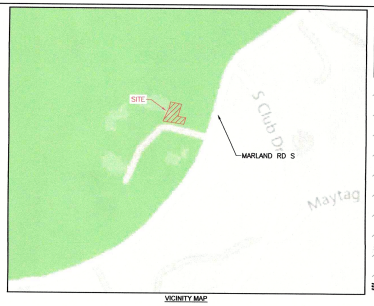
FIGURE 13

LEGEND

- LIMITS OF DISTURBANCE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CUT–FILL DEMARCATION LINE (CUT / FILL)
- PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK (BM)
- FLOWLINE
- SHEET FLOW/DRAINAGE DIRECTION
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SPOT ELEVATION

SITE HATCHING

- EX. CONCRETE PAVEMENT
- EX. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- STRUCTURE/BUILDING

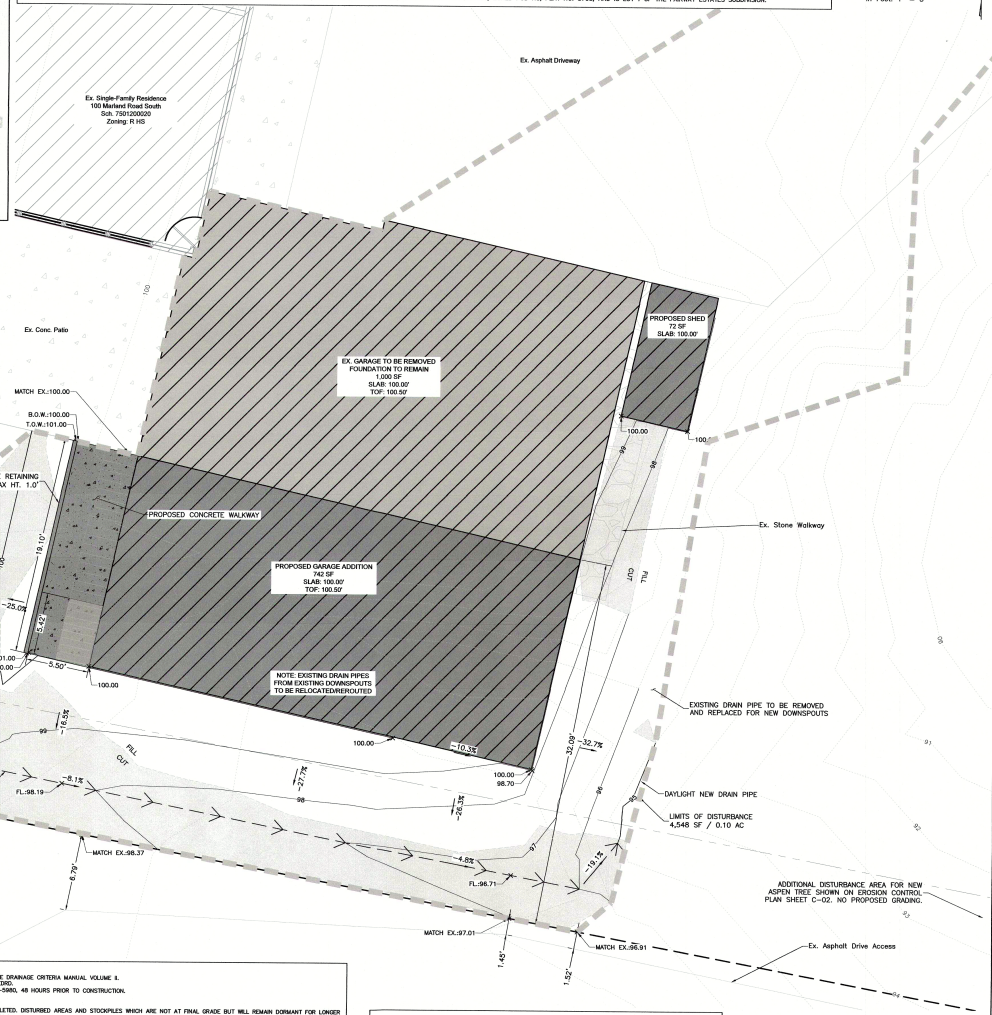


VICINITY MAP
N.T.S.

ADJACENT PROPERTIES:

THE PROPERTY TO THE NORTH IS THE 235 LAKE CIRCLE OWNED BY BROADMOOR HOTEL, INC., SCHEDULE NO. 7501200028, ZONED PUD HS, AND IS 278.31 ACRES WITH THE LAND USE OF A GOLF COURSE DIRECTLY NORTH OF THIS PROPERTY.
THE NEIGHBORING PARCEL TO THE SOUTHWEST AND SOUTH WHICH INCLUDES THE DRIVEWAY ACCESS TO MARLAND ROAD SOUTH IS 104 S. MARLAND ROAD, SCHEDULE NO. 7501204001, ZONED PUD HS, PLAT NO. 8708, AND IS LOT 3 OF THE FAIRWAY ESTATES SUBDIVISION.
THE NEAREST PROPERTY TO THE EAST/SOUTHEAST IS 101 S. MARLAND ROAD, SCHEDULE NO. 7501201011, ZONED PUD AND HS.
THE PROPERTY SOUTH ACROSS THE DRIVE ACCESS OWNED BY 104 S. MARLAND ROAD (LOT 3) IS 112 S. MARLAND ROAD, SCHEDULE NO. 7501204003, ZONED PUD HS, PLAT NO. 8708, AND IS LOT 1 OF THE FAIRWAY ESTATES SUBDIVISION.

Graphic Scale
0 2.5 5 10
In Feet: 1" = 5'



ENGINEER'S STATEMENT

THIS 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 A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

SIGNATURE: _____ DATE: 01/13/2020

PRINTED NAME: Richard D. Lyon SEAL ATTACHED

DEVELOPER/OWNER'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 PLAN REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

DEVELOPER/OWNER SIGNATURE: Terri J. Lux, trustee DATE: 1-30-2020

NAME OF DEVELOPER/OWNER: Terri J. Lux Trust

TITLE: Trustee EMAIL: terrilux100@gmail.com

ADDRESS: 100 Marland Rd S. FAX: _____

C/S Co 80906 PHONE: 719-339-7640

CITY OF COLORADO SPRINGS GRADING AND EROSION CONTROL REVIEW:

THIS GRADING PLAN IS FILED IN ACCORDANCE WITH SECTION 7.7.1503 (ENACTED AS ORD. 82–55) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED. EROSION CONTROL IS REVIEWED IN ACCORDANCE WITH THE DRAINAGE CRITERIA MANUAL, VOL. 1 (MAY 2014) AND VOL. II (MAY 2014) LATEST REVISIONS.

Jonathan B. Dalleker DATE: 02/06/2020
FOR THE CITY ENGINEER

NOTES: IF THE UNAPPROVED GEOLOGIC HAZARD STUDY/WAIVER ULTIMATELY RESULTS IN SIGNIFICANT SITE CHANGES THEN A NEW GRADING PLAN WILL HAVE TO BE REVIEWED AND APPROVED.

NO CONSTRUCTION ACTIVITIES SHALL COMMENCE PRIOR TO THE APPROVAL OF THE HILLSIDE SITE/GRADING PLAN.

*THIS PROPERTY DOES NOT FALL WITHIN THE CITY'S STREAM SIDE ZONE.

GENERAL NOTES:

A. ANTICIPATED START: BEGINNING OF MARCH 2020; COMPLETION TIME PERIOD OF SITE GRADING: THREE WEEKS.
B. EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: END OF MARCH TO BEGINNING OF APRIL 2020.
C. TOTAL AREA TO BE CLEARED, EXCAVATED, OR GRADED: 5,017 SF (0.11 AC.)
D. RECEIVING WATERS: CHEYENNE CREEK
E. SOILS INFORMATION: USDA CLASSIFIED AS CHASEVILLE GRAVELLY SANDY LOAM, HYDROLOGIC SOIL GROUP A.

NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. ALL CLEARING, GRUBBING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRG.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385–5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD) WILL NOT BE TRACKED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY–ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY–ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE–REVIEW AND RE–ACCEPTANCE BY EDRG SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT–OF–WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT–OF–WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.
9. STABILIZATION METHODS AND RECOMMENDATIONS ARE INCLUDED AS PART OF THE GEOTECHNICAL REPORT AND SHALL CONFORM TO ASTM STANDARDS FOR THE SOIL CONDITIONS AS WELL AS FOLLOW SECTION 3.7 GRADING AND COMPACTION OF THE DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14.
   9.1. IN AREAS TO BE SEEDED, THE UPPER 3 INCHES OF THE SOIL SHOULD NOT BE HEAVILY COMPACTED AND SHOULD BE IN A FRIABLE CONDITION. LESS THAN AN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. DIFFERENCES IN TEXTURE AND DENSITY OF SUBSOIL AND TOPSOIL LAYERS CAN CREATE SOIL STRATIFICATION. THIS STRATIFICATION CAUSES POOR INTERNAL DRAINAGE FROM ONE TEXTURE TO ANOTHER AND CAN INHIBIT NORMAL ROOT GROWTH. LEFT TO CORRECT ITSELF NATURALLY, THIS CONDITION MAY TAKE DECADES AND MAY NEVER APPROACH AN IDEAL SITUATION. CONSEQUENTLY, AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY SHOULD BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS. THE IDEAL WOULD BE TO PRODUCE A SOIL SIMILAR TO THAT ENCOUNTERED IN A NATURAL, DESIRABLE SOIL CONDITION.
10. SEE GRADING AND EROSION CONTROL NARRATIVE REPORT FOR SOIL CONDITIONS.
11. CONTRACTOR TO LOCATE/VERIFY LOCATION OF EXISTING UTILITIES AND FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION.
12. ALL UTILITY INSTALLATIONS WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE COVERED UNDER THIS PLAN. LOCATIONS OF UTILITIES WITHIN THE LIMITS OF DISTURBANCE MAY BE MODIFIED AFTER PLAN APPROVAL AS A FIELD CHANGE. UTILITY INSTALLATIONS RELATED TO THE PRIVATE DEVELOPMENT THAT EXTEND BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE CONSIDERED TO BE PART OF THE LARGER DEVELOPMENT, AND THEREFORE REQUIRE A PLAN MODIFICATION OR SEPARATE PLAN FOR THE ADDITIONAL DISTURBANCE AREA.
13. APPLICANT REPRESENTS AND WARRANTS THAT THEY HAVE THE LEGAL AUTHORITY TO GRADE AND/OR CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY. THE CITY HAS NOT REVIEWED THE DEVELOPER'S AUTHORITY TO MODIFY ADJACENT PROPERTY.
14. SEE SHEETS C–03 FOR BMP DETAILS.

GEC SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-01	GRADING & DRAINAGE PLAN
C-02	EROSION CONTROL PLAN
C-03	EROSION CONTROL DETAILS

Cut/Fill Volumes	
Cut volume (unadjusted)	10.59 Cu. Yd.
Fill volume (unadjusted)	69.73 Cu. Yd.
Net volume (unadjusted)	59.14 Cu. Yd. <FILL>
Cut/Fill Volumes (33% SWELL/COMPACTION FACTORS)	
Cut volume (adjusted)	14.08 Cu. Yd.
Fill volume (adjusted)	92.74 Cu. Yd.
Net volume (adjusted)	78.66 Cu. Yd. <FILL>

ROCKY MOUNTAIN GROUP
Geotechnical Consulting, Testing Materials Testing
Architectural Structural Forensics
RMG MATERIALS
SOUTHERN COLORADO
10175 SOUTH EASTERN AVE. STE. C-E3-D3
FT. FIELD: (719) 495-2616 WWW.RMGMATERIALS.COM
SERVICING COLORADO, SOUTH DAKOTA & NEW MEXICO

COLORADO LICENSED PROFESSIONAL ENGINEER RICHARD D. LYON 53921
FOR CONSTRUCTION
FOR REVIEW ONLY

ATTACHED GARAGE ADDITION - BARTLETT SUBDIVISION
100 MARLAND RD SOUTH
COLORADO SPRINGS, COLORADO
308, LLC

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SHEET NAME: GRADING & DRAINAGE PLAN
PROJECT STATUS: PERMIT REVIEW

ENG:	REL
DRAWN:	AMC
CHECKED:	REL
DATE	01/13/2020

#	REVISION	DATE
	PERMIT REV. 1	12/05/2019
	PERMIT REV. 2	01/13/2020
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	—	—
	—	—
	—	—
	—	—
	—	—

JOB NO. 170039

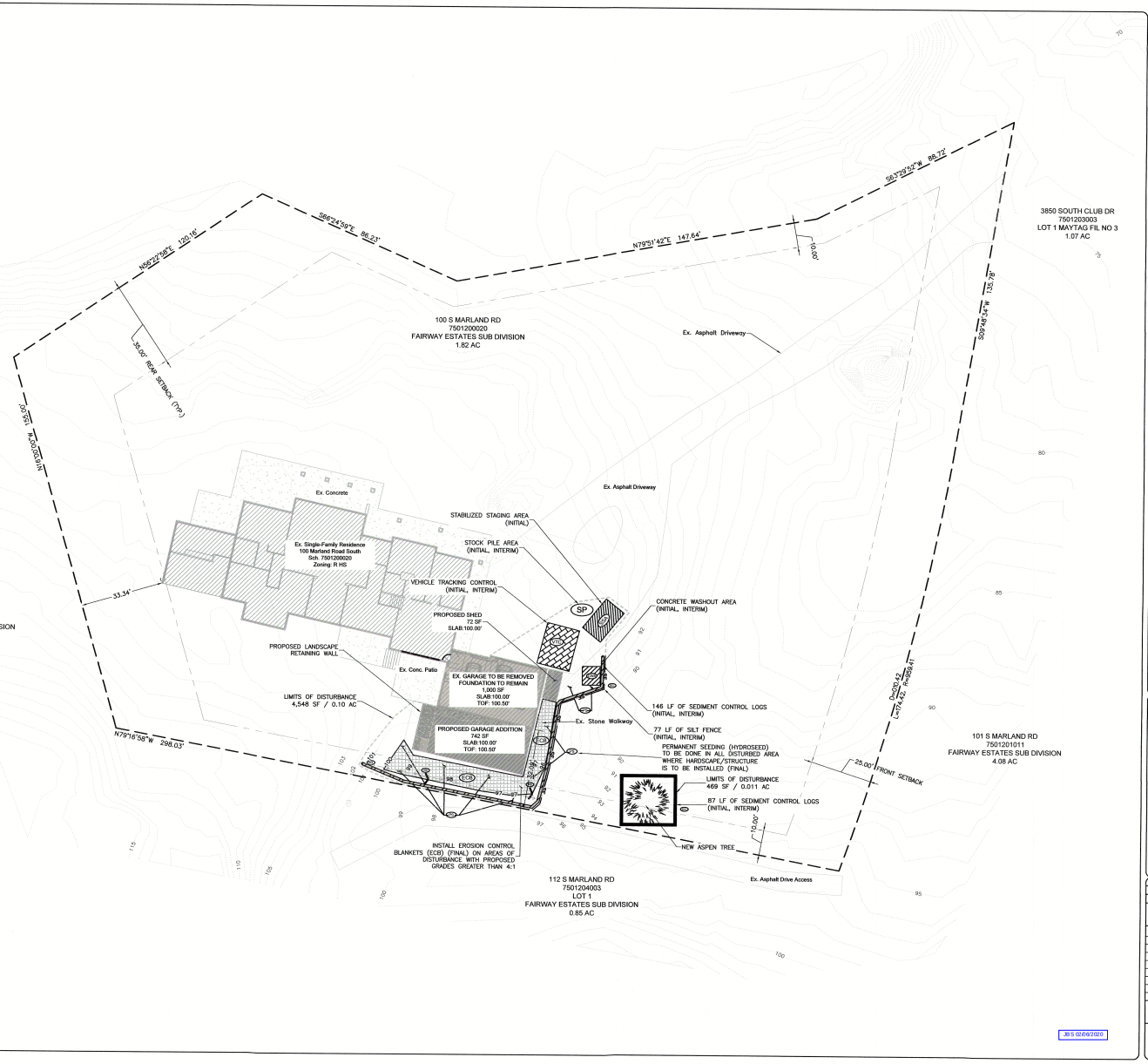
SHEET NO. C-01 of 03

25342-4

EROSION CONTROL LEGEND

- SDA — STABILIZED DRIVE ACCESS
- SSA — STABILIZED STAGING AREA
- CWA — CONCRETE WASHOUT AREA
- SCL — SEDIMENT CONTROL LOGS
- RS — ROCK SOCKS
- PS — PERMANENT SEEDING
- ECB — EROSION CONTROL BLANKET
- VTC — VEHICLE TRACKING CONTROL
- SILT FENCE
- SP — STOCK PILE AREA

Graphic Scale
0 10.5 20 40
In Feet: 1" = 20'



RESTORATION NOTES:

1. FURTHER DETAIL AND NOTES PROVIDED IN THE DRAINAGE CRITERIA MANUAL VOLUME III, CHAPTER 14.
2. SEE SEED MIX TABLES 14-9 THROUGH 14-14 FOR GIVEN GEOGRAPHIC AND GEOLOGIC CONDITIONS IN THE DRAINAGE CRITERIA MANUAL VOLUME III, CHAPTER 14.
3. UNLINED DRAINAGE FACILITIES AND AREAS DISTURBED DURING CONSTRUCTION SHOULD BE ACTIVELY REVEGETATED. SEED MIXES SHOULD BE SELECTED TO MATCH THE CONDITIONS WHERE THEY WILL BE USED. RECOMMENDED SEED MIXES FOR THE BOTTOM (WET SOILS) AND SIDE SLOPES OF DRAINAGE FACILITIES ARE INCLUDED IN TABLES 14-9 AND 14-10, RESPECTIVELY. SEED MIXES FOR ALKALI SOILS AND ALL OTHER SOIL CONDITIONS IN UPLAND AREAS ARE PROVIDED IN TABLES 14-11 AND 14-12, RESPECTIVELY. WILDFLOWER MIXES ARE PROVIDED IN TABLE 14-13. THE SEEDING RATES IN THESE MIXES ARE RECOMMENDED MINIMUM RATES FOR DRILL SEEDING. THESE RATES SHOULD BE DOUBLED FOR BROADCAST SEEDING AND HYDRO-SEEDING IN SMALL AREAS OR STEEP CONDITIONS WITH SLOPES GREATER THAN 3 TO 1.

   THE RECOMMENDED SEED MIXES ARE SUITABLE FOR THE COLORADO FRONT RANGE FOR SITES FROM 4,500 TO 7,000 FT IN ELEVATION. APPLICATIONS OUTSIDE THESE RANGES SHOULD BE MADE AFTER CONSULTATION WITH A QUALIFIED REVEGETATION SPECIALIST.

   FALL IS THE PREFERRED TIME FOR NON-IRRIGATED SEEDING. LATE SUMMER SEEDBED PREPARATION FOLLOWED BY INSTALLATION OF THE SEED IN THE FALL (OCTOBER) ALLOWS WINTER MONTHS FOR ADDITIONAL FIRMING OF THE SEEDBED BEFORE SPRING AND GERMINATION. FALL SEEDING BENEFITS FROM WINTER, SPRING MOISTURE, AND USUALLY ASSURES MAXIMUM SOIL MOISTURE AVAILABILITY FOR ESTABLISHMENT.

   LATE WINTER TO EARLY SPRING (FEBRUARY TO EARLY APRIL) IS TYPICALLY THE NEXT MOST FAVORABLE TIME PERIOD FOR SEEDING. WINTER AND EARLY SPRING SEEDING SHOULD NOT BE CONDUCTED IF THE SOIL IS FROZEN, SNOW COVERED, OR WET (MUDDY). WHILE OF GREATER RISK, SPRING SEEDING (MID-APRIL INTO EARLY JUNE) CAN BE SUCCESSFUL, ESPECIALLY DURING MOIST YEARS. MID- TO LATE SUMMER SEEDING CAN BE SUCCESSFUL WITH ADEQUATE IRRIGATION. CHAPTER 14 REVEGETATION MAY 2014 CITY OF COLORADO SPRINGS 14-01 DRAINAGE CRITERIA MANUAL, VOLUME 1 OR IRRIGATION TO WET AND SETTLE THE SEED BED. FIRMING OF THE SEEDBED FOLLOWING SEEDING WILL IMPROVE RESULTS DURING DRY OR WARM SEEDING TIMES.
4. CONTRACTOR SHALL BE FAMILIAR WITH THE CUT/FILL OF THE PROPOSED CONDITIONS IN ORDER TO MINIMIZE STOCKPILING OF EXCAVATED DIRT. SITE IS NET FILL AND STOCKPILING OVERNIGHT IS NOT PERMITTED WITHOUT PERMISSION FROM THE CITY OF COLORADO SPRINGS.

BMP COST ESTIMATE:

BID ITEM	UNIT		EST. $/UNIT	TOTAL COST
SEDIMENT CONTROL LOGS	233	LF	$2.75/LF	$ 640.75
CONCRETE WASHOUT	1	EA	$760/EA	$ 760.00
SURFACE ROUGHENING	0.11	AC.	$225/AC.	$ 24.98
VEHICLE TRACKING CONTROL	1	EA	$1,325/EA	$ 1,325.00
ROCK SOCKS (PAIR)	2	EA	$110/EA	$ 220.00
EROSION BLANKET	737	SF	$0.37/SF	$ 272.69
SILT FENCE	77	SF	$2.50/SF	$ 192.50
RESEEDING	1,400	SF	$0.09/SF	$ 126.00

NET: $3,561.92
MAINTENANCE (40%): $1,424.77
TOTAL: $4,986.29

RESEEDING INCLUDES HYDRO MULCH, HYDRO SEED

NOTES:
1. ALL UNIT PRICES REFLECT INSTALLED PRICES UNLESS OTHERWISE NOTED.
2. REFER TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME II FOR DETAILS REGARDING ITEM DESCRIPTION.
3. ALL UNIT PRICES PROVIDED BY CITY OF COLORADO SPRINGS ENGINEERING DEPARTMENT AS TABLE ENTITLED "EROSION CONTROL MEASURE 2012 UNIT PRICING".

38 S 02/06/2020

ROCKY MOUNTAIN GROUP
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ATTACHED GARAGE ADDITION - BARTLETT SUBDIVISION
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SHEET NAME: EROSION CONTROL PLAN
PROJECT STATUS: PERMIT REVIEW

ENG: RDL
DRAWN: AMC
CHECKED: RDL
DATE: 01/13/2020

#	REVISION	DATE
	PERMIT REV. 1	12/06/2019
	PERMIT REV. 2	01/13/2020
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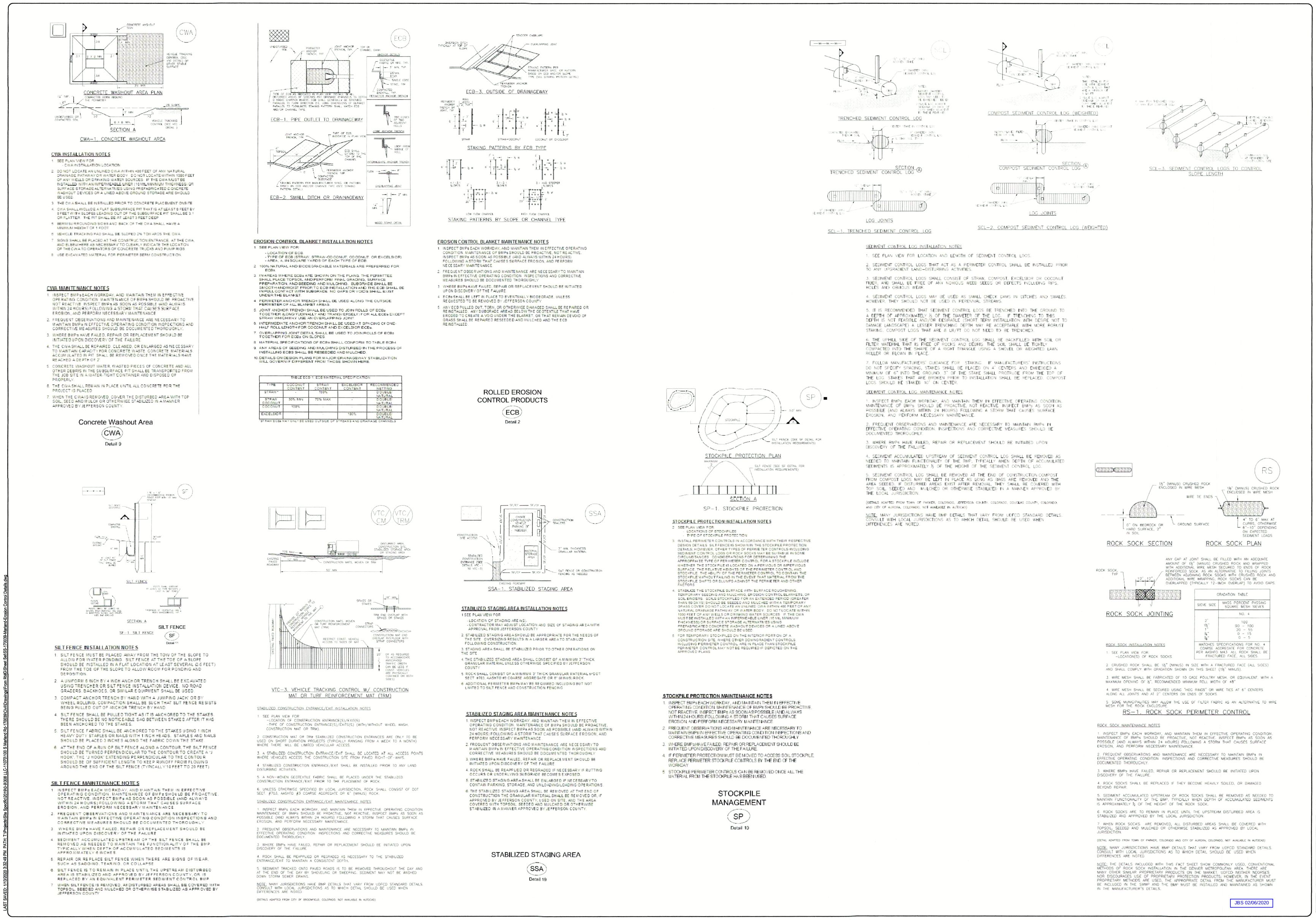
	—	—

JOB NO. 170039
SHEET NO. C-02 of 13

FIGURE 13

FIGURE 13



ROCKY MOUNTAIN GROUP

RMG ARCHITECTS ENGINEERS

Architectural, Structural, Forensics — Geotechnical, Materials Testing, Civil, Planning

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COLORADO LICENSED PROFESSIONAL ENGINEER 53921

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SHEET NAME: EROSION CONTROL DETAILS

PROJECT STATUS: PERMIT REVIEW

ENG:	RDL
DRAWN:	AMC
CHECKED:	RDL
DATE	01/13/2020

#	REVISION	DATE
	PERMIT REV 1	12/06/2019
	PERMIT REV 2	01/13/2020

JOB NO. 170039

SHEET NO. C-03