

CLAREMONT BUSINESS PARK 2 FILING NO. 2 COUNTY OF EL PASO, STATE OF COLORADO GRADING AND EROSION CONTROL PLANS

FEBRUARY 2022

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 PERMITEE 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 ENTECH ENGINEERING, INC. ON SEPTEMBER 13, 2021 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
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

BENCHMARKS:

- BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE.
ELEVATION = 6372.26' PLAT AVE.
- CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD
ELEVATION = 6372.26'

BASIS OF BEARINGS

CHORD OF THE WESTERLY LINE OF LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. LLEGBLGE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E. A DISTANCE OF 218.26 FEET.

STANDARD CONSTRUCTION NOTES FOR EL PASO COUNTY:

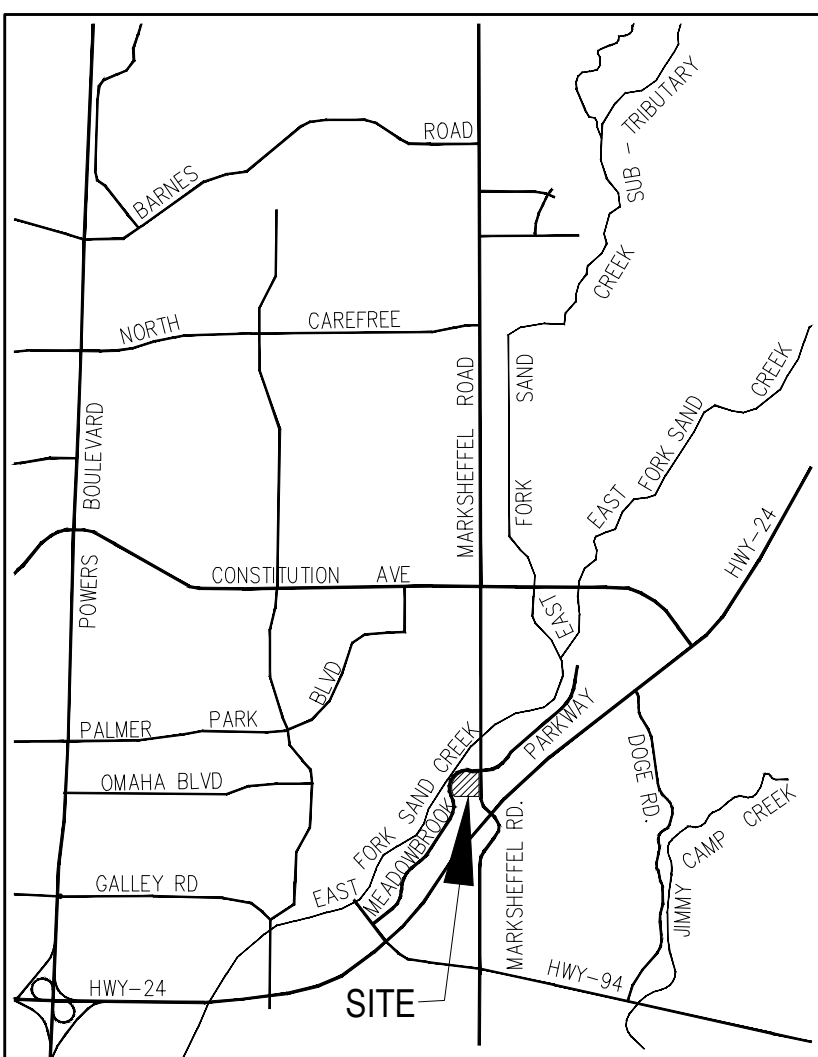
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO SPRINGS.
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIME INCLUDING THE FOLLOWING:
3.1 EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
3.2 CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
3.3 COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
3.4 CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITION BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE 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 PCD INSPECTIONS STAFF.
- IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQCP), US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE CONSTRUCTION SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRE BY EL PASO COUNTY DPW INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OF 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY TO DEVELOPERS RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD.
- CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIP SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AN PAVEMENT.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

ADDITIONAL NOTES:

- STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.
- THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
- TEMPORARY SEDIMENT TRAP LOCATIONS WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
- EXISTING SITE TERRAIN GENERALLY SLOPES FROM NORTH TO SOUTHWEST AT GRADE RATES THAT VARY BETWEEN 1% TO 2:1.
- THERE ARE NO BATCH PLANTS ON SITE.
- AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION SHALL BE SEEDED AND/OR MULCHED.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA 100 YEAR FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0754G, EFFECTIVE DATE DECEMBER 7, 2018. NO DEVELOPMENT IS LOCATED WITHIN THE FLOODPLAIN.

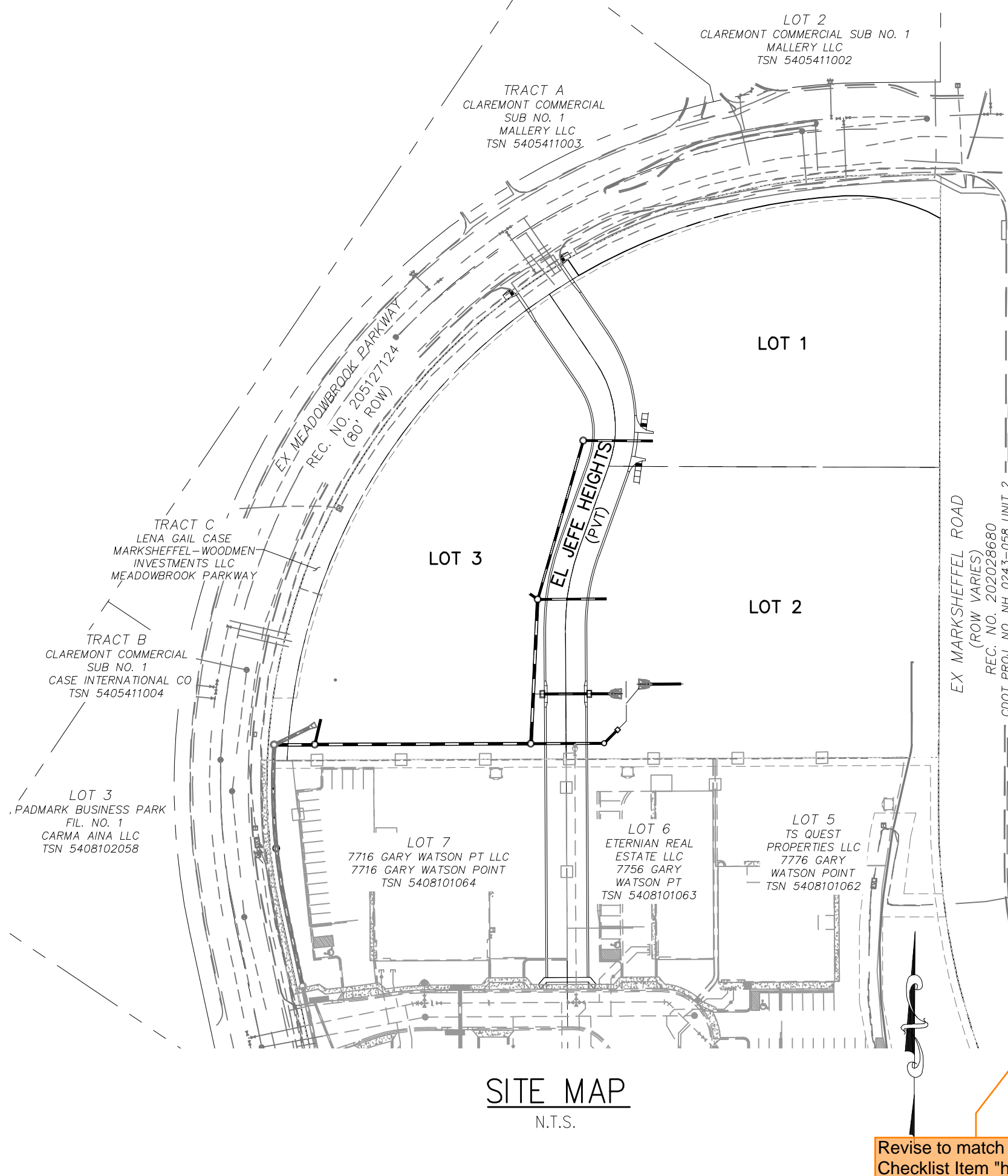
EXISTING VEGETATION:

THE SITE IS SPARSLEY VEGETATED WITH GROUND COVER CONSISTING OF NATIVE PRAIRIE GRASSES AND SHRUBS RANGING IN DENSITY FROM MODERATE TO GOOD. NO OTHER NOTABLE VEGETATION EXISTS. THE PROPOSED DEVELOPMENT WILL CONSIST OF AN ASPHALT PARKING AREA, AN OFFICE/WAREHOUSE BUILDING, CRUSHED ASPHALT STORAGE AREA AND AN ACCESS ROAD. FOR LOCATIONS OUTSIDE OF THESE AREAS, THE GROUND SHOULD BE RESEEDED PER EPC CRITERIA AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE VEGETATION SHOULD BE VISUALLY INSPECTED TO EXCEED THE AMOUNT OF VEGETATION THAT EXISTS IN NON-DISTURBED AREAS AROUND THE SITE.



Revise to match GEC Checklist item 'ff'

VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

Revise to match GEC Checklist item 'hh'

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS.

BRIAN ZUREK, MANAGING PARTNER	DATE
DOUBLETREE VENTURES	
ADDRESS: 106 S. KYRENE RD, CHANDLER, AZ 85226	

EL PASO COUNTY:

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, DIMENSIONS, 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.

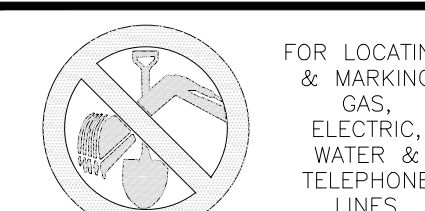
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

COUNTY ENGINEER / ECM ADMINISTRATOR DATE

VR-23-003

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	INITIAL GRADING & EROSION CONTROL PLAN
SHEET 3	INTERIM GRADING & EROSION CONTROL PLAN
SHEET 4	FINAL GRADING & EROSION CONTROL PLAN
SHEET 5	GEC DETAILS
SHEET 6	GEC DETAILS



FOR BURIED UTILITY INFORMATION
88 HRS BEFORE YOU DIG
CALL 1-800-922-1987

CLAREMONT BUSINESS PARK 2 FIL. NO. 2
 GRADING AND EROSION CONTROL PLANS
 PROJECT NO. 10-020
 SCALE: HORIZONTAL: N/A
 DESIGNED BY: GW
 DRAWN BY: CLP
 CHECKED BY: VAS
 DATE: 2/27/23
 SHEET 1 OF 6
 GEC01
 212 N. WAHATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5468
CIVIL CONSULTANTS, INC.
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
 VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160
 REVISIONS: NO. DATE: BY: DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPAREER OF THESE PLANS.

CAUTION

NARRATIVE NOTES:

1. LOCATION OF STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. ALL STOCKPILES SHALL REMAIN WITHIN THE CONSTRUCTION BOUNDARIES AS INDICATED ON THE SITE MAP.
2. THE EXACT LOCATION FOR THE STABILIZED STAGING AREA, STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. PLAN SHALL BE UPDATED BY CONTRACTOR UPON DETERMINATION OF EXACT LOCATION.
3. FINAL STABILIZATION SHALL BE COMPLETED AT THE END OF THE CONSTRUCTION ACTIVITIES. ALL AREAS DISTURBED WITHIN THE CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE AREA SHALL BE RESEEDED WITH NATIVE SEEDING.
4. EROSION CONTROL BLANKET SHALL BE USED ON SLOPES GREATER THAN 4:1.
5. REFER TO CLAREMONT BUSINESS PARK 2 FIL. NO. 2 CONSTRUCTION PLANS BY M&S CIVIL CONSULTANTS FOR ADDITIONAL DETAIL.

ADDITIONAL NOTES:

1. THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
2. LOCATIONS OF ALL NON-STRUCTURAL CONTROL MEASURES. NONSTRUCTURAL CONTROLS (LIKE STREET SWEEPING) WITHOUT A SPECIFIC LOCATION MAY BE DESCRIBED USING NOTES.
3. PROPOSED SLOPES SHALL BE 4:1 OR GREATER, UNLESS OTHERWISE NOTED OR SHOWN ON PLANS.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT AND KEEP A COPY ONSITE DURING ALL EARTHWORK OPERATIONS.
5. TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EPC STANDARDS SPECIFICATIONS.
6. NO ASPHALT / CONCRETE BATCH PLANTS WILL BE UTILIZED ONSITE.

VEGETATION:

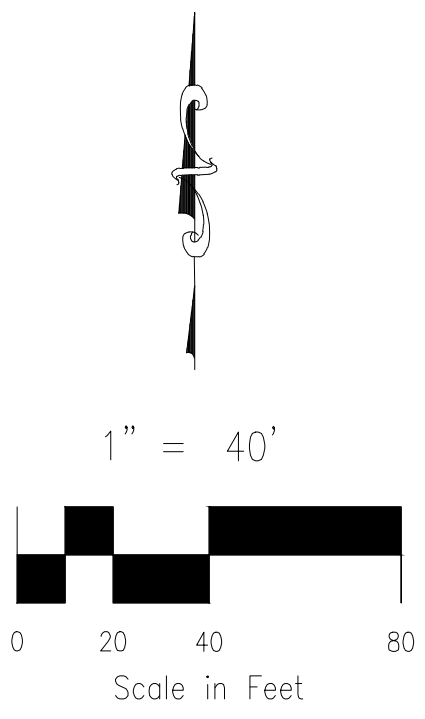
EXISTING VEGETATION: PLANTED GRASSES AFTER SEEDING FROM OVERLOT GRADING ACTIVITIES.

TEMPORARY NON-STRUCTURAL PRACTICES:

TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EL PASO COUNTY (EPC) STANDARDS.

LEGEND:

- 6320 — EXISTING MAJOR CONTOUR
- 6318 — EXISTING MINOR CONTOUR
- - - - FILING BOUNDARY LINE
- - - - EXISTING PROPERTY LINE
- - - - LIMIT OF DISTURBANCE/CONST FENCING /BOUNDARY
- SF S SILT FENCE
- L.P./H.P. LOW POINT/HIGH POINT
- 3:1 EX FLOW DIRECTION & SLOPE
- ← EXISTING FLOW DIRECTION ARROW
- VTC VEHICLE TRACKING CONTROL
- SS SWEEPING AT THIS LOCATION WHEN WORK IS BEING CONDUCTED

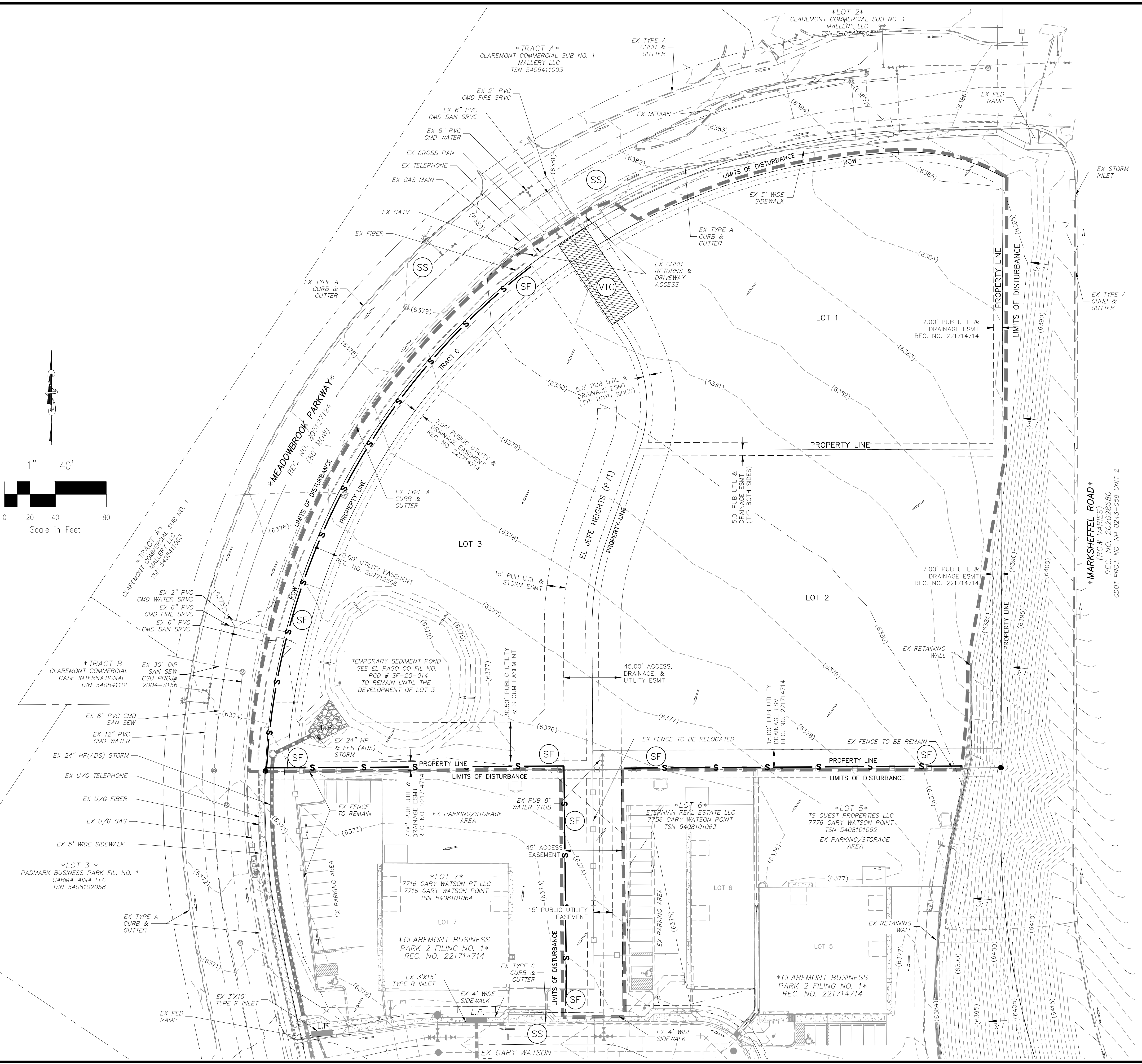


Update to "VR233"

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

EL PASO COUNTY FILE NO. PPR-23-xxx



CLAREMONT BUSINESS PARK 2 FIL. NO. 2
INITIAL GRADING AND EROSION CONTROL PLANS

PROJECT NO. 10-020	SCALE: HORIZONTAL: 1"=40'	DATE: 2/27/23
DESIGNED BY: GW	CHECKED BY: VAS	
DRAWN BY: CLP		
		SHEET 2 OF 6
		GE002

2120 N. WABATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.955.5465

M&S CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPAREY OF THESE PLANS.

CAUTION

File: 0:\10020A-CBP-Dunkin Donuts\Const Dwg\Grading\GE002.dwg Plotstamp: 3/1/2023 4:06 PM

LEGEND:

- 6920 --- EXISTING MAJOR CONTOUR
- 6918 --- EXISTING MINOR CONTOUR
- 6920 --- PROPOSED MAJOR CONTOUR
- 6918 --- PROPOSED MINOR CONTOUR
- FILING BOUNDARY LINE
- EXISTING PROPERTY LINE
- LIMIT OF DISTURBANCE/CONST BOUNDARY
- PROPOSED STORM SEWER

(SF) S SILT FENCE

L.P./H.P. LOW POINT/HIGH POINT
2:1 FLOW DIRECTION & SLOPE

← FLOW DIRECTION ARROW/
EMERGENCY OVERFLOW

→ EXISTING FLOW DIRECTION ARROW

(VTC) VEHICLE TRACKING CONTROL

(CWA) CONCRETE WASH-OUT AREA

(TSB) TEMPORARY SEDIMENT BASIN

(IP) INLET PROTECTION

(CIP) CULVERT INLET PROTECTION

(CD) CHECK DAM

(ECB) EROSION CONTROL BLANKET
(INITIAL PHASE - TEMP EROSION CONTROL BLANKET SHALL REMAIN UNTIL FINAL STABILIZATION.)

(SP) STOCK PILE MANAGEMENT

These are not shown on plan anywhere. Please indicate locations

SEDIMENT BASIN TABLE

SEDIMENT BASIN NO.	UPSTREAM DRAINAGE AREA AC.	BASIN WIDTH FT.	BASIN LENGTH FT.	ANTIC. MAX WATER HT FT.	REQ'D VOLUME C.F.	SPILLWAY LENGTH FT.	HOLE DIA. IN.	ROWS OF HOLES IN STANDPIPE
SB1	1.3	21	42	3	16,818	3	13/16	1
SB2	2	21	42	3	16,818	3	13/16	1
SB3	2	21	42	3	16,818	3	13/16	1

NARRATIVE NOTES:

- LOCATION OF STOCKPILES SHALL BE DETERMINED BY CONTRACTOR. ALL STOCKPILES SHALL REMAIN WITHIN THE CONSTRUCTION BOUNDARIES AS INDICATED ON THE SITE MAP.
- THE EXACT LOCATION FOR THE STABILIZED STAGING AREA, STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. PLAN SHALL BE UPDATED BY CONTRACTOR UPON DETERMINATION OF EXACT LOCATION.
- FINAL STABILIZATION SHALL BE COMPLETED AT THE END OF THE CONSTRUCTION ACTIVITIES. ALL AREAS DISTURBED WITHIN THE CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE AREA SHALL BE RESEEDING WITH NATIVE SEEDING.
- EROSION CONTROL BLANKET SHALL BE USED ON SLOPES GREATER THAN 4:1.
- REFER TO CLAREMONT BUSINESS PARK 2 FIL. NO. 2 CONSTRUCTION PLANS BY M&S CIVIL CONSULTANTS FOR ADDITIONAL DETAIL.

ADDITIONAL NOTES:

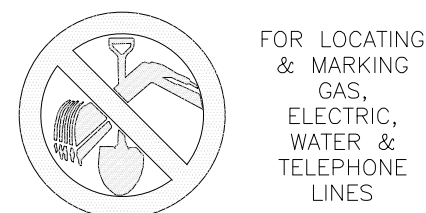
- THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
- LOCATIONS OF ALL NON-STRUCTURAL CONTROL MEASURES, NONSTRUCTURAL CONTROLS (LIKE STREET SWEEPING) WITHOUT A SPECIFIC LOCATION MAY BE DESCRIBED USING NOTES.
- PROPOSED SLOPES SHALL BE 4:1 OR GREATER.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT AND KEEP A COPY ONSITE DURING ALL EARTHWORK OPERATIONS.
- TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDING IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EPC STANDARDS SPECIFICATIONS.
- NO ASPHALT / CONCRETE BATCH PLANTS WILL BE UTILIZED ONSITE.
- REFER TO CLAREMONT BUSINESS PARK 2 FIL. NO. 2 CONSTRUCTION PLANS FOR STORM SEWER INSTALLATION DETAILS.

VEGETATION:

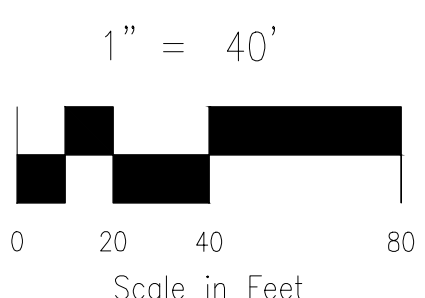
EXISTING VEGETATION: PLANTED GRASSES AFTER SEEDING FROM OVERLOT GRADING ACTIVITIES.

TEMPORARY NON-STRUCTURAL PRACTICES:

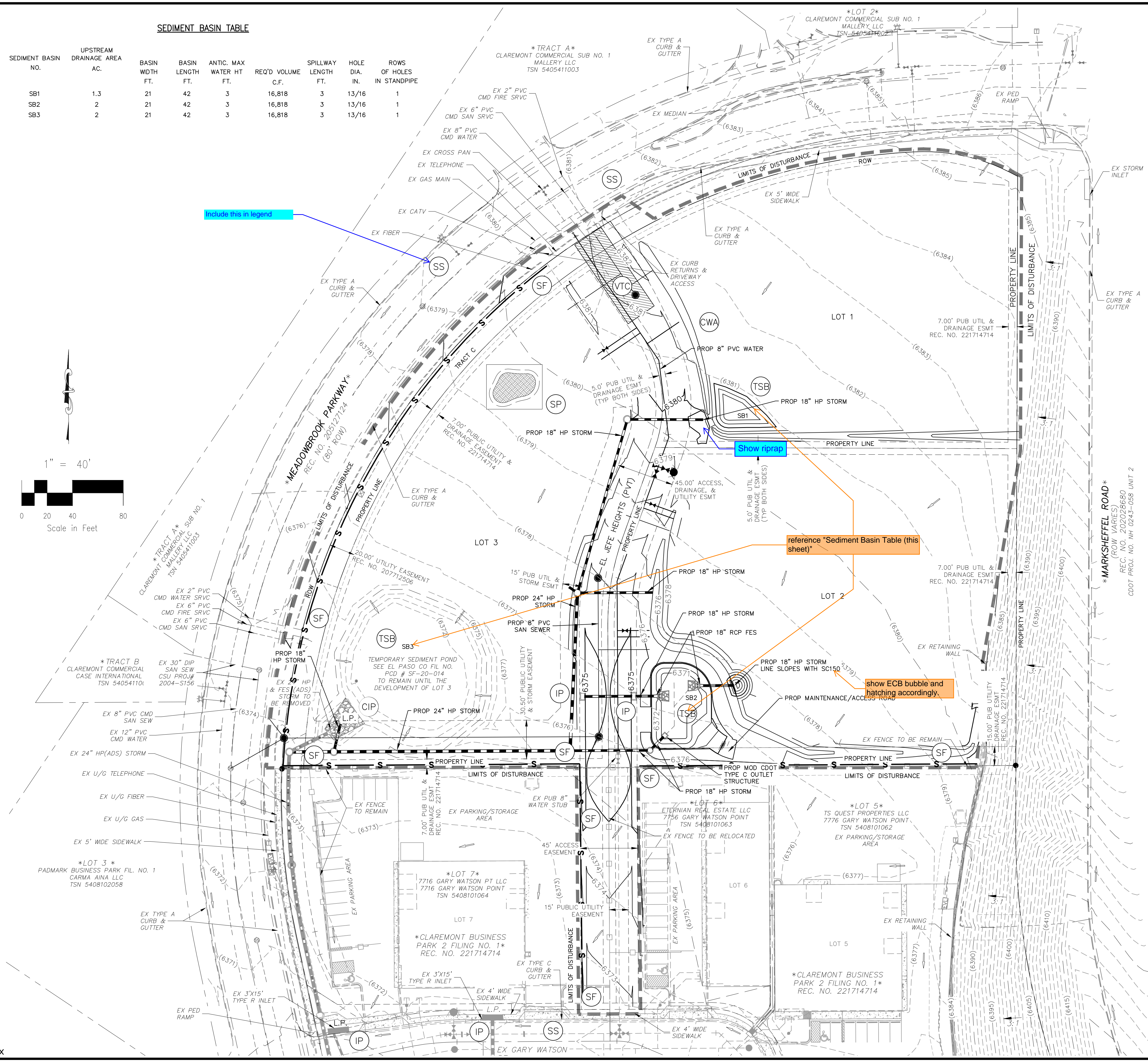
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FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987



1" = 40'



CLAREMONT BUSINESS PARK 2 FIL. NO. 2
INTERIM GRADING AND EROSION CONTROL PLANS

DATE: 2/27/23
 SCALE: HORIZONTAL: 1"=40' VERTICAL: N/A
 DESIGNED BY: GW CUP
 DRAWN BY: CUP
 CHECKED BY: VAS

2129 N. WABATCH AVE. STE 305
 COLORADO SPRINGS CO 80903
 PHONE: 719.955.5465

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VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160

NO. DATE: BY: DESCRIPTION:

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CAUTION

LEGEND

- 6920 — EXISTING MAJOR CONTOUR
- 6918 — EXISTING MINOR CONTOUR
- 6920 — PROPOSED MAJOR CONTOUR
- 6918 — PROPOSED MINOR CONTOUR
- - - - FILING BOUNDARY LINE
- - - - EXISTING PROPERTY LINE
- - - - LIMIT OF DISTURBANCE/CONST BOUNDARY
- SF — S SILT FENCE
- ▬▬▬▬ PROPOSED STORM SEWER PIPE
- PROPOSED INLET
- L.P./H.P. LOW POINT/HIGH POINT
- ↘ 2:1 FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW/ EMERGENCY OVERTFLOW
- EXISTING FLOW DIRECTION ARROW
- ↘ EMERGENCY OVERTFLOW DIRECTION
- ▽ FLARED END SECTION
- IP INLET PROTECTION
- CIP CULVERT INLET PROTECTION
- ▨ ECB EROSION CONTROL BLANKET (INITIAL PHASE - TEMP EROSION CONTROL BLANKET SHALL REMAIN UNTIL FINAL STABILIZATION.)
- ▨ PECB PERMANENT EROSION CONTROL BLANKET (FINAL STAGE - EROSION CONTROL BLANKET SHALL REMAIN)
- ▨ MAINTENANCE/ACCESS ROAD
- ▨ RIPRAP RUNDOWN & LOW TAILWATER BASIN
- ▨ SAND FILL FOR FSD POND

VEGETATION:

EXISTING VEGETATION: PLANTED GRASSES AFTER SEEDING FROM OVERTOP GRADING ACTIVITIES.

TEMPORARY NON-STRUCTURAL PRACTICES:

TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EL PASO COUNTY (EPC) STANDARDS.

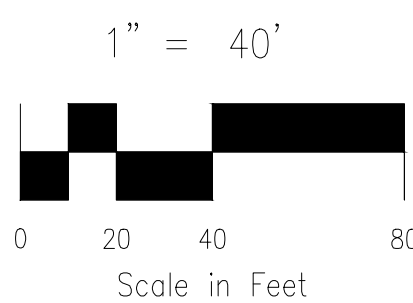
Permanent seeding and mulching also shown on FAE form. Show these on the Legend and their location on the plans or a note similar to this one about temporary stabilization. Pond 3 area for example will need to be permanently stabilized.

This area needs to be shown on plan

Are any temp BMPs needed to block off future connection points of SW piping? Or will they just be capped somehow to keep sediment, animals, children, etc out of them?

Clarify if this is being graded. This proposed grading is not shown on the drainage report.

Revise pond label to match drainage report: "WQ Pond 3"



NARRATIVE NOTES:

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2. THE EXACT LOCATION FOR THE STABILIZED STAGING AREA, STORAGE EQUIPMENT AND TEMPORARY DISPOSAL AREAS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR. PLAN SHALL BE UPDATED BY CONTRACTOR UPON DETERMINATION OF EXACT LOCATION.
3. FINAL STABILIZATION SHALL BE COMPLETED AT THE END OF THE CONSTRUCTION ACTIVITIES. ALL AREAS DISTURBED WITHIN THE CONSTRUCTION BOUNDARY/LIMITS OF DISTURBANCE AREA SHALL BE RESEEDDED WITH NATIVE SEEDING.
4. EROSION CONTROL BLANKET SHALL BE USED ON SLOPES GREATER THAN 4:1.
5. REFER TO CLAREMONT BUSINESS PARK 2 FIL. NO. 2 CONSTRUCTION PLANS BY M&S CIVIL CONSULTANTS FOR ADDITIONAL DETAIL.

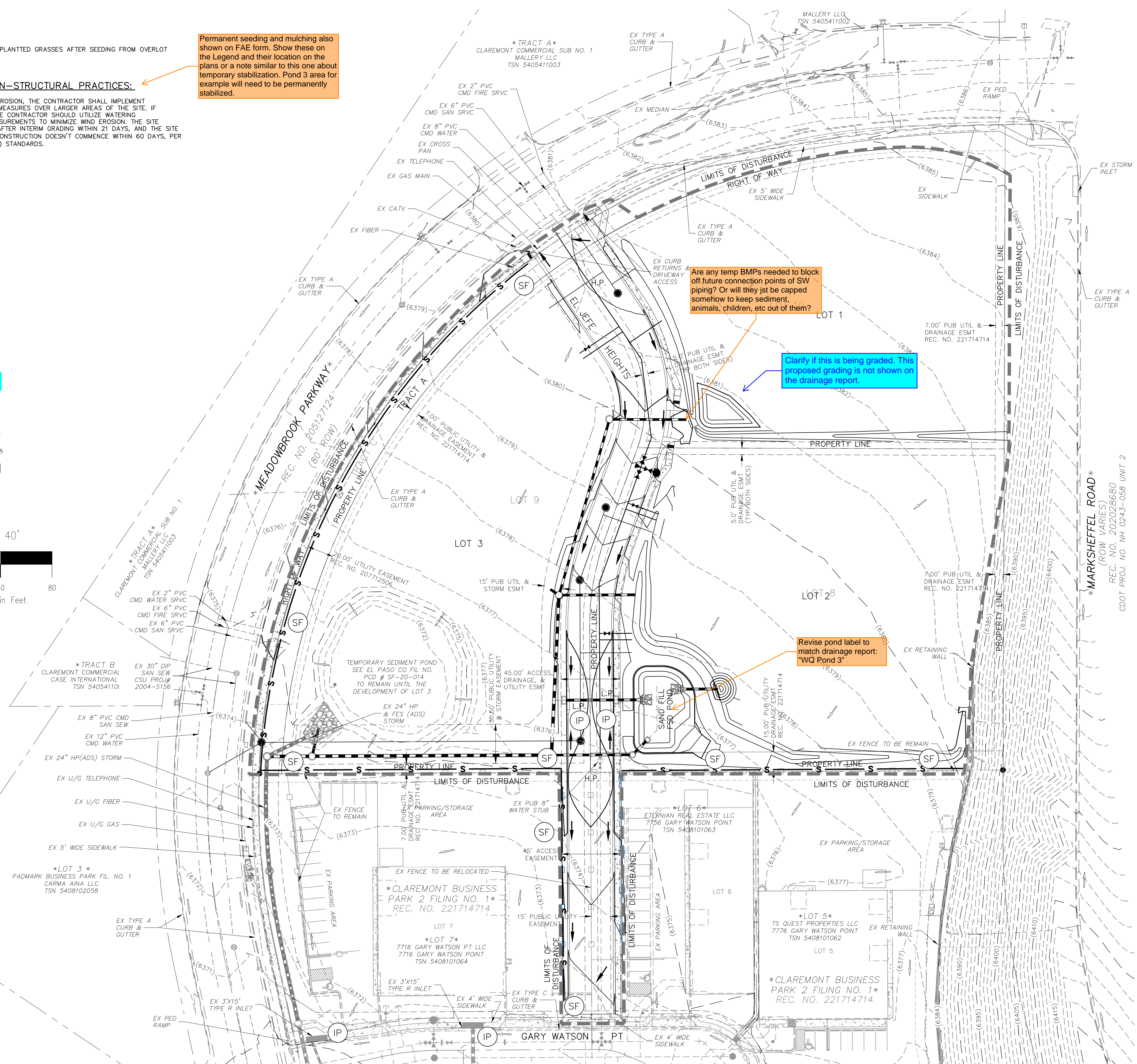
ADDITIONAL NOTES:

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2. LOCATIONS OF ALL NON-STRUCTURAL CONTROL MEASURES. NONSTRUCTURAL CONTROLS (LIKE STREET SWEEPING) WITHOUT A SPECIFIC LOCATION MAY BE DESCRIBED USING NOTES.
3. PROPOSED SLOPES SHALL BE 4:1 OR GREATER.
4. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT AND KEEP A COPY ONSITE DURING ALL EARTHWORK OPERATIONS.
5. TO REDUCED RUNOFF EROSION, THE CONTRACTOR SHALL IMPLEMENT SURFACING ROUGHING MEASURES OVER LARGER AREAS OF THE SITE. IF WEATHER DICTATES, THE CONTRACTOR SHOULD UTILIZE WATERING NON-STRUCTURAL MEASUREMENTS TO MINIMIZE WIND EROSION. THE SITE SHOULD BE MULCHED AFTER INTERIM GRADING WITHIN 21 DAYS, AND THE SITE SHALL BE SEEDDED IF CONSTRUCTION DOESN'T COMMENCE WITHIN 60 DAYS, PER EPC STANDARDS SPECIFICATIONS.
6. NO ASPHALT / CONCRETE BATCH PLANTS WILL BE UTILIZED ONSITE.

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

EL PASO COUNTY FILE NO. PPR-23-xxx



CLAREMONT BUSINESS PARK 2 FIL. NO. 2

FINAL GRADING AND EROSION CONTROL PLANS

PROJECT NO. 10-020 DATE: 2/27/23

SCALE: HORIZONTAL: 1"=40' VERTICAL: N/A

DESIGNED BY: GW DRAWN BY: CLP CHECKED BY: VAS

210 N. WABATCH AVE. STE 305 COLORADO SPRINGS CO 80903 PHONE: 719.955.5465

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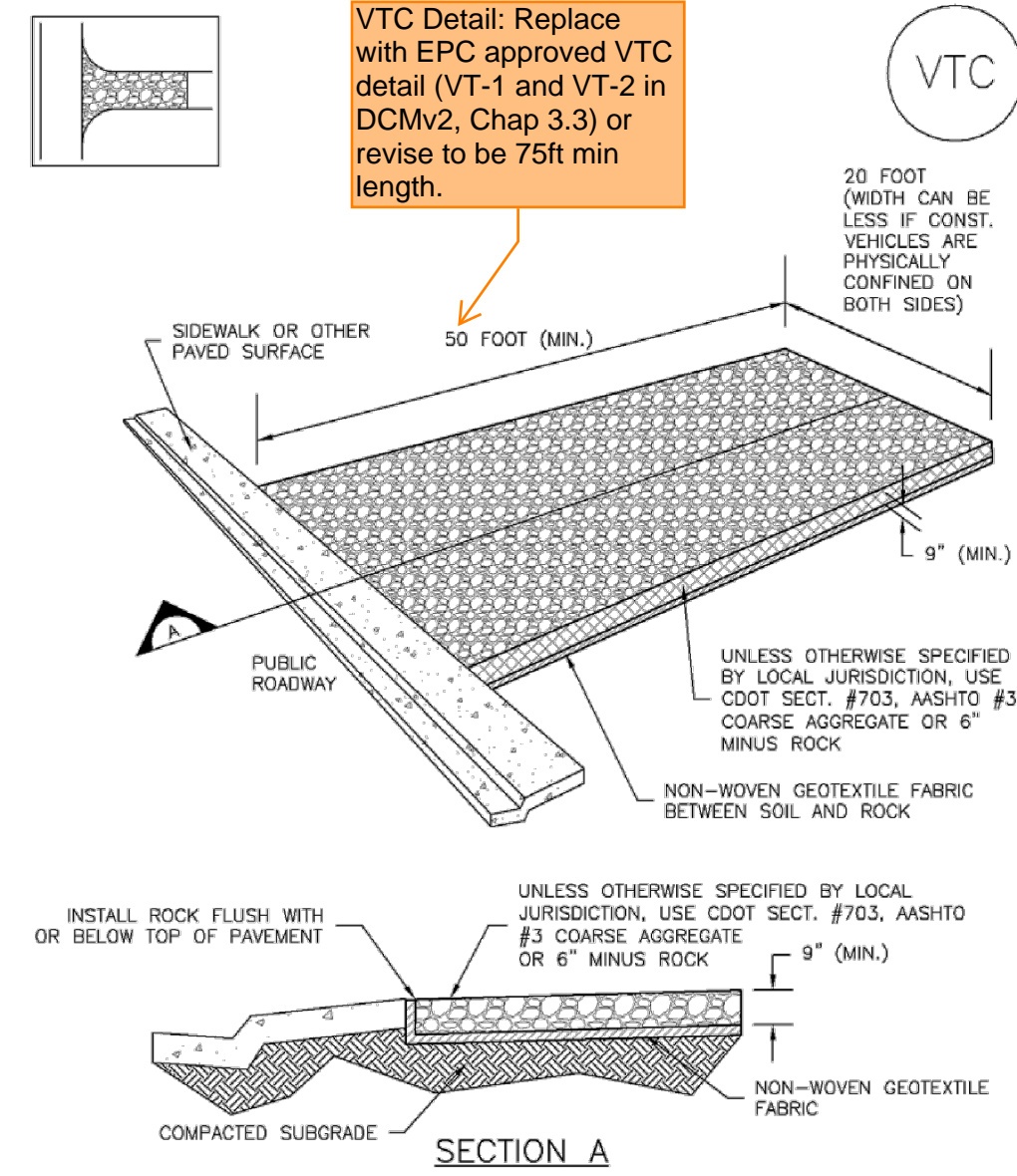
REV. NO.	DATE	BY	DESCRIPTION

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CAUTION

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Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

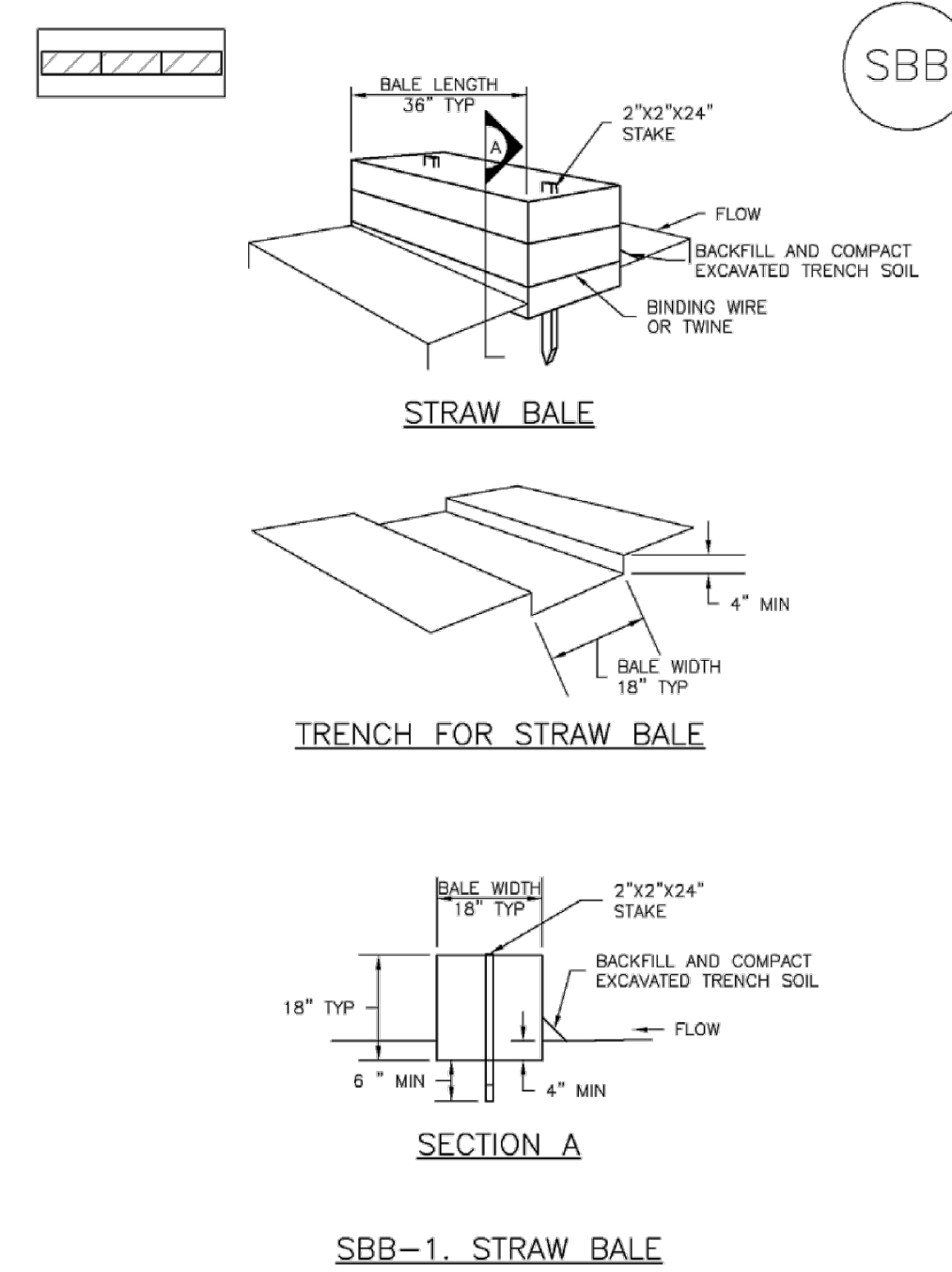
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SM-4 Vehicle Tracking Control (VTC)

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
 - CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
 - A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT 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 TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM CITY OF BROOKFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SC-3 Straw Bale Barrier (SBB)



SBB-1. STRAW BALE

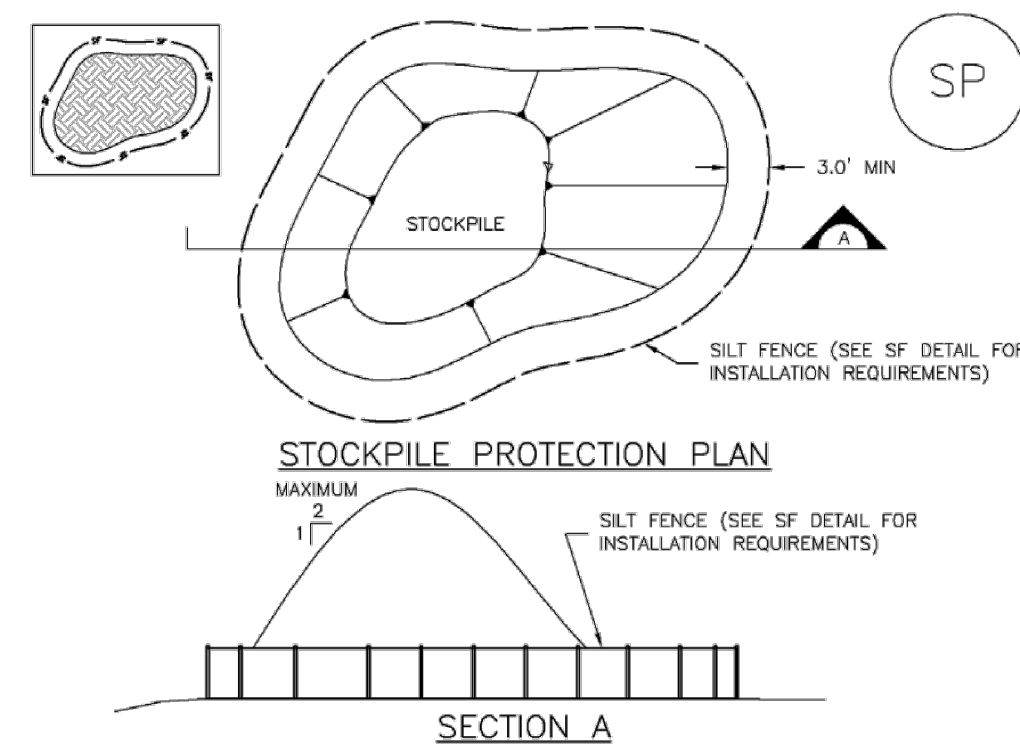
SBB-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Straw Bale Barrier (SBB) SC-3

- STRAW BALE INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION(S) OF STRAW BALES.
 - STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
 - STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
 - WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
 - STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
 - A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALE(S) AND COMPACTED.
 - TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.
- STRAW BALE 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.
 - STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
 - SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/4 OF THE HEIGHT OF THE STRAW BALE BARRIER.
 - STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

Stockpile Management (SP) MM-2



SP-1. STOCKPILE PROTECTION

- 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 IMPVIOUS 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 SLIPS 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.

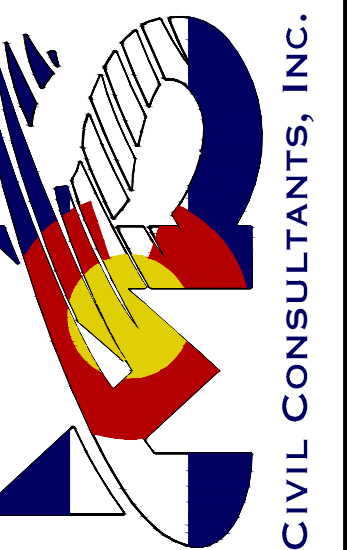
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

GRADING AND EROSION CONTROL DETAILS

PROJECT NO. 10-020	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 2/27/23
DESIGNED BY: GW	CHECKED BY: VAS	SHEET 5 OF 6
DRAWN BY: CLP		GEC05

2120 N. WABATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465



FOR AND ON BEHALF OF
 CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

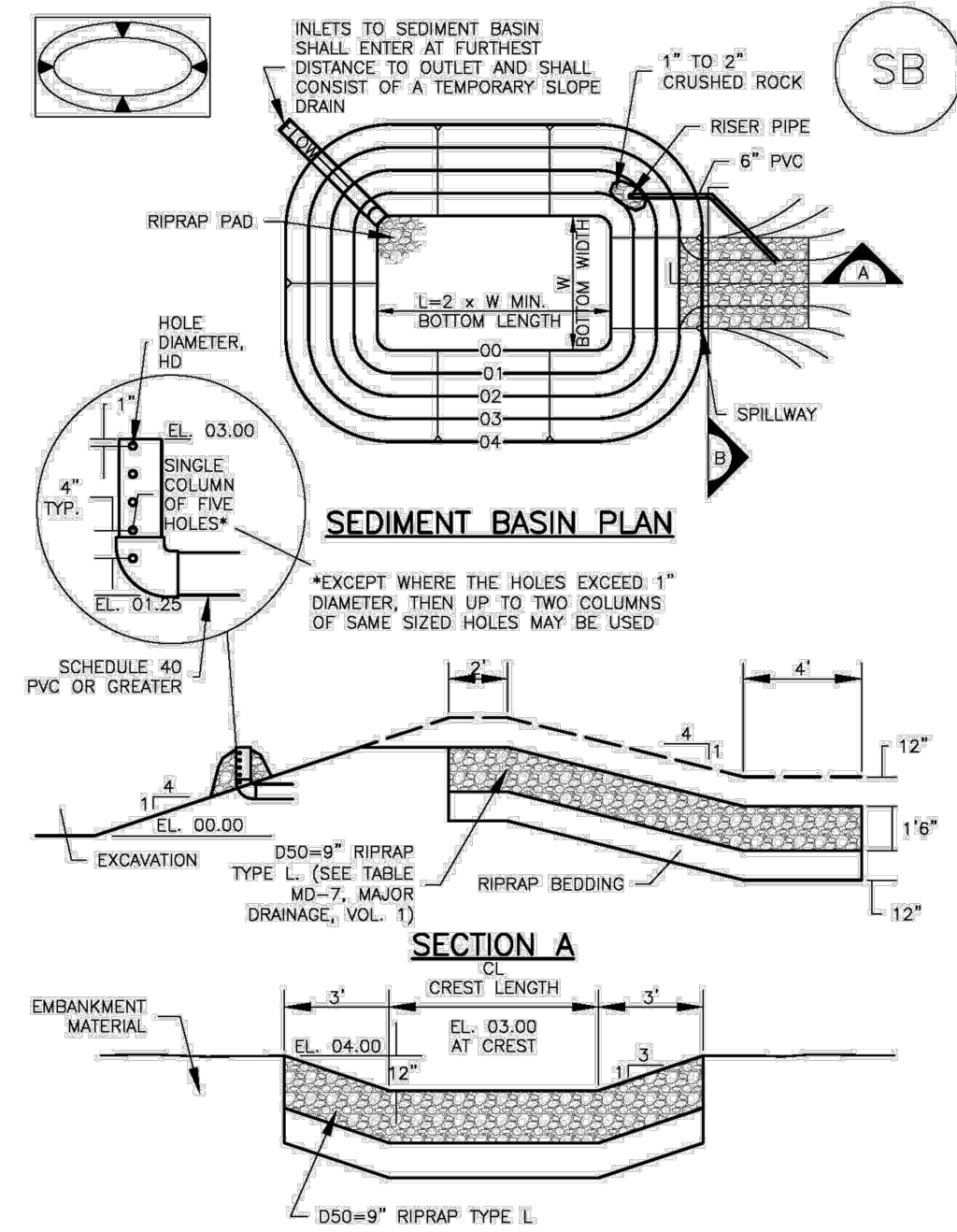
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

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CAUTION

Sediment Basin (SB)

SC-7



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5

SC-7

Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9 1/2
2	21	3	13 1/2
3	28	5	17 1/2
4	33 1/2	6	21 1/2
5	38 1/2	8	25 1/2
6	43	9	29 1/2
7	47 1/4	11	33 1/2
8	51	12	37 1/2
9	55	13	41 1/2
10	58 1/4	16	45 1/2
11	61	18	49 1/2
12	64	18	53 1/2
13	67 1/2	19	57 1/2
14	70 1/2	21	61 1/2
15	73 1/4	22	65 1/2

SEDIMENT BASIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLLING, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Sediment Basin (SB)

SC-7

SEDIMENT BASIN 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.
 - SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
 - SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
 - WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7

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

BMP	Detail # and Source				
	ECM (Appendix F)	DCM (Vol 2: Chap 3.3)	MHFD (USDCM Vol 3: Chap 7)	COS - Stormwater Construction Manual (App E)	CDOT Standard Plans on M-208- 1
Concrete Washout	SD_3-84		MM-1	X	X
Inlet Protection	SD_3-60 (sandbags at drop inlet and gutter upstream of inlet) SD_3-86 (for steep slope above inlet)	IP-1 (SF at drop inlet), IP-2 (straw bale at drop inlet) IP-3 (rock socks or blocks around inlet), IP-4 (rock socks in upstream gutter)	SC-6 (RS & blocks around curb and drop inlets, rock socks at culverts, SF & straw at drop inlets)	X	X
Mulching		MU-1	EC-4	X	
Rolled Erosion Control Products		ECB-1, ECB-2	EC-6	X	
Seeding		TS-1	EC-2	X	
Silt Fence		SF-2, SF-3	SC-1	X	X
Surface Roughening			EC-1	X	

CLAREMONT BUSINESS PARK 2 FIL. NO. 2

GRADING AND EROSION CONTROL DETAILS

PROJECT NO. 10-020
 SCALE: HORIZONTAL: N/A VERTICAL: N/A
 DESIGNED BY: GW CJP
 DRAWN BY: CJP
 CHECKED BY: VAS
 DATE: 2/27/23
 SHEET 6 OF 6
GEC06

212 N. WABATCH AVE. STE 305
 COLORADO SPRINGS CO 80903
 PHONE: 719.555.5465



FOR AND ON BEHALF OF
 CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160

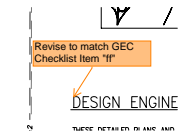
NO.	DATE	BY	DESCRIPTION	APPROVED BY	DATE

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARE OF THESE PLANS.

CAUTION

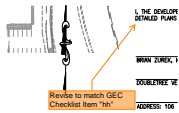
V1_GEC Plan Redlines.pdf Markup Summary

Glenn Reese - EPC Stormwater (10)



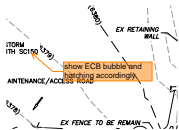
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Page Label: 1
Author: Glenn Reese - EPC Stormwater
Date: 3/29/2023 10:00:52 AM
Length: 0
Area: 0
Volume: 0

Revise to match GEC Checklist Item "ff"



Subject: SW - Textbox with Arrow
Page Label: 1
Author: Glenn Reese - EPC Stormwater
Date: 3/29/2023 10:02:34 AM
Length: 0
Area: 0
Volume: 0

Revise to match GEC Checklist Item "hh"



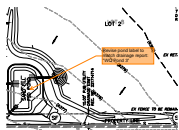
Subject: SW - Textbox with Arrow
Page Label: 3
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:19:48 PM
Length: 0
Area: 0
Volume: 0

show ECB bubble and hatching accordingly.



Subject: SW - Textbox with Arrow
Page Label: 3
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:36:39 PM
Length: 0
Area: 0
Volume: 0

reference "Sediment Basin Table (this sheet)"



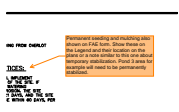
Subject: SW - Textbox with Arrow
Page Label: 4
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:14:14 PM
Length: 0
Area: 0
Volume: 0

Revise pond label to match drainage report: "WQ Pond 3"



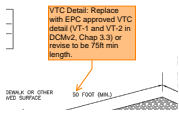
Subject: SW - Textbox with Arrow
Page Label: 4
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:18:27 PM
Length: 0
Area: 0
Volume: 0

Are any temp BMPs needed to block off future connection points of SW piping? Or will they jst be capped somehow to keep sediment, animals, children, etc out of them?



Subject: SW - Textbox with Arrow
Page Label: 4
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:26:14 PM
Length: 0
Area: 0
Volume: 0

Permanent seeding and mulching also shown on FAE form. Show these on the Legend and their location on the plans or a note similar to this one about temporary stabilization. Pond 3 area for example will need to be permanently stabilized.



Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:31:17 PM
Length: 0
Area: 0
Volume: 0

VTC Detail: Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap 3.3) or revise to be 75ft min length.



Subject: Image
Page Label: 6
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:30:54 PM
Length: 0
Area: 0
Volume: 0



Subject: SW - Textbox
Page Label: 6
Author: Glenn Reese - EPC Stormwater
Date: 3/28/2023 5:30:49 PM
Length: 0
Area: 0
Volume: 0

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

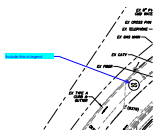
CDurham (4)

CHENIER / EPC NEW

VR-23-003

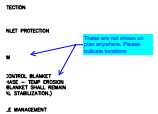
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Page Label: 1
Author: CDurham
Date: 3/30/2023 8:45:45 AM
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Area: 0
Volume: 0

VR-23-003



Subject: Callout
Page Label: 3
Author: CDurham
Date: 3/30/2023 8:50:49 AM
Length: 0
Area: 0
Volume: 0

Include this in legend



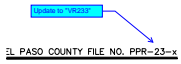
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Page Label: 3
Author: CDurham
Date: 3/30/2023 8:52:12 AM
Length: 0
Area: 0
Volume: 0

These are not shown on plan anywhere. Please indicate locations



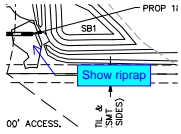
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Author: CDurham
Date: 3/30/2023 8:53:15 AM
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Volume: 0

This area needs to be shown on plan



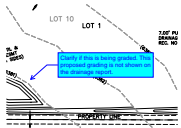
Subject: Callout
Page Label: 2
Author: Carlos
Date: 3/28/2023 4:53:19 PM
Length: 0
Area: 0
Volume: 0

Update to "VR233"



Subject: Callout
Page Label: 3
Author: Carlos
Date: 3/28/2023 4:55:22 PM
Length: 0
Area: 0
Volume: 0

Show riprap



Subject: Callout
Page Label: 4
Author: Carlos
Date: 3/28/2023 5:16:29 PM
Length: 0
Area: 0
Volume: 0

Clarify if this is being graded. This proposed grading is not shown on the drainage report.