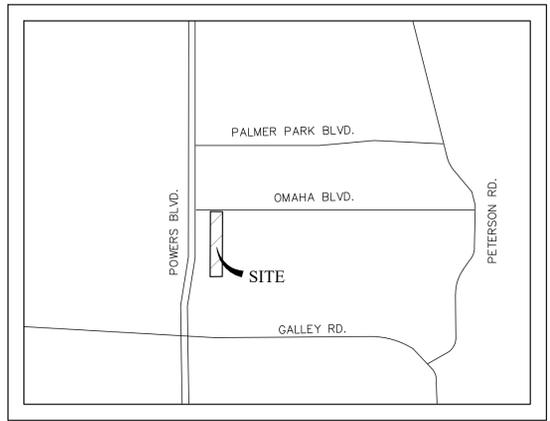


NOTE: ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY LOCATIONS, INVERTS AND SIZES ARE APPROXIMATE ONLY AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. TIE IN POINTS SHALL BE POTHOLED AND LOCATIONS, INVERTS AND SIZES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR 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.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED 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.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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.
- 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT"(33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (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
 WQCD -PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT



VICINITY MAP
N. T.S.

GENERAL NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- BULK GRADING SHALL BE COMPLETED TO A SUBGRADE TOLERANCE OF PLUS OR MINUS 0.2'.
- CONTRACTOR TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND TO BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- 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 (VTC) 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:

- TEMPORARY SEDIMENT CONTROL LOGS & SEEDING,
- VEHICLE TRACKING CONTROL AT THE EXIT POINT OF THE SITE,
- SEDIMENT CONTROL LOGS INSTALLED ALONG THE EXISTING WEST AND EAST PROPERTY BOUNDARIES,
- 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:

- ONCE EVERY 14 DAYS OR
- 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 POINT 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 (NAVDB88) 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.tnesinc.com



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

#	Revisions	
	DESCRIPTION	DATE

DI-7133

A STORAGE PLACE
 5835 OMAHA BLVD.
 COLORADO SPRINGS, CO

SD

DATE	2020/07/01
CHECKED	LD
DRAWN BY	DLF

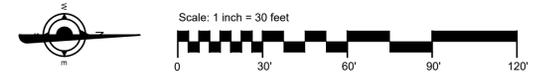
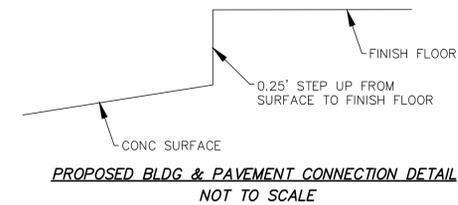
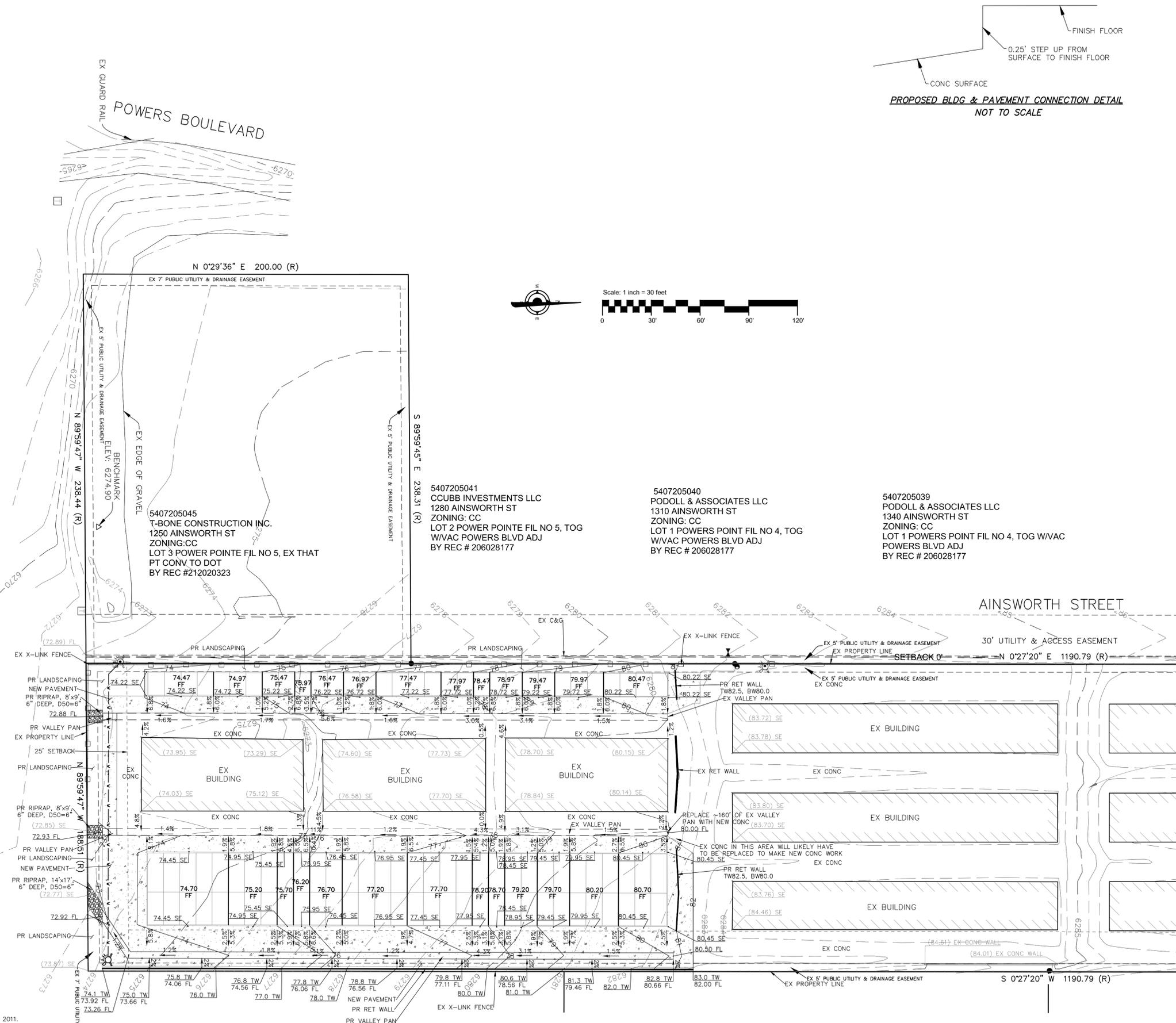
COVER SHEET

1/7

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540720062
BUTLER & PEETZ LLC
0 N POWERS BLVD
ZONING: RM-12
S 1000.0 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 07-14-85 EX TRACT DESC AS FOLS. BEG AT SE COR OF LOT 1 POWERS AND GALLEY PLAZA FIL NO 1, TH S 89°42' E 88.61 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



5407205045
T-BONE CONSTRUCTION INC.
1250 AINSWORTH ST
ZONING: CC
LOT 3 POWER POINTE FIL NO 5, EX THAT
PT CONV TO DOT
BY REC # 212020323

5407205041
CCUBB INVESTMENTS LLC
1280 AINSWORTH ST
ZONING: CC
LOT 2 POWER POINTE FIL NO 5, TOG
W/VAC POWERS BLVD ADJ
BY REC # 206028177

5407205040
PODOLL & ASSOCIATES LLC
1310 AINSWORTH ST
ZONING: CC
LOT 1 POWERS POINT FIL NO 4, TOG
W/VAC POWERS BLVD ADJ
BY REC # 206028177

5407205039
PODOLL & ASSOCIATES LLC
1340 AINSWORTH ST
ZONING: CC
LOT 1 POWERS POINT FIL NO 4, TOG W/VAC
POWERS BLVD ADJ
BY REC # 206028177

721 S. 23RD ST.
COLORADO SPRINGS, CO. 80904
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Design Development
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1310 FORD STREET
COLORADO SPRINGS, CO 80915 (719) 570-1456

Revisions

#	DESCRIPTION	DATE

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.

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

SD

A STORAGE PLACE
5635 OMAHA BLVD.
COLORADO SPRINGS, CO

DATE 2020/07/01
CHECKED LD
DRAWN BY DLF

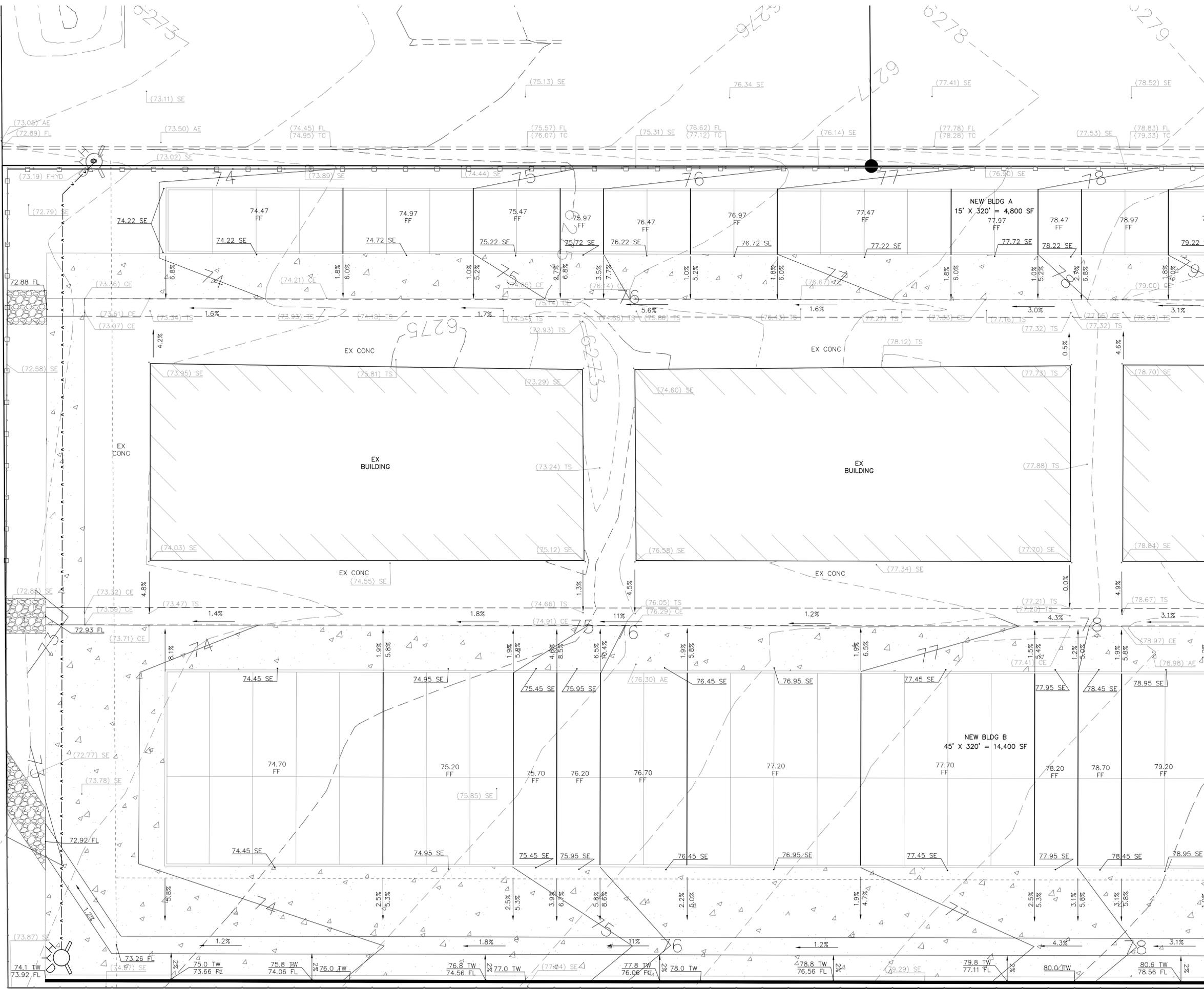
DETAILED GRADING PLAN
2/7

PROJ NO: PPR1933

D1-7133

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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	
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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	



PROJ NO: PPR1933



T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR

Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915 (719) 570-1456

Revisions	
#	DESCRIPTION

DI-7133

A STORAGE PLACE

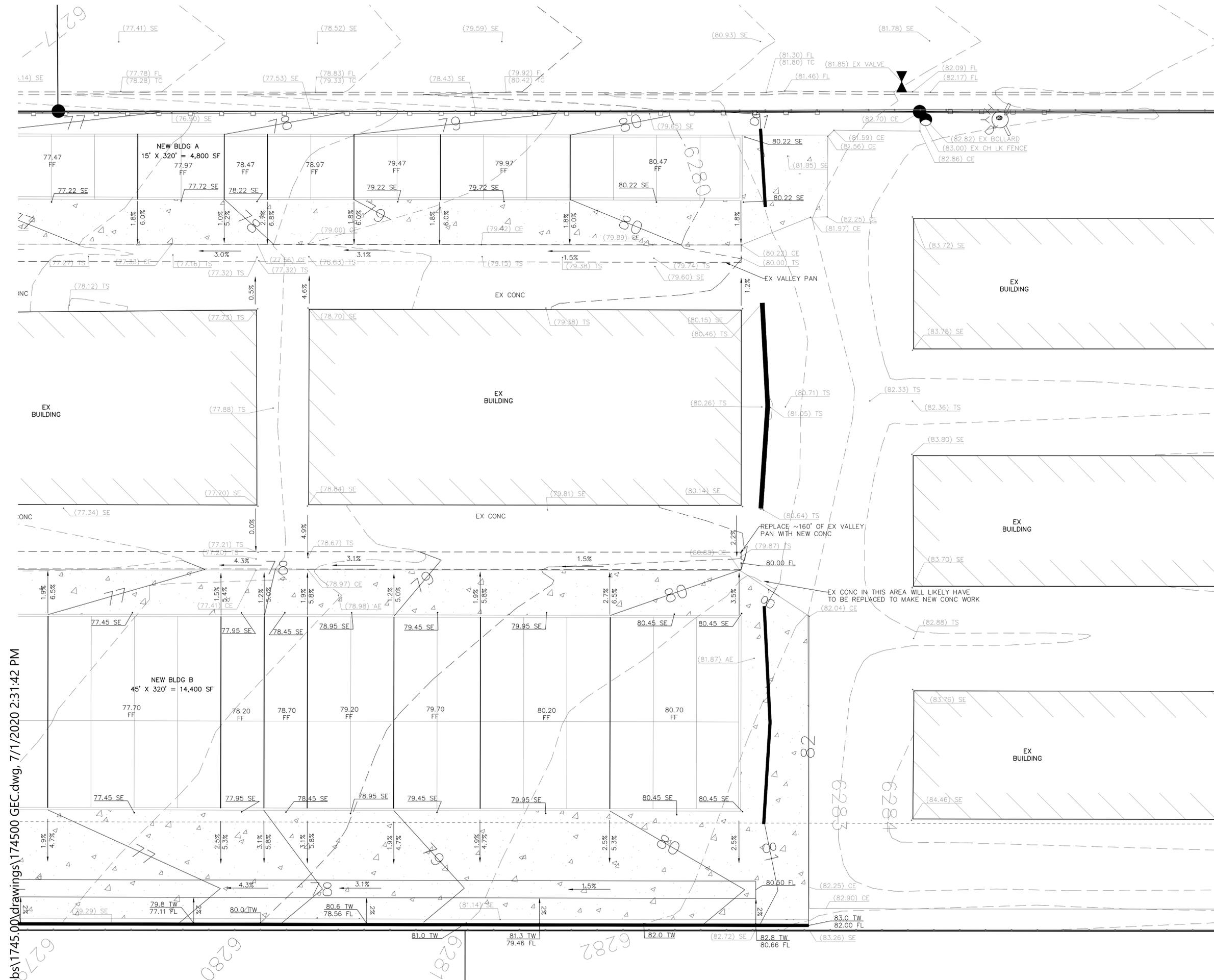
5635 OMAHA BLVD.
COLORADO SPRINGS, CO

SD

DATE 2020/07/01
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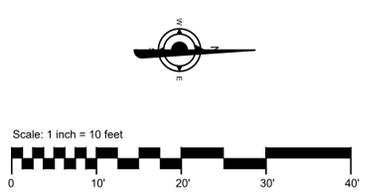
DETAILED GRADING PLAN 3/7

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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



A STORAGE PLACE

5635 OMAHA BLVD.
COLORADO SPRINGS, CO

SD

D1-7133

DATE 2020/07/01
CHECKED LD
DRAWN BY DLF

DETAILED GRADING PLAN 4/7

PROJ NO: PPR1933

Revisions

#	DESCRIPTION	DATE

T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR

Design Development Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915 (719) 570-1456

Terra Nova Engineering, Inc.
Civil Engineering Solutions

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EROSION CONTROL LEGEND

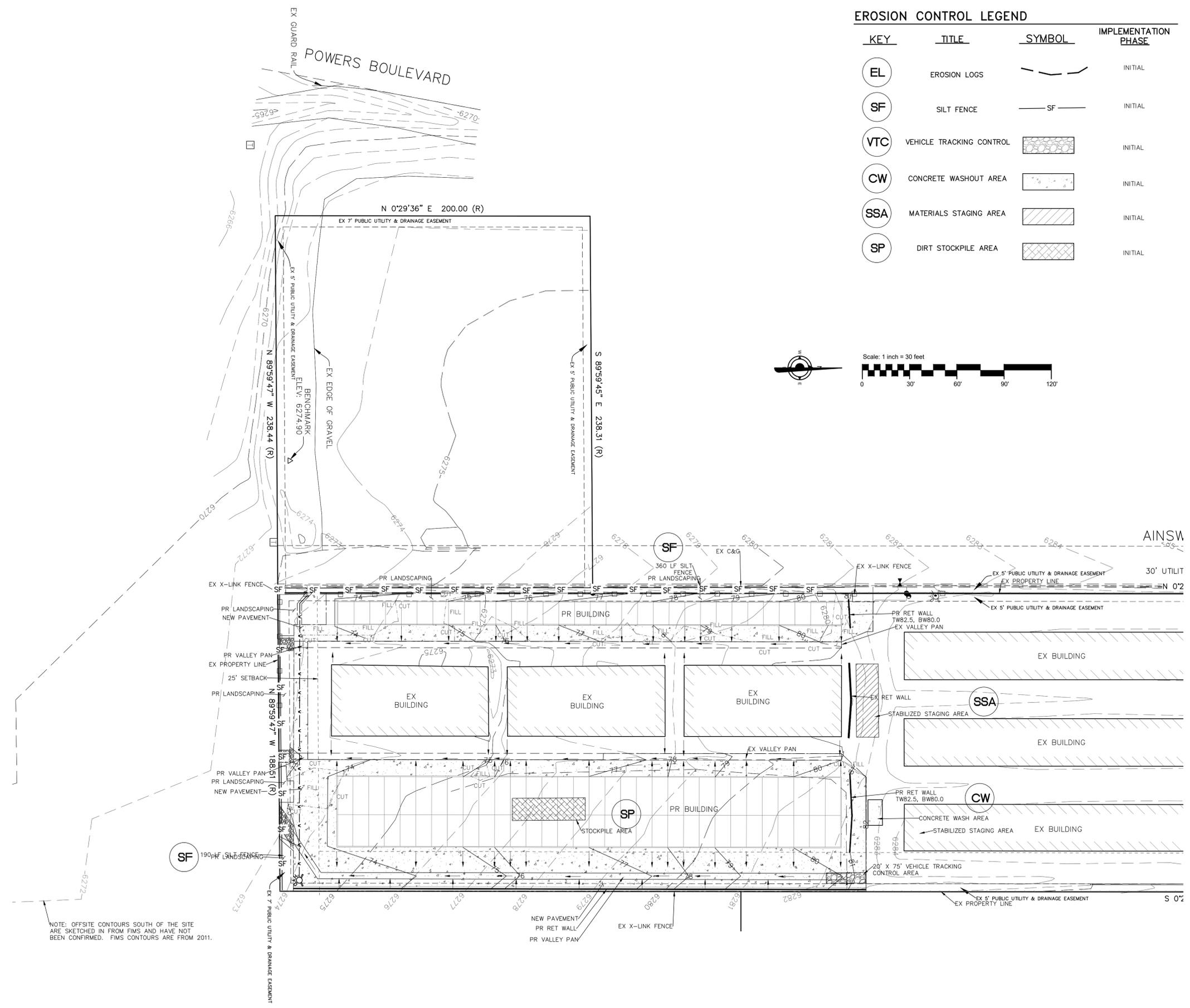
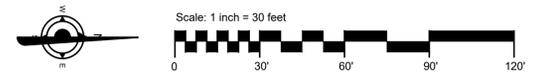
KEY	TITLE	SYMBOL	IMPLEMENTATION PHASE
EL	EROSION LOGS		INITIAL
SF	SILT FENCE		INITIAL
VTC	VEHICLE TRACKING CONTROL		INITIAL
CW	CONCRETE WASHOUT AREA		INITIAL
SSA	MATERIALS STAGING AREA		INITIAL
SP	DIRT STOCKPILE AREA		INITIAL

GRADING LEGEND

EXISTING CONTOURS - MINOR		61.32
EXISTING CONTOURS - MAJOR		61.30
PROPOSED CONTOURS - 1'		31
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.

Revisions	DATE	DESCRIPTION
#		

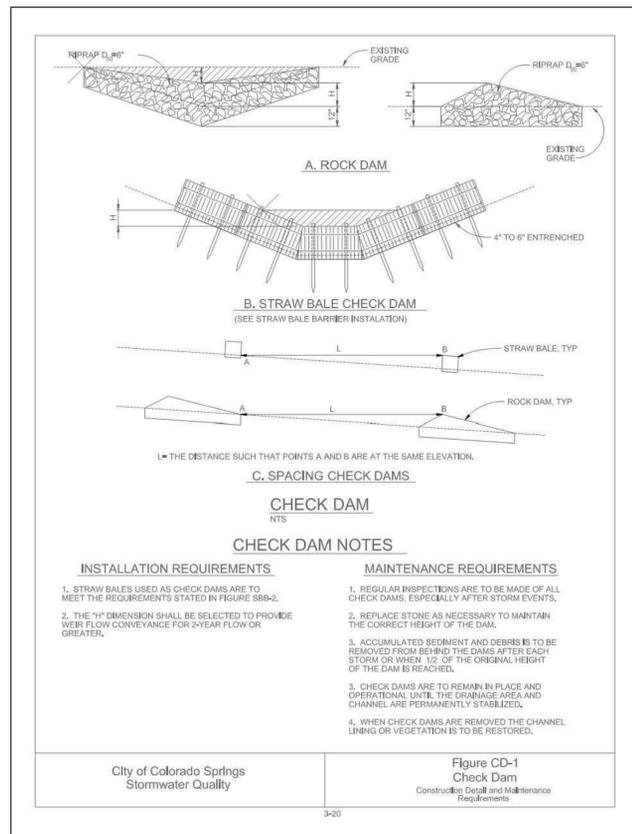
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A STORAGE PLACE

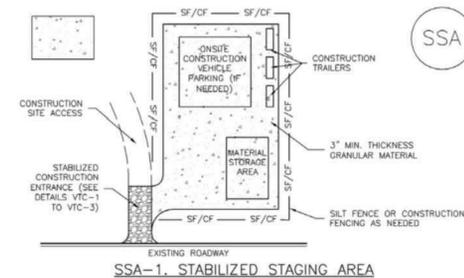
5635 OMAHA BLVD.
 COLORADO SPRINGS, CO

DATE 2020/07/01
 CHECKED LD
 DRAWN BY DLF

EROSION CONTROL PLAN 5/7



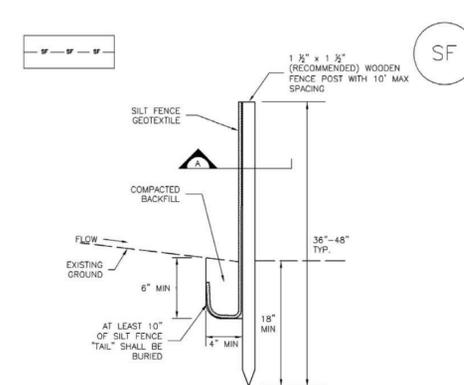
Stabilized Staging Area (SSA) SM-6



- 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, #810, #811, #812, #813, #814, #815, #816, #817, #818, #819, #820, #821, #822, #823, #824, #825, #826, #827, #828, #829, #830, #831, #832, #833, #834, #835, #836, #837, #838, #839, #840, #841, #842, #843, #844, #845, #846, #847, #848, #849, #850, #851, #852, #853, #854, #855, #856, #857, #858, #859, #860, #861, #862, #863, #864, #865, #866, #867, #868, #869, #870, #871, #872, #873, #874, #875, #876, #877, #878, #879, #880, #881, #882, #883, #884, #885, #886, #887, #888, #889, #890, #891, #892, #893, #894, #895, #896, #897, #898, #899, #900, #901, #902, #903, #904, #905, #906, #907, #908, #909, #910, #911, #912, #913, #914, #915, #916, #917, #918, #919, #920, #921, #922, #923, #924, #925, #926, #927, #928, #929, #930, #931, #932, #933, #934, #935, #936, #937, #938, #939, #940, #941, #942, #943, #944, #945, #946, #947, #948, #949, #950, #951, #952, #953, #954, #955, #956, #957, #958, #959, #960, #961, #962, #963, #964, #965, #966, #967, #968, #969, #970, #971, #972, #973, #974, #975, #976, #977, #978, #979, #980, #981, #982, #983, #984, #985, #986, #987, #988, #989, #990, #991, #992, #993, #994, #995, #996, #997, #998, #999, #1000.

- 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.

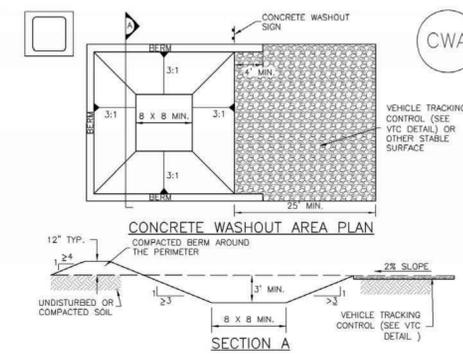
Silt Fence (SF) SC-1



- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
 - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

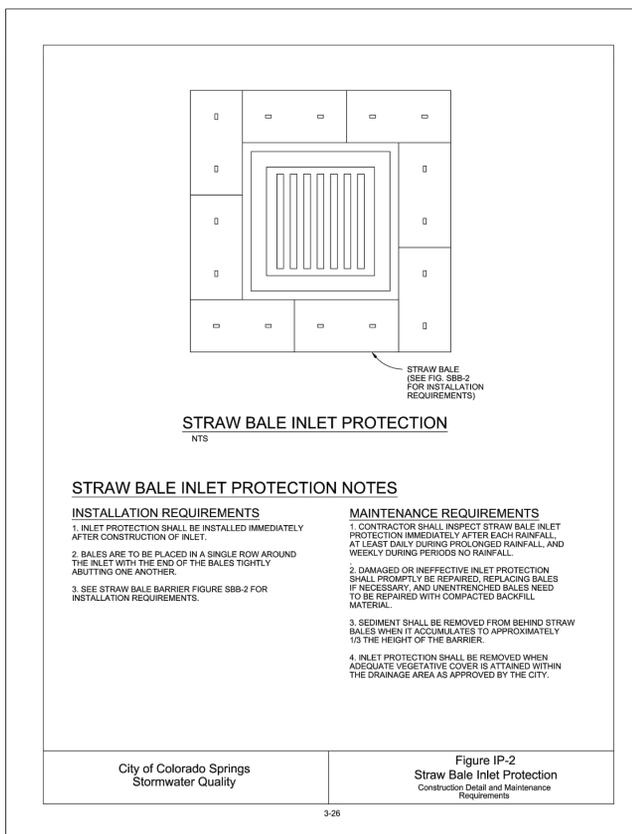
- SILT FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- City of Colorado Springs Stormwater Quality
 Figure SC-1 Silt Fence Construction Details and Maintenance Requirements
 3-20

Concrete Washout Area (CWA) MM-1



- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFESIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

- CWA 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.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - 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 CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- City of Colorado Springs Stormwater Quality
 Figure MM-1 Concrete Washout Area Construction Details and Maintenance Requirements
 3-20



- STRAW BALE INLET PROTECTION NOTES**
- INSTALLATION REQUIREMENTS**
- INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET.
 - BALES ARE TO BE PLACED IN A SINGLE ROW AROUND THE INLET WITH THE END OF THE BALES TIGHTLY ABUTTING ONE ANOTHER.
 - SEE STRAW BALE BARRIER FIGURE SBB-2 FOR INSTALLATION REQUIREMENTS.
- MAINTENANCE REQUIREMENTS**
- CONTRACTOR SHALL INSPECT STRAW BALE INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL. AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.
 - DAMAGED OR INEFFECTIVE INLET PROTECTION SHALL PROMPTLY BE REPAIRED. REPLACING BALES IF NECESSARY, AND UNENTRENCHED BALES NEED TO BE REPAIRED WITH COMPACTED BACKFILL MATERIAL.
 - SEDIMENT SHALL BE REMOVED FROM BEHIND STRAW BALES WHEN IT ACCUMULATES TO APPROXIMATELY 1/2 THE HEIGHT OF THE BARRIER.
 - INLET PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED WITHIN THE DRAINAGE AREA AS APPROVED BY THE CITY.

Stabilized Staging Area (SSA) SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
 - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

- 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- City of Colorado Springs Stormwater Quality
 Figure SM-6 Stabilized Staging Area Construction Details and Maintenance Requirements
 3-20

Silt Fence (SF) SC-1

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
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 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

- SILT 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.
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 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- City of Colorado Springs Stormwater Quality
 Figure SC-1 Silt Fence Construction Details and Maintenance Requirements
 3-20

Concrete Washout Area (CWA) MM-1

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFESIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

- CWA MAINTENANCE NOTES**
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 - 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.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - 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 CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- City of Colorado Springs Stormwater Quality
 Figure MM-1 Concrete Washout Area Construction Details and Maintenance Requirements
 3-20

T-BONE
 CONSTRUCTION, INC.
 GENERAL CONTRACTOR

Design Development Consultants @
 1310 FORD STREET
 COLORADO SPRINGS, CO 80915 (719) 570-1456

#	DESCRIPTION	DATE	Revisions

DI-7133

A STORAGE PLACE
 5635 OMAHA BLVD.
 COLORADO SPRINGS, CO

SD

DATE	2020/07/01
CHECKED	LD
DRAWN BY	JF

EROSION CONTROL DETAILS 6/7

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Design Development
Consultants @
1310 FORD STREET
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(719) 570-1456

#	DESCRIPTION	DATE	
		REVISIONS	

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A STORAGE PLACE

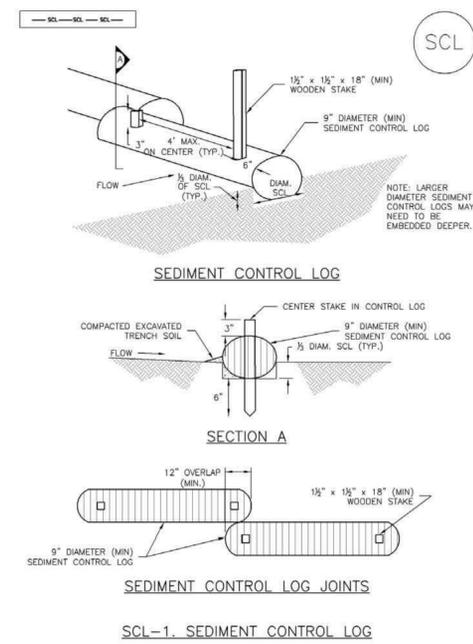
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7/7

Sediment Control Log (SCL) SC-2



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Sediment Control Log (SCL) SC-2

- SEDIMENT CONTROL LOG INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
 - SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADING LAND-DISTURBING ACTIVITIES.
 - SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 - SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.
 - IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/2 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING.
 - THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAMM ROLLER.
 - FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.
- SEDIMENT CONTROL LOG 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.
 - SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 - SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TERRY OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- 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.

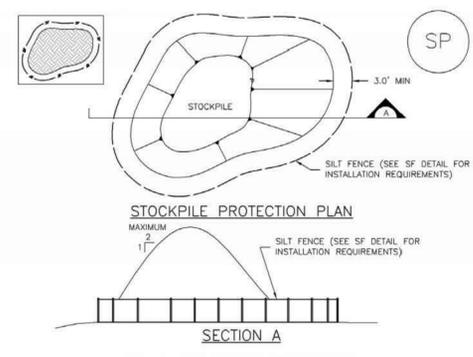
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MM-2 Stockpile Management (SM)

- STOCKPILE PROTECTION 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.
 - IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
 - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- 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.

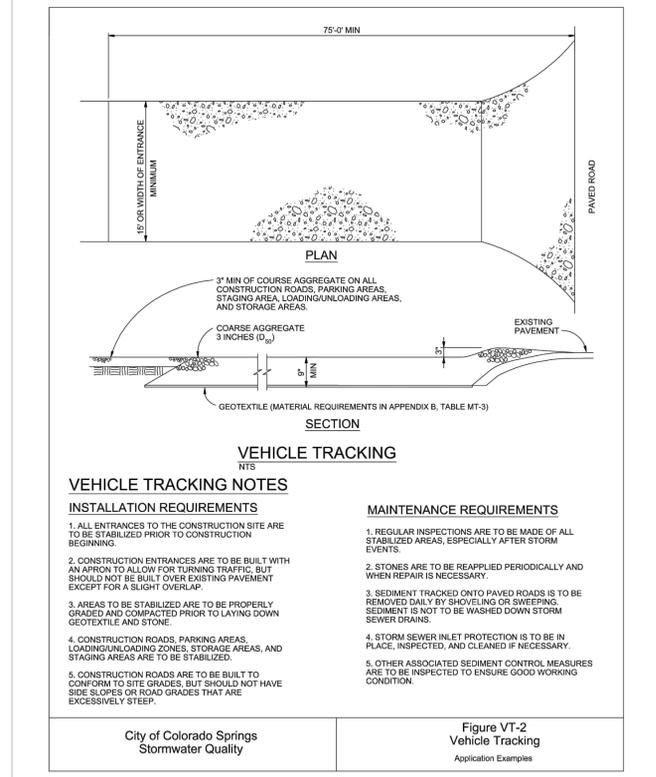
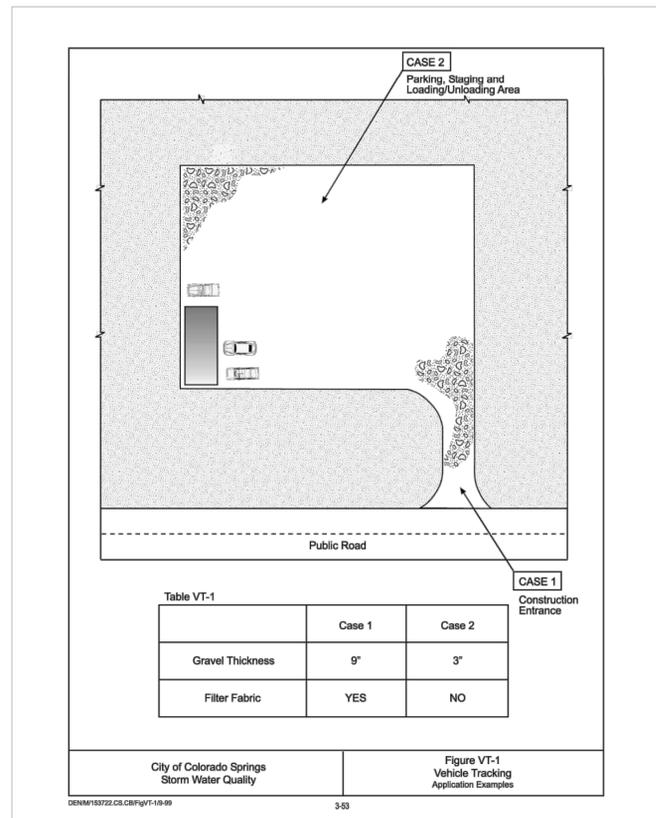
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MM-2 Stockpile Management (SP)



- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF STOCKPILES.
-TYPE OF STOCKPILE PROTECTION.
 - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
 - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
 - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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City of Colorado Springs Stormwater Quality Figure VT-2 Vehicle Tracking Application Examples 3-54