

BRAKES PLUS - EL PASO

GRADING AND EROSION CONTROL PLANS

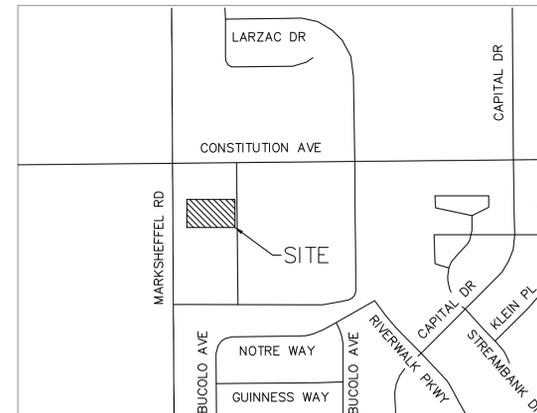
2467 MARKSHEFFEL ROAD

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

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (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 SLOPES, 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 COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70% OF PRE-DISTURBED 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 INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED 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, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS, AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY 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:

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



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

LAND AREA:

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

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

NORTHING: 1378283.13 EASTING: 3227239.82

ELEVATION = 6542.01 (NAVD 1988)

LEGAL DESCRIPTION

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

FEMA CLASSIFICATION

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.

SOIL TYPE

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

CONTACTS:

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: (303) 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

OWNER'S SIGNATURE BLOCK

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

NAME _____ DATE _____

ENGINEER'S SIGNATURE BLOCK

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 _____ DATE _____
KIMLEY-HORN AND ASSOCIATES, INC.

EL PASO COUNTY REVIEW STATEMENT

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 _____

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NO.	REVISION	DATE



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

PROJECT NAME:
BRAKES PLUS - EL PASO COUNTY

PROJECT ADDRESS:
2467 MARKSHEFFEL RD

PROJECT NUMBER:
096908003

DATE:
5/14/2021

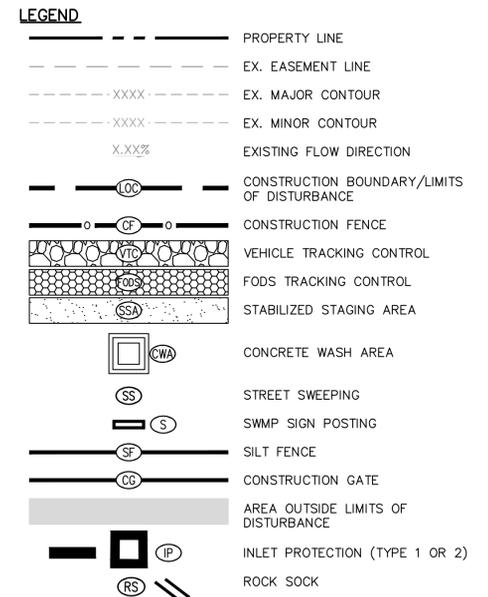
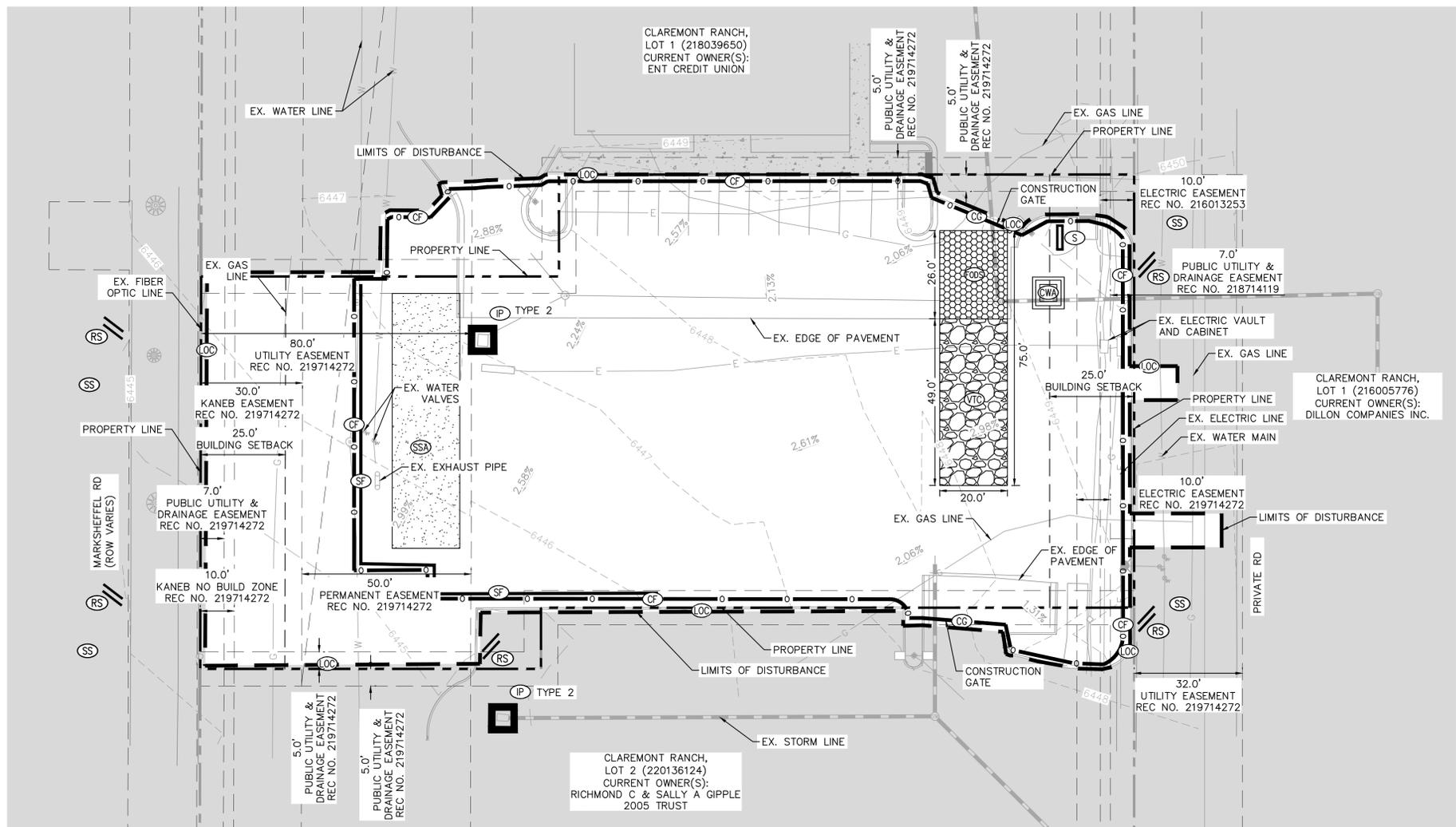
DESIGNED BY:
RET

REVIEWED BY:
EPF

SHEET TITLE:
COVER SHEET & GENERAL NOTES

SHEET NUMBER:
1

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EARTHWORK

CUT: 123 CY
 FILL: 679 CY
 NET: 556 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

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

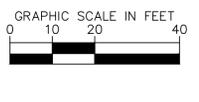
CITY OF COLORADO SPRINGS SURVEY CONTROL MONUMENT CH1
 LOCATED AT THE NORTHEAST CORNER OF ROXANNE COURT AND BISMARCK ROAD AS A NAIL AND WASHER ON THE TOP OF A CONCRETE STORM VAULT
 NOTHING: 1378283 EASTING: 32227239.82
 ELEVATION = 6542.01 FEET (NAVD 1988)

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: 0.75 AC
 OFF-SITE: 0.08 AC
 TOTAL: 0.81 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.

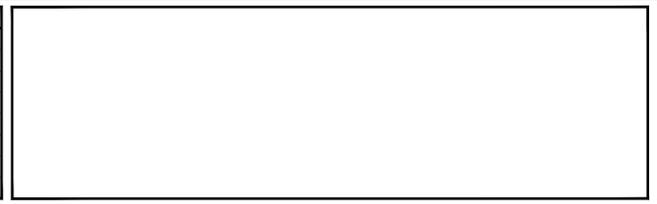
EXISTING VEGETATION

EXISTING GROUND COVER CONSISTS OF PATCHES OF SPARSE VEGETATION OF NATIVE WEEDS AND GRASSES.

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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

DATE:
 5/14/2021

DESIGNED BY:
 RET

REVIEWED BY:
 EPF

SHEET TITLE:
INITIAL EROSION CONTROL PLAN

SHEET NUMBER:
2

- 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) — CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE
 - (CF) — CONSTRUCTION FENCE
 - (VTC) VEHICLE TRACKING CONTROL
 - (FOD) FODS 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 DISTURBANCE
 - (IP) INLET PROTECTION (TYPE 1 OR 2)
 - (SM) SEEDING AND MULCHING (REF. LANDSCAPE PLANS)
 - (RS) ROCK SOCK

EARTHWORK

CUT: 123 CY
 FILL: 679 CY
 NET: 556 CY (FILL)

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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

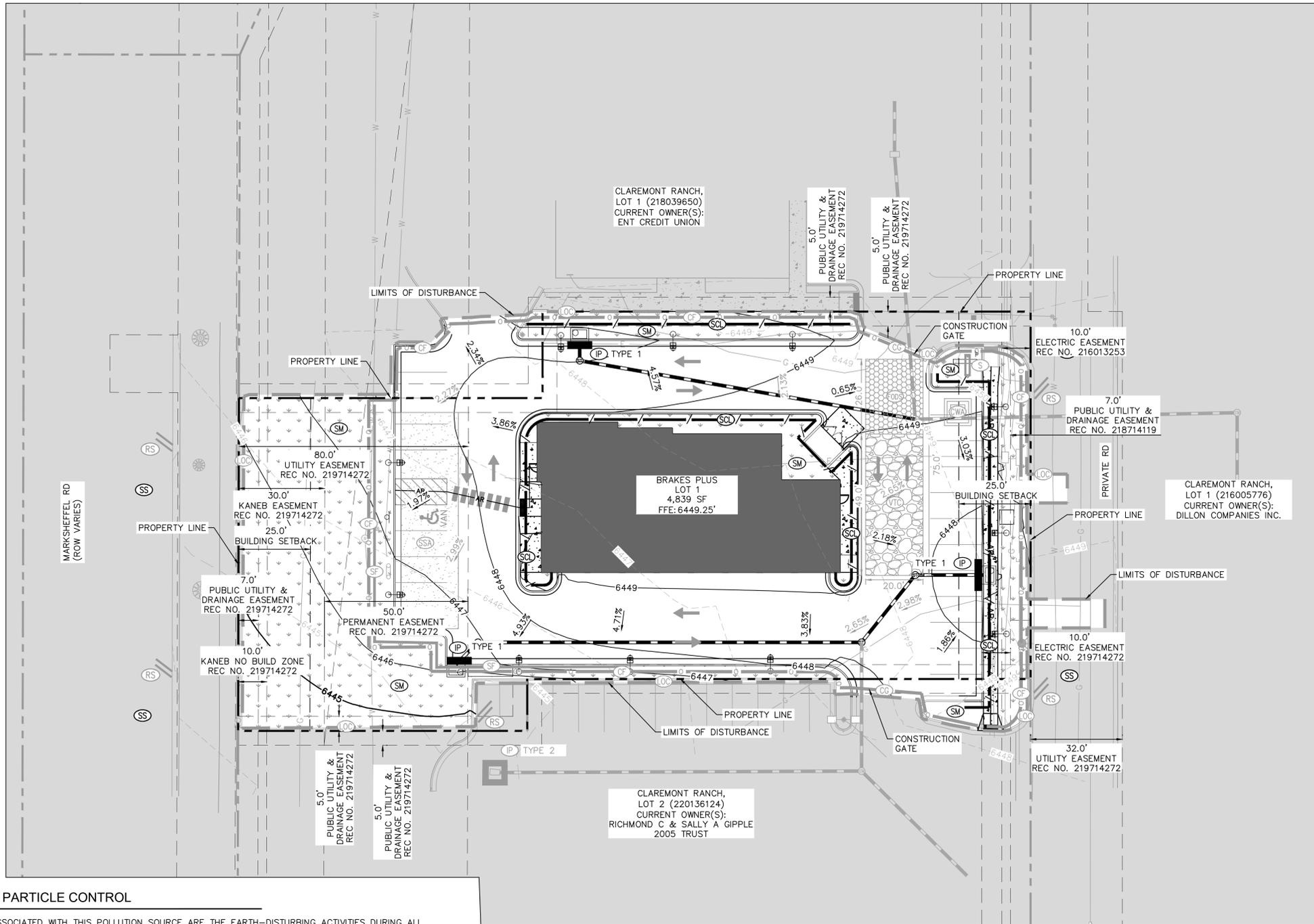
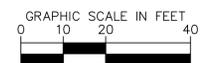
ELEVATION = 6542.01 FEET (NAVD 1988)

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: 0.75 AC
 OFF-SITE: 0.06 AC
 TOTAL: 0.81 AC



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, USE OF 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.

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NO.	REVISION	DATE

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

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

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



PROJECT NAME:
 BRAKES PLUS - EL PASO COUNTY

PROJECT ADDRESS:
 2467 MARKSHEFFEL RD

PROJECT NUMBER:
 096908003

DATE:
 5/14/2021

DESIGNED BY:
 RET

REVIEWED BY:
 EPF

SHEET TITLE:
 FINAL EROSION CONTROL PLAN

SHEET NUMBER:
 3

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- GRADE BREAK
- ADA STALL AREA DELINEATION
- 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: 32227239.82
 ELEVATION = 6542.01 FEET (NAVD 1988)

GRADING PLAN NOTES

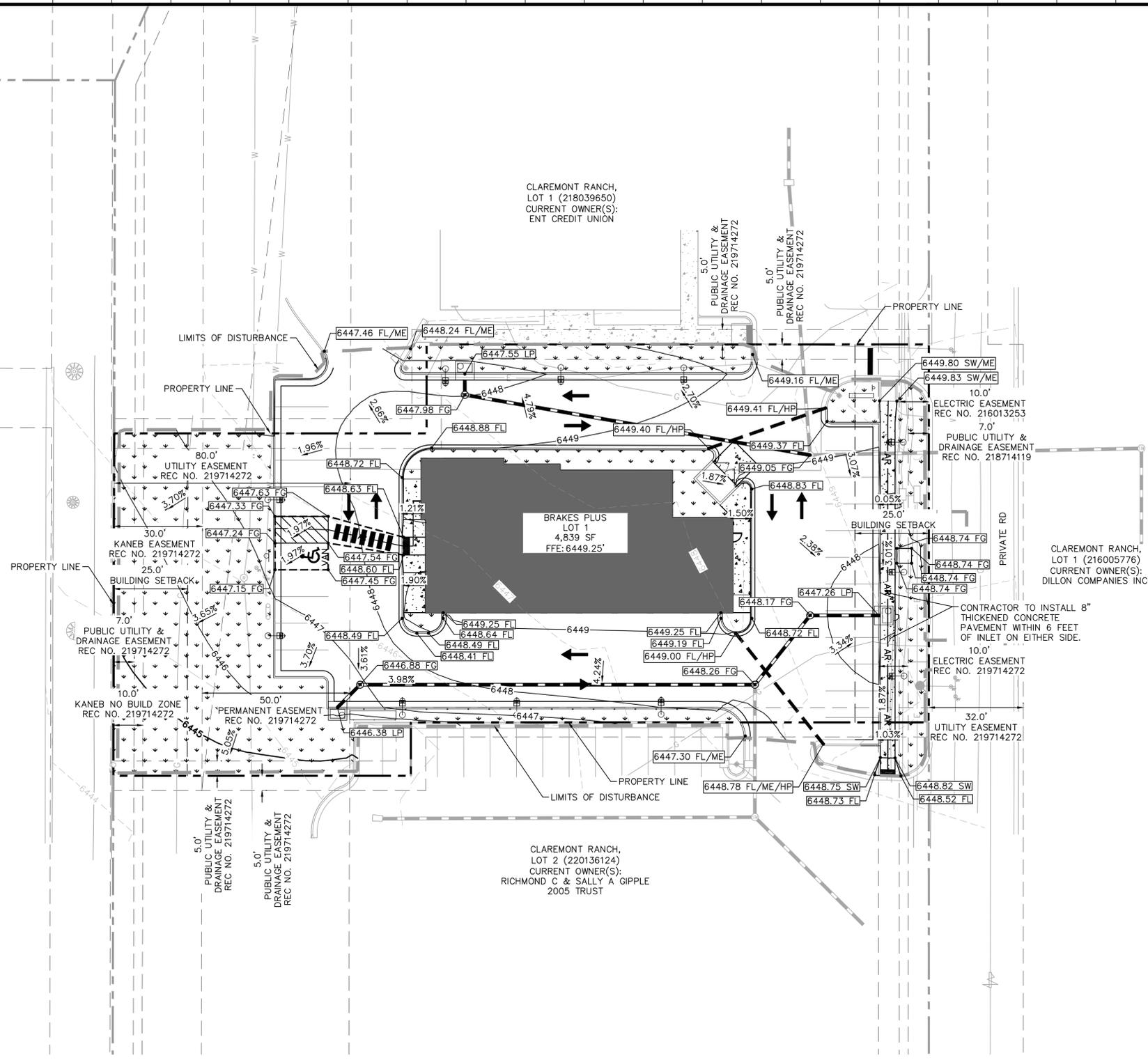
1. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
2. ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MATCH EXISTING 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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NO.	REVISION	DATE

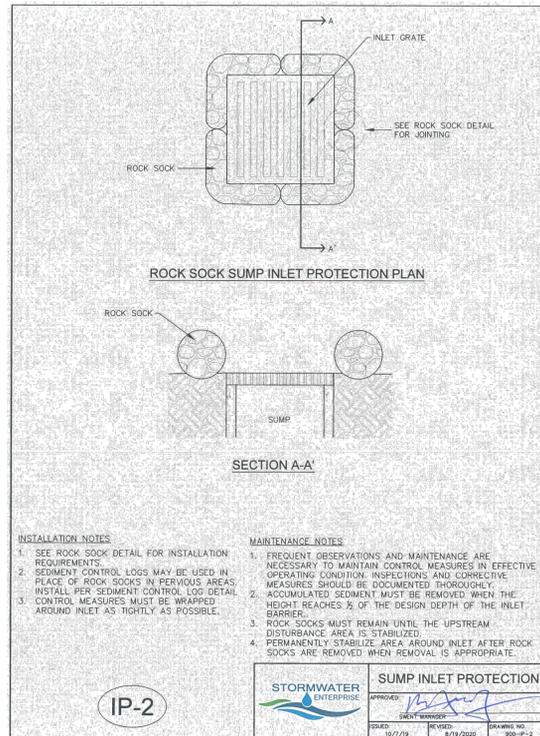


3801 AUTOMATION WAY, SUITE 210
 FORT COLLINS, CO 80525 (303) 228-2300 © 2021

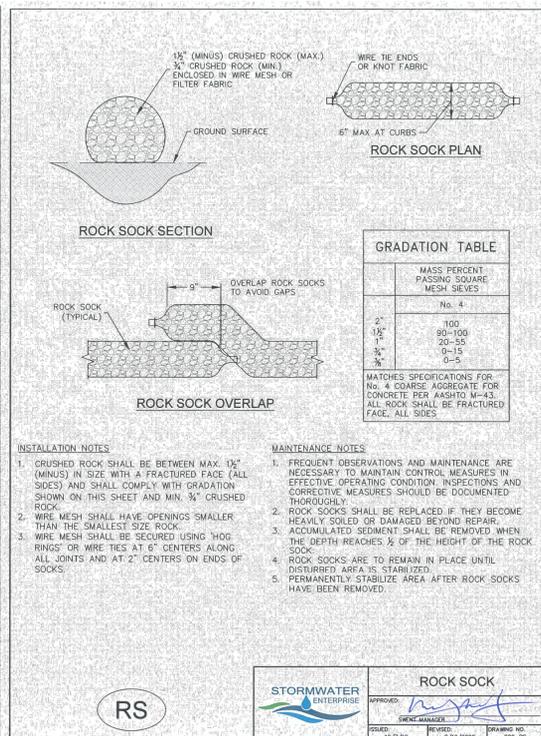
PROJECT NAME:
 BRAKES PLUS - EL PASO COUNTY
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 EPP

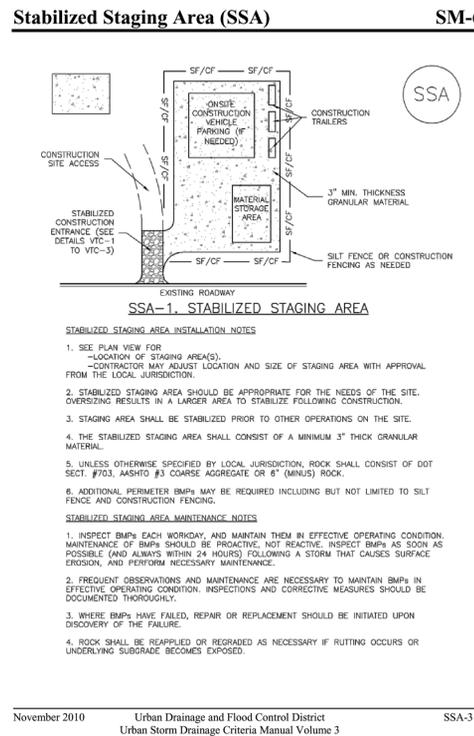
SHEET TITLE:
 GRADNG PLAN
 SHEET NUMBER:
 4



Construction Fence (CF) SM-3



Construction Fence (CF) SM-3



Stabilized Staging Area (SSA) SM-6

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. 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, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS 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 USFCD 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)

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. 7703. AASHTO #1 COARSE AGGREGATE OR 4" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

Stabilized Staging Area (SSA) SM-6

CONSTRUCTION FENCE MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

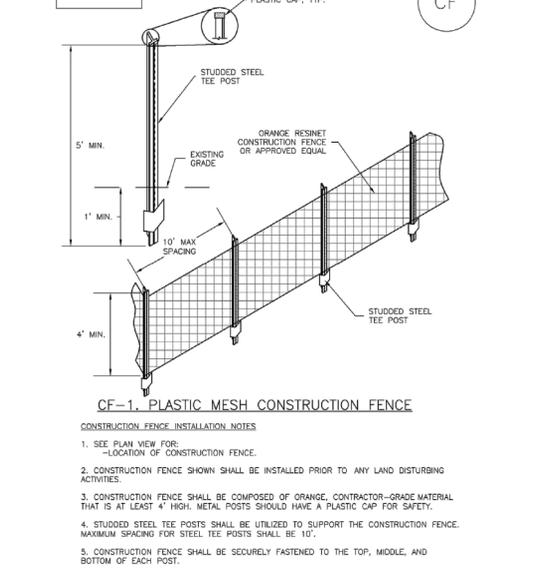
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

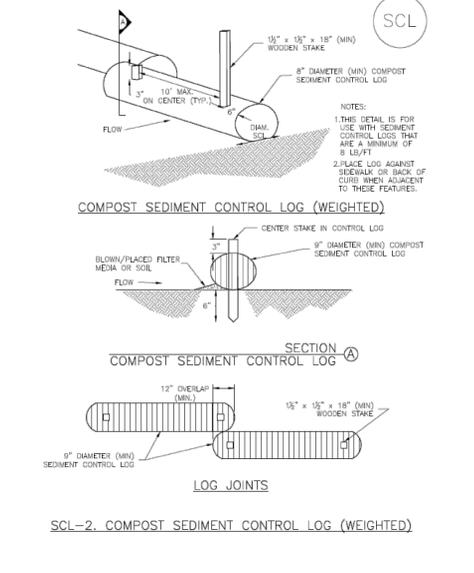
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

Construction Fence (CF) SM-3



Construction Fence (CF) SM-3



Sediment Control Log (SCL) SM-6

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NO.	REVISION	DATE

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

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

NOVEMBER 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-4

PROJECT NAME:
BRAKES PLUS - EL PASO COUNTY

PROJECT ADDRESS:
2467 MARKSHEFFEL RD

PROJECT NUMBER:
096908003

DATE:
5/14/2021

DESIGNED BY:
RET

REVIEWED BY:
EPF

SHEET TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
6

