STORMWATER MANAGEMENT PLAN

BENT GRASS RESIDENTIAL FILING NO. 2
EA 18-203
SF 19-014/EGP-19-005

STORMWATER PERMIT # COR_____
CERTIFICATION #_____

Owner/Developer:
Challenger Homes, Inc
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

SWMP Preparer:
Galloway & Company, Inc.
1755 Telstar Drive, Suite 107
Colorado Springs, CO 80918

Contractor:
Monks Construction Co LLC
8355 Vollmer Road
Black Forest, Colorado 80908

SWMP Administrator / Qualified Stormwater Manager:
CMS Environmental Solutions
1778 S. Broadway
Denver, Co. 80210

Date:
March 19, 2020

SWMP Location:
On-Site Job Construction Trailer (Copy) and Challenger Homes (Original)

EGP-19-005

TABLE OF CONTENTS

SWMP REPORT REVISION LOG

I. PROJECT DESCRIPTION 4
II. PHASING AND PROPOSE CONSTRUCTION SEQUENCE 8
III. FINAL STABILIZATION 9
IV. PRE-DEVELOPMENT CONDITIONS & SOILS 9
V. DESCRIPTION OF POTENTIAL POLLUTANTS 11
VI. AREAS AND VOLUMES 15
VII. APPROPRIATE CONTROLS AND MEASURES 15
VIII. MATERIALS HANDLING AND SPILL PREVENTION 19
X. RECEIVING WATERS 23
IX. INSPECTION AND RECORD KEEPING 24

Appendices:
A. Vicinity Map
B. Soils Map
C. GESC Plan
D. BMP Details

SWMP REPORT REVISION LOG

REVISION #	DATE	BY	COMMENTS
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I. PROJECT DESCRIPTION

LOCATION

Bent Grass Residential Filing No. 2 is located in the West half of Section 1, Township 13 South, Range 65 West of the 6th Principle Meridian, County of El Paso, State of Colorado. The project site is bounded East by Bent Grass Residential Filing No. 1, North by The Meadows Filing No. 2, West, by The Meadows Filing No. 3, and South by Latigo Business Center Filing No. 1 (see Vicinity Map, Appendix A to this document for more information).

LEGAL DESCRIPTION

The legal description of Bent Grass Residential Filing No. 2 is:

BENT GRASS RESIDENTIAL FILING NO. 2

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH/ PRINCIPAL MERIDIAN, LOCATED IN EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST QUARTER CORNER OF SECTION 1, T13S, R65W IS N00°13'46”W AND MONUMENTED AS SHOWN:

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"W WITH THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1928.67 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 21303554 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE; THENCE WITH THE SOUTH LINE OF SAID PARCEL, N89°47'22"E A DISTANCE OF 419.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND BEING THE SOUTHWEST CORNER OF A STRIP OF LAND DESCRIBED IN QUIT CLAIM DEED AT RECEPTION NO. 209061972 AND ALSO BEING THE POINT OF BEGINNING:

THENCE N00°13'46"W, A DISTANCE OF 206.47 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 23°58'12", A DISTANCE OF 253.10 FEET, A CHORD BEARING OF N11°45'20"E WITH A CHORD DISTANCE OF 251.26 FEET;
THENCE N23°44'26"E, A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 65°45'45", A DISTANCE OF 694.40 FEET, A CHORD BEARING OF N56°37'18"E WITH A CHORD DISTANCE OF 656.91 FEET;
THENCE N89°30'12"E, A DISTANCE OF 448.12 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 09°25'11", A DISTANCE OF 86.31 FEET, A CHORD BEARING OF N84°47'36"E WITH A CHORD DISTANCE OF 86.22 FEET;
THENCE N07°58'52"W, A DISTANCE OF 126.91 FEET;
THENCE N07°51'55"E, A DISTANCE OF 62.94 FEET;
THENCE N01°11'11"W, A DISTANCE OF 107.15 FEET;
THENCE N88°48'49"E, A DISTANCE OF 14.56 FEET;
THENCE N65°21'22"E, A DISTANCE OF 4.05 FEET;
THENCE N09°11'31"W, A DISTANCE OF 158.90 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 16°15'39", A DISTANCE OF 49.67 FEET, A CHORD BEARING OF N72°40'39"E WITH A CHORD DISTANCE OF 49.50 FEET;
THENCE N64°32'49"E, A DISTANCE OF 36.42 FEET;
THENCE N00°30'24"W, A DISTANCE OF 446.99 FEET TO A POINT ON THE SOUTH LINE OF THE MEADOWS FILING NO. 4, RECORDED AT RECEPTION NO. 200135677 AND ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/16TH OF SAID SECTION 1;
THENCE WITH SAID SOUTH LINE, N89°36'34"E, A DISTANCE OF 898.62 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 1;
THENCE N89°36'02"E, A DISTANCE OF 28.34 FEET;
THENCE S00°22'19"E, DISTANCE OF 619.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE (AN 80' PUBLIC RIGHT OF WAY) AND BEING A POINT ON THE NORTH LINE OF BENT GRASS RESIDENTIAL FILING NO. 1, RECORDED AT RECEPTION NO. 215713636;
THENCE WITH SAID NORTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID BENT

GRASS RESIDENTIAL FILING NO.1, S89°38'09"W, A DISTANCE OF 28.48 FEET TO THE NORTHWEST CORNER OF SAID BENT GRASS MEADOWS DRIVE RIGHT OF WAY AND BEING A POINT ON THE EAST 1/16 LINE OF SAID SECTION 1;
THENCE WITH SAID EAST 1/16 LINE, S00°21'34"E, A DISTANCE OF 699.51 FEET;
THENCE CONTINUING WITH SAID EAST 1/16 LINE, S0°21'50"E, A DISTANCE OF 693.63 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT BOOK 3233, PAGE 824 OF THE EL PASO COUNTY CLERK & RECORDER;
THENCE WITH THE NORTH OF LINE OF SAID PARCEL, S89°47'22"W, A DISTANCE OF 952.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 3233 AT PAGE 824;
THENCE ALONG THE WEST LINE OF SAID PARCEL, S00°22'01"E, A DISTANCE OF 18.25 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT RECEPTION NO. 208053974;
THENCE WITH THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 208053974, S89°47'22"W, A DISTANCE OF 24.57 FEET;
THENCE N28°23'21"W, A DISTANCE OF 117.94 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1840.12 FEET, A CENTRAL ANGLE OF 08°44'32", A DISTANCE OF 280.77 FEET, A CHORD BEARING OF N10°08'34"W WITH A CHORD DISTANCE OF 280.50 FEET;
THENCE N17°37'13"W, A DISTANCE OF 160.63 FEET;
THENCE N77°46'36"E, A DISTANCE OF 30.12 FEET;
THENCE N12°59'08"W, A DISTANCE OF 75.20 FEET;
THENCE N12°32'06"W, A DISTANCE OF 80.14 FEET;
THENCE N03°42'06” W, A DISTANCE OF 84.68 FEET;
THENCE N03°12'36” W, A DISTANCE OF 153.39 FEET;
THENCE N04°50'58"E, A DISTANCE OF 80.18 FEET TO A POINT ON THE SOUTH LINE OF SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972;
THENCE WITH THE SOUTH LINE OF SAID STRIP OF LAND, S89°30'12"W, A DISTANCE OF 358.96 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 33°19'45", A DISTANCE OF 305.39 FEET, A CHORD BEARING OF S72°50'18"W WITH A CHORD DISTANCE OF 301.11 FEET TO A POINT OF COMPOUND

CURVE;
THENCE ALONG SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 32°26'00", A DISTANCE OF 297.18 FEET, A CHORD BEARING OF S39°57'26"W WITH A CHORD DISTANCE OF 293.23 FEET;
THENCE S23°44'26"W, A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 23°58'12", A DISTANCE OF 219.64 FEET, A CHORD BEARING OF S11°45'20"W WITH A CHORD DISTANCE OF 218.04 FEET;
THENCE S00°13'46"E, A DISTANCE OF 206.50 FEET TO THE SOUTHEAST CORNER OF SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972;
THENCE WITH SOUTH LINE OF SAID STRIP OF LAND, S89°47'22"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,212,624 SQUARE FEET OR 50.795 ACRES, MORE OR LESS.

DESCRIPTION OF PROPERTY

The project site contains approximately 50.8 acres and is comprised of undeveloped land covered sparsely by native grasses and weeds. This site is a portion of the larger 180-acre Bent Grass Development. Bent Grass Residential Filing No. 2 will create 178 residential lots including open spaces along with street rights of way. The site is bisected, east to west, by the proposed Bent Grass Meadows Drive which will be completed as part of this development.

CONSTRUCTION ACTIVITY

Construction activities include but are not limited to the infrastructure to support the proposed residential lots includes grading, street pavement, stormwater conveyance (pipes, inlets, junction boxes, channels, etc.), potable water mains, sanitary sewer mains and stormwater quality ponds. Construction will commence with preliminary over lot grading followed by utility installation. Construction will be completed with final stabilization including asphalt pavement, seeding (or sod) and sidewalks.

Temporary stabilization measures (silt fence) will be installed prior to beginning construction. During construction temporary stabilization measures including inlet protection will be utilized to control stormwater runoff. Once final stabilization is achieved, temporary erosion control measures will be removed.

II. PHASING AND PROPOSE CONSTRUCTION SEQUENCE

PHASING

Construction actives will be completed in three phases including Initial, interim and final. Initial phase includes the installation of silt fence around the entire project Limit of Disturbance. Interim phase includes the installation of temporary erosion and sediment controls as construction progresses. Final phase will be completed once the site is stabilized and all temporary measures are removed.

CONSTRUCTION DOCUMENTATION

Construction drawings are provided with this document showing each of these phases and are intended to be a "living" document used by the SWMP Manager to document construction activities. See section IX "Inspection and Record Keeping" for additional information.

PROPOSED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES

Construction for the development of this project is currently projected to begin in December of 2019. It is estimated that construction activities will be completed by December 2020. Final stabilization is expected in the spring of 2021. The anticipated sequence of construction is as follows:

Bent Grass Residential F2:

1. Installation of perimeter erosion control measures as shown on the construction drawings.
2. Site Clearing/Grubbing and topsoil stockpiling.
3. Construct temporary sediment basins as necessary.
4. Rough grading of the site.
5. Installation of erosion control measures for Pond WU.
6. Revisions to Pond WU pre-forebay.
7. Regrade and stabilize "berm" for pre-forebay area at Pond WU.
8. Revisions to outlet structure of Pond WU.
9. Construct underground water/sewer/storm.
10. Construct curb/gutter and pavement.
11. Final stabilize areas outside of ROW.
12. Construct gas/electric/cable/phone in the ROW areas.
13. Final stabilize ROW.
14. Final erosion control measures as areas are completed

15. Remove construction BMP's

See Section VI "Areas and Volumes" for information on anticipated disturbed area and grading volumes.

III. FINAL STABILIZATION

Final site stabilization will be achieved when all final landscaping and paving is complete and when vegetation density is greater than 70 percent of pre-disturbance density over its entire area. The remainder of the site will consist of hardscape (drives and walks) or be a part of the building footprint. All final stabilization on the site will be of a permanent nature. All temporary BMPs will be removed upon completion of construction. It is the responsibility of the contractor to remove all dirt and garbage from the site.

Permanent BMP's such as water quality ponds will be owned and maintained by Bent Grass Metropolitan District.

IV. PRE-DEVELOPMENT CONDITIONS & SOILS

FLOODWAY

According to the current FEMA Flood Insurance Rate Map (FIRM) Panel No. 08041C0553 G, dated December 7, 2018 (See Appendix for the FEMA FIRM Exhibit) this site is designated as Zone X (outside 0.2% chance of flood) and potions of the property are designated as Zone AE (regulatory floodway). The proposed residential lots are completely outside of the "regulatory floodway". Bent Grass Meadows Drive will cross the "regulatory floodway". A permit is required and will be obtained from the El Paso County Floodplain Administrator prior to commencing work inside the "regulatory floodway". Per the El Paso County Floodplain Administrator, the floodway is classified as follows:

> *Riverine floodplain with base flood elevations, but no floodway: When the flood hazard map designates base flood elevations (100-year flood heights) but no floodway is delineated, the applicant must demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated floodplain development, would not increase the water surface elevation of the 100-year flood more than one foot at any location.*

EXISTING VEGETATION

The site is currently undeveloped and has been used as a pasture for many years. Vegetation consists of native grasses/weeds that have been heavily grazed for years. There is no brush or trees within the area to be graded. Ground cover is estimated at 70% density. Ground cover was

determined through visual inspections (site visits) and aerial imagery.

EXISTING DRAINAGE PATTERNS

The site is fully contained within the West Falcon Tributary drainage basin. Drainage through the site is generally north to south. Drainage is collected in a wet weather conveyance know as "Unnamed Tributary to Black Squirrel Creek No. 2". This wet weather conveyance flows north to south along the western border of Bent Grass F2 and will be crossed utilizing a drainage culvert as part of this development by the construction of Bent Grass Meadows Drive. See "Floodway" above for additional information.

EXISTING SLOPES

Existing slopes are around 1-10% that direct runoff to the Unnamed Tributary to Black Squirrel Creek No. 2. Construction of this development includes grading improvements and stabilization in the tributary.

EXISTING SOIL TYPES

Soil data for Bent Grass Residential was obtained from the United States Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey.

The following table summarizes the characteristics of the soil type:

Soil	Hydro Group	Shrink/Swell Potential	Permeability	Surface Runoff Potential	Erosion Hazard
8—Blakeland loamy sand, 1 to 9 percent slopes	A	Low	High	Low	Slight
9—Blakeland-Fluvaquentic Haplaquolls	A	Low	High	Low	Slight
19—Columbine gravelly sandy loam, 0 to 3 percent slopes	A	Low	High	Very Low	Slight

The existing soil types have a slight potential for erosion which can be mitigated by employing appropriate downstream construction BMP's before/during/after construction to limit potential impacts to stormwater discharges. The potential impacts are sediment discharge into the existing wet weather conveyance and proposed storm sewer system. Sediment should not be allowed to enter these existing and proposed facilities and can be mitigated by constructing small temporary

sediment basins at low points prior to discharge into the systems. Potential impacts from runoff flowing to the existing wet weather conveyance will be mitigated by constructing temporary sediment basins in the new pond location and by grading the site to reduce drainage area. Based upon the location of the different soil types and type of construction, the contractor shall employ the most appropriate method of erosion control measures based on the El Paso County/City of Colorado Springs Drainage Criteria Manual, Vol. 2 or as directed by the SWMP administrator or his representative.

More detailed soils information can be found in the SCS soils survey for El Paso County.

V. DESCRIPTION OF POTENTIAL POLLUTANTS

Potential sources of sediment to stormwater runoff include earth moving and concrete activities associated with grading and landscaping.

Potential pollutants and sources, other than sediment, to stormwater runoff include Trash, debris, line transfer, Dewatering, fueling and equipment failure.

A dewatering permit is not required

Construction activities produce many different kinds of pollutants which may cause storm water contamination problems. Grading activities remove rocks, vegetation and other erosion controlling surfaces, resulting in the exposure of underlying soil to the elements. Because the soil surface is unprotected, soil and sand particles are easily picked up by wind and/or washed away by rain or other water sources.

The following sections highlight the potential sources of pollution at the Project Site and list the “Best Management” strategies that will be used to prevent migration of pollution offsite. Chemical materials stored indoors or that have no reasonable chance of impacting storm water quality will not be discussed in this plan.
Materials of significance stored on the project site include:

- Sediment
- Concrete Washout

- Cement
- Trash & Debris
- Sanitary Wastes
- Fuels & Oils

WIND EROSION & DUST CONTROL

Pollutant: Sediment Best Management Strategies:

- Daily inspections will occur for areas experiencing excessive winds, vehicle traffic, or precipitation events.
- Water trucks will spray down dust on the project Site as needed to not impact adjacent properties.
- Attention will be given to prevent the over use of water in dust control operations to minimize any muddying of the surface and possible sediment transportation.

VEHICULAR TRANSPORT

Pollutant: Sediment Tracking Best Management Strategies:

- Construct a stabilized construction entrance to provide ingress and egress of the site.
- Restrict access to the stabilized construction entrance.
- Fencing will be erected if problems with access control are evident.
- Maintain track out pads by fluffing up the rock material or by adding additional rock as needed.
- Inspect, sweep and clean adjacent streets where track out is evident.

STOCKPILES

Pollutant: Sediment Best Management Strategies:

- Locate stockpiles clear of any water flow paths.
- Locate stockpiles within the property boundary.
- Stockpiles will have erosion control devices as needed installed around the base to prevent the migration of soil.
- Topsoil stock piles and disturbed portions of the site where construction activity temporarily ceases for at least 14 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in the area.

GRADING, TRENCHING, EXPORT/IMPORT

Pollutant: Sediment Best management Strategies:

- Earth moving will be minimized by the engineering balancing of the site.

- Disturbed portions of the site where construction activity temporarily ceases for at least 14 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in the area.
- Seed bed preparation is not required if soil is in loose condition.
- Prior to seeding, fertilizer shall be applied to each acre to be stabilized in accordance with the manufacturer's specifications.
- If required seeding areas shall be mulched with straw to a uniformed cover. The straw mulch is to be tacked into place by a disk with blades set nearly straight.
- A site specific erosion control drawing has been developed showing the location of Best Management practices to be used during site construction.
- Where indicated on the erosion control plan, Best Management Practices will be installed.
- Material shall be in accordance with the plans and specifications and all construction shall be provided in accordance with the manufacturer's specifications.
- All BMP's will be inspected bi-weekly and cleaned/maintained as required.

WASTE, RESIDUAL CONCRETE

Pollutant: Concrete, paint, and Phosphoric Acid Best Management Strategies:

- A cleanup and washout area will be designated and posted.
- Subcontractors will be instructed on the locations and importance of the washout and cleanup areas. No on-site disposal is allowed.
- Instruct subcontractors to remove waste for which proper onsite disposal facilities are not provided back to their own facilities for ultimate transport, storage & disposal.
- Subcontractors and subcontractor employees are held responsible for improper washout.

SANITARY FACILITIES, TRASH CONTAINERS & LITTERING

Pollutant: Bacteria, Ammonia, Trash Best Management Strategies:

- Portable facilities will be regularly serviced to prevent excessive waste containment and overflow.
- All waste materials will be collected and stored in a container which will meet all local and any state solid waste management regulations.
- Trash dumpsters will be emptied prior to becoming 90% full or when debris control becomes an issue.
- Employees will be instructed on the importance of recycling and waste management, and will be held responsible for improper waste management.

FUELING, HAZARDOUS MATERIALS, EQUIPMENT LEAKAGE, FERTILIZER

Pollutant: Petroleum Hydrocarbons, Ethylene Glycol, Sediment Best Management Strategies:

- MSDS sheets will be maintained in the project trailer for all onsite materials
- All dry materials such as cement will be covered and protected from rain.
- Secondary containment will be provided for stored fuel, oil, paint and any material classified as hazardous.
- Subcontractors are responsible for hazardous waste removal back to their own facilities for ultimate transportation, storage and disposal.
- Supplies will be kept onsite as necessary to control any potential spill.
- Employees will be held responsible for any illegal dumping.
- Seals will be checked by a qualified professional on all equipment and containers containing significant materials that could contribute potential pollutants and will be replaced as necessary.
- Equipment will be inspected by a qualified professional.
- Drip pans will be available for minor leaks and during fueling operations.
- Fueling nozzles, gauges, hoses, seals, and emergency shutoff valves will be inspected for leaks prior to use.
- Under no circumstances during fueling will the fueling hose/nozzle be left unattended.
- Fertilizers used will be applied only in the minimum amounts recommended by soil tests.
- Once applied, fertilizers will be worked into the soil to limit exposure to storm water.
- Stored fertilizer will be protected from exposure to precipitation and storm water runoff.

DEWATERING – not needed.

This shown for information only Pollutant: Sediment, Oil and/or Grease and Phosphoric Acid Best Management Strategies:

All dewatering will be filtered through rock and/or woven geo mesh fabric.

All dewatering will be tested for Pollutants per state guidelines weekly.

CONCRETE AND ASPHALT BATCH PLANT – not needed.

This shown for information only There are no existing batch plants located on this project site and there are no proposed batch plants in the future.

DRILLING SLURRY FOR DRILLING PIERS. – not needed.

This is shown for information only. No drilling slurry is allowed to be deposited onto the job site. All drilling slurry shall be collected and pumped into an on-site frac tank and shall be disposed of off-site.

There are no major potential pollutants anticipated to be used on the site.

ADDITIONAL (NONSTRUCTURAL) BEST MANAGEMENT PRACTICES FOR SEDIMENT:

1. Earth moving will be minimized by the engineering balancing of the site.
2. Disturbed portions of the site where construction activity temporarily ceases for at least 14 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in the area.
3. Seed bed preparation is not required if soil is in loose condition.
4. Prior to seeding, fertilizer shall be applied to each acre to be stabilized in accordance with the manufacturer's specifications.
5. If required seeding areas shall be mulched with straw to a uniformed cover. The straw mulch is to be tacked into place by a disk with blades set nearly straight.
6. A site-specific erosion control drawing has been developed showing the location of Best Management practices to be used during site construction.
7. Where indicated on the erosion control plan, Best Management Practices will be installed.
8. Material shall be in accordance with the plans and specifications and all construction shall be provided in accordance with the manufacturer's specifications.
9. All BMP's will be inspected bi-weekly and cleaned/maintained as required.

VI. AREAS AND VOLUMES

The site consists of 50.8 acres. 19.8 acres are expected to be disturbed.

The unadjusted cut and fill quantities as of the writing of this report are listed below:

Cut Volume = 83,838 Cubic Yards

Fill Volume = 90,259 Cubic Yards

Total Volume = 6,421 Cubic Yards (Fill)

Note: The Total disturbed area shall be updated on the SWMP as changes occur.

VII. APPROPRIATE CONTROLS AND MEASURES

Also refer to attached Erosion and Sediment Control notes and plans included in the site plans

MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

All work will occur inside the limits of construction per the erosion Control Site Plan.

PHASE CONSTRUCTION ACTIVITY The sequence for the installation and removal of erosion and sediment control measures is as follows: Perimeter control measures (silt barriers and fencing) installed at designated areas as noted on the site plans (Exhibit 1), cleaning of street surfaces during construction if applicable, site grading, installation of utilities, paving final and grading, installation of sod or other vegetation, removal of temporary practices and perimeter controls, and site cleanup.

CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

Offsite stormwater flows adjacent to this project site from the East Tributary of Jimmy Camp Creek. Reconstruction of the East Tributary north of this site was performed under a separate permit. On-site stormwater will be directed to detention ponds that will function as sedimentation basins so that no sediment enters the downstream receiving waters into the East Tributary.

STABILIZE SOILS

No disturbed area which is not actively being worked shall remain denuded for more than 14 calendar days unless otherwise authorized by the director. Temporary cover by seeding or mulching should be provided on areas which will be exposed for a period greater than 14 days before permanent stabilization can be achieved. Permanent cover should be provided on all areas as soon as possible, by means of seeding and mulching, straw or hay mulch is required. All soil stock piles and borrow areas must protected with silt fence within 14 days after grading. All slopes within the project limits that are found to be eroding excessively within two years of permanent stabilization shall be provided additional slope stabilization methods such as seeding and mulching. Water is to be used for dust control. The Contractor will prevent the escape of this water and any sediment it may carry from the construction site.

PROTECT SLOPES

Temporary stabilization will include the installation of silt fences on level contours spaces at 10-20 foot intervals. Slopes will be seeded and covered with hay, straw or erosion control blankets on slopes greater than 3:1 as needed to provide for temporary stabilization until vegetation is permanently established. All slopes within the project limits that are found to be eroding excessively within two years of permanent stabilization shall be provided additional slope stabilization methods such as seeding and mulching. Where slopes are steeper than 3:1 erosion control blankets (per specification requirements) will be utilized for final stabilization.

PROTECT STORM DRAIN INLETS

Inlet protection will be installed as soon as storm drain inlets are installed and before land disturbance activities begin in areas with existing storm drain systems. At the Contractor's discretion, additional temporary erosion control practices to include rock bags and sand bag barriers may be installed to prevent sediment movement. Inlet protection will include rock bags erosion logs curb inlet sediment filters where an overflow capacity is necessary to prevent excessive ponding in front of the curb inlet. Concrete block and wire screen inlet protection if used detail will be included Appendix prior to installation, will be used where heavy flows are expected and where an overflow capacity is necessary to prevent excessive ponding around the inlet. Inlet protection devices will be inspected and accumulated sediment will be removed as needed.

ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

Temporary stabilization will include the installation of silt fences on the downslope perimeter of project area. The silt fence will be trenched in on the uphill side 6 inches deep and 6 inches wide as detailed in the silt fence exhibit. Sediment will be removed when it reaches 1/3 the height of the fence. Silt fence will be inspected and replaced or repaired as needed.

RETAIN SEDIMENT ON-SITE

Temporary sediment traps shall be installed to detain sediment laden runoff from small watersheds for a period long enough to allow sediment to settle before discharge into receiving waters. For small drainage locations smaller sediment traps should be used. At a minimum, silt fences, vegetative buffer strips or equivalent sediment controls are required for all down-slope boundaries (and for those side slope boundaries deemed appropriate as dictated by individual site conditions) of the construction. The use of a combination of sediment and erosion control measures in order to achieve maximum pollutant removal will be utilized. Sediment traps will be checked regularly for sediment cleanout. Sediments shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one half the design volume of the wet storage. Sediment shall be disposed in suitable areas and in such a manner that will not erode or cause sedimentation problems. The gravel outlets will be checked regularly for sediment buildup which will prevent damage. If the gravel is clogged by sediment, it shall be removed and cleaned or replaced.

An alternate to sediment traps are temporary sediment basins.

ESTABLISH STABILIZED CONSTRUCTION EXITS

The construction entrance will be established in the entry points of roads. The construction entrance will be at least 50 feet in length and approximately 12 feet wide and graded so runoff does not leave the site. The aggregate will be established at 8 inches thick on top of 4 inch

minimum thick free draining material on top of geotextile and will consist of Type G dense graded material. A stabilized stone pad with a filter fabric under liner will be placed at points of vehicular ingress and egress.

ADDITIONAL BMP'S BMP SCHEDULE:

All Sediment and Erosion control BMP's (detailed below and only on BMP site map and details if utilized onsite) will be installed prior to any excavation or demolition and will be coordinated with the construction schedule. As construction changes and new temporary BMP's are needed to control sediment and erosion temporary BMP's will be installed within 24 hours of inspection report.

RECOMMENDED BMP'S: ALL RECOMMENDED BMP'S WILL BE INSTALLED PRIOR TO EXCAVATION NEAR ANY SENSITIVE AREAS.

Culvert Inlet Protection will be used to protect existing and new culvert inlets. Inlet Protection Detail will be included in Appendix before using onsite. Removal of this BMP will occur only after vegetation is established to a minimum of 70% pre construction coverage and after removal of BMP all sediment builds up will be removed and the area exposed shall be seeded.

Silt Fence is to be installed in sensitive areas to protect stream channels, pond, and overland runoff. On this site it will be used to protect runoff from the slip pits. See Silt Fence Detail. Removal of this BMP will occur only after vegetation is established to a minimum of 70% pre construction coverage and after removal of BMP all sediment builds up will be removed and the area exposed shall be seeded.

Construction Fencing is to be installed along areas of the existing Flood Plain to protect these areas from encroachment during construction. Removal of the Construction Fencing will occur once a permit is obtained from the Pikes Peak Regional Building Department Flood Plain Administrator to grade inside the existing Flood Plain.

Vehicle Tracking Control is needed at the main construction entrance location. Vehicle tracking control shall be installed at the edge of the construction staging area where construction vehicles regularly exit onto existing asphalt road. If sediment tracking occurs it will be cleaned within 24 hours.

See Vehicle Tracking Control Detail in Construction Drawings. Removal of this BMP will occur only after project is substantially complete and is ready for seeding operations; the area will then be seeded per specification with the rest of the project.

Check Dams (rip rap) will be used to reduce storm water velocities in drainage channels during construction as a temporary measure until permanent stabilization can be created and vegetation has been established. Check Dam Detail will be included in the the Appendix before using onsite. Removal of this BMP will occur only after vegetation is established to a minimum of 70% pre construction coverage and after removal of BMP all sediment build-up will be removed and the area exposed shall be seeded.

Portable Toilets: Portable toilets are brought in from a service contractor and will be maintained in accordance with standard waste disposal practices using vacuum trucks and place on stable ground to minimize risk of spillage. All portable toilets will be kept a minimum of 500' from any waterway.

Waste Disposal: If needed Roll offs will be utilized for standard construction waste. A qualified contractor will remove waste weekly and take to an appropriate dump site off this project.

PERMANENT BMP'S:

Re-vegetation: During construction any disturbed area not being currently worked left dormant longer than 14 days will be re-vegetated per specification with native seed and mulched and crimped with weed free straw.

All BMPs shall be installed and maintained in accordance with the most recent Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual.

VIII. MATERIALS HANDLING AND SPILL PREVENTION

MATERIAL HANDLING AND WASTE MANAGEMENT

The site will use a private refuse collector that will remove litter twice weekly. No less than one litter receptacle will be present at the construction site. In the event that unusual items such as tanks, cylinders, unidentified containers, etc. which could contain potentially hazardous materials are discovered or disturbed, the Fire and Rescue services will be notified. Litter and debris will be picked up and disposed of properly daily. Temporary toilet facilities will be located 500 feet away from any storm drain inlets and all waters of the state.

ESTABLISH PROPER BUILDING MATERIAL STAGING AREAS

A designated staging area will be used, location to be determined based on available space in the field and plans will be redline. The staging area will be contained per SWMP guidelines. All Equipment and Materials will be brought into the site as needed.

DESIGNATE WASHOUT AREAS

A concrete washout will be installed to detail as shown on the Construction Drawings and will be placed more than 500 feet away from any waters of the state.

ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

During construction the site will be exposed to operation and maintenance of construction equipment. The contractor shall be responsible for all activities such as fueling, oil changing, lubrication and repair which require use of petroleum products. Such products shall be transported to and from the site in special trucks equipped for that purpose. No waste petroleum products, rags, residue, or equipment parts shall be left on site. In the event of a spill or leak, causing soil to be contaminated, that soil shall be excavated placed in sealed barrels and removed from the site for transport to an approved location for disposal.

CONTROL EQUIPMENT/VEHICLE WASHING

This activity will not be allowed onsite.

ANY ADDITIONAL BMPS

Additional BMP's will be added to this SWMP as needed.

ALLOWABLE NON-STORMWATER DISCHARGE MANAGEMENT

There are no visible natural springs or irrigation, or other non-stormwater discharges anticipated to be encountered.

SELECTING POST-CONSTRUCTION BMPS

Post Construction BMPs. Re-vegetation including seeding, mulching and erosion control blanket will be final BMP's. Permanent stabilization will be achieved with 70% pre construction vegetative establishment.

SPILL PREVENTION AND CONTROL PLAN

The SITE SUPERINTENDENT will act as the point of contact for any spill that occurs at this jobsite. The project manager will be responsible for implementation of prevention practices, spill containment / cleanup, worker training, reporting and complete documentation in the event of a spill. The ECO shall immediately notify the Owner, /Construction Manager, STATE and the Local Fire Department in addition to the legally required Federal, State, and Local reporting

channels (including the National Response Center, 800.424.8802) if a reportable quantity is released to the environment .

SPILL PREVENTION BEST MANAGEMENT PRACTICES This section describes spill prevention methods Best Management Practices (BMP) that will be practiced to eliminate spills before they happen.

- Equipment Staging and Maintenance: Store and maintain equipment in a designated area Reduce the amount of hazardous materials and waste by substituting non-hazardous or less hazardous materials. Use secondary containment (drain pan) to catch spills when removing or changing fluids. Use proper equipment (pumps, funnels) to transfer fluids Keep spill kits readily accessible Check incoming vehicles for leaking oil and fluids. Transfer used fluids and oil filters to waste or recycling drums immediately following generation. Inspect equipment routinely for leaks and spills Repair equipment immediately, if necessary, implement a preventative maintenance schedule for equipment and vehicles.
- Fueling Area: Perform fueling in designated fueling area minimum 50’ away from federal waters Use secondary containment (drain pan) to catch spills Use proper equipment (pumps, funnels) to transfer fluids Keep spill kits readily accessible Inspect fueling areas routinely for leaks and spills Hazardous Material Storage Areas Reduce the amount of hazardous materials by substituting non-hazardous or Less hazardous materials.
- Hazardous Material Storage Areas: Minimize the quantity of hazardous materials brought onsite Store hazardous materials in a designated area away from drainage points.
- Unexpected Contaminated Soil and Water: Perform all excavation activities carefully and only after the Owner/Construction Manager directed any activities.

SPILL CONTAINMENT METHODS

The following discussion identifies the types of secondary containment that will be used in the event of a spill. The Table below summarizes the containment methods for each potential source.

- Equipment Staging and Maintenance Area: An equipment leak from a fuel tank, equipment seal, or hydraulic line will be contained within a spill containment cell placed beneath all stationary potential leak sources. An undetected leak from parked equipment will be cleaned up using hand shovels and containerized in a 55-gallon steel drum for offsite disposal.
- Fueling Area: A small spill during fueling operations will be contained using fuel absorbent pads at the nozzle. The transfer of fuel into portable equipment will be performed using a funnel and/or hand pump and a spill pad used to absorb any incidental spills/drips. Any leaking tanks or drums will have fluids removed and transferred to another tank, drum, or container for the fluids. A spill response kit will be located near the fueling area or on the fuel truck for easy access. The spill response kit will include plastic sheeting, tarps, over pack drums, absorbent litter, and shovels.
- Hazardous Material Storage Area: A spill from containers or cans in a hazardous material storage area will be contained within the storage cabinet these materials are kept in.
- Unexpected Contaminated Soil: If contaminated soil is encountered during the project, the Owner/Construction Manager will be notified immediately. Small quantities of suspected contaminated soil will be placed on a 6-mil plastic liner and covered with 6-mil plastic. A soil berm or silt fence will be used to contain the stockpile and prevent migration of contaminated liquids in the soil.

Spill Prevention and Containment Methods Table

Potential Spill Source	Response Method
Equipment Staging and Maintenance Area	Spill containment pad, spill kit, pumps, funnels
Fueling Area (site equipment only)	Spill containment pad, spill kit, pumps, funnels
Hazardous Material Staging Area	Spill containment pad, spill kit, pumps, funnels
Unexpected Contaminated Soil	Plastic liner, plastic cover, soil berm, hay bales, lined super sacks

SPILL COUNTERMEASURES

Every preventative measure shall be taken to keep contaminated or hazardous materials contained. If a release occurs, the following actions shall be taken:

1. Stop the Spill: The severity of a spill at the site is anticipated to be minimal as large containers/quantities of Hazardous Materials (HM) are not anticipated. The type of spill would occur while dispensing material at the HM storage facility and would likely be contained in secondary containment. Thus, the use spill kits or other available absorbent materials should stop the spill.
2. Warn Others: Notify co-workers and supervisory personnel of the release. Notify emergency responders if appropriate. For site personnel, an alarm system will consist of three one second blasts on an air horn sounded by the person discovering a spill or fire. In the event of any spill, the Superintendent and Project Manager shall be notified if the spill is 5 gallons or more the STATE will be contacted along with the Fire Department.
3. Isolate the Area: Prevent public access to the area and continue to minimize the spread of the material. Minimize personal exposure throughout emergency response actions.
4. Containment: A spill shall only be contained by trained personnel and if it is safe to do so. DO NOT PLACE YOURSELF IN DANGER. Attempt to extinguish a fire only if it is in the incipient stage; trash can size or smaller. For larger spills, wait for the arrival of emergency response personnel and provide directions to the location of the emergency.
5. Complete a Spill and Incident Report: For each spill of a Hazardous Material a spill and incident report shall be completed and submitted to the Owner/Construction Manager and if applicable to the Engineer and the State of Colorado Department of Public Health and Environment

X. RECEIVING WATERS

The project site is located within the West Falcon Tributary. Stormwater from this site drains to an existing unnamed tributary to Black Squirrel Creek No. 2 that routes to a regional detention pond designated as Detention Pond WU South. The detention pond outfalls back into the unnamed tributary to Black Squirrel Creek No. 2 that then continues to flow into Black Squirrel Creek.

Stream Crossing – No stream crossing is required for this development. A wet weather conveyance crossing is required. See “Floodway” in “Pre-Development Conditions & Soils” for additional information on stream crossing.

IX. INSPECTION AND RECORD KEEPING

The project is subject to inspections by the Colorado Division of Public Health and Environment (CDPHE), the Environmental Protection Agency (EPA), and El Paso County at any time.

Inspection of the stormwater management system shall be performed, by the SWMP Administrator, at least every 14 calendar days and after the occurrence of precipitation or snow melt event that may cause noticeable erosion or run-off. Time span greater than 14 calendar days is a violation of the CDPS permit.

SWMP ADMINISTRATOR

The individual(s), position, or title responsible for developing, implementing, maintaining, and revising the SWMP is to be determined upon award of the project. The individual listed as the Erosion Control Supervisor shall fill out the information below and place in the on-site copy before beginning installation of the BMPs for this site and notify the County of the appropriate contact information.

SWMP Administrator Name:
Cell Phone:
Office Phone:
Email:

INSPECTION SCHEDULES

Inspections of the stormwater management system are required at least every 14 calendar days and within 24 hours after any precipitation or snowmelt event that causes surface runoff. A more frequent inspection schedule may be necessary to ensure that BMPs continue to operate as designed.

Differences or modifications in the field from the approved SWMP are required to be made within 72 hours site changes are observed. The SWMP shall be onsite at all times when onsite construction activity is occurring.

INSPECTION SCOPE

The construction site perimeter, all disturbed areas, material and/or waste storage areas that are exposed to precipitation, discharge locations, and locations where vehicles access the site shall be inspected for evidence of, or the potential for pollutants leaving the construction site

boundaries or discharging to State Waters. All erosion and sediment control practices identified in the SWMP shall be evaluated to ensure that they are maintained and operating correctly.

INSPECTION REPORT

A thorough record of inspection shall be maintained and identify any incidents of non-compliance with the SWMP. Inspection records shall be retained for three years from expiration or inactivation of permit coverage. Federal, State, local authority reserves the right to request that a copy of the inspection reports be submitted. At a minimum, the inspection report shall include the following:

1. Inspection date
2. Name(s) and title(s) of personnel making the inspection
3. Location(s) of discharges of sediment or other pollutants from the site
4. Location(s) of BMPs that need to be maintained
5. Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location
6. Location(s) where additional BMPs are needed or were not in place at the time of inspection
7. Deviations from the minimum inspection schedule
8. Description of corrective action for items c, d, e and f above, dates corrective action(s) taken, and measures taken to prevent future violations, including requisite changes to the SWMP, as necessary
9. After adequate corrective action(s) have been taken, or where a report does not identity any incidents requiring corrective action, the report shall contain a signed statement indicating the site is in compliance with the permit to the best of the signer's knowledge and belief
10. The date and amount of storm or snowmelt events that cause erosion.

BMP MAINTENANCE/REPLACEMENT AND FAILED BMPS

Adequate site assessment shall be performed as part of comprehensive Inspection and Maintenance procedures to assess the adequacy of BMPs at the site and to evaluate the necessity of changes to those BMPs to ensure continued effective performance. Where site assessment results in the determination that new or replacement BMPs are necessary, the BMPs shall be installed to ensure ongoing implementation. Failed BMPs must be addressed as soon as possible, in most cases immediately, to ensure continued performance and minimize the likelihood of pollutant discharge. The SWMP shall be updated once new BMPs are installed

or failed BMPs replaced. A specific timeline for implementing maintenance procedures is not included in the State Permit because BMP maintenance is expected to be proactive, not responsive. Observations resulting in BMP maintenance activities can be made during a site inspection, or during general observations of site conditions. BMPs shall be maintained per DCM2 criteria and ECM criteria. Please refer to the Appendix for specific maintenance required for each BMP.

PLAN REVIEW AND REVISIONS

1. The plan must be signed in accordance with the general permit.
2. The plan must be made available, upon request, to CDPHE, United States Environmental Protection Agency, or operator of the local municipal storm sewer system, if applicable.
3. The plan must be amended whenever there is a change in design, construction, operation or maintenance that could have a significant effect on the potential for the discharge of pollutants to State Waters. It also must be amended if it is found to be ineffective in controlling pollutants present in stormwater.

RECORD KEEPING AND DOCUMENTING OF INSPECTIONS

The permittee shall retain a copy of the SWMP required by this permit (including a copy of the permit language) at the construction site (or other local location accessible to the Director; a State or local agency approving sediment and erosion plans, grading plans, or stormwater management plans; local government officials; or the operator of a municipal separate storm sewer receiving discharges from the site) from the date of project initiation to the date of final stabilization. Permittees with day-to-day operational control over SWMP implementation shall have a copy of the SWMP available at a central location on-site for the use of all operators and those identified as having responsibilities under the SWMP whenever they are on the construction site. If minor modifications to the SWMP are required, they shall be recorded on the owner's copy of the SWMP and be available during inspections. Whenever a significant change is made to the SWMP (including changes to design, construction, operation or maintenance), an amended SWMP shall be submitted for review and approval. The following documents must be kept in a field office, trailer, shed or vehicle that is onsite during normal working hours:

1. A completed and signed copy of the Notice of Intent
2. The permit coverage letter from the Colorado Department of Public Health and Environment (CDPHE)
3. The Stormwater Management Plan

4. Site Inspection Records
5. A copy of the Colorado General Permit for Stormwater Discharges from Construction Activities

If a reasonable onsite location is not available, then the documents may be retained at a readily available alternative location, preferably with the SWMP plan contact. If the site is inactive, then the documents may be stored at a local office.

All records and information must be kept for at least three years or longer if requested by the Colorado Department of Public Health and Environment or United States Environmental Protection Agency.

RECORD KEEPING

The SWMP is a "living document" that is continuously reviewed and modified. The ECS shall make changes to the SWMP, including but not limited to: additions, deletions, changing locations of BMP's shall be marked in the plans, dated and initialed at time of occurrence.

All inspection and maintenance activities or other repairs will be documented by the ECS and the records kept on the project site.

Records of spill, leaks or overflows that result in the discharge of pollutants will be documented and maintained. The following Information will be recorded for all occurrences:

1. Time and date
2. Weather conditions
3. Reasons for spill
4. A release of any chemical, oil, petroleum product, sewage, etc., which may enter state waters must be reported.

At 14-day inspections incidents of noncompliance, such as uncontrolled releases of pollutants including mud, muddy water or measurable quantities of sediment found off-site shall be noted, along with a brief explanation as to measures taken to prevent future violations and measures taken to clean up sediment that has left the site.

After measures have been taken to correct any problems and recorded, or where a report does not identify incidents of noncompliance, the report shall contain a signed certification indicating the site is in compliance.

Signature Page:

Engineer's Statement:

The Erosion and Stormwater Quality Control/Grading Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. If such work is performed in accordance with the grading and erosion control plan, the work will not become a hazard to life and limb, endanger property, or adversely affect the safety, use, or stability of public way, drainage channel, or other property.

_____

Grant Dennis Date
Registered Professional Engineer
State of Colorado No. 51622

Developer's Statement:

The owner will comply with the requirements of the Erosion and Stormwater Quality Control Plan including temporary BMP inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for Stormwater discharges associated with Construction Activity.

Developer/ Owner Signature: _____

Name of Developer/ Owner: _____

DBA: _____Phone: _____

Title: _____ Email: _____

Address: _____ Fax: _____

Signature Page:

Engineer's Statement:

The Erosion and Stormwater Quality Control/Grading Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. If such work is performed in accordance with the grading and erosion control plan, the work will not become a hazard to life and limb, endanger property, or adversely affect the safety, use, or stability of public way, drainage channel, or other property.

Grant Dennis 10/20/19 Date

Registered Professional Engineer
State of Colorado No. 51622

Developer's Statement:

The owner will comply with the requirements of the Erosion and Stormwater Quality Control Plan including temporary BMP inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for Stormwater discharges associated with Construction Activity.

Developer/ Owner Signature: _____

Name of Developer/ Owner: CHALLENGER HOMES

DBA: Challenger Homes, In Phone: 303 324 1771

Title: Senior Director of Strategic and Community Development Email: LEisenhain@Challengerhomes.com

Address: 8605 Explorer Dr Fax: 719 578 5193
Suite 250
Colorado Springs, CO 80920

APPENDIX A

BENT GRASS

-

BENT GRASS MEADOWS DRIVE
SCALE: 1" = 2,000'

VICINITY MAP

Project No:	CLH000014.20
Drawn By:	CMWJ
Checked By:	RGD
Date:	04/02/2019

Galloway

1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

APPENDIX B

Soil Map—El Paso County Area, Colorado
(Bent Grass F2)

Map Scale: 1:5,800 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 17, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 8, 2018—May 26, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	48.0	33.2%
9	Blakeland-Fluvaquentic Haplaquolls	6.2	4.3%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	90.5	62.5%
Totals for Area of Interest		**144.7**	**100.0%**

APPENDIX C

BENT GRASS RESIDENTIAL FILING NO. 2

COUNTY OF EL PASO, STATE OF COLORADO

GEC PLANS

NOVEMBER 2019

GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND / OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
11. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI / NSF 61.
14. ALL WATER LINE BENDS, TEES, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND / OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
15. MAXIMUM DEFLECTION OF 8° OR 12' PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25° OR 22.5° BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILTS OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES AND LOCATIONS OF WATER AND SEWER SERVICES.
17. SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE PSM, SDR 35: PUSH-ON JOINTS AND MOLDED RUBBER GASKETS MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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 OFFSITE WATERS, INCLUDING WETLANDS.

2. 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.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) 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 QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.

4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND 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 STAFF.

5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.

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

7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE STABILIZED.

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

9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. ANY EARTH DISTURBANCE 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 WATERS OF THE STATE, UNLESS INFEASIBLE.

11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.

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

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

14. DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT MAY NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF.

15. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.

16. BUILDING, 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

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

18. 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.

19. 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.

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

21. 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.

22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL HAVE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH FLOW LINE.

24. 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. ALL 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.

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

26. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ROCKY MOUNTAIN GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS.

29. AT LEAST TEN (10) 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
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

VICINITY MAP
NTS

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	C1.00	COVER SHEET
2	C2.00	INITIAL EROSION CONTROL PLAN
3	C2.01	INTERIM OVERALL GRADING & EROSION CONTROL PLAN
4	C2.02	INTERIM GRADING & EROSION CONTROL PLAN
5	C2.03	INTERIM GRADING & EROSION CONTROL PLAN
6	C2.04	INTERIM GRADING & EROSION CONTROL PLAN
7	C2.05	INTERIM GRADING & EROSION CONTROL PLAN
8	C2.06	INTERIM GRADING & EROSION CONTROL PLAN
9	C2.07	FINAL OVERALL EROSION CONTROL PLAN
10	C2.08	CUT AND FILL AREAS
11	C2.09	GRADING & EROSION CONTROL DETAILS

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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.

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, 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. 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 ON/SITE 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 PLANNING AND COMMUNITY DEVELOPMENT (PCD) - 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 PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

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.

EROSION CONTROL NOTES

1. 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 THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STROMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

2. ALL DISTURBED AREAS TO BE RESEEDED UPON COMPLETION OF OVERLOT GRADING AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED OR WITHIN 60 DAYS, WHICHEVER IS LESS TIME.

3. CONSTRUCTION FENCE AND SILT FENCE OFFSET FOR CLARITY. CONTRACTOR TO ENSURE BMPS ARE PLACED DOWNSTREAM OF DISTURBED AREAS TO PREVENT SEDIMENT FROM LEAVING THE SITE.

4. BENT GRASS ROAD SHALL BE STREET SWEPT AND INSPECTED ON A REGULAR BASIS DURING CONSTRUCTION.

ENGINEERS STATEMENT

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 THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY AN NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

RONALD G. DENNIS, COLORADO P.E. NO. 0051622 DATE

OWNER / DEVELOPER'S STATEMENT

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

OWNER SIGNATURE DATE

EL PASO COUNTY

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

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

ENGINEER OF RECORD

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS.

RONALD G. DENNIS, COLORADO P.E. NO. 0051622 DATE

REVIEW ENGINEER

THE GRADING AND EROSION CONTROL PLAN WAS REVIEWED AND FOUDN TO MEET THE CHECKLIST REQUIREMENTS EXCEPT WHERE OTHERWISE NOTE OR ALLOWED BY AN APPROVED DEVIATION REQUEST.

REVIEW ENGINEER DATE

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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

LIST OF CONTACTS

APPLICANT/DEVELOPER
CHALLENGER HOMES, INC.
13570 NORTHGATE ESTATES DR.
COLORADO SPRINGS, CO 80921
TEL: (719) 598-5190
CONTACT: JIM BYERS
EMAIL: JIM@MYCHALLENGERHOMES.COM

ENGINEER
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, COLORADO 80920
TEL: (719) 900-7220
CONTACT: GRANT DENNIS, P.E.
EMAIL: GRANTDENNIS@GALLOWAYUS.COM

COUNTY ENGINEER
EL PASO COUNTY, DEPT. OF TRANSPORTATION
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, COLORADO 80910
TEL: (719) 520-6842
CONTACT: JENNIFER IRVINE, P.E.
EMAIL:

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, COLORADO 80920
TEL: (719) 900-7220
CONTACT: LYLE BISSEGGER
EMAIL: LYLEBISSEGGER@GALLOWAYUS.COM

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
11720 WOODMEN HILLS DRIVE
FALCON, COLORADO 80831
TEL: (719) 495-2500
CONTACT:
EMAIL:

UTILITY REVIEW - GAS
CITY OF COLORADO SPRINGS
101 SOUTH CONEJOS STREET
COLORADO SPRINGS, COLORADO 80903
TEL: (719) 668-3574
CONTACT:
EMAIL:

FIRE DISTRICT:
FALCON FIRE PROTECTION DISTRICT
7030 N. MERIDIAN RD.
FALCON, COLORADO 80831
TEL: (719) 495-4050
CONTACT:
EMAIL:

ELECTRIC
MOUNTAIN VIEW ELECTRIC
P.O. BOX 1600
LIMON, COLORADO 80828
TEL: (719) 495-2283
CONTACT:
EMAIL:

TELEPHONE
CENTURY LINK
(LOCATORS) 811

AT & T
(LOCATORS) 811

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Colorado Springs, CO 80920
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CONSTRUCTION PLANS
BENT GRASS RESIDENTIAL FILING NO. 2

BENT GRASS MEADOWS DRIVE
FALCON, CO 80831 EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No:	CLH000014.20
Drawn By:	JDP

N

0 30 60 120
SCALE: 1"=120'

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- 100 - YR FLOODPLAIN LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CIP-1 CULVERT INLET PROTECTION
- ECB EROSION CONTROL BLANKET
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- SB STRAW BALE SEDIMENT BARRIER
- IP INLET PROTECTION
- RR RIP RAP OUTFALL PADS
- SSA STABILIZED STAGING AREA
- RS ROCK SOCK
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED SPOT ELEVATION

NOTE: GRADES AND CONTOURS SHOWN WITHIN THESE PLANS ARE OF FINISHED GRADE CONDITION AND DO NOT REPRESENT ANY PRELIMINARY OVERLOT GRADING. INTERIM GRADES WILL BE ONE (1) FOOT LOWER THAN FINISHED GRADE.

TYPICAL FINISHED GRADING COMPARED TO OVERLOT GRADING
N.T.S.

CAUTION - NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CONSTRUCTION PLANS
BENT GRASS RESIDENTIAL FILING NO. 2

BENT GRASS MEADOWS DRIVE
FALCON, CO 80831 EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	10/20/2019

INITIAL EROSION CONTROL PLAN

C2.00
Sheet 2 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

6972	EXISTING MINOR CONTOUR
6970	EXISTING MAJOR CONTOUR
6941	PROPOSED MINOR CONTOUR
6940	PROPOSED MAJOR CONTOUR
	PROPERTY BOUNDARY
100YR	100 - YR FLOODPLAIN LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
CIP-1	CULVERT INLET PROTECTION
ECB	EROSION CONTROL BLANKET
SF	SILT FENCE
VTC	VEHICLE TRACKING CONTROL
LOD	LIMITS OF DISTURBANCE
SB	STRAW BALE SEDIMENT BARRIER
IP	INLET PROTECTION
RR	RIP RAP OUTFALL PADS
SSA	STABILIZED STAGING AREA
RS	ROCK SOCK
	EXISTING FLOW
	PROPOSED FLOW
6930.42	PROPOSED SPOT ELEVATION

NOTE: GRADES AND CONTOURS SHOWN WITHIN THESE PLANS ARE OF FINISHED GRADE CONDITION AND DO NOT REPRESENT ANY PRELIMINARY OVERLOT GRADING. INTERIM GRADES WILL BE ONE (1) FOOT LOWER THAN FINISHED GRADE.

TYPICAL FINISHED GRADING COMPARED TO OVERLOT GRADING

N.T.S.

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CONSTRUCTION PLANS
BENT GRASS RESIDENTIAL FILING NO. 2

BENT GRASS MEADOWS DRIVE
FALCON, CO 80831 EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	10/20/2019

INTERIM OVERALL GRADING & EROSION CONTROL PLAN

C2.01

Sheet 3 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- 100 - YR FLOODPLAIN LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CIP-1 CULVERT INLET PROTECTION
- ECB EROSION CONTROL BLANKET
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- SB STRAW BALE SEDIMENT BARRIER
- IP INLET PROTECTION
- RR RIP RAP OUTFALL PADS
- SSA STABILIZED STAGING AREA
- RS ROCK SOCK
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED SPOT ELEVATION

NOTE: GRADES AND CONTOURS SHOWN WITHIN THESE PLANS ARE OF FINISHED GRADE CONDITION AND DO NOT REPRESENT ANY PRELIMINARY OVERLOT GRADING. INTERIM GRADES WILL BE ONE (1) FOOT LOWER THAN FINISHED GRADE.

TYPICAL FINISHED GRADING COMPARED TO OVERLOT GRADING

N.T.S.

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FALCON, CO 80831 EL PASO COUNTY

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Project No:	CLH000014.20
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INTERIM GRADING & EROSION CONTROL PLAN

C2.02

Sheet 4 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- 100 - YR FLOODPLAIN LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CIP-1 CULVERT INLET PROTECTION
- ECB EROSION CONTROL BLANKET
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- SB STRAW BALE SEDIMENT BARRIER
- IP INLET PROTECTION
- RR RIP RAP OUTFALL PADS
- SSA STABILIZED STAGING AREA
- RS ROCK SOCK
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED SPOT ELEVATION

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Date:	10/20/2019

INTERIM GRADING & EROSION CONTROL PLAN

C2.03

Sheet 5 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

6970	EXISTING MINOR CONTOUR
6930	EXISTING MAJOR CONTOUR
6941	PROPOSED MINOR CONTOUR
6940	PROPOSED MAJOR CONTOUR
	PROPERTY BOUNDARY
100YR	100 - YR FLOODPLAIN LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
CIP-1	CULVERT INLET PROTECTION
ECB	EROSION CONTROL BLANKET
SF	SILT FENCE
VTC	VEHICLE TRACKING CONTROL
LOD	LIMITS OF DISTURBANCE
SB	STRAW BALE SEDIMENT BARRIER
IP	INLET PROTECTION
RR	RIP RAP OUTFALL PADS
SSA	STABILIZED STAGING AREA
RS	ROCK SOCK
	EXISTING FLOW
	PROPOSED FLOW
×6930.42	PROPOSED SPOT ELEVATION

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TYPICAL FINISHED GRADING COMPARED TO OVERLOT GRADING

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CONSTRUCTION PLANS
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Project No:	CLH000014.20
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Date:	10/20/2019

INTERIM GRADING & EROSION CONTROL PLAN

C2.04

Sheet 6 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- 100 - YR FLOODPLAIN LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CIP-1 CULVERT INLET PROTECTION
- ECB EROSION CONTROL BLANKET
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- SB STRAW BALE SEDIMENT BARRIER
- IP INLET PROTECTION
- RR RIP RAP OUTFALL PADS
- SSA STABILIZED STAGING AREA
- RS ROCK SOCK
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED SPOT ELEVATION

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INTERIM GRADING & EROSION CONTROL PLAN

C2.05

Sheet 7 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- 100 - YR FLOODPLAIN LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CIP-1 CULVERT INLET PROTECTION
- ECB EROSION CONTROL BLANKET
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- SB STRAW BALE SEDIMENT BARRIER
- IP INLET PROTECTION
- RR RIP RAP OUTFALL PADS
- SSA STABILIZED STAGING AREA
- RS ROCK SOCK
- EXISTING FLOW
- PROPOSED FLOW
- PROPOSED SPOT ELEVATION

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CONSTRUCTION PLANS
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Drawn By:	JDP
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Date:	10/20/2019

INTERIM GRADING & EROSION CONTROL PLAN

C2.06

Sheet 8 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

- EXISTING MINOR CONTOUR
- 6930 EXISTING MAJOR CONTOUR
- 6941 PROPOSED MINOR CONTOUR
- 6940 PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- 100YR 100 - YR FLOODPLAIN LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- GRASS AND SEED
- LOD LIMITS OF DISTURBANCE
- EXISTING FLOW
- PROPOSED FLOW

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#	Date	Issue / Description	Init.

Project No:	CLH000014.20
Drawn By:	JDP
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Date:	10/20/2019

FINAL OVERALL EROSION CONTROL PLAN

C2.07

Sheet 9 of 11

LOCATION MAP

SCALE: 1"=600'

EROSION CONTROL LEGEND

- EXISTING MINOR CONTOUR
- 6930 EXISTING MAJOR CONTOUR
- 6941 PROPOSED MINOR CONTOUR
- 6940 PROPOSED MAJOR CONTOUR
- PROPERTY BOUNDARY
- 100YR 100 - YR FLOODPLAIN LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- AREAS OF CUT
- AREAS OF FILL

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#	Date	Issue / Description	Init.

Project No:	CLH000014.20
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CUT AND FILL AREAS

C2.08

Sheet 10 of 11

EROSION CONTROL CRITERIA

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

1. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME RESEED ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.
3. SEEDING APPLICATION: DRILLED TO A DEPTH OF 0.25" TO 0.50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RANKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
4. MULCHING REQUIREMENTS AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
5. THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHED HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.
6. DISTURBED SOIL SHALL BE VEGETATED WITHIN 60 DAYS AFTER SUBSTANTIAL FINAL GRADING IS COMPLETE. PROVIDE TEMPORARY VEGETATION TO DISTURBED AREAS THAT WILL HAVE A PERIOD OF EXPOSURE OF 6 MONTHS OR LONGER PRIOR TO FINAL STABILIZATION.
7. ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING, EROSION CONTROL AND RECLAMATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGE THAT OCCURS, KEEPING ALL VEGETATION HEALTHY AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS PRACTICABLE.
8. ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
9. THE CONTRACTOR SHALL PROVIDE VEHICLE TRACING CONTROL FACILITIES FOR EACH ENTRANCE / EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THE FACILITY BY ALL VEHICLES LEAVING THE SITE.
10. EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
11. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.
12. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
13. THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.
14. MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 97 ACRES.

PLAN VIEW

NOTE:
Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

SECTION A–A

EROSION PROTECTION ABOVE CULVERT OUTLETS IS SIMILAR

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Culvert Inlet and Outlet Protection Erosion Logs Above Inlets and Outlets For Slopes 3:1 or Steeper Standard Drawing REVISION DATE: 7/17/07 / FILE NAME: SD_3–86	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

PLAN VIEW

POINTS A SHALL BE HIGHER THAN POINT B

ELEVATION

EROSION LOG DETAIL DITCH INSTALLATION

NOTE: EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Erosion Log Check Dams Standard Drawing REVISION DATE: 7/17/07 / FILE NAME: SD_3–85	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

PLAN

SECTION

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION

NTS

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.

3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.

4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.

5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs Stormwater Quality	Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements

SECTION A–A
EROSION LOG APPLICATION

NOTES:
Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

WHEN MORE THAN ONE EROSION LOG IS NEEDED, ENDS MUST BE TIGHTLY ABUTTED.

TYPICAL STAKE INSTALLATION

EROSION LOGS CAN ALSO BE USED ACROSS LONG SLOPES TO REDUCE EROSION AND SEDIMENT MOVEMENT

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Erosion Log Barrier Standard Drawing REVISION DATE: 7/17/07 / FILE NAME: SD_3–87	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.

3. 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.

4. 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.

5. 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 HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

6. ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.

7. THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

1. 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.

2. SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

3. SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.

City of Colorado Springs Stormwater Quality	Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

PLAN

SECTION

VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.

2. 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.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.

4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.

5. 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

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.

2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.

3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.

4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.

5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality	Figure VT-2 Vehicle Tracking Application Examples

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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CONSTRUCTION PLANS
BENT GRASS RESIDENTIAL FILING NO. 2

BENT GRASS MEADOWS DRIVE
FALCON, CO 80831 EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No:	CLH000014.20
Drawn By:	JDP
Checked By:	RGD
Date:	10/20/2019

GRADING & EROSION CONTROL DETAILS

C2.09
Sheet 11 of 11

APPENDIX D

PLAN VIEW

NOTE:

Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

SECTION A–A

EROSION PROTECTION ABOVE CULVERT OUTLETS IS SIMILAR

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Culvert Inlet and Outlet Protection Erosion Logs Above Inlets and Outlets For Slopes 3:1 or Steeper Standard Drawing REVISION DATE: 7/17/07 FILE NAME: SD_3–86	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

PLAN

SECTION

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION

NTS

BLOCK AND GRAVEL BAG*CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.

2. CONCRETE BLOCKS ARE TO BE LAID AROUND THE INLET IN A SINGLE ROW ON THEIR SIDES, ABUTTING ONE ANOTHER WITH THE OPEN ENDS OF THE BLOCK FACING OUTWARD.

3. GRAVEL BAGS ARE TO BE PLACED AROUND THE CONCRETE BLOCKS CLOSELY ABUTTING ONE ANOTHER SO THERE ARE NO GAPS.

4. GRAVEL BAGS ARE TO CONTAIN WASHED SAND OR GRAVEL APPROXIMATELY 3/4 INCH IN DIAMETER.

5. BAGS ARE TO BE MADE OF 1/4" INCH WIRE MESH (USED WITH GRAVEL ONLY) OR GEOTEXTILE.

MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
.

2. DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED WHEN SEDIMENT HAS ACCUMULATED TO APPROXIMATELY 1/2 THE DESIGN DEPTH OF THE TRAP.

4. INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

* AN ALTERNATE 3/4" TO 1" GRAVEL FILTER OVER A WIRE SCREEN MAY BE USED IN PLACE OF GRAVEL BAGS. THE WIRE MESH SHALL EXTEND ABOVE THE TOP OF THE CONCRETE BLOCKS AND THE GRAVEL PLACED OVER THE WIRE SCREEN TO THE TOP OF THE CONCRETE BLOCKS.

City of Colorado Springs Stormwater Quality	Figure IP-3 Block & Gravel Bag Curb Inlet Protection Construction Detail and Maintenance Requirements

SECTION A–A
EROSION LOG APPLICATION

NOTES:

Ø REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

WHEN MORE THAN ONE EROSION LOG IS NEEDED, ENDS MUST BE TIGHTLY ABUTTED.

USE TWO WOOD STAKES
1½" x 1½" (NOMINAL) x SUFFICIENT LENGTH TO BE EMBEDDED AT LEAST 4" INTO THE SOIL AT ALL EROSION LOG ENDS OR JOINTS

USE A STAKE EVERY 24" AND CONTINUE ALTERNATE ORIENTATION THROUGHOUT THE LENGTH OF THE EROSION LOG

EROSION LOG

TYPICAL STAKE INSTALLATION

EROSION LOGS CAN ALSO BE USED ACROSS LONG SLOPES TO REDUCE EROSION AND SEDIMENT MOVEMENT

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Erosion Log Barrier Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 7/17/07	FILE NAME: SD_3–87

FLOW

∅ REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE HALF OF EXPOSED LOG HEIGHT. INSPECTIONS SHALL BE PERFORMED FREQUENTLY FOR PROPER FUNCTION.

EROSION LOGS SHOULD BE KEYED IN TO PREVENT UNDER–CUTTING

PLAN VIEW

POINTS A SHALL BE HIGHER THAN POINT B

ELEVATION
EROSION LOG DETAIL DITCH INSTALLATION

NOTE: EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Erosion Log Check Dams Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 7/17/07	FILE NAME: SD_3–85

SILT FENCE

SILT FENCE NOTES

INSTALLATION REQUIREMENTS

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City of Colorado Springs Stormwater Quality	Figure SF-2 Silt Fence Construction Detail and Maintenance Requirements

PLAN

SECTION

VEHICLE TRACKING

NTS

VEHICLE TRACKING NOTES

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City of Colorado Springs Stormwater Quality	Figure VT-2 Vehicle Tracking Application Examples