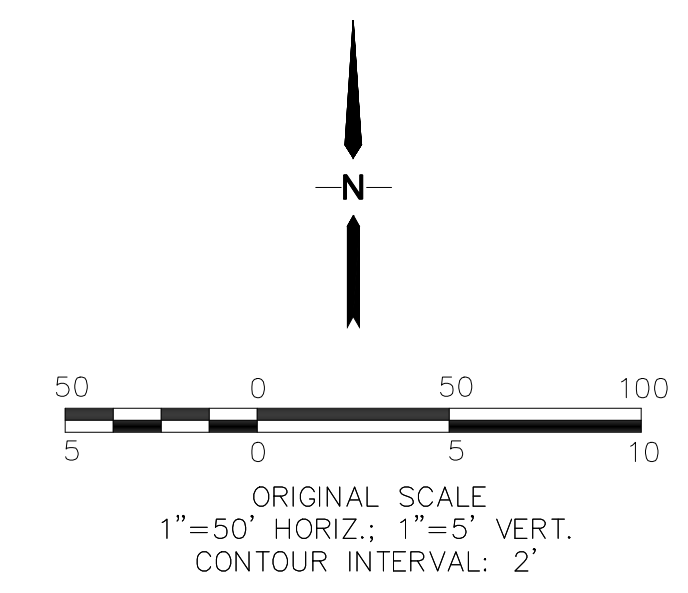
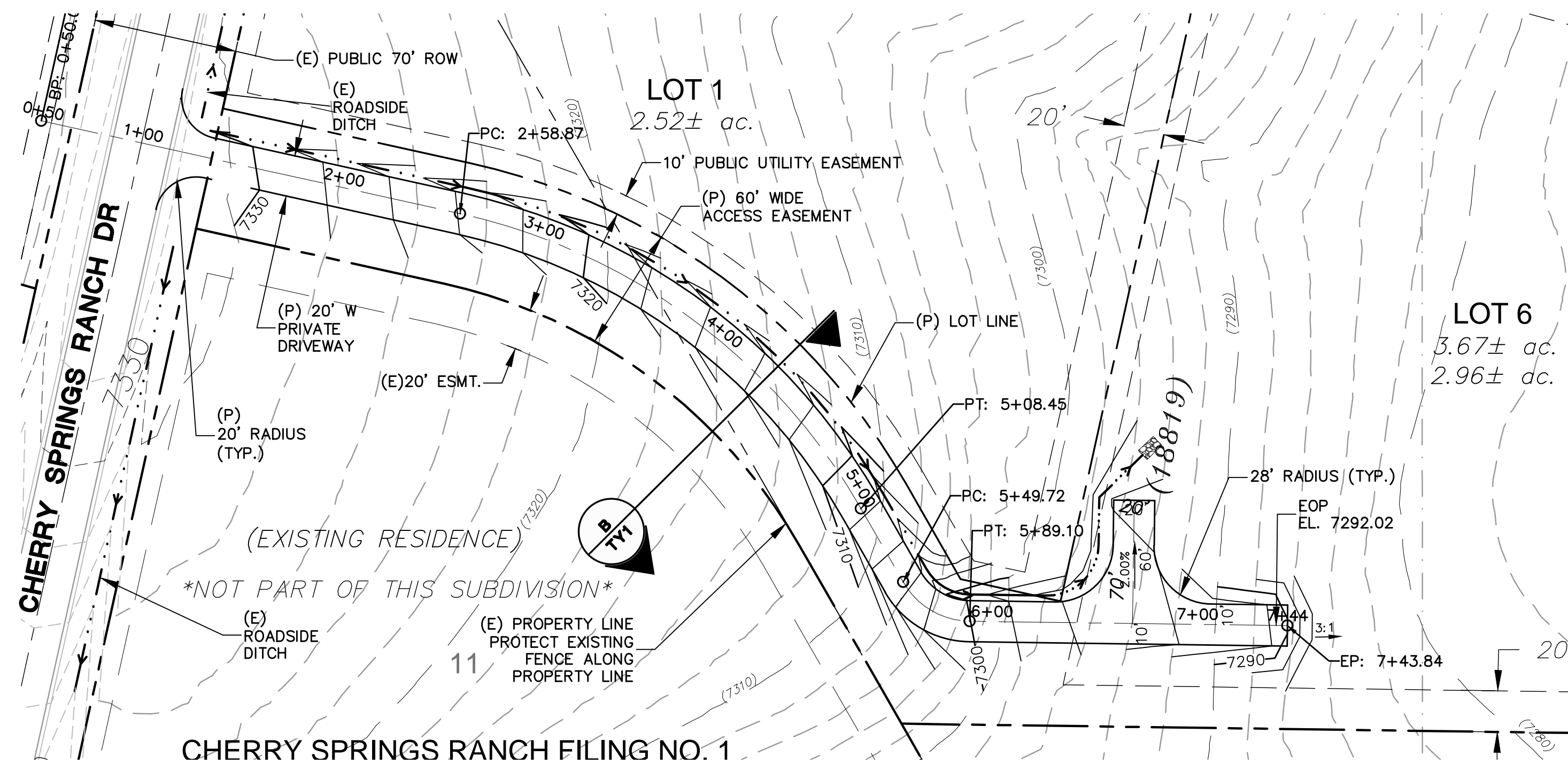
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MAINTENANCE NOTES

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- EROSION CONTROL BLANKETS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE. TRM MUST BE REMOVED AT THE DISCRETION OF THE GEO INSPECTOR.
- AN EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REPLACED. ANY SUBGRADE AREAS BELOW EROSION CONTROL BLANKETS SHALL BE REPAIRED, RESEED, AND MULCHED TO PREVENT EROSION.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN JOINTS OF EROSION CONTROL BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL EROSION CONTROL BLANKETS.
- INTERMEDIATE CHECK SLOTS OR STAPLE CHECK SLOTS SHALL BE INSTALLED EVERY 10' DOWN SLOPES IN BIODEGRADABLE, INSTALL CHECK SLOTS EVERY 20' PERPENDICULAR TO FLOW DIRECTION.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF EROSION CONTROL BLANKETS TOGETHER FOR SUBSIDIARY EROSION CONTROL BLANKETS TO TABLE ERS.
- MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKETS SHALL CONFORM TO TABLE ERS.
- ANY AREAS OF SEEDING AND MULCHING DELIVERED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKETS SHALL BE RESEED AND MULCHED.
- STRAW EROSION CONTROL BLANKETS SHALL NOT BE USED WITH STREAMS AND RIBBON CHANNELS.
- COMPACT ALL TRENCHES.

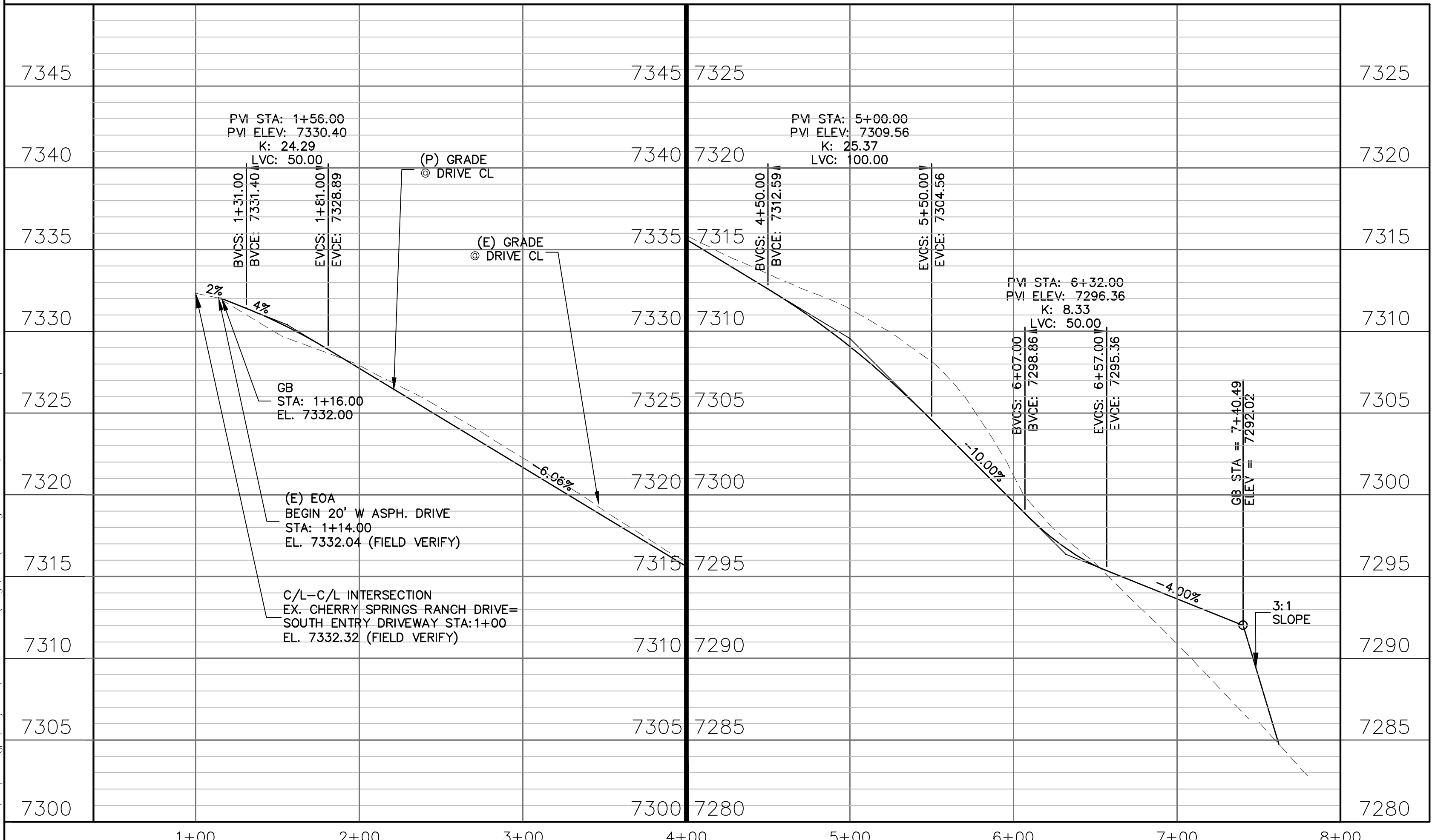
SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHALL BE UNIFORMLY APPLIED TO THE ENTIRE AREA TO BE SEEDING.
- BROADCAST SEEDING OR HYDRO-SEEDING WITH TAFFETRIFFER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR OTHER AREAS WHERE SEEDING IS REQUIRED TO BE APPLIED TO A RATE OF 100 POUNDS/ACRE.
- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLON.
- B

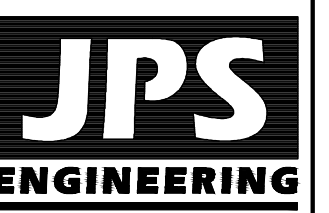


CHERRY SPRINGS RANCH FILING NO. 1

SOUTH DRIVEWAY



◆ BENCHMARK:
THE NORTHEAST CORNER OF A CONCRETE STRUCTURE LOCATED APPROXIMATELY
855' EAST OF THE INTERSECTION OF APPALOOSA ROAD AND HWY 105. EL. 7318.57



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

SEARLE RANCH

No.	REVISION	BY	DATE

**SOUTH DRIVEWAY
PLAN & PROFILE
(STA: 1+00 TO STA: 7+50)**

HORIZ. SCALE: 1"=50'	DRAWN: MSP
VERT. SCALE: 1"=5'	DESIGNED: JPS
SURVEYED: LWA	CHECKED: JPS
CREATED: 7/25/25	LAST MODIFIED: 1/21/26
PROJECT NO: 031903	MODIFIED BY: MSP

PCD FILE NO. SF-2528

PP2

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