

El Paso County
STORMWATER MANAGEMENT PLAN

**Rocky Top Motel and
Campground**

10090 W Highway 24

A portion of the NW $\frac{1}{4}$, Section 9, Township 13 South, Range 68 West

County Project No.: PPR2140

December 22 2022

prepared for
G & D Enterprises
10090 West Highway 24
Green Mountain Falls, CO 80819

Qualified Stormwater Manager

Name: Erik S. Watts
Company: Oliver E. Watts Consulting Engineer Inc
Address: 614 Elkton Drive Colorado Springs, CO 80907

Contractor

Name: Dan Nieman
Company: G & D Enterprises
Address: 10090 West Highway 24, Green Mountain Falls, CO 80819

Oliver E. Watts, Consulting Engineer, Inc.
Colorado Springs, Colorado

OLIVER E. WATTS, PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
fax (719) 265-9660
olliewatts@aol.com
Celebrating over 43 years in business

December 22, 2022

El Paso County D.O.T.
3275 Akers Drive
Colorado Springs, CO 80922

ATTN: Permits Unit

SUBJECT: Stormwater Management Plan
Falcon Storage Subdivision

Transmitted herewith for your review and approval is the SWMP for the Rocky Top Motel and campground

Please contact our office if we may provide any further information.

Oliver E. Watts, Consulting Engineer, Inc.

BY: _____
Erik S. Watts, Authorized Representative
Erosion Control Supervisor

The developer / owner has read and will comply with all of the requirements specified in this stormwater management report.

By: _____
Daniel P. Nieman, owner
10090 West Highway 24
Green Mountain Falls, CO 80819
719-684-9044

Table of Contents

1. Cover
2. Transmittal Letter
3. Table of Contents
4. Report 6 pages
5. Vicinity Map
6. Computations
7. FEMA Panel No. 08041C0467 G, dated December 7, 2018
8. SCS Soils Map and Interpretation Sheet
9. Backup Information, 4 pages
10. Grading and Erosion Control Plans
11. Landscape Plan

1. SITE DESCRIPTION:

The Rocky Top Motel and Campground is located in a portion of the NW ¼, Section 9, Township 13 South, Range 68 West, of the 6th P.M., in El Paso County. The address, located at 10090 West Highway 24, is adjacent to Green Mountain Falls, on the north side of Highway 24 as shown in detail on the enclosed grading planset. This facility has been in use at this location since 1947 as a motel and since 1950 as a camp ground. A use application for RV storage has been recently submitted to the County for this additional use. A detailed site development plan is submitted as part of the enclosed grading planset to delineate current conditions. The overall Site totals 9.3 acres. Grading over the years has occurred on 1.597 acres of the lot.

Lat: 38°.93558 ” N

Long: 105°.00655 ” W

a) **Construction activity description:** Construction activity for the site will include; overlot grading, and construction of a parking / RV camping spots, tent camping spots, a retaining wall along the west boundary and general maintenance. The site will be landscaped / reseeded once all construction has been completed.

b) **Sequence / time line of activities:** The site will be overlot graded for several years, per the enclosed grading plan. All site grading is to be in compliance with El Paso County Code. Grading for the site, is scheduled to be completed by fall 2023. Total site landscaping / reseeded should be completed and acceptable ground cover / vegetation established by late November 2023.

c) **Site area:** The site is 9.3 acres total. It is as stated above,, located at 10090 West Highway 24, and is adjacent to Green Mountain Falls, on the north side of Highway 24. The portion of the site that is to experience grading is approximately 1.597 acres. The Site is vegetated with grasses, and some scrub brush outside the RV, tent and motel area(s). Approximately 55% of the site has some form of vegetation on it. The site is to be graded so as to comply with the Grading and Erosion Control Plans, which accompany the submittal.

d) **Runoff:** Overall runoff from the Site will remain at historic levels because of the proposed detention facilities on the southwest and southeast portions of the lot. Attached is the “Description of Runoff” section from the lots drainage letter:

A. Historic Drainage:

Computations are enclosed to show the historic drainage conditions prior to construction of any existing facilities (pre-1947). The drainage pattern has remained unchanged, and is increased due to development over the years. Historic and developed runoffs are described as follows.

B. Drainage Inflows:

As shown on the enclosed drainage plan one small area (Basin O-1) will drain into the property near the northwest corner, creating 0.15 cfs / 1.1 cfs (5-year / 100-year runoffs) from a small vacant grassed site. This runoff is in the undeveloped historic state.

C. On Site Runoff:

On site runoff has existed in the current state for many years. Improvements include the motel area and improvements, including paving, to the road system. Other improvements include regrading the area for use as campground and tented areas and increases in runoff are minimal as described improvements are

made. The type "A" soils of the site exhibit minimal runoff, which is not significantly increased with gravel or similar surfacing used for dust control

The above mentioned inflow will combine with runoff from Basin A for a total of 4.0 cfs/ 10.6 cfs at the location shown on the drainage plan along the entrance road. The historic runoff for this area is 0.85 cfs \ 6.2 cfs. This basin is a mixture of part of the paved road and graveled campground sites graded into the natural terrain and areas of native vegetation covering steeper boundary areas. This will combine with runoff from Basin B, consisting of the motel site, paved roads and parking. The 0.61 acre RV parking site has been abandoned and reclaimed. The total runoff at the outfall point into Highway 24 is 5.6 cfs / 17.2 cfs, compared with the historic value of 1.49 cfs / 11.1 cfs. This runoff is well within the 21.4 cfs capacity of the existing downstream 24" cmp shown on the drainage plan, as shown by the enclosed computations. A sand filter basin is provided at the subdivision boundary for water quality. Computations are enclosed.

Basin C is the Southwesterly third of the site, containing graveled campground sites, tent sites, and a gravel road. The 0.38 acre RV storage site has been abandoned and reclaimed. The total runoff at the historic outfall point into Highway 24 is 3.2 cfs / 9.1 cfs, compared with the historic value of 0.748 cfs / 5.7 cfs. Some 24" cmp culverts exist within the site and below the outfall point, as shown on the drainage plan. The first has a computed capacity of 33.5 cfs and will safely accommodate this total runoff as shown in the computations. Highway 24 culverts have proved historically adequate and will remain so as far as this development is concerned. A sand filter basin is provided at the subdivision boundary for water quality. Computations are enclosed

8. WATER QUALITY REQUIREMENTS:

The total historic and proposed development work on the site is largely mitigated by the existing Type A soils of the area. Two proposed sand filter basins are proposed at the outfall points of the development for this purpose. The proposed grading is shown on the enclosed drainage plan and the grading plan that accompany the total submittal. The work is minimal and necessary erosion BMP's are proposed.

This parcel is not within the limits of a designated flood plain or flood hazard area, as identified on FEMA Panel No. 08041C0467 G, dated December 7, 2018, a copy of which is enclosed for reference.

The method used for all computations is that specified in the City-County Drainage Criteria Manual, using the rational method for areas of the size of the site and the SCS method for the review of the major basin involved. All computations are enclosed for reference and review.

The local USDA/SCS office has mapped the soils in the area. A soils map interpretation sheet is enclosed for reference. All soils in this area are of hydrologic group "A". Catamount-Ivywild-Legault-Rock outcrop. Rock outcrop and shallow and moderately deep, somewhat excessively drained soils that formed in material weathered from granite .The soils in this area are largely usable as gravel surfacing and are excellent as a construction material. Infiltration is a maximum and runoff is held to a minimum. . Potential erosion impacts would affect Highway 24 to the south. Runoff would be carried down the slopes and into the right-of-way. Erosion control measures; silt fencing, and reseeded will serve to mitigate this hazard. See page 2, Erosion Control Plan for details.

e) **Existing vegetation:** As stated previously; Item 1, C “Site Area,” vegetation consists of grasses, and some scrub brush. Approximately 55% of the site has some form of vegetation on it. This was determined, per visual inspection at the time of the site dated 10-6-22. Per the enclosed Grading and Erosion Control Plans: The area is to be graded as shown and erosion control measures, as shown, and listed in said Plans implemented.

f) **Potential pollution sources:**

Potential pollution sources which shall be evaluated for potential to contribute to stormwater discharge for the subject site may include the following: disturbed and stored soils, vehicle tracking of sediments, management of contaminated soils, loading and unloading operations, outdoor storage of materials (building material, chemicals, etc.), vehicle and equipment maintenance and fueling, significant dust or particulate generating processes, routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils. etc., on-site waste management practices (waste piles, liquid wastes, dumpsters), concrete truck / equipment washing, including the truck chute and associated fixtures, non-industrial waste sources (worker trash and portable toilet) and other areas or procedures where potential spills can occur. The locations of these areas that affect the site are shown on the enclosed plans.

TABLE 1: POTENTIAL POLLUTION SOURCES

Potential Pollution Sources	Possible Site Contributions of Pollutants to Stormwater Discharges
All disturbed and stored soils	Stockpiles of fill from the excavations, topsoil stockpiles. Imported borrow stockpile.
Vehicle tracking of sediments	See the enclosed drawings for vehicle entrance and exit.
Management of contaminated soils	No contaminated soils are expected to be encountered.
Loading and unloading operations	Loading and unloading of building materials, etc.
Outdoor storage activities (building material, fertilizers, chemicals, etc.)	Building materials and equipment storage areas (no fertilizers, petroleum or chemical products will be stored on-site).
Vehicle and equipment maintenance and fueling	Fueling will occur on-site using mobile equipment (will not be stored on-site). Equipment maintenance will occur off-site.
Significant dust or particulate-generating processes	Vehicle tracking, soil removed from excavation, stockpiles.
Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.	All equipment maintenance will occur off-site. No fertilizers, pesticides, detergents, and/or solvents will be used or stored on-site.
On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.)	All waste will be removed from site as soon as possible.
Concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment	No Washout needed for this work.
Dedicated asphalt and concrete batch	No dedicated asphalt and concrete batch plants are on-

Potential Pollution Sources	Possible Site Contributions of Pollutants to Stormwater Discharges
plants	site.
Non-industrial waste sources such as worker trash and portable toilets	Worker trash will be removed from the site as soon as possible. Portable toilets will be provided.
Other areas or procedures where potential spills can occur	Petroleum releases from equipment are possible.

BMP’s for Pollutant Prevention:

The following are common practices to mitigate potential pollutants:

- Wind erosion shall be controlled by sprinkling site roadways and/or temporary stabilizing stockpiles. Each dump truck hauling materials to or from the site shall be required to cover its bed with a tarpaulin.
- Sanitary facilities: The existing site restrooms will be used. Said existing restrooms shall be inspected daily for spills.
- Equipment fueling and maintenances services – a designated fueling area will be established to contain any spill resulting from fueling, maintenance or repair of equipment. Contractors shall be responsible for containment, cleanup and disposal of any leak or spill and any associated costs of said cleanup / disposal.
- Chemical products shall be protected from precipitation, free from ground contact, and stored properly to prevent damage from equipment, vehicles or workers.
- Material stockpiles (soils, soil amendments, debris/trash piles) – All construction trash and debris will be deposited in the site dumpster(s). Said dumpster shall be inspected daily for spills, overflows and capacity. Dumpsters to be emptied when the “Max Level” line is reached.
- Sediment and mitigation of sediment – Sweeping operations will take place as necessary to maintain roadways / parking areas. The perimeter of the site will be evaluated for any potential impact resulting from trucking operations or sediment mitigation from the site. BMP devices will be placed to protect storm system inlets should any roadway / parking area tracking or sediment mitigation occur.
- Snow removal and/or stockpiling will be considered prior to placement at the site. Snow stockpiles should be kept away from any stormwater conveyance system(s) to include; inlets, ponds, outfall locations, roadway surfaces, etc.

g) Non stormwater discharge: No springs are known to exist. Any additional discharge is confined to the surface and runoff routed to the subdivision detention pond.

h) Receiving water(s), size, type and description of outfall(s): Fountain Creek is the receiving water for stormwater discharge from this Site. Outfalls are shown on the enclosed grading plan. NOTE: There are no streams cross this project.

2. SITE MAP:

Enclosed are a vicinity map and grading and erosion control plans for review. Details for the BMP’s are shown of the plans.

3. BMPs FOR STORMWATER POLLUTION PREVENTION:

a) Erosion and sediment controls:

1) Structural practices: As indicated on the enclosed Grading and Erosion Control Plans, erosion will be contained through the use of said silt fencing or in the case of the project exit an VTC (vehicle tracing control pad). See Plans for locations and details on silt fencing and VTC. The portion of the lot that has experienced grading will be landscaped or reseeded per County Code (see DCM Volume II for details).

2) Non-Structural practices: Permanent stabilization practices will be implemented on this Site through landscaping and reseeded. Said landscaping/seeding activities will occur when all grading / construction for the site is finished. See the enclosed Grading and Erosion Control Plans for details.

b) Materials handling and Spills Prevention: There are no plans to have any On-Site batch plant(s). Equipment fueling and maintenances services – a designated fueling area will be established to contain any spill resulting from fueling, maintenance or repair of equipment. Contractors shall be responsible for containment, cleanup and disposal of any leak or spill and any associated costs of said cleanup / disposal. Vehicle refueling will take place away from areas containing or conveying water, or near the existing road, in accordance with State approved practices. Should a fuel or fluid spill occur, the contractor will follow County and State guidelines concerning spills such as; berming the area around the spill and remove all contaminated soil in an approved container and disposing of said containing at a County / State approved facility / Site. Spills will be reported to CDPHE:

Water Quality Control Division
WQCD-Permits
4300 Cherry Creek Drive South
Denver, CO 80246-1530
(303) 692-3517
<http://www.cdphe.state.co.us>

4. FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT:

As stated earlier, copies of the Grading and Erosion Control Plans are submitted for your review. These Plans should adequately address this section. Said plans show two (proposed) detention basins located at the southeast corner and southwest corner of the lot. These will be used as water quality ponds during construction. A perforated PVC pipe will be installed to control the release of storm water. Once site construction is completed, the ponds will be converted to sand filter basins and outlets installed, per the plans. Our office will have inspectors monitoring the Site during construction to insure compliance with applicable State and El Paso County Code(s). The Permittee will contact your office upon final stabilization, once the vegetation / ground cover reaches 70% of pre-disturbance levels. See re-seed section, on page 9, for suggested final stabilization seed mix, for areas outside the landscaping. The temporary BMP's will be removed upon receiving permission from El Paso County.

5. OTHER CONTROLS:

Please review the enclosed Grading and Erosion Control Plan. It details said controls. Waste disposal will be in accordance with El Paso County standards. The existing asphalt driveway will act as a VTC where shown on the grading plan to remove any soil from vehicles before entering the Highway 24 right-of-way.

6. INSPECTION AND MAINTENANCE:

The Qualified Stormwater Manager will monitor the day to day Site activities during construction. A copy of this report will be kept in the vehicle of said inspector.

Inspections will occur and reports will be filled out and signed by the Qualified Stormwater Manager every 14 days, and/or after a precipitation or snow melt event, that causes erosion, as required, to ensure adequate operation and design of selected BMP's. Signed copies of said inspection reports will be kept by the permit holder and at this office. Silt fencing will need to be replaced and/or repaired as need be. All litter and debris should be removed from the lot and disposed off of the site (i.e. in a trash bag, trash can, dumpster). The asphalt drive / VTC will be inspected weekly and have maintenance and cleaning performed as necessary.

7. SWMP REVISION PROCEDURES:

This SWMP should be revised as necessary to address the various phases of grading, construction, and changing site conditions and BMP needs.

The need for revision could include the following: Additional BMPs to control stormwater, as needed, removal of one or more BMP as items are completed, the weather and precipitation could affect and cause a needed revision in the SWMP. The Qualified Stormwater Manager will revise accordingly.

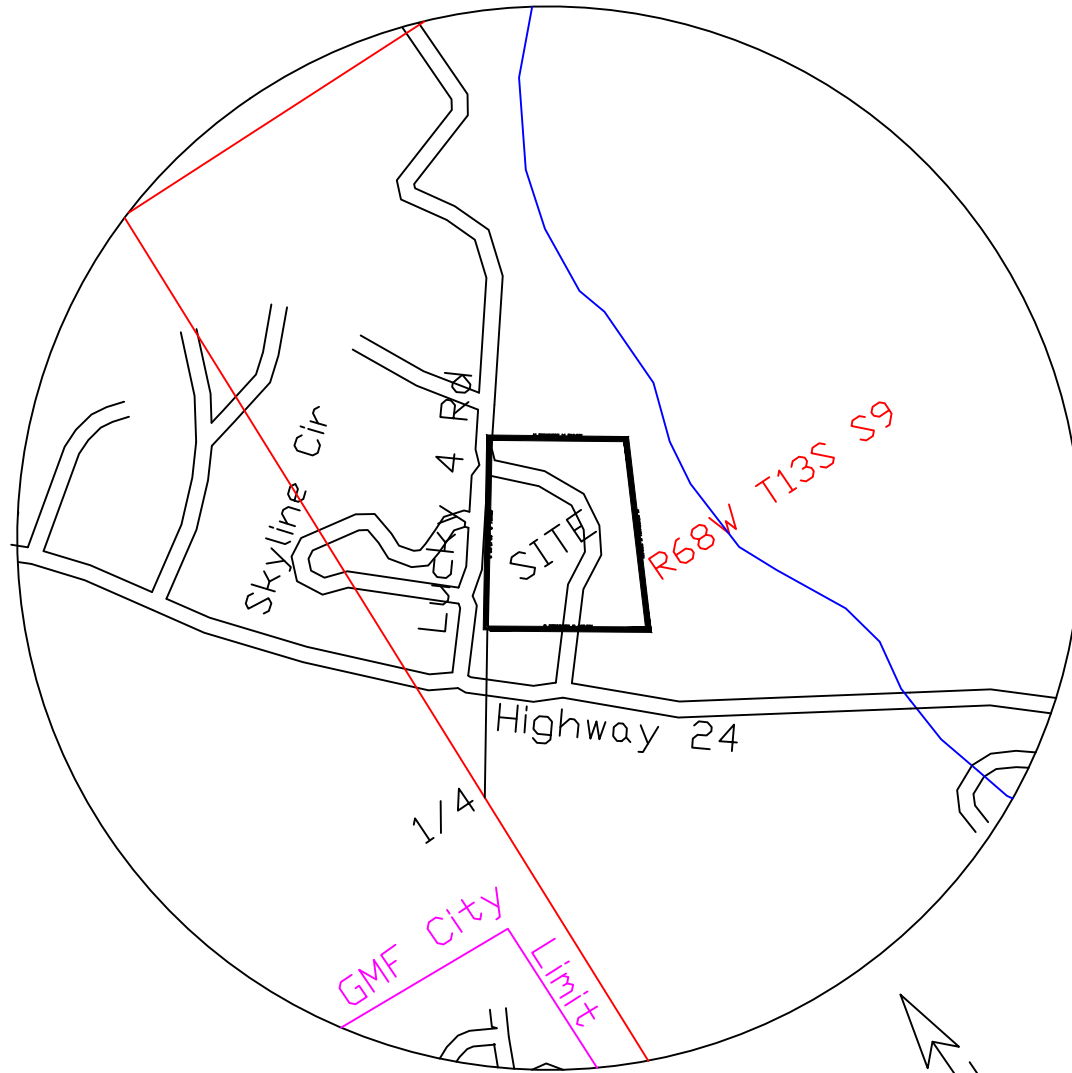
8. FINAL STABILIZATION:

Re-seed mixture

All disturbed areas shall be re-graded. See the attached landscaping plan for revegetation.

9. EROSION CONTROL MEASURES OWNER / OPERATED BY ANOTHER ENTITY:

This project outfalls to existing storm sewers on the north side of Highway 24 owned or operated by another entity.



VICINITY MAP

NTS

MAJOR BASIN	SUB BASIN	AREA		BASIN		T _c MIN	I		SOIL GRP	DEV. TYPE	C		FLOW		RETURN PERIOD	
		PLANIM READ	ACRES	LENGTH	HEIGHT						qp	qp				
FOUNTAIN CR	O-1	COGO	0.66	100	4	20			A	MDW	0.08	0.35			5	100
				+200	6	+1										
						21	2.9	4.8					0.15	1.1	5	100
	+A	COGO	3.12	+420	34	+1.2			A	MDW	0.08	0.35	15%			
				V=5.7						GRAVEL	0.50	0.70	85%			
										MIX	0.437	0.648				
	TOTAL	COGO	3.78			22.2	2.8	4.7	A	MIX	0.375	0.596	4.0	10.6	5	100
	+B	COGO	3.13	+360	34	+1.0			A	ROOF	0.73	0.81	2%			
				V=6.1						GRAVEL	0.50	0.70	20%			
										MDW	0.08	0.35	70%			
										MIX	0.215	0.478				
	TOTAL	COGO	6.91	43%		23.2	2.7	4.6	A	MIX	0.302	0.542	5.6	17.2	5	100
	C	COGO	2.97	100	2	14.7			A	GRAVEL	0.50	0.70	60%			
				V=5.4	+640	46	+2.0			MDW	0.08	0.35	40%			
				45%		16.7	3.3	5.5	A	MIX	0.332	0.560	3.2	9.1	5	100

HYDROLOGICAL COMPUTATION – BASIC DATA
 PROJ: ROCKY TOP MOTEL & CAMPGROUND BY: O.E. WATTS
 RATIONAL METHOD DATE: 6-14-19, 8-22-21

OLIVER E. WATTS, CONSULTING ENGINEER, INC.
 614 ELKTON DRIVE COLORADO SPRINGS, CO 80907

PAGE 1
 OF
 3

National Flood Hazard Layer FIRMette



38°56'20.49"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AP
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/14/2019 at 10:34:12 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

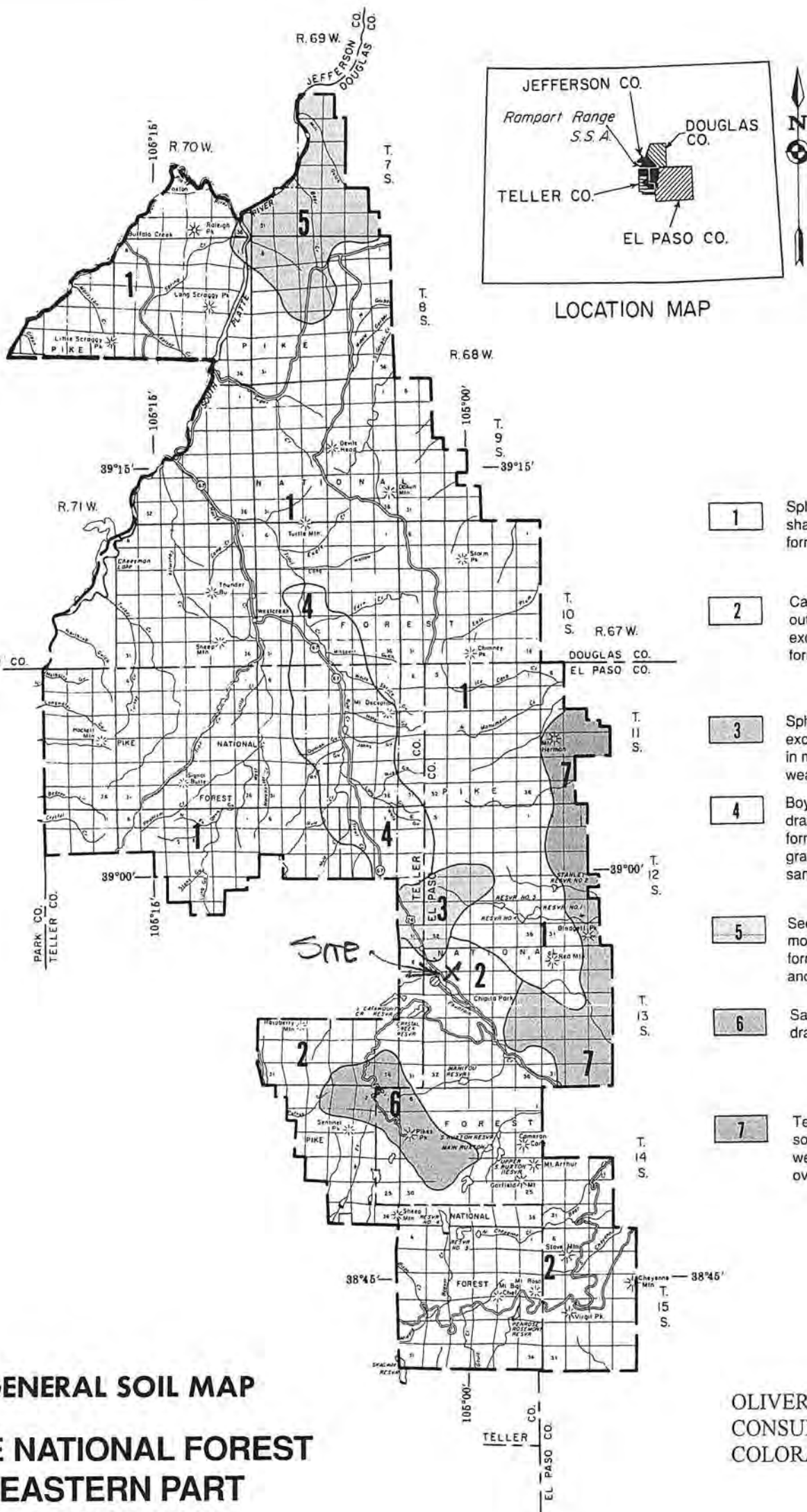
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Feet 1:6,000

38°55'52.50"N

105°05.81"W



SOIL LEGEND

- 1 Sphinx-Legault-Rock outcrop: Rock outcrop and shallow, somewhat excessively drained soils that formed in material weathered from granite
- 2 Catamount-Ivywild-Legault-Rock outcrop: Rock outcrop and shallow and moderately deep, somewhat excessively drained, and excessively drained soils that formed in material weathered from granite
- 3 Sphinx-Tecolote-Condrie: Shallow and deep, somewhat excessively drained and well drained soils that formed in material weathered from granite or in colluvium over weathered granite
- 4 Boyett-Frenchcreek-Pendant: Deep and shallow, well drained and somewhat excessively drained soils that formed in material weathered from limestone and granite, and in alluvium derived from mixed red arkosic sandstone
- 5 Security-Cathedral-Rock outcrop: Rock outcrop and moderately deep and shallow, well drained soils that formed in material weathered from mixed schist, gneiss, and granite
- 6 Sachett-Cirque land: Cirque land and shallow, excessively drained soils that formed in material weathered from granite
- 7 Tecolote-Pendant: Deep and shallow, well drained and somewhat excessively drained soils that formed in material weathered from limestone and in cobbly or stony colluvium over weathered granite

Compiled 1986

OLIVER E. WATTS
CONSULTING ENGINEER, INC.
COLORADO SPRINGS

ROCKY TOP MOTEL AND CAMPGROUND
SCS SOILS MAP

U.S. DEPARTMENT OF AGRICULTURE
FOREST SERVICE
SOIL CONSERVATION SERVICE
COLORADO AGRICULTURAL EXPERIMENT STATION

GENERAL SOIL MAP
PIKE NATIONAL FOREST
EASTERN PART
COLORADO

JULY 1992

5 0 5 10 MILES

Scale 1:362,057
1 inch equals approximately 5.7 miles

PARTS OF DOUGLAS, EL PASO, JEFFERSON,
AND TELLER COUNTIES, COLORADO

$$t_c = t_i + t_t \quad (\text{Eq. 6-7})$$

Where:

t_c = time of concentration (min)

t_i = overland (initial) flow time (min)

t_t = travel time in the ditch, channel, gutter, storm sewer, etc. (min)

3.2.1 Overland (Initial) Flow Time

The overland flow time, t_i , may be calculated using Equation 6-8.

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{0.33}} \quad (\text{Eq. 6-8})$$

Where:

t_i = overland (initial) flow time (min)

C_5 = runoff coefficient for 5-year frequency (see Table 6-6)

L = length of overland flow (300 ft maximum for non-urban land uses, 100 ft maximum for urban land uses)

S = average basin slope (ft/ft)

Note that in some urban watersheds, the overland flow time may be very small because flows quickly concentrate and channelize.

3.2.2 Travel Time

For catchments with overland and channelized flow, the time of concentration needs to be considered in combination with the travel time, t_t , which is calculated using the hydraulic properties of the swale, ditch, or channel. For preliminary work, the overland travel time, t_t , can be estimated with the help of Figure 6-25 or Equation 6-9 (Guo 1999).

$$V = C_v S_w^{0.5} \quad (\text{Eq. 6-9})$$

Where:

V = velocity (ft/s)

C_v = conveyance coefficient (from Table 6-7)

S_w = watercourse slope (ft/ft)

Table 6-6. Runoff Coefficients for Rational Method
(Source: UDFCD 2001)

Land Use or Surface Characteristics	Percent Impervious	Runoff Coefficients											
		2-year		5-year		10-year		25-year		50-year		100-year	
		HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D	HSG A&B	HSG C&D
Business													
Commercial Areas	95	0.79	0.80	0.81	0.82	0.83	0.84	0.85	0.87	0.87	0.88	0.88	0.89
Neighborhood Areas	70	0.45	0.49	0.49	0.53	0.53	0.57	0.58	0.62	0.60	0.65	0.62	0.68
Residential													
1/8 Acre or less	65	0.41	0.45	0.45	0.49	0.49	0.54	0.54	0.59	0.57	0.62	0.59	0.65
1/4 Acre	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
1/3 Acre	30	0.18	0.22	0.25	0.30	0.32	0.38	0.39	0.47	0.43	0.52	0.47	0.57
1/2 Acre	25	0.15	0.20	0.22	0.28	0.30	0.36	0.37	0.46	0.41	0.51	0.46	0.56
1 Acre	20	0.12	0.17	0.20	0.26	0.27	0.34	0.35	0.44	0.40	0.50	0.44	0.55
Industrial													
Light Areas	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Heavy Areas	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Parks and Cemeteries													
Parks and Cemeteries	7	0.05	0.09	0.12	0.19	0.20	0.29	0.30	0.40	0.34	0.46	0.39	0.52
Playgrounds	13	0.07	0.13	0.16	0.23	0.24	0.31	0.32	0.42	0.37	0.48	0.41	0.54
Railroad Yard Areas	40	0.23	0.28	0.30	0.35	0.36	0.42	0.42	0.50	0.46	0.54	0.50	0.58
Undeveloped Areas													
Historic Flow Analysis-- Greenbelts, Agriculture	2	0.03	0.05	0.09	0.16	0.17	0.26	0.26	0.38	0.31	0.45	0.36	0.51
Pasture/Meadow	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Forest	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50
Exposed Rock	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Offsite Flow Analysis (when landuse is undefined)	45	0.26	0.31	0.32	0.37	0.38	0.44	0.44	0.51	0.48	0.55	0.51	0.59
Streets													
Paved	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Gravel	80	0.57	0.60	0.59	0.63	0.63	0.66	0.66	0.70	0.68	0.72	0.70	0.74
Drive and Walks													
Drive and Walks	100	0.89	0.89	0.90	0.90	0.92	0.92	0.94	0.94	0.95	0.95	0.96	0.96
Roofs													
Roofs	90	0.71	0.73	0.73	0.75	0.75	0.77	0.78	0.80	0.80	0.82	0.81	0.83
Lawns													
Lawns	0	0.02	0.04	0.08	0.15	0.15	0.25	0.25	0.37	0.30	0.44	0.35	0.50

3.2 Time of Concentration

One of the basic assumptions underlying the Rational Method is that runoff is a function of the average rainfall rate during the time required for water to flow from the hydraulically most remote part of the drainage area under consideration to the design point. However, in practice, the time of concentration can be an empirical value that results in reasonable and acceptable peak flow calculations.

For urban areas, the time of concentration (t_c) consists of an initial time or overland flow time (t_i) plus the travel time (t_t) in the storm sewer, paved gutter, roadside drainage ditch, or drainage channel. For non-urban areas, the time of concentration consists of an overland flow time (t_i) plus the time of travel in a concentrated form, such as a swale or drainageway. The travel portion (t_t) of the time of concentration can be estimated from the hydraulic properties of the storm sewer, gutter, swale, ditch, or drainageway. Initial time, on the other hand, will vary with surface slope, depression storage, surface cover, antecedent rainfall, and infiltration capacity of the soil, as well as distance of surface flow. The time of concentration is represented by Equation 6-7 for both urban and non-urban areas.

Table 6-7. Conveyance Coefficient, C_v

Type of Land Surface	C_v
Heavy meadow	2.5
Tillage/field	5
Riprap (not buried)*	6.5
Short pasture and lawns	7
Nearly bare ground	10
Grassed waterway	15
Paved areas and shallow paved swales	20

*For buried riprap, select C_v value based on type of vegetative cover.

The travel time is calculated by dividing the flow distance (in feet) by the velocity calculated using Equation 6-9 and converting units to minutes.

The time of concentration (t_c) is then the sum of the overland flow time (t_o) and the travel time (t_t) per Equation 6-7.

3.2.3 First Design Point Time of Concentration in Urban Catchments

Using this procedure, the time of concentration at the first design point (typically the first inlet in the system) in an urbanized catchment should not exceed the time of concentration calculated using Equation 6-10. The first design point is defined as the point where runoff first enters the storm sewer system.

$$t_c = \frac{L}{180} + 10 \quad (\text{Eq. 6-10})$$

Where:

t_c = maximum time of concentration at the first design point in an urban watershed (min)

L = waterway length (ft)

Equation 6-10 was developed using the rainfall-runoff data collected in the Denver region and, in essence, represents regional “calibration” of the Rational Method. Normally, Equation 6-10 will result in a lesser time of concentration at the first design point and will govern in an urbanized watershed. For subsequent design points, the time of concentration is calculated by accumulating the travel times in downstream drainageway reaches.

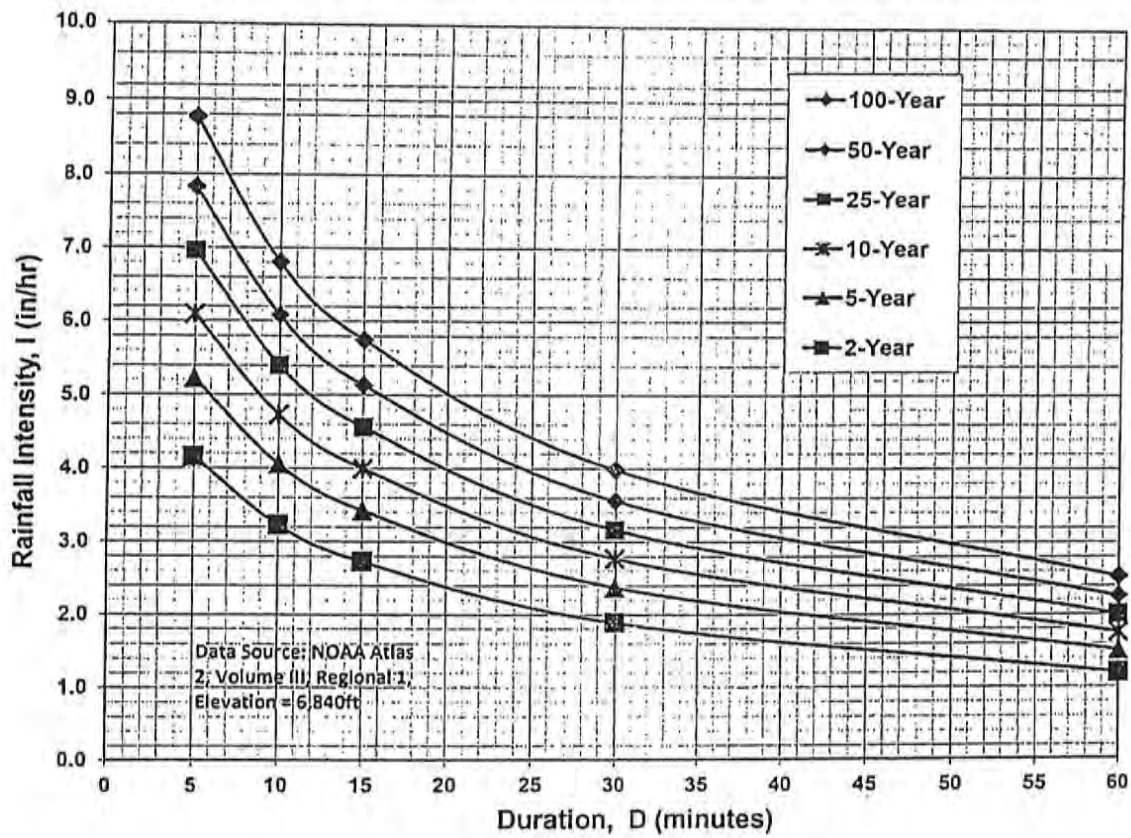
3.2.4 Minimum Time of Concentration

If the calculations result in a t_c of less than 10 minutes for undeveloped conditions, it is recommended that a minimum value of 10 minutes be used. The minimum t_c for urbanized areas is 5 minutes.

3.2.5 Post-Development Time of Concentration

As Equation 6-8 indicates, the time of concentration is a function of the 5-year runoff coefficient for a drainage basin. Typically, higher levels of imperviousness (higher 5-year runoff coefficients) correspond to shorter times of concentration, and lower levels of imperviousness correspond to longer times of

Figure 6-5. Colorado Springs Rainfall Intensity Duration Frequency



IDF Equations

$$I_{100} = -2.52 \ln(D) + 12.735$$

$$I_{50} = -2.25 \ln(D) + 11.375$$

$$I_{25} = -2.00 \ln(D) + 10.111$$

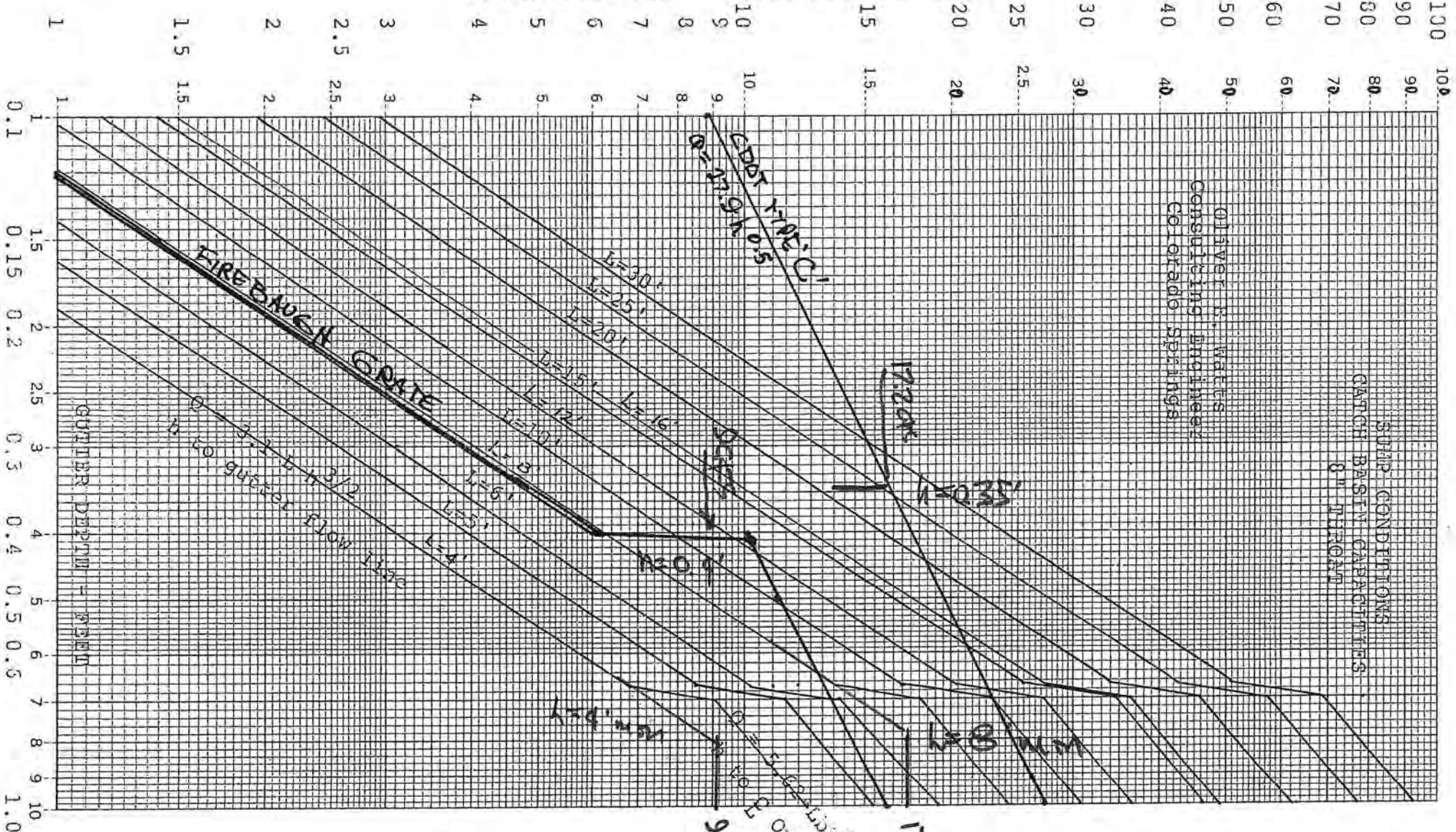
$$I_{10} = -1.75 \ln(D) + 8.847$$

$$I_5 = -1.50 \ln(D) + 7.583$$

$$I_2 = -1.19 \ln(D) + 6.035$$

Note: Values calculated by equations may not precisely duplicate values read from figure.

INTERCEPTED FLOW - CUBIC FEET PER SECOND



OLIVER N. WATTS
 Consulting Engineer
 Colorado Springs

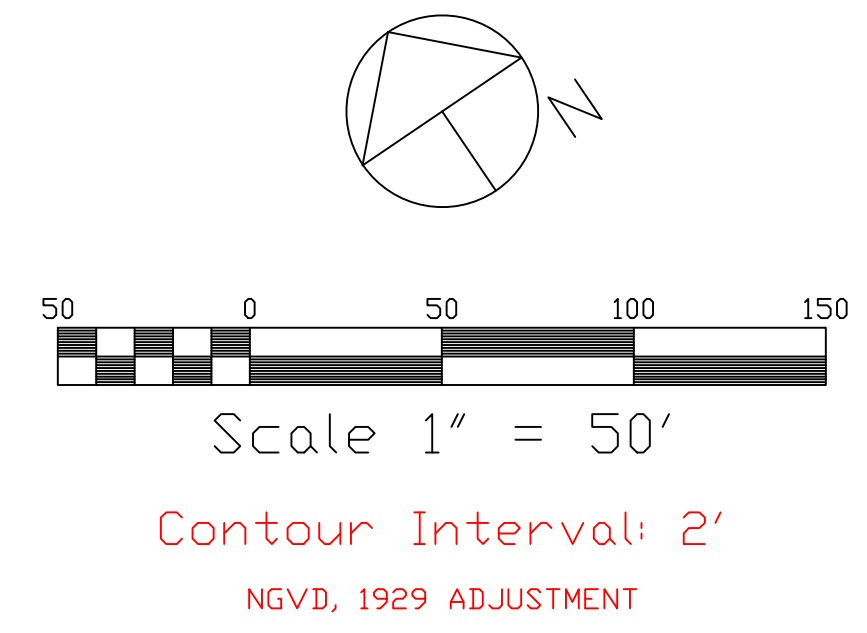
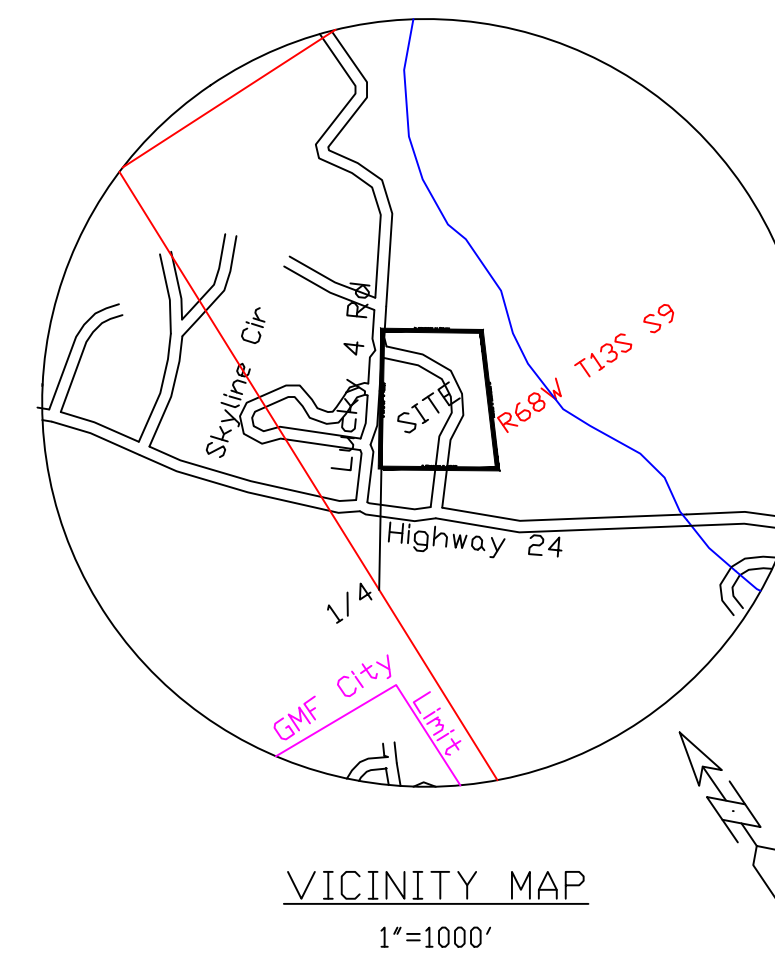
SOIL CONDITIONS
 CATCH BASIN CAPACITIES
 8" THROUGH

CRITICAL DEPTH
 SPILLOU WID'S
 OUTLET GRATES

17.2' W
 17.8' W
 9.1' W
 Gutter Depth = 0.5
 to 1.0



EXISTING VEGETATION
 EXISTING VEGETATION CONSISTS OF RANGE GRASSES AND A FEW POINDERSA PINE WHERE SHOWN ON THE PLAN. EXISTING TREES SHALL BE PROTECTED WHEREVER POSSIBLE.



EROSION CONTROL LEGEND:

- SILT FENCE (SF) INTERIM
- ☁ STOCK PILE PROTECTION (SP) INTERIM
- ☁ STABILIZED STAGING AREA (SSA) INTERIM
- ➔ DIRECTION OF RUNOFF

CONTOUR LEGEND:

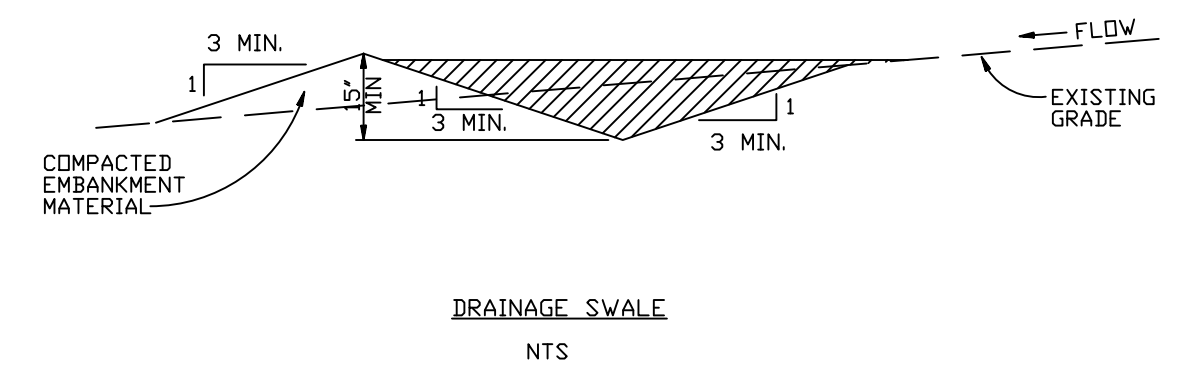
- ORIGINAL CONTOURS: 2', 10', FINISH CONTOURS: 1', 5'
- LIMIT OF DISTURBANCE/ LIMIT OF CONSTRUCTION 1.597 AC.
- LIMIT OF CUT/FILL

Engineer's Statement (for standalone GEC Plan):
 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 any negligent acts, errors or omissions on my part in preparing this plan.

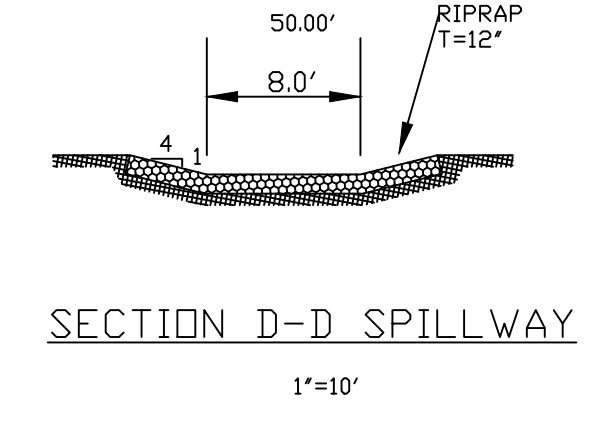
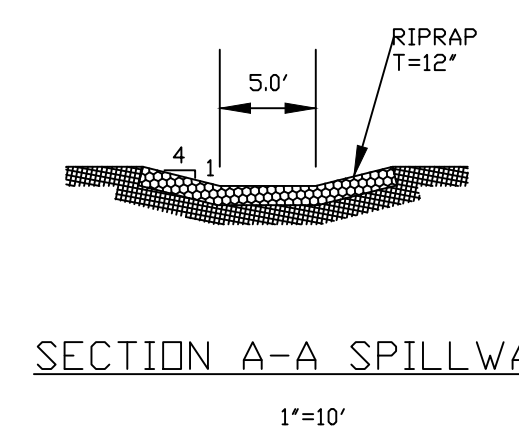
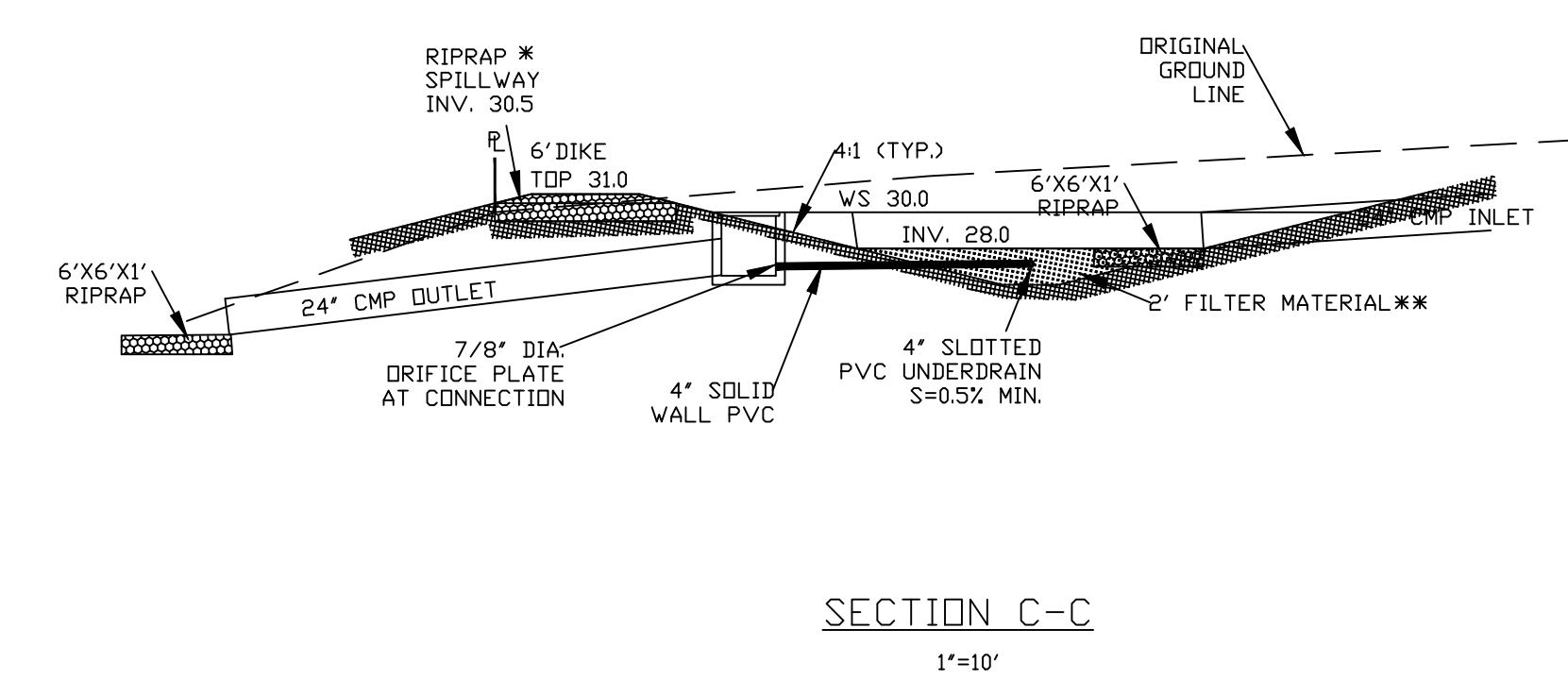
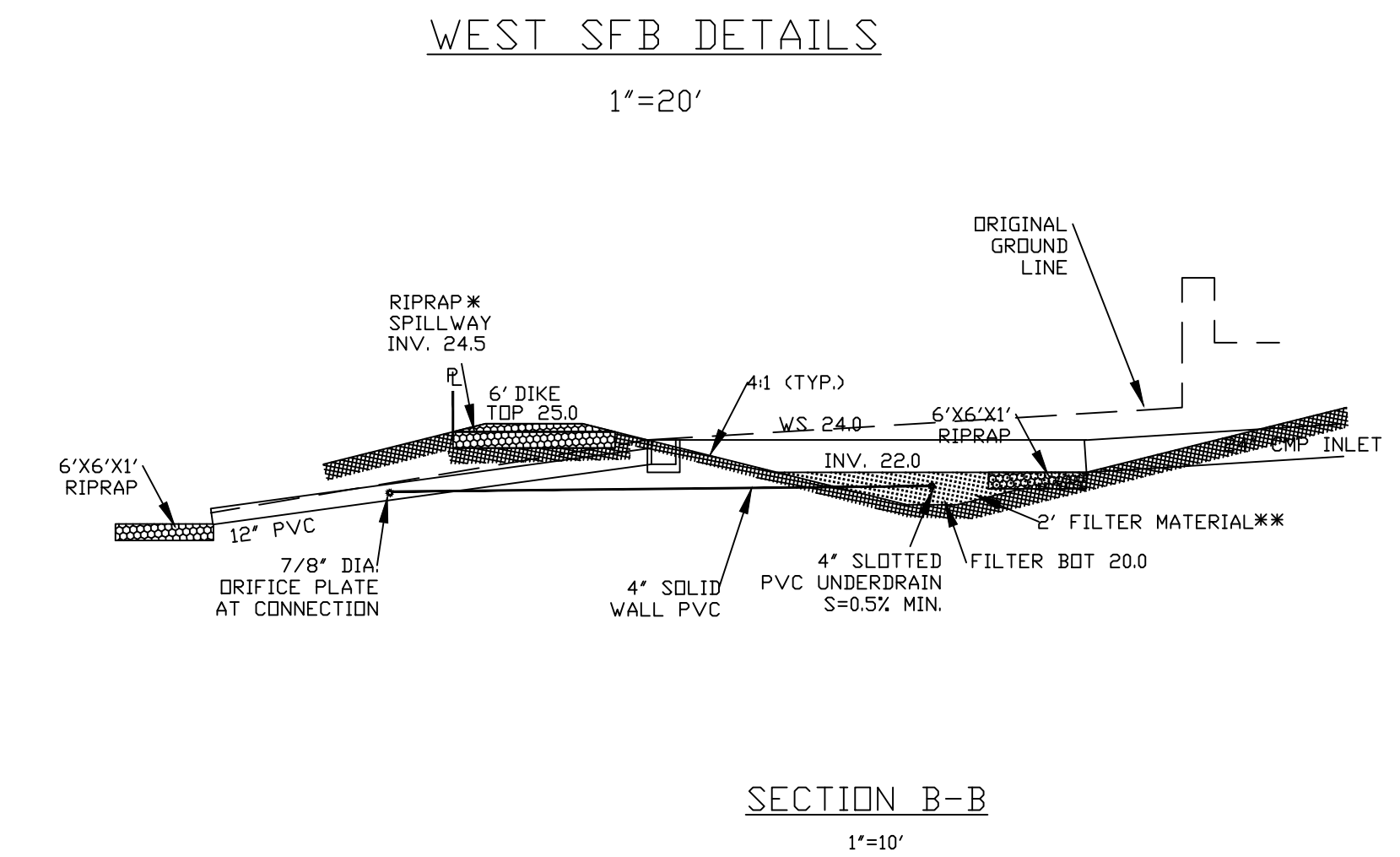
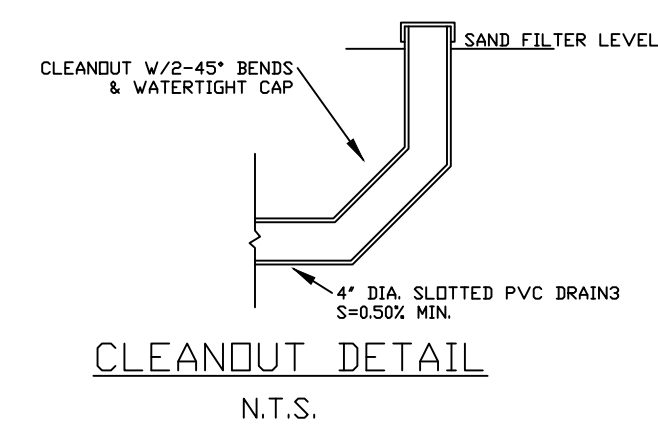
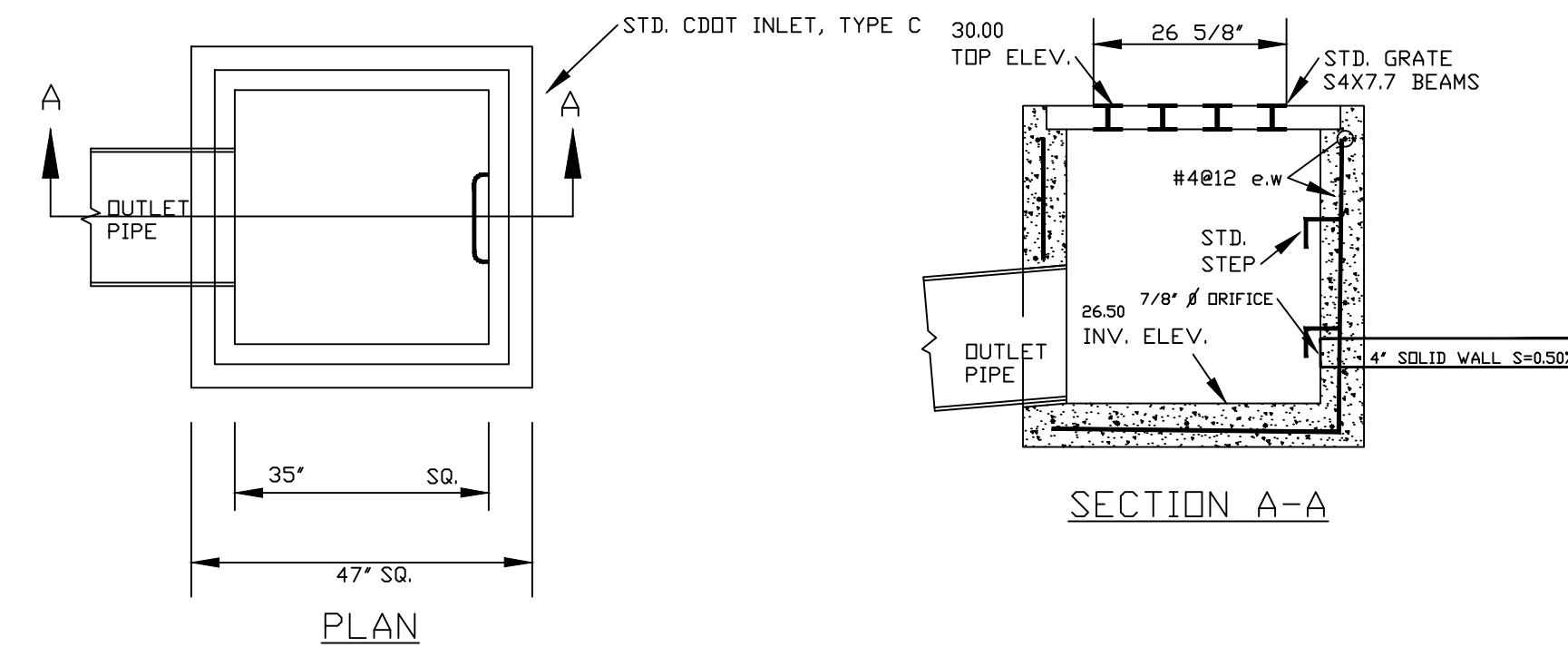
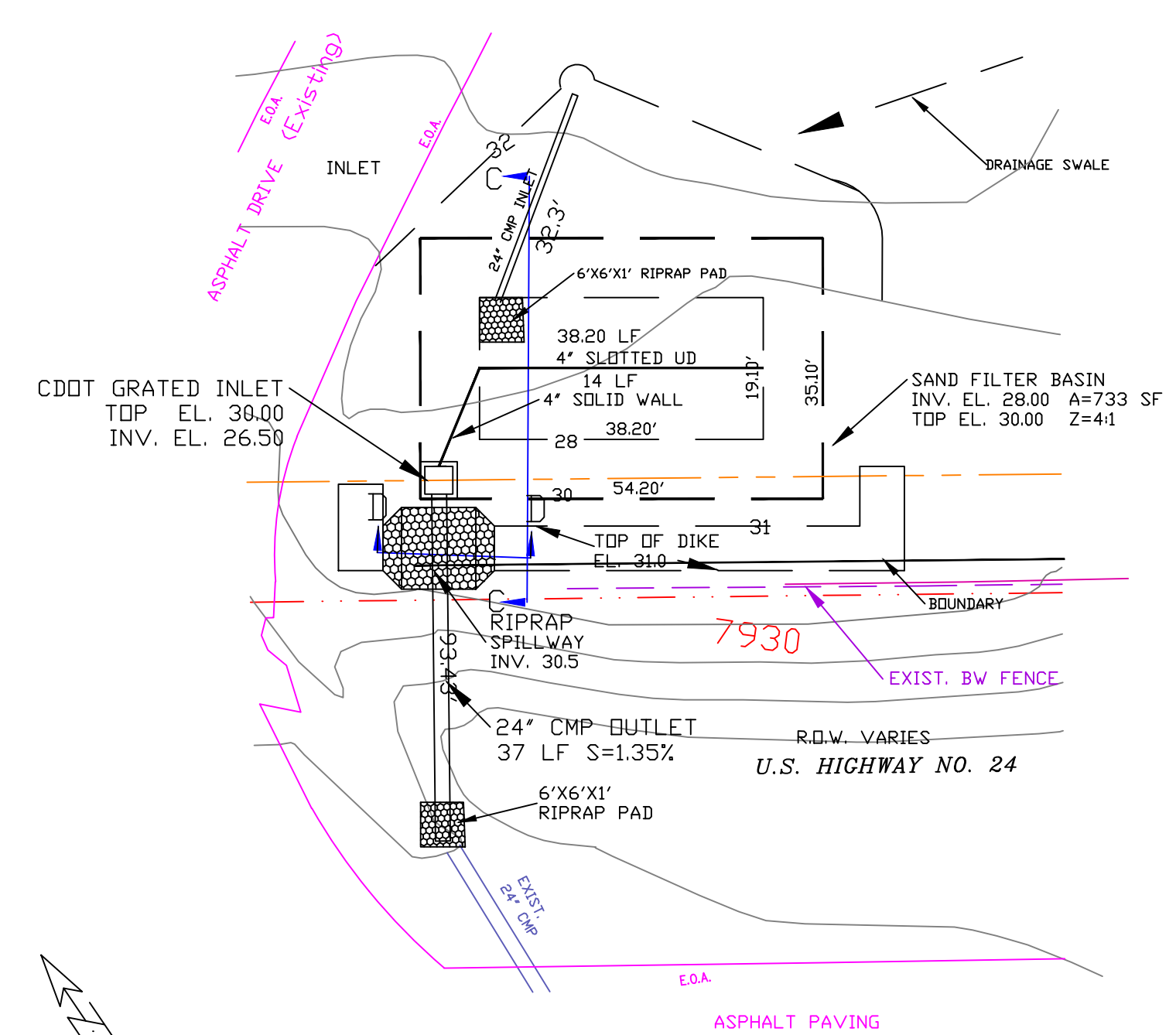
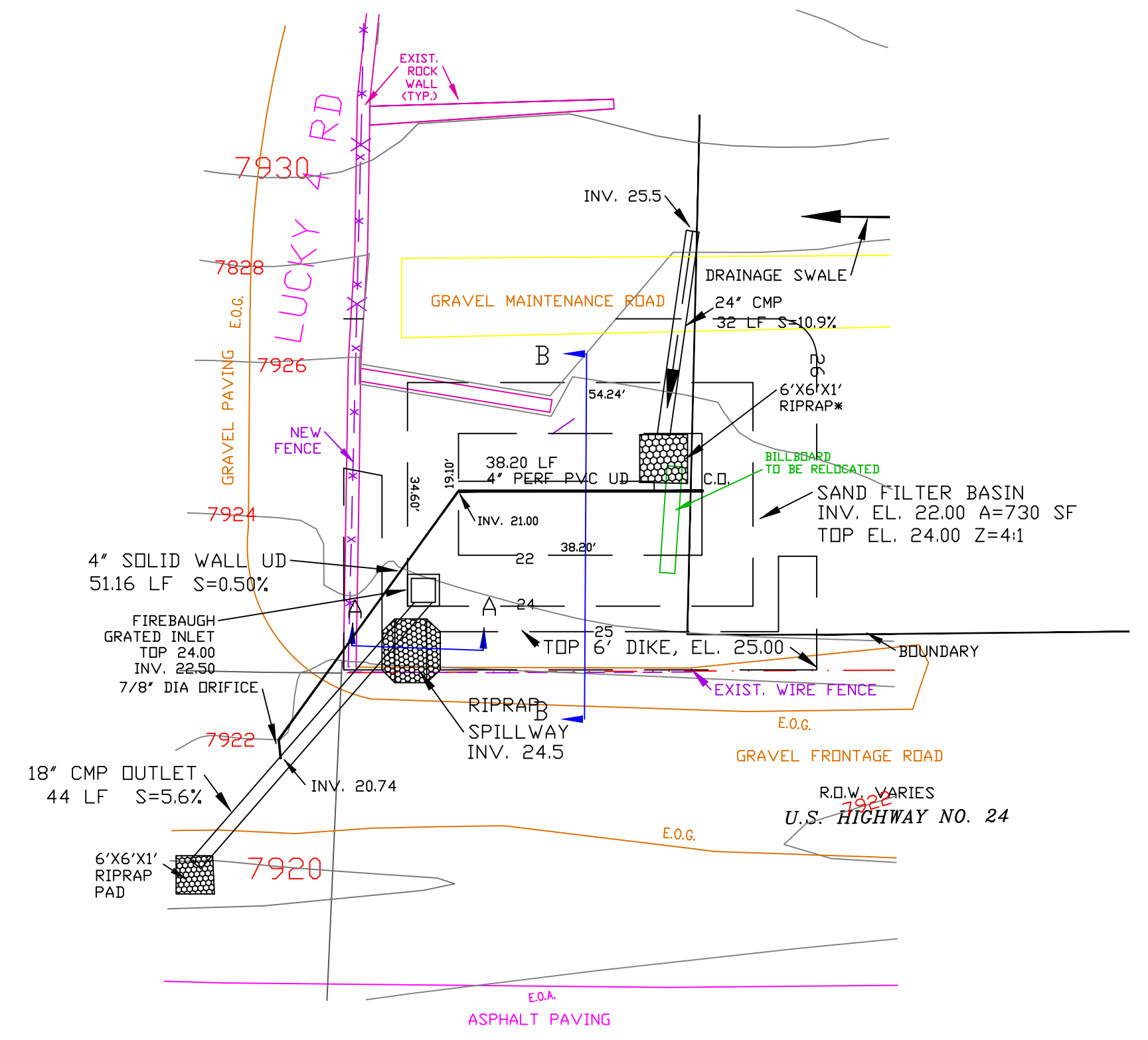
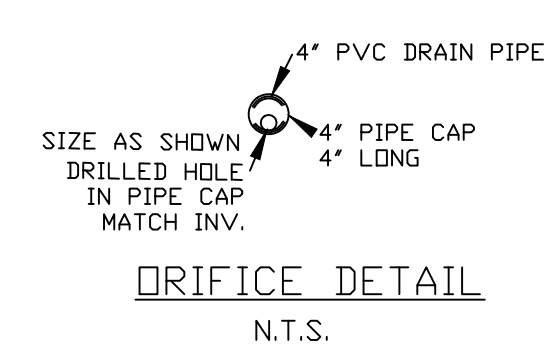
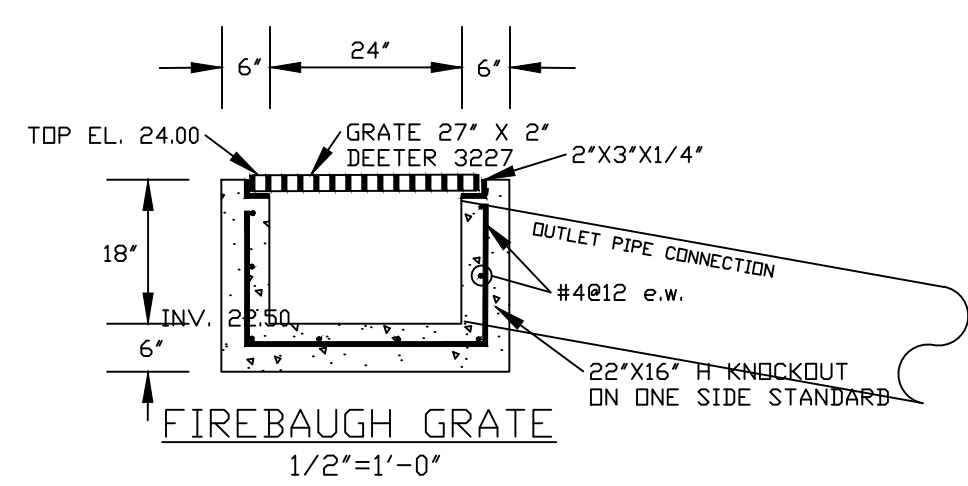
Engineer of Record Signature _____ Date _____
 Oliver E. Watts, COLE PELS#9853
 Oliver E. Watts Consulting Engineer, Inc.
 614 Elkton Drive Colorado Springs, CO 80907
 719-593-0173
 olliewatts@aol.com

Owner's Statement (for standalone GEC Plan):
 I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan.

Owner Signature _____ Date _____

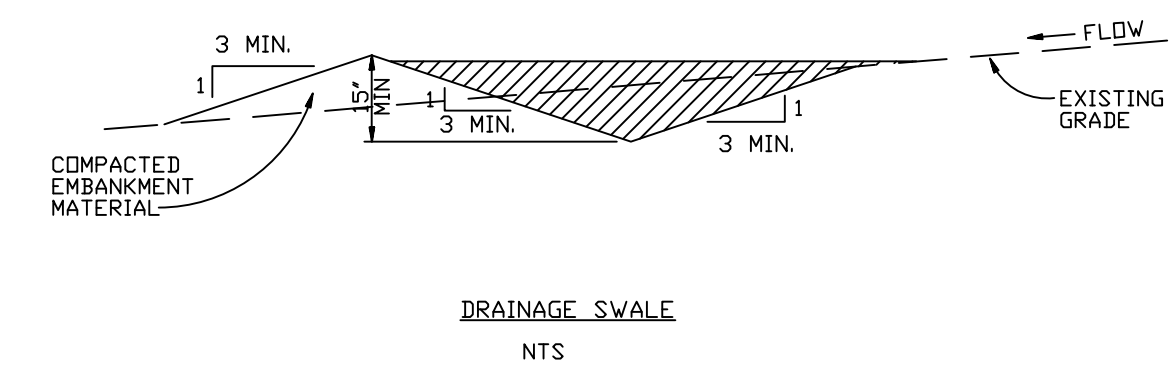


DRAWN BY: D.E. WATTS DATE: 6-13-19 DWG. NO.: 19-5341-03 TOPOGRAPHY BY: CITY FMS 6-12-19 SURVEY INFORMATION BY: RAMPART JOB NO. 18384	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 8-16-21 UPDATED DEW 12-30-21 REVISED PER COUNTY REVIEW COMMENTS DEW 8-22-22 REVISED PER COUNTY REVIEW COMMENTS DEW 12-22-22 REVISED PER COUNTY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT ROCKY TOP MOTEL & CAMPGROUND PART NW1/4 SECTION 9, T.13S., R.68W., 6TH P.M. EL PASO COUNTY	SHEET NO. GRADING AND EROSION CONTROL PLAN 1 OF 4
--	-------------------------------------	---	--	---	---



*RIPRAP IS TO BE TYPE 'L' OR 'VL', MIXED WITH 35% NATIVE SOIL BY WEIGHT, COVERED WITH 4" MIN TOPSOIL

** FILTER MATERIAL IS TO BE 85% SAND, ASTM C-33 15% PEAT MIX RESEED PER MHFD TABLE B-6 MIX FOR DRYLAND GRASSES RESEED SIDE SLOPES DO NOT RESEED POND BOTTOM OR RIPRAP PADS



Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173
olliewatts@aol.com
Celebrating 42 years in Business

DRAWN BY: D.E. WATTS DATE: 8-16-21 DWG. NO.: 19-5341-05 TOPOGRAPHY BY: CITY FMS 6-12-19 SURVEY INFORMATION BY: RAMPART JOB NO. 18384	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 8-16-21 UPDATED DEW 12-31-21 REVISED PER COUNTY REVIEW COMMENTS DEW 8-22-22 REVISED PER COUNTY REVIEW COMMENTS DEW 12-22-22 REVISED PER COUNTY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT ROCKY TOP MOTEL & CAMPGROUND PART NW1/4 SECTION 9, T.13S., R.68W., 6TH P.M. EL PASO COUNTY	SHEET NAME EROSION CONTROL PLAN	SHEET NO. 2 OF 4
--	-------------------------------------	---	--	---	---	---------------------------

El Paso County (standalone GEC Plan):

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.

 County Engineer/ECM Administrator _____ Date _____

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

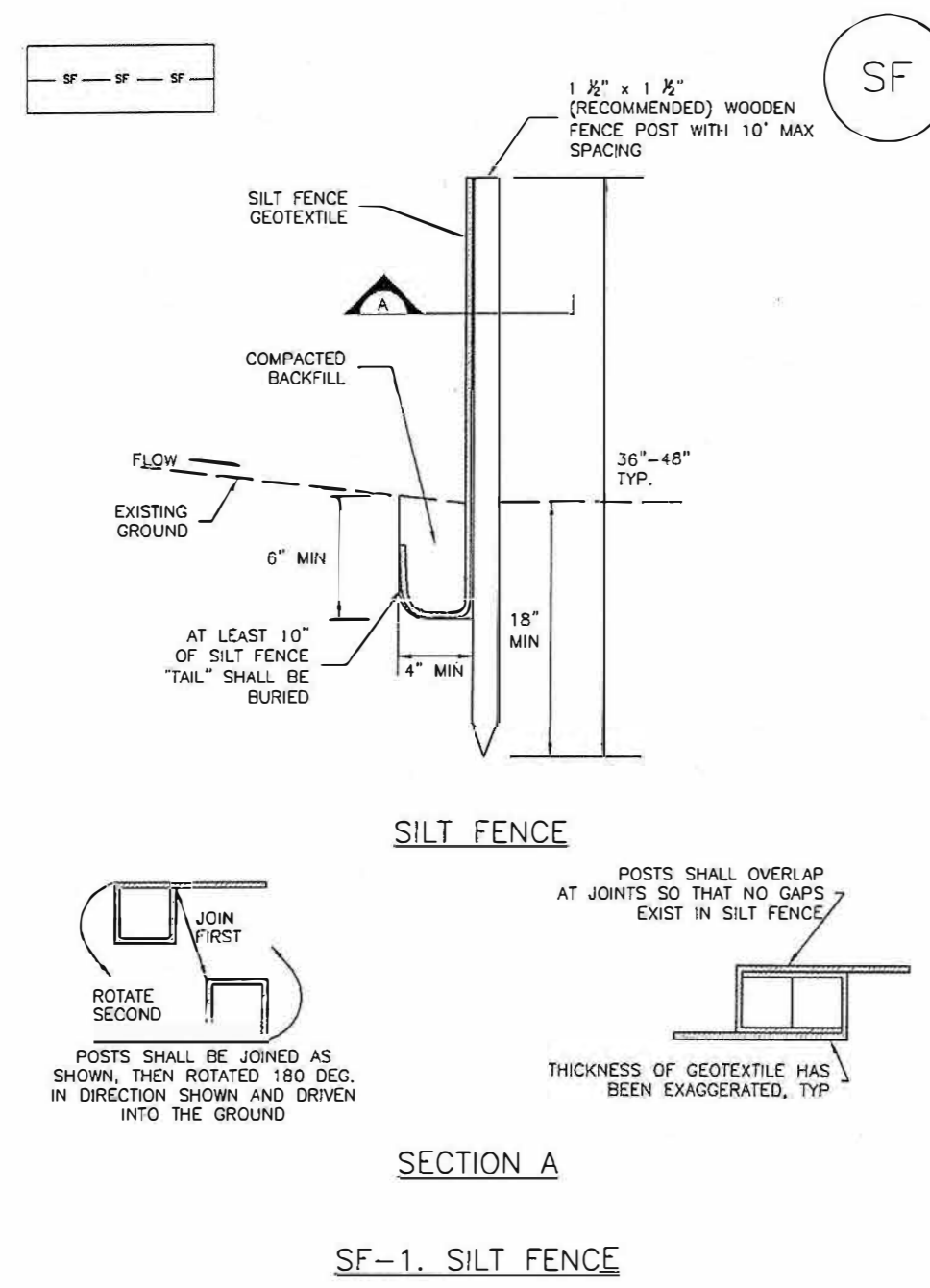
1. Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
2. Notwithstanding anything 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 (SMWP) 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 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 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-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 effect the design or function of permanent stormwater management structures must be approved by the ECM 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 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 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 loosened prior to installation of the control measures.
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 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.
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 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 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.
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 onsite 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 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.
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. The soils report for this site has been prepared by N/A 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 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

Prepared by the office of:
 Oliver E. Watts, Consulting Engineer, Inc.
 614 Elkton Drive
 Colorado Springs, CO 80907
 (719) 593-0173
 olliewatts@aol.com
 Celebrating 42 years in Business

DRAWN BY: D.E. WATTS DATE: DWG. NO.: TOPOGRAPHY BY: CITY FIMS 6-12-19	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS 8-16-21 UPDATED DEW 12-31-21 REVISED PER COUNTY REVIEW COMMENTS DEW 8-22-22 REVISED PER COUNTY REVIEW COMMENTS DEW 12-22-22 REVISED PER COUNTY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT ROCKY TOP MOTEL & CAMPGROUND PART NW1/4 SECTION 9, T.13S., R.68W., 6TH P.M. EL PASO COUNTY	SHT. NO. 3 OF 4 EROSION CONTROL PLAN	
--	-------------------------------------	---	--	---	---	--

Silt Fence (SF)

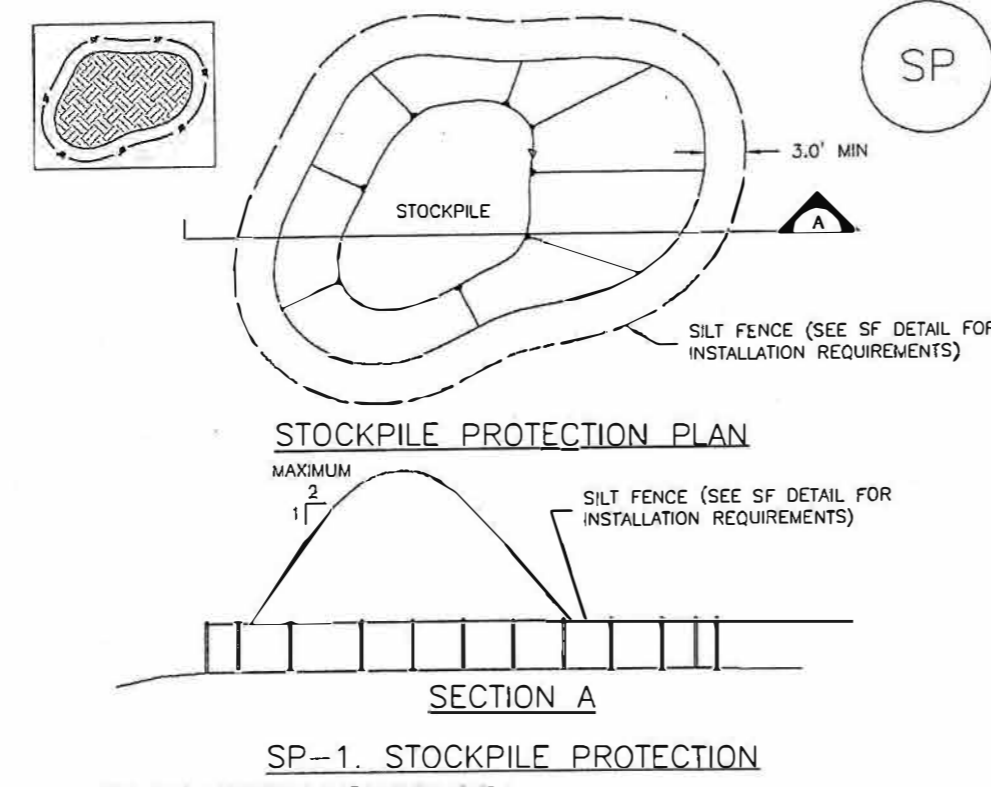
SC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

Stockpile Management (SM)

MM-2



SP-1. STOCKPILE PROTECTION

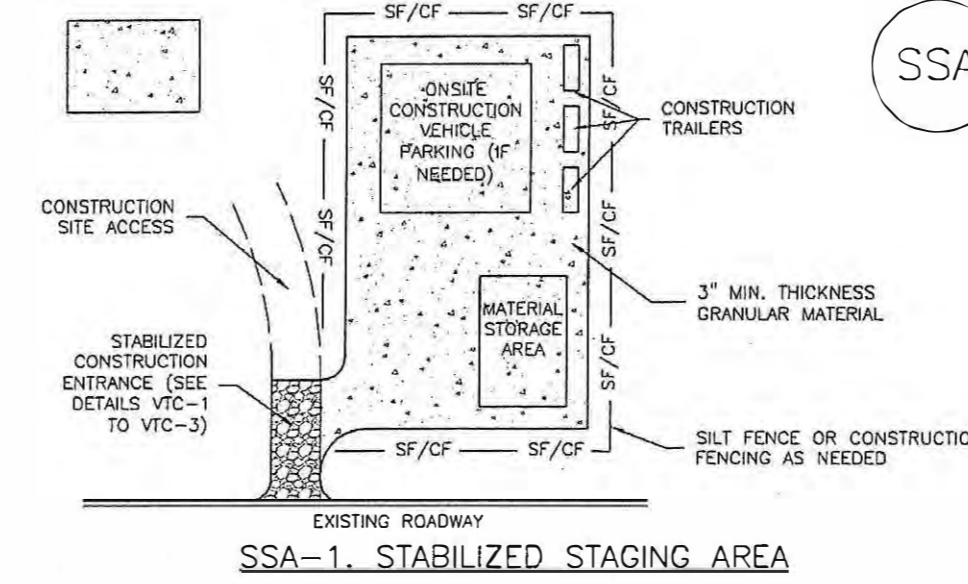
STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES
 - TYPE OF STOCKPILE PROTECTION
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL ENRICHER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNSTREAM PERIMETER CONTROLS ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S)
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, #400, #3 COARSE AGGREGATE OR 8" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSMF.

SOIL PREPARATION

- IN AREAS TO BE SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF CONACTION OR GENERAL CONSTRUCTION ACTIVITY MUST 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.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE, AVOID CONACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- SEED DEPTH MUST BE 3/4 TO 3/8 INCHES WHEN DRILL-SEEDING IS USED.
- BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDING.
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SC-1

Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-3 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE, NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NECESSARY TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM 109% OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

MM-2

Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-6

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

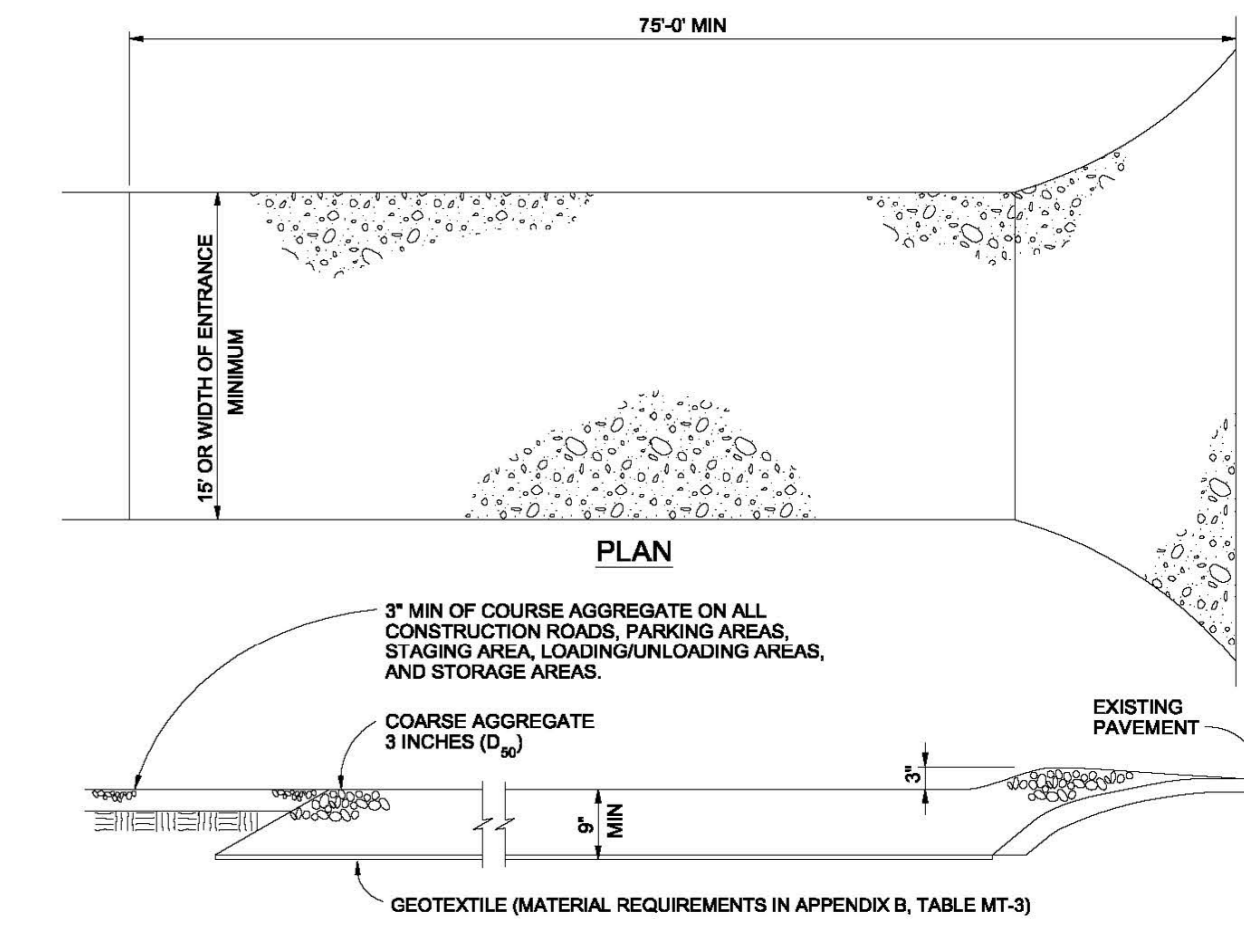
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM IUDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- 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.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADIES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

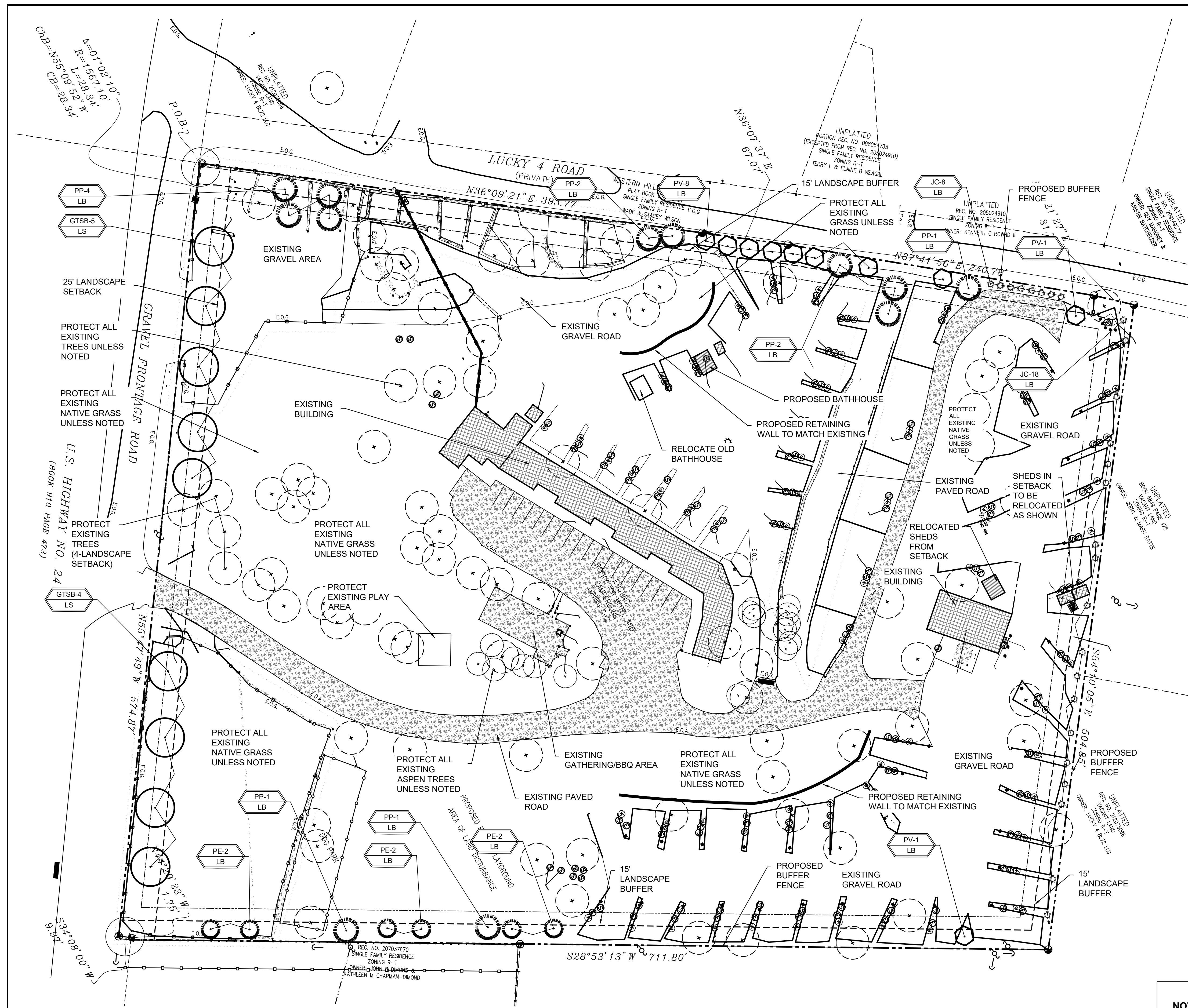
MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- 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

Prepared by the Office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive, Colorado Springs, CO 80907
719-593-0173
oliewatts@aol.com
Celebrating over 39 years in business

DRAWN BY: O.E. WATTS DATE: 12-14-18 DWG. NO.: 19-5348	APPROVED BY: PROJ. NO. DWG.	REVISIONS	PROJECT: OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	SHT. NAME: EROSION CONTROL DETAILS	SHT. NO.: OF
---	-----------------------------------	-----------	--	---------------------------------------	-----------------



CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.)	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
Hwy 24	EXPRESSWAY	25/25 FT	515	1/25 FT	20/5 (4 EXISTING)

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES)	VEHICLE LOT FRONTAGE(S)	3/4 LENGTH OF FRONTAGE (FT)
20	22 EXISTING	NOT REQUIRED	0

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC ROAD)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/200 SF) (EXCLUDING DRIVEWAYS)
48958 SF	NON-RESIDENTIAL	28225 SF/100%	48/22 EXISTING PROVIDED

LANDSCAPE BUFFERS AND SCREENS (LB)			
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER (8') REQ. / PROV.	BUFFER TREES (1/20') REQ./PROV.
WEST BOUNDARY	634	8'/9'-20'	32/15 NEW TREES, 8 UPRIGHT EVERGREEN TREES, 13 EXISTING + 40 PROVIDED
NORTH BOUNDARY	569	8'/9'-20'	26/8 UPRIGHT EVERGREEN TREES, 3 EXISTING + 21 PROV.
EAST BOUNDARY	10	8'/9'-20'	36/3 TREES, 8 EXISTING + 11 PROV.

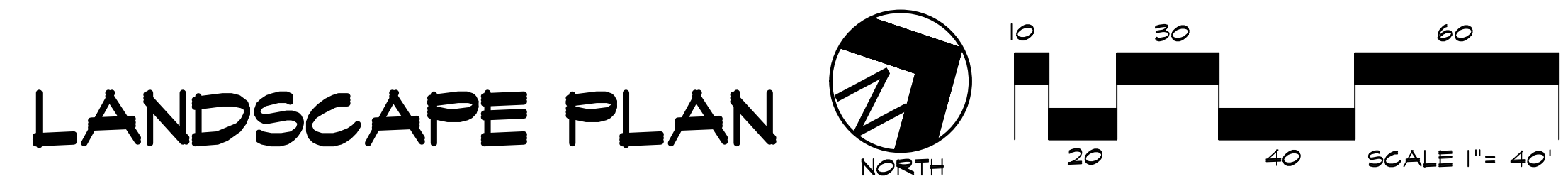
PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Ht.	Planting Size
EVERGREEN TREES						
JC	26	Juniperus scopulorum 'Cologreen'	Cologreen Juniper	6-8' x 12-15'	5 gal.	
PP	12	Pinus ponderosa	Ponderosa Pine	20'	6" ht.	
PE	6	Pinus edulis	Pinyon Pine	15'x15'	6" ht.	
DECIDUOUS TREES:						
GTSB	9	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust	30'	1-1/2" cal.	
PV	10	Prunus virginiana 'Schubert'	Canada Red Cherry	15'x15'	1-1/2" cal.	

NOTE: IRRIGATION SYSTEM FOR TREES TO BE DESIGN/BUILD FOR POINT SOURCE DRIP IRRIGATION FOR ALL PROPOSED TREES ONLY. COORDINATE WITH GENERAL CONTRACTOR.

DOCUMENT NOTE
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

UTILITIES NOTE
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN easements AND WITHIN 15' OF ANY MANHOLE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES. LANDSCAPING AROUND ELECTRICAL EQUIPMENT. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 16-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.



LANDSCAPE PLAN

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5550 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone: 719-477-1446
Fax: 719-268-1122



ROCKY TOP RV PARK/CAMPGROUND
GREEN MOUNTAIN FALLS
EL PASO COUNTY, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

PREPARED FOR:

For Approval Only

JOB NUMBER	1020-21
REVISIONS	
ORIGINAL DATE	8-13-21
DRAWN BY	
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1

NOT FOR CONSTRUCTION