

**LEGEND**

- PROPERTY LINE
- - - EX. EASEMENT LINE
- - - - - EX. MAJOR CONTOUR
- - - - - EX. MINOR CONTOUR
- X.XX% EXISTING FLOW DIRECTION
- LOC --- LIMITS OF CONSTRUCTION
- CF --- CONSTRUCTION FENCE
- VTC --- VEHICLE TRACKING CONTROL
- SSA --- STABILIZED STAGING AREA
- CWA --- CONCRETE WASH AREA
- SS --- STREET SWEEPING
- S --- SWMP SIGN POSTING
- SF --- SILT FENCE
- CG --- CONSTRUCTION GATE
- AREA OUTSIDE LIMITS OF CONSTRUCTION
- IP --- INLET PROTECTION (TYPE 1 OR 2)
- RS --- 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.

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.

**BASIS OF BEARINGS**

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

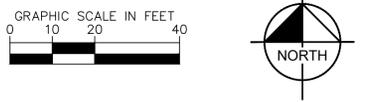
NOTHING: 1378283      EASTING: 32227239.82  
 ELEVATION = 6542.01 FEET (NAVD 1988)

**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



**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.

K:\Projects\096908003\_BP\_D\_Paso\CA00\Permits\CA00\_EC-Initial.dwg Mar 17, 2021 4:33pm  
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NO.	REVISION	DATE

CLAREMONT RANCH, LOT 1 (218039650) CURRENT OWNER(S): ENT CREDIT UNION

CLAREMONT RANCH, LOT 2 (220136124) CURRENT OWNER(S): RICHMOND C & SALLY A GIPPLE 2005 TRUST

CLAREMONT RANCH, LOT 1 (216005776) CURRENT OWNER(S): DILLON COMPANIES INC.

**Kimley»Horn**

3801 AUTOMATION WAY, SUITE 210  
 FORT COLLINS, CO 80525 (303) 228-2300 © 2021

PROJECT NAME:  
 BRAKES PLUS - EL PASO COUNTY

PROJECT ADDRESS:  
 2467 MARKSHEFFEL RD

PROJECT NUMBER:  
 096908003

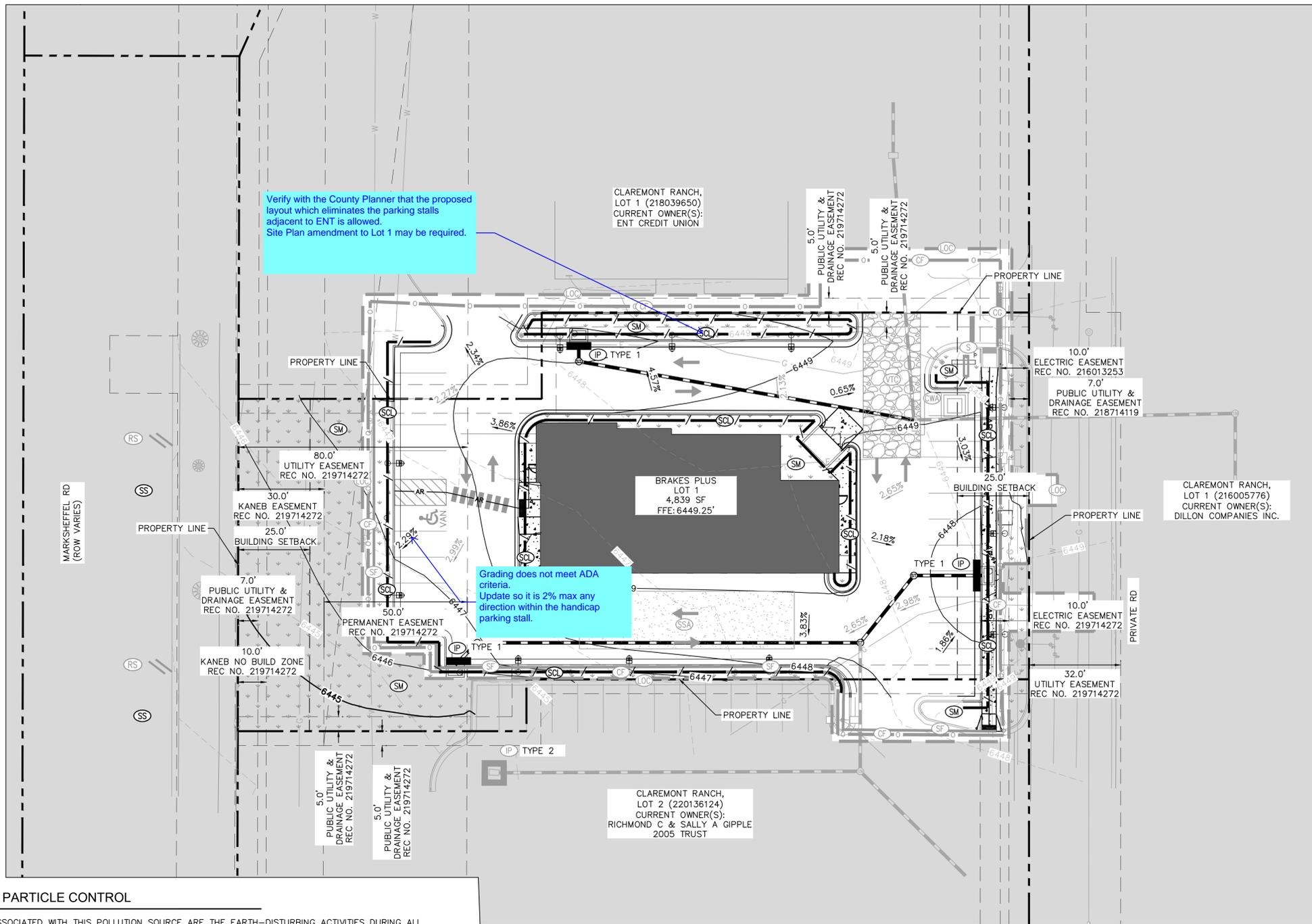
DATE:

DESIGNED BY:  
 RET

REVIEWED BY:  
 EPF

SHEET TITLE:  
 INITIAL EROSION CONTROL PLAN

SHEET NUMBER:  
 2



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.

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

- LEGEND**
- PROPERTY LINE
  - - - - EX. EASEMENT LINE
  - XXXX- EX. MAJOR CONTOURS
  - XXXX- EX. MINOR CONTOURS
  - XXXX PROP. MAJOR CONTOUR
  - XXXX PROP. MINOR CONTOUR
  - X.XX% PROP. FLOW DIRECTION
  - LOC LIMITS OF CONSTRUCTION
  - CF CONSTRUCTION FENCE
  - VTB VEHICLE TRACKING CONTROL
  - SSA STABILIZED STAGING AREA
  - CWA CONCRETE WASH AREA
  - SS STREET SWEEPING
  - S SWMP SIGN POSTING
  - SF SILT FENCE
  - CC CONSTRUCTION GATE
  - IP INLET PROTECTION (TYPE 1 OR 2)
  - SM SEEDING AND MULCHING (REF. LANDSCAPE PLANS)
  - RS ROCK SOCK
  - SCL SEDIMENT CONTROL LOGS

**EARTHWORK**  
 CUT: 84 CY  
 FILL: 734 CY  
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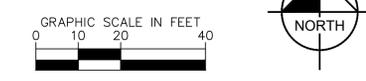
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**BENCHMARK**  
 CITY OF COLORADO SPRINGS SURVEY CONTROL MONUMENT CH1  
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 NOTHING: 1378283 EASTING: 32227239.82  
 ELEVATION = 6542.01 FEET (NAVD 1988)

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**Kimley»Horn**

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 FORT COLLINS, CO 80525 (303) 228-2300 © 2021

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**

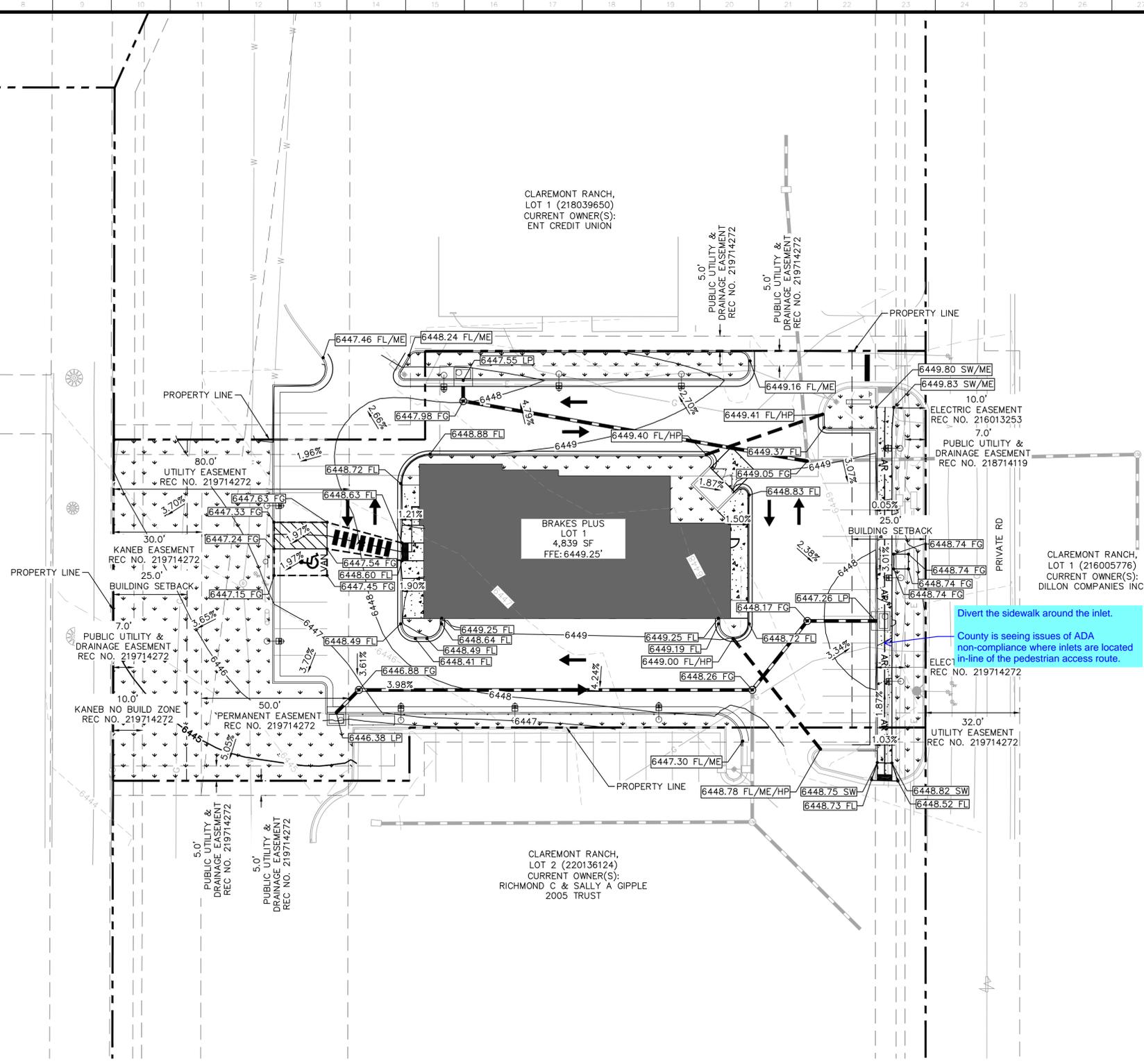
- PROPERTY LINE
- GRADE BREAK
- ADA STALL AREA DELINEATION
- ACCESSIBLE ROUTE
- LANDSCAPE
- PROPOSED SIDEWALK CONCRETE PAVEMENT
- PROPOSED ASPHALT STRIPING
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FINISHED GRADE
- FINISH FLOOR ELEVATION
- LOW POINT
- MATCH EXISTING
- FLOW LINE
- HIGH POINT
- SIDEWALK

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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.

- 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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**2467 MARKSHEFFEL RD**

PROJECT NUMBER:  
 096908003

DATE:

DESIGNED BY:  
 RET

REVIEWED BY:  
 EFP

SHEET TITLE:  
**GRADNG PLAN**

SHEET NUMBER:  
**4**

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### 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.



<b>STORMWATER ENTERPRISE</b>		<b>SEEDING &amp; MULCHING</b>	
ISSUED:	10/7/19	REVISD:	8/19/2020
DRAWING NO.	900-SM	APPROVED:	<i>[Signature]</i>
		SHEET MANAGER	

### CONCRETE WASHOUT AREA PLAN

**CONCRETE WASHOUT AREA PLAN**

#### SECTION A-A'

**SECTION A-A'**

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



<b>STORMWATER ENTERPRISE</b>		<b>CONCRETE WASHOUT AREA</b>	
ISSUED:	10/7/19	REVISD:	8/19/2020
DRAWING NO.	900-CWA-1	APPROVED:	<i>[Signature]</i>
		SHEET MANAGER	

### CONCRETE WASHOUT AREA

#### 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.



<b>STORMWATER ENTERPRISE</b>		<b>CONCRETE WASHOUT AREA</b>	
ISSUED:	10/7/19	REVISD:	8/19/2020
DRAWING NO.	900-CWA-2	APPROVED:	<i>[Signature]</i>
		SHEET MANAGER	

### AGGREGATE VEHICLE TRACKING CONTROL

**AGGREGATE VEHICLE TRACKING CONTROL**

#### SECTION A-A'

**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

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- 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.



<b>STORMWATER ENTERPRISE</b>		<b>VEHICLE TRACKING CONTROL</b>	
ISSUED:	10/7/19	REVISD:	8/19/2020
DRAWING NO.	900-VTC	APPROVED:	<i>[Signature]</i>
		SHEET MANAGER	

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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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:  
EROSION CONTROL DETAILS

SHEET NUMBER:  
**5**

K:\001\096908003\_IP-2\_Paso\CA00\096908003\_IP-2.dwg 10/17/2021 4:36pm  
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**SILT FENCE**

**J-HOOK INSTALLATION**

**SECTION A-A'**

**INSTALLATION NOTES**

- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5" AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
- COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
- SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ATTACHED.
- FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
- INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN HEIGHT OF THE SILT FENCE.
- SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

**STORMWATER ENTERPRISE**

**SILT FENCE**

APPROVED: [Signature]

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

**CURB INLET PROTECTION PLAN**

**SECTION A-A'**

**CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**

**INSTALLATION NOTES**

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
- ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
- AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
- ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA BEHIND ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

**STORMWATER ENTERPRISE**

**ON-GRADE INLET PROTECTION**

APPROVED: [Signature]

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

**ROCK SOCK SUMP INLET PROTECTION PLAN**

**SECTION A-A'**

**INSTALLATION NOTES**

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
- CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

**STORMWATER ENTERPRISE**

**SUMP INLET PROTECTION**

APPROVED: [Signature]

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

**ROCK SOCK SECTION**

**ROCK SOCK PLAN**

**ROCK SOCK OVERLAP**

**GRADATION TABLE**

No. 4	MASS PERCENT PASSING SQUARE MESH SIEVES	
	2"	100
1 1/2"	90-100	
1"	20-55	
3/4"	0-15	
3/8"	0-5	

**MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES**

**INSTALLATION NOTES**

- CRUSHED ROCK SHALL BE BETWEEN MAX. 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. 3/4" CRUSHED ROCK.
- WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

**MAINTENANCE NOTES**

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
- PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

**STORMWATER ENTERPRISE**

**ROCK SOCK**

APPROVED: [Signature]

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

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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

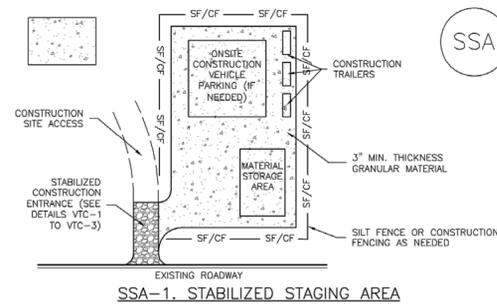
**REVIEWED BY:**  
EPF

**SHEET TITLE:**  
EROSION CONTROL DETAILS

**SHEET NUMBER:**  
6

**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, AASHTO #3 COARSE AGGREGATE OR 6" (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

**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, SEEDED 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 UDFCD 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)

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

**Construction Fence (CF)**

**SM-3**

**CONSTRUCTION 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.

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.

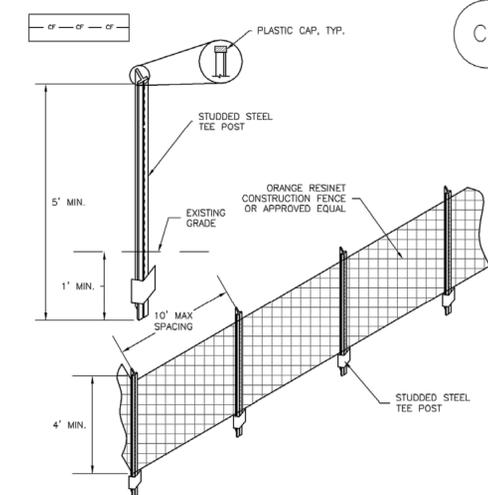
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

**SM-3**

**Construction Fence (CF)**



**CF-1. PLASTIC MESH CONSTRUCTION FENCE**

**CONSTRUCTION FENCE INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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

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

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

K:\001\096908003\_BP\_D\_Paso\CA00\PerSheet\CD\_EC.DWG 11/17/2021 4:36pm  
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NO.	REVISION	DATE

**Kimley»Horn**  
3801 AUTOMATION WAY, SUITE 210  
FORT COLLINS, CO 80525 (303) 228-2300 © 2021

PROJECT NAME:  
BRAKES PLUS - EL PASO COUNTY

PROJECT ADDRESS:  
2467 MARKSHEFFEL RD

PROJECT NUMBER:  
096908003

DESIGNED BY:  
RET

REVIEWED BY:  
EPF

SHEET TITLE:  
EROSION CONTROL  
DETAILS

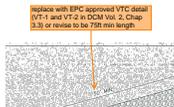
SHEET NUMBER:  
7

# Grading & Erosion Control Plan\_V1.pdf Markup Summary

## EPC Stormwater - Glenn Reese (9)

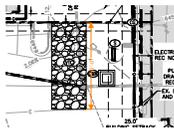


**Subject:** Stormwater Comment Legend  
**Page Label:** [1] 1 COVER SHEET & GENERAL NOTES  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/13/2021 10:01:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**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



**Subject:** SW - Dimension  
**Page Label:** [2] 2 INITIAL EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/13/2021 10:20:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.



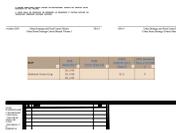
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**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/13/2021 10:24:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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:

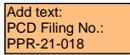


**Subject:** Image  
**Page Label:** [7] 7 EROSION CONTROL DETAILS  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/13/2021 10:41:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** SW - Text Box  
**Page Label:** [2] 2 INITIAL EROSION CONTROL PLAN  
**Author:** EPC Stormwater - Glenn Reese  
**Date:** 4/13/2021 10:44:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

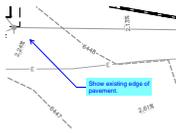
Checklist Item "i" - add a note about condition of existing vegetation.



**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:**  
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**Layer:**  
**Space:**

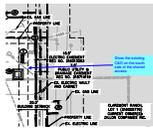
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 PCD Filing No.:  
 PPR-21-018

**dsdlaforce (7)**



**Subject:** Callout  
**Page Label:** [2] 2 INITIAL EROSION CONTROL PLAN  
**Author:** dsdlaforce  
**Date:** 4/21/2021 11:18:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show existing edge of pavement.



**Subject:** Callout  
**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:**



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**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.