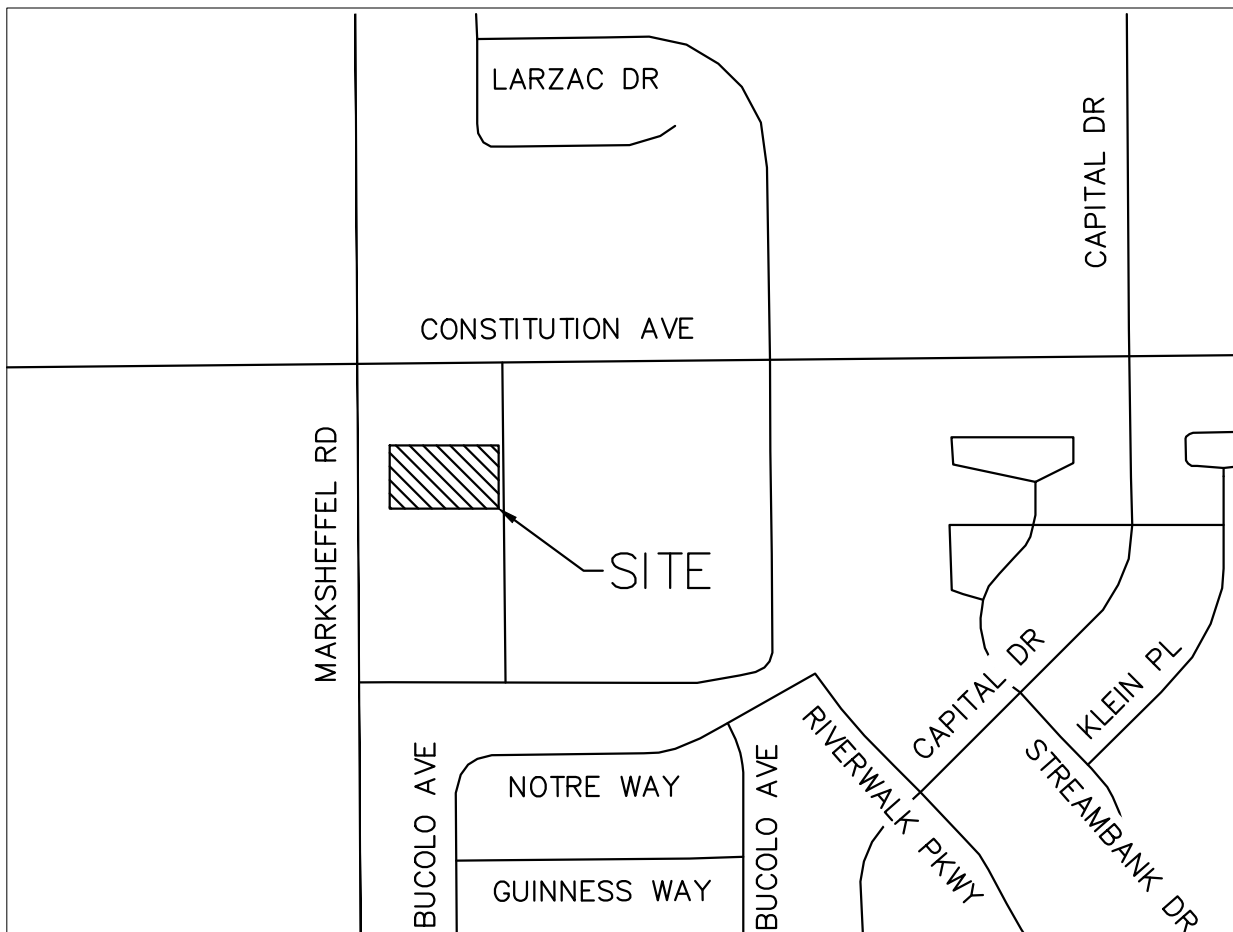


SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Add text:
PCD Filing No.:
PPR-21-018

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 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 ANY OF THESE STANDARDS MUST BE REQUESTED, AND APPROVED IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (9ESQCP) 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 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 PRE-CONSTRUCTION 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 SLOPED CHANNELS, DITCHES AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETED AND THE DISTURBED AREAS HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70% OF PRE-EXISTING UNDISTURBED 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 A WATERS OF THE STATE UNLESS SHOWN TO BE NECESSARY.
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 LOOSEENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, SURROUNDING 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 UNSATURATED 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. SITE 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. THE USE OF OWNER/DEVELOPER PRETREATED PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 50 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 RMG ENGINEERS 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:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN SUCH. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

[illegible]

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET & GENERAL NOTES
2	INITIAL EROSION CONTROL PLAN
3	FINAL EROSION CONTROL PLAN
4	GRADNG PLAN
5	EROSION CONTROL DETAILS
6	EROSION CONTROL DETAILS
7	EROSION CONTROL DETAILS

33,808 SQ. FT. OR 0.776 ACRES MORE OR LESS

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO WHICH BEARS N89°46'34"E BETWEEN THE MONUMENTS SHOWN HEREON.

CITY OF COLORADO SPRINGS SURVEY CONTROL MONUMENT "CH1"

LOCATED AT THE NORTHEAST CORNER OF ROXANNE COURT AND
BISMARCK ROAD AS A NAIL AND WASHER ON THE TOP OF A
CONCRETE STORM VAULT

NORTHING: 1378283.13 EASTING: 3227239.82

ELEVATION = 6542.01 (NAVD 1988)

LOT 1, BLOCK 1, CLAREMONT RANCH, FILING NO. 9C

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS MOSTLY
BLENDON SANDY LOAM CLASSIFIED AS HYDROLOGIC SOIL GROUP B.

DEVELOPER:
BRAKES PLUS, LLC.
6951 SOUTH BLACKHAWK STREET #700
ENGLEWOOD, CO 80112
TEL: (720) 247-2629
CONTACT: BOB GIESE

ARCHITECT:
ARCODEV ARCHITECTS
5265 RIO GRANDE STREET, SUITE 202
LITTLETON, CO 80120
TEL: (303) 385-1203
CONTACT: NORM HERMAN

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
2801 AUTOMATION WAY, SUITE 210
FORT COLLINS, CO 80525
TEL: (303) 228-2300
CONTACT: EMILY FELTON, P.E.

SURVEYOR:
ALTURA LAND CONSULTANTS
6950 S TUCSON WAY
CENTENNIAL, CO 80112
TEL: (720) 488-1303
CONTACT: JESUS LUGO P.L.S.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CHRIS HEPLER, P.L.A.

OWNER:
RED ARROW CAPITAL, INC.
7076 SOUTH ALTON WAY, BLDG D
CENTENNIAL, CO 80112
TEL: (720) 274-2603
CONTACT: DEAN PISCIOTTA

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

NAME _____ DATE _____

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.

EMILY FELTON, PE
KIMLEY-HORN AND ASSOCIATES, INC.

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, DIMENSION, 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 A CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF THE 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

PROJECT NAME:
BRAKES PLUS – EL PASO COUNTY

PROJECT ADDRESS:
2467 MARKSHEFFEL RD

PROJECT NUMBER:
096908003

DATE:

DESIGNED BY
RET

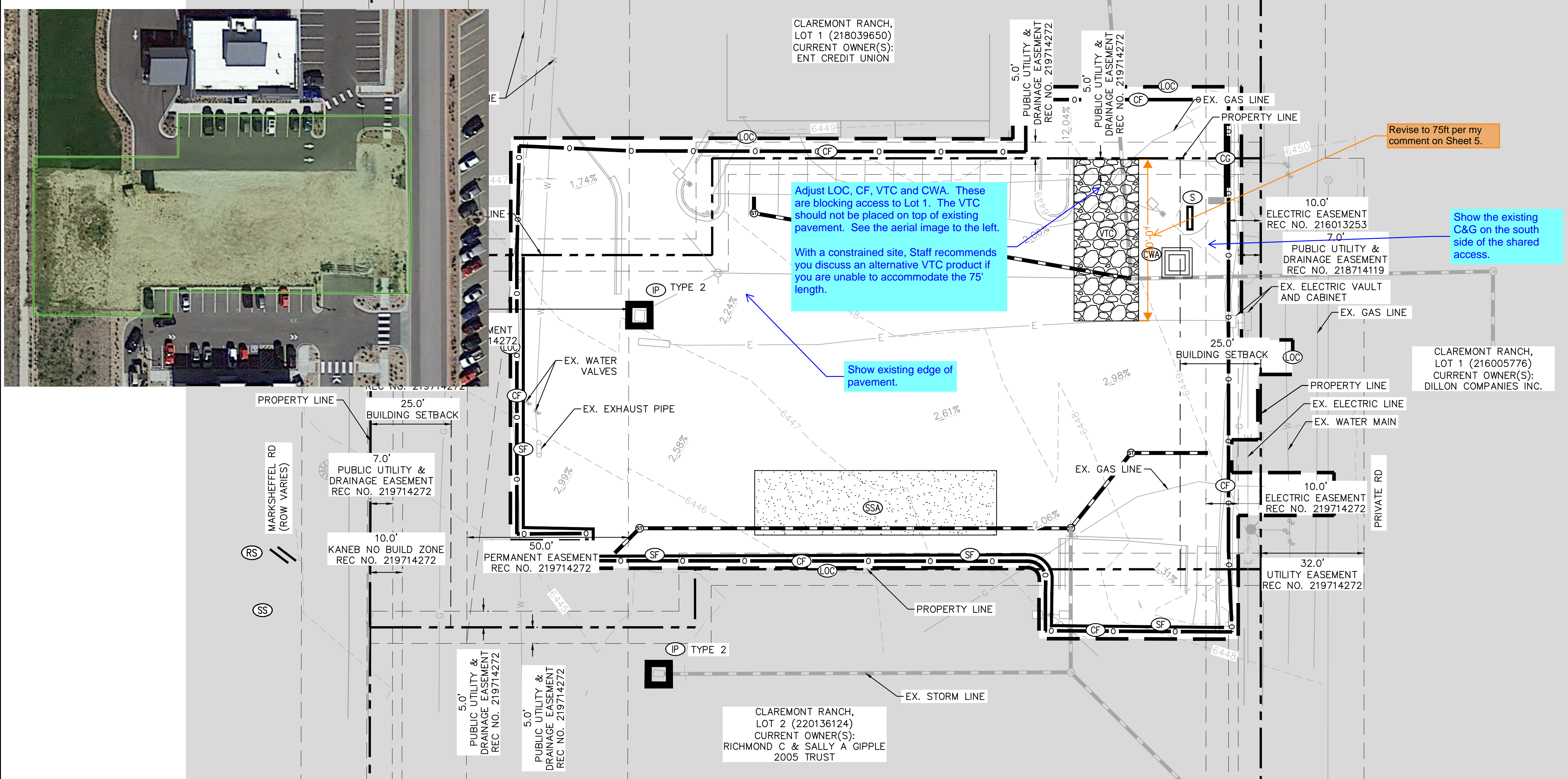
REVIEWED BY:
FPE

SHEET TITLE:

COVER SHEET &
GENERAL NOTES

SHEET NUMBER

1



STORMWATER MANAGEMENT PLAN (SWMP) UPDATES AND AMENDMENTS

THE CONTRACTOR MUST UPDATE THE EROSION CONTROL PLAN TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT: THE GENERAL CONTRACTOR MUST INSTALL SITE BMPs PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHOULD SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE ENGINEER OF RECORD AND OBTAIN WRITTEN ENGINEER OF RECORD APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

1. MODIFYING EROSION OR SEDIMENT CONTROL BMPs (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPs;
3. MODIFYING THE EROSION CONTROL PLAN OR IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWMP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPs, WITHOUT ENGINEER OF RECORD APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY. HOWEVER, GC MUST NOTIFY THE ENGINEER OF RECORD AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWMP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE BEEN APPROVED BY THE ENGINEER OF RECORD.

DUST OR PARTICLE CONTROL

ACTIVITIES ASSOCIATED WITH THIS POLLUTION SOURCE ARE THE EARTH-DISTURBING ACTIVITIES DURING ALL PHASES OF CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO EXCAVATING, GRADING, LANDSCAPING, ETC. THERE IS ALSO THE POTENTIAL FOR WIND TO TRANSPORT DUST FROM DISTURBED AREAS. IF DUST BECOMES A SOURCE, CONTRACTOR SHALL LIMIT EARTH DISTURBING ACTIVITIES TO THE EXTENT FEASIBLE. WATER DISTURBED AREAS AND DIRT ROADS AS-NEEDED DURING CONSTRUCTION SHALL USE PALLIATIVES TO CONTROL DUST, INTERIM STABILIZATION MEASURES SUCH AS SURFACE ROUGHENING, FINAL STABILIZATION, AND OTHER EFFECTIVE MEANS.

EXISTING SOIL TYPE

THE SOIL ON SITE IS CLASSIFIED WITH THE USGS AS MOSTLY BLENDON SANDY LOAM CLASSIFIED AS HYDRAULIC SOIL GROUP B.

Checklist Item "I" - add a note about condition of existing vegetation.

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EXISTING FLOW DIRECTION
- LIMITS OF CONSTRUCTION
- CONSTRUCTION FENCE
- VEHICLE TRACKING CONTROL
- STABILIZED STAGING AREA
- CONCRETE WASH AREA
- STREET SWEEPING
- SWMP SIGN POSTING
- SILT FENCE
- CONSTRUCTION GATE
- AREA OUTSIDE LIMITS OF CONSTRUCTION
- INLET PROTECTION (TYPE 1 OR 2)
- ROCK SOCK

EARTHWORK

CUT: 84 CY
FILL: 734 CY
NET: 650 CY (FILL)

NOTES:
EARTHWORK QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. EARTHWORK QUANTITIES SHOWN ARE BASED ON RAW CUTS AND FILLS AND DO NOT TAKE INTO ACCOUNT TOP SOIL MANAGEMENT, SHRINKAGE FACTORS, AND/OR OTHER SIMILAR ADJUSTMENTS. EARTHWORK QUANTITIES DO NOT REFLECT ADDITIONAL OVEREXCAVATION AND BUILDING PAD PREPARATION RECOMMENDED IN THE GEOTECHNICAL REPORT.

BASIS OF BEARINGS

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BENCHMARK

CITY OF COLORADO SPRINGS SURVEY CONTROL MONUMENT CH1

LOCATED AT THE NORTHEAST CORNER OF ROXANNE COURT AND BISMARCK ROAD AS A NAIL AND WASHER ON THE TOP OF A CONCRETE STORM VAULT

NOTHING: 1378283 EASTING: 32227239.82

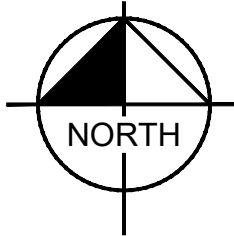
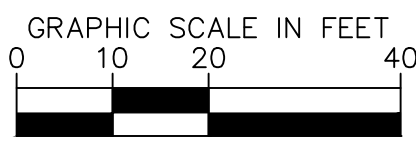
ELEVATION = 6542.01 FEET (NAVD 1988)

FLOOD ZONE DESIGNATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

AREA OF DISTURBANCE

ON-SITE: 0.62 AC
OFF-SITE: 0.14 AC
TOTAL: 0.76 AC



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NO.	REVISION	DATE



PROJECT NAME:
BRAKES PLUS - EL PASO COUNTY

PROJECT ADDRESS:
2467 MARKSHEFFEL RD

PROJECT NUMBER:
096908003

DATE:

DESIGNED BY:
RET

REVIEWED BY:
EPF

SHEET TITLE:
INITIAL EROSION CONTROL PLAN

SHEET NUMBER:
2

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- CONSTRUCTION GATE
- AREA OUTSIDE LIMITS OF CONSTRUCTION
- INLET PROTECTION (TYPE 1 OR 2)
- SEEDING AND MULCHING (REF. LANDSCAPE PLANS)
- ROCK SOCK
- SEDIMENT CONTROL LOGS

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BENCHMARK

CITY OF COLORADO SPRINGS SURVEY CONTROL MONUMENT CH1
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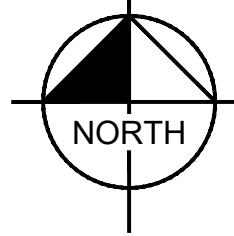
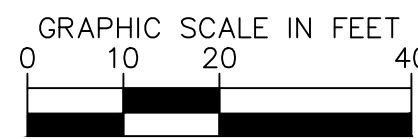
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OFF-SITE: 0.14 AC
TOTAL: 0.76 AC



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NO.	REVISION	DATE

Kimley»Horn

3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, CO 80525 (303) 228-2300

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PROJECT NAME:
BRAKES PLUS - EL PASO COUNTY

PROJECT ADDRESS:
2467 MARKSHEFFEL RD

PROJECT NUMBER:
096908003

DATE:

DESIGNED BY:
RET

REVIEWED BY:
EPF

SHEET TITLE:

FINAL EROSION
CONTROL PLAN

SHEET NUMBER:

3

LEGEND

- PROPERTY LINE
GRADE BREAK
ADA STALL AREA DELINEATION
AR ACCESSIBLE ROUTE
LANDSCAPE
PROPOSED SIDEWALK CONCRETE PAVEMENT
PROPOSED ASPHALT STRIPING
64XX PROPOSED MAJOR CONTOUR
64XX PROPOSED MINOR CONTOUR
-64XX- EXISTING MAJOR CONTOUR
- -64XX- EXISTING MINOR CONTOUR
FG FINISHED GRADE
FFE FINISH FLOOR ELEVATION
LP LOW POINT
ME MATCH EXISTING
FL FLOW LINE
HP HIGH POINT
SW SIDEWALK

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO WHICH BEARS N89°46'34"E BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK:

CITY OF COLORADO SPRINGS SURVEY CONTROL MONUMENT CH1
LOCATED AT THE NORTHEAST CORNER OF ROXANNE COURT AND BISMARCK ROAD AS A NAIL AND WASHER ON THE TOP OF A CONCRETE STORM VAULT

NOTHING: 1378283 EASTING: 32272739.82

ELEVATION = 6542.01 FEET (NAVD 1988)

GRADING PLAN NOTES

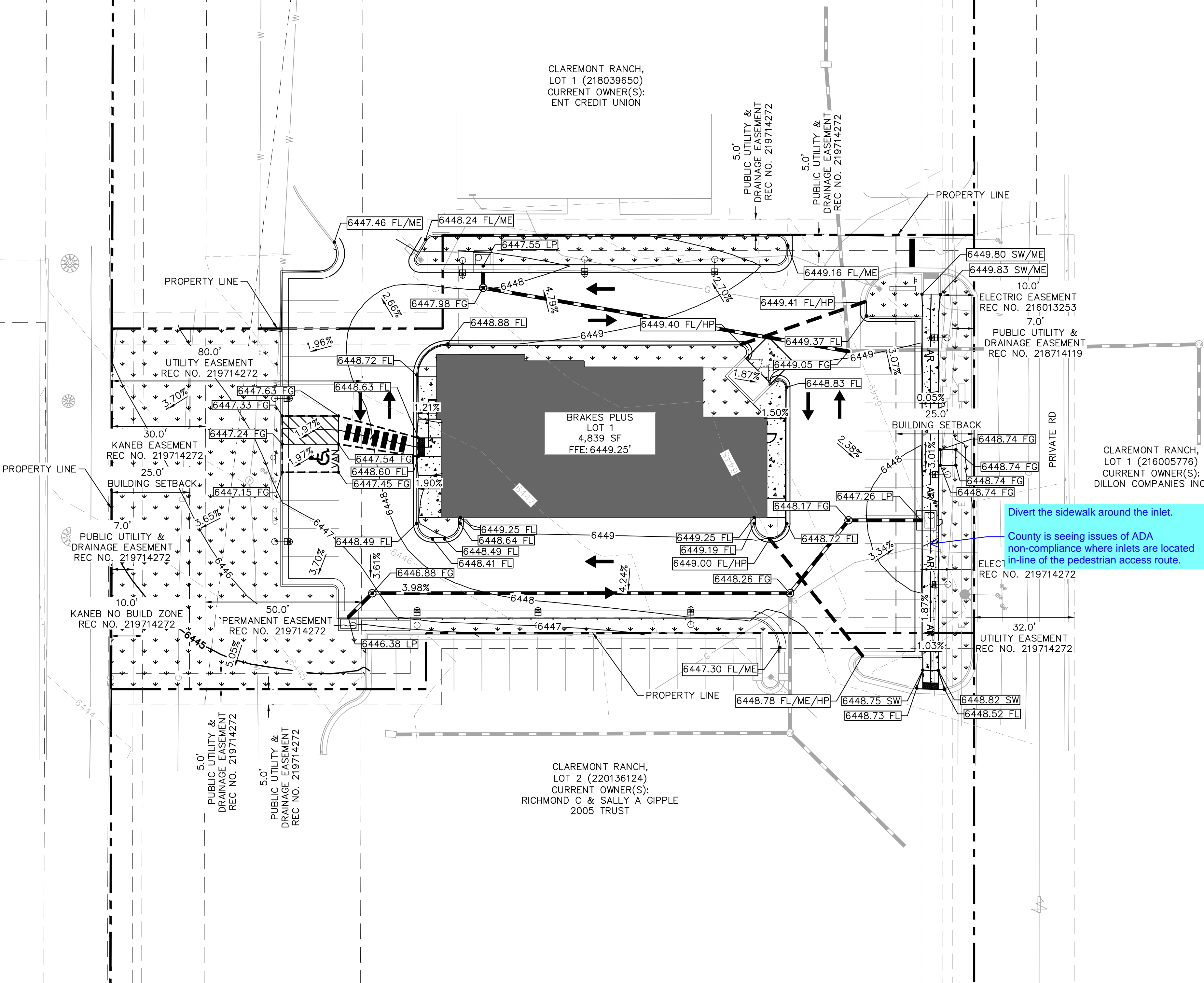
1. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
2. ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY LINE AND SHALL NOT GRADE ONTO ADJACENT PROPERTY WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THAT PROPERTY OWNER.

GENERAL NOTES

1. ALL SPOT GRADE ELEVATIONS ARE CURB FLOWLINE ELEVATIONS UNLESS INDICATED OTHERWISE.
2. ADD 0.5' TO SPOT GRADE ELEVATIONS FOR TOP OF CURB ELEVATIONS, UNLESS OTHERWISE INDICATED.
3. ADA PARKING SPACES, ADA LOADING AREAS AND CURB RAMP LANDINGS SHALL BE CONSTRUCTED TO HAVE A 2% MAX. SLOPE IN ALL DIRECTIONS.
4. SIDEWALKS AND CROSS-WALKS SHALL BE CONSTRUCTED TO HAVE A 2% MAX. CROSS SLOPE AND A 5% MAX. LONGITUDINAL SLOPE.
5. CONTRACTOR TO COORDINATE GRADING WORK ABOVE EXISTING DRY UTILITIES WITH THE APPLICABLE DRY UTILITY PROVIDERS AND SHALL CONFIRM THAT GRADING EFFORTS WILL NOT NEGATIVELY AFFECT EXISTING DRY UTILITIES.

STORM SEWER NOTES

1. ALL INLETS ARE IN SUMP CONDITION, UNLESS OTHERWISE NOTED.



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EPF

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

4

K:\Users\KHO\OneDrive\Projects\El Paso\Brakes Plus\Stormwater\EC-DT.dwg, 4:36pm, 10/17/2021
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SHEET TITLE:
EROSION CONTROL
DETAILS

SHEET NUMBER:

5

SEEDING & MULCHING

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

SOIL PREPARATION

- IN AREAS TO BE SEED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION 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 TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, 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-SEED WHENEVER POSSIBLE.
 - SEED DEPTH MUST BE 1/2 TO 3/4 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 BRILLION 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.

SM



SEEDING & MULCHING

APPROVED:

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-SM

CONCRETE WASHOUT AREA PLAN

SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE DEC INSPECTOR

CWA

CONCRETE WASHOUT AREA

APPROVED:

SHEET MANAGER

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-1

INSTALLATION NOTES

- SEE PLAN VIEW FOR:
- LOCATION OF CONCRETE WASHOUT AREA
- LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
- AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
- DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
- THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
- BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
- CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
- SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 1/2 THE HEIGHT OF THE CONCRETE WASH AREA.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

CWA

CONCRETE WASHOUT AREA

APPROVED:

SHEET MANAGER

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-CWA-2

replace with EPC approved VTC detail (VT-1 and VT-2 in DCM Vol. 2, Chap 3.3) or revise to be 75ft min length

AGGREGATE VEHICLE TRACKING CONTROL

SECTION A-A'

INSTALLATION NOTES

- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
- STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
- ROCK SHOULD CONSIST OF 6" MINUS ROCK.
- INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
- ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
- PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

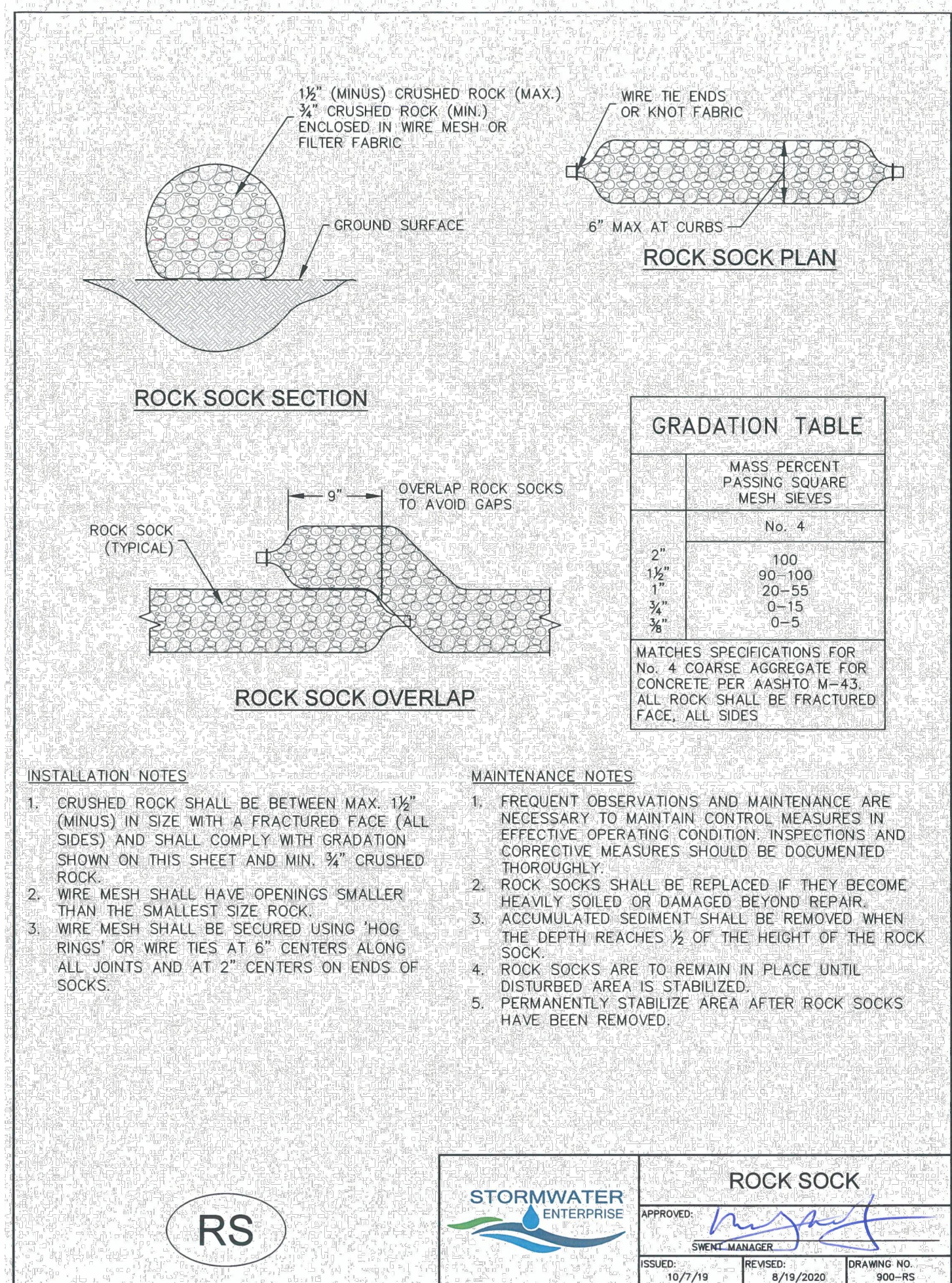
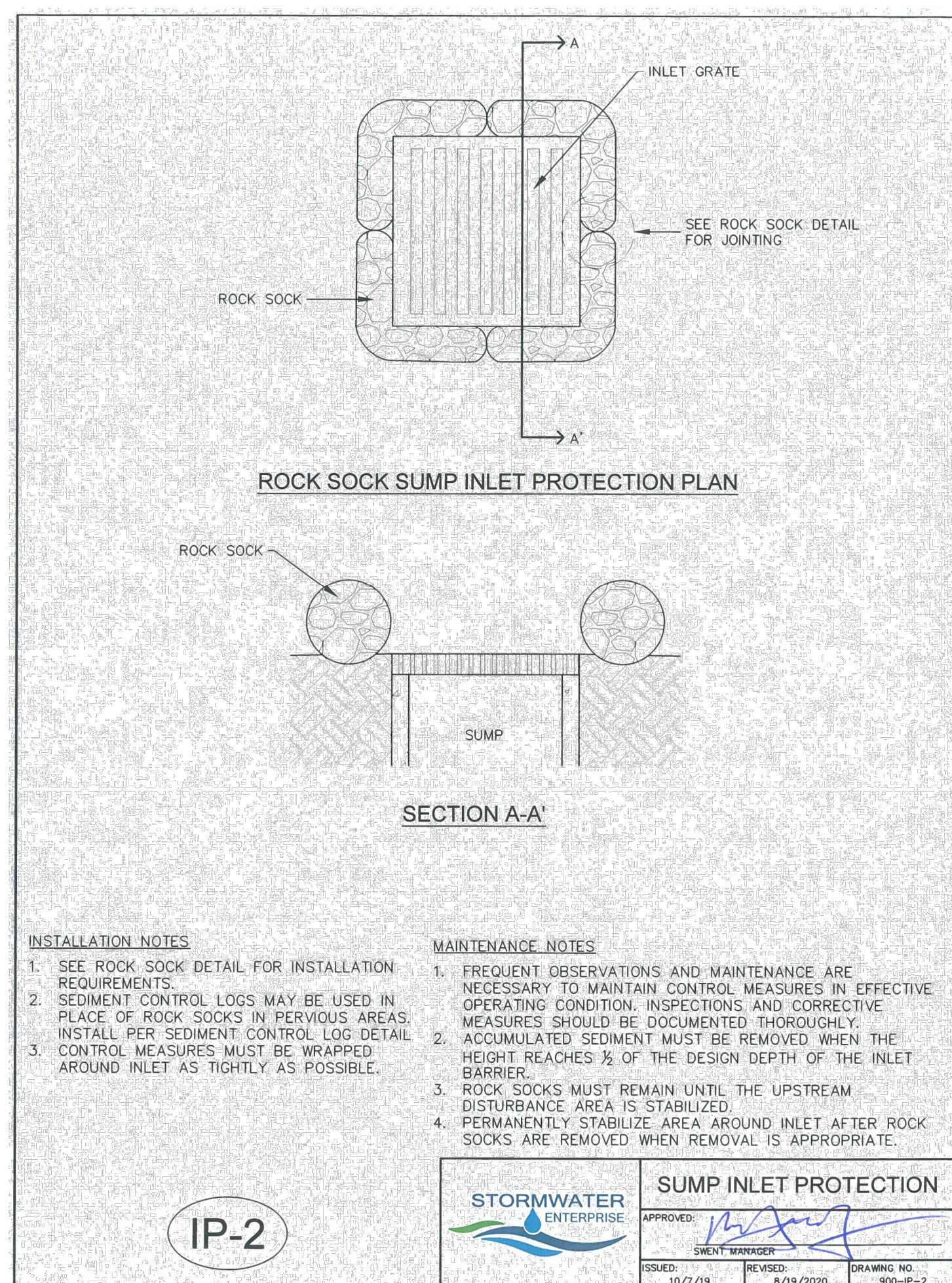
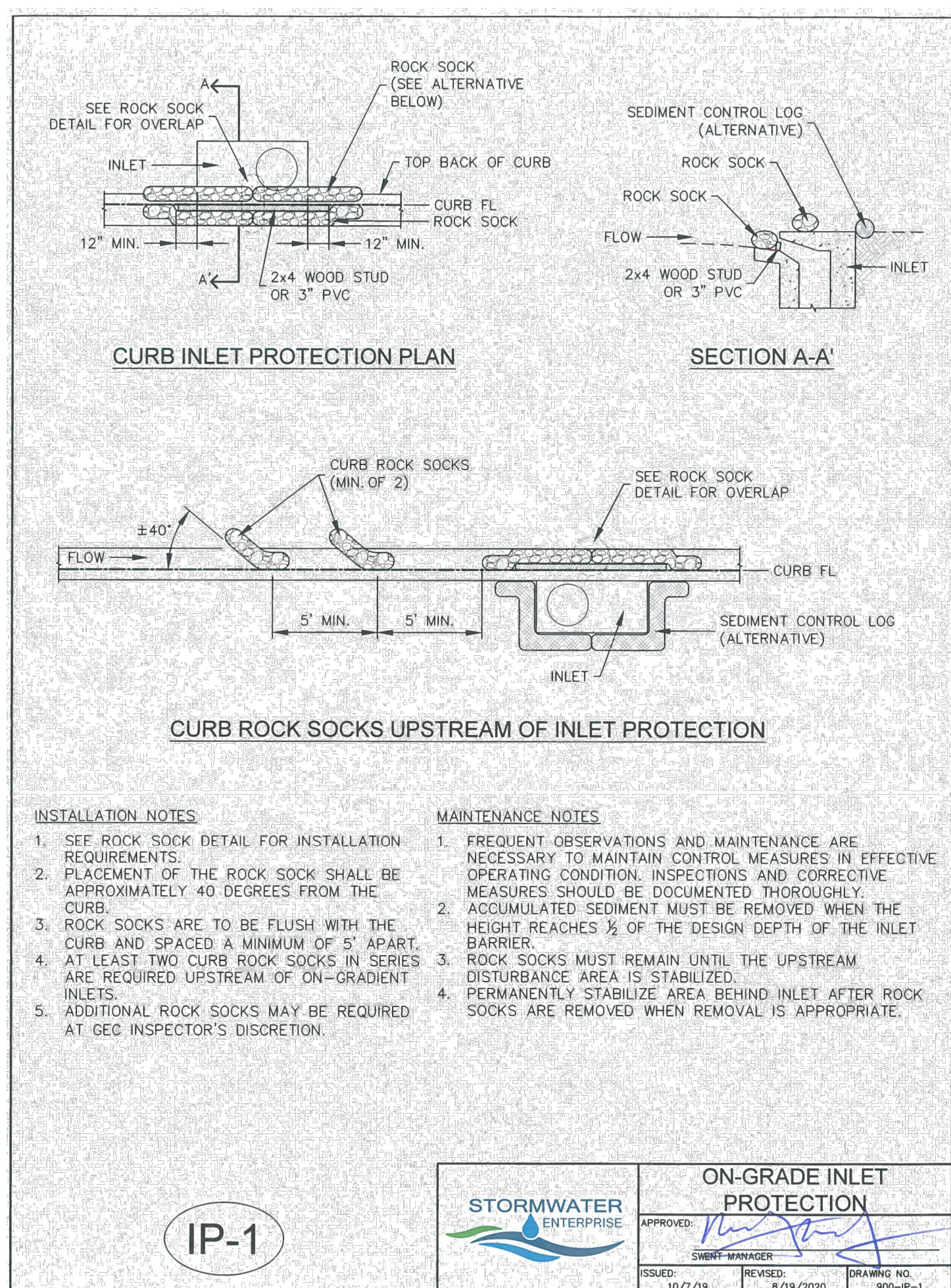
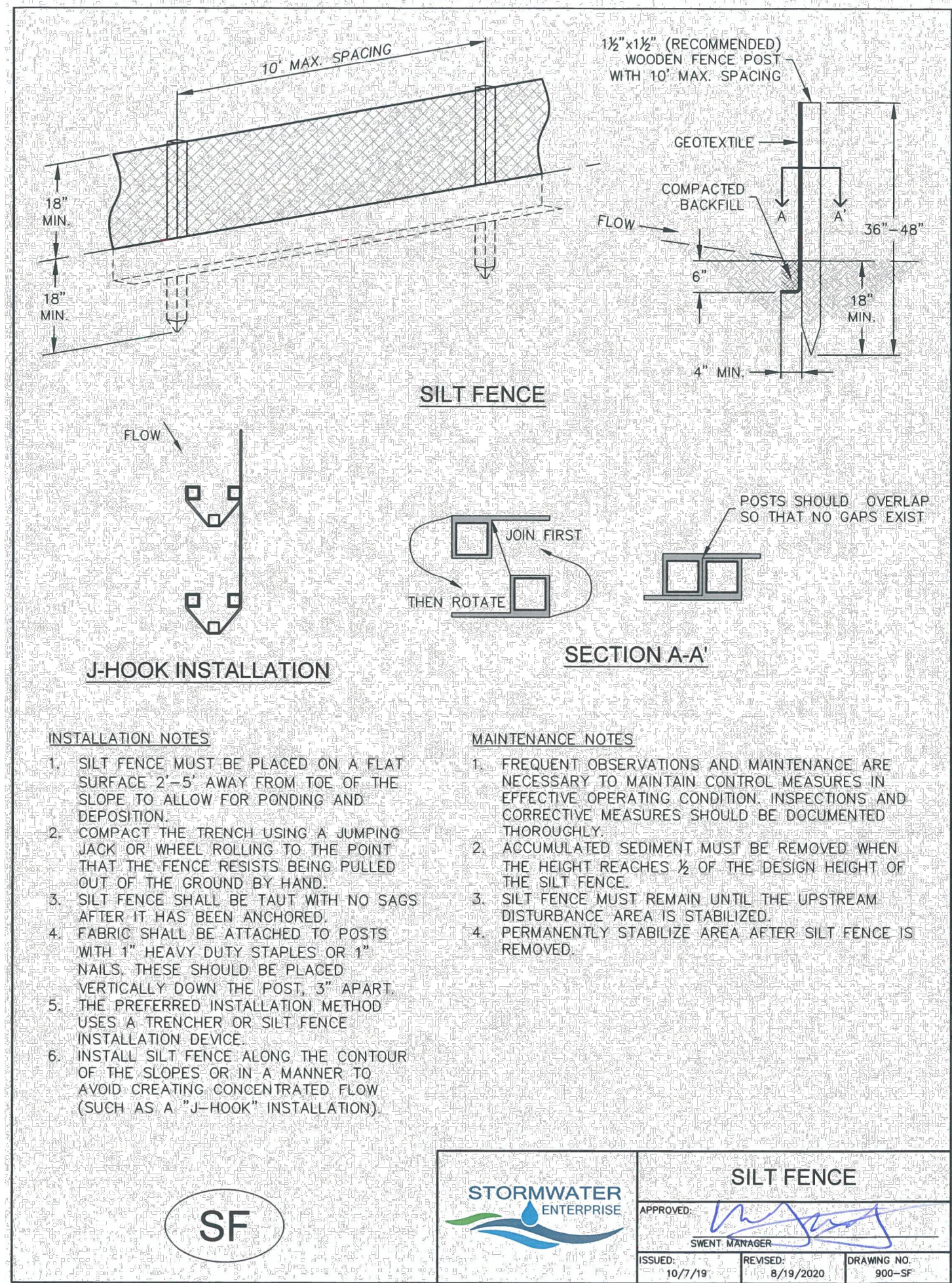
VEHICLE TRACKING CONTROL

APPROVED:

SHEET MANAGER

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO. 900-VTC

K:\Jen\DWG\096908003.dwg E:\Paso\CD0\096908003.dwg 10/17/2021 4:36pm
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EPF

SHEET TITLE:
EROSION CONTROL
DETAILS

SHEET NUMBER:

6

Construction Fence (CF)



STABILIZED STAGING AREA INSTALLATION NOTES

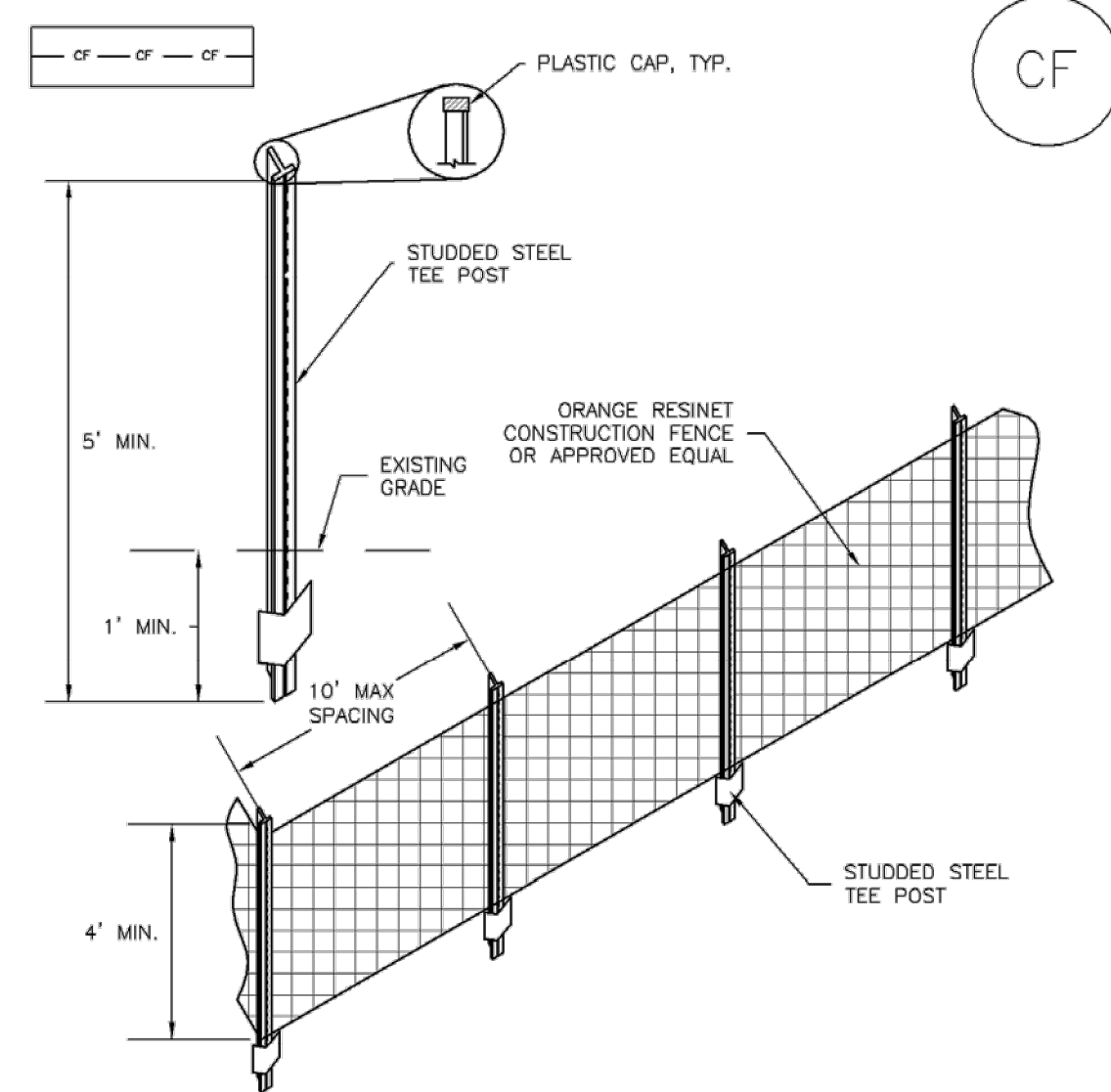
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

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

CONSTRUCTION FENCE MAINTENANCE NOTES

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



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

-
- CF-2
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
November 2010

BMP	ECM (Appendix F)	DCM (Vol 2: Chap 3.3)	MHFD (USDCM Vol 3: Chap 7)	CDOT Standard Plans on M-208 <u>1</u>
Sediment Control Log	SD_3-85 SD_3-86 SD_3-87		SC-2	X

[illegible]

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SHEET TITLE:

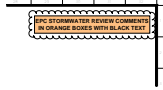
**EROSION CONTROL
DETAILS**

SHEET NUMBER:

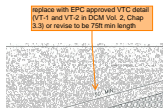
7

Grading & Erosion Control Plan_V1.pdf Markup Summary

EPC Stormwater - Glenn Reese (9)

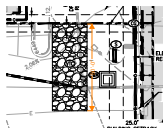


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Page Label: [1] 1 COVER SHEET & GENERAL NOTES
Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 10:01:47 AM
Status:
Color: ■
Layer:
Space:



Subject: SW - Comment
Page Label: [5] 5 EROSION CONTROL DETAILS
Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 10:18:07 AM
Status:
Color: ■
Layer:
Space:

replace with EPC approved VTC detail (VT-1 and VT-2 in DCM Vol. 2, Chap 3.3) or revise to be 75ft min length



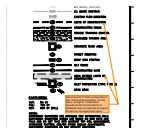
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Page Label: [2] 2 INITIAL EROSION CONTROL PLAN
Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 10:20:06 AM
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50'-0"



Subject: SW - Comment
Page Label: [2] 2 INITIAL EROSION CONTROL PLAN
Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 10:20:41 AM
Status:
Color: ■
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Space:

Revise to 75ft per my comment on Sheet 5.



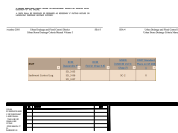
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Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 10:24:38 AM
Status:
Color: ■
Layer:
Space:


Item H and M. If "limits of disturbance" and "construction boundary" are the same, change to "construction boundary/limits of disturbance" or otherwise show as separate line types for each on the legend and figure.




Subject: SW - Text Box
Page Label: [7] 7 EROSION CONTROL DETAILS
Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 10:40:37 AM
Status:
Color: ■
Layer:
Space:

Include details for the following BMP's. Examples of acceptable details for each are provided:




Subject: Image
Page Label: [7] 7 EROSION CONTROL DETAILS
Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 10:41:07 AM
Status:
Color: 
Layer:
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Subject: SW - Text Box
Page Label: [2] 2 INITIAL EROSION CONTROL PLAN
Author: EPC Stormwater - Glenn Reese
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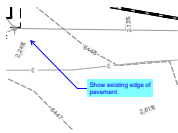
Checklist Item "i" - add a note about condition of existing vegetation.


Add text:
PCD Filing No.:
PPR-21-018

Subject: SW - Text Box
Page Label: [1] 1 COVER SHEET & GENERAL NOTES
Author: EPC Stormwater - Glenn Reese
Date: 4/13/2021 8:05:00 AM
Status:
Color: 
Layer:
Space:

Add text:
PCD Filing No.:
PPR-21-018


dsdlaforce (7)



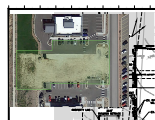
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Page Label: [2] 2 INITIAL EROSION CONTROL PLAN
Author: dsdlaforce
Date: 4/21/2021 11:18:49 AM
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Color: 
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Space:


Show existing edge of pavement.

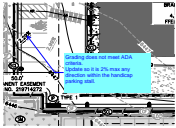


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Page Label: [2] 2 INITIAL EROSION CONTROL PLAN
Author: dsdlaforce
Date: 4/21/2021 11:20:20 AM
Status:
Color: 
Layer:
Space:

Show the existing C&G on the south side of the shared access.

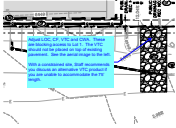


Subject: Image
Page Label: [2] 2 INITIAL EROSION CONTROL PLAN
Author: dsdlaforce
Date: 4/28/2021 1:17:19 PM
Status:
Color: 
Layer:
Space:



Subject: Callout
Page Label: [3] 3 FINAL EROSION CONTROL PLAN
Author: dsdlaforce
Date: 4/28/2021 1:18:55 PM
Status:
Color: ■
Layer:
Space:

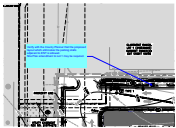
Grading does not meet ADA criteria.
Update so it is 2% max any direction within the handicap parking stall.



Subject: Callout
Page Label: [2] 2 INITIAL EROSION CONTROL PLAN
Author: dsdlaforce
Date: 4/28/2021 1:21:50 PM
Status:
Color: ■
Layer:
Space:

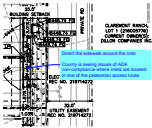
Adjust LOC, CF, VTC and CWA. These are blocking access to Lot 1. The VTC should not be placed on top of existing pavement. See the aerial image to the left.

With a constrained site, Staff recommends you discuss an alternative VTC product if you are unable to accommodate the 75' length.



Subject: Callout
Page Label: [3] 3 FINAL EROSION CONTROL PLAN
Author: dsdlaforce
Date: 4/28/2021 1:28:46 PM
Status:
Color: ■
Layer:
Space:

Verify with the County Planner that the proposed layout which eliminates the parking stalls adjacent to ENT is allowed.
Site Plan amendment to Lot 1 may be required.



Subject: Callout
Page Label: [4] 4 GRADNG PLAN
Author: dsdlaforce
Date: 4/28/2021 4:15:09 PM
Status:
Color: ■
Layer:
Space:

Divert the sidewalk around the inlet.

County is seeing issues of ADA non-compliance where inlets are located in-line of the pedestrian access route.