

# GRADING AND EROSION CONTROL PLAN FOX RUN NATURE CENTER

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

**BASELINE**  
Engineering - Planning - Surveying  
172 N RIBBY DRIVE SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9666 • F. 303.940.9669 • www.baselinecorp.com

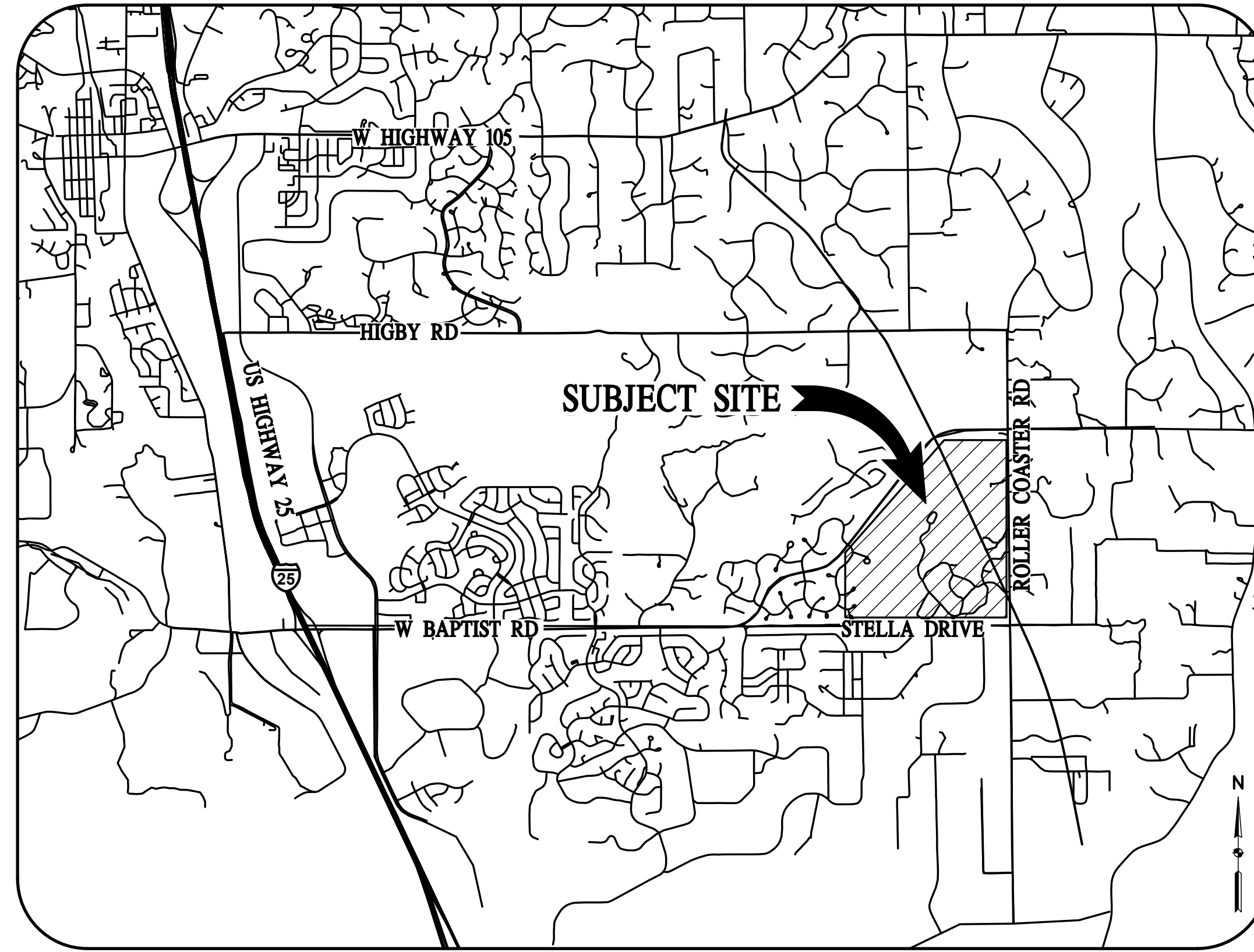
## STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS REVISED OCTOBER 2021

- 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.
- 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.
- 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.
- ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MUST 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.
- 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.
- 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.
- 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.
- 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.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- 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 MEASURE(S).
- 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.
- 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.
- DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- 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.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- 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.
- 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 ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- 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.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG ENGINEERS AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE 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:

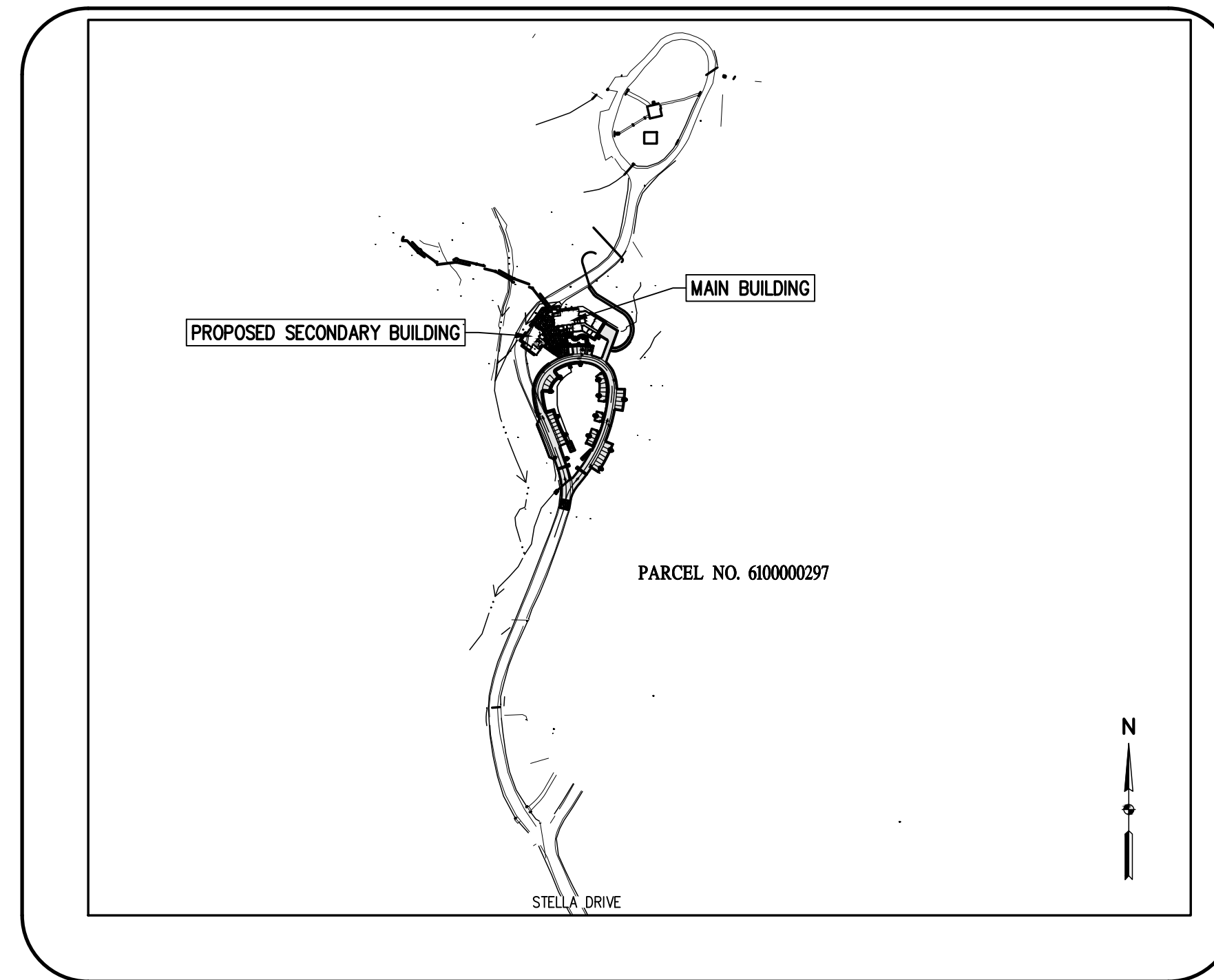
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530  
ATTN: PERMITS UNIT



Know what's below.  
Call before you dig.



**VICINITY MAP**  
SCALE: 1" = 3000'



**SITE MAP**  
SCALE: 1" = 300'

### PROJECT CONTACTS

**OWNER:**  
EL PASO COUNTY  
200 S CASCADE AVE, SUITE 150  
COLORADO SPRINGS, CO 80903

**APPLICANT:**  
EL PASO COUNTY PARKS DEPTS  
2002 CREEK CROSSING STREET  
COLORADO SPRINGS CO 80905  
ATTN: JASON MEYER, PLANNING SUPERVISOR  
JASONMEYER@ELPASOCO.COM

**ENGINEER:**  
BASELINE ENGINEERING CORPORATION  
1046 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
ATTN: STEVEN BAGGS, P.E.  
719-531-6200  
STEVEN.BAGGS@BASELINECORP.COM

### ENGINEER'S STATEMENT

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

STEVEN G. BAGGS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COLO PE NO. 26020

### OWNER'S STATEMENT

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

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

### EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH THE 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 \_\_\_\_\_

### SHEET INDEX

NO.	SHEET NO.	SHEET TITLE
1	GEC-1	COVER SHEET & NOTES
2	GEC-2	INITIAL PHASE
3	GEC-3	INTERIM PHASE I
4	GEC-4	INTERIM PHASE II
5	GEC-5	INTERIM PHASE III
6	GEC-6	INTERIM PHASE IV
7	GEC-7	FINAL PHASE I
8	GEC-8	FINAL PHASE II
9	GEC-9	FINAL PHASE III
10	GEC-10	FINAL PHASE IV
11	GEC-11	DETAILS

DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SCB

REVISION	DESCRIPTION	DATE

EL PASO COUNTY  
UNINCORPORATED  
FOX RUN NATURE CENTER  
2108 STELLA DRIVE  
COVER SHEET & NOTES

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY  
NOT FOR  
CONSTRUCTION

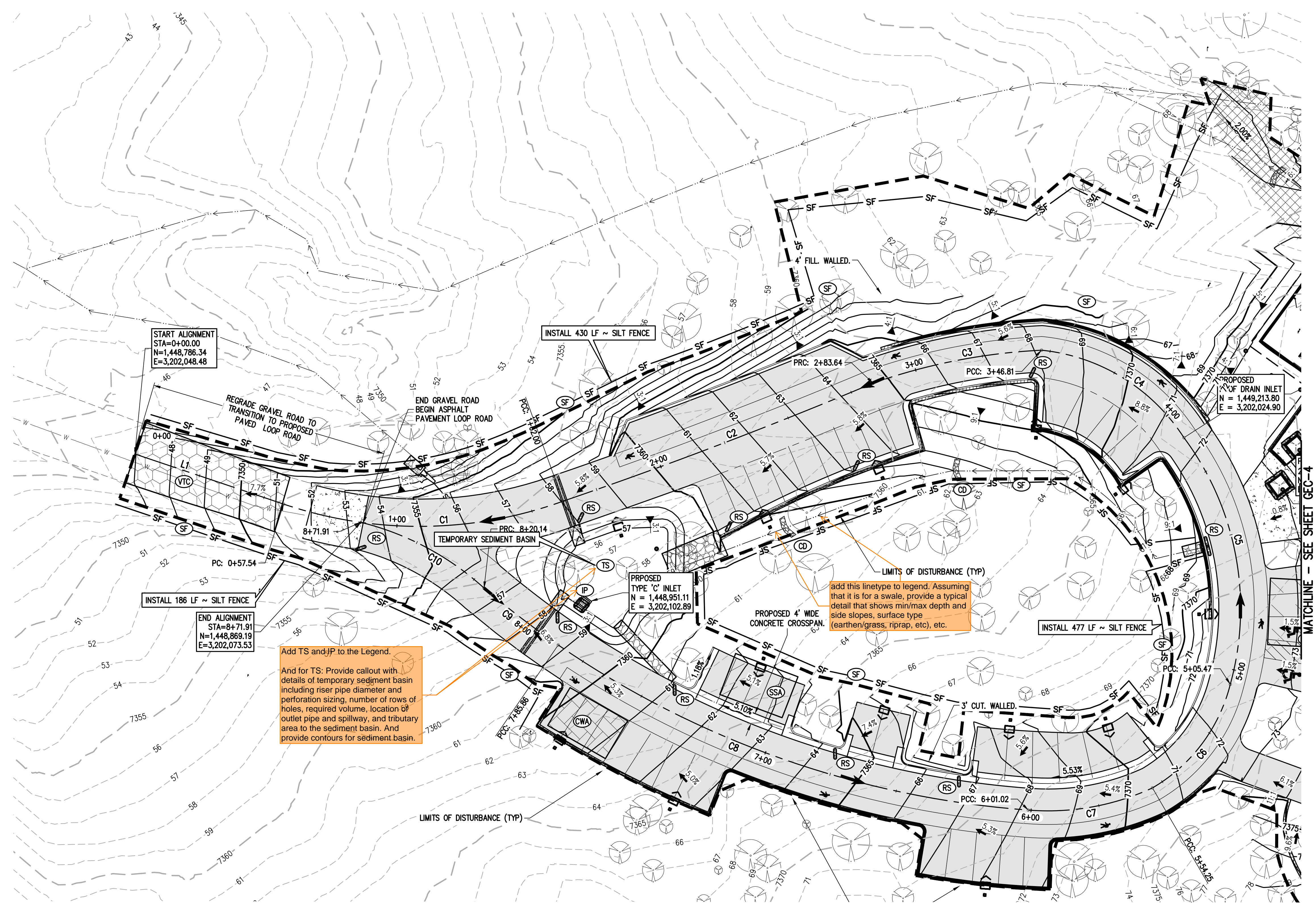
FOR AND ON BEHALF OF	BASELINE CORPORATION
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DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Cover.dwg
SHEET	1 OF 9







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**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	MINOR CONTOUR (2' INTERVAL)
---	---	MAJOR CONTOUR (5' INTERVAL)
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	WIRE FENCE
---	---	LIMITS OF CONSTRUCTION
---	---	HVT HIGH VOLTAGE TRANSMISSION

**GEC LEGEND**

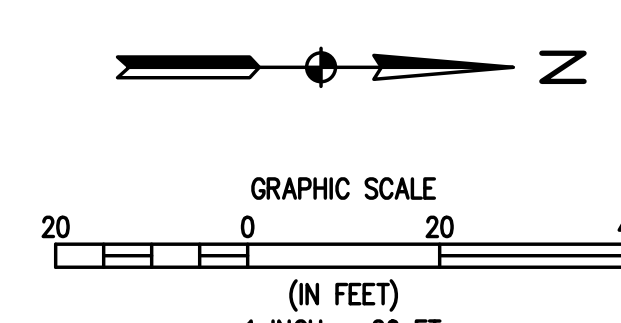
PHASE	PROPOSED SYMBOLS	DESCRIPTION
INITIAL/INTERIM	---	LOC LIMITS OF CONSTRUCTION/DISTURBANCE
INITIAL/INTERIM	---	VTC VEHICLE TRACKING CONTROL
INITIAL/INTERIM	---	CWA CONCRETE WASHOUT
INITIAL/INTERIM	---	SF SILT FENCE
INITIAL/INTERIM	---	SP STOCKPILE PROTECTION
INITIAL/INTERIM	---	SSA STABILIZED STAGING AREA
INITIAL/INTERIM	---	RS ROCK SOCK
FINAL	---	SM NATIVE SEEDING & MULCHING

**NOTE:**  
REFER TO LANDSCAPE PLANS FOR SPECIFIC TREATMENTS IN SEEDING/MULCHING AREAS.

GEC Checklist Item "t" - state condition of existing vegetation.

GEC Checklist Item "p" - delineate areas of cut and fill.

GEC Checklist Item "u" - show location of staging/storage areas and stockpiles and if outside of existing LOD, add them to the LOD.



PCD FILE NO.: PPR 2349

**BASELINE**  
Engineering - Planning - Surveying  
12 N RIBEY DRIVE SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

DESIGNED BY: AJL  
DRAWN BY: AJL  
CHECKED BY: SGB

EL PASO COUNTY  
FOX RUN NATURE CENTER  
2108 STELLA DRIVE  
INTERIM PHASE I

UNINCORPORATED

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION

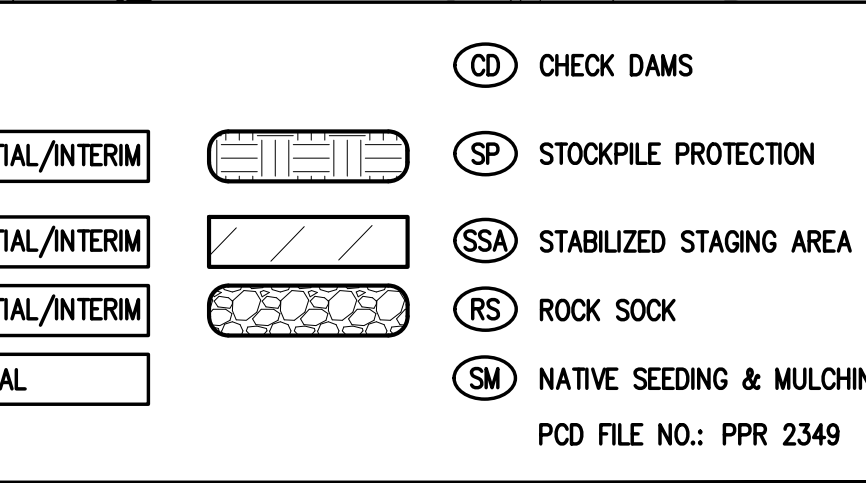
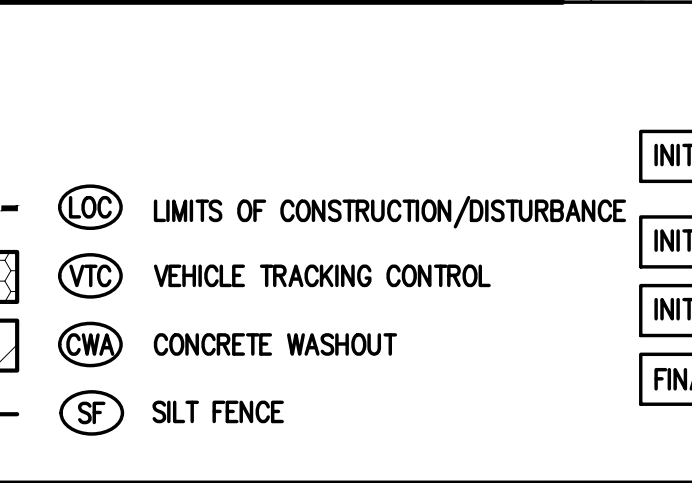
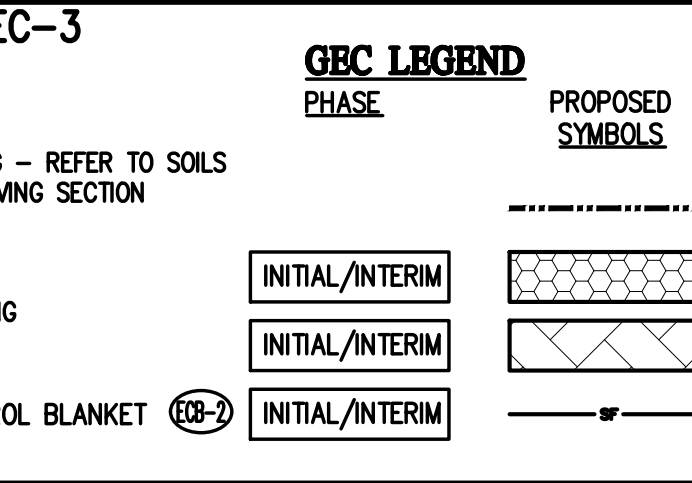
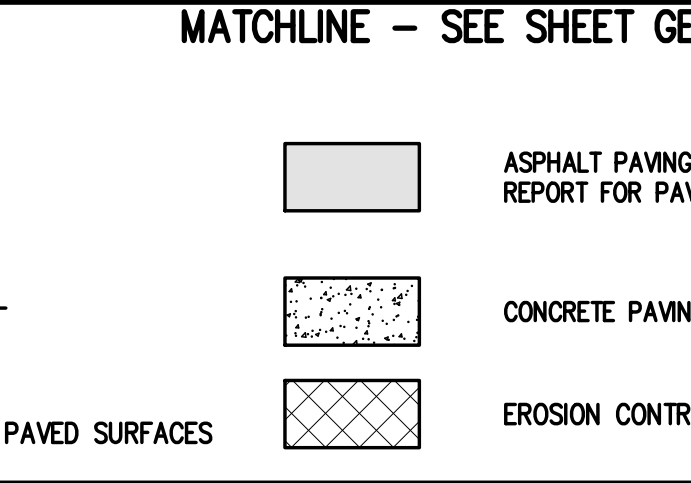
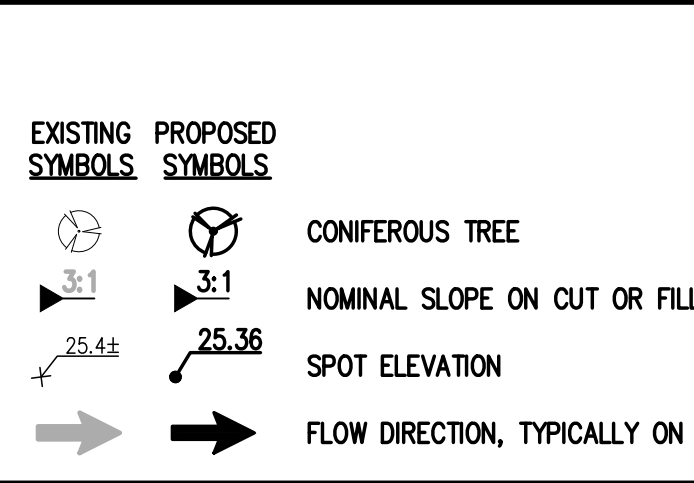
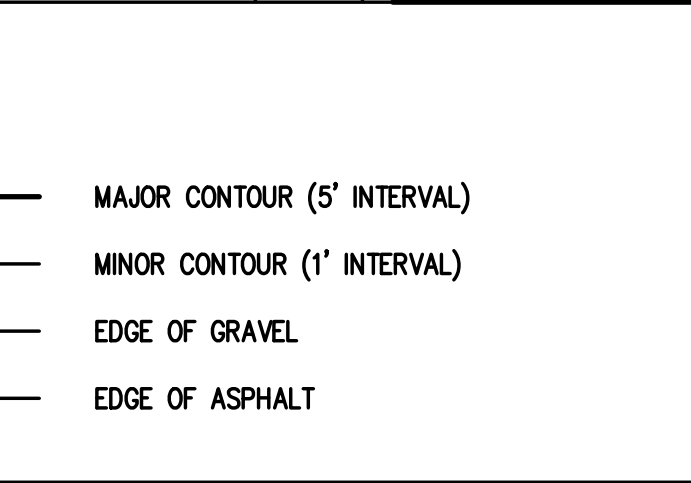
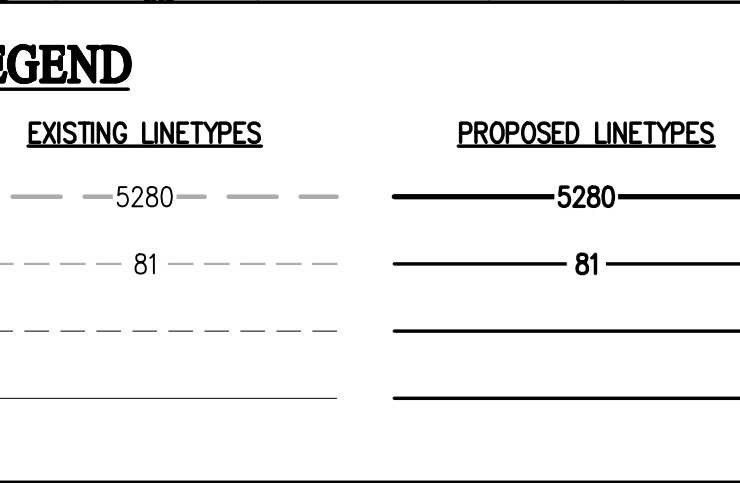
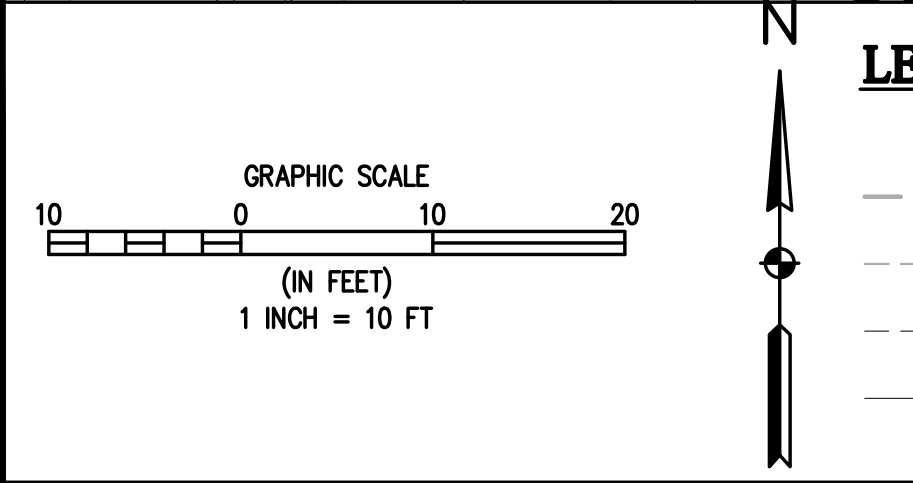
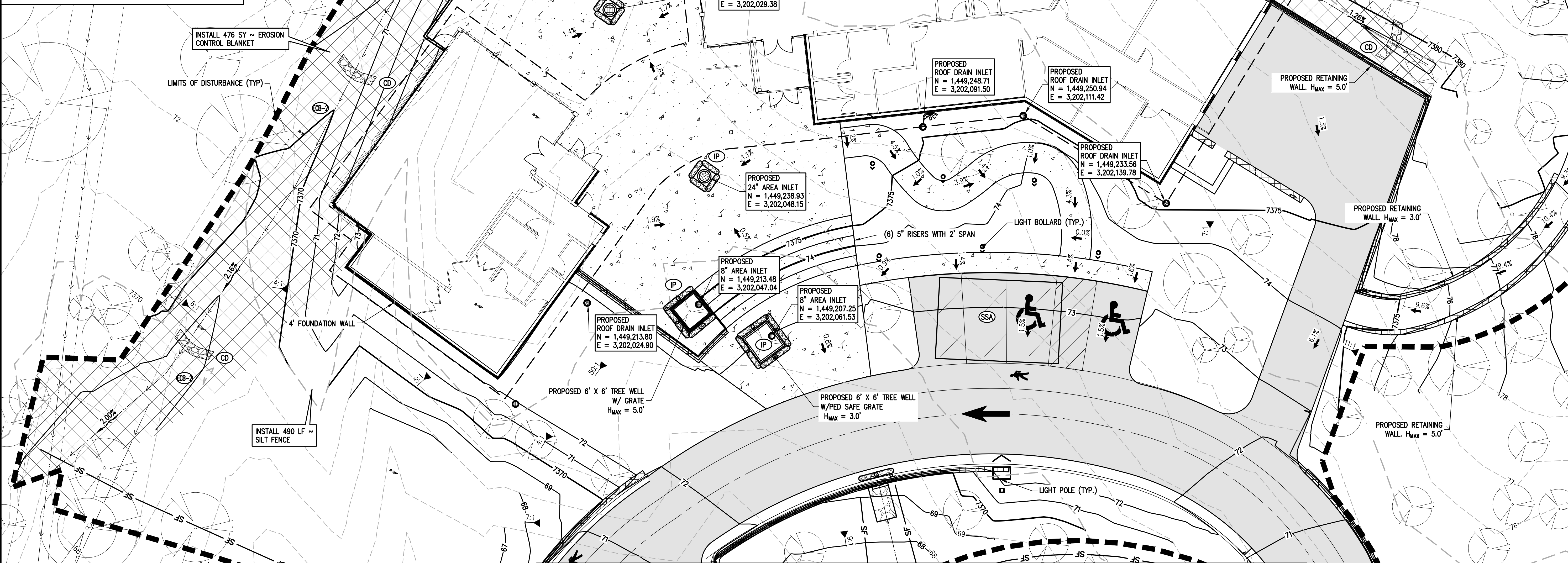
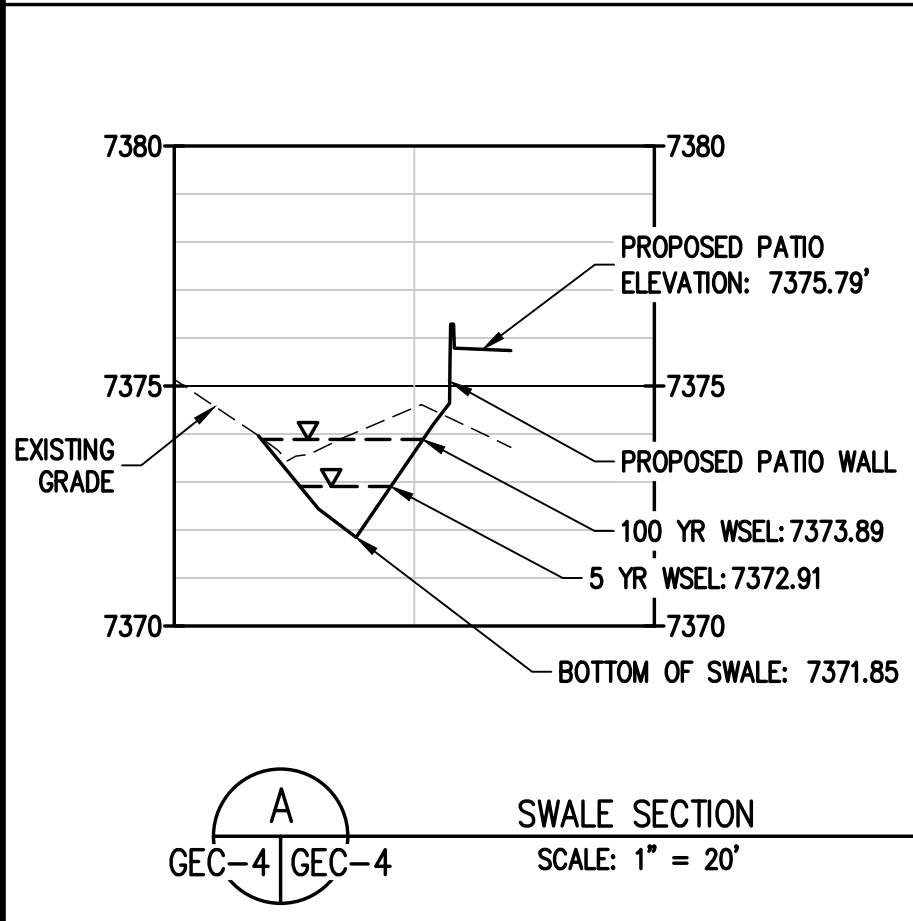
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SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Gesc.dwg
SHEET	3 OF 9

GEC-3



**GRADING & EROSION CONTROL NOTES**

1. SITE GRADING TO BE COMPLETED TO THE LINES AND GRADES INDICATED ON THE PLANS. IN GENERAL, THE SITE GRADING INCLUDES OVERLOT GRADING FOR THE BUILDINGS, ACCESS ROAD AND PARKING LOT, PLAZA AND LANDSCAPE AREAS, DRAINAGE SWALES AND A WATER QUALITY FACILITY.
2. ELEVATIONS AND TREE LOCATIONS ARE BASED ON FIELD SURVEY BY BASELINE ENGINEERING. TREES SMALLER THAN 4" IN DIAMETER AND ADJUSTMENT OF THE SITE SINCE THE SURVEY WAS COMPLETED MAY RESULT IN ADDITIONAL TREES WITHIN THE DEMOLITION AND PRESERVATION AREAS.
3. SUBGRADE REQUIREMENTS FOR THE BUILDING, ACCESS ROAD, PARKING LOT AND HARDSCAPE AREAS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THE SITE.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
5. EXTREME CAUTION SHALL BE USED TO PROTECT TREES AND VEGETATION AREAS INDICATED TO REMAIN ON THE CIVIL AND LANDSCAPE PLANS.
6. LIMITS OF DISTURBANCE ARE NOTED ON THE DESIGN PLANS. ADJUSTMENT OF THESE LIMITS IS SUBJECT TO APPROVAL BY THE DESIGN TEAM AND/OR EL PASO COUNTY STAFF. THESE LIMITS MAY BE AFFECTED BY TREE PROTECTION REQUIREMENTS AND OTHER FIELD CONDITIONS.
7. AN AREA OF DISTURBANCE IS INDICATED FOR THE CANOPY WALK PORTION OF THE SITE. GRADING IS NOT REQUIRED FOR THIS PORTION OF THE PROJECT OTHER THAN GRADING DISTURBANCE FROM THE INSTALLATION OF THE SUPPORT TOWERS AND CONSTRUCTION ACCESS. THE AREA UNDER THE CANOPY WALK WILL BE REVEGETATED TO ITS NATURAL STATE UPON COMPLETION OF THE PROJECT.
8. GRADING OPERATIONS SHALL NOT COMMENCE UNTIL INITIAL CONSTRUCTION BMPs ARE IN PLACE IN ACCORDANCE WITH THE APPROVED GRADING & EROSION CONTROL PLAN.
9. INITIAL CONSTRUCTION BMPs INCLUDE SILT FENCING ON DOWN STREAM PERIMETER OF SITE AND EROSION BLANKETS ON THE MAIN DIVERSION SWALE. WATER QUALITY FACILITY TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
10. INTERIM CONSTRUCTION BMPs TO INCLUDE INLET PROTECTION WHERE APPLICABLE, ROCK CHECKS IN THE GRADED ROADWAY FLOWLINE, CONCRETE WASHOUT, VEHICLE TRACKING CONTROL AND SILT FENCE AT CANOPY WALK SUPPORT TOWER CONSTRUCTION LOCATIONS.
11. FINAL CONSTRUCTION BMPs INCLUDE RESEEDING AND REVEGETATION OF THE SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS.



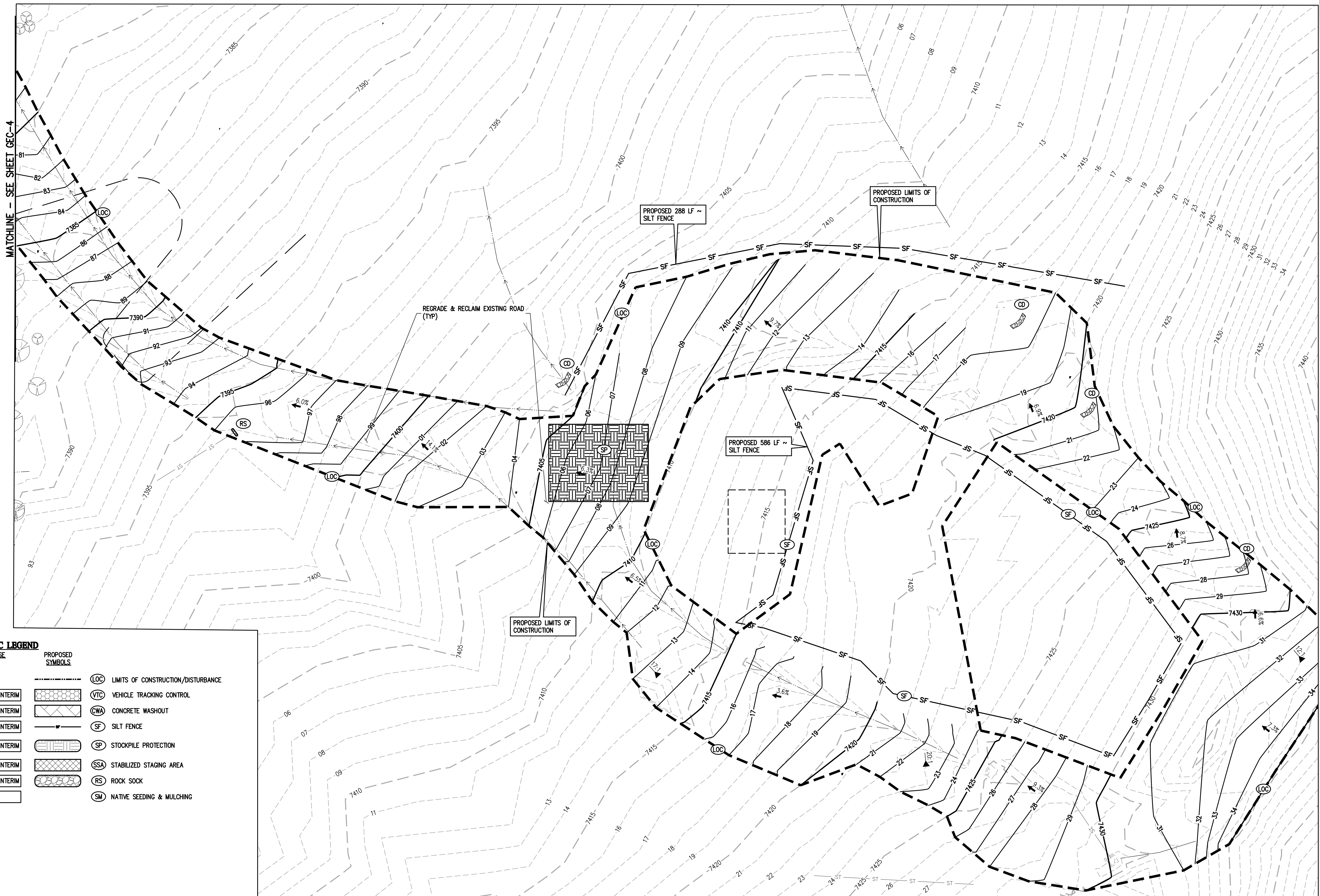
DESIGNED BY	DATE
AJL	
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AJL	
CHECKED BY	DATE
SCB	

REVISION	DESCRIPTION

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**GEC LEGEND**

PHASE	PROPOSED SYMBOLS	DESCRIPTION
INITIAL/INTERIM	(LOC)	LIMITS OF CONSTRUCTION/DISTURBANCE
INITIAL/INTERIM	(VTC)	VEHICLE TRACKING CONTROL
INITIAL/INTERIM	(CWA)	CONCRETE WASHOUT
INITIAL/INTERIM	(SF)	SILT FENCE
INITIAL/INTERIM	(SP)	STOCKPILE PROTECTION
INITIAL/INTERIM	(SSA)	STABILIZED STAGING AREA
INITIAL/INTERIM	(RS)	ROCK SOCK
FINAL	(SM)	NATIVE SEEDING & MULCHING

**LEGEND**

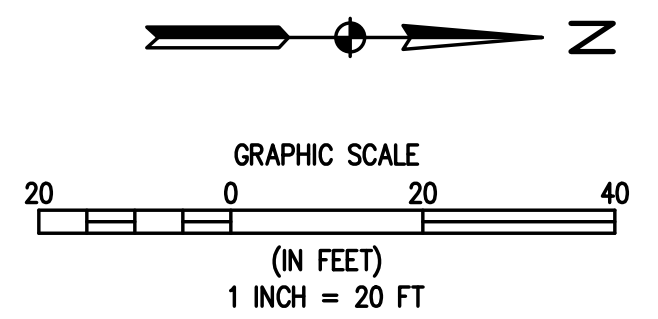
EXISTING LINETYPES	PROPOSED LINETYPES	DESCRIPTION
--- 5280 ---	--- 5280 ---	MAJOR CONTOUR (5' INTERVAL)
--- 81 ---	--- 81 ---	MINOR CONTOUR (1' INTERVAL)
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT

EXISTING SYMBOLS	PROPOSED SYMBOLS	DESCRIPTION
(Tree symbol)	(Tree symbol)	CONIFEROUS TREE
(Slope arrow)	(Slope arrow)	NOMINAL SLOPE ON CUT OR FILL
(Spot elevation)	(Spot elevation)	SPOT ELEVATION
(Flow arrow)	(Flow arrow)	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

(Asphalt hatching)	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
(Concrete hatching)	CONCRETE PAVING

**NOTE:**  
TREE SURVEY WAS NOT DONE IN RECLAMATION AREA



PCD FILE NO.: PPR 2349

DESIGNED BY: AJL  
DRAWN BY: AJL  
CHECKED BY: SGB

PREPARED BY: DATE:

REVISION DESCRIPTION:

EL PASO COUNTY  
UNINCORPORATED  
**EL PASO COUNTY PARKS**  
FOX RUN NATURE CENTER  
2108 STELLA DRIVE  
INTERIM PHASE III

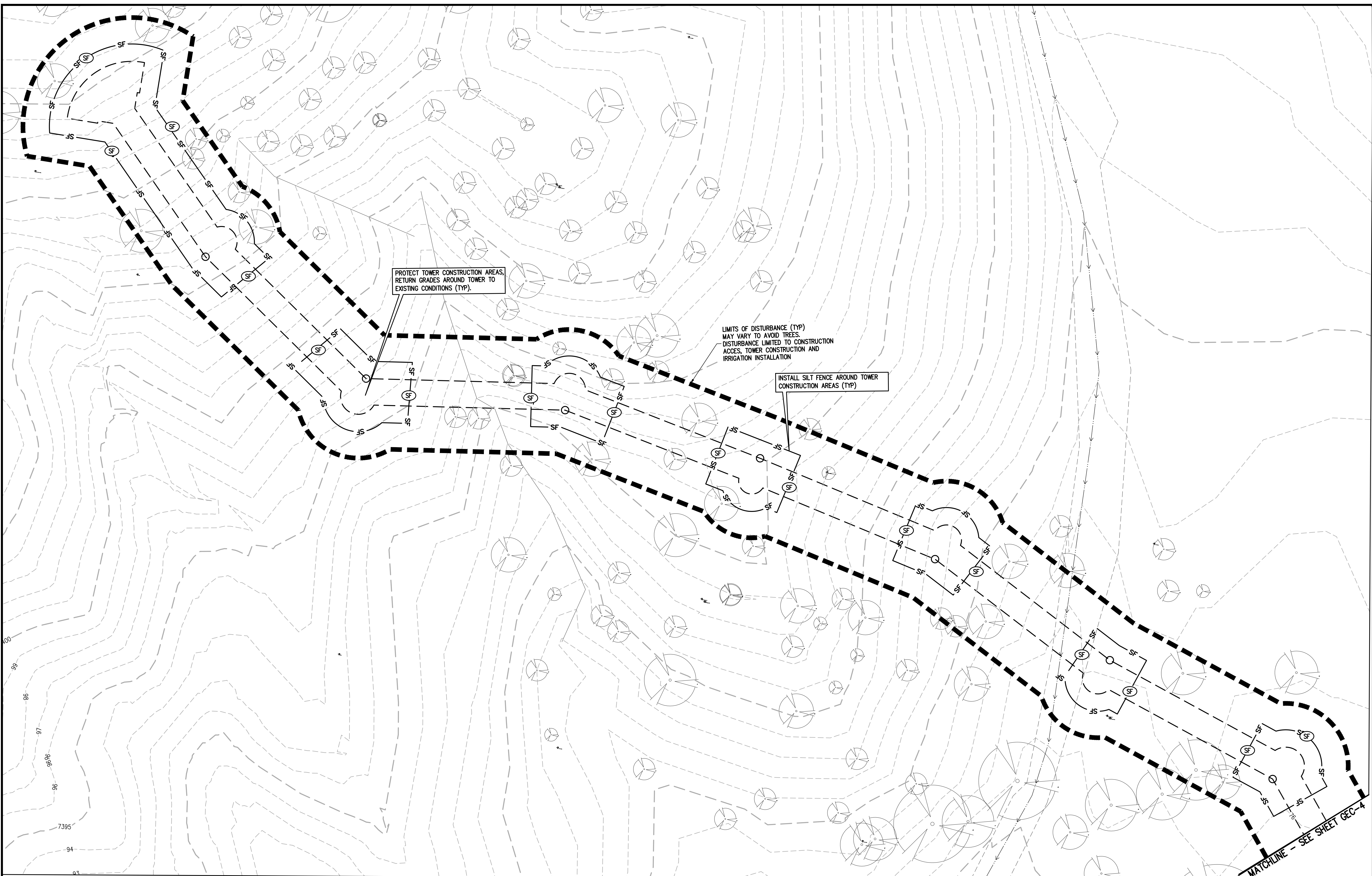
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**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF BASELINE CORPORATION  
INITIAL SUBMITTAL: XX/XX/XX  
DRAWING SIZE: 24" x 36"  
SURVEY FIRM: BASELINE  
SURVEY DATE: 10/31/2023  
JOB NO.: C035069  
DRAWING NAME: 35069 Gesc.dwg  
SHEET: 5 OF 9



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**GRAPHIC SCALE**

0 10 20

(IN FEET)

1 INCH = 10 FT

**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	
5280	5280	MAJOR CONTOUR (5' INTERVAL)
81	81	MINOR CONTOUR (1' INTERVAL)
		EDGE OF GRAVEL
		EDGE OF ASPHALT

**EXISTING SYMBOLS**

25.1

25.44

**PROPOSED SYMBOLS**

3:1

25.36

**PHASE**

INITIAL/INTERIM

INITIAL/INTERIM

INITIAL/INTERIM

INITIAL/INTERIM

**PROPOSED SYMBOLS**

LOC LIMITS OF CONSTRUCTION/DISTURBANCE

VTC VEHICLE TRACKING CONTROL

CWA CONCRETE WASHOUT

SF SILT FENCE

**INITIAL/INTERIM**

INITIAL/INTERIM

INITIAL/INTERIM

INITIAL/INTERIM

**FINAL**

STOCKPILE PROTECTION

SSA STABILIZED STAGING AREA

RS ROCK SOCK

SM NATIVE SEEDING & MULCHING

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PREPARED BY	DATE	REVISION DESCRIPTION	DATE	REVISION DESCRIPTION	DATE
<p><b>EL PASO COUNTY PARKS</b></p> <p>EL PASO COUNTY</p> <p><b>FOX RUN NATURE CENTER</b></p> <p>2108 STELLA DRIVE</p> <p>INTERIM PHASE IV</p>					
<p>UNINCORPORATED</p> <p>PREPARED UNDER THE DIRECT SUPERVISION OF</p> <p><b>PRELIMINARY NOT FOR CONSTRUCTION</b></p>					
<p>FOR AND ON BEHALF OF BASELINE CORPORATION</p> <p>INITIAL SUBMITTAL: XX/XX/XX</p> <p>DRAWING SIZE: 24" X 36"</p> <p>SURVEY FIRM: BASELINE</p> <p>SURVEY DATE: 10/31/2023</p> <p>JOB NO.: C035069</p> <p>DRAWING NAME: 35069 Gesc.dwg</p> <p>SHEET: 6 OF 9</p> <p>PCD FILE NO.: PPR 2349</p> <p><b>GEC-6</b></p>					



DESIGNED BY: AJL  
 DRAWN BY: AJL  
 CHECKED BY: SGB

PREPARED BY: DATE:

REVISION DESCRIPTION:

EL PASO COUNTY  
 FOX RUN NATURE CENTER  
 2108 STELLA DRIVE  
 FINAL PHASE I

UNINCORPORATED

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PRELIMINARY  
 NOT FOR  
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FOR AND ON BEHALF OF  
 BASELINE CORPORATION

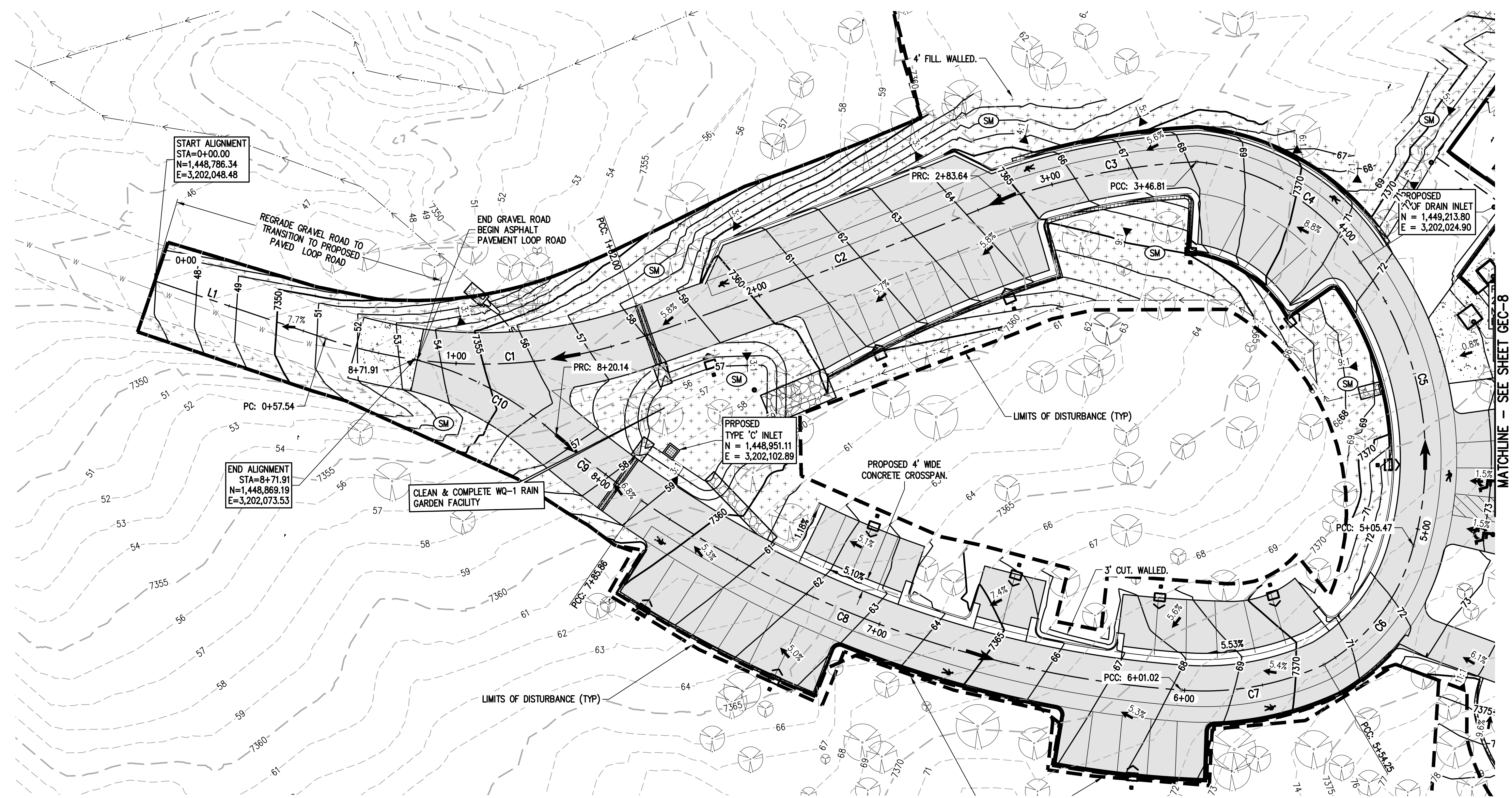
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 BASELINE

JOB NO.: C035069  
 DRAWING NAME: 35069 Gesc.dwg

SHEET 7 OF 9

GEC-7



show all ECB on plans that is stated as required in swales in the FDR.

MATCHLINE - SEE SHEET GEC-8

**LEGEND**

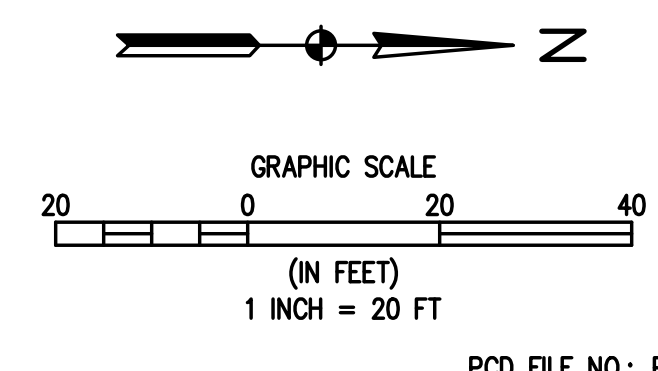
EXISTING LINETYPES	PROPOSED LINETYPES	PROPERTY BOUNDARY
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	MINOR CONTOUR (2' INTERVAL)
---	---	MAJOR CONTOUR (5' INTERVAL)
---	---	EDGE OF ASPHALT
---	---	EDGE OF GRAVEL
---	---	WIRE FENCE
---	---	LIMITS OF CONSTRUCTION
---	---	HVT HIGH VOLTAGE TRANSMISSION

EXISTING SYMBOLS	PROPOSED SYMBOLS	NOMINAL SLOPE ON CUT OR FILL
▶	▶	3:1
▶	▶	3:1
▶	▶	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

**GEC LEGEND**

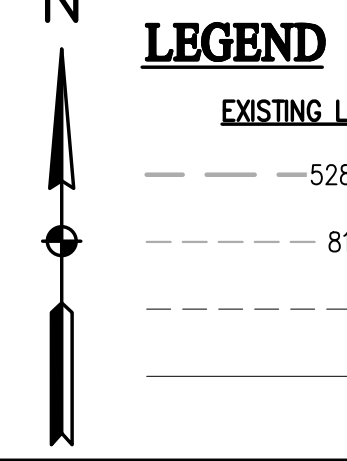
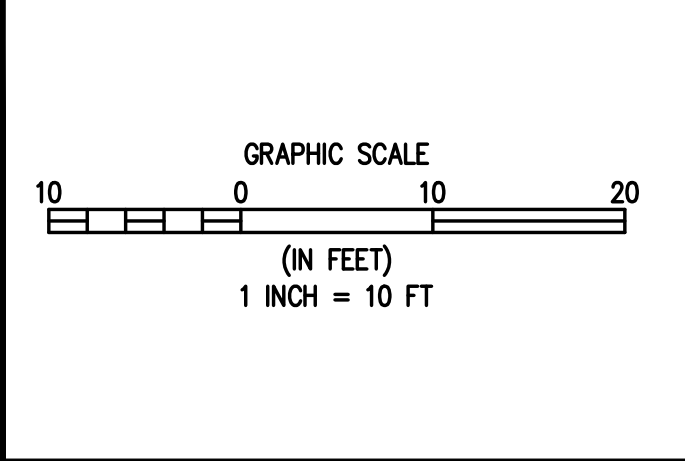
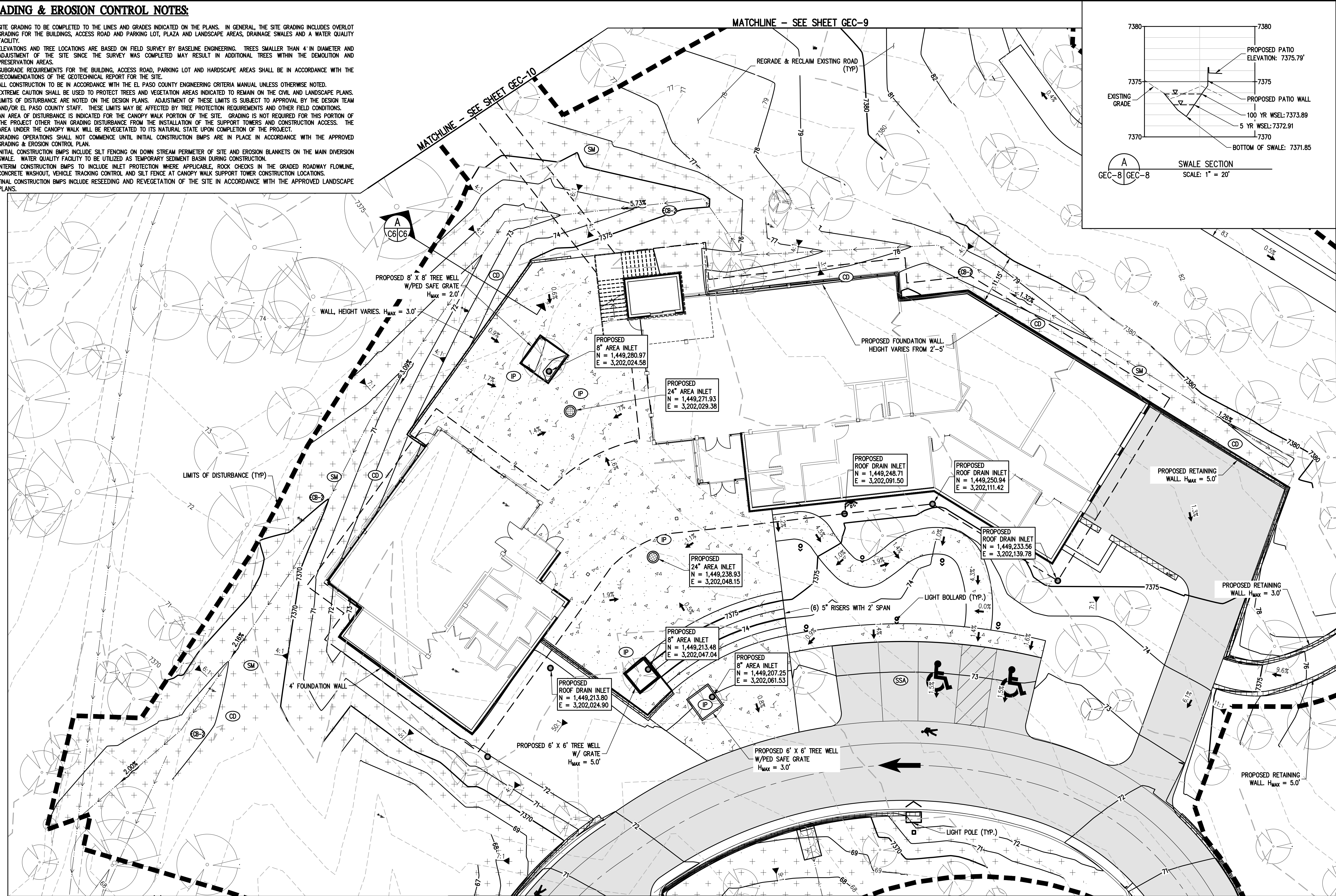
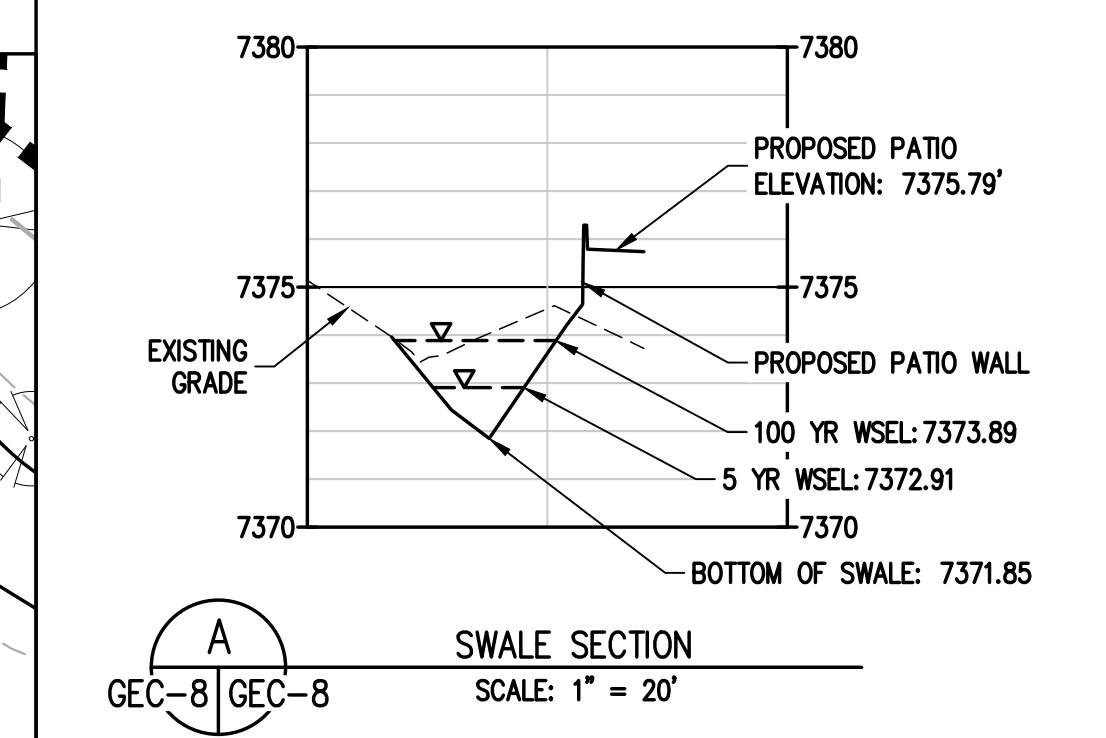
PHASE	PROPOSED SYMBOLS	DESCRIPTION
INITIAL/INTERIM	---	LOC LIMITS OF CONSTRUCTION/DISTURBANCE
INITIAL/INTERIM	---	VTC VEHICLE TRACKING CONTROL
INITIAL/INTERIM	---	CWA CONCRETE WASHOUT
INITIAL/INTERIM	---	SF SILT FENCE
INITIAL/INTERIM	---	SP STOCKPILE PROTECTION
INITIAL/INTERIM	---	SSA STABILIZED STAGING AREA
INITIAL/INTERIM	---	RS ROCK SOCK
FINAL	---	SM NATIVE SEEDING & MULCHING





**GRADING & EROSION CONTROL NOTES:**

- SITE GRADING TO BE COMPLETED TO THE LINES AND GRADES INDICATED ON THE PLANS. IN GENERAL, THE SITE GRADING INCLUDES OVERLOT GRADING FOR THE BUILDINGS, ACCESS ROAD AND PARKING LOT, PLAZA AND LANDSCAPE AREAS, DRAINAGE SWALES AND A WATER QUALITY FACILITY.
- ELEVATIONS AND TREE LOCATIONS ARE BASED ON FIELD SURVEY BY BASELINE ENGINEERING. TREES SMALLER THAN 4" IN DIAMETER AND ADJUSTMENT OF THE SITE SINCE THE SURVEY WAS COMPLETED MAY RESULT IN ADDITIONAL TREES WITHIN THE DEMOLITION AND PRESERVATION AREAS.
- SUBGRADE REQUIREMENTS FOR THE BUILDING, ACCESS ROAD, PARKING LOT AND HARDSCAPE AREAS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THE SITE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
- EXTREME CAUTION SHALL BE USED TO PROTECT TREES AND VEGETATION AREAS INDICATED TO REMAIN ON THE CIVIL AND LANDSCAPE PLANS. LIMITS OF DISTURBANCE ARE NOTED ON THE DESIGN PLANS. ADJUSTMENT OF THESE LIMITS IS SUBJECT TO APPROVAL BY THE DESIGN TEAM AND/OR EL PASO COUNTY STAFF. THESE LIMITS MAY BE AFFECTED BY TREE PROTECTION REQUIREMENTS AND OTHER FIELD CONDITIONS.
- AN AREA OF DISTURBANCE IS INDICATED FOR THE CANOPY WALK PORTION OF THE SITE. GRADING IS NOT REQUIRED FOR THIS PORTION OF THE PROJECT OTHER THAN GRADING DISTURBANCE FROM THE INSTALLATION OF THE SUPPORT TOWERS AND CONSTRUCTION ACCESS. THE AREA UNDER THE CANOPY WALK WILL BE REVEGETATED TO ITS NATURAL STATE UPON COMPLETION OF THE PROJECT.
- GRADING OPERATIONS SHALL NOT COMMENCE UNTIL INITIAL CONSTRUCTION BMPs ARE IN PLACE IN ACCORDANCE WITH THE APPROVED GRADING & EROSION CONTROL PLAN.
- INITIAL CONSTRUCTION BMPs INCLUDE SILT FENCING ON DOWN STREAM PERIMETER OF SITE AND EROSION BLANKETS ON THE MAIN DIVERSION SWALE. WATER QUALITY FACILITY TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
- INTERIM CONSTRUCTION BMPs TO INCLUDE INLET PROTECTION WHERE APPLICABLE, ROCK CHECKS IN THE GRADED ROADWAY FLOWLINE, CONCRETE WASHOUT, VEHICLE TRACKING CONTROL AND SILT FENCE AT CANOPY WALK SUPPORT TOWER CONSTRUCTION LOCATIONS.
- FINAL CONSTRUCTION BMPs INCLUDE RESEEDING AND REVEGETATION OF THE SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS.



**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	DESCRIPTION
---5280---	---5280---	MAJOR CONTOUR (5' INTERVAL)
---81---	---81---	MINOR CONTOUR (1' INTERVAL)
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT

EXISTING SYMBOLS	PROPOSED SYMBOLS	DESCRIPTION
(Tree symbol)	(Tree symbol)	CONIFEROUS TREE
(Slope symbol)	(Slope symbol)	NOMINAL SLOPE ON CUT OR FILL
(Elevation symbol)	(Elevation symbol)	SPOT ELEVATION
(Arrow symbol)	(Arrow symbol)	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

**GEC LEGEND**

PHASE	PROPOSED SYMBOLS	DESCRIPTION
INITIAL/INTERIM	(Pattern)	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
INITIAL/INTERIM	(Pattern)	CONCRETE PAVING
INITIAL/INTERIM	(Pattern)	EROSION CONTROL BLANKET

PHASE	PROPOSED SYMBOLS	DESCRIPTION
INITIAL/INTERIM	(Symbol)	LOC LIMITS OF CONSTRUCTION/DISTURBANCE
INITIAL/INTERIM	(Symbol)	VTC VEHICLE TRACKING CONTROL
INITIAL/INTERIM	(Symbol)	CWA CONCRETE WASHOUT
INITIAL/INTERIM	(Symbol)	SF SILT FENCE

PHASE	PROPOSED SYMBOLS	DESCRIPTION
INITIAL/INTERIM	(Symbol)	SP STOCKPILE PROTECTION
INITIAL/INTERIM	(Symbol)	SSA STABILIZED STAGING AREA
INITIAL/INTERIM	(Symbol)	RS ROCK SOCK
FINAL	(Symbol)	SM NATIVE SEEDING & MULCHING

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AJL	
DRAWN BY	DATE
AJL	
CHECKED BY	DATE
SCB	

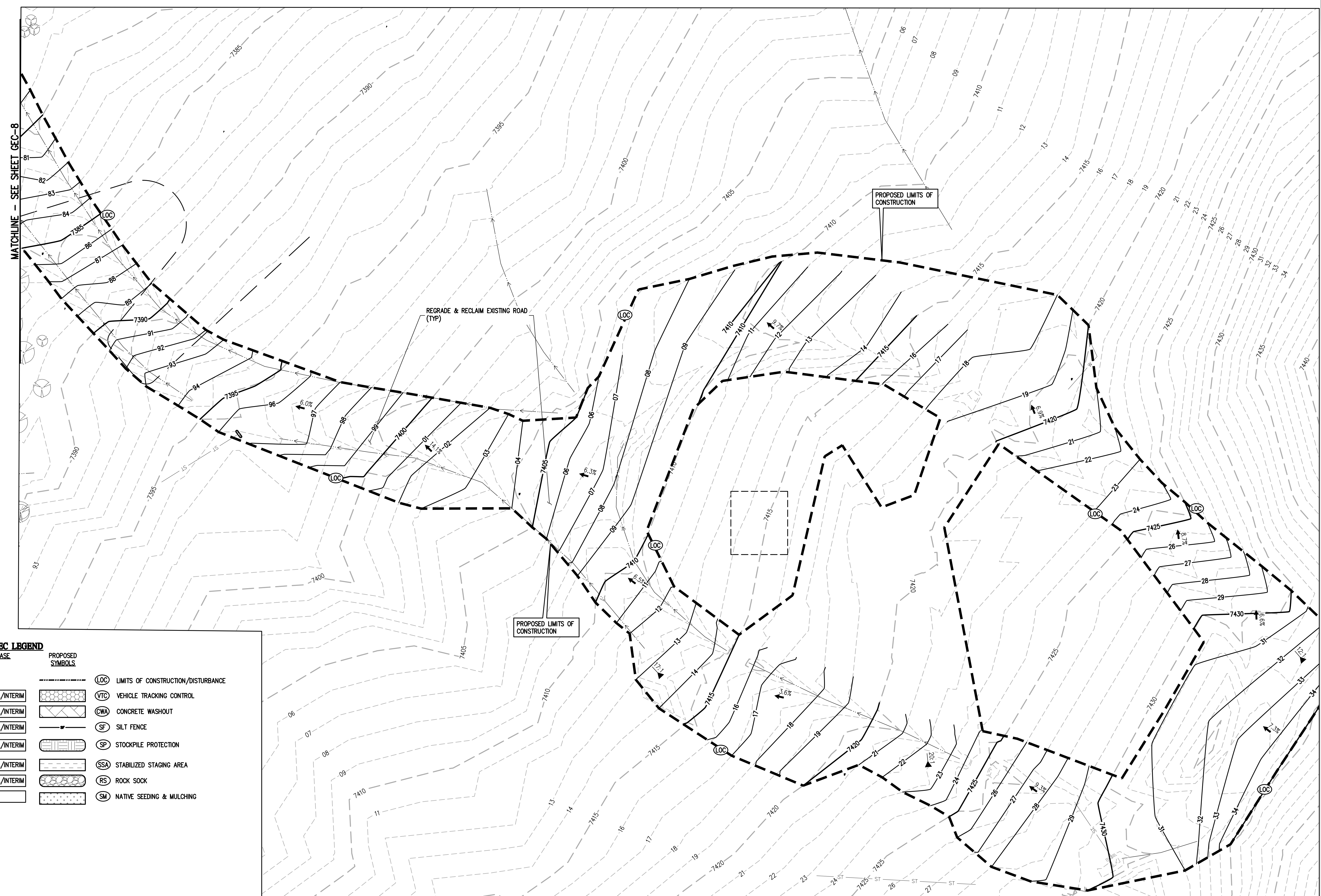
EL PASO COUNTY  
UNINCORPORATED  
**EL PASO COUNTY PARKS**  
FOX RUN NATURE CENTER  
2108 STELLA DRIVE  
FINAL PHASE II

FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL: XX/XX/XX  
DRAWING SIZE: 24" X 36"  
SURVEY FIRM: BASELINE  
SURVEY DATE: 10/31/2023  
JOB NO.: C035069  
DRAWING NAME: 35069 Gesc.dwg  
SHEET: 8 OF 9  
PCD FILE NO.: PPR 2349  
**PRELIMINARY NOT FOR CONSTRUCTION**  
GEC-8

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**GEC LEGEND**

PHASE	PROPOSED SYMBOLS	DESCRIPTION
INITIAL/INTERIM	(LOC)	LIMITS OF CONSTRUCTION/DISTURBANCE
INITIAL/INTERIM	(VTC)	VEHICLE TRACKING CONTROL
INITIAL/INTERIM	(CWA)	CONCRETE WASHOUT
INITIAL/INTERIM	(SF)	SILT FENCE
INITIAL/INTERIM	(SP)	STOCKPILE PROTECTION
INITIAL/INTERIM	(SSA)	STABILIZED STAGING AREA
INITIAL/INTERIM	(RS)	ROCK SOCK
FINAL	(SM)	NATIVE SEEDING & MULCHING

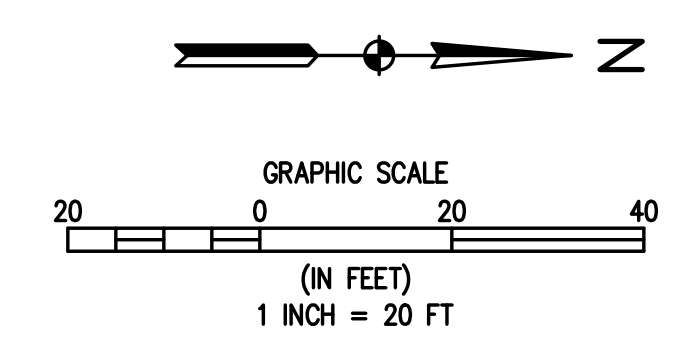
**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	DESCRIPTION
--- 5280 ---	--- 5280 ---	MAJOR CONTOUR (5' INTERVAL)
--- 81 ---	--- 81 ---	MINOR CONTOUR (1' INTERVAL)
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT

EXISTING SYMBOLS	PROPOSED SYMBOLS	DESCRIPTION
(Tree symbol)	(Tree symbol)	CONIFEROUS TREE
▲ 3.1	▲ 3:1	NOMINAL SLOPE ON CUT OR FILL
▲ 25.4	▲ 25.36	SPOT ELEVATION
→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

(Hatched box)	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
(Dotted box)	CONCRETE PAVING

**NOTE:**  
RECLAMATION OF ROAD, PARKING AND RESTROOM AREA TO BE IN ACCORDANCE WITH LANDSCAPE RECLAMATION PLAN REQUIREMENTS



PCD FILE NO.: PPR 2349

DESIGNED BY	DATE
AJL	
DRAWN BY	DATE
AJL	
CHECKED BY	DATE
SGB	

EL PASO COUNTY  
UNINCORPORATED  
FOX RUN NATURE CENTER  
2108 STELLA DRIVE  
FINAL PHASE III

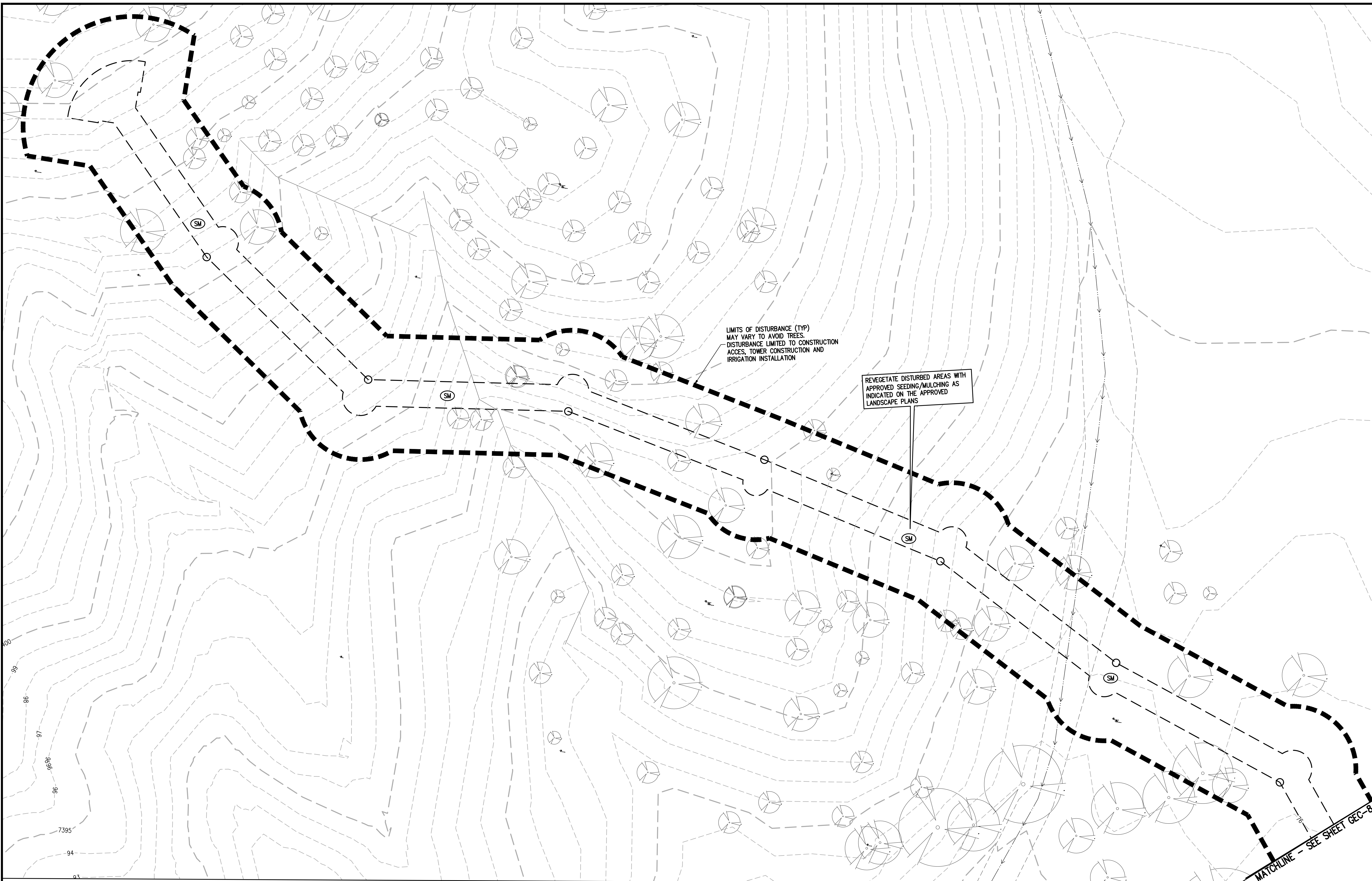
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BASELINE CORPORATION

INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	10/31/2023
JOB NO.	C035069
DRAWING NAME	
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SHEET	9 OF 9



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**GRAPHIC SCALE**

0 10 20

(IN FEET)

1 INCH = 10 FT

**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	
5280	5280	MAJOR CONTOUR (5' INTERVAL)
81	81	MINOR CONTOUR (1' INTERVAL)
		EDGE OF GRAVEL
		EDGE OF ASPHALT

**EXISTING SYMBOLS**

25.1

25.44

**PROPOSED SYMBOLS**

3:1

25.36

**CONIFEROUS TREE**

**NOMINAL SLOPE ON CUT OR FILL**

**SPOT ELEVATION**

**FLOW DIRECTION, TYPICALLY ON PAVED SURFACES**

**PHASE**

**PROPOSED SYMBOLS**

	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	CONCRETE PAVING
	EROSION CONTROL BLANKET
	LOC LIMITS OF CONSTRUCTION/DISTURBANCE
	VTC VEHICLE TRACKING CONTROL
	CWA CONCRETE WASHOUT
	SF SILT FENCE

**GEC LEGEND**

	INITIAL/INTERIM		SP STOCKPILE PROTECTION
	INITIAL/INTERIM		SSA STABILIZED STAGING AREA
	INITIAL/INTERIM		RS ROCK SOCK
	FINAL		SM NATIVE SEEDING & MULCHING

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DRAWN BY	AUL	PREPARED BY	
CHECKED BY	SGB	REVISION DESCRIPTION	

**EL PASO COUNTY PARKS**

EL PASO COUNTY

**FOX RUN NATURE CENTER**

2108 STELLA DRIVE

FINAL PHASE IV

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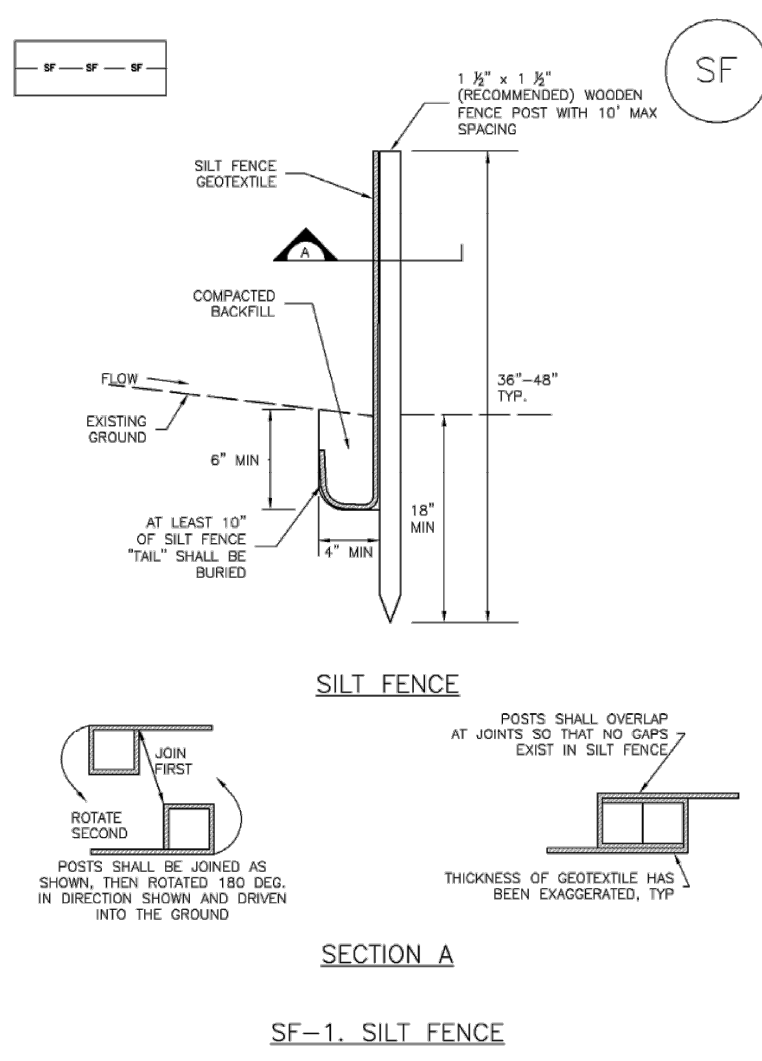
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SHEET	10 OF 9

PCD FILE NO.: PPR 2349

GEC-10

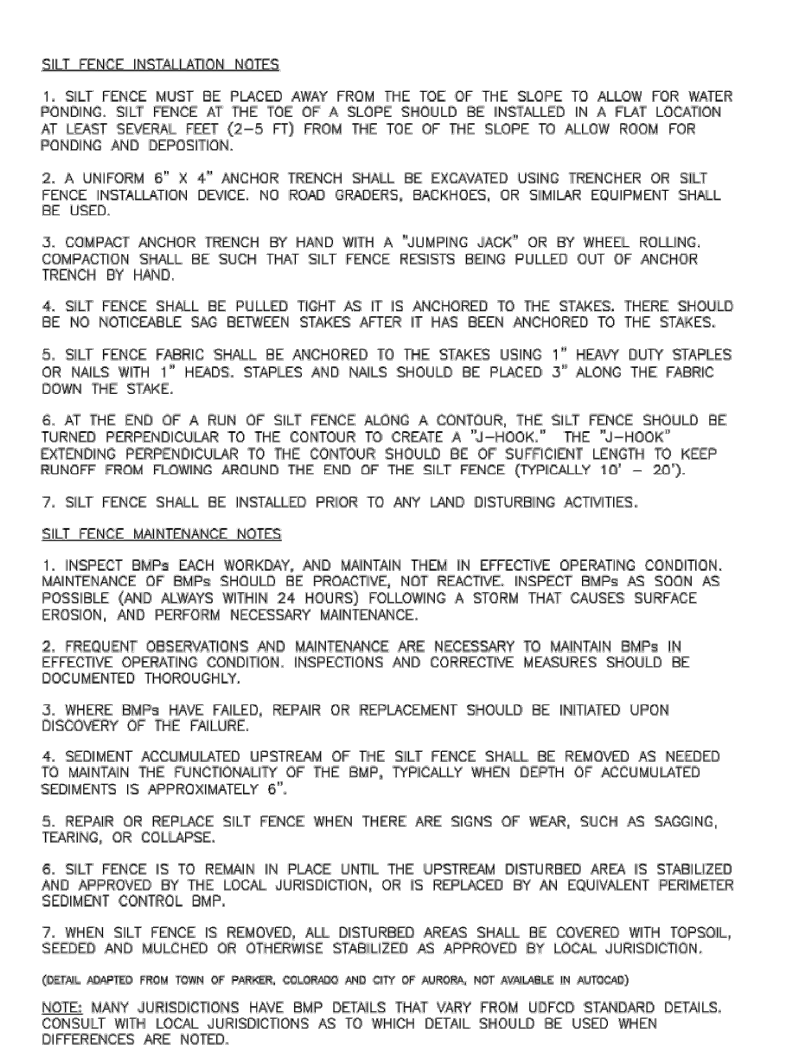


**Silt Fence (SF) SC-1**



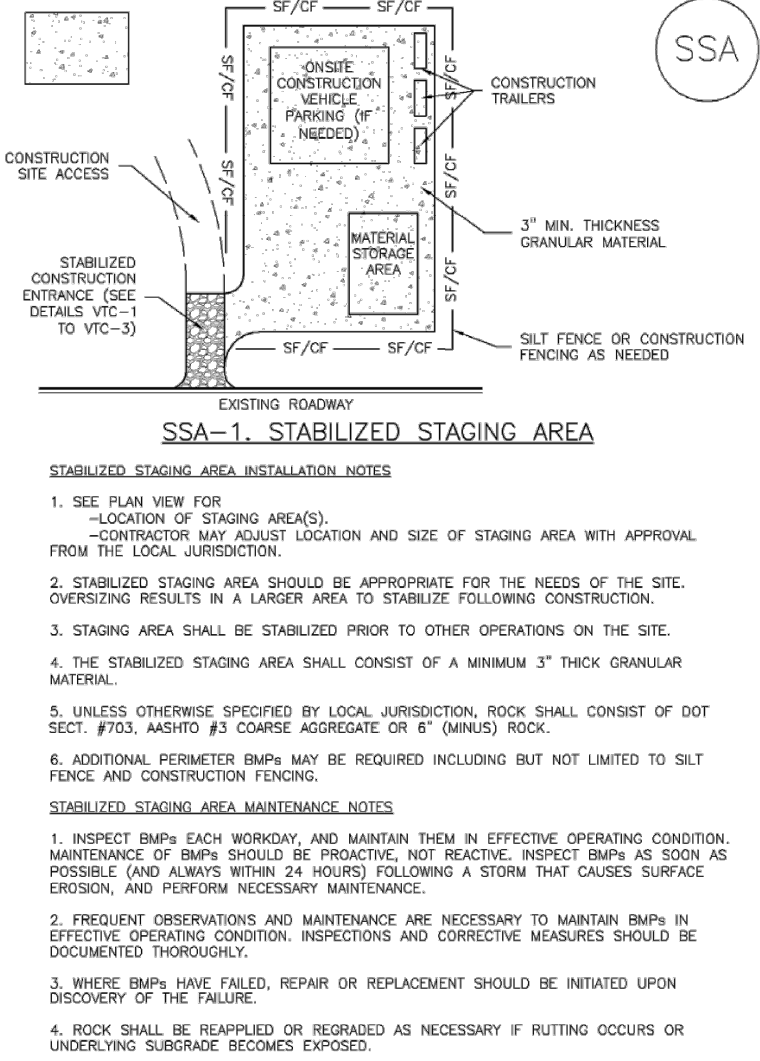
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

**SC-1 Silt Fence (SF)**



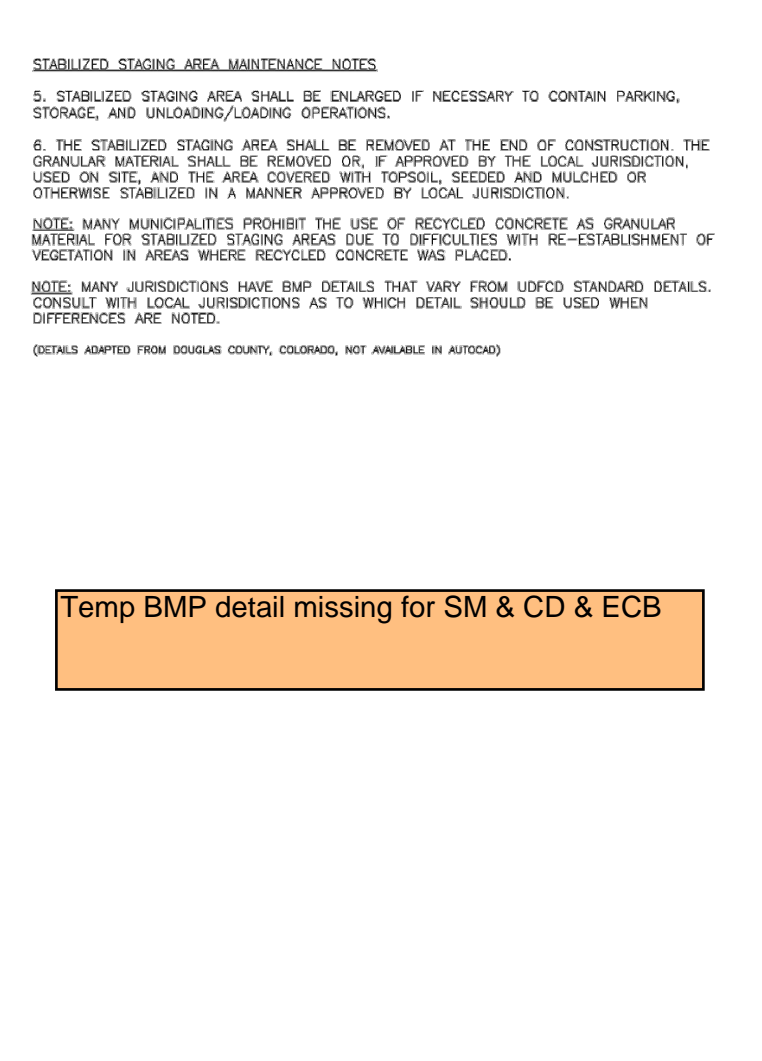
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**Stabilized Staging Area (SSA) SM-6**

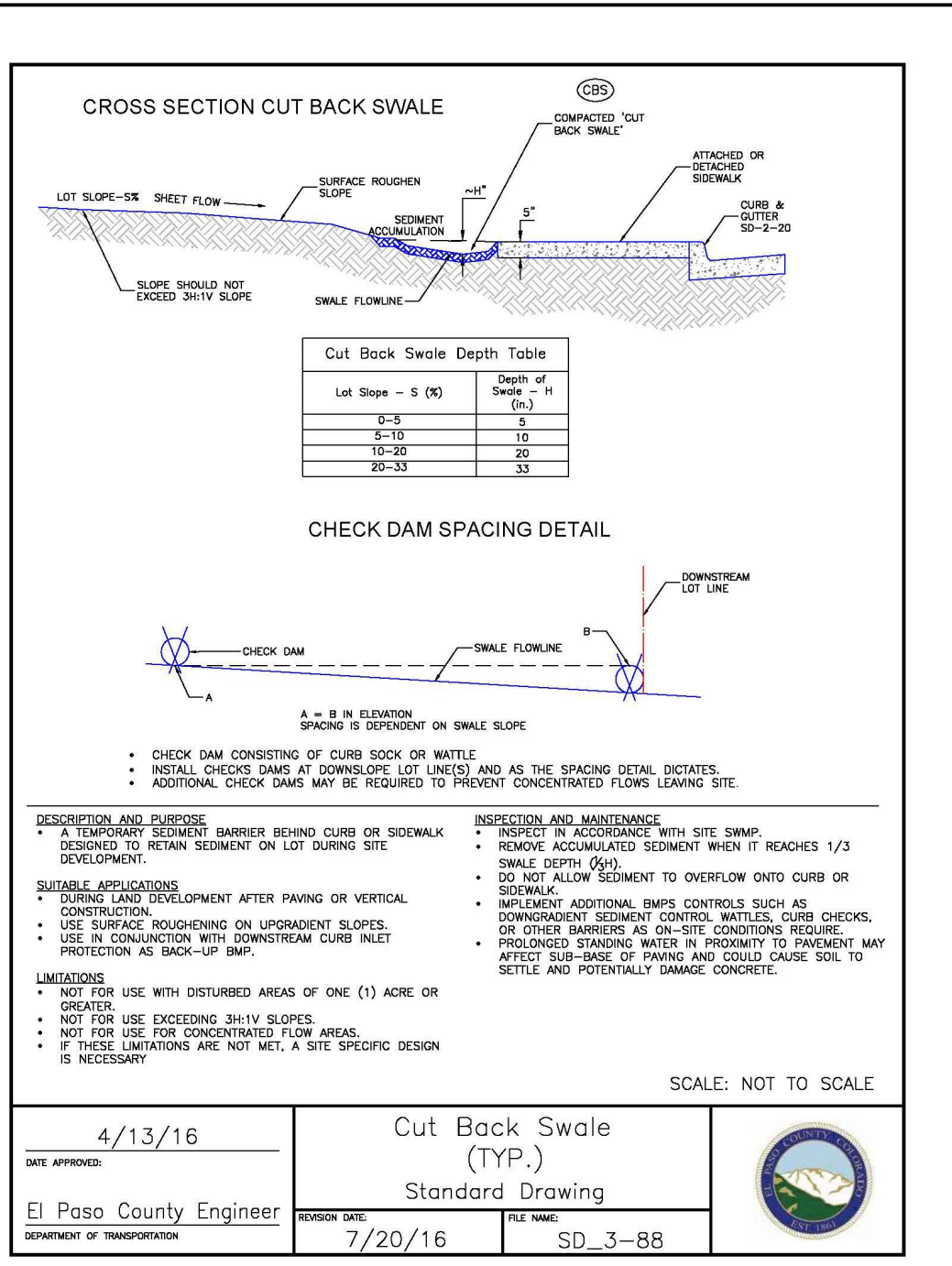
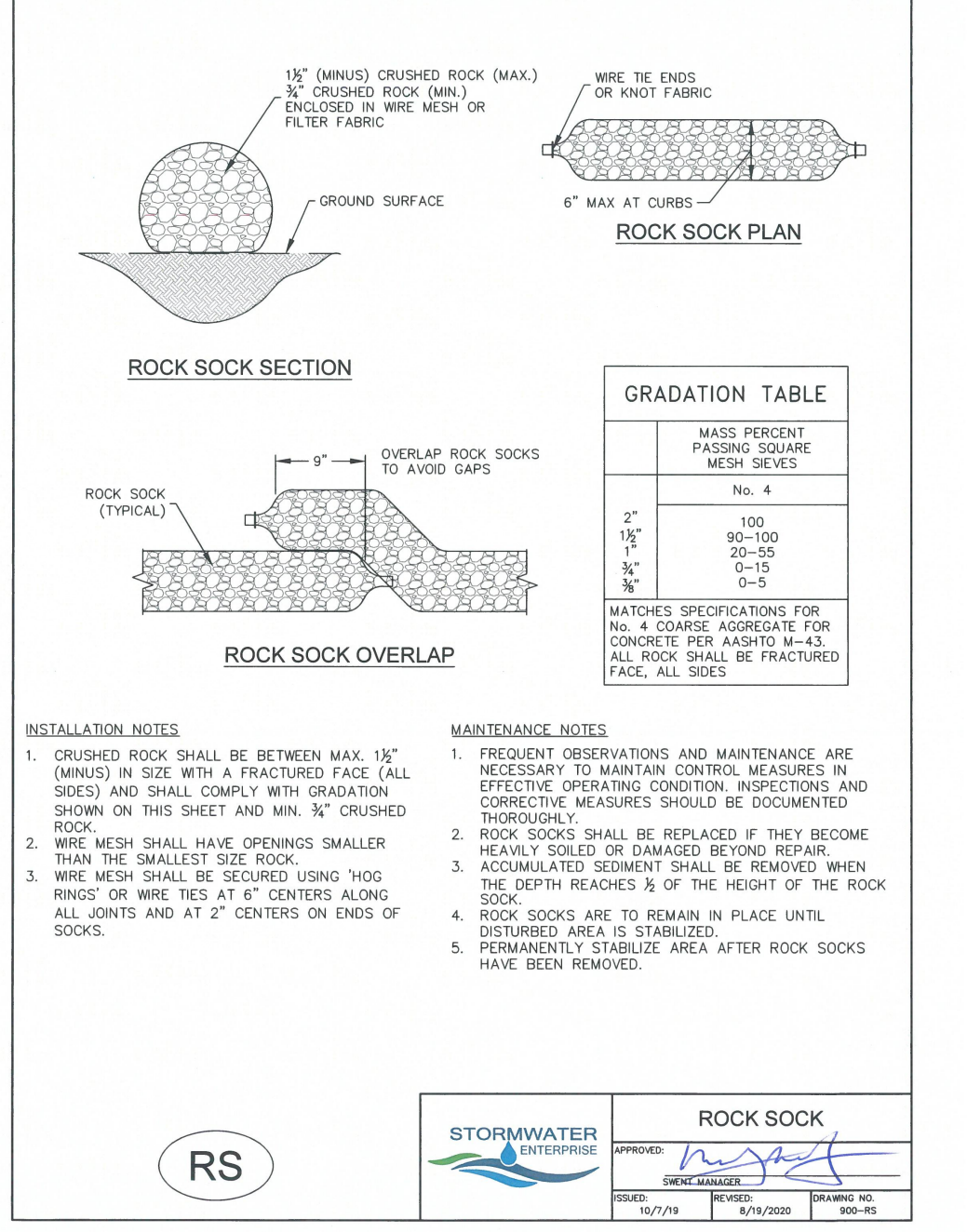


November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

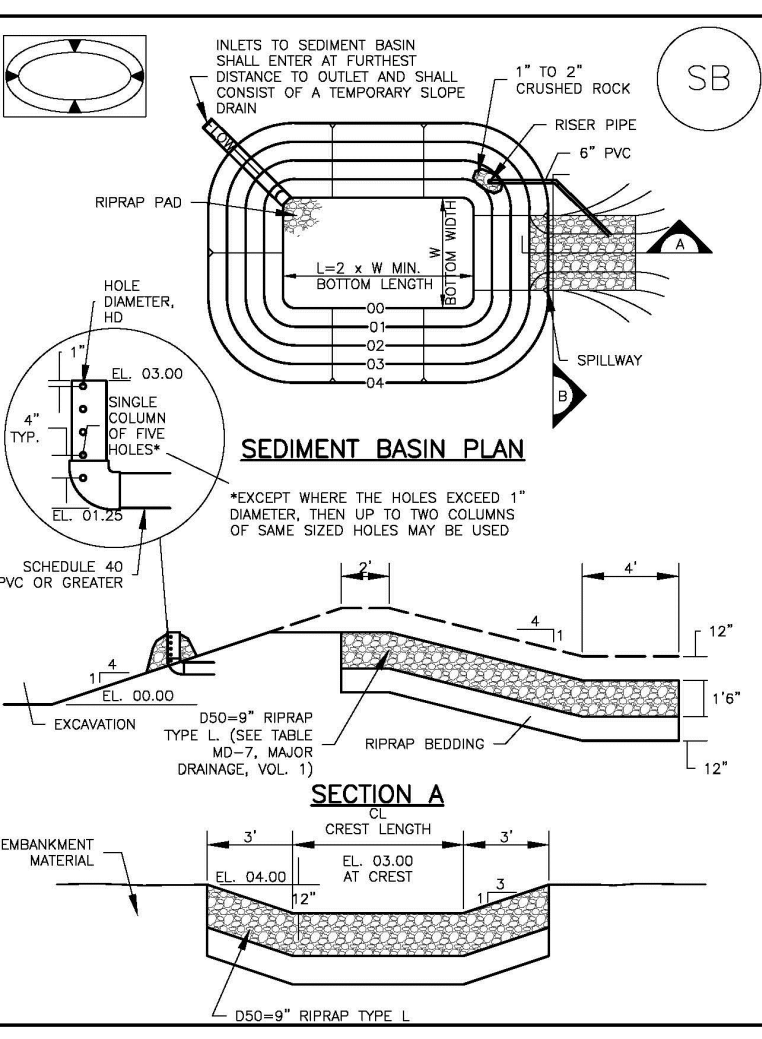
**SM-6 Stabilized Staging Area (SSA)**



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

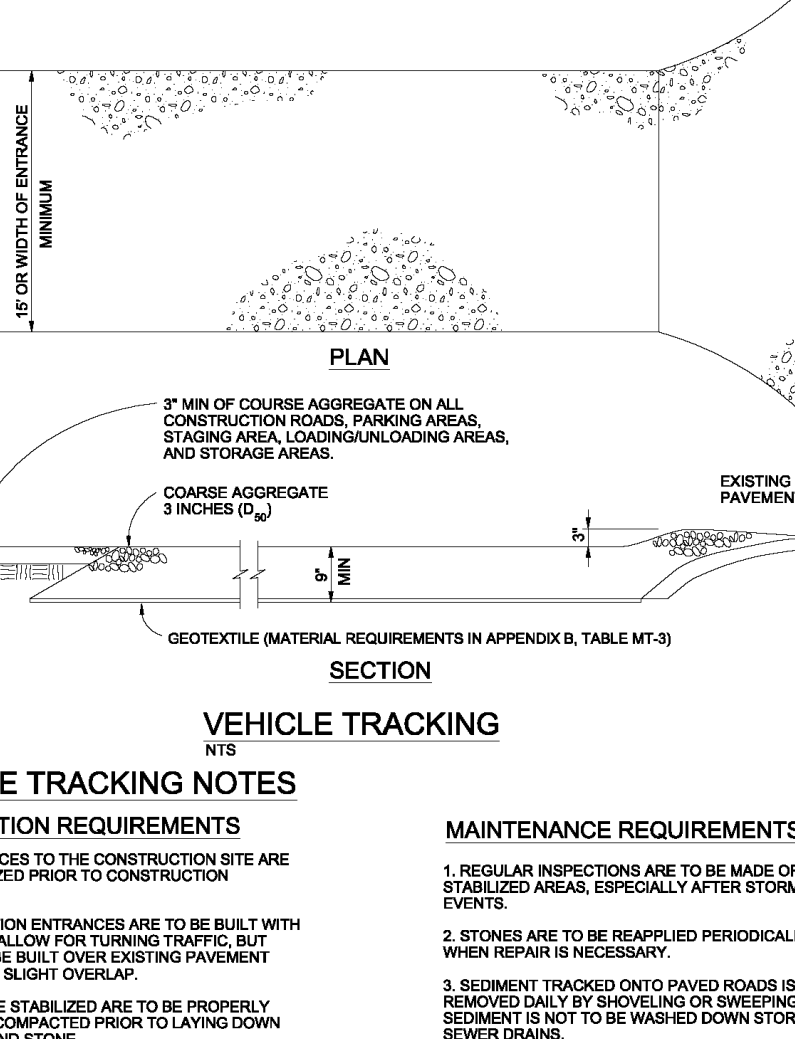


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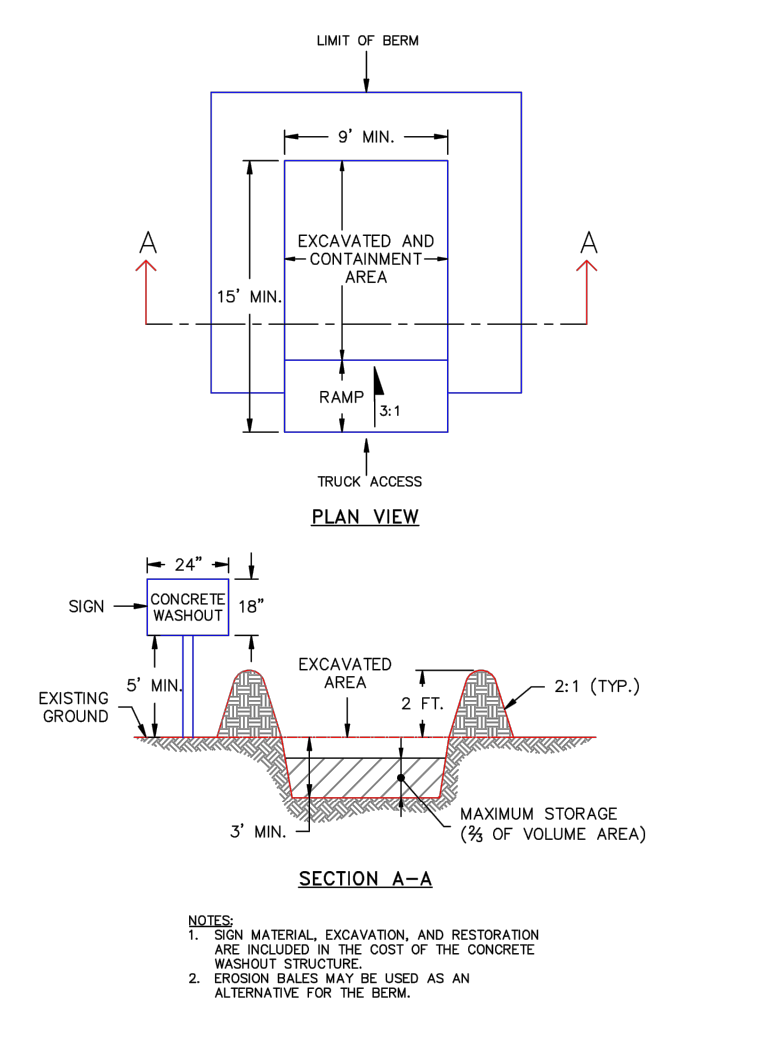
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5

**SC-7 Vehicle Tracking**



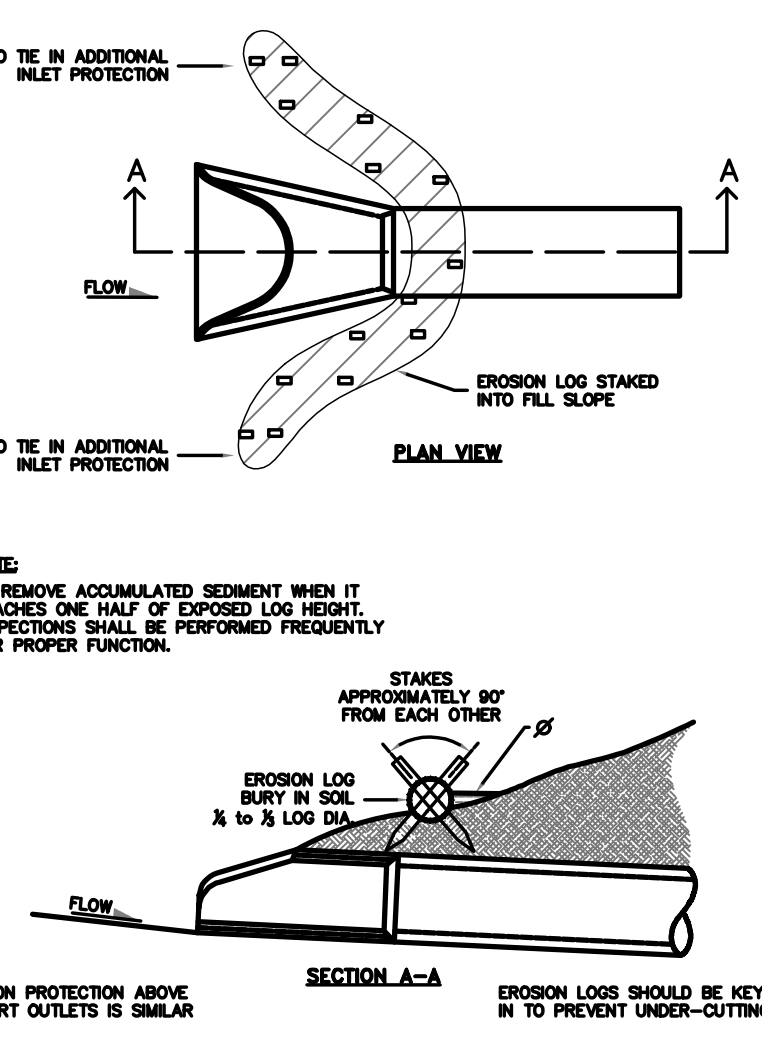
City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples

**SC-6 Inlet Protection (IP)**



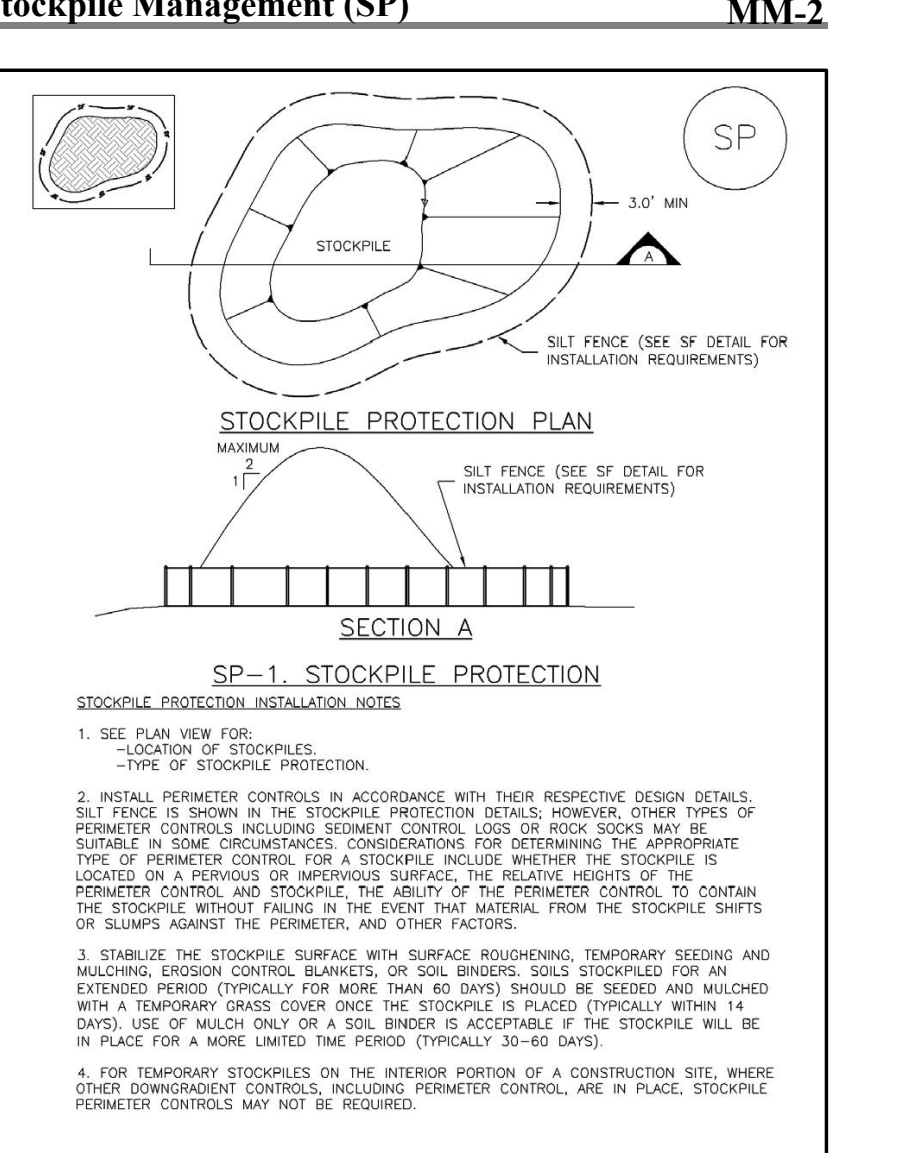
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

**SC-6 Inlet Protection (IP)**



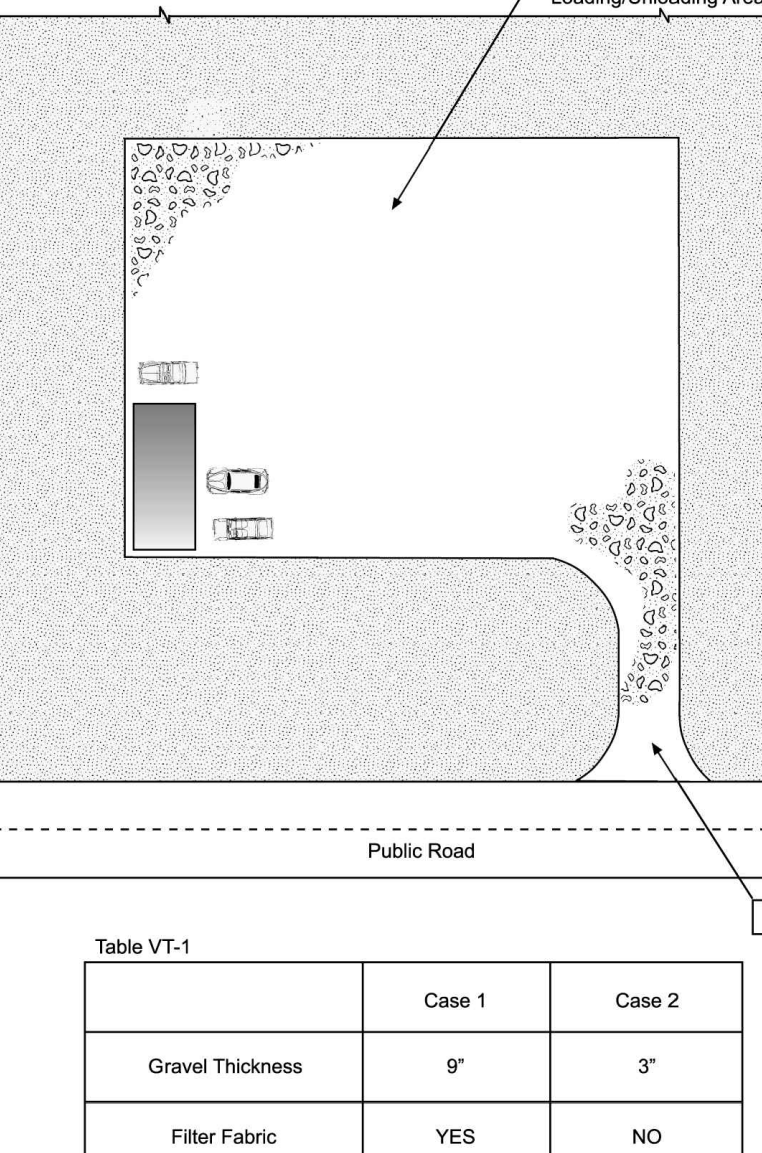
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-7

**Stockpile Management (SP) MM-2**



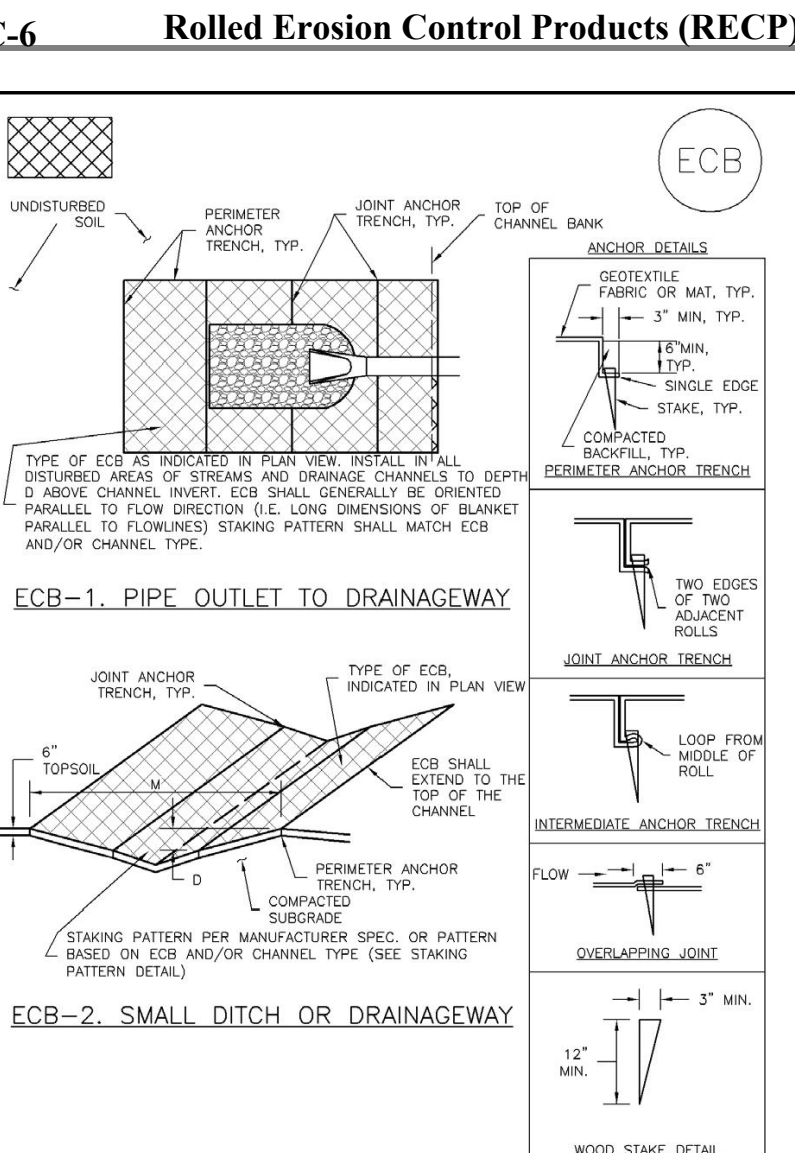
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

**SC-7 Vehicle Tracking**



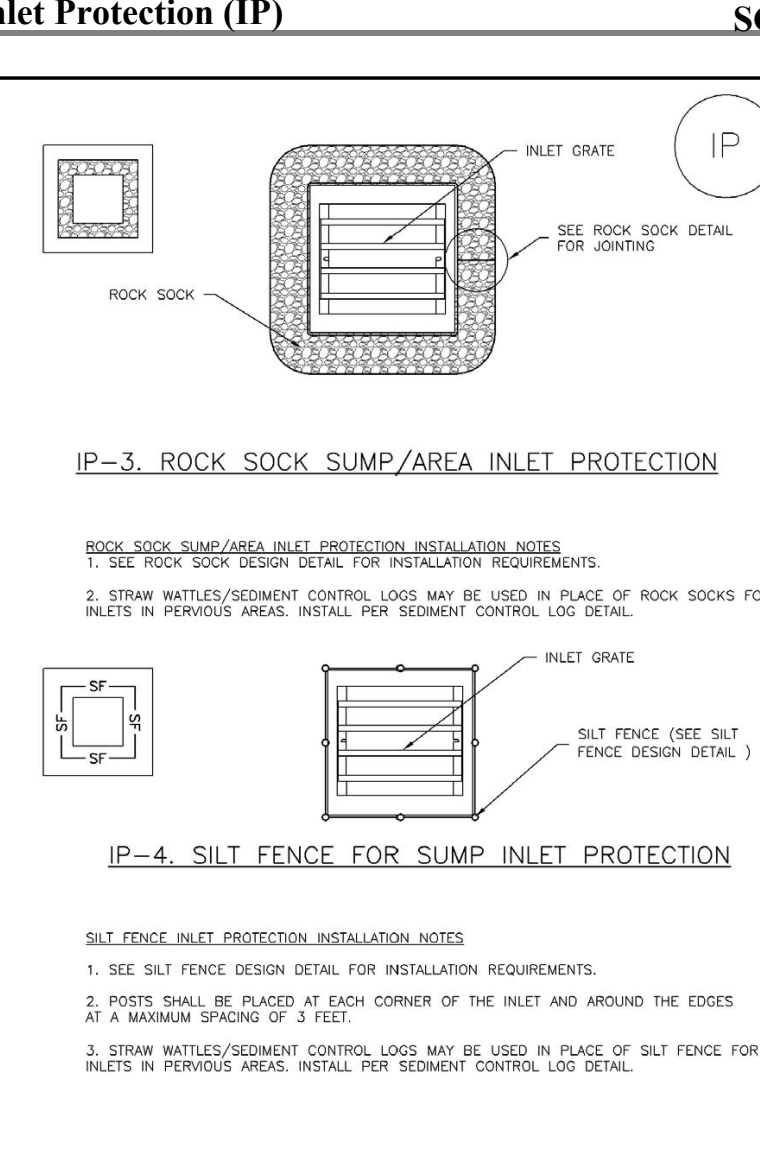
City of Colorado Springs Stormwater Quality Figure VT-1 Vehicle Tracking Application Examples

**EC-6 Rolled Erosion Control Products (RECP)**



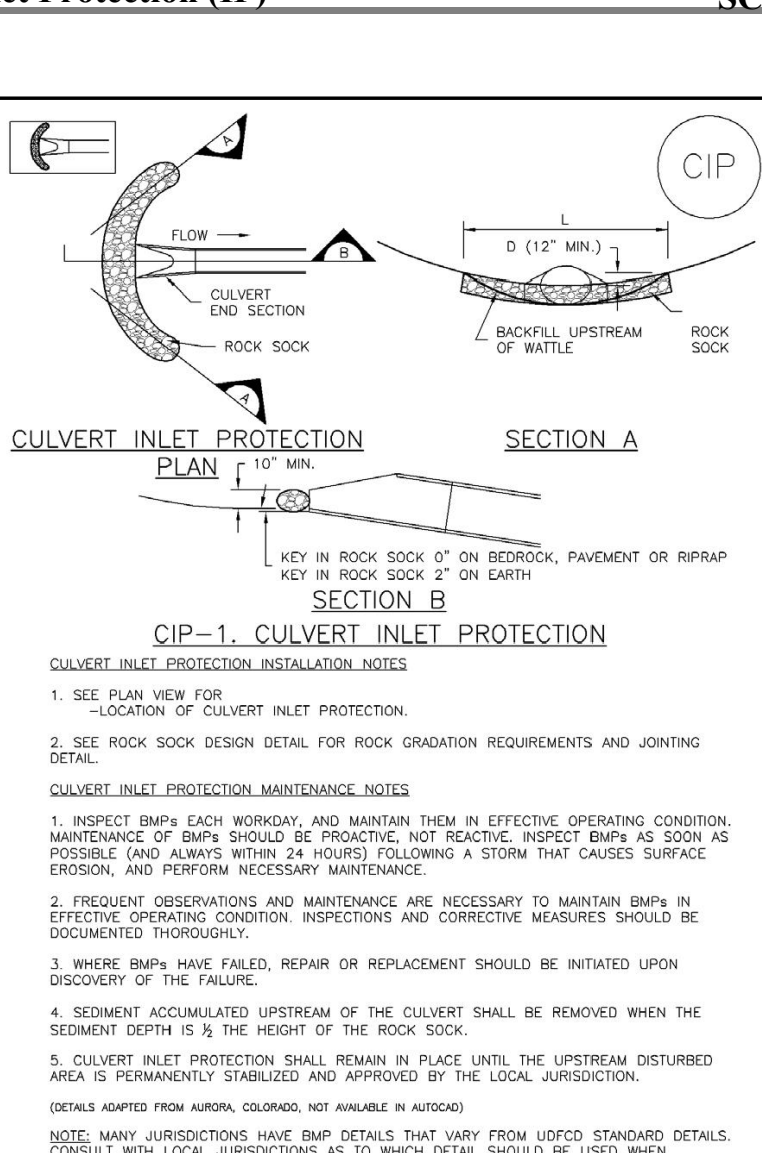
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-6

**IP-3 Rock Sock Slump Area Inlet Protection**



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

**IP-4 Silt Fence for Sump Inlet Protection**



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-7