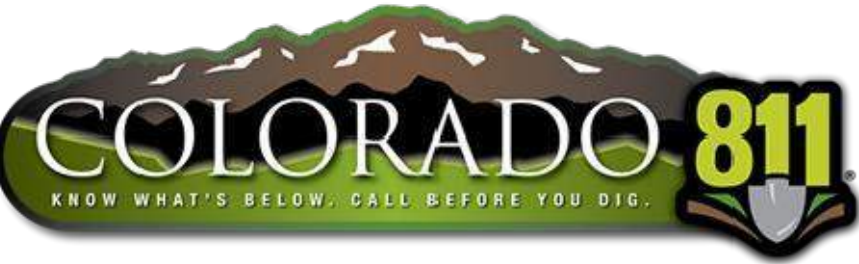


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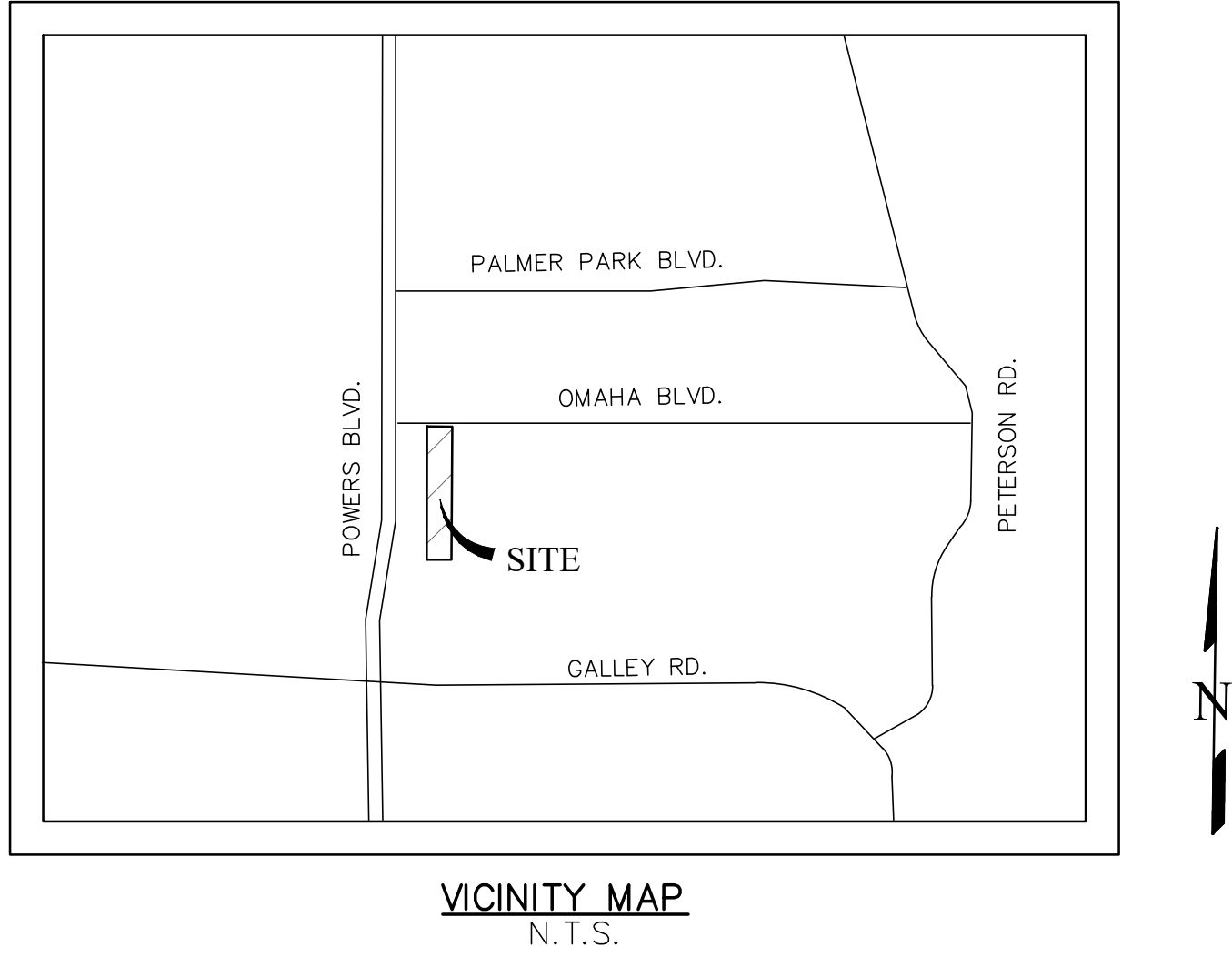


NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. TIE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP-TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY 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 PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECOM 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 ECOM 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 ECOM 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 _____ 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



GENERAL NOTES

1. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.
2. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF EXISTING UTILITIES PRIOR TO BEGINNING WORK. IF IT APPEARS THAT THERE COULD BE A CONFLICT WITH ANY UTILITIES, WHETHER INDICATED ON THE PLANS OR NOT, THE CONTRACTOR IS TO NOTIFY THE ENGINEER AND OWNER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND REPAIR (IF NECESSARY) OF ALL UTILITIES.
3. THE PREPARED EROSION/SEDIMENT CONTROL PLAN IS TO BE CONSIDERED A PART OF THESE PLANS AND ITS REQUIREMENTS ADHERED TO DURING THE CONSTRUCTION OF THIS PROJECT.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
5. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
6. BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
7. CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
8. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
9. ALL BOTOM OF WALL (BW) CALLOUTS ARE FOR THE BOTTOM OF WALL AT GRADE. THEY DO NOT REPRESENT THE BOTTOM OF THE CONSTRUCTED WALL OR FOOTING, WHICH IS NOT SPECIFIED ON THESE PLANS.

FLOODPLAIN STATEMENT:

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PER FLOOD INSURANCE RATE MAP (FIRM) PANELS 08041C0751 G & 08041C0752 G (BOTH EFFECTIVE: DECEMBER 7, 2018).

EROSION CONTROL COST OPINION:

1. VEHICLE TRACKING CONTROL 1 EA. @ \$1625/PAD	\$	1,625
2. CONCRETE WASHOUT 1 EA @ \$776.00/EA	\$	776
3. SILT FENCE 550 LF @ \$4.00/LF	\$	2,200
4. FUEL SPILL KIT 1 EA @ \$200.00/EA	\$	200
5. 40% MAINTENANCE AND REPLACEMENT	\$	1,920
TOTAL	\$	6,721

SITE DATA

OWNER/PETITIONER:
A STORAGE PLACE COLORADO SPRINGS LLC
5835 OMAHA BLVD.
COLORADO SPRINGS, CO 80915
(719) 694-0246 OFFICE

PREPARER:
TERRA NOVA ENGINEERING, INC.
721 S. 23RD ST.
COLORADO SPRINGS, CO 80904
(719) 635-6422 OFFICE
(719) 499-2255 MOBILE

DESCRIPTION OF ACTIVITIES:

THE DEVELOPER IS PROPOSING THE ADDITION OF A 4,800 SF AND A 14,400 SF MINI-STORAGE BUILDING IN AREAS WHICH ARE CURRENTLY USED FOR PARKING ON AN EXISTING MINI-STORAGE LOT. THE SITE CURRENTLY CONSISTS OF A DEVELOPED LOT WHERE THE GROUND IS MOSTLY COVERED IN CONCRETE, ASPHALT AND GRAVEL. THERE ARE NO EROSION CONTROL MEASURES CURRENTLY IN PLACE.

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES. IT IS ANTICIPATED THAT CONSTRUCTION ACTIVITIES WILL OCCUR BETWEEN SUMMER 2020 AND FALL 2020 AT WHICH POINT IT WILL BE CONSIDERED COMPLETED.

CONSTRUCTION PHASING IS ANTICIPATED TO OCCUR AS FOLLOWS:

PHASE 1:
PRIOR TO START OF CONSTRUCTION, INITIAL EROSION CONTROL MEASURES TO BE INSTALLED INCLUDE, BUT NOT LIMITED TO VEHICLE TRACKING CONTROL (VTO) PADS AT THE SITE EXIT POINTS ONTO PAVEMENT, SEDIMENT CONTROL LOGS (SCL) ALONG THE PROPERTY BOUNDARY ON THE WEST AND EAST SIDES OF THE SITE, A STAGING AREA (SSA) WHICH WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. ALSO INCLUDED IN THIS PHASE WILL BE INSTALLATION OF SILT FENCE (SF) AROUND THE BASE OF THE DIRT STOCKPILE AREA. UNTIL THE STOCKPILE HAS BEEN REMOVED, THE SILT FENCE SHALL REMAIN IN PLACE AND BE MAINTAINED IN SUCH A WAY AS TO REDUCE TRANSFERENCE OF SEDIMENTATION OVER THE SITE.

PHASE 2:
THE SILT FENCE WILL BE REMOVED FROM THE DIRT STOCKPILE AREA. THE DIRT STOCKPILE (SP) WILL BE REMOVED AND REVEGETATED OR PAVED AS PART OF THIS PHASE. ALL OTHER BMP'S SHALL REMAIN IN PLACE UNTIL A LATER PHASE.

PHASE 3:
ANY AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL BE SEEDED IN ORDER TO ESTABLISH A VEGETATIVE COVER UNTIL THE FINAL LANDSCAPING IS INSTALLED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND VEGETATION HAS BEEN ESTABLISHED TO 70% ON AREAS NOT COVERED BY GRAVEL.

PHASE 4:
FINAL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AT THIS POINT. THE SILT FENCE, VEHICLE TRACKING CONTROL PADS, SEDIMENT CONTROL LOGS AND STAGING AREAS HAVE ALL BEEN REMOVED AND PERMANENT EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.

THE TOTAL SITE SIZE IS 5.15 ACRES. THE SITE IS MOSTLY DEVELOPED AND SHALL BE MAINTAINED TO REDUCE SEDIMENTATION FROM MIGRATING TO OFF-SITE OR DOWNSTREAM CREEK BEDS.

THE SOILS ON THIS SITE ARE NOTED AS 100% TYPE 10, BLENDON SANDY LOAM W/0-3 PERCENT SLOPES. THE SOIL IS IN HYDROLOGIC SOIL GROUP B. A SOILS MAP HAS BEEN INCLUDED IN THE FINAL DRAINAGE REPORT. EXISTING SITE VEGETATION CONSISTS OF NATIVE GRASSES AND TREES. THERE ARE NO WETLANDS ON THIS SITE.

THERE ARE NO POTENTIAL POLLUTANTS EXISTING OR PROPOSED FOR STORAGE ON THIS SITE.

THE RECEIVING WATERS FOR THIS AREA IS FOUNTAIN CREEK WITHIN THE SAND CREEK DRAINAGE BASIN.

THE BEST MANAGEMENT PRACTICES (BMP'S) PROPOSED FOR THIS SITE INCLUDE THE FOLLOWING:

1. TEMPORARY SEDIMENT CONTROL LOGS & SEEDING,
2. VEHICLE TRACKING CONTROL AT THE EXIT POINT OF THE SITE,
3. SEDIMENT CONTROL LOGS INSTALLED ALONG THE EXISTING WEST AND EAST PROPERTY BOUNDARIES,
4. AND SILT FENCING AROUND THE SITE AS NEEDED.

THE PROPERTY OWNER OR OWNERS REPRESENTATIVE IS RESPONSIBLE FOR INSPECTING AND MAINTAINING THE SITE ON A REGULAR BASIS. INITIAL CRITERIA FOR THE OCCURRENCE OF INSPECTIONS IS AS FOLLOWS:

1. ONCE EVERY 14 DAYS OR
2. AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT SIGNIFICANT ENOUGH TO CAUSE SURFACE EROSION.

A WRITTEN RECORD OF INSPECTIONS SHALL BE KEPT BY THE OWNER OR OWNERS REPRESENTATIVE AND MADE AVAILABLE TO THE COUNTY UPON REQUEST. THIS WILL CONTINUE UNTIL THE SITE IS STABILIZED AND THE STOCKPILE IS NO LONGER NEEDED.

A COST ESTIMATE FOR THE BMP'S ON THIS SITE IS INCLUDED ON THIS PLAN.

SHEET INDEX

COVER SHEET	1
SITE GRADING PLAN	2
SITE GRADING PLAN	3
SITE GRADING PLAN	4
EROSION CONTROL	5
EROSION CONTROL DETAILS	6
EROSION CONTROL DETAILS	7

SITE ADDRESS

5835 OMAHA BLVD., COLORADO SPRINGS, CO 80915

TAX ID

5407205013

LEGAL DESCRIPTION

LOT 1 POWERS POINTE FIL NO 1 AS RECORDED AT RECEPTION NUMBER 5407205013, SAID LOT BEING 5.15 ACRES

CONSTRUCTION SCHEDULE

BEGIN GRADING: SUMMER 2020, END GRADING: FALL 2020

SOIL TYPES

ONSITE SOILS ARE HYDROLOGIC GROUP "B", BLENDON SANDY LOAM (10)

BENCHMARKS

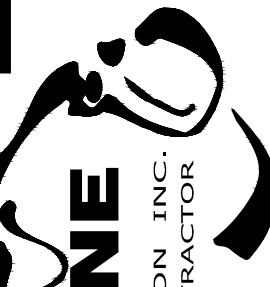
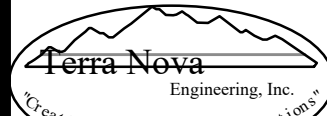
60d NAIL SET FLUSH WITH GRADE. ELEVATION = 6274.90 (NAVd88) BASED ON OPUS SOLUTION RETURNED TO SURVEYOR ON 11/6/17.

EARTHWORK VOLUMES

ESTIMATED CUT = 1,337 CY, ESTIMATED FILL = 177 CY, NET = 1,160 CY <CUT>

721 S. 23RD ST.
COLORADO SPRINGS, CO. 80904

OFFICE: 719-635-6422
FAX: 719-635-6426
www.tresinc.com



Design Development Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456
(C) ALL RIGHTS RESERVED

#	DESCRIPTION	DATE			

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A STORAGE PLACE

5835 OMAHA BLVD.
COLORADO SPRINGS, CO

SD

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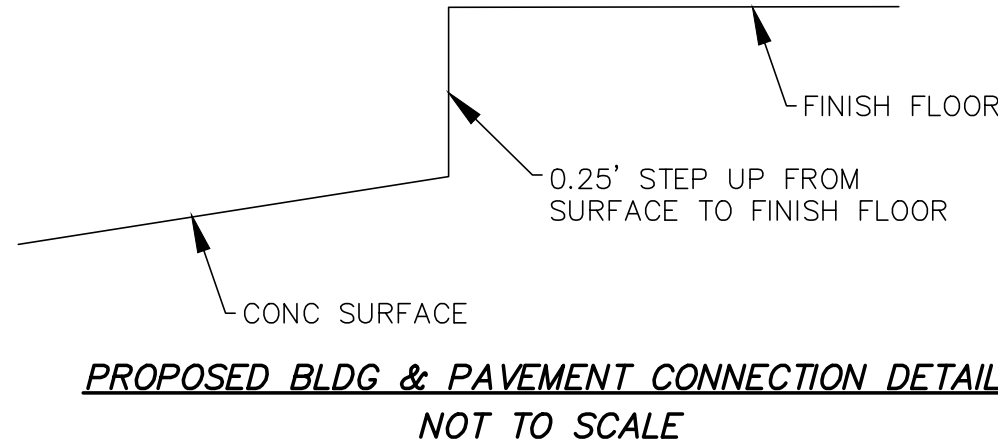
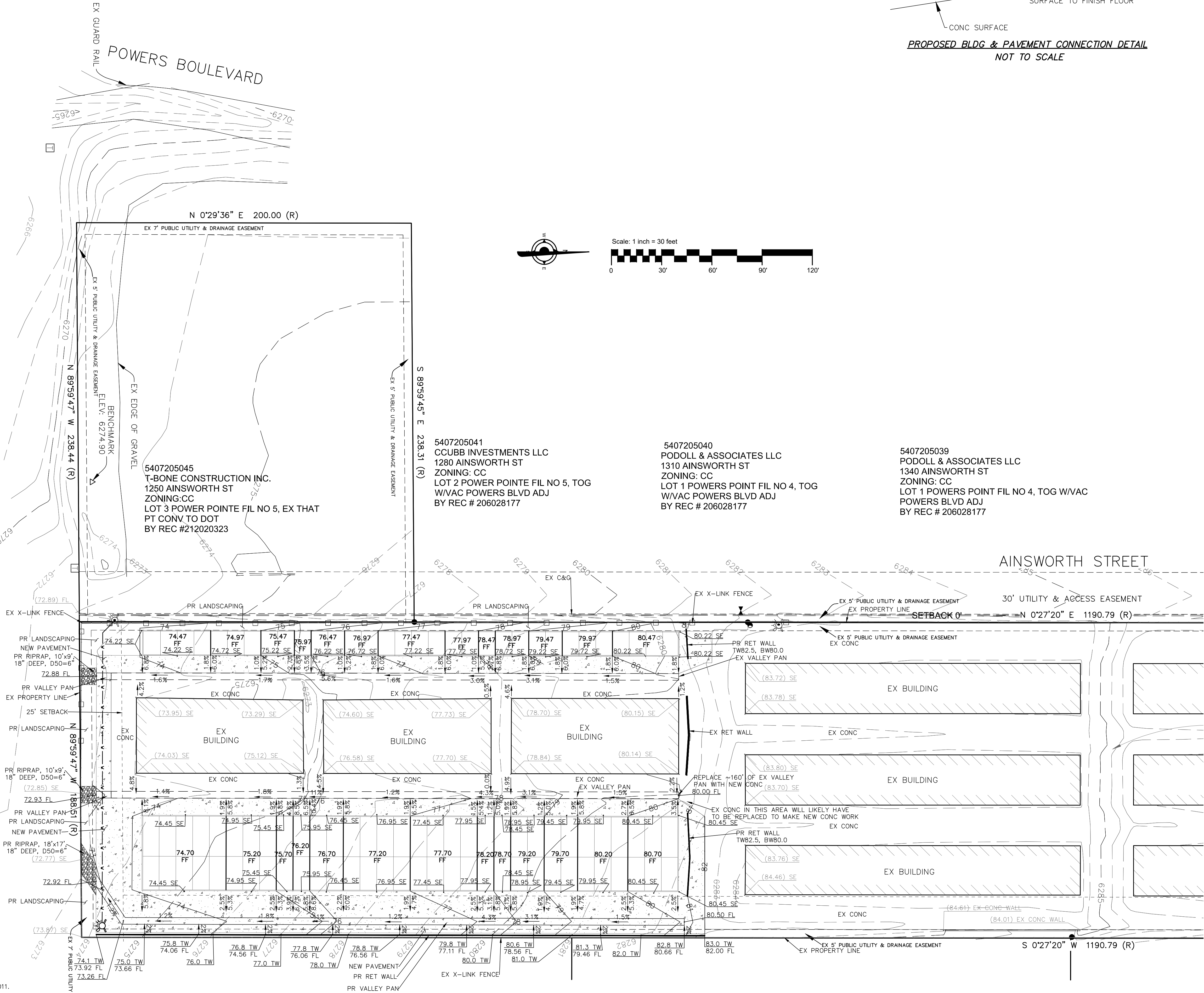
COVER SHEET

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BUTLER & PEETZ LLC
0 N POWERS BLVD
ZONING: RM-12
S 100.0 FT EX W 30.0 FT OF NW4NW4, SW4NW4 EX W 990.66
FT OF S 506.93 FT, EX W 30.0 FT, S 40.0 FT OF REMAINING TRACT, ALSO TRACT IN SE4NW4 LY W OF A LN 20.0 FT E
OF AND PARA WITH W LN OF SD SE4NW4 AND S OF ELY EXT OF S LN OF N 40.0 AC OF LOT 1 SEC 07-14-65 EX
TRACT DESC AS FOLS. BEG AT SE COR OF LOT 1 POWERS AND GALLEY PLAZA FIL NO 1, TH S 89°42' E 68.61 FT,
NLY PARA TO E LOT LN 200.0 FT, WLY 68.61 FT TO NE COR OF SD LOT 1, TH S 00°27'47" W 200.0 FT TO POB, SUBJ
TO NON- EXCLUSIVE EASEMENT FOR INGRESS & EGRESS BY BK 5144-484, EX THAT TRACT CONV TO CITY BY BK
5437-983, TOG W/VAC POWERS BLVD ADJ BY REC # 206028177 EX THAT POR CONV TO STATE BY REC #210035525



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COLORADO SPRINGS, CO 80915
(719) 570-1456

#	DESCRIPTION	DATE

D1-7133

A STORAGE PLACE
5835 OMAHA BLVD.
COLORADO SPRINGS, CO

SD

DATE	2020/07/28
CHECKED	LD
DRAWN BY	DLF

DETAILED
GRADING
PLAN
2/7

PROJ NO: PPR1933

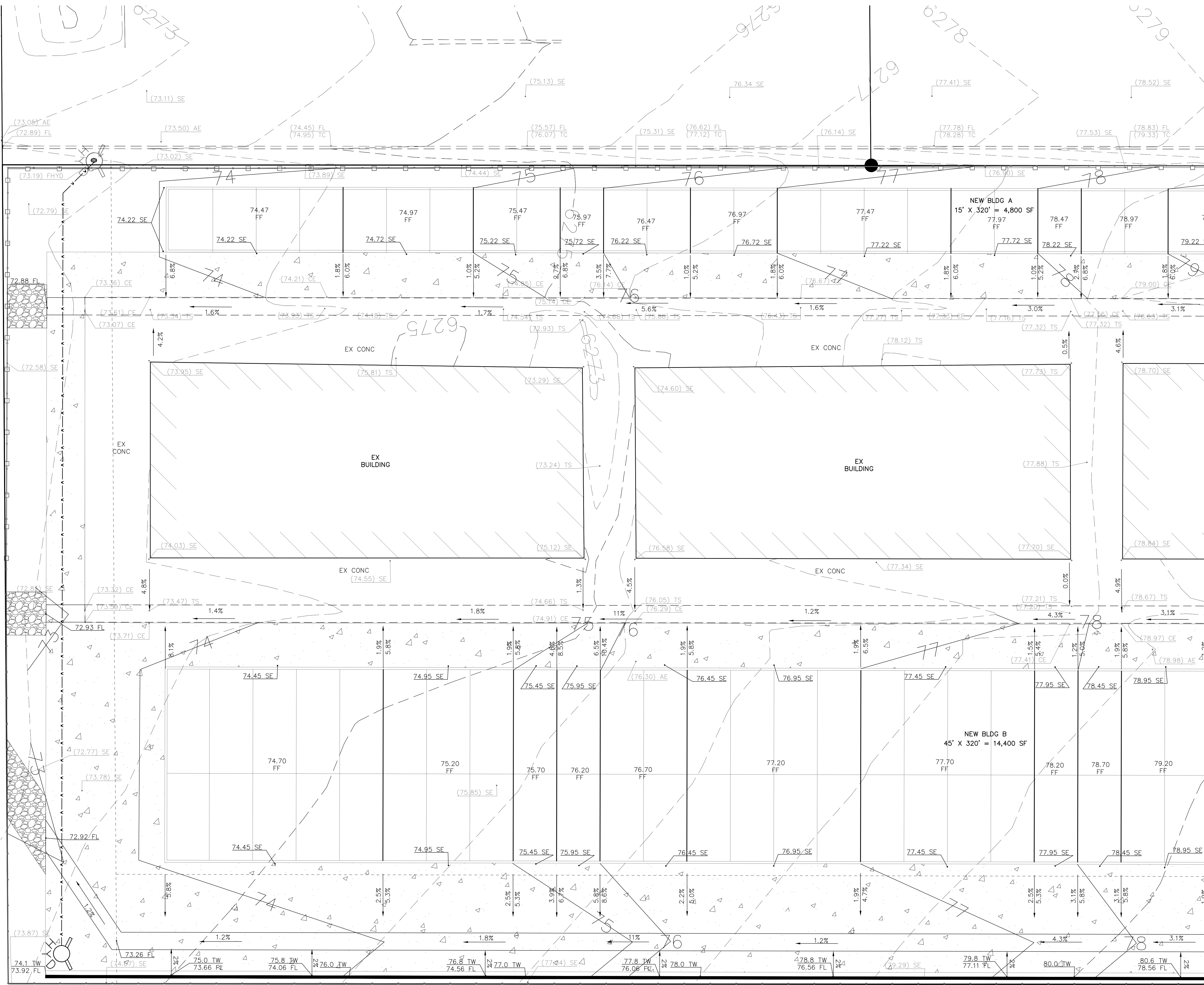
GRADING LEGEND

EXISTING CONTOURS - MINOR	-61.32-
EXISTING CONTOURS - MAJOR	-61.30-
PROPOSED CONTOURS - 1'	31
EXISTING PROPERTY LINE	---
RETAINING WALL	=====
RIPRAP	=====
LIMIT OF CONSTRUCTION & SOIL DISTURBANCE	-----
PROPOSED	PR
EXISTING	EX
FINISHED SURFACE	FS
FINISHED GROUND	FG
TOP OF CURB	TC
FLOWLINE	FL
TOP OF WALL	TW
FINISHED GROUND AT BOTTOM OF WALL	BW
LOW POINT	LP
HIGH POINT	HP
EXISTING ELEVATION	(12.00)
PROPOSED ELEVATION	12.00
GRADE & DIRECTION	2.2%
SPOT ELEVATION	SE
TERRAIN STRING	TS
CONCRETE EDGE	CE
ASPHALT EDGE	AE

NOTES

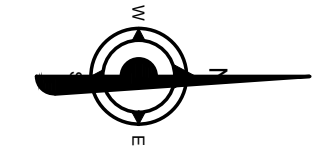
1. SIGNIFICANT FIELD FITTING IS EXPECTED TO BE REQUIRED TO MATCH EXISTING AND PROPOSED CONCRETE.

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GRADING LEGEND


EXISTING CONTOURS - MINOR	---
EXISTING CONTOURS - MAJOR	---
PROPOSED CONTOURS - 1'	---
EXISTING PROPERTY LINE	---
RETAINING WALL	---
RIPRAP	---
LIMIT OF CONSTRUCTION & SOIL DISTURBANCE	---
PROPOSED	PR
EXISTING	EX
FINISHED SURFACE	FS
FINISHED GROUND	FG
TOP OF CURB	TC
FLOWLINE	FL
TOP OF WALL	TW
FINISHED GROUND AT BOTTOM OF WALL	BW
LOW POINT	LP
HIGH POINT	HP
EXISTING ELEVATION	(12.00)
PROPOSED ELEVATION	12.00
GRADE & DIRECTION	2.2%
SPOT ELEVATION	SE
TERRAIN STRING	TS
CONCRETE EDGE	CE
ASPHALT EDGE	AE



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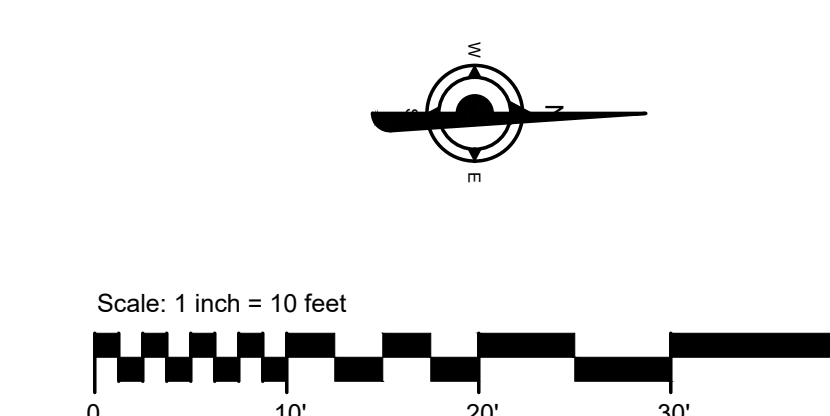
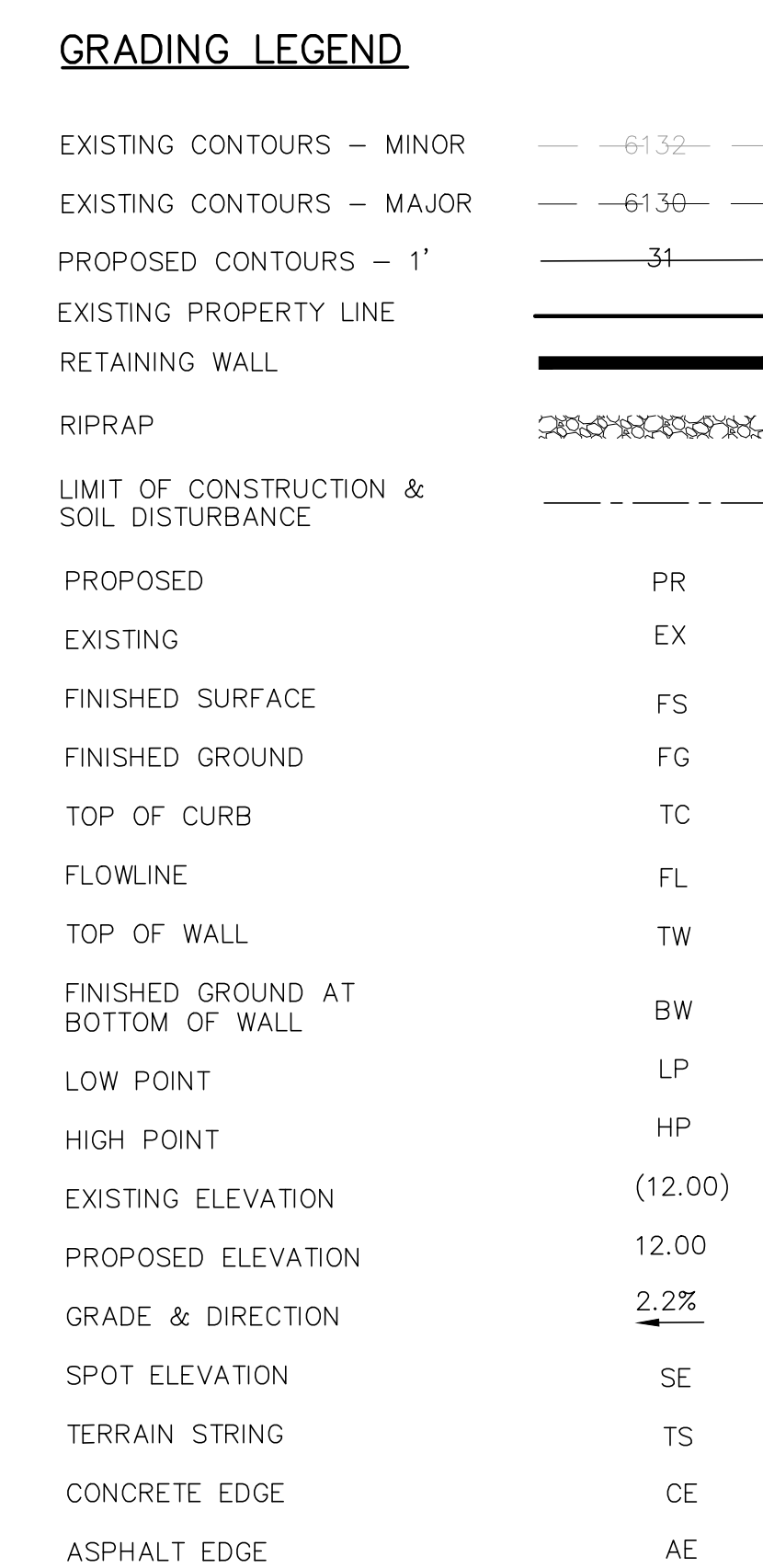
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DETAILED GRADING PLAN
3/7

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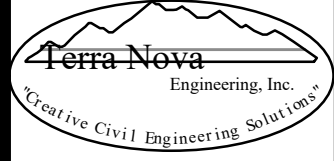
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DETAILED GRADING PLAN

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EROSION
CONTROL
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PROJ NO: PPR1933

EROSION CONTROL LEGEND

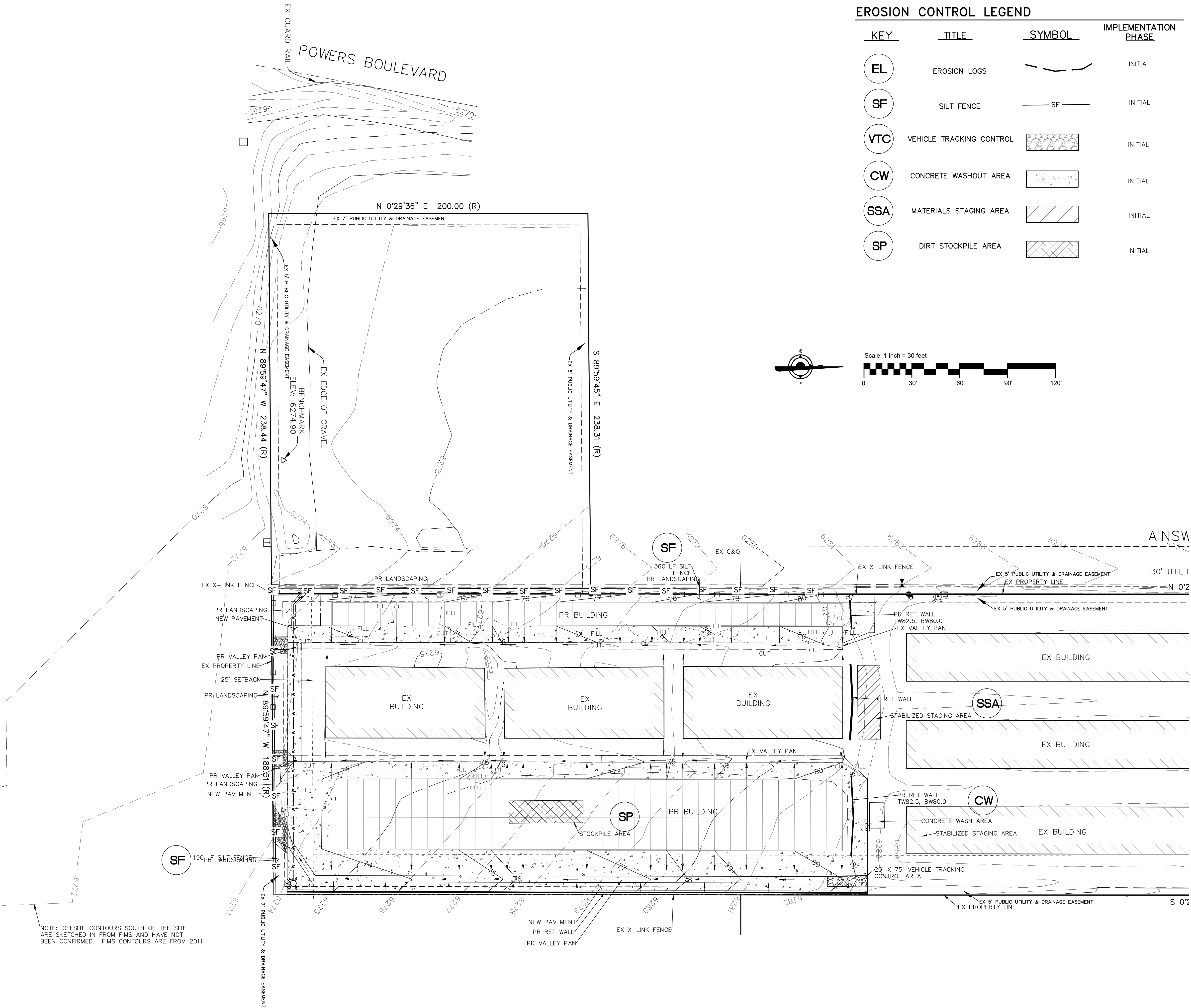
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
EL	EROSION LOGS		INITIAL
SF	SILT FENCE		INITIAL
VTC	VEHICLE TRACKING CONTROL		INITIAL
CW	CONCRETE WASHOUT AREA		INITIAL
SSA	MATERIALS STAGING AREA		INITIAL
SP	DIRT STOCKPILE AREA		INITIAL

GRADING LEGEND

EXISTING CONTOURS - MINOR	
EXISTING CONTOURS - MAJOR	
PROPOSED CONTOURS - 1'	
EXISTING PROPERTY LINE	
RETAINING WALL	
RIPRAP	
LIMIT OF CONSTRUCTION & SOIL DISTURBANCE	
CUT/FILL LINE	
PROPOSED	PR
EXISTING	EX
FINISHED SURFACE	FS
FINISHED GROUND	FG
TOP OF CURB	TC
FLOWLINE	FL
TOP OF WALL	TW
FINISHED GROUND AT BOTTOM OF WALL	BW
LOW POINT	LP
HIGH POINT	HP
EXISTING ELEVATION	(12.00)
PROPOSED ELEVATION	12.00
GRADE & DIRECTION	2.2%
SPOT ELEVATION	SE

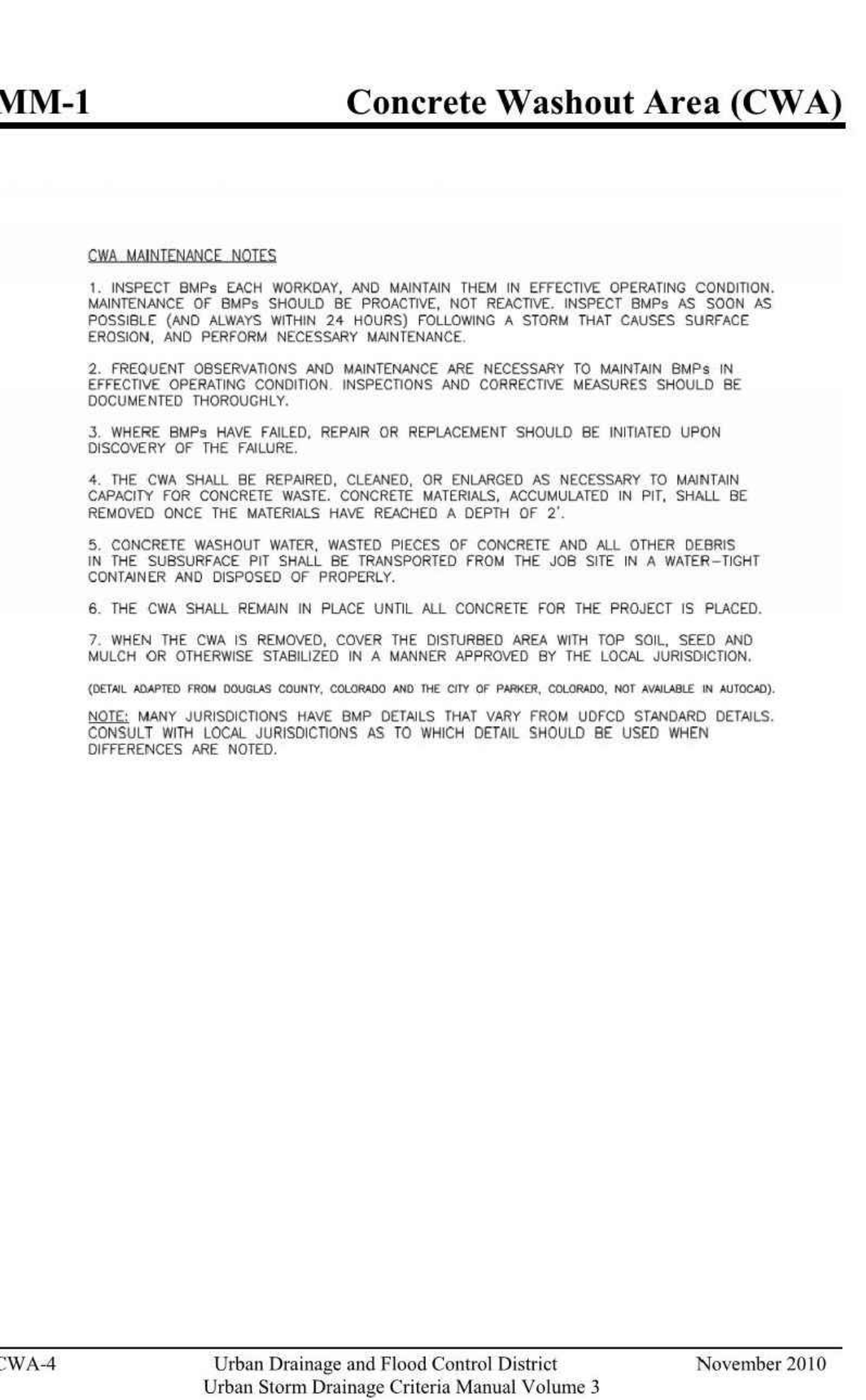
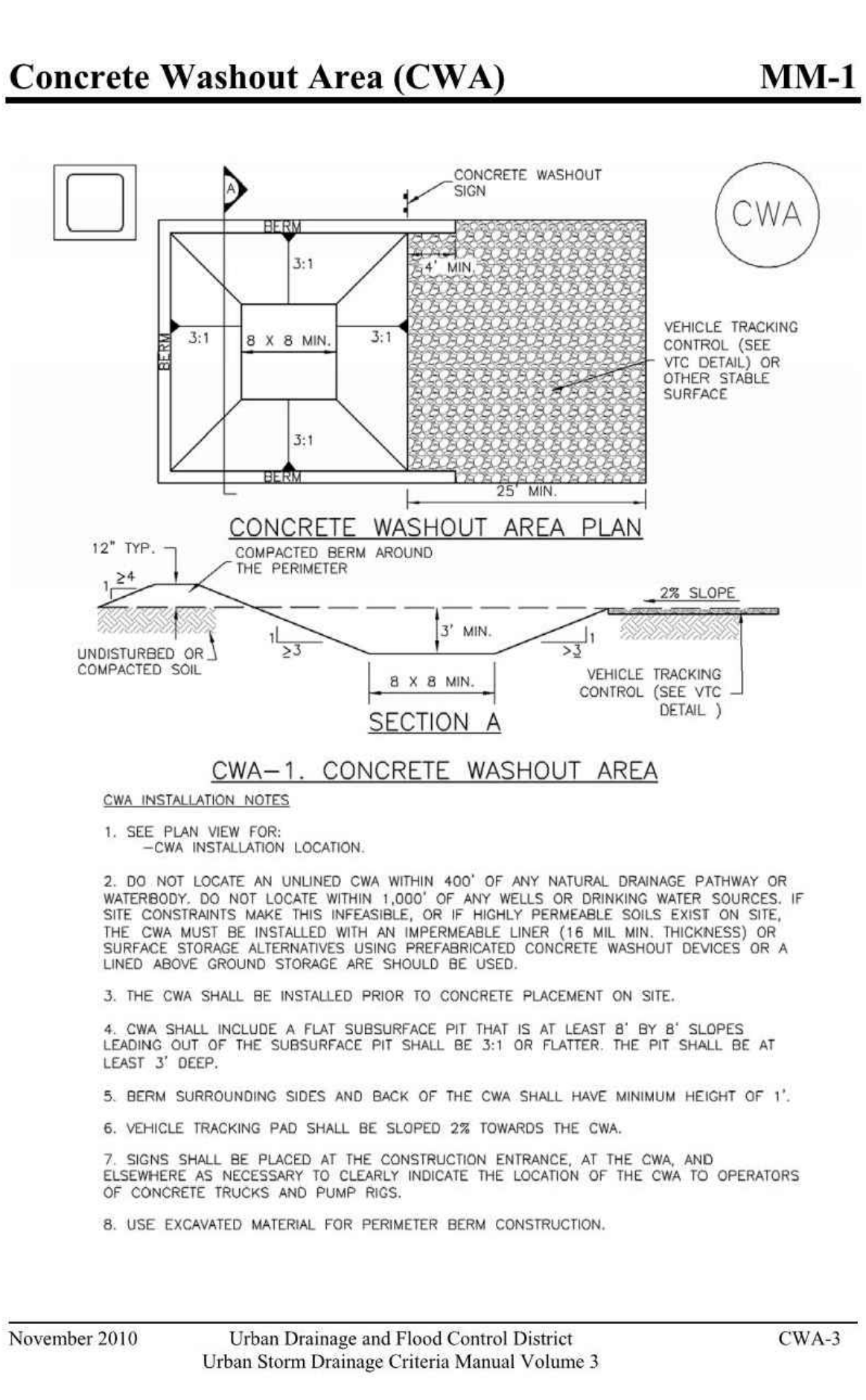
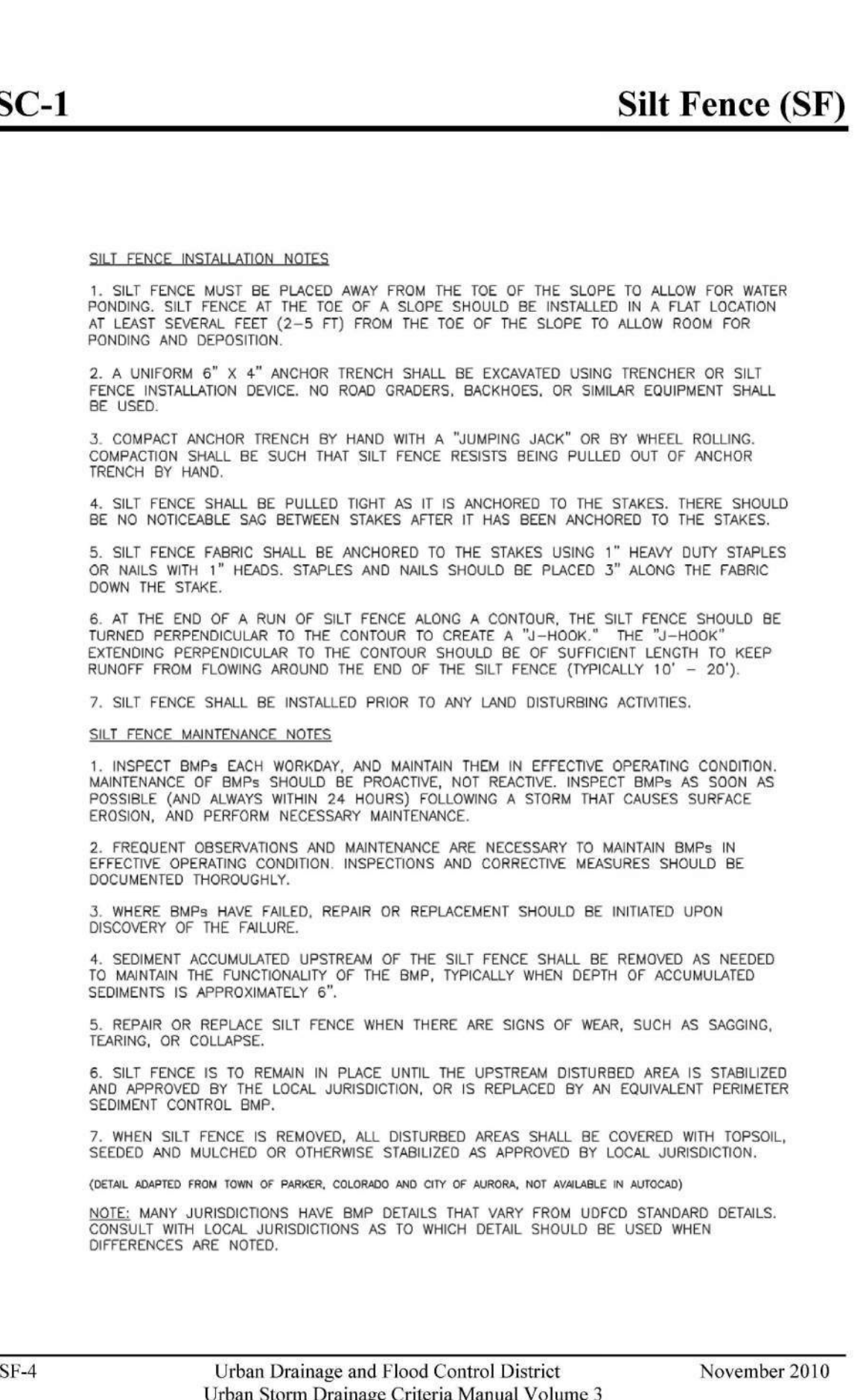
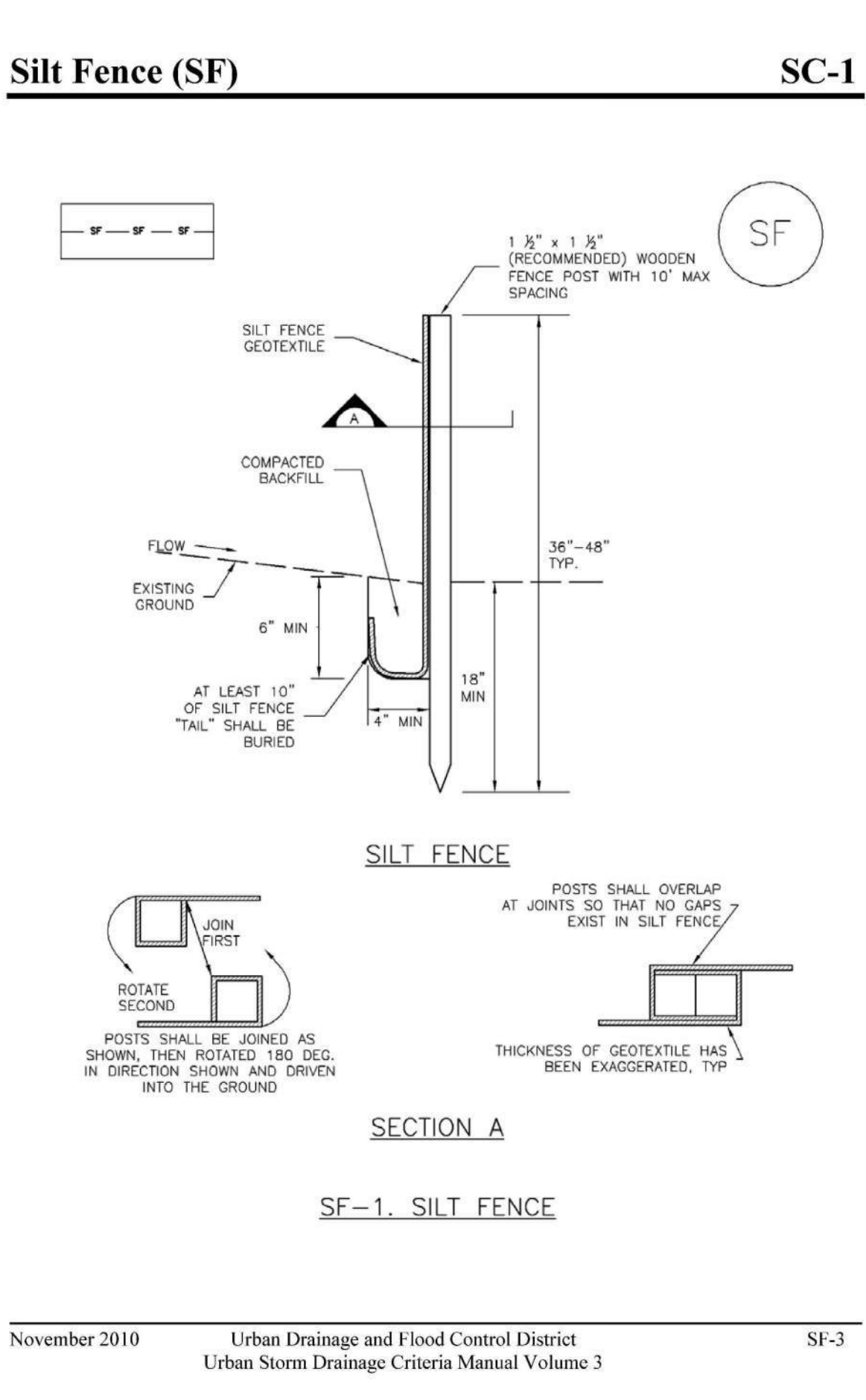
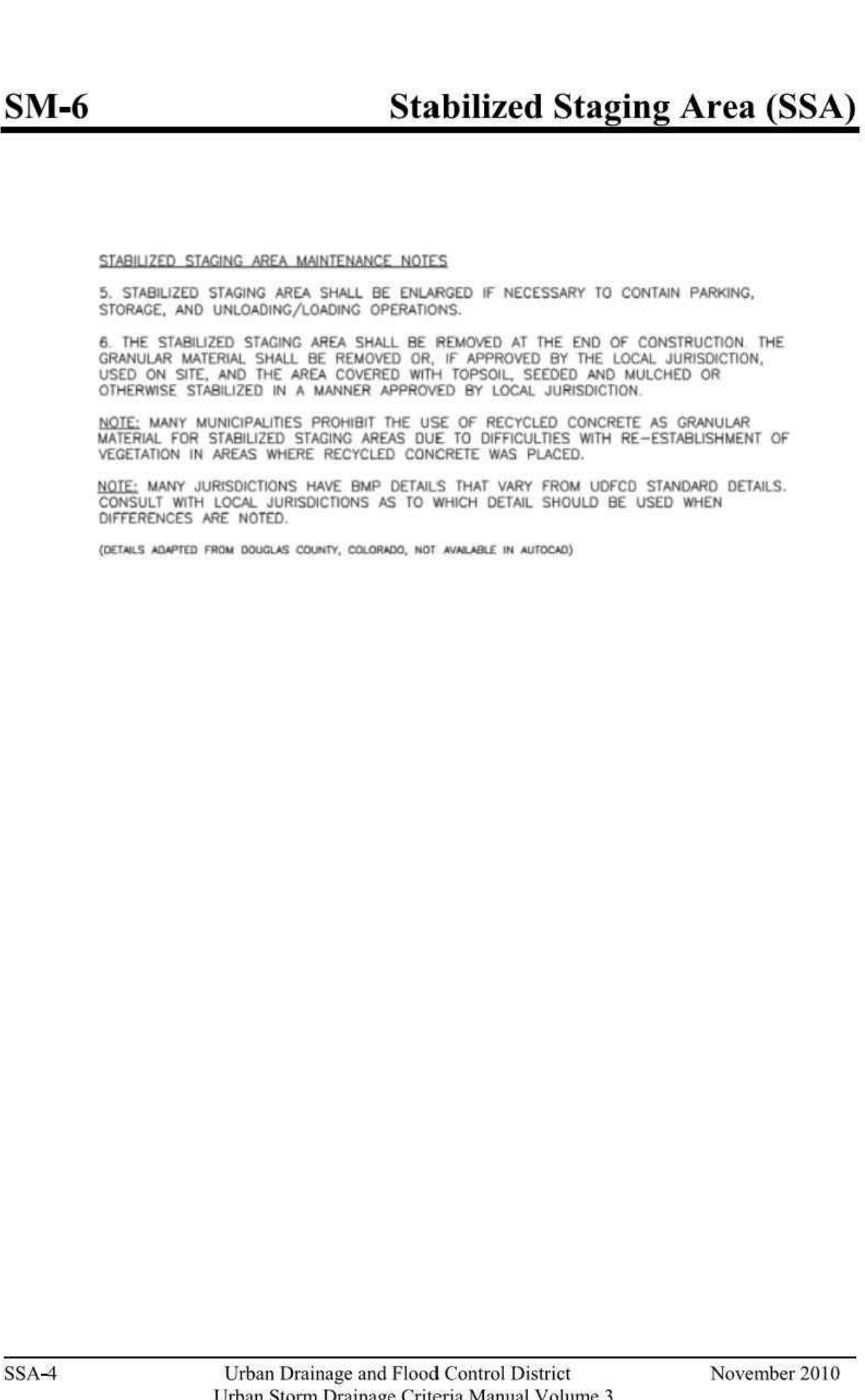
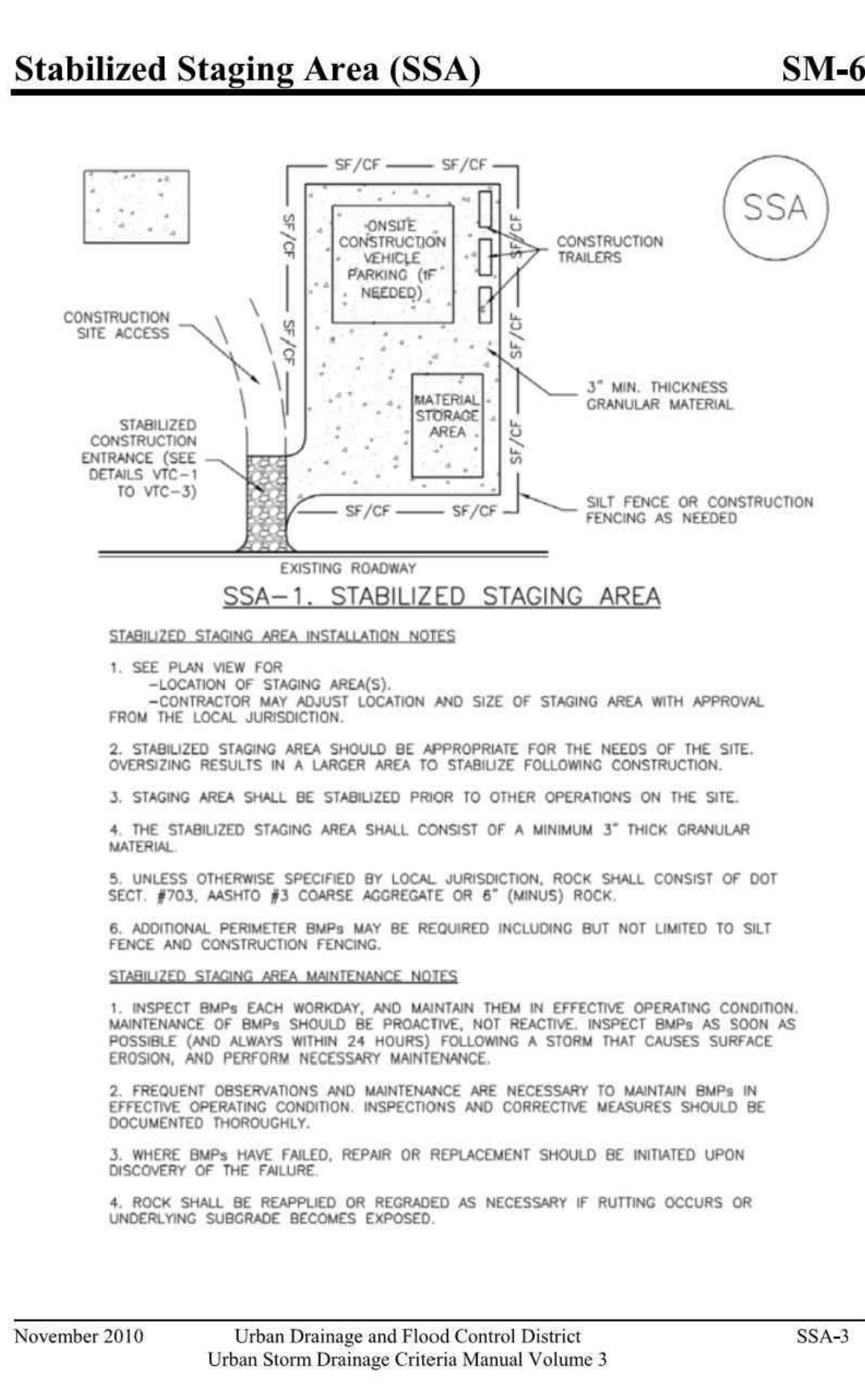
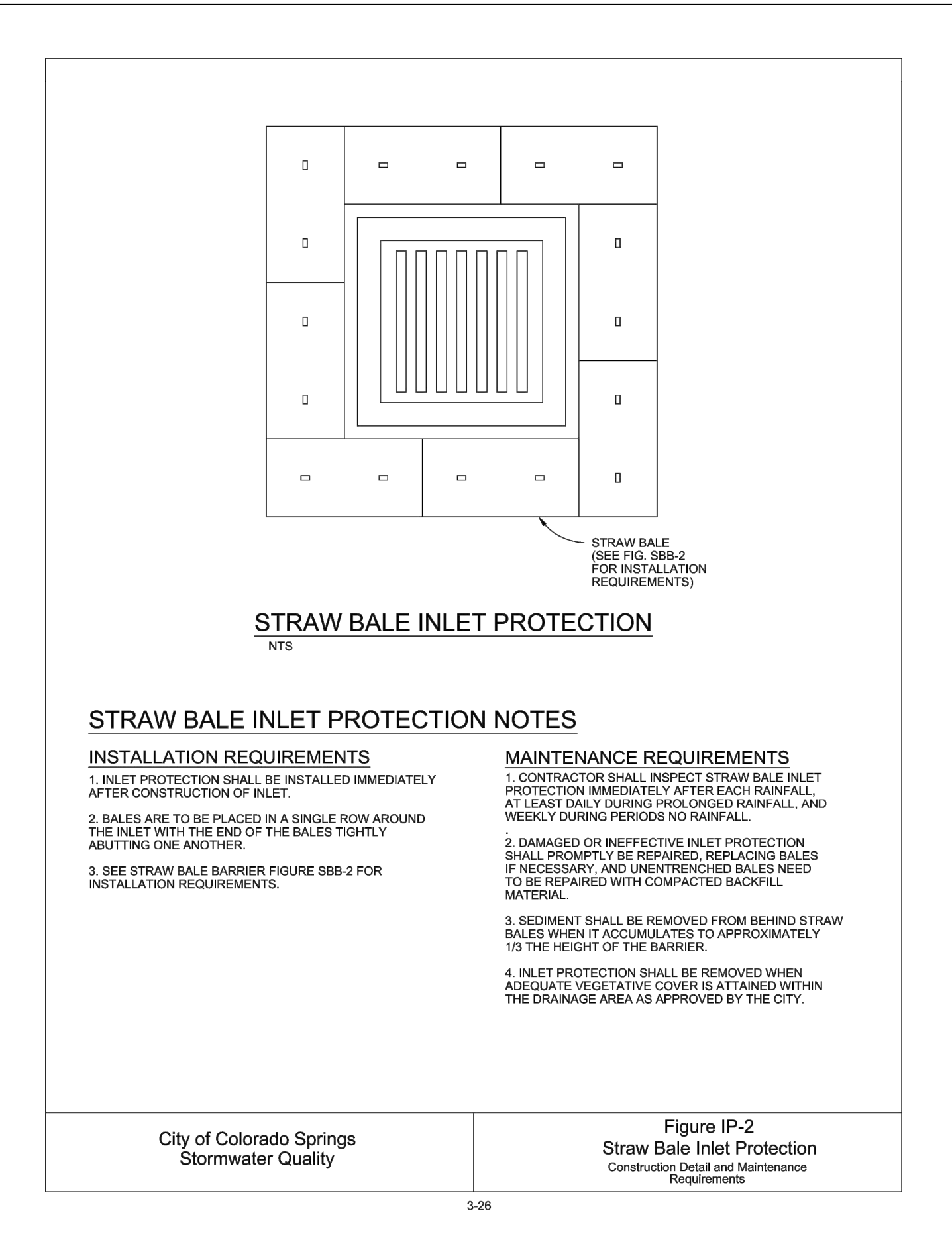
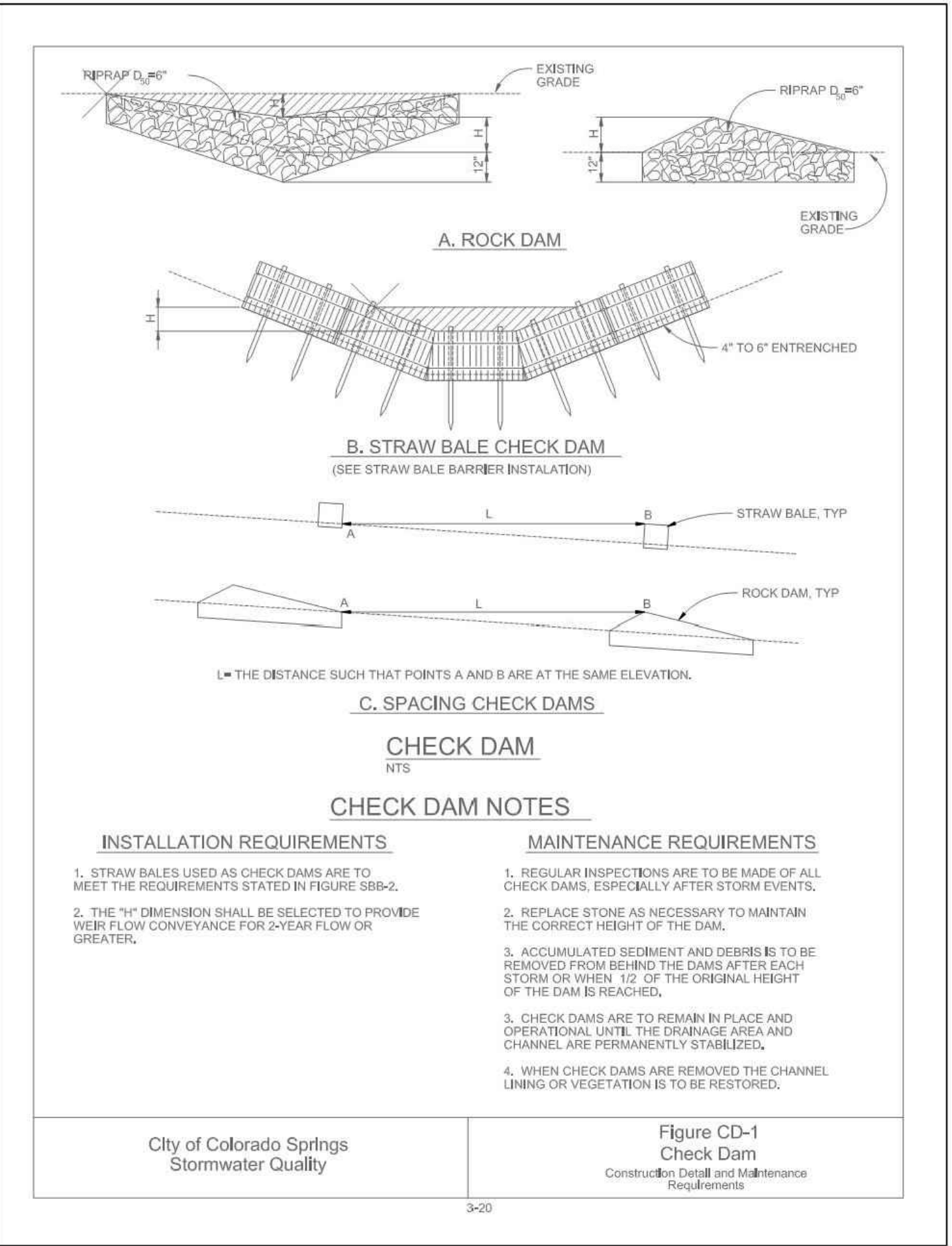
NOTES

1. SEDIMENT CONTROL LOGS MAY BE SUBSTITUTED FOR SILT FENCE AND VICE VERSA.
2. THE SITE IS CURRENTLY SURFACE WITH CONCRETE OR GRAVEL OUTSIDE LANDSCAPING AREAS. THERE IS NO NOTABLE VEGETATION WITHIN THE CONSTRUCTION AREA.



NOTE: OFFSITE CONTOURS SOUTH OF THE SITE ARE SKETCHED IN FROM FIMS AND HAVE NOT BEEN CONFIRMED. FIMS CONTOURS ARE FROM 2011.

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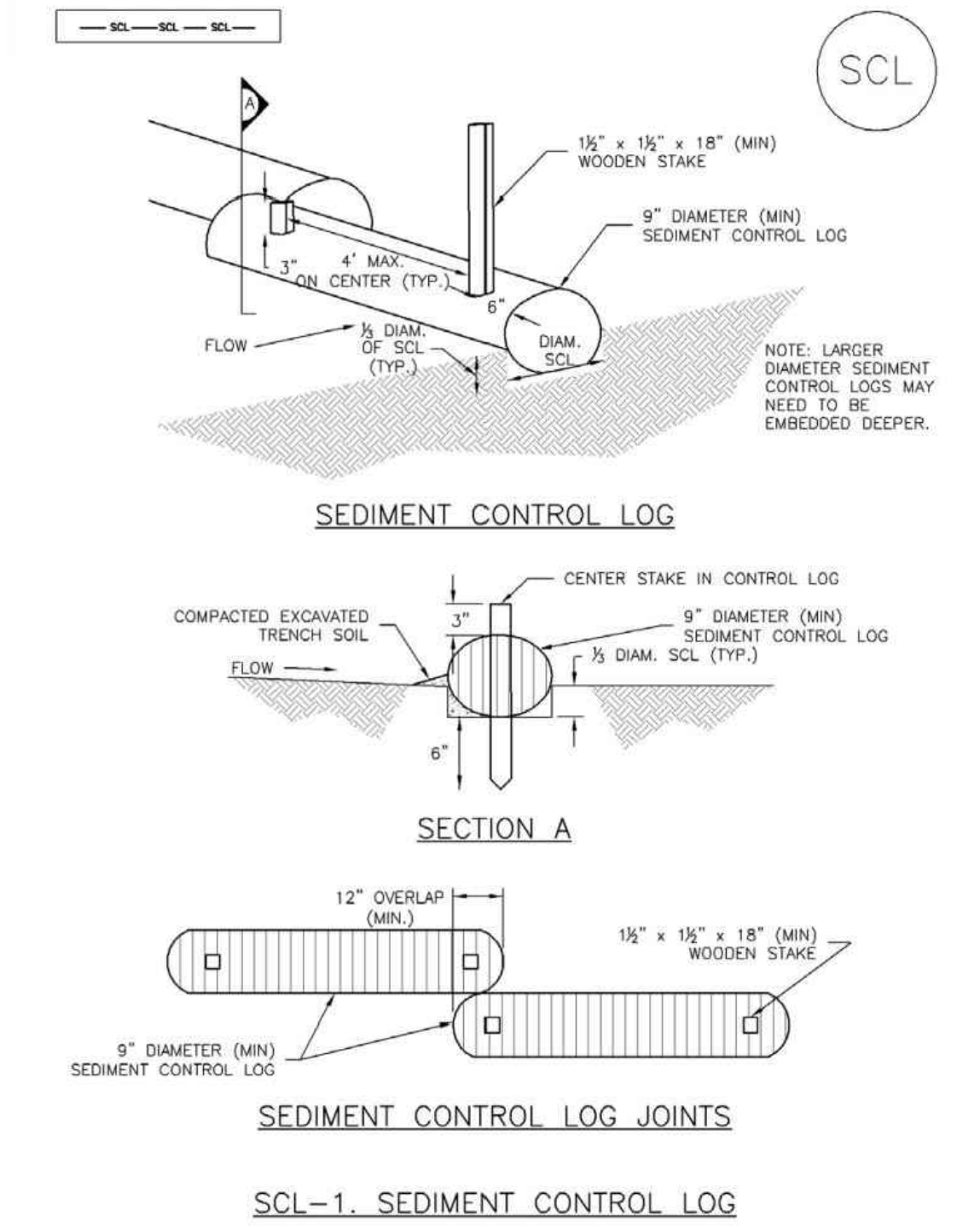
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EROSION CONTROL DETAILS
6/7

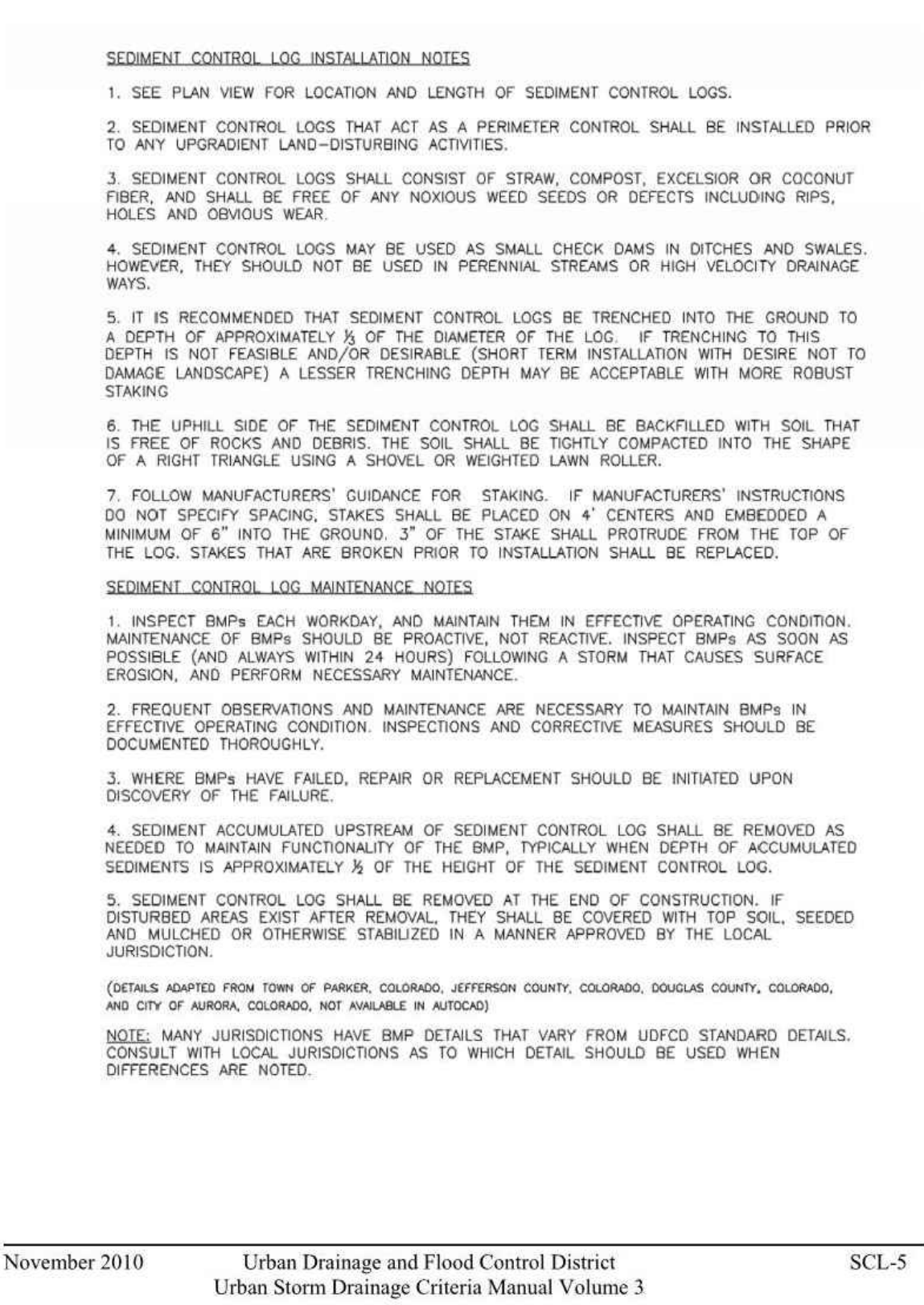
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Sediment Control Log (SCL) SC-2



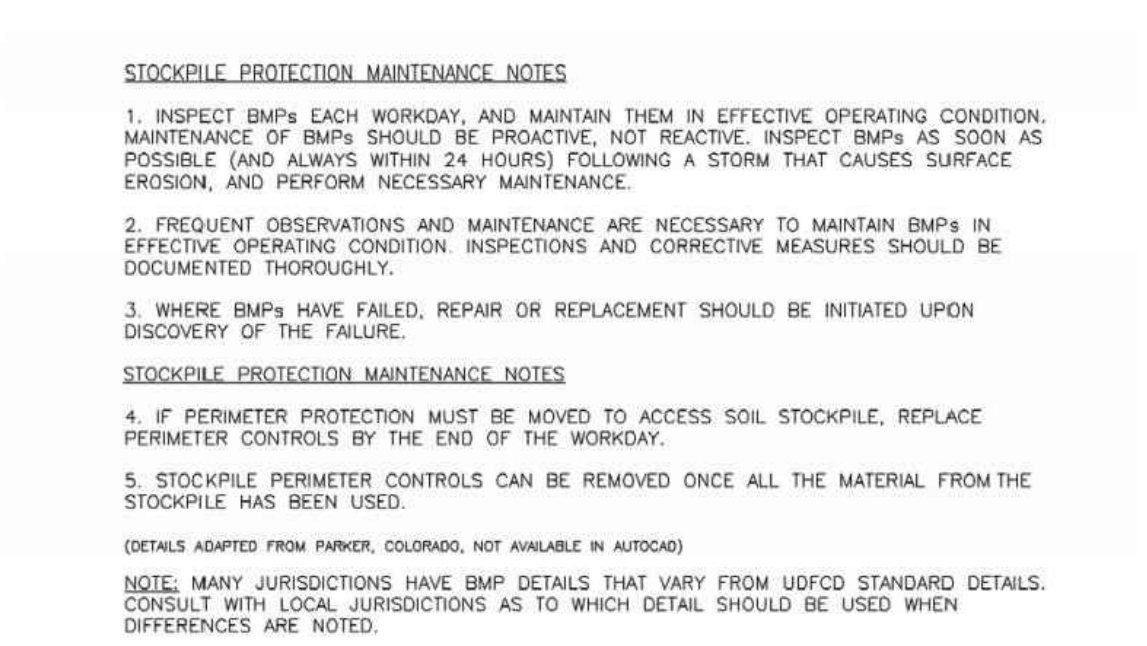
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Sediment Control Log (SCL) SC-2



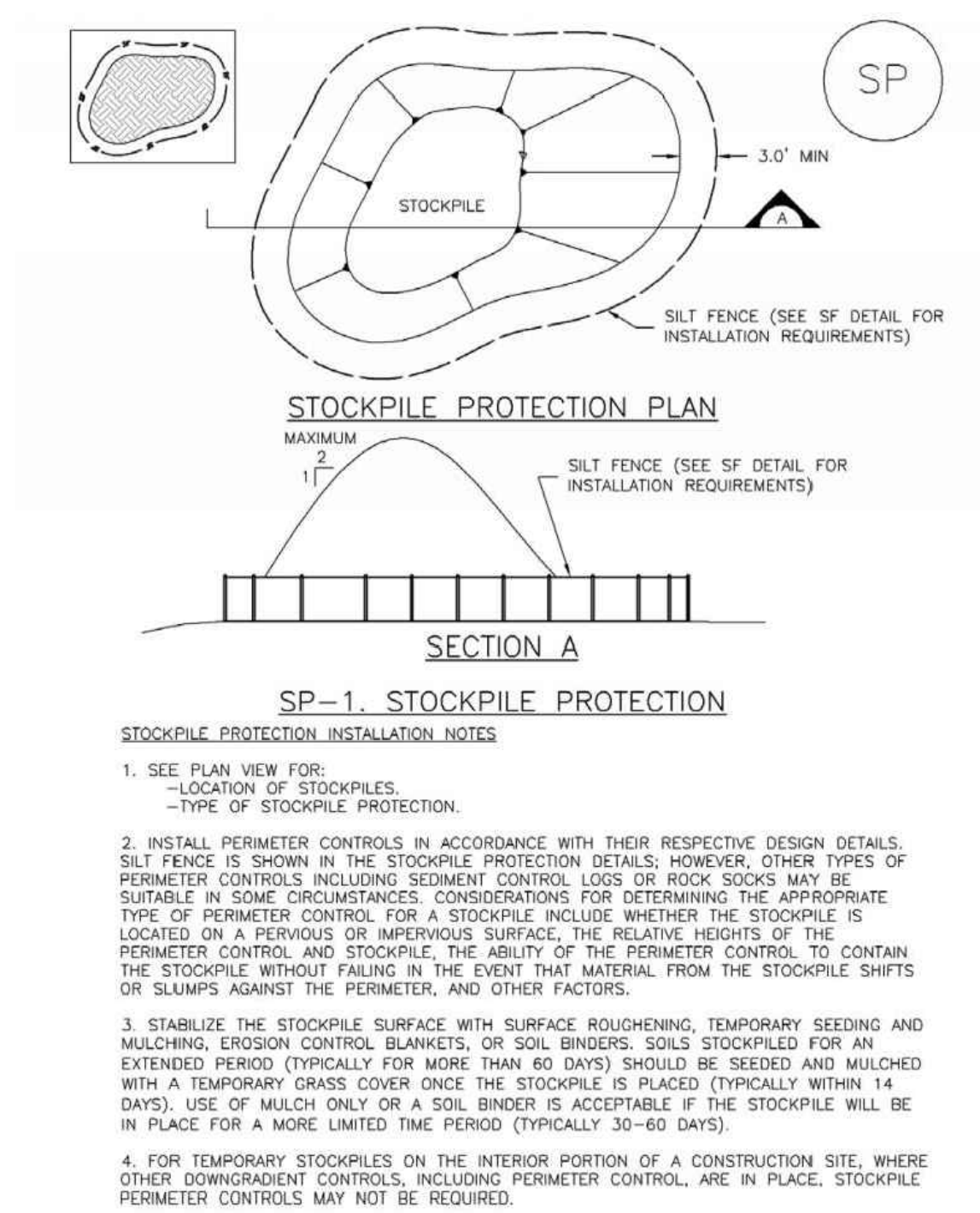
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-5

MM-2 Stockpile Management (SM)

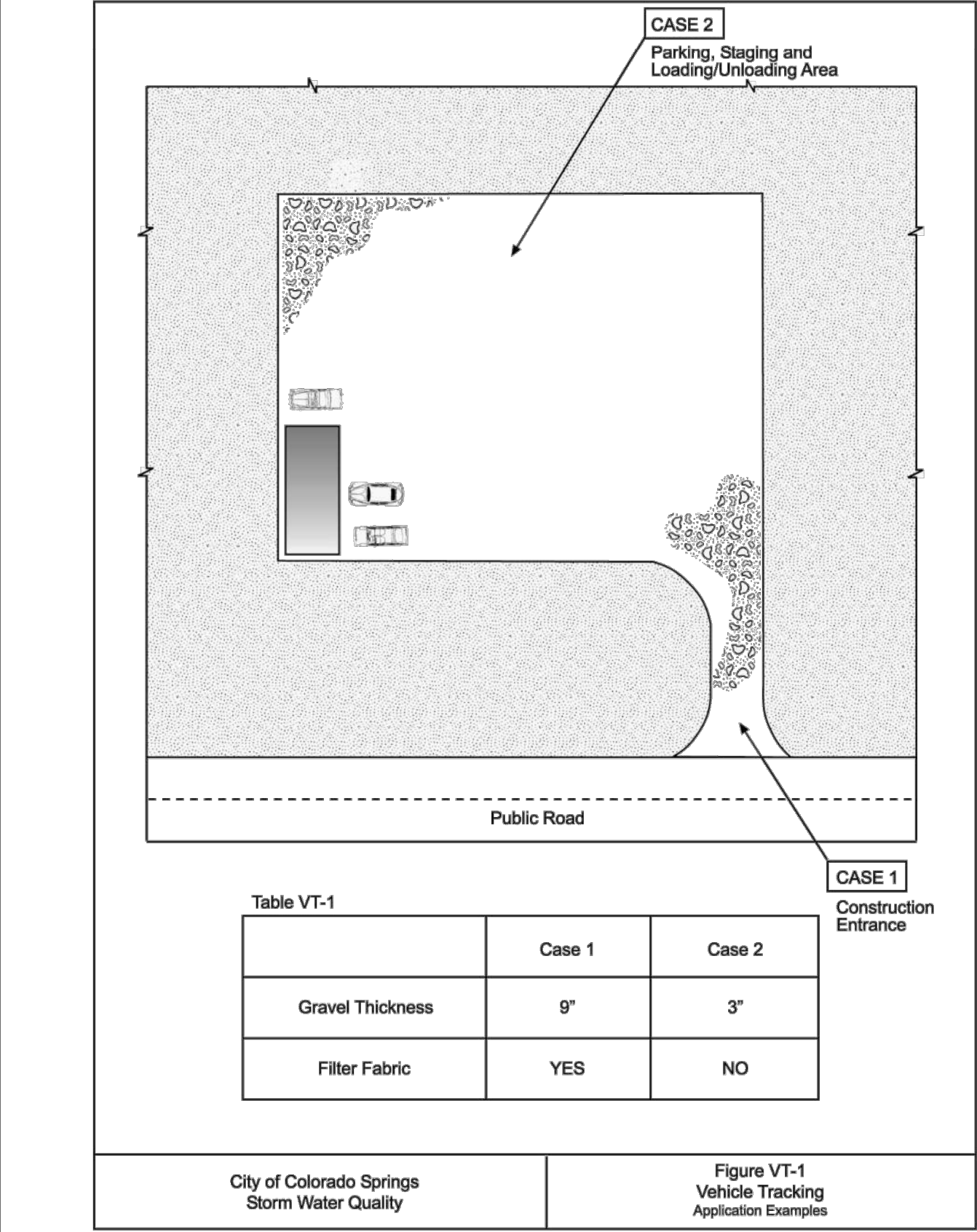


SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

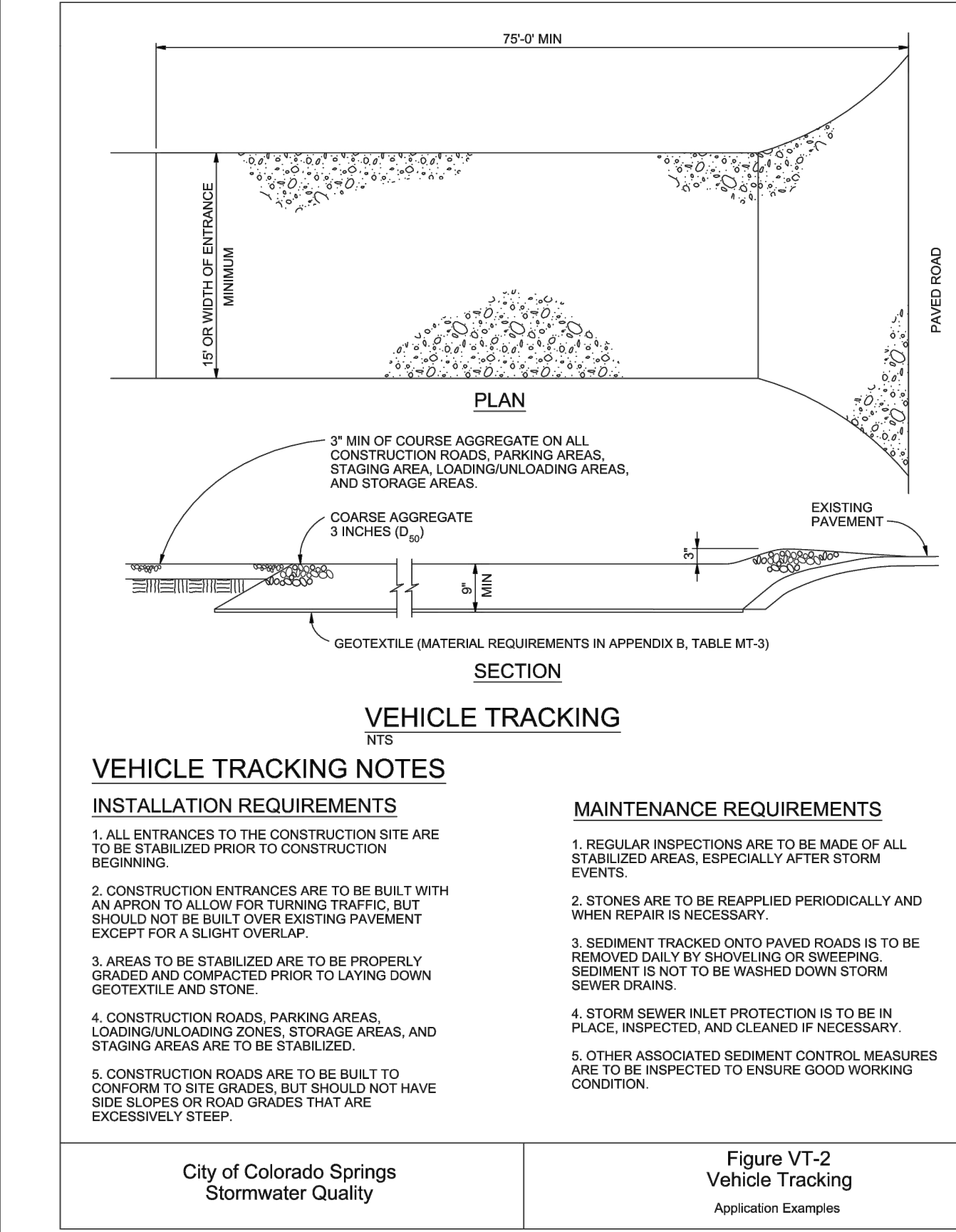
Stockpile Management (SP) MM-2



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



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

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