

STORMWATER DISCHARGE FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.

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 FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

3. 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.

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 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.

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 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.

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.

8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS REQUIRED 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-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 DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.

10. 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 MAINTAINED 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.

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 MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION 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).

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 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.

14. 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.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. 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.

17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC PLACE, 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.

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

19. 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.

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

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.

22. 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 ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. 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 EGM 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 THE FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

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

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

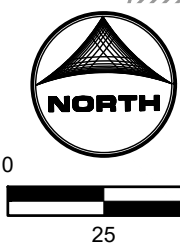
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

28. A SOILS REPORTS HAS BEEN PREPARED BY ENTECH ENGINEERING, INC ON NOVEMBER 16, 2023 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 ONE (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 CONTROL DIVISION, DIVISION 1, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, CO 80246-1530. ATTN: PERMITS UNIT

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

**A PART OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO**



1 - COVER
2 - LEGEND
3 - GRADING & EROSION CONTROL PLAN
4 - DETAILS

TRACTS 2 AND 3 OF THE GRAND VIEW SUBDIVISION EPC PARCEL NO. 330000466 AND 330000467

1/2"X24" REBAR W/PLS38374 CAP SET

THE SOUTH LINE OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 89 DEGREES 29 MINUTES 18 SECONDS WEST, 583.72 FEET

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



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

Kevin O'Neil 1.4.27
KEVIN O'NEIL DATE
OGC REG. LLC

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.

By: **Gilbert LaForce, P.E.**
Engineering Manager
 On behalf of the
ECM Administrator
 Date: **02/22/2024 9:30:01 AM**
 El Paso County Department of Public Works

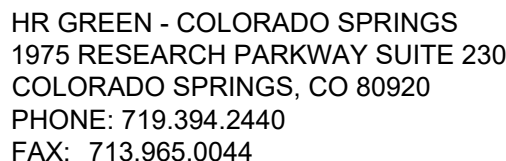


DATE _____

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NO.	DATE	BY	REVISION DESCRIPTION



JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLAN

COVER

SHEET
CV

1

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
PHASE LINE		
SECTION LINE		
PROPERTY BOUNDARY		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
ROD IRON FENCE		
GUARDRAIL		
CABLE TV		
U.G. ELECTRIC		
OVERHEAD ELECTRIC		
FIBER OPTIC		
GAS MAIN		
SANITARY SEWER		
UNDERDRAIN		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
PROPOSED GRAVEL ROADWAY		
PROPOSED 4" ASPHALT PAVEMENT		
EDGE OF WETLANDS		
DRAINAGE		
DRAINAGE BASIN		
BASIN TAG		
DESIGN POINT		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

CLEAN OUT	
MANHOLE	
PLUG	

WATER

FIRE HYDRANT	
FIRE DEPT. CONNECTION	
GATE VALVE	
MANHOLE	
METER	
TEE	
REDUCER	

DRY UTILITIES

ELECTRIC METER	
ELECTRIC PEDESTAL	
ELECTRICAL CABINET	
ELECTRIC VAULT	
FIBER OPTIC PULL BOX	
FIBER OPTIC MANHOLE	
FIBER OPTIC PEDESTAL	
FIBER OPTIC SIGN	
FIBER OPTIC VAULT	
GAS METER	
GAS SIGN	
GAS VAULT	
TELEPHONE CABINET	
TELEPHONE MANHOLE	
TELEPHONE SIGNAL/MAST	
TELEPHONE SIGN	
TELEPHONE PEDESTAL	
TRANSFORMER	
LIGHT POLE	
FIBER OPTIC VAULT	

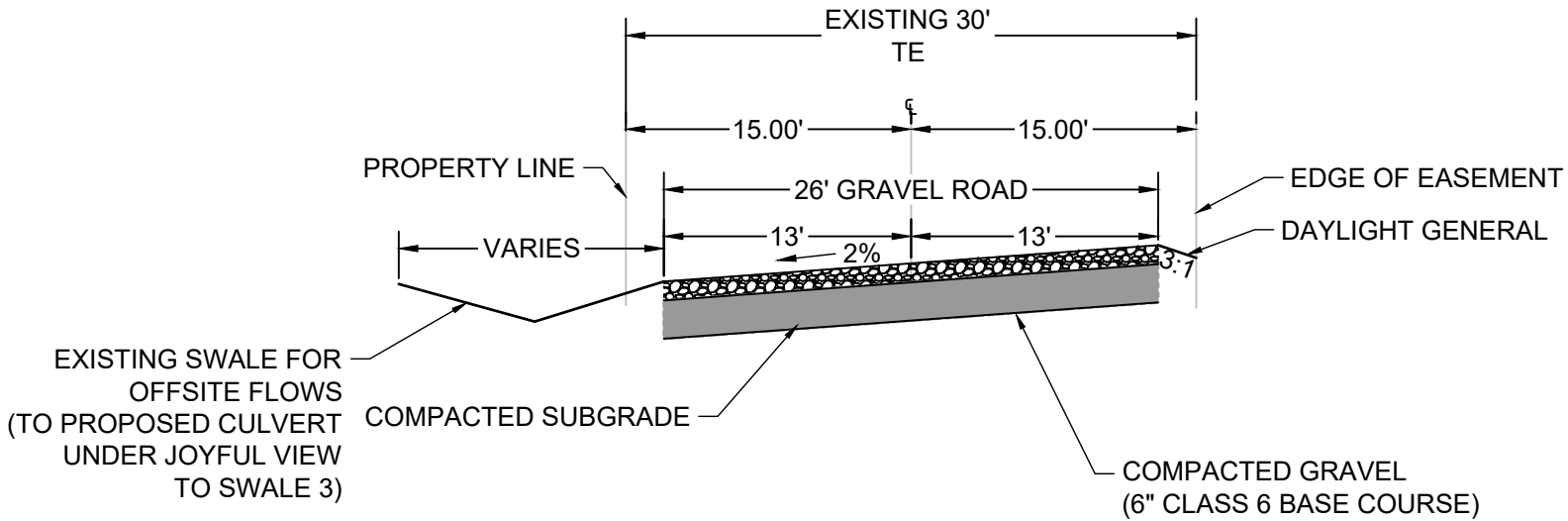
MISCELLANEOUS

SIGN	
BOLLARD	
ACCESSIBLE PARKING	

ABBREVIATIONS

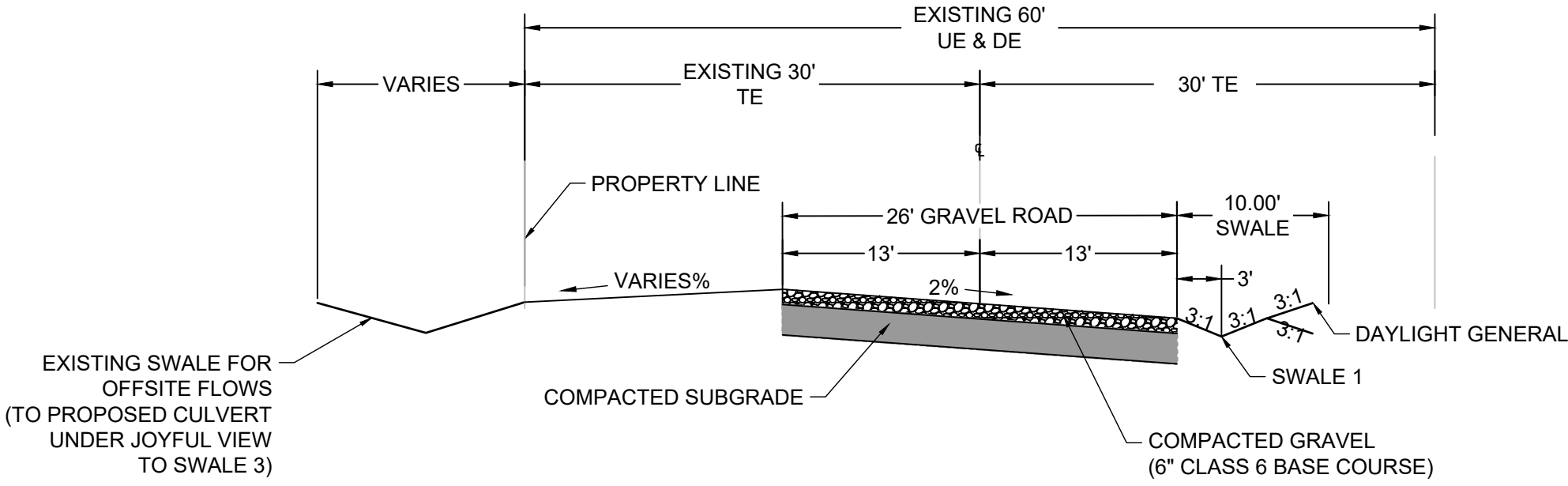
Δ	DEFLECTION ANGLE	FOC	FIBER OPTICS CABLE
Ø, DIA	DIAMETER	FT	FOOT OR FEET
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GB	GRADE BREAK
ABC	ASPHALT BASE COURSE	GAL	GALLON
ABD	ABANDONED	HDPE	HIGH DENSITY POLYETHYLENE
AC	ACRE	HC RAMP	HANDICAP RAMP
ADA	THE AMERICANS WITH DISABILITIES ACT	HW	HEADWALL
ASPH	ASPHALT	INV	INVERT
ASS'Y	ASSEMBLY	KM	KILOMETER
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	L	LENGTH
BFE	BASE FLOOD ELEVATION	LF	LINEAR FEET
BLDG	BUILDING	M	METER
BLVD	BOULEVARD	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BNDY	BOUNDARY	MAINT	MAINTENANCE
BOP	BOTTOM OF POND	MAX	MAXIMUM
BW	BOTTOM OF WALL	MH	MANHOLE
C&G	CURB AND GUTTER	MP	MIDPOINT
CA	COARSE AGGREGATE	N	NORTH/NORTHING
CATV	CABLE TELEVISION	NO	NUMBER
CB	CHORD BEARING/CATCH BASIN	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	OH	OVERHEAD
CIP	CAST IRON PIPE	PB	PUBLIC
CL	CENTER LINE	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVATURE
COMP	COMPOSITE	PCR	POINT OF CURB RETURN
CONC	CONCRETE	PI	POINT OF INTERSECTION
CONST	CONSTRUCT OR CONSTRUCTION	PIE	PUBLIC IMPROVEMENT ESMT
CSP	CORRUGATED STEEL PIPE	PT	POINT OF TANGENCY
CSU	COLORADO SPRINGS UTILITIES	PRC	PROPOSED
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CTR	CENTER	PRV	PRESSURE REDUCING VALVE
CU	COPPER	PVT	PRIVATE
CY	CUBIC YARD	PUAE	PUBLIC UTILITY AND ACCESS ESMT
DBL	DOUBLE	PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
DEG	DEGREE	PVC	POLYVINYL CHLORIDE
DET	DETAIL	R	RADIUS
DEPT	DEPARTMENT	REC	RECEPTION
DIM	DIMENSION	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	DUCTILE IRON PIPE	S	SOUTH
DOT	DEPARTMENT OF TRANSPORTATION	SHT	SHEET
DWG	DRAWING	SQ	SQUARE
E	EAST/EASTING	SW	SPILLWAY
EL	ELEVATION	TBC	TOP BACK OF CURB
ELEC	ELECTRIC	TC	TRICKLE CHANNEL
EOG	EDGE OF GUTTER	TOP	TOP OF POND
EOP	EDGE OF PAVEMENT	TW	TOP OF WALL
EW	ENDWALL	TYP	TYPICAL
EX	EXISTING	UG	UNDERGROUND
FD	FRENCH DRAIN	VERT	VERTICAL
FDC	FIRE DEPARTMENT CONNECTION	W	WEST
FE	FLANGE ELEVATION	WW	WASTEWATER
FES	FLARED END SECTION	WWF	WELDED WIRE FABRIC
FF	FINISHED FLOOR	W/	WITH
FG	FINISHED GRADE	W/O	WITHOUT
FH	FIRE HYDRANT	YD	YARD
FHWA	FEDERAL HIGHWAY ADMINISTRATION		
FL	FLOW LINE		

EASEMENT LEGEND		
TE	=	TRAVEL EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT



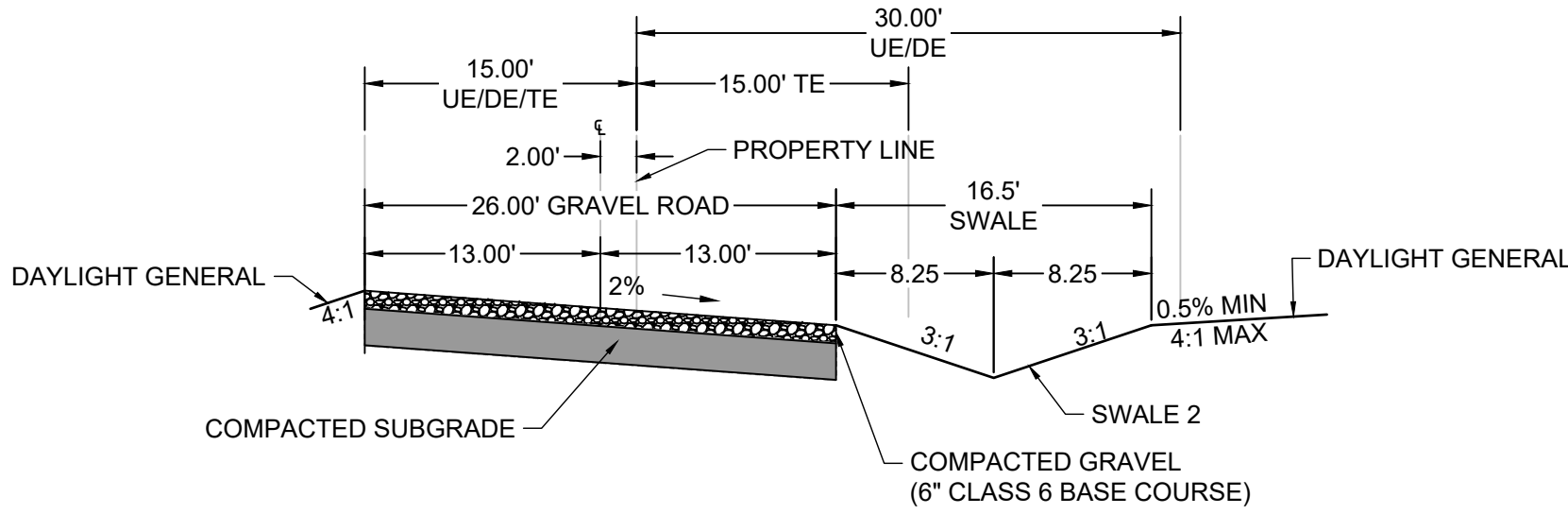
JOYFUL VIEW STATIONS 1+00 - 7+00 (PRIVATE-LOCAL)

REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY SCALE: 1" = 10'



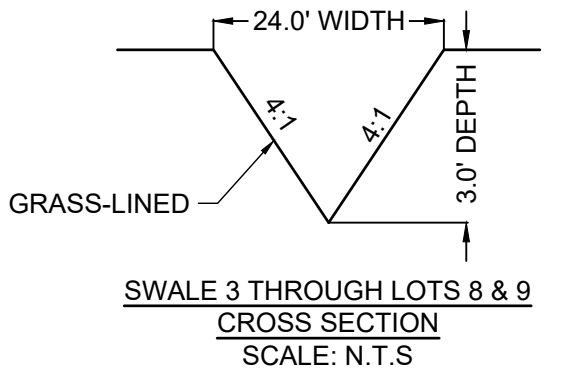
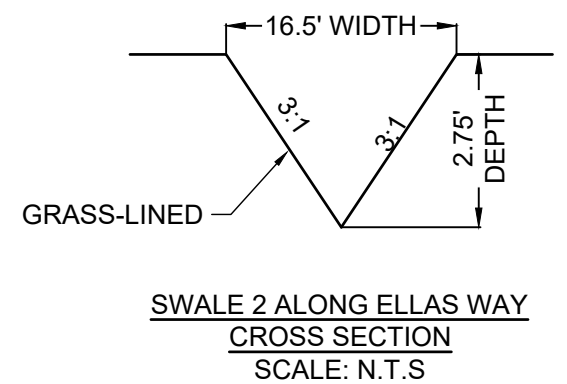
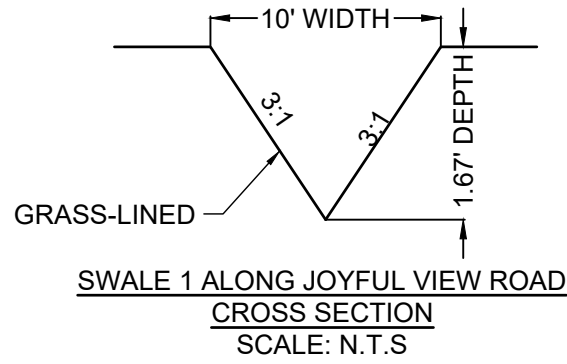
JOYFUL VIEW STATIONS 7+00 - 12+75.22 (PRIVATE-LOCAL)

REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY SCALE: 1" = 10'



ELLAS WAY (PRIVATE-LOCAL)


REFER TO EL PASO COUNTY SPECIFICATION FOR GRAVEL ROADWAY SCALE: 1" = 10'



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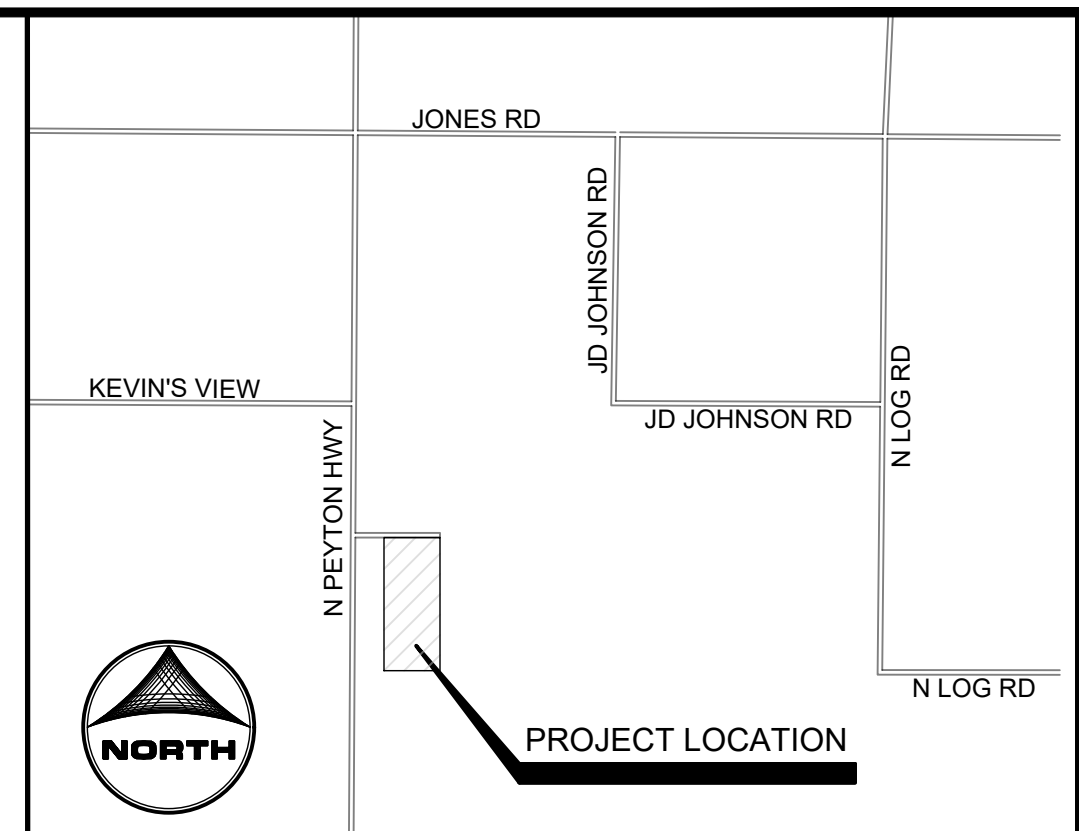


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.394.2440
FAX: 713.965.0044

JOYFUL VIEW SUBDIVISION
OGC RE2, LLC.
EL PASO COUNTY, CO














GRADING & EROSION CONTROL PLAN
LEGEND

SHEET
LE
2



(NOT TO SCALE)

PHASE:

- | | | |
|--|---|---------------------|
|  | EX PROPERTY LINE | |
|  | PR PROPERTY LINE | |
|  | (VTC) VEHICLE TRACKING CONTROL | INITIAL |
|  | (SF) SILT FENCE | INITIAL/
INTERIM |
|  | (LOD) LIMITS OF CONSTRUCTION/ DISTURBANCE | |
|  | FLOW DIRECTION | |
|  | (CD) CHECK DAM - TO BE INSTALLED A MINIMUM OF EVERY 1.5' OF VERTICAL FALL | INTERIM |
|  | (CIP) CULVERT INLET PROTECTION | INTERIM |
|  | (TSB) TEMPORARY SEDIMENT BASIN | INITIAL |
|  | CUT CONDITION | |
|  | FILL CONDITION | |
| UIA:RPA | SEE DRAINAGE REPORT FOR RUNOFF REDUCTION MAP | FINAL |
|  | (SM) SEEDING & MULCHING | FINAL |
|  | (SFB) SAND FILTER BASIN | FINAL |

1. SEE SHEET 4 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 3:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STREET RECONSTRUCTION DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON-STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GED ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES AND WEEDS. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. GRASS SWALE ENDS SHALL BE PERMANENTLY SEEDDED AND MULCHED. TEMPORARY IRRIGATION TO BE PROVIDED. GRASS SWALE ENDS AT CISTERN LOCATION.
11. ALL INITIAL/INTERIM TEMPORARY BMPs TO BE REMOVED UPON FINAL STABILIZATION OF THE SITE.
12. ALL DISTURBED AREAS NOT PAVED OR GRAVEL WITHIN THE LOD WILL BE SEEDDED AND MULCHED

CUT VOLUME: 4,407 CY


FILL VOLUME: 5,923 CY

NET: 1,516 (FILL) CY [UNADJUSTED FOR GRAVEL ROAD DEP]

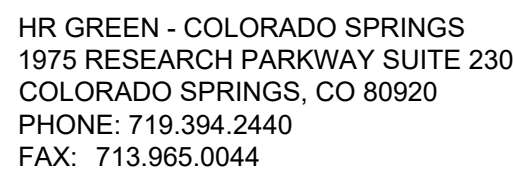
NET: 2,156 (CUT) CY [ADJUSTED FOR 6" ROAD B.C. DEPTH]

SLOPE @ CHANNEL FLOWLINE (%)	MAX SPACING (FEET)
0.5 - 0.75	200
0.75 - 1	150
1 - 1.25	120
1.25 - 1.5	100
1.5 - 1.75	85
1.75 - 2	75

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0  1"
IF NOT ONE INCH,
JUST SCALE ACCORDINGLY

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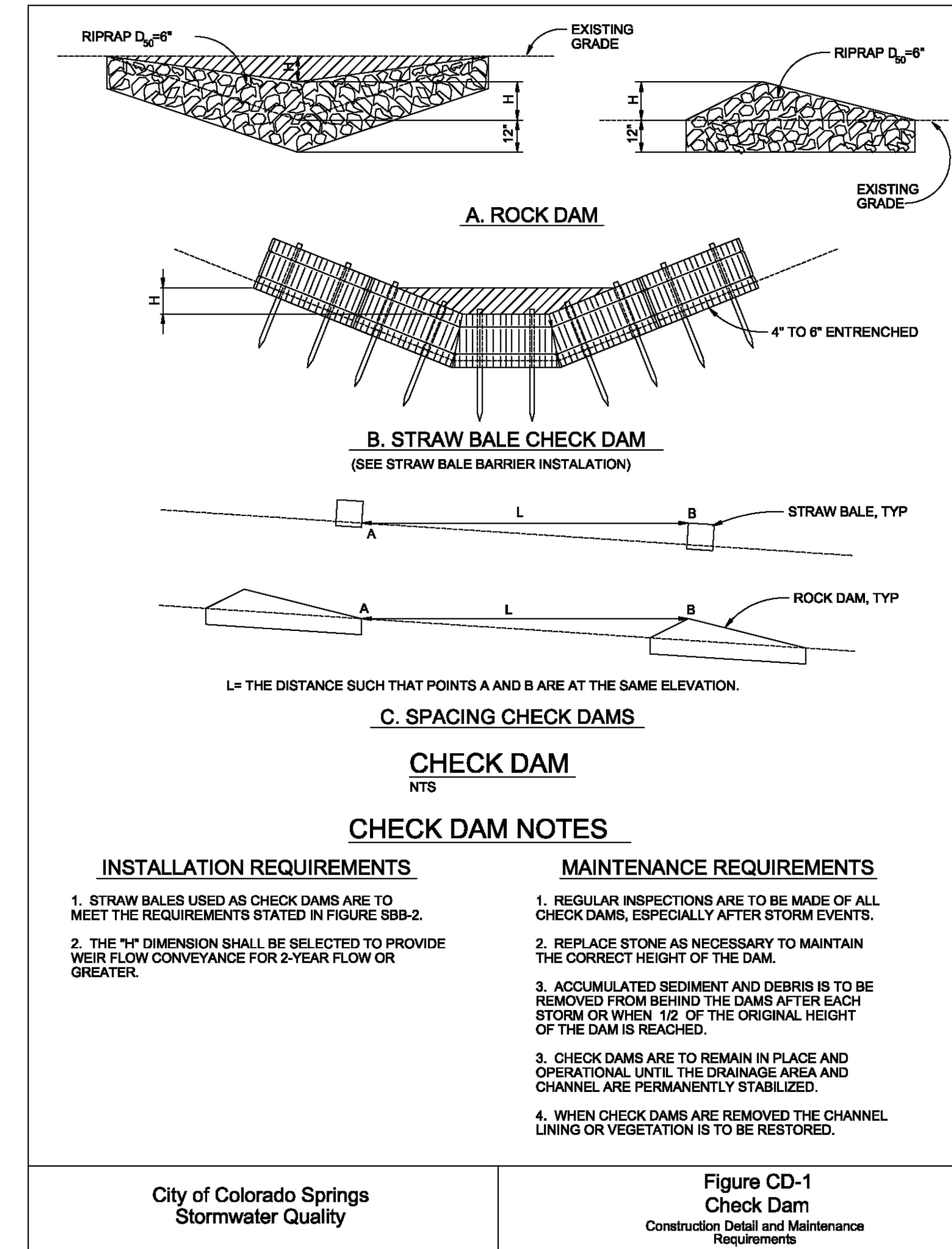
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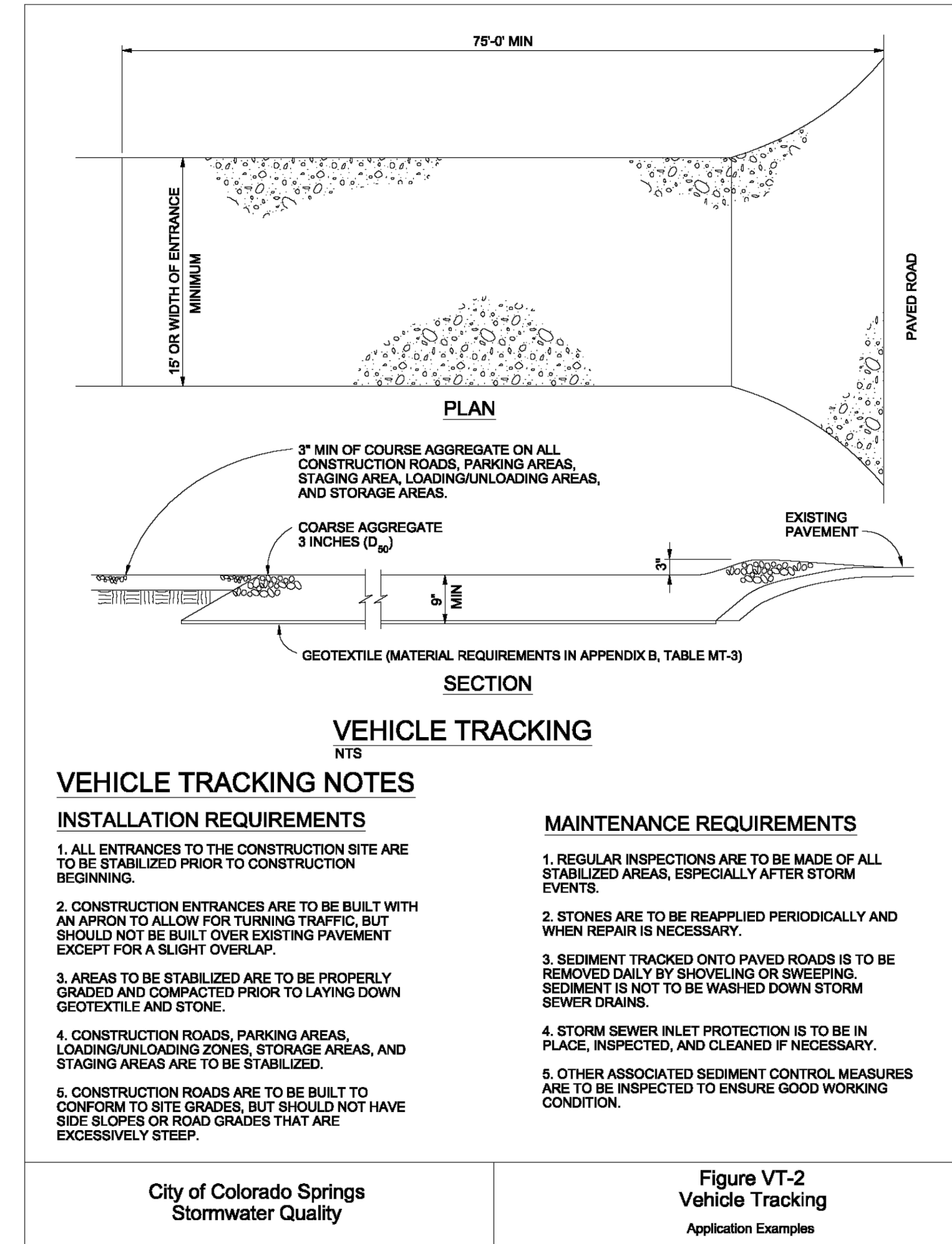
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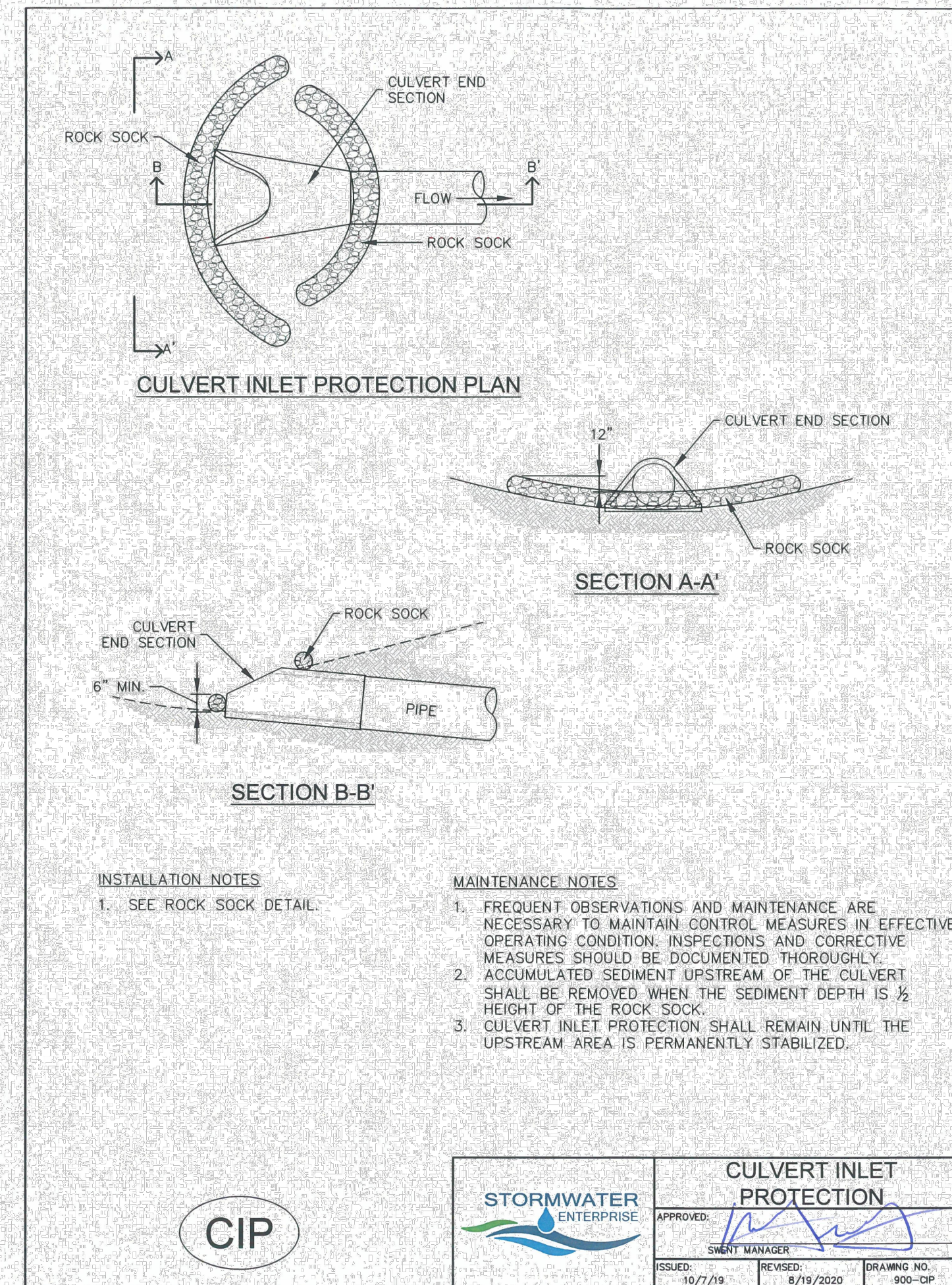
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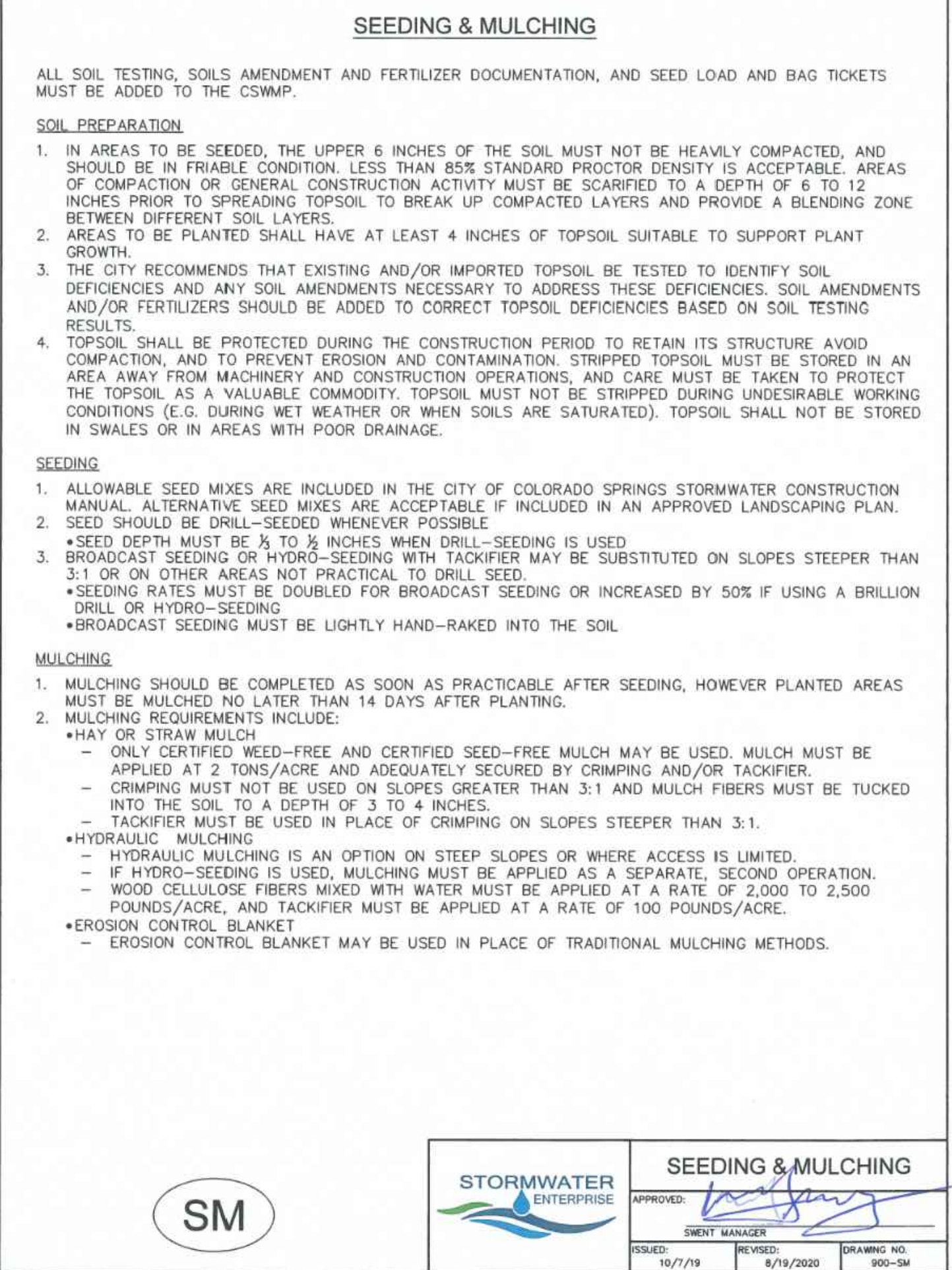
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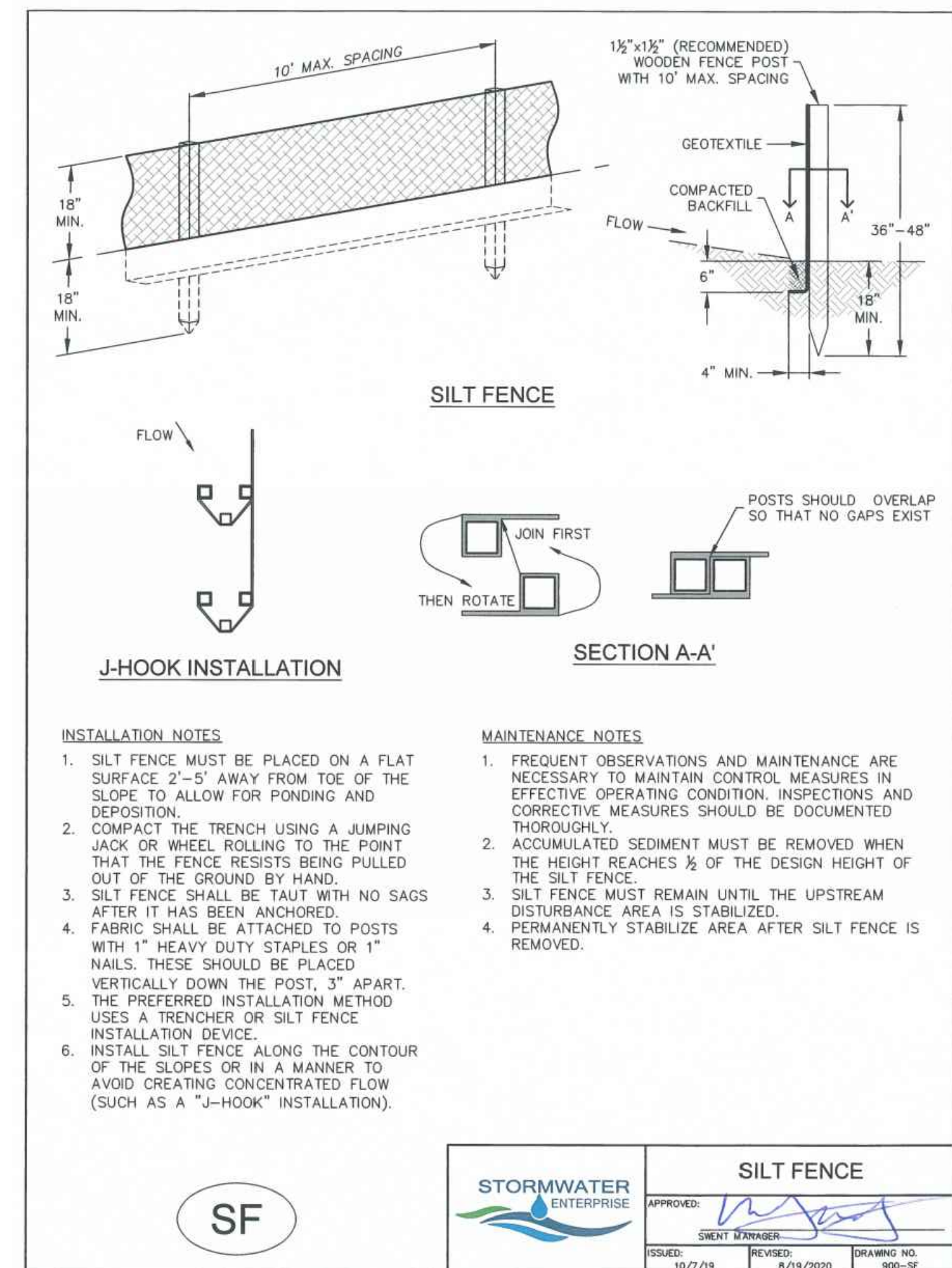
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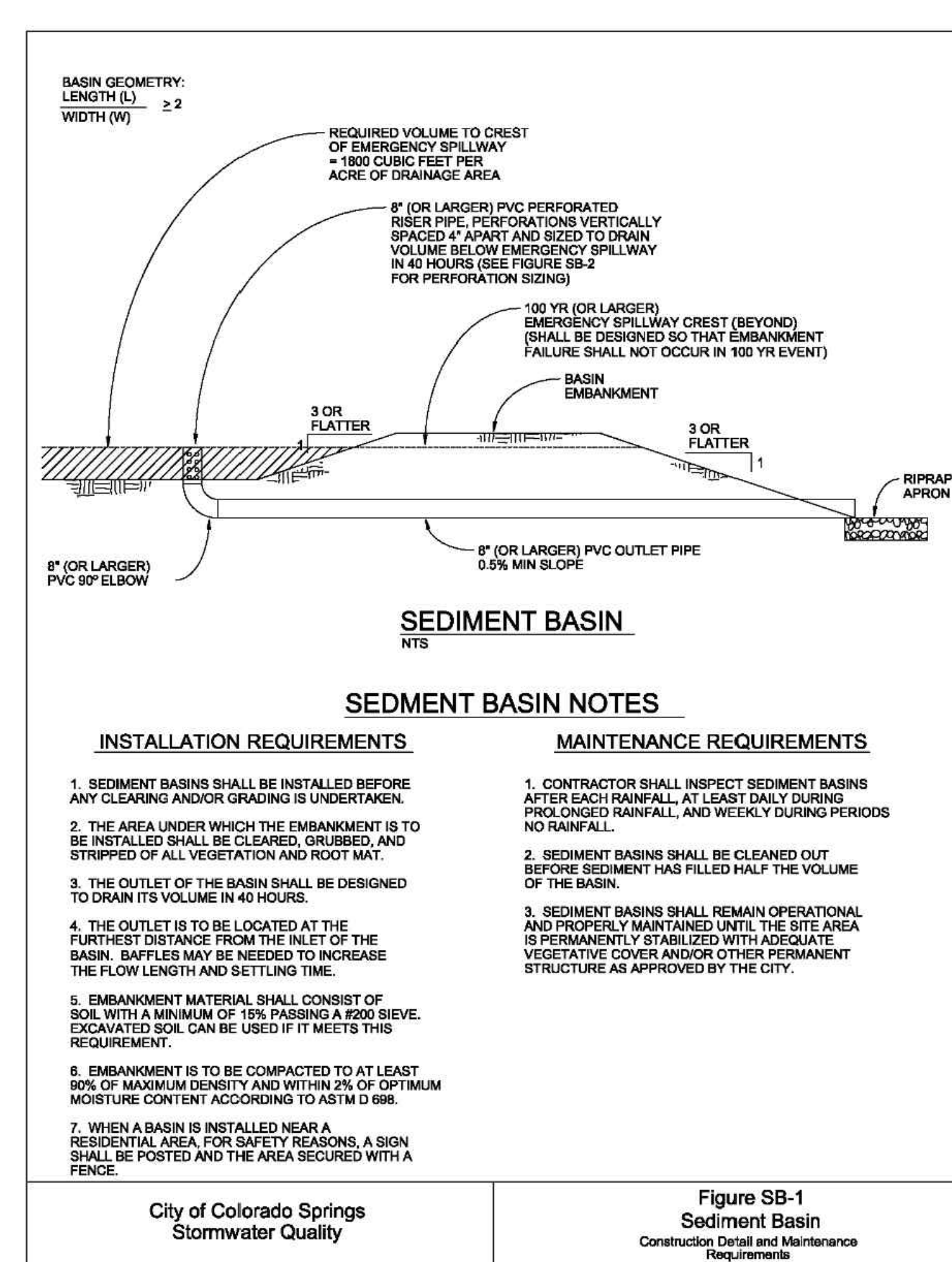
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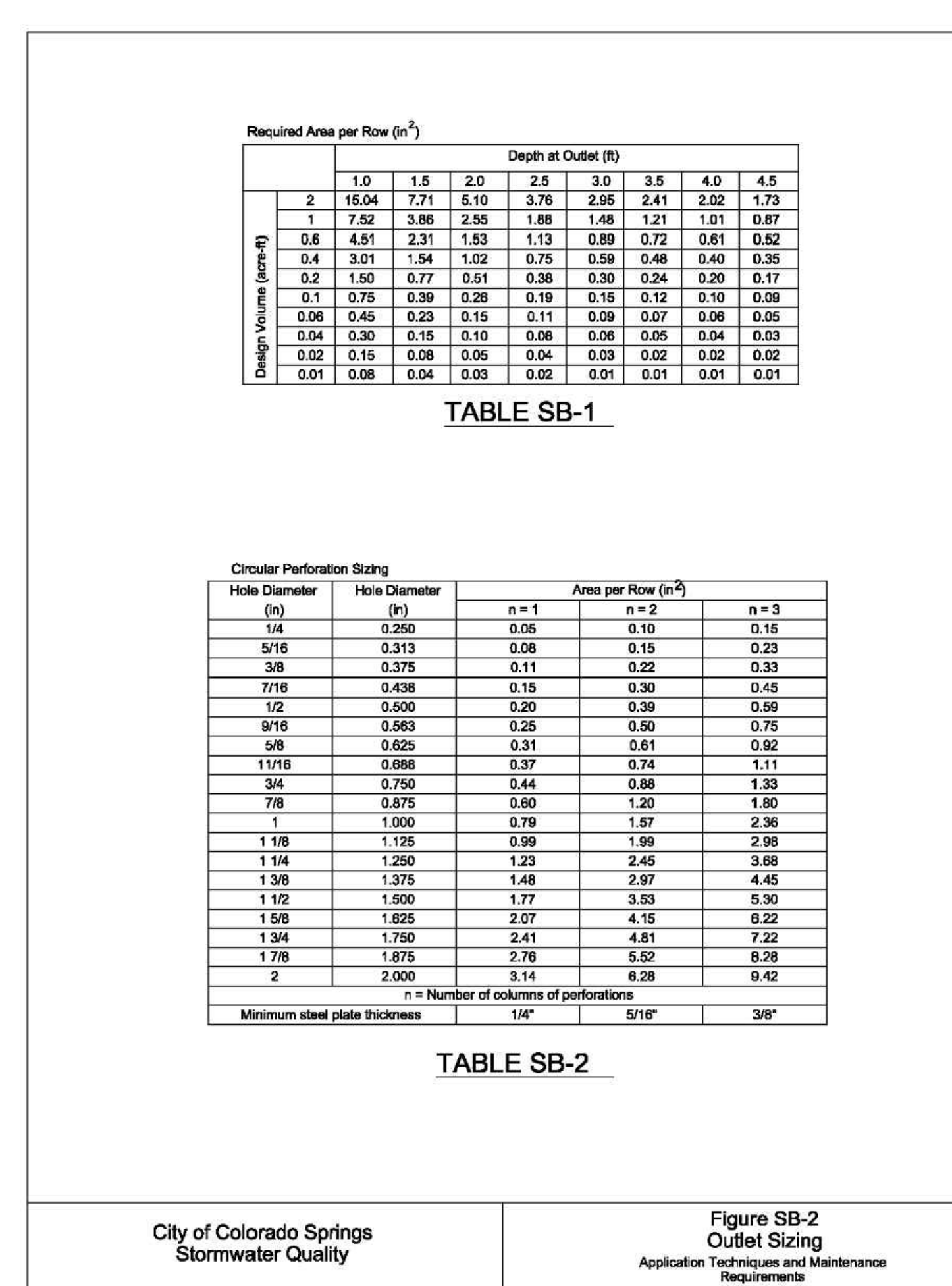
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DRAWN BY: AXB JOB DATE: 10/19/2023 BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: CPM JOB NUMBER: 2202179 0 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

CAD DATE: 12/22/2023

CAD FILE: J:\2022\2202179\CAD\DWG\GIC\GIC_details

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