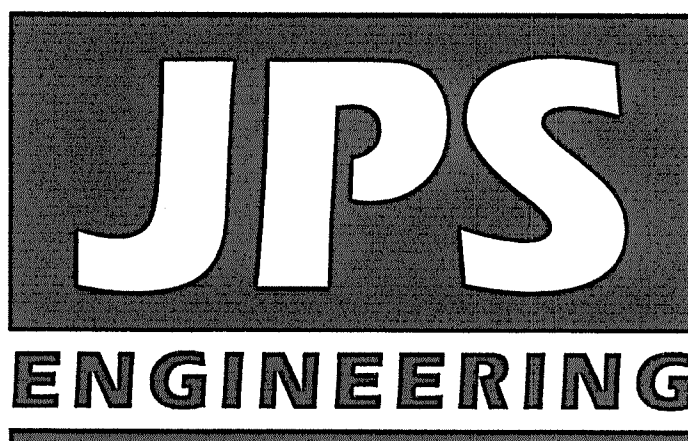


Mayberry, Colorado Springs
Filing No. 1A Replat
Grading & Erosion Control
Plans
El Paso County, Colorado

PREPARED FOR:

Mayberry Communities, LLC
PO Box 675725
Rancho Santa Fe, CA 92067

PREPARED BY:



PREPARED BY:

19 East Willamette Avenue
Colorado Springs, Colorado 80903

June, 2022

AGENCIES/CONTACTS

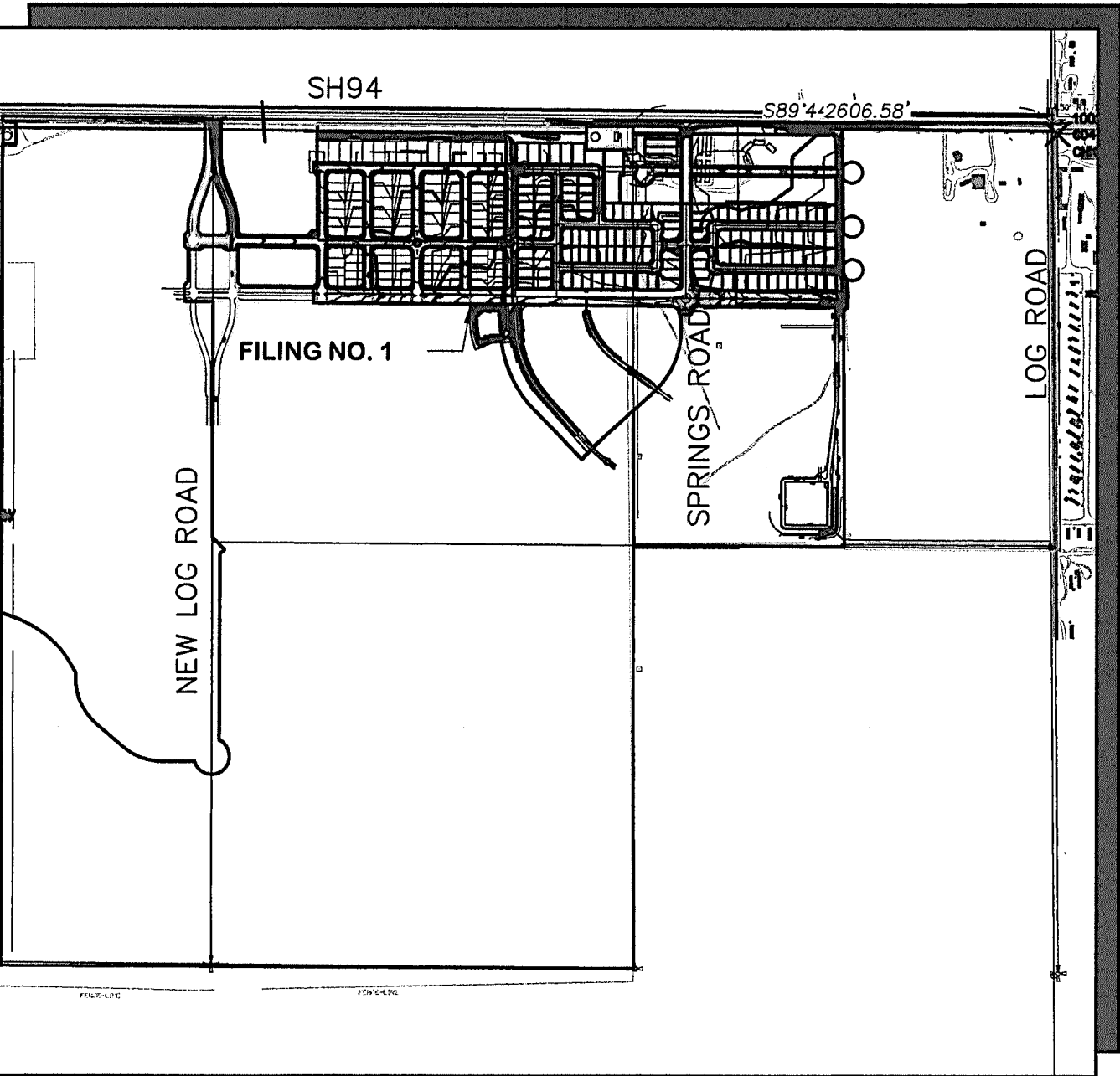
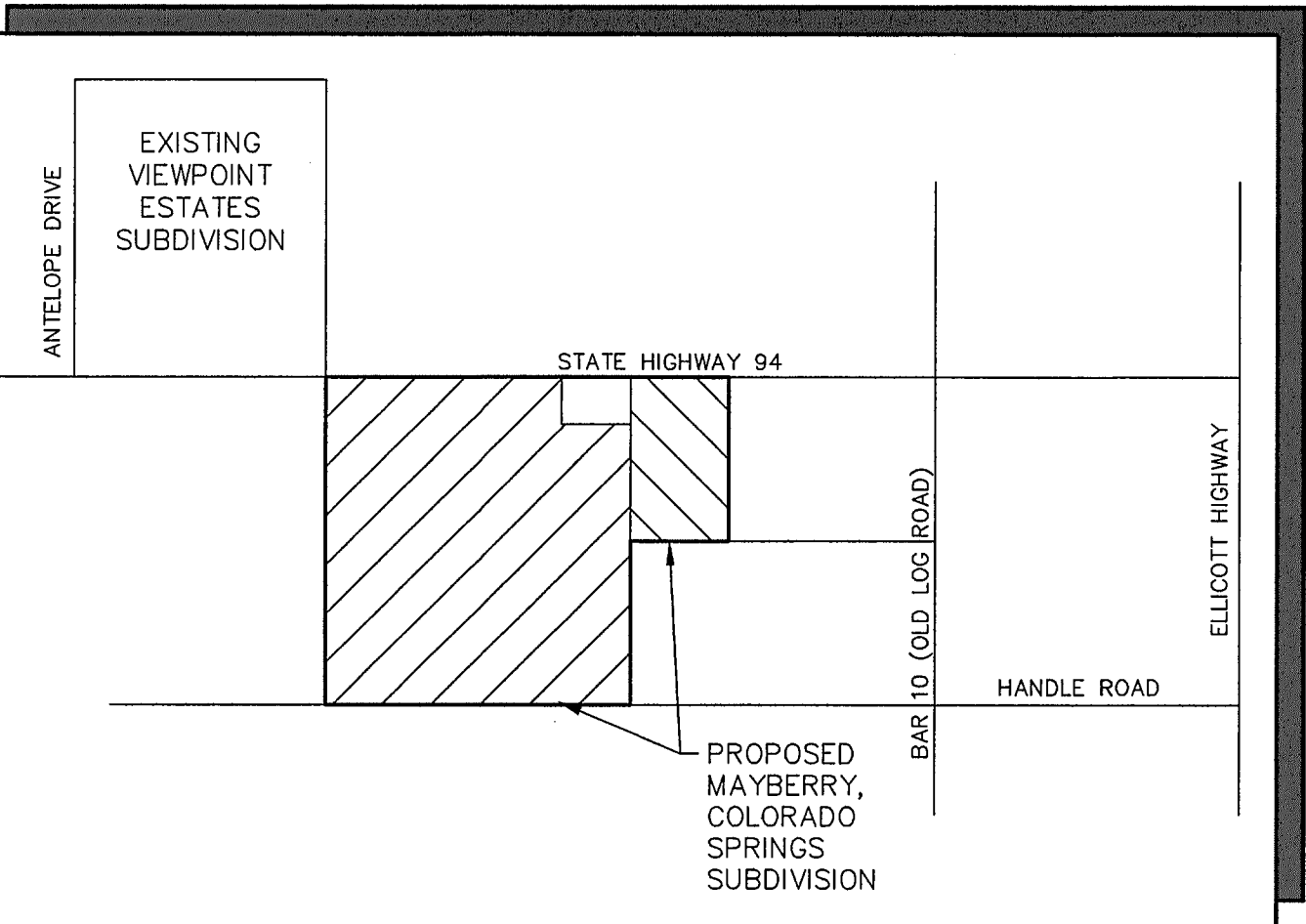
DEVELOPER:	MAYBERRY COMMUNITIES, LLC PO BOX 675725 RANCHO SANTA FE, CA 92067 MR. JOHN MICK (541) 810-2122	WATER/WASTEWATER:	ELLICOTT UTILITIES COMPANY, LLC MR. RANDY GOODSON (858) 692-6262
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3176
SURVEYOR:	R&R ENGINEERS & SURVEYORS 1635 W. 13TH AVE., STE. 310 DENVER, CO 80204 MR. DARRELL DeLAP (303) 753-6730	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
COUNTY ENGINEERING:	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80922 MR. DANIEL TORRES, P.E. (719) 520-6305	TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674
STATE HIGHWAY	COLORADO DEPARTMENT OF TRANSPORTATION REGION 2 5615 WILLS BLVD., PUEBLO, CO 81008 MR. ART GONZALES (719) 546-5732 (REFERENCE CDOT ACCESS PERMITS NO. 218053 & 218054)	FIRE DISTRICT:	ELLICOTT FIRE PROTECTION DISTRICT (719) 683-7211

SHEET INDEX

C1.0	TITLE SHEET
G2	GENERAL NOTES & LEGEND
C1	OVERALL SITE PLAN
C1.2	LOT GRADING NOTES & DETAILS
C1.4A	EROSION CONTROL NOTES
C1.4B	EROSION CONTROL NOTES
C2.1	FILING 1A GRADING & EROSION CONTROL PLAN
C2.2	FILING 2-4 GRADING & EROSION CONTROL PLAN
C3.1	DETENTION POND C1 PLAN
C3.2	DETENTION POND C1 DETAILS

VICINITY MAP
NOT TO SCALE

SITE MAP
NOT TO SCALE



BENCHMARK:
#5 REBAR FOUND ON THE SOUTHERLY SIDE OF SH-94 WHICH IS
S 54-14-52 W, 41.50 FEET FROM THE N 1/4 CORNER OF SECTION 14,
TOWNSHIP 14 SOUTH, RANGE 63 WEST BEING A MONUMENT IN A RANGE
BOX IN THE EASTBOUND ASPHALT SHOULDER OF SH-94.

BM EL=6058.55.
N: 1368314.04
E: 3310210.80

BASIS OF BEARINGS:
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF
SECTION 14, T.14S., R.63W. ASSUMED AS S 89-44-49 E FROM REBAR &
3-1/2" ALUM. CAP NW CORNER SEC 14, T14S, R63W TO REBAR & 2"
ALUM. CAP IN RANGE BOX, N 1/4 CORNER SEC. 14.

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

ENGINEER OF RECORD SIGNATURE

DATE

OWNER'S STATEMENT:

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

OWNER SIGNATURE

DATE

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 DIRECTOR'S DISCRETION.

APPROVED
Engineering Department
06/27/2022 2:49:49 PM
dsdnijkamp
EPC Planning & Community
Development Department

COUNTY ENGINEER/ECM ADMINISTRATOR

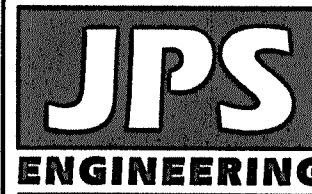
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MAYBERRY, COLORADO SPRINGS, FILING NO. 1A

GEC TITLE SHEET

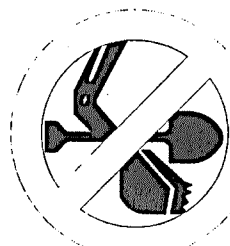
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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	11/12/21	LAST MODIFIED:	6/16/22
PROJECT NO:	090001	MODIFIED BY:	BJJ
SHEET:			

C1.0



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



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

NO.	REVISION	BY	DATE
1	COUNTY SUBMITTAL	JPS	11/19/21
2	COUNTY COMMENTS	JPS	2/21/22
3	COUNTY COMMENTS	JPS	4/7/22
4	COUNTY COMMENTS	JPS	6/10/22

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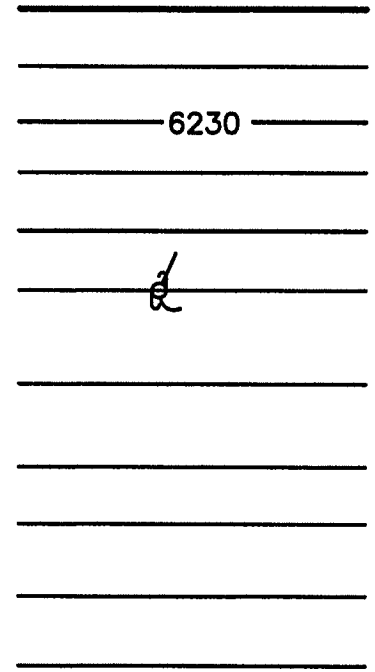
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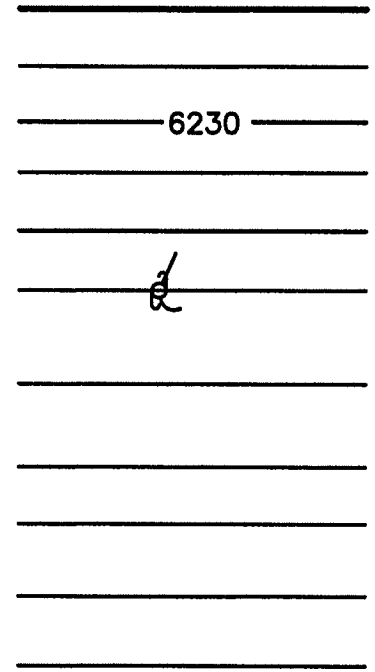
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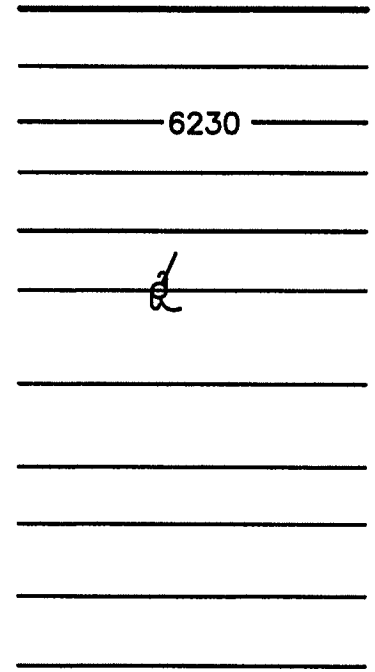
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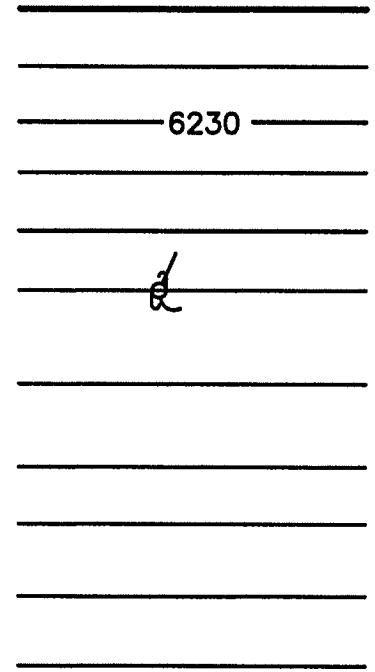


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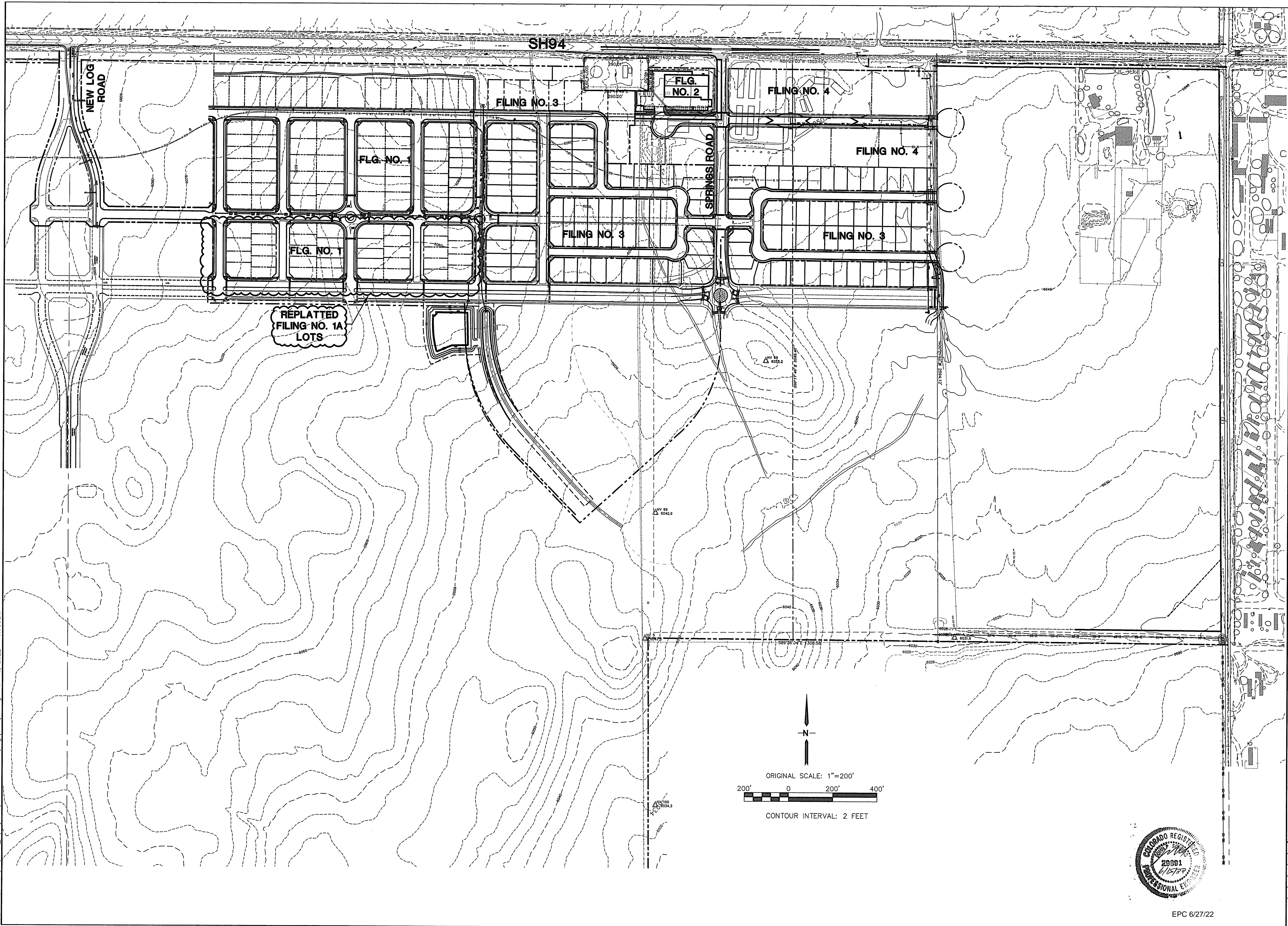
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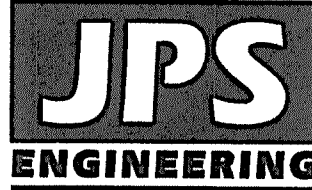
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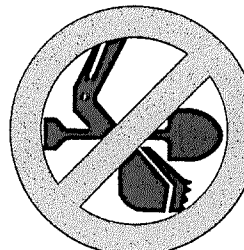


MAYBERRY, COLORADO SPRINGS

OVERALL SITE PLAN



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



CALL UTILITY NOTIFICATION
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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY GROUND IS EXCAVATED
FOR THE MEMBER UTILITIES.

No.	REVISION	BY	DATE

HORZ. SCALE: 1"=200'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 2/03/21	LAST MODIFIED: 1/18/22
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	



EPC 6/27/22

C1

C1.2

REVISED 7/02/19

3. ANY WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
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.
5. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP 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.
6. 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.
7. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
8. 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 ARE 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.
9. 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.
10. 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 PLANT DENSITY OF 70 PERCENT OF PRE-EXISTING COVER 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.
11. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
12. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
13. CONVECTION 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 MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF CONVECTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
14. 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.
15. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
16. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
17. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
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. 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
20. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
21. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
22. 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.
23. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
24. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
25. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
26. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
27. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
28. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
29. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
30. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY C.T. THOMPSON, DATED JULY 13, 2006 AND SHALL BE CONSIDERED A PART OF THESE PLANS.

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

NATIVE GRASSES (APPROXIMATELY 70 PERCENT COVERAGE)

GRASS	VARIETY	LBS. PER ACRE
-------	---------	---------------

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

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

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

<u>GRASS</u>	<u>VARIETY</u>	<u>AMOUNT IN PLS</u> <u>LBS. PER ACRE</u>
--------------	----------------	--

CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
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SEEDING & FERTILIZER APPLICATION: DRILL SEED OR
HYDRO-SEED PER
CDOT SPEC. SECTION 212.

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

INITIAL BMP'S (REFER TO PUDSP EGP):

- VTC AT SPRINGS ROAD
- VTC AT NEW LOG ROAD
- SILT FENCE ALONG DOWNSTREAM EDGE OF GRADING LIMITS
- SEDIMENT BASINS

- INLET PROTECTION
- TEMPORARY SEED & MULCH

- SEEDING & MULCHING

EXISTING VEGETATION IS LIMITED TO
NATIVE GRASSES AND SHRUBS.

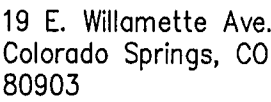
- INSTALLATION OF INITIAL BMP'S
- INSPECTION OF INITIAL BMP'S BY COUNTY STAFF
- PRECONSTRUCTION MEETING WITH COUNTY STAFF
- THE MAXIMUM AREA TO BE OPENED AT ANY TIME IS 30 ACRES, AND THE MAXIMUM HEIGHT OF STOCKPILES IS TO BE 10-FEET

INSTALL BMP'S	APRIL, 2022
GRADING START	APRIL, 2022
GRADING COMPLETION	DECEMBER, 2022
SEEDING & MULCHING	AUGUST, 2023
STABILIZATION	AUGUST, 2024

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

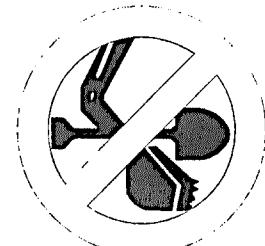
¹ AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

2 ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED
WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT
OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS
ADVERSELY IMPACTS THE FUNCTION OF THE BMP.



PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

[illegible]

EROSION CONTROL NOTES

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VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	R&R	CHECKED:	JPS
CREATED:	4/14/20	LAST MODIFIED:	6/10/22
PROJECT NO:	090001	MODIFIED BY:	BJJ

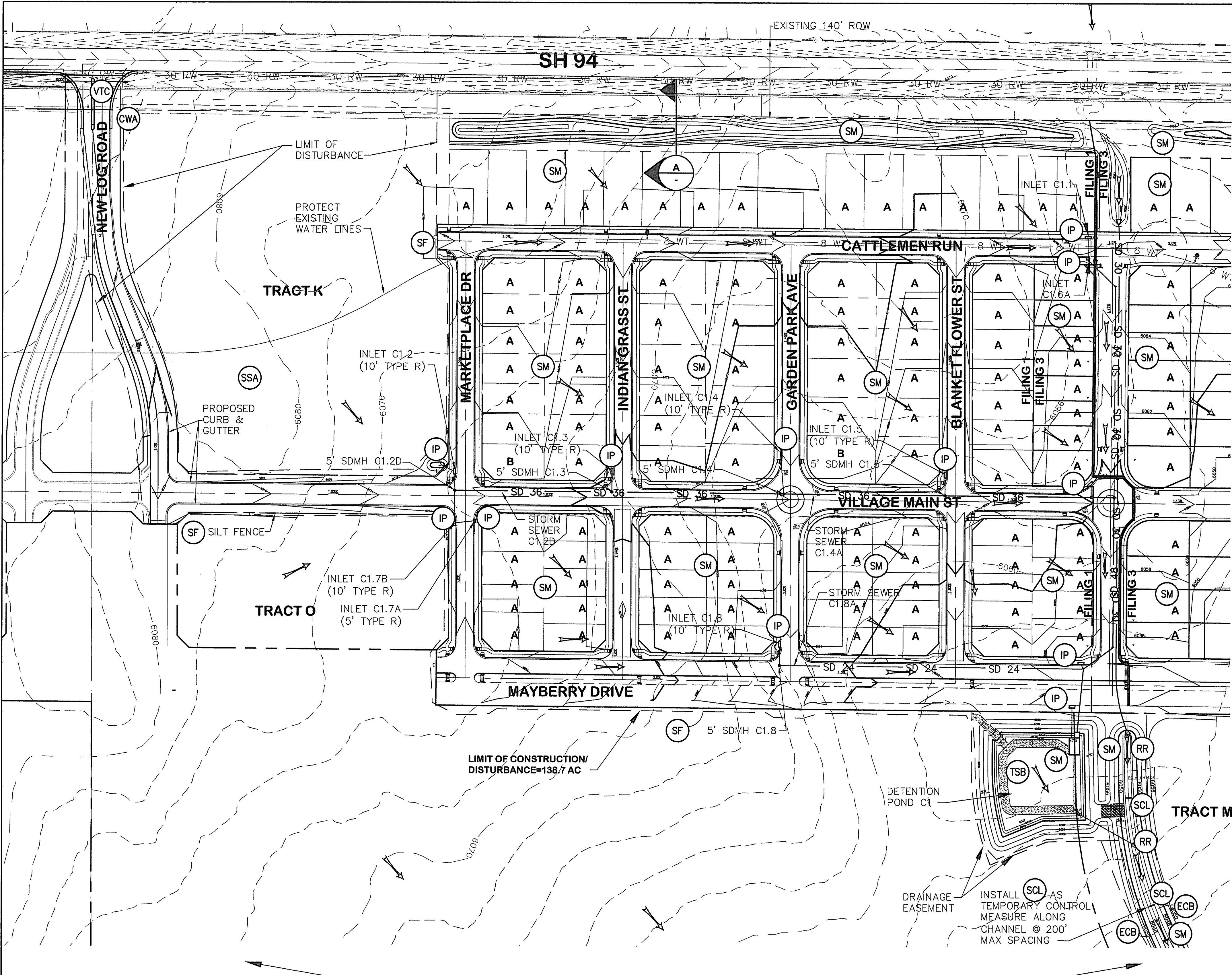
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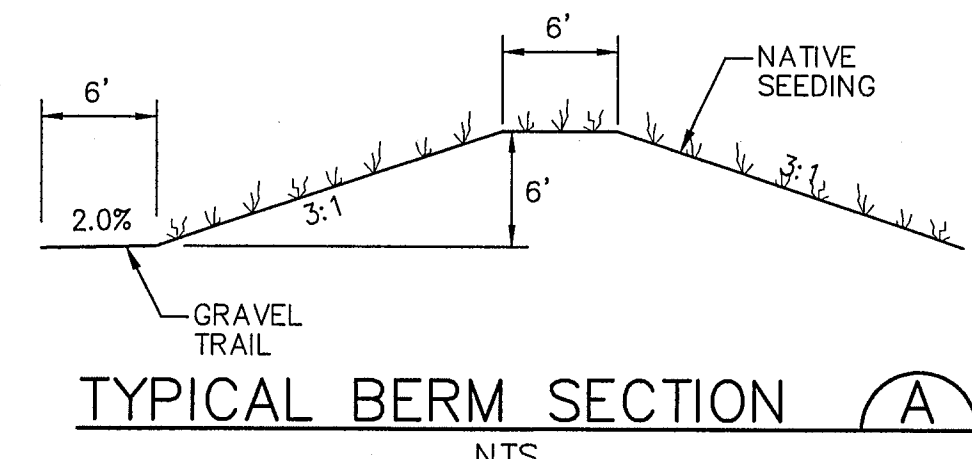
EPC 6/27



C:\Users\Owner\Desktop\Projects\090001\Ellicott\TC.dwg Jun 10, 2022 10:49am



REFER TO PREVIOUSLY APPROVED FILING
NO. 1 GEC PLANS
(SF-18-025)

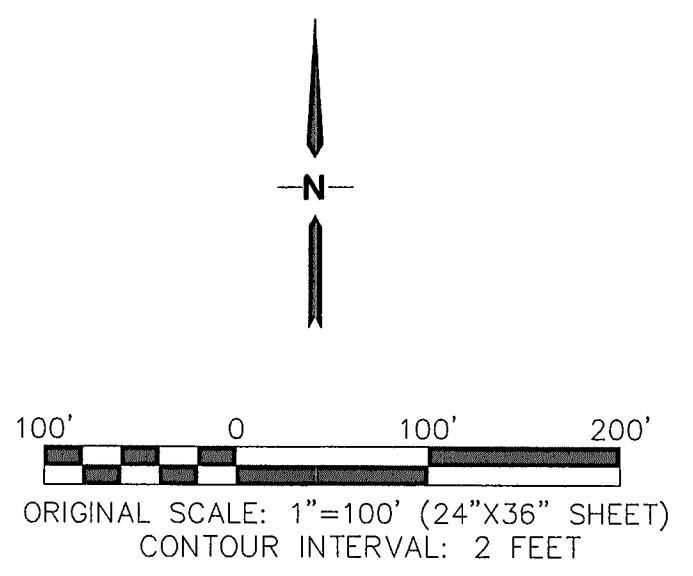


LEGEND:

- PROPERTY LINES
- - - 6490 - - - EXISTING CONTOURS
- - - 6490 - - - PROPOSED CONTOURS
- - - LIMIT OF DISTURBANCE
- X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- PROPOSED STREET PROFILE GRADE
- A / B OVERLOT GRADING LOT TYPE (SEE SH. C2.1)

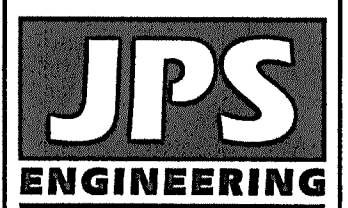
EROSION CONTROL LEGEND:

- IP INLET PROTECTION (GRAVEL FILTER)
- SF SILT FENCE
- VTC VEHICLE TRACKING CONTROL PAD
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES
- STB STRAW BALE BARRIER
- TSB TEMPORARY SEDIMENT BASIN
- RR RIPRAP
- SM SEED AND MULCH
- SCL SEDIMENT CONTROL LOG
- ECB EROSION CONTROL BLANKETS
- CWA CONCRETE WASHOUT AREA
- SSA STABILIZED STAGING AREA



MAYBERRY, COLORADO SPRINGS - FILING NO. 1A

FILING 1A GRADING
& EROSION CONTROL PLAN



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



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

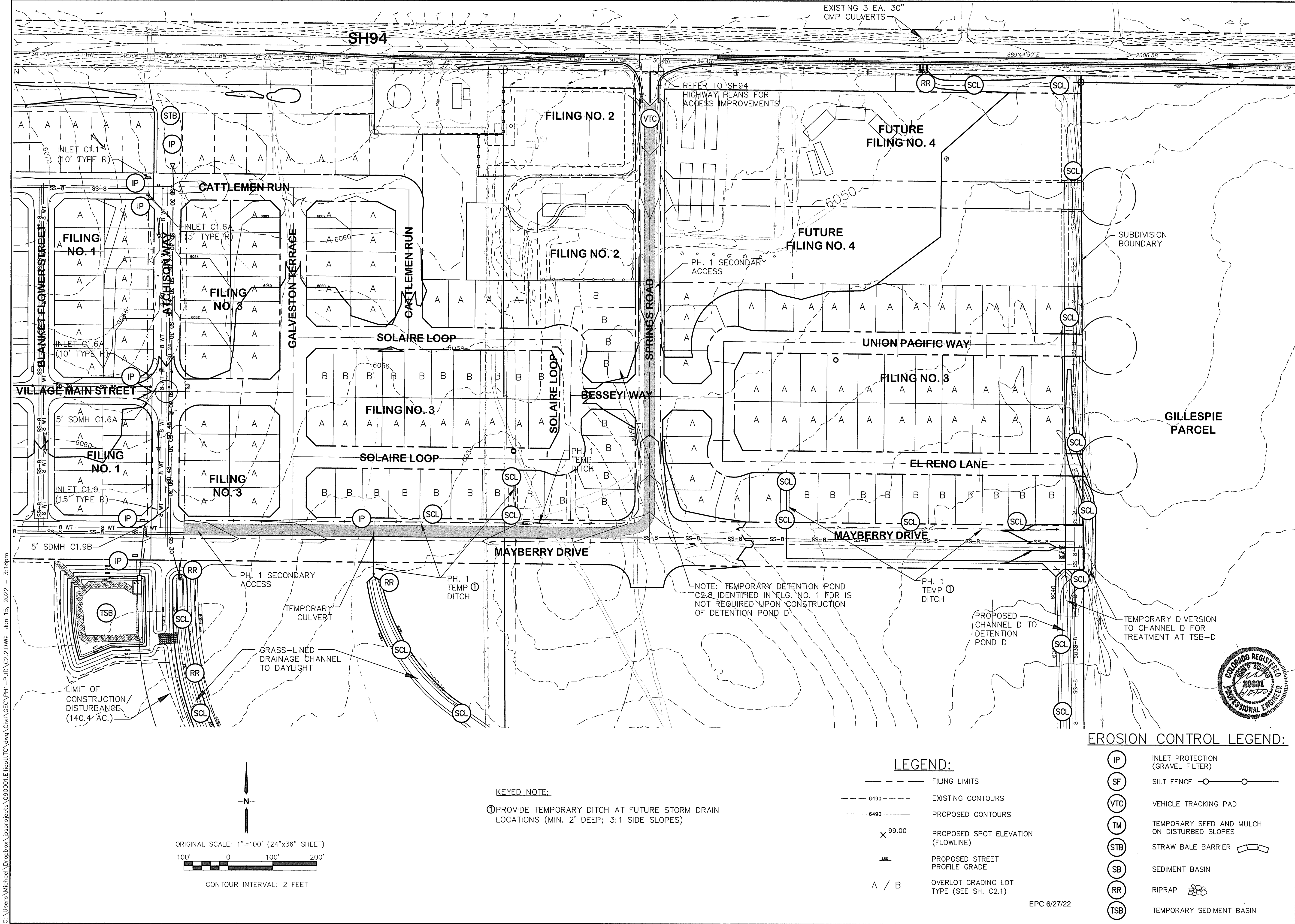
No.	BY	DATE	REVISION
1	JPS	9/22/20	EPC COMMENTS
2	JPS	10/27/20	EPC COMMENTS
3	JPS	8/30/21	EPC COMMENTS
4	JPS	2/15/22	EPC COMMENTS
5	JPS	6/10/22	EPC COMMENTS

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 6/10/22
PROJECT NO: 090001	MODIFIED BY: JPS
SHEET:	

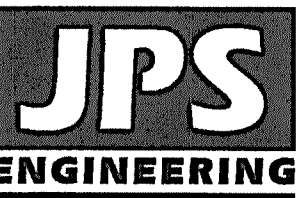


EPC 6/27/22

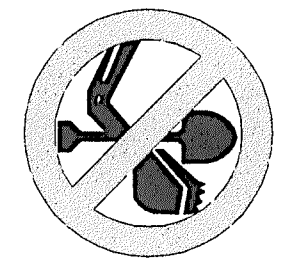
C2.1



MAYBERRY, COLORADO SPRINGS - FILING NO. 2-4



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Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



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1-800-922-1987
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BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	FINAL PLAT SUBMITTAL	JPS	5/17/22
B	EPC COMMENTS	JPS	6/15/22

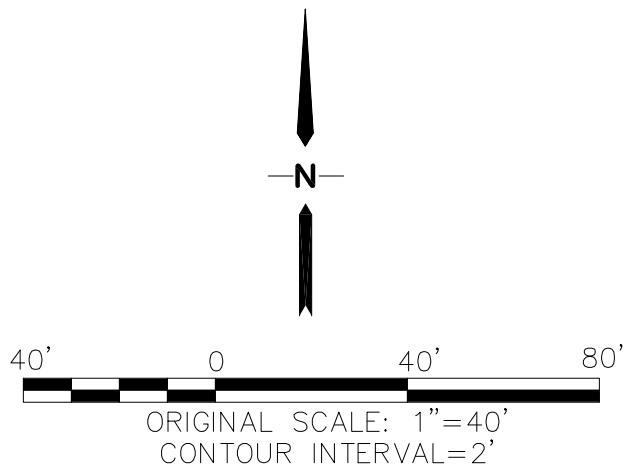
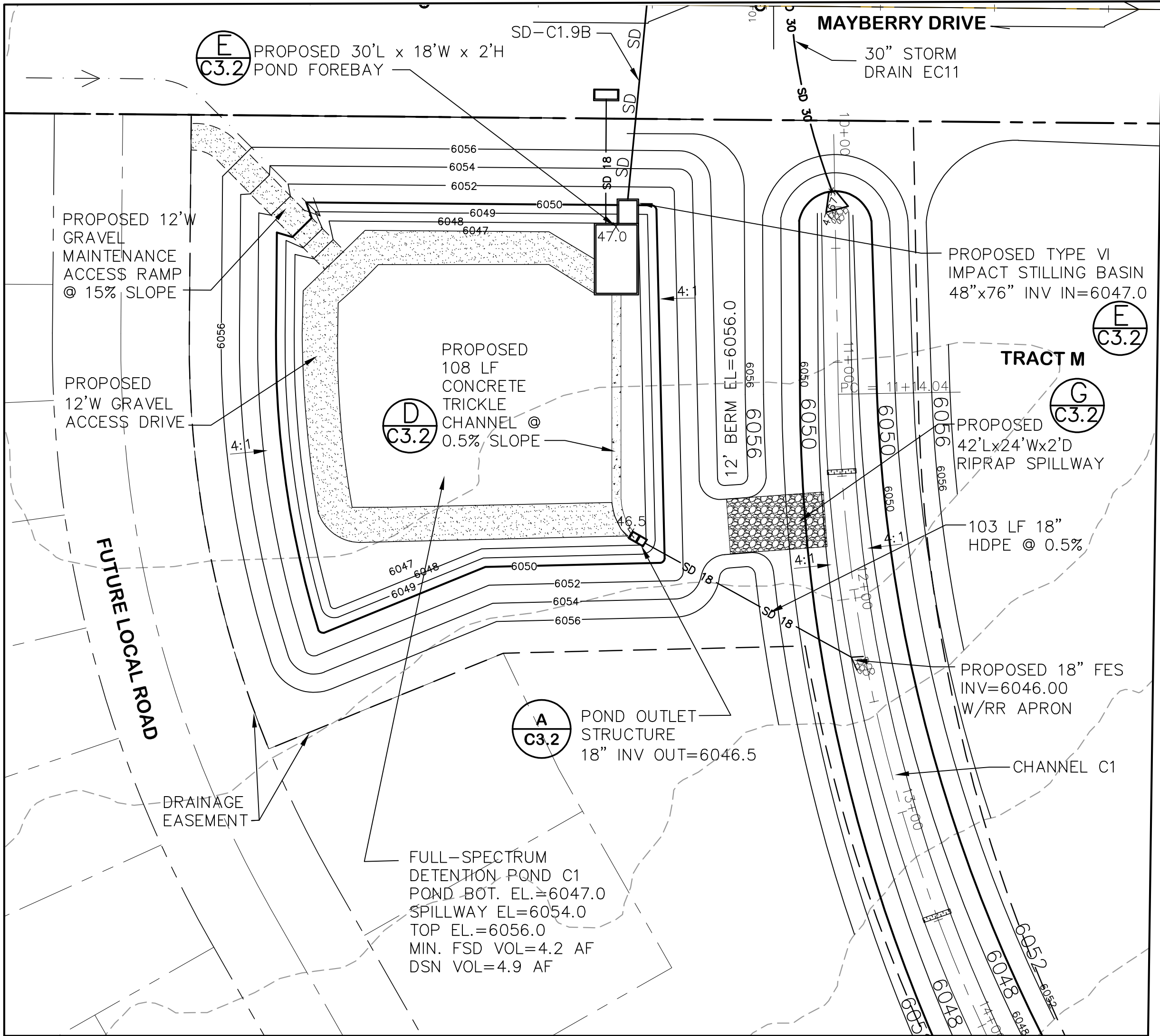
FILING 2-4 GRADING
& EROSION CONTROL PLAN

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: N/A	CHECKED: JPS
CREATED: 1/14/19	LAST MODIFIED: 6/15/22
PROJECT NO: 090001	MODIFIED BY: MSP
SHEET:	

C2.2-F1

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C:\Users\Owner\Dropbox\psprojects\090001\Ellicott\TTC\dwg\Civil\GEC\PH1-PUD\C3.1.dwg Jun 27, 2022 11:18am



EPC 6/27/22

NOTE:

1. THIS PLAN WAS INITIALLY APPROVED AS SH. C1.5 WITHIN THE FILING NO. 1 GEC PLANS (SF 1825). CURRENT PLAN REVISIONS INCORPORATE UPDATES BASED ON THE FILING NO. 1A REPLAT.

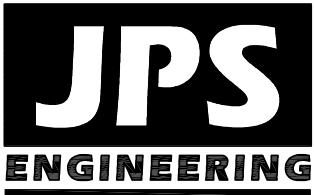
MAYBERRY, COLORADO SPRINGS - FILING 1A

**DETENTION POND C1
PLAN**

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: R&R	CHECKED: JPS
CREATED: 4/4/06	LAST MODIFIED: 6/27/22
PROJECT NO: 090001	MODIFIED BY: JPS

SHEET:

C3.1



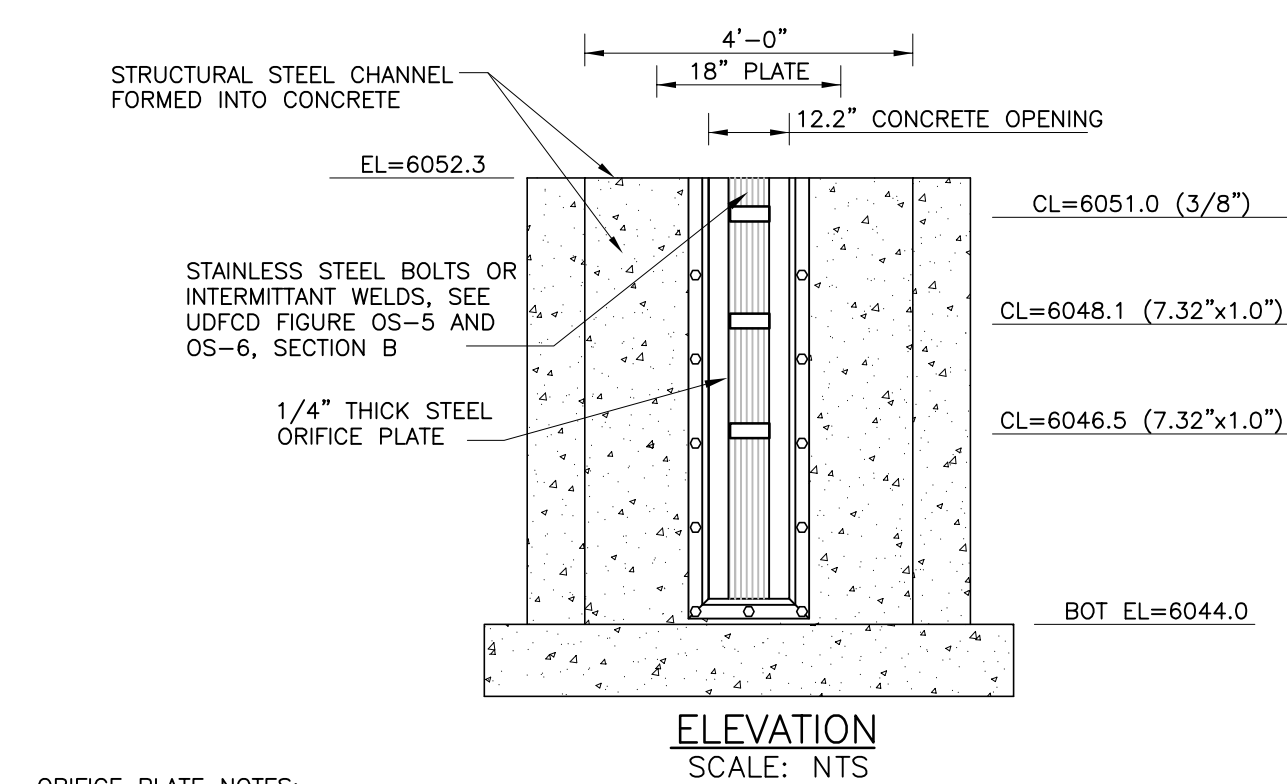
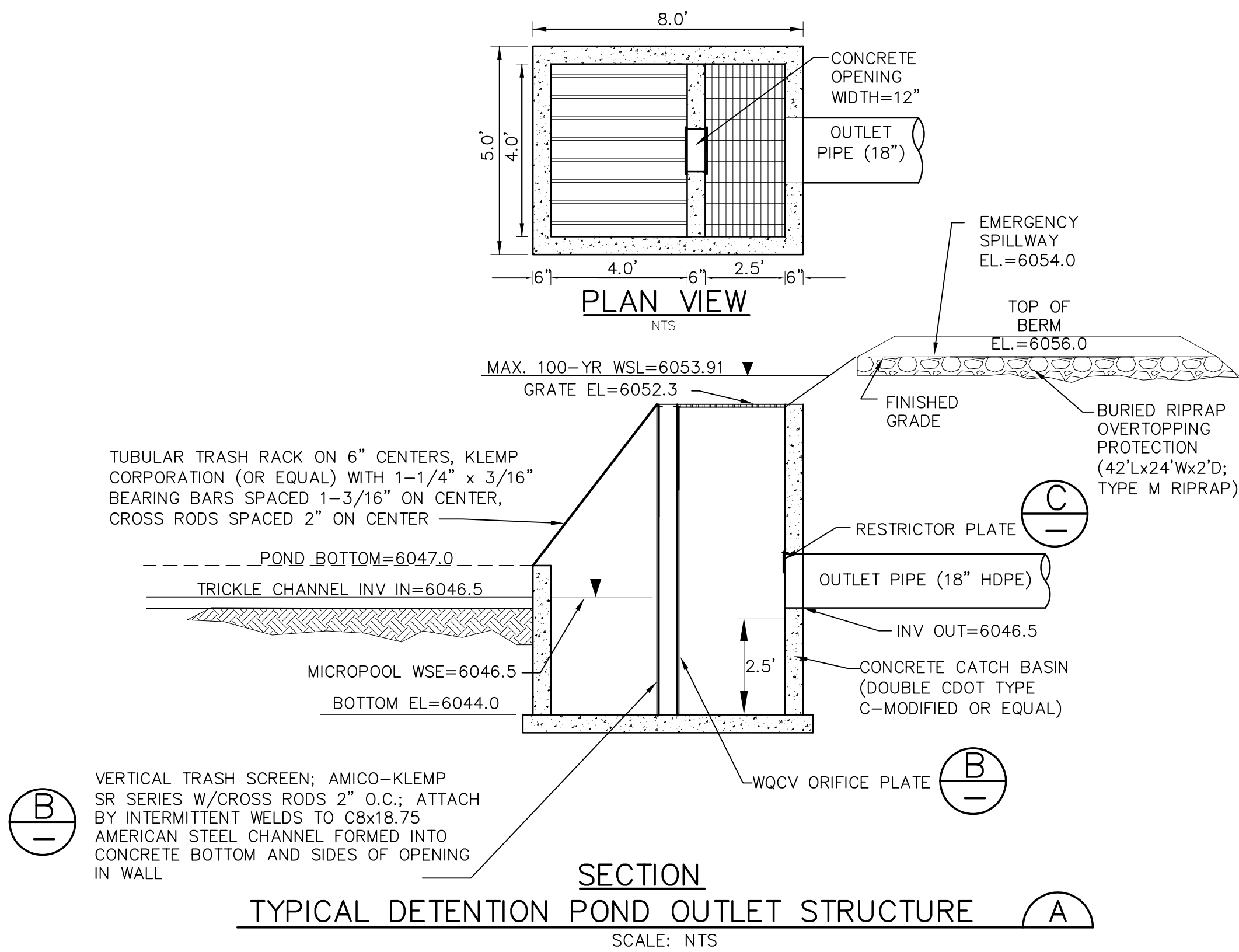
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BEFORE YOU DIG, GRADE, OR EXCAVATE
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MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	FLG-1A SUBMITTAL	JPS	11/19/21
2	EPC COMMENTS	JPS	2/21/22
3	EPC COMMENTS	JPS	4/7/22
4	EPC COMMENTS	JPS	6/27/22

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ORIFICE PLATE NOTES:

1. MINIMIZE THE NUMBER OF COLUMNS.
2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

EURV AND WQCV TRASH RACKS:

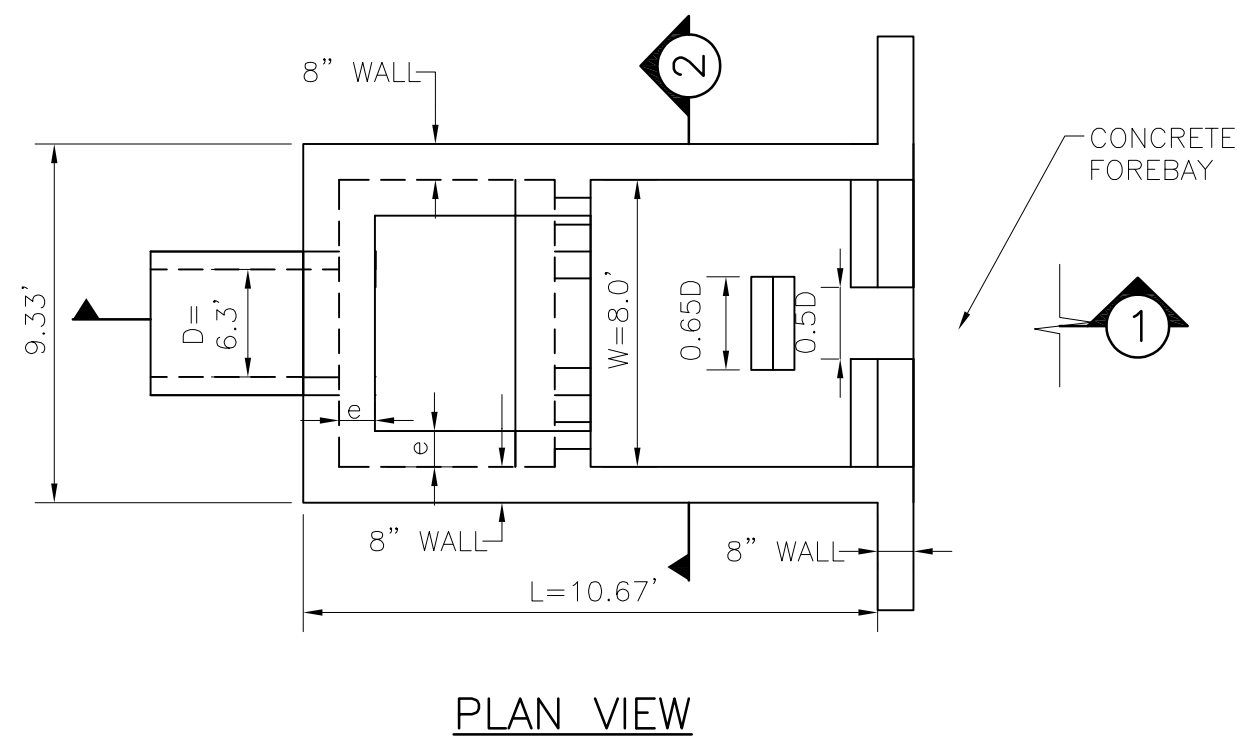
1. WELL-SCREEN TRASH RACKS (FOR CIRCULAR ORIFICES) SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.

2. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW TRASH RACKS:

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

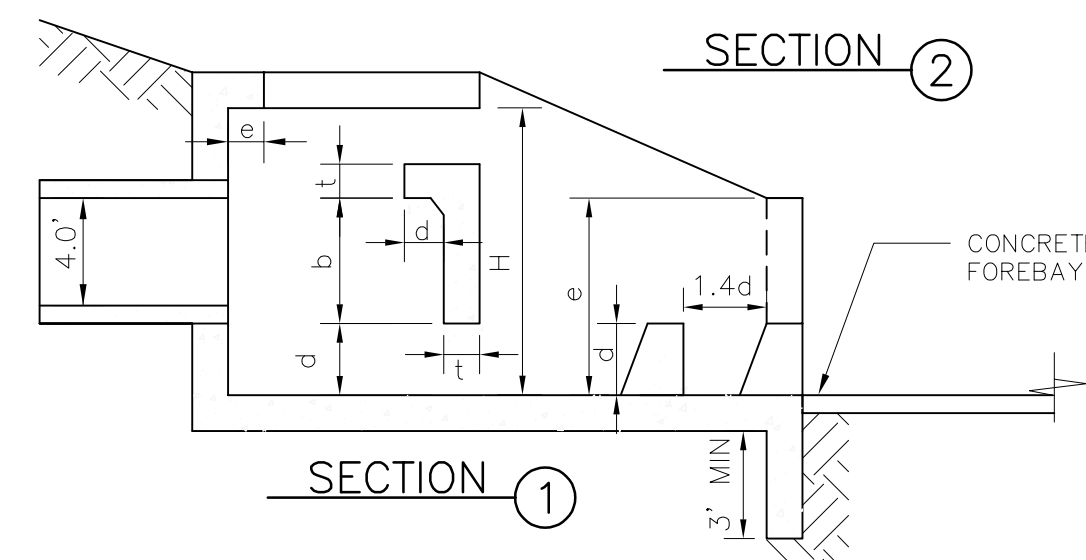
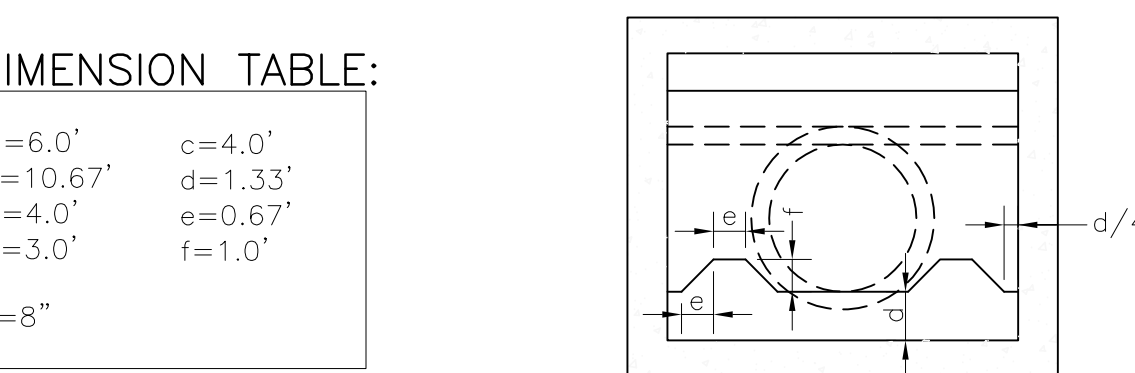
**ORIFICE PLATE AND TRASH RACK
DETAILS AND NOTES (B)**
NTS



DIMENSION TABLE:

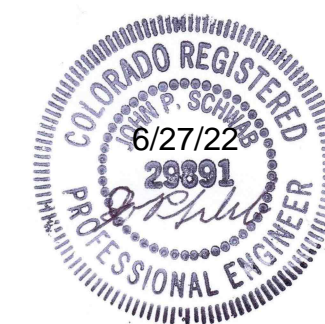
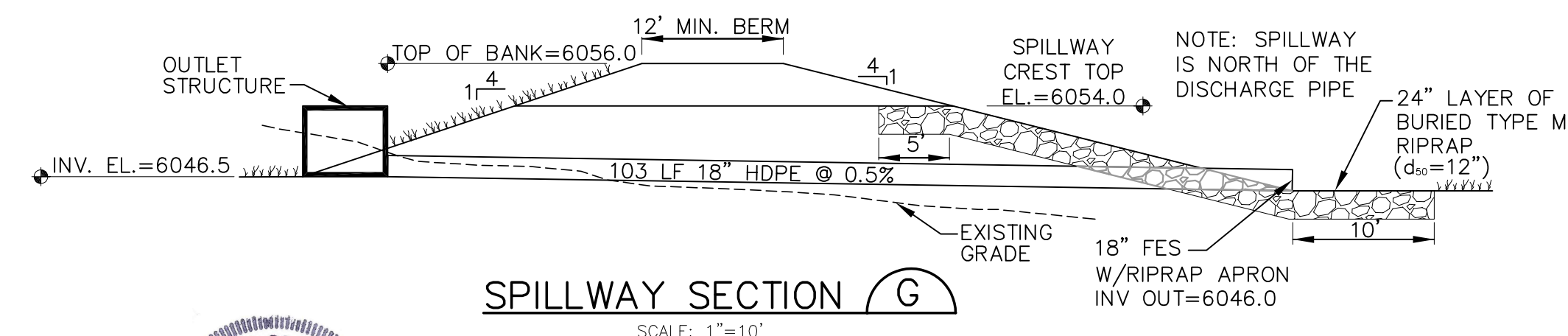
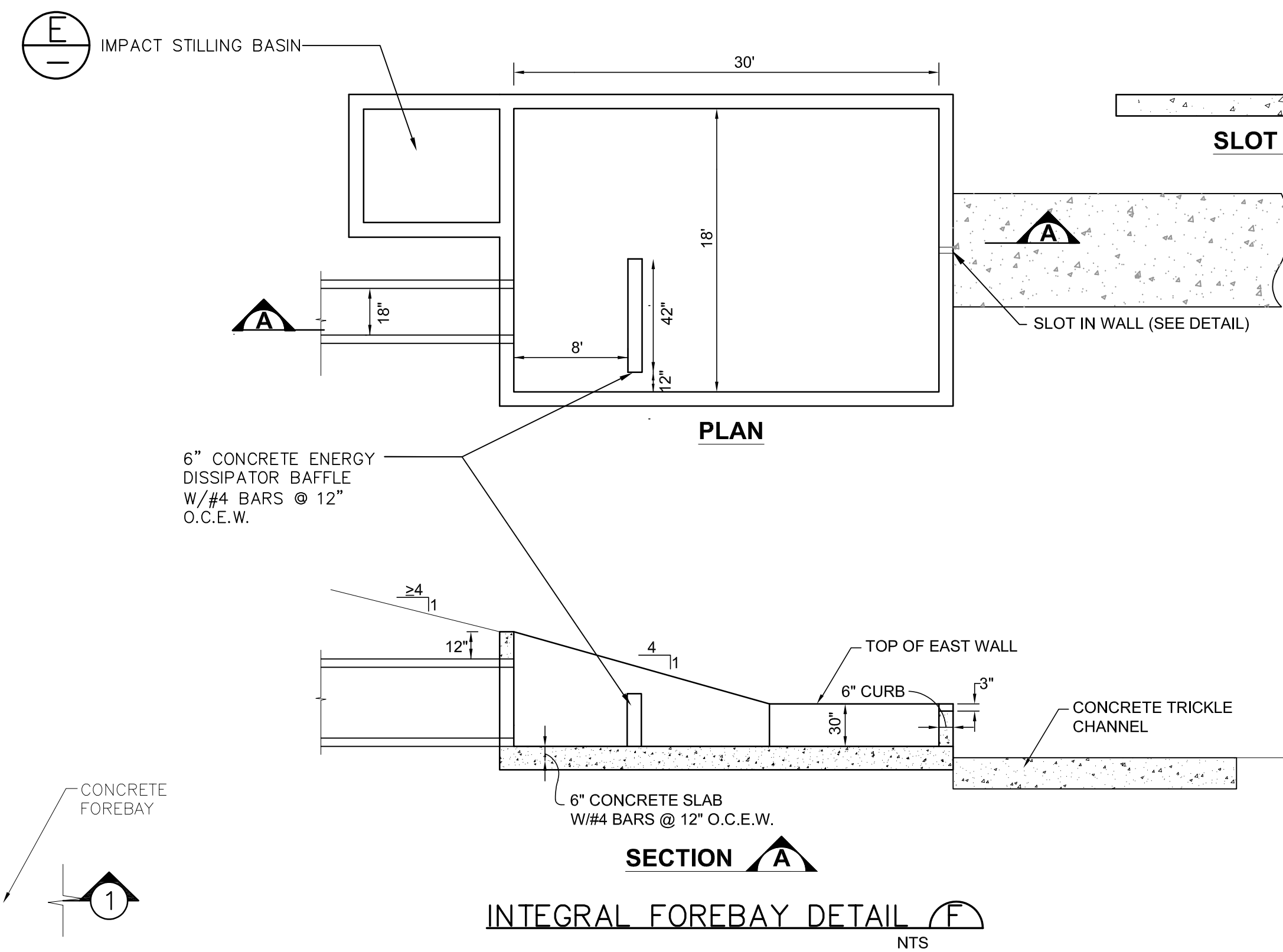
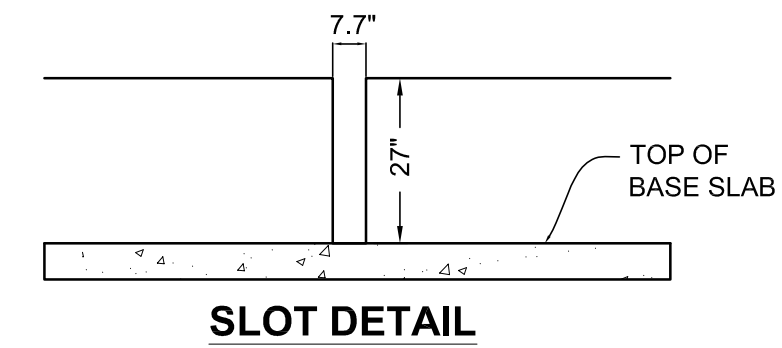
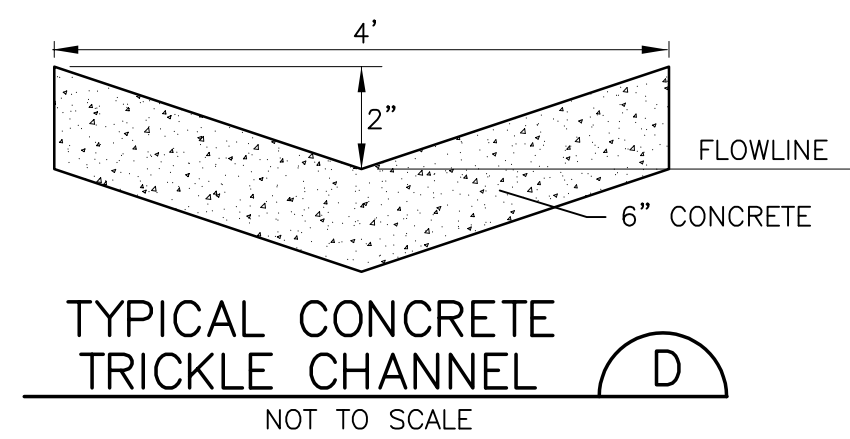
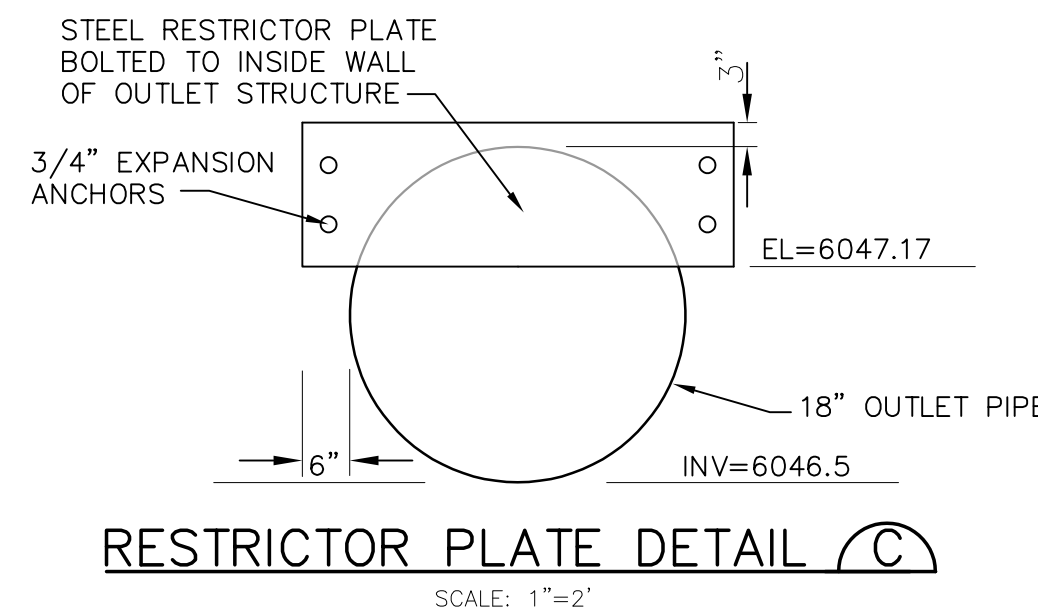
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L=10.67'
a=4.0'
b=3.0'
t=8"

c=4.0'
d=1.33'
e=0.67'
f=1.0'



IMPACT STILLING BASIN DETAIL (E)
NTS

UDFCD MODIFIED USBR TYPE VI IMPACT STILLING BASIN PER USDCM FIG. 9-45



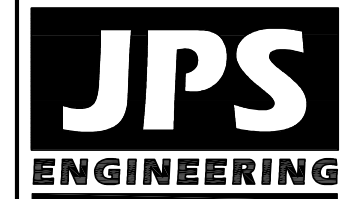
NOTE:

1. THIS PLAN WAS INITIALLY APPROVED AS SH. C1.5 WITHIN THE FILING NO. 1 GEC PLANS (SF1825). CURRENT PLAN REVISIONS INCORPORATE UPDATES BASED ON THE FILING NO. 1A REPLAT.

EPC 6/27/22

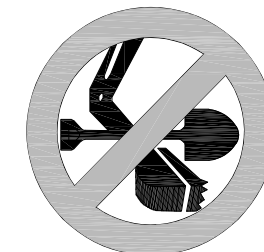
MAYBERRY, COLORADO SPRINGS - FILING 1A

**DETENTION POND C1
DETAILS**



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2	EPC COMMENTS	JPS	2/21/22
3	EPC COMMENTS	JPS	4/7/22
4	EPC COMMENTS	JPS	6/27/22

HORZ. SCALE: 1"=50'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
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CREATED: 4/4/06	LAST MODIFIED: 6/27/22
PROJECT NO: 090001	MODIFIED BY: JPS

SHEET:

C3.2