

File Path: Q:\DEN\Projects\00810.00 CFA Powers & Palmer\CADD\GESC\100810 - C0.0 - GESC - COVER SHEET &
GENERAL NOTES.dwg Last Saved By: KAT ADAMS
10/22/2025 8:13 AM
00-LS-0000-A101-SHEET NAME



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BASIS OF BEARINGS:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF CALORADO AS BEARING S00°28'23"E A DISTANCE OF 2639.11 FEET BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK:

BENCHMARK: COLORADO SPRINGS MONUMENT PW 13, FOUND 2" FIMS CAP, STAMPED "PW 12" FLUSH WITH CONCRETE SURFACE, SOUTH OF THE INTERSECTION OF VICTOR PLACE AND NORTH POWERS BOULEVARD, ELEV=6350.64 NAVD 88.

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:

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

OWNER SIGNATURE _____ DATE _____

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OWNER
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
(404) 765-8000
CONTACT: MR. STEVE SCHWARTZ

CIVIL ENGINEER
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
(303) 353-3359
CONTACT: MR. JONATHAN T. KILLINGSWORTH, PE

SITE ARCHITECT
CHANGEUP
150 PAULARINO AVE, BUILDING D, SUITE 270
COSTA MESA, CA 92626
(844) 804-7700
CONTACT: MR. SERGIO RAMOS

SURVEYOR
MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
(303) 353-3505
CONTACT: JOHN WILHELM

FIRE DEPARTMENT
CITY OF COLORADO SPRINGS FIRE DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 200
COLORADO SPRINGS, CO 80910
(719) 385-7351

WATER & SANITARY SEWER
CHEROKEE METRO DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915
(719) 668-7467

STORM DRAINAGE
EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
(719) 520-6460

TELEPHONE COMPANY
LUMEN
10235 SOUTH 51ST STREET
PHOENIX, AZ 85044
(719) 955-2230

GAS COMPANY
COLORADO SPRINGS UTILITIES - GAS
2880 INTERNATIONAL CIR. SUITE 210
COLORADO SPRINGS, CO 80947
(719) 668-7885

ELECTRIC COMPANY
COLORADO SPRINGS UTILITIES - ELECTRIC
2880 INTERNATIONAL CIR. SUITE 210
COLORADO SPRINGS, CO 80947
(719) 668-3242

CITY OF COLORADO SPRINGS GRADING AND EROSION CONTROL REVIEW:

THIS GRADING PLAN IS FILED IN ACCORDANCE WITH SECTION 7-7-1503 (ENACTED AS ORDINANCE 82-56) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED. EROSION CONTROL IS REVIEWED IN ACCORDANCE WITH THE DRAINAGE CRITERIA MANUAL, VOL. 1 (MAY 2014), AND VOL II (MAY 2014); LATEST REVISION.

FOR THE CITY ENGINEER, _____ DATE _____
NOTES _____

EL PASO COUNTY STATEMENT:

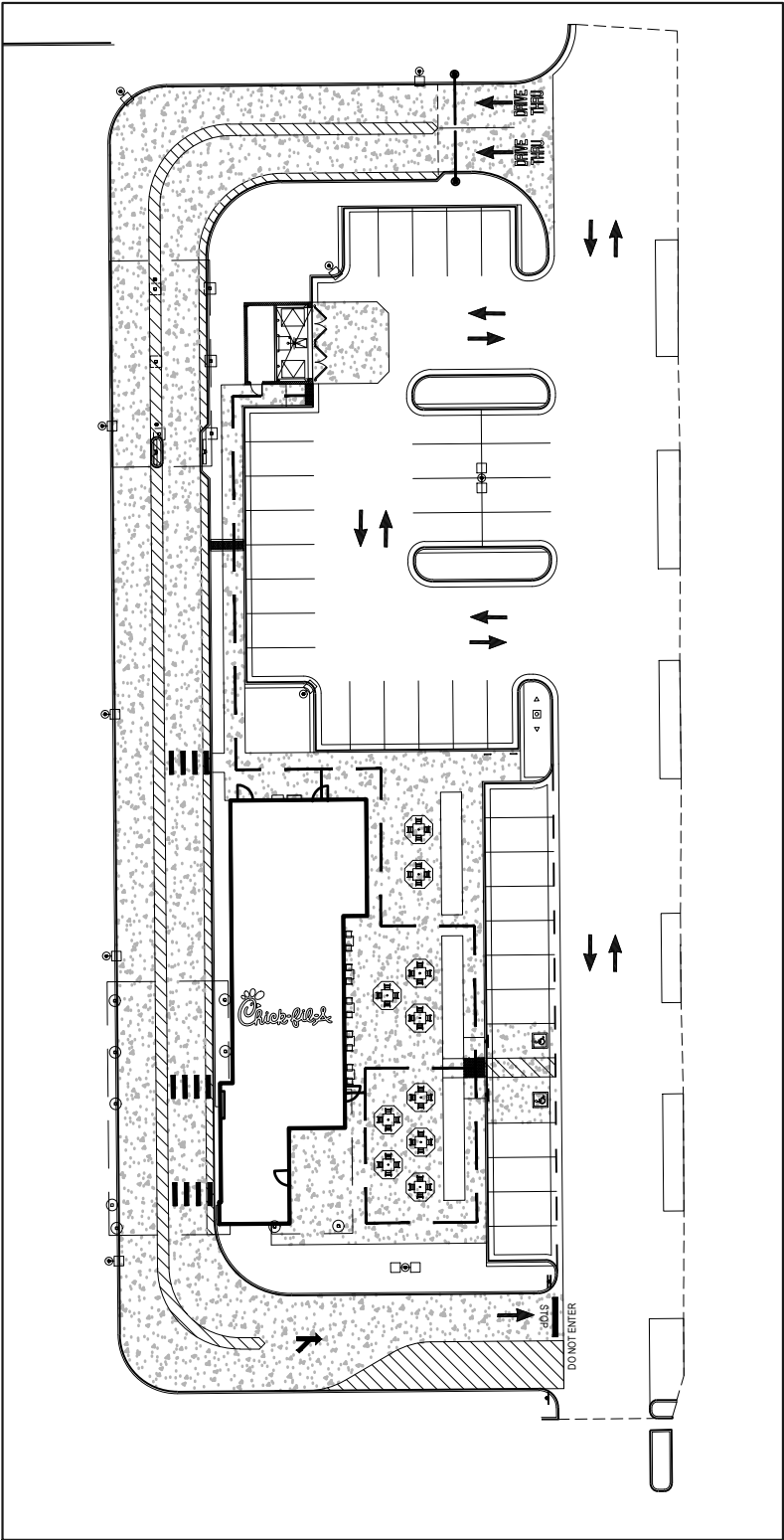
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR 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 YET STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

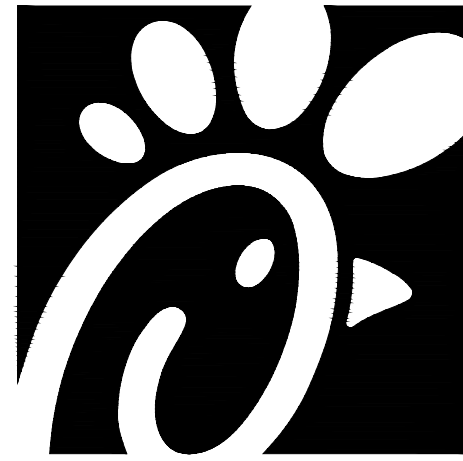
JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR



PROJECT LOCATION MAP
(1"= 500')



VICINITY MAP
(1"= 50')



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # _____

PRINTED FOR _____

DATE _____ 01/31/2025

DRAWN BY _____ BRJ

SHEET _____

COVER SHEET

SHEET NUMBER _____

C0.0

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10/22/2025 8:13 AM
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GENERAL CONSTRUCTION NOTES:

- SPECIFICATIONS FOR THE IMPROVEMENTS AS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COLORADO "STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" 2006 EDITION AS AMENDED, EXCEPT AS MODIFIED BY THESE PLANS AND TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND GOVERNMENTAL REGULATIONS, BEFORE WORK MAY BEGIN, CONTRACTOR SHALL SECURE ALL APPROPRIATE PERMITS AT CONTRACTOR'S EXPENSE.
- A COPY OF THE COLORADO STANDARD SPECIFICATIONS, THE CONTRACT DOCUMENTS, AND THE PROJECT PLANS, SHALL BE KEPT AT THE JOB SITE BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION ACTIVITIES.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS HAVE BEEN OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS AND FROM INFORMATION PROVIDED BY THE VARIOUS UTILITIES. LOCATIONS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITIES FOR THE ACCURACY OF THE DEPICTED LOCATION AND THE EXISTENCE OR NONEXISTENCE OF UTILITY LINES.
- THE CONTRACTOR SHALL NOTIFY CITY OF COLORADO SPRINGS AT 719-385-2489 AT LEAST TEN (10) WORKING DAYS PRIOR TO STARTING WORK ON THIS PROJECT. ALSO, TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE COLORADO ONE-CALL SYSTEM, STATEWIDE, 1-800-922-1987, AND CITY OF COLORADO SPRINGS AT 719-385-2489 FOR LOCATION ON EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION IN ANY AREA, THE CONTRACTOR SHALL VERIFY, BY WHATEVER MEANS NECESSARY, THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND OBSTRUCTIONS. SHOULD A CONFLICT BE VERIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THE CONFLICT MAY BE RESOLVED. THE OWNER OR ENGINEER SHALL NOT BE RESPONSIBLE FOR DELAY OR ADDITIONAL COST RESULTING FROM CONTRACTORS FAILURE TO FOLLOW THIS PROCEDURE.
- ALL GAS, ELECTRIC, TELEPHONE LINE CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS, ENCROACHMENTS, TEMP ACCESS, AND ADJUSTMENT TO GRADE OF MANHOLES AND VALVE COVERS.
- TRAFFIC CONTROL WILL BE IMPLEMENTED BY CONTRACTOR PER COMUTCD. TYPICAL STREET AND HIGHWAY TRAFFIC CONTROL DETAILS ARE PROVIDED, AND CONTRACTOR SHALL FURNISH THE TRAFFIC CONTROL AS PROVIDED THEREIN, TO COINCIDE WITH SEQUENCING OF CONSTRUCTION. CONTRACTOR MUST MAINTAIN ACCESS TO ALL PRIVATE RESIDENCES. CONTRACTOR SHALL FURNISH A TRAFFIC CONTROL PLAN (DRAWING) WITH ANY DETOUR ARRANGEMENTS TO CITY OF COLORADO SPRINGS DEVELOPMENT DEPARTMENT, 719-385-5809 PRIOR TO COMMENCING WORK. CONTRACTOR MUST NOTIFY CITY OF COLORADO SPRINGS POLICE DEPARTMENT 72 HOURS IN ADVANCE OF STARTING OR ALTERING ANY TRAFFIC CONTROL PROGRAM.
- DRIVEWAY ACCESS TO RESIDENTIAL HOMES SHALL BE AVAILABLE DURING THE HOURS OF 6:00 PM TO 8:00 AM, AND ALL BUSINESSES SHALL HAVE 24 HOUR ACCESS EXCEPT IN EMERGENCIES. CONTRACTOR SHALL ASSIST IN ANY ARRANGEMENTS FOR "SPECIAL NEEDS" RESIDENTS, AND SHALL AT ALL TIMES PROVIDE NOTIFICATION TO AFFECTED RESIDENTS PRIOR TO ANY DRIVEWAY ACCESS SHUTDOWNS OR WATER AND SEWER SERVICE SHUTDOWNS, THROUGH "DOOR HANGER" NOTICES AND PUBLIC INFORMATION ANNOUNCEMENTS, AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL NOT ALLOW HIS CONSTRUCTION, STORAGE, OR PARKING OF EQUIPMENT OR VEHICLES TO ENCR OACH ON PRIVATE PROPERTY EXCEPT WHERE PERMANENT OR TEMPORARY EASEMENTS HAVE BEEN GRANTED. IN ANY CASE, THE CONTRACTOR SHALL OBSERVE THE FOLLOWING CONDITIONS:
 - THE CONTRACTOR AREA SHALL BE KEPT TO THE MINIMUM WIDTH REQUIRED FOR THE OPERATION.
 - NO TREES OVER 6 INCH DIAMETER SHALL BE REMOVED, UNLESS AUTHORIZED BY THE OWNER.
 - ALL DISTURBED, UNPAVED AREAS SHALL BE MULCHED, FERTILIZED, AND RESEEDED WITH NATIVE GRASSES.
 - ANY DAMAGE DONE TO STRUCTURES, PAVING, GRAVEL, FENCES, UTILITY POLES, CULVERTS, ETC. SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT NO COST TO CITY OF COLORADO SPRINGS.
- EXISTING PAVEMENT SHALL BE SAW CUT TO STRAIGHT EDGES TO AVOID ANY BROKEN OR CRACKED PAVEMENT. SEE TRENCHING AND STREET RESURFACING DETAILS FOR LIMITS OF SAW CUT.
- CHANGES SHALL NOT BE MADE TO THESE PLANS WITHOUT THE SPECIFIC APPROVAL OF THE CITY OF COLORADO SPRINGS AND THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS OR TECHNIQUES OR FOR THE PROSECUTION OF THE WORK AS SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- NO UNDERGROUND INVESTIGATIONS HAVE BEEN UNDERTAKEN FOR THIS PROJECT. THE CONTRACTOR IS ADVISED TO FULLY INVESTIGATE ROCK EXCAVATING CONDITIONS PRIOR TO BIDDING BE POTHOLING, OR OTHER MEANS, IN ORDER TO BE FULLY AWARE OF THE PROJECT CONDITIONS.

GENERAL NOTES FOR GRADING, EROSION CONTROL AND STORMWATER QUALITY PLANS:

- ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL, VOLUME II.
- NO CLEARING, GRADING, EXCAVATION, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING.
- THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
- SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE SHALL BE CLEANED IMMEDIATELY.
- CONCRETE WAS WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM EROSION CONTROL MEASURES ARE IMPLEMENTED.
- THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN 12 MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
- THE PLAN SHALL NOT CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANTS EXPENSE.

TIMING

ANTICIPATED STARTING DATE AND COMPLETION TIME PERIOD OF SITE GRADING: SUMMER 2025 TO DECEMBER 2025
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETE: JANUARY 2026

AREAS

TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATION OR GRADED:
APPROXIMATE 1.52 ACRES

RECEIVING WATERS

SOILS INFORMATION:

SITE CONTAINS APPROXIMATELY 100.0% BENDON SANDY LOAM AT SLOPES OF 0% - 3% TYPICAL SLOPE.



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STANDARD EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES:

- 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS) AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
- CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
- ALL CCMs SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMs AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMs ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMs.
- PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMs OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMs ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
- 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADEMENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMs UPGRADEMENT OF THE VEGETATIVE BUFFER.
- TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCs MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER. PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCMS). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMs SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
- 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.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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 CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTS' (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
- THE PERMIT HOLDER(S) 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.
- 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. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS. ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE 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.
- ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
- PERMIT HOLDERS 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL, ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. 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.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDERS(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC 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

	EXISTING	PROPOSED	HATCHING/PATTERNS
PROPERTY LINE			CONCRETE PAVEMENT
ACCESSIBLE PATH			ROAD STRIPING
STORM SEWER			
SEWER LINE			
GAS LINE			
FIRE LINE			
WATER LINE			
ELECTRIC SERVICE			
ROOF DRAIN			
TELEPHONE SERVICE			
MAJOR CONTOUR			
MINOR CONTOUR			
WATER METER			
WATER VALVE			
FIRE HYDRANT			
IRRIGATION METER			
IRRIGATION VALVE			
GREASE INTERCEPTOR			
SINGLE CLEANOUT			
TWO-WAY CLEANOUT			
TRANSFORMER			
ELECTRIC BOX			
STORM INLET			
STORM MANHOLE			
SANITARY MANHOLE			
LIGHT POLE			
TRAFFIC SIGN			
PAVEMENT STRIPING			
PARKING COUNT			
TREE			

2

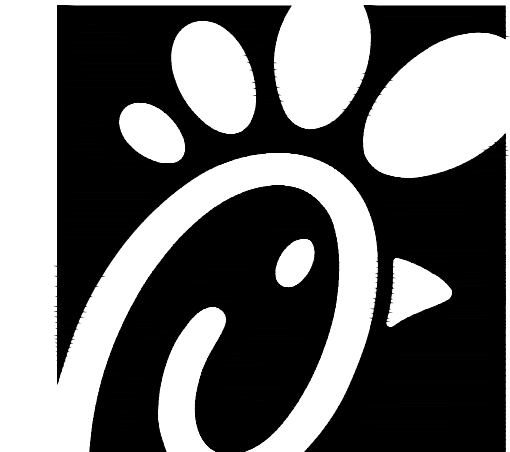
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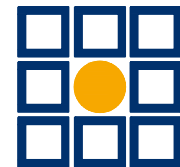
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GRADING, EROSION, AND SEDIMENT CONTROL PLANS



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



MERRICK®
5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #

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SHEET

GENERAL NOTES

SHEET NUMBER

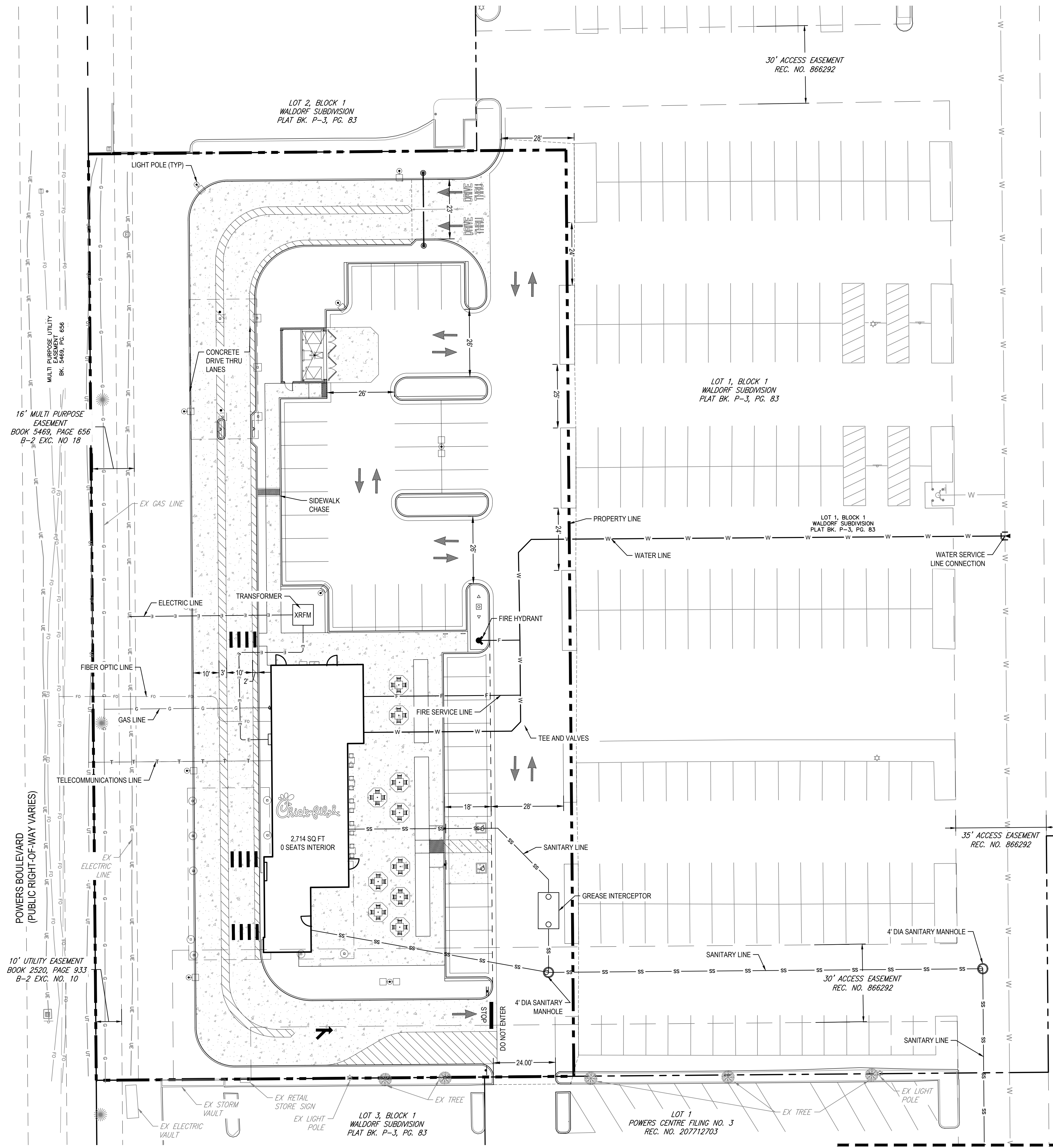
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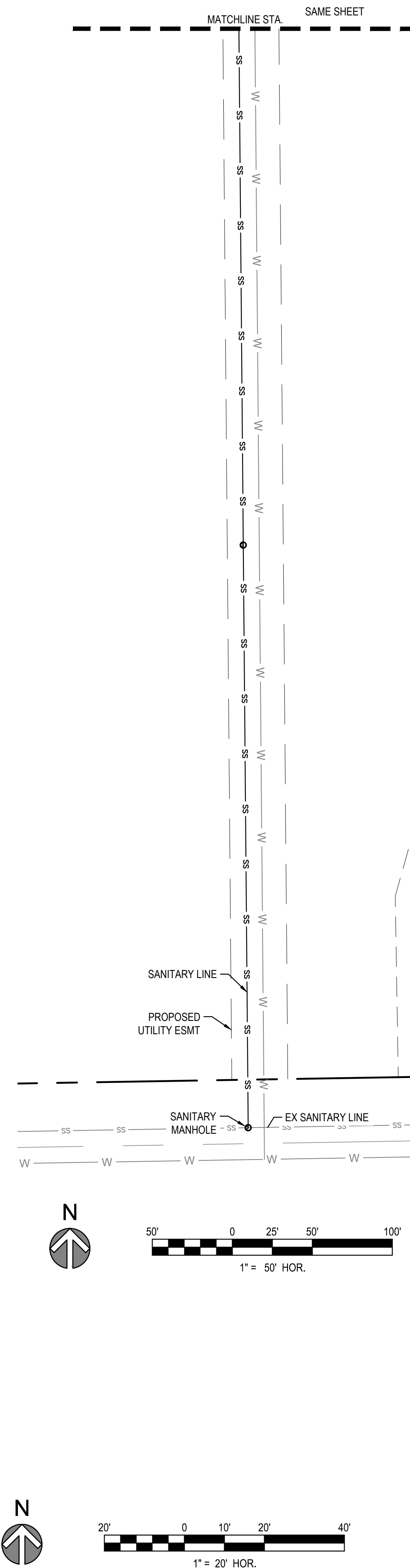
2 OF 15

4

4



- NOTES:**
1. ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURE PLANS FOR CONFORMATION INFORMATION.
 3. REFER TO SIGNAGE PACKAGE FOR ALL SITE AND CHICK-FIL-A SIGN DETAILS.
 4. ALL CURB ALONG CONCRETE DRIVE THROUGH TO BE MONOLITHICALLY POURED WITH DRIVE THROUGH.
 5. STRIPING ON ASPHALT TO BE WHITE PAINT AND STRIPING ON CONCRETE TO BE YELLOW PAINT.



GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A POWERS & PALMER PARK

**5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915**

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
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<u>NO.</u>	<u>DATE</u>	<u>DESCRIPTION</u>

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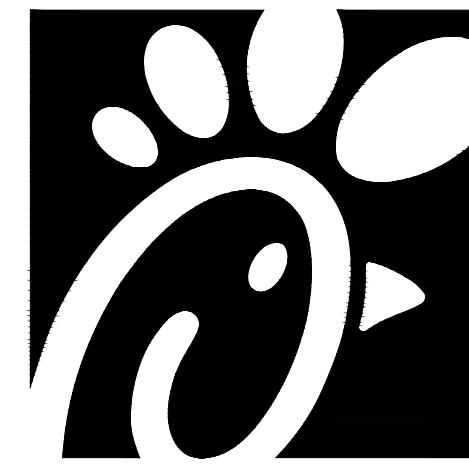
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SITE PLAN

CITATION

SHEET NUMBER

SHEET NUMBER



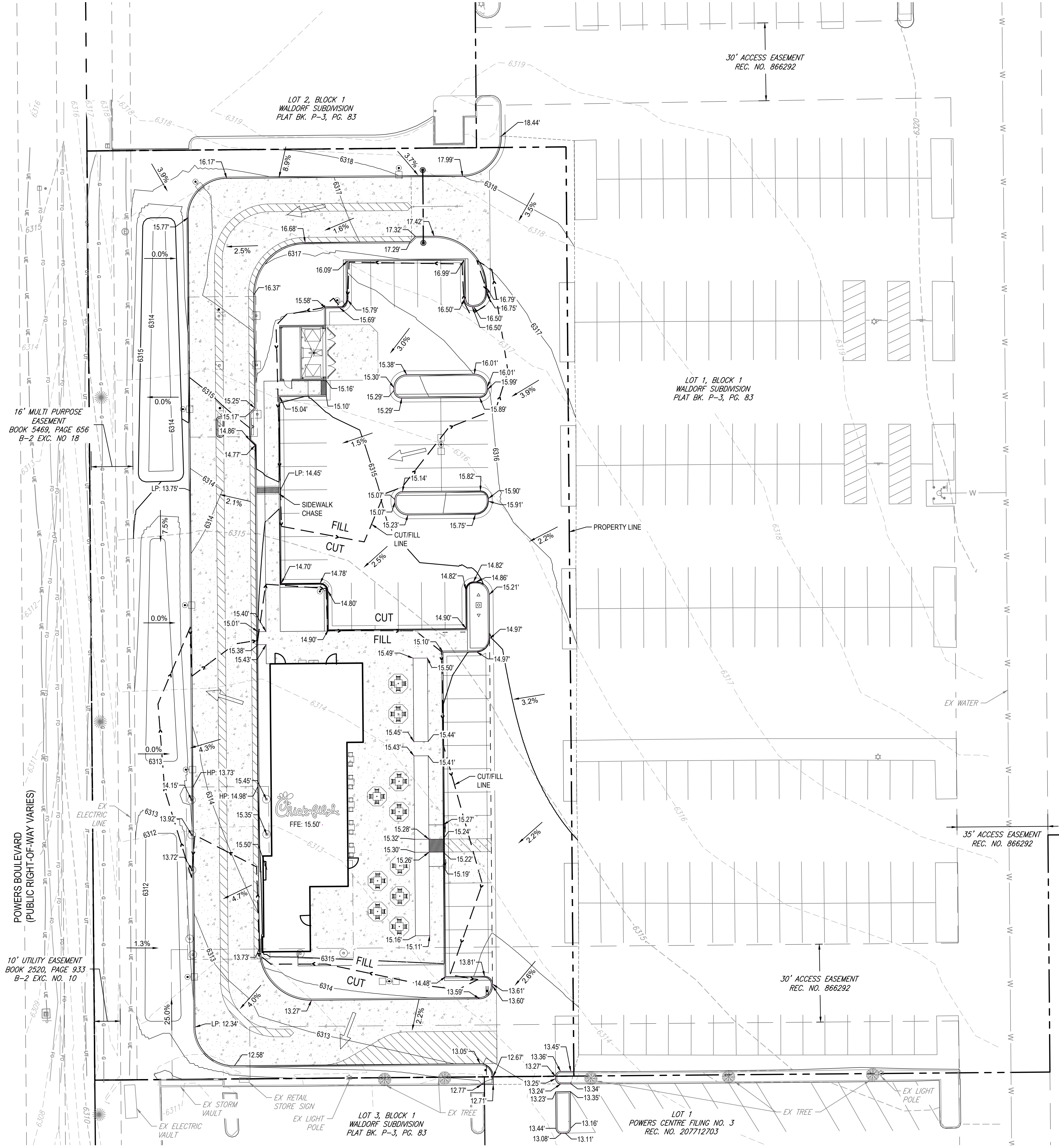
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5200 Buffington Road
Atlanta, Georgia 30349-
2998



FOR AND ON-BEHALF OF
MERRICK AND COMPANY



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NOTES

1. ALL ELEVATIONS TO FLOW LINE UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS 63XX.XX'
3. THE CONTRACTOR SHALL OBTAIN THE PROPER ROW CONSTRUCTION PERMITS FROM THE CITY OF FIRESTONE DEPARTMENT OF ENGINEERING PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES WITH THE PUBLIC RIGHT-OF-WAY.
4. THE MAXIMUM ALLOWABLE SLOPE IS 4:1. ANY SLOPES THAT MAY EXCEED THIS LIMIT SHALL BE TERRACED TO BELOW THE MAXIMUM.
5. THE MAXIMUM CROSS-SLOPE ON THE PUBLIC SIDEWALK SHALL BE 2.0% ANY PORTION EXCEEDING THE MAX. 2% SHALL BE REMOVED AND REPLACED AT THE SOLE EXPENSE OF THE CONTRACTOR.
6. PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE AND BETWEEN EXISTING AND NEW CONCRETE PER CDOT STANDARD M-608-1.
7. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS AND LOCATIONS
8. CONTOURS ARE FOR GRAPHICAL PURPOSES ONLY.

STATEMENT:

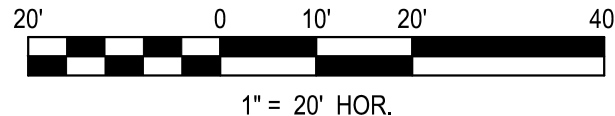
THE TOP FOUNDATION ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100 YEAR STORM. THE LOWEST OPENING ELEVATIONS SHOWN ARE AT LEAST ONE FOOT ABOVE THE 100 YEAR STORM ELEVATION OF ADJACENT STREETS, CHANNELS, DITCHES, SWALES, OR OTHER DRAINAGE FACILITIES. MINIMUM FINISHED FLOOR ELEVATIONS ABOVE 100 YEAR WATER SURFACE IN STREETS, CHANNELS, DITCHES, SWALES OR OTHER DRAINAGE FACILITIES, AS ILLUSTRATED BY A FINAL GRADING PLAN ARE TO BE SHOWN

LEGEND:

- PROPERTY LINE
- - - - - EXTENTS OF GRADING
- 5555 PROPOSED MAJOR CONTOUR
- 5555 PROPOSED MINOR CONTOUR
- 5555 EXISTING MAJOR CONTOUR
- 5555 EXISTING MINOR CONTOUR
- 45.61' x SPOT ELEVATION
- 2.7% PROPOSED SLOPE ARROW
- FLOW ARROW

ABBREVIATIONS:

- FG FINISHED GRADE
- FF FINISHED FLOOR
- FL FLOWLINE ELEVATION
- LP LOW POINT
- SW SIDEWALK



GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A

POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

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SHEET
GRADING PLAN

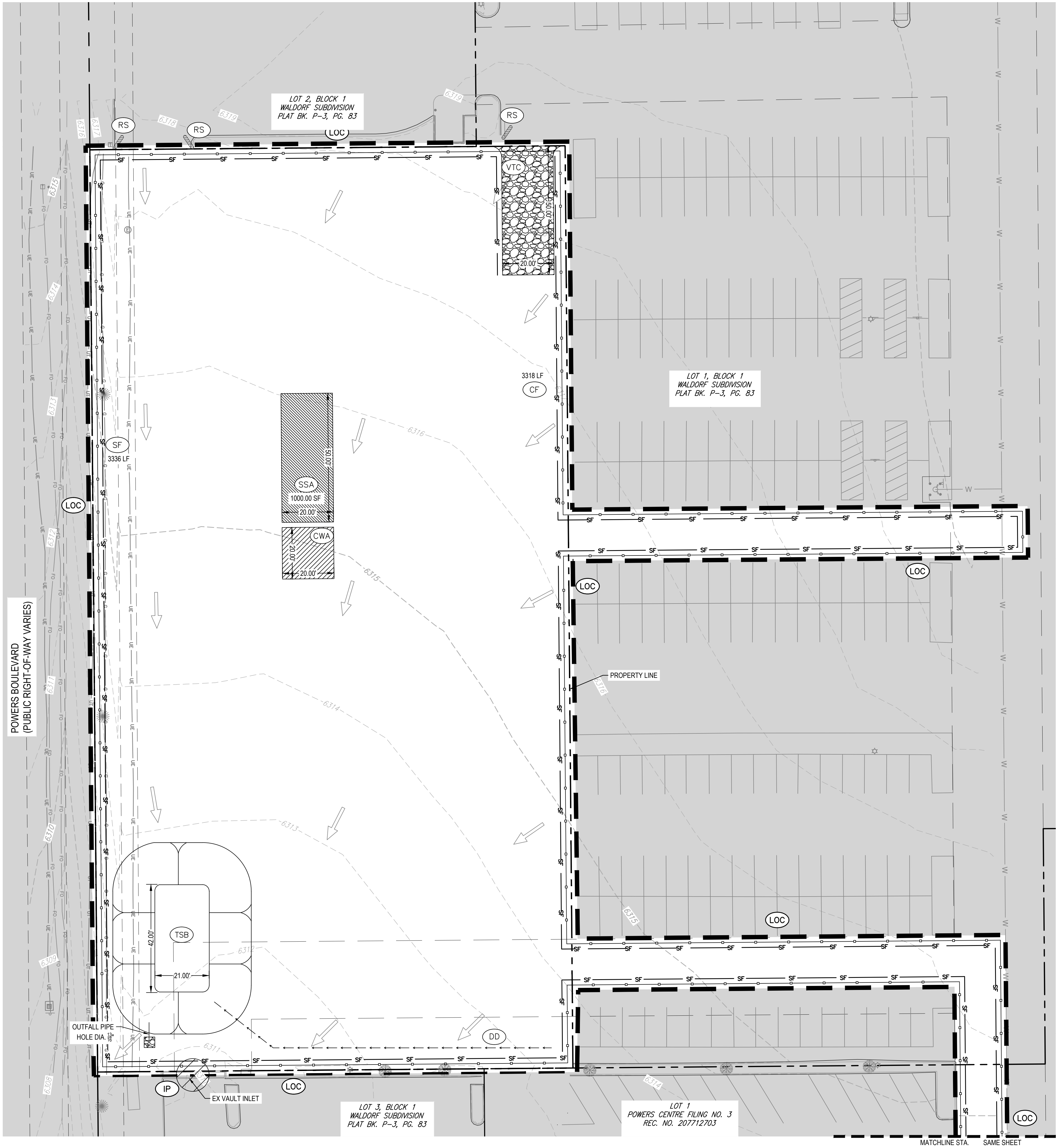
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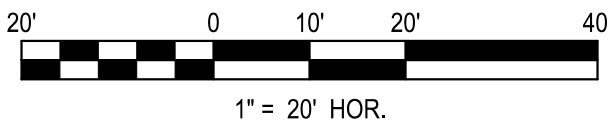
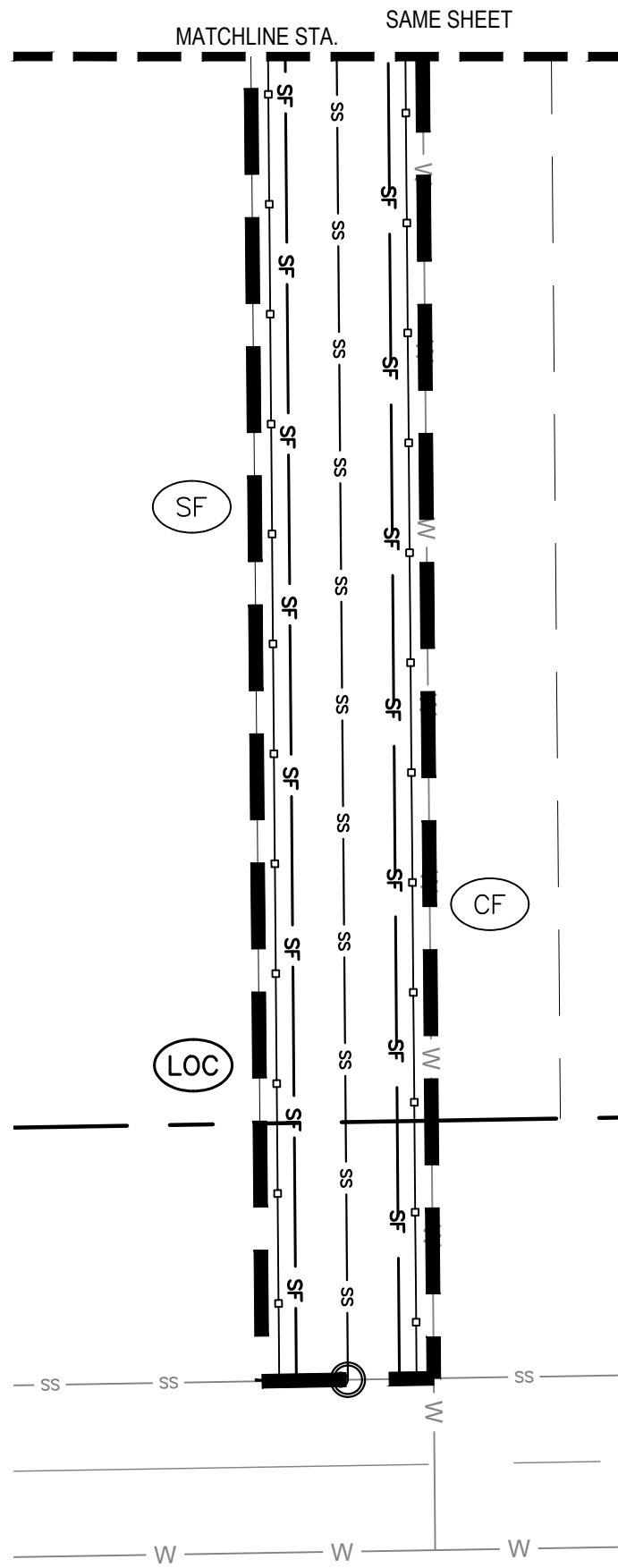


NOTES:

- SEE DETAIL SHEETS C4.0 AND C4.3 FOR DESCRIPTIONS OF EROSION/SEDIMENT CONTROL BMP'S.
- INSTALLATION OF ALL GRADING, EROSION CONTROL BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 7. CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THIS MANUAL DURING CONSTRUCTION.
- ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEED, AS DESCRIBED IN THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STANDARDS AND GUIDELINES FOR SEEDING AND MULCHING AS SET FORTH IN THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14.
- OFFSITE LOC CONSTRUCTION TO BE BROUGHT BACK TO EXISTING GRADE AND ELEVATIONS UPON COMPLETION OF CONSTRUCTION.
- A MAJORITY OF THE SITE IS AN ASPHALT PARKING LOT, WITH THE WEST SIDE BOUNDED BY LANDSCAPING SEPARATING THE PARKING LOT WITH N. POWERS BLVD. THE EXISTING LANDSCAPING CONSISTS OF NATIVE GRASSES AND WEEDS WITH THE EXISTING TREES/SHURBS TO REMAIN.

LEGEND:

---	PROPERTY LINE
- 5555 -	EXISTING MAJOR CONTOUR
- 5555 -	EXISTING MINOR CONTOUR
IP	INLET PROTECTION
CWA	CONCRETE WASHOUT AREA
LOC	LIMITS OF CONSTRUCTION / DISTURBANCE
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING CONTROL STABILIZED CONSTRUCTION ENTRANCE/EXIT
	EROSION CONTROL LIMITS
→	FLOW ARROW (EXISTING)
CF	CONSTRUCTION FENCE
SF	SILT FENCE
RS	ROCK SOCK
ST	SEDIMENT TRAP
DD	DIVERSION DITCH



GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
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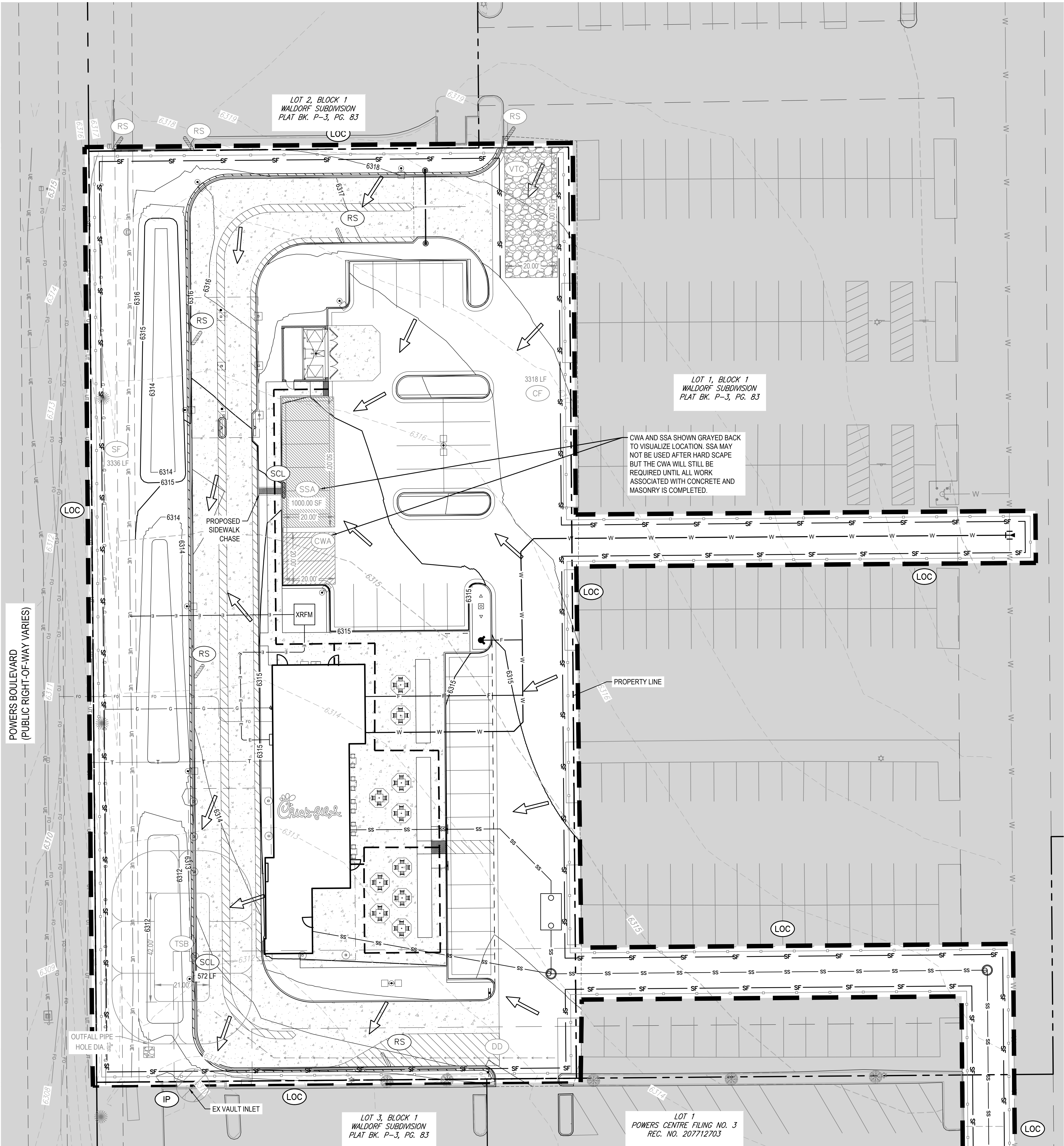
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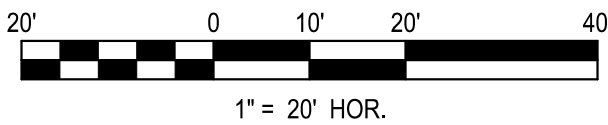


NOTES:

- SEE DETAIL SHEETS C4.0 AND C4.3 FOR DESCRIPTIONS OF EROSION/SEDIMENT CONTROL BMPs.
- INSTALLATION OF ALL GRADING, EROSION CONTROL BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 7. CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THIS MANUAL DURING CONSTRUCTION. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEED, AS DESCRIBED IN THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STANDARDS AND GUIDELINES FOR SEEDING AND MULCHING AS SET FORTH IN THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14.
- OFFSITE LOC CONSTRUCTION TO BE BROUGHT BACK TO EXISTING GRADE AND ELEVATIONS UPON COMPLETION OF CONSTRUCTION.

LEGEND:

---	PROPERTY LINE
-5555-	EXISTING MAJOR CONTOUR
-5555-	EXISTING MINOR CONTOUR
5555	PROPOSED MAJOR CONTOUR
5555	PROPOSED MINOR CONTOUR
	INLET PROTECTION
	CONCRETE WASHOUT AREA
	LIMITS OF CONSTRUCTION / DISTURBANCE
	STABILIZED STAGING AREA
	VEHICLE TRACKING CONTROL STABILIZED CONSTRUCTION ENTRANCE/EXIT
	EROSION CONTROL LIMITS
	FLOW ARROW (PROPOSED)
	SILT FENCE
	CONSTRUCTION FENCE
	SEDIMENT CONTROL LOG
	ROCK SOCK
	SEDIMENT TRAP
	DIVERSION DITCH



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



FOR AND ON BEHALF OF
MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: V.X.YY.MM

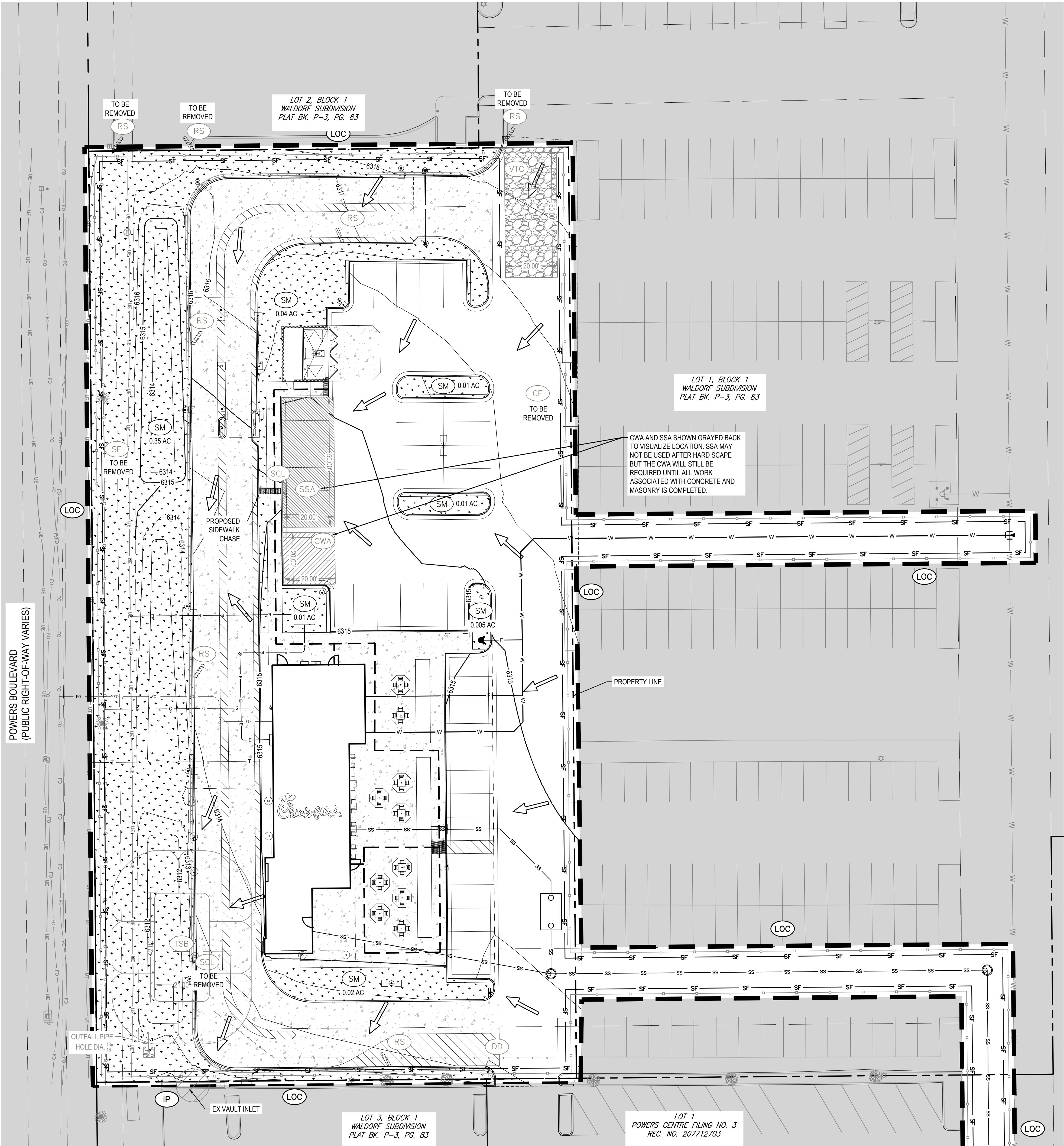
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SHEET NUMBER

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NOTES:

- SEE DETAIL SHEETS C4.0 AND C4.3 FOR DESCRIPTIONS OF EROSION/SEDIMENT CONTROL BMPs.
- INSTALLATION OF ALL GRADING, EROSION CONTROL BMP'S SHALL BE PERFORMED IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, CHAPTER 7. CONTRACTOR SHALL MAKE NO DEVIATIONS FROM THIS MANUAL DURING CONSTRUCTION. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEED, AS DESCRIBED IN THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE STANDARDS AND GUIDELINES FOR SEEDING AND MULCHING AS SET FORTH IN THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14.
- OFFSITE LOC CONSTRUCTION TO BE BROUGHT BACK TO EXISTING GRADE AND ELEVATIONS UPON COMPLETION OF CONSTRUCTION.
- BMP LABELS FADED BACK ARE TO BE REMOVED IN FINAL EROSION CONTROL PHASE.

LEGEND:

---	PROPERTY LINE
5555	PROPOSED MAJOR CONTOUR
5555	PROPOSED MINOR CONTOUR
IP	INLET PROTECTION
CWA	CONCRETE WASHOUT AREA
LOC	LIMITS OF CONSTRUCTION / DISTURBANCE
SM	SEEDING AND MULCHING
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING CONTROL STABILIZED CONSTRUCTION ENTRANCE/EXIT
	EROSION CONTROL LIMITS
→	FLOW ARROW (PROPOSED)
CF	SILT FENCE
SF	CONSTRUCTION FENCE
SCL	SEDIMENT CONTROL LOG
RS	ROCK SOCK

TOTAL AMOUNT OF SM (SEEDING AND MULCHING):

19,045 SQFT
0.44 AC



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GRADING, EROSION, AND SEDIMENT CONTROL PLANS

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COLORADO SPRINGS, CO 80915

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SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. 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).
2. 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.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. 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

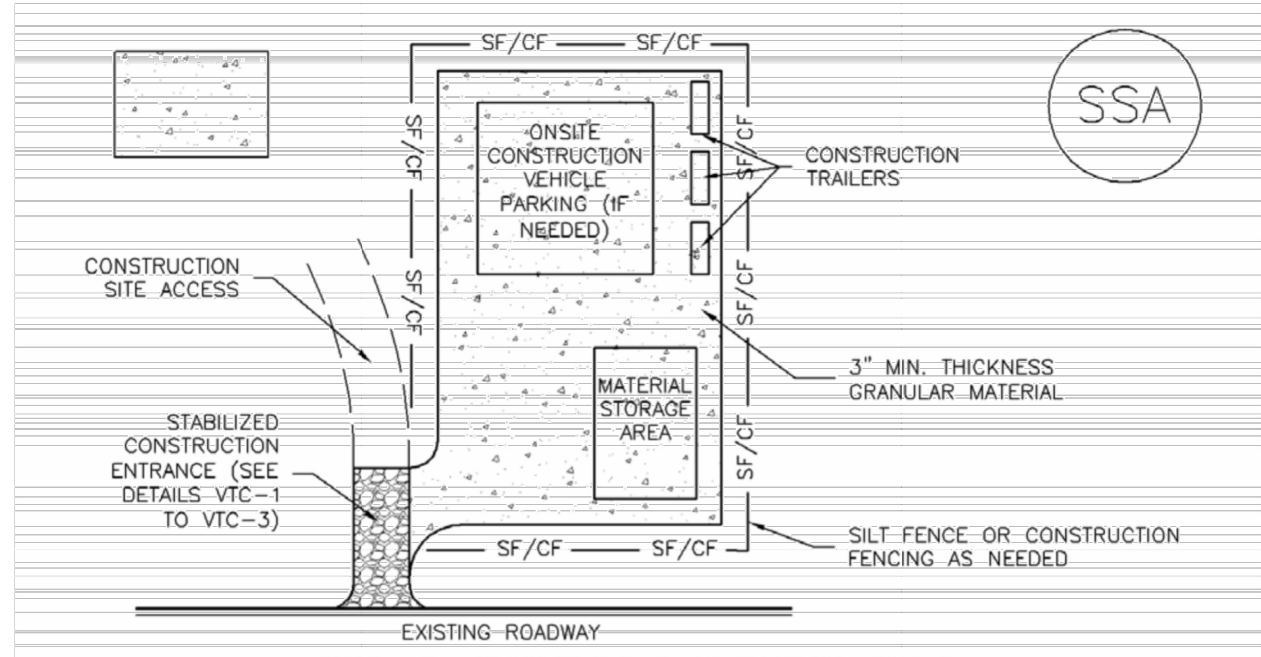
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. 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 UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

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

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

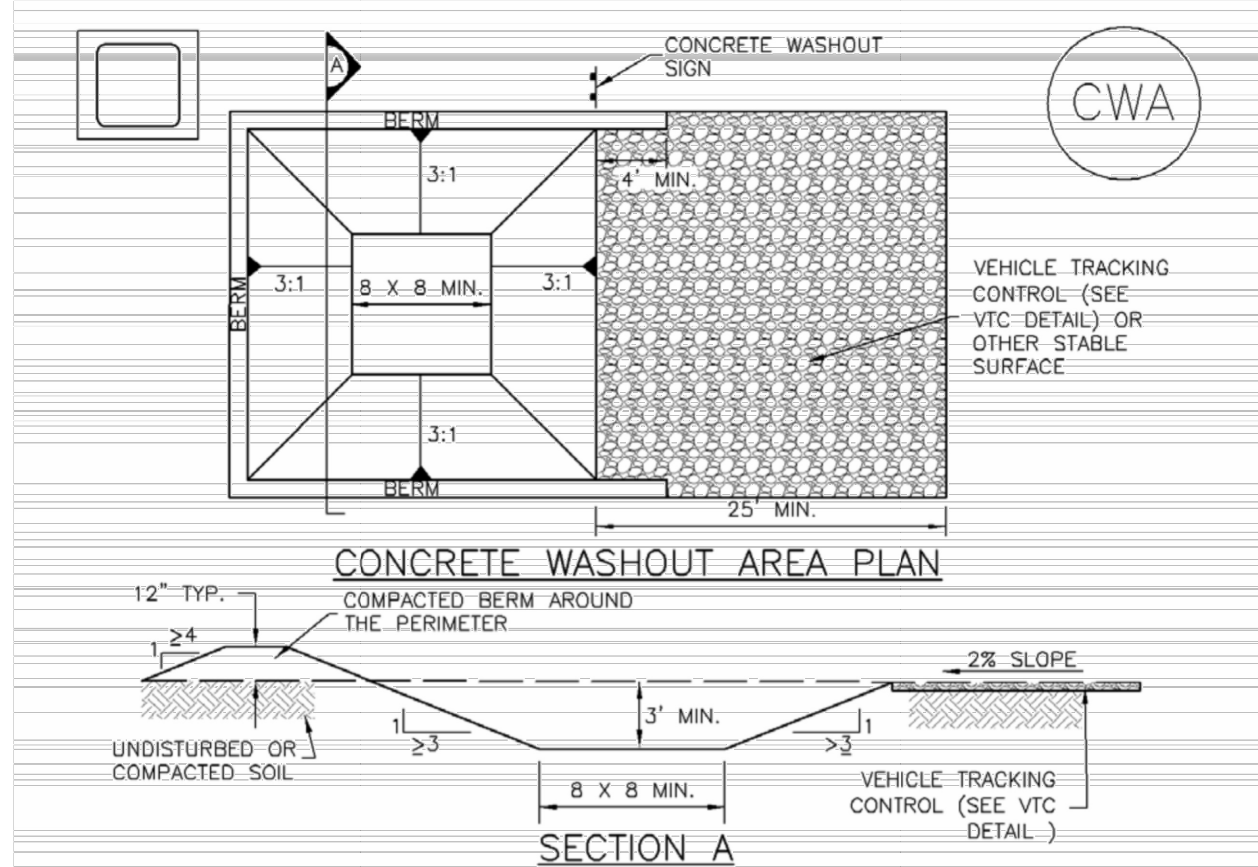
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, 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.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. 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.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. 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 RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

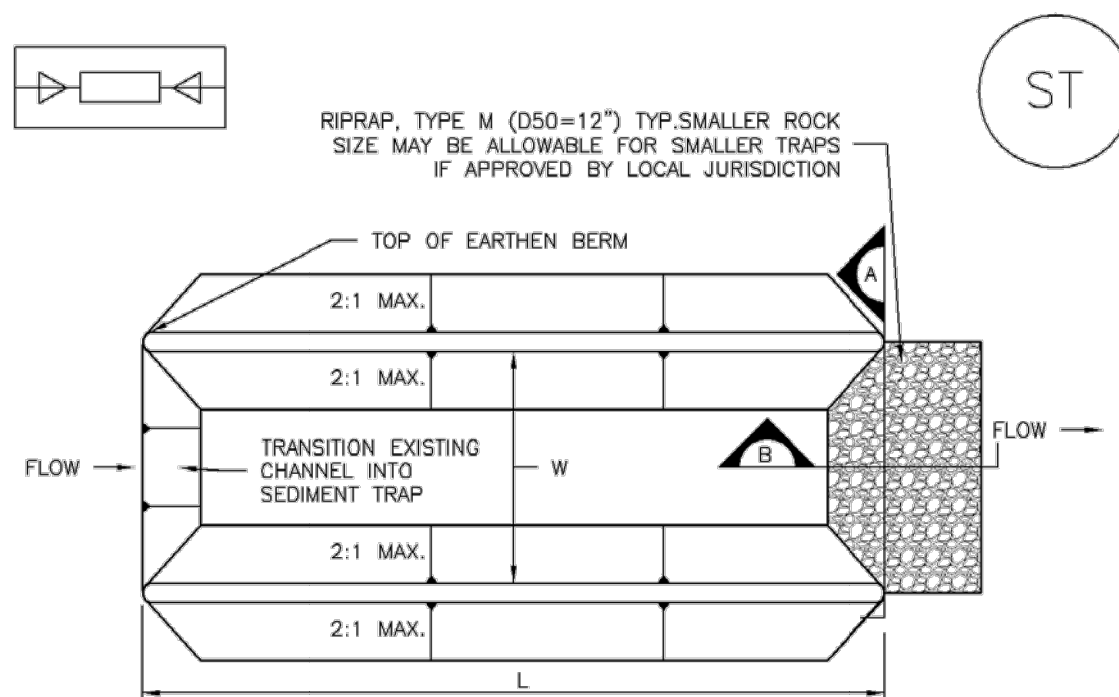
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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'.
5. 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.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. 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.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PALMER, COLORADO, NOT AVAILABLE IN AUTOCAD)

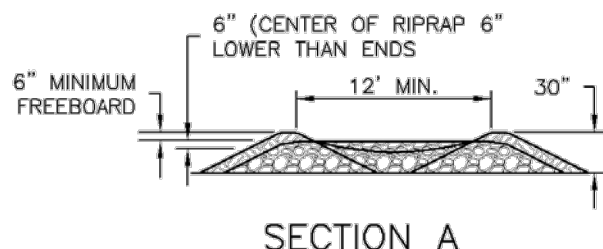
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
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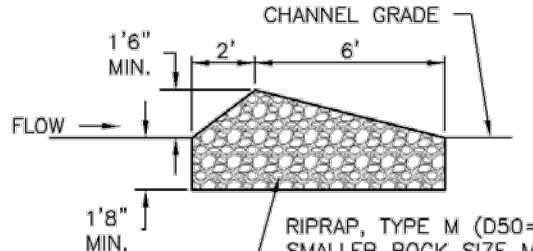
SC-8 Sediment Trap (ST)



SEDIMENT TRAP PLAN



SECTION A



SECTION B

ST-1. SEDIMENT TRAP

ST-2 Urban Drainage and Flood Control District
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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



FOR AND ON BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: V.X.Y.Y.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #

PRINTED FOR

DATE 01/31/2025

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SHEET

EROSION CONTROL

DETAILS

SHEET NUMBER

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Sediment Trap (ST) SC-8

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
3. SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
4. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
5. SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP.SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
6. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
7. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

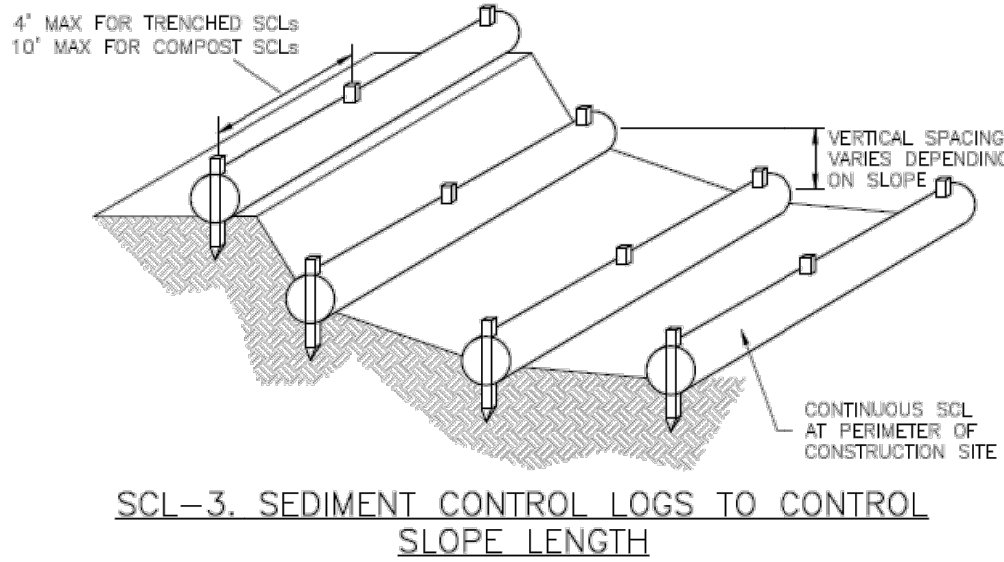
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN THE SEDIMENT DEPTH REACHES ½ THE HEIGHT OF THE RIPRAP OUTLET.
5. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, 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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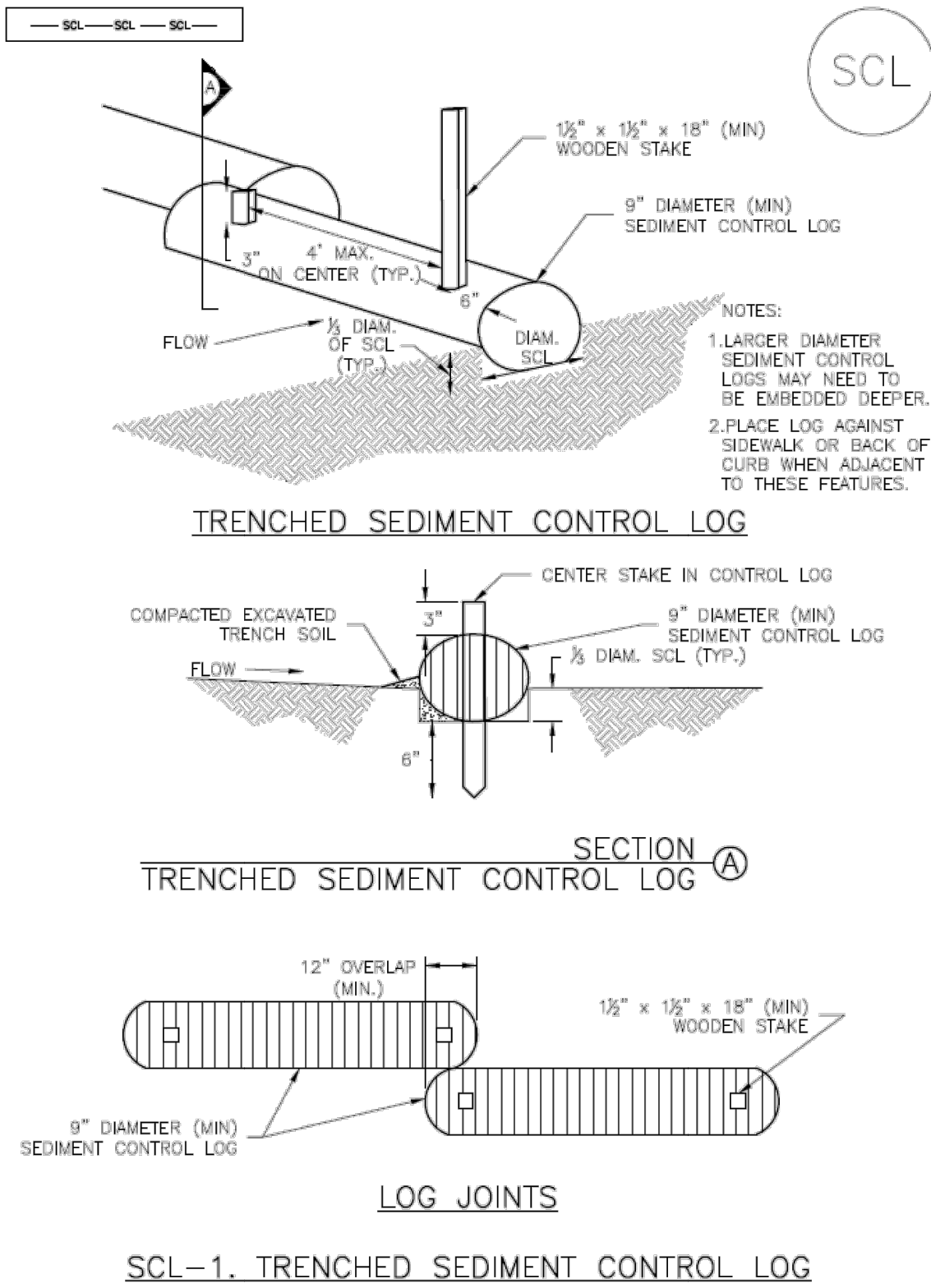
Sediment Control Log (SCL) SC-2



SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

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Sediment Control Log (SCL) SC-2



SCL-1. TRENCHED SEDIMENT CONTROL LOG

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Urban Storm Drainage Criteria Manual Volume 3 SCL-3

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ½ 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. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL 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 LAWN ROLLER OR BLOWN IN PLACE.
7. 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\"/>

SEDIMENT CONTROL LOG MAINTENANCE NOTES

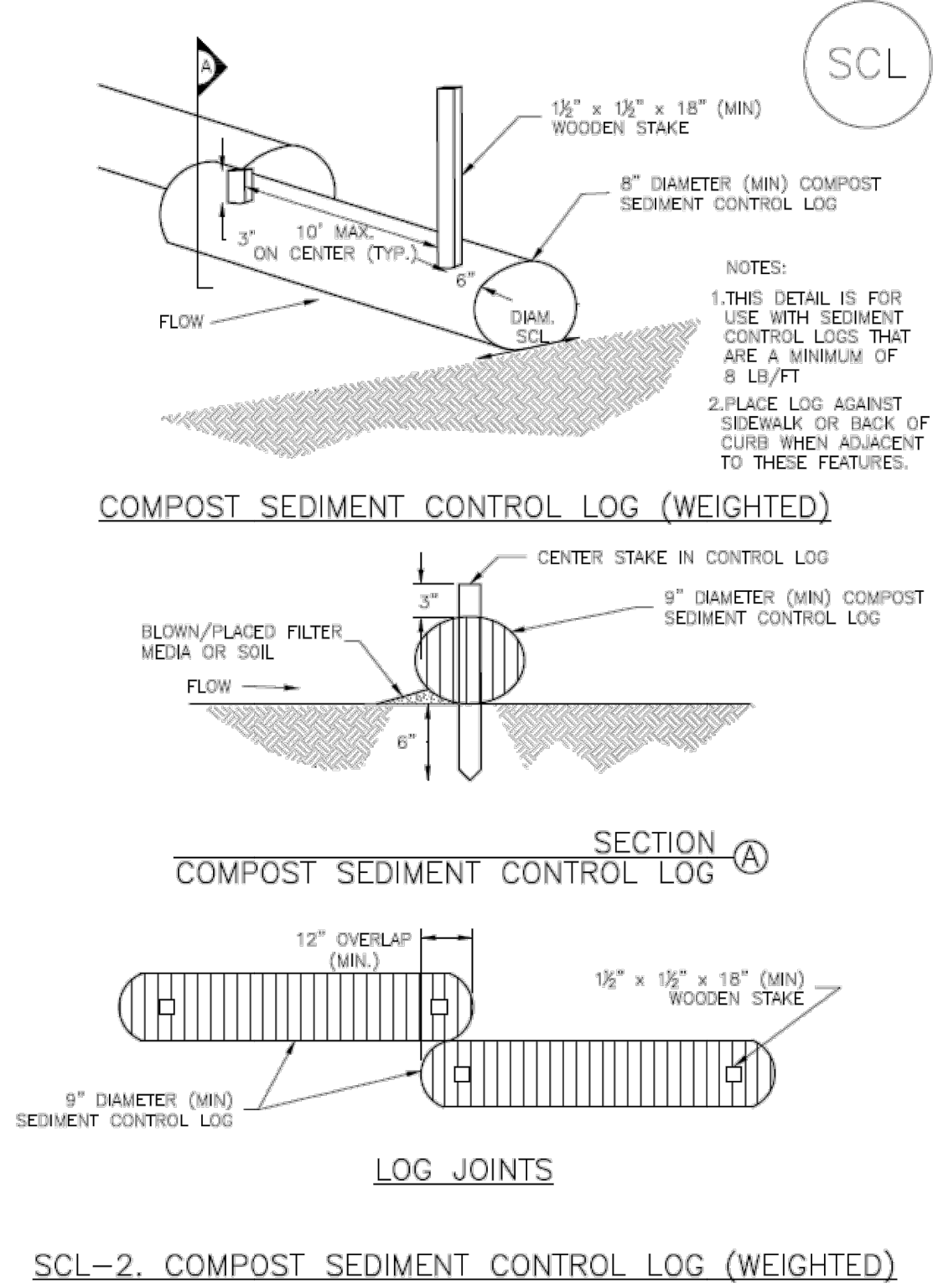
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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. 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 TOWN 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.

SCL-6 Urban Drainage and Flood Control District
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SC-2 Sediment Control Log (SCL)



SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SCL-4 Urban Drainage and Flood Control District
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Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeding. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

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Photograph MU-1. An area that was recently seeded, mulched, and crimped.



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FOR AND ON BEHALF OF
MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS
CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: V.X.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #

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DATE 01/31/2025

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EROSION CONTROL

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SHEET NUMBER

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EC-4 Mulching (MU)

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

MU-2 Urban Drainage and Flood Control District June 2012
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Temporary and Permanent Seeding (TS/PS) EC-2

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparation of a seedbed, selection of an appropriate seed mixture, proper planting techniques, and protection of the seeded area with mulch, geotextiles, or other appropriate measures.

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically 30 days or longer), proactive stabilization measures should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

Typically, local governments have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, selection of an appropriate seed mixture, use of appropriate seeding equipment to ensure proper coverage and density, and protection with mulch or fabric until plants are established.

The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mix, soil preparations, and seeding and mulching recommendations that may be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydromulching.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overlot grading can result in loss of topsoil, resulting in poor quality subsoils at the ground surface that have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

June 2012 Urban Drainage and Flood Control District TS/PS-1
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Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

EC-2 Temporary and Permanent Seeding (TS/PS)

soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. At a minimum, the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placement of a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Seed Mix for Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Annual grasses suitable for the Denver metropolitan area are listed in Table TS/PS-1. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Seed Mix for Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in Table TS/PS-2 can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and skunkbrush sumac (*Rhus trilobata*) could be added to the upland seedmixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Populus spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

TS/PS-2 Urban Drainage and Flood Control District June 2012
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Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species ^a (Common name)	Growth Season ^b	Pounds of Pure Live Seed (PLS)/acre ^c	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5-10	½ - ¾
7. Sorghum	Warm	5-10	½ - ¾
8. Winter wheat	Cool	20-35	1 - 2
9. Winter barley	Cool	20-35	1 - 2
10. Winter rye	Cool	20-35	1 - 2
11. Triticale	Cool	25-40	1 - 2

^a Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

^b See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

June 2012 Urban Drainage and Flood Control District TS/PS-3
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EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common ^a Name	Botanical Name	Growth Season ^b	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alkalali Soil Seed Mix					
Alkali sacaton	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum 'Jose'</i>	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	<i>Agropyron cristatum 'Ephriam'</i>	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina 'duriuscula'</i>	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum 'Pathfinder'</i>	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	<i>Agropyron elongatum 'Alkar'</i>	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix^c					
Ruebens Canadian bluegrass	<i>Poa compressa 'Ruebens'</i>	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina 'duriuscula'</i>	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne 'Citation'</i>	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season ^b	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	<i>Schizachyrium scoparium 'Camper'</i>	Warm	Bunch	240,000	1.0
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass ^d	<i>Agropyron cristatum 'Ephriam'</i>	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	<i>Agropyron intermedium 'Oahe'</i>	Cool	Sod	115,000	5.5
Vaughn sideoats grama ^e	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis leysii 'Lincoln'</i>	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.5

^a All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

^b See Table TS/PS-3 for seeding dates.

^c If site is to be irrigated, the transition turf seed rates should be doubled.

^d Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

^e Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

June 2012 Urban Drainage and Flood Control District TS/PS-5
Urban Storm Drainage Criteria Manual Volume 3

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: V.X.YY.MM

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #

PRINTED FOR

DATE 01/31/2025

DRAWN BY BRJ

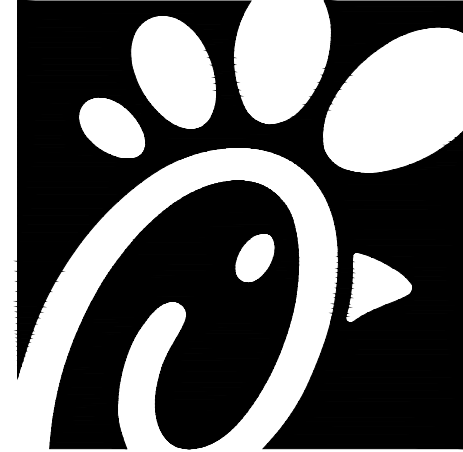
SHEET

EROSION CONTROL

DETAILS

SHEET NUMBER

C4.4



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



5970 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

A

B

C

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EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

NOTES:

1.
- PER THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL;
PER TABLE 5-1. THE SEED MIX FOR THIS PROJECT LOCATION IS THE
ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT CONTROL
MEASURE AREAS WITH AN APPLICATION RATE OF 19.3 LBS PLS / ACRE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS
CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P12 LS LRG
RELEASE: vX.YY.MM

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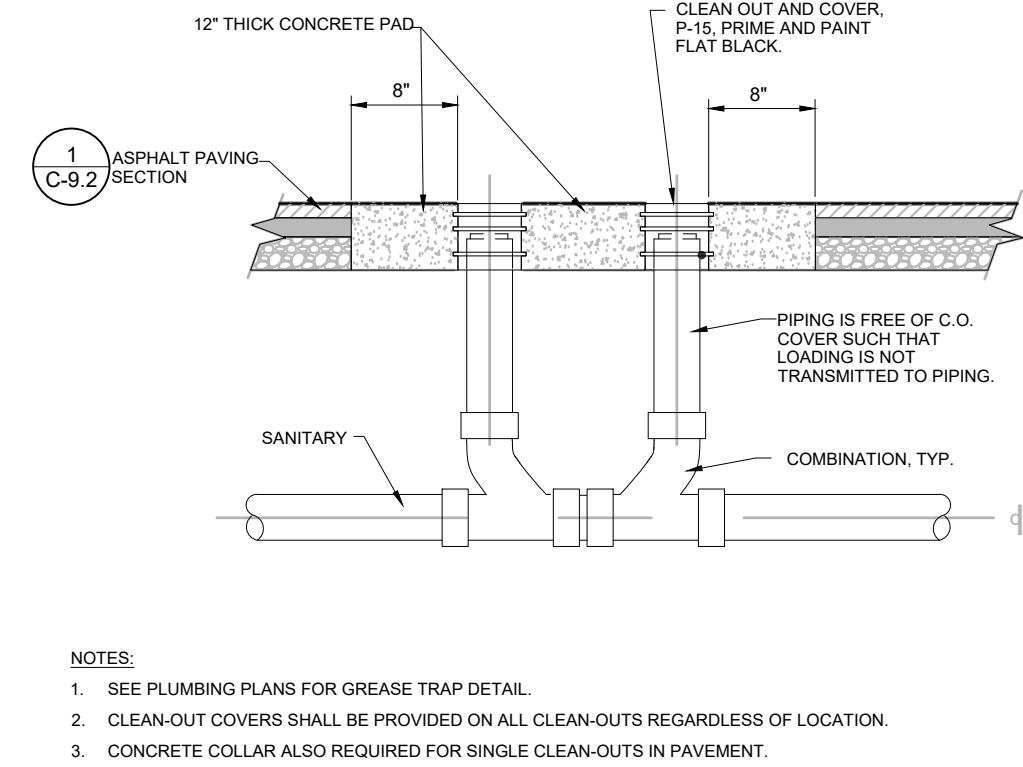
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SHEET NUMBER

C4.5

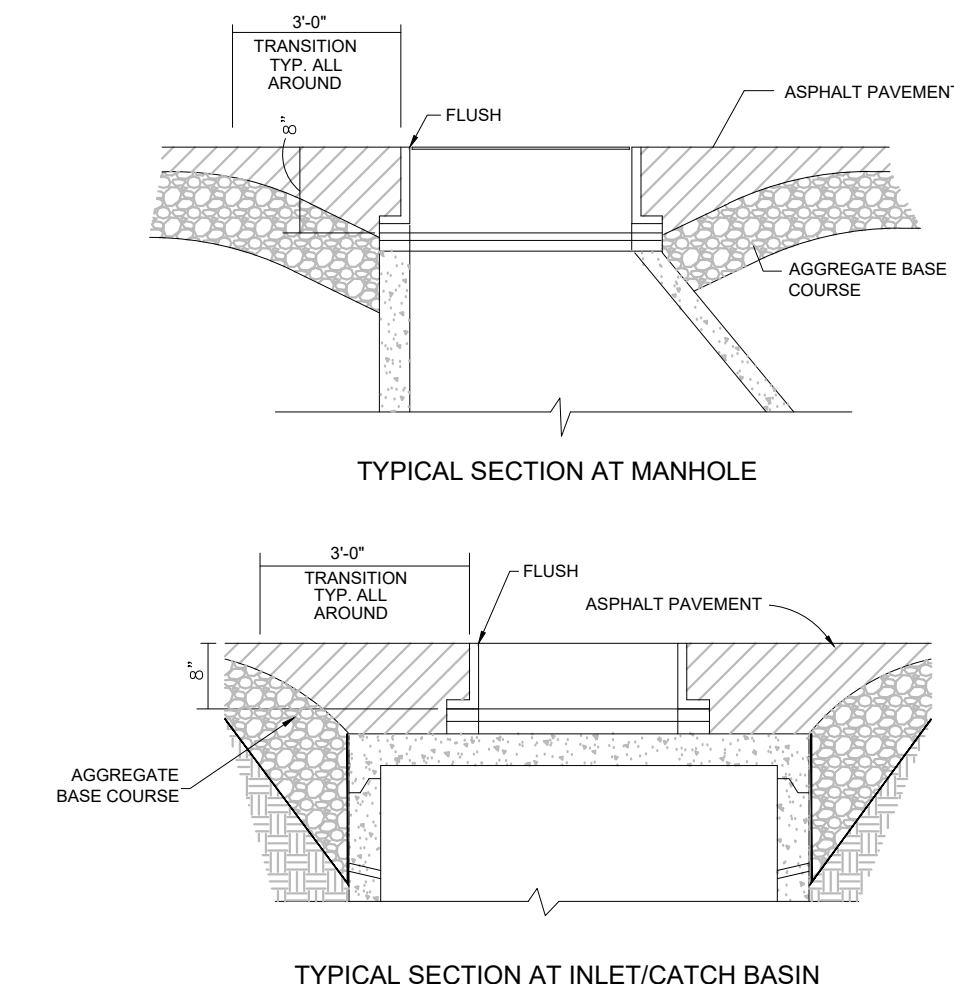
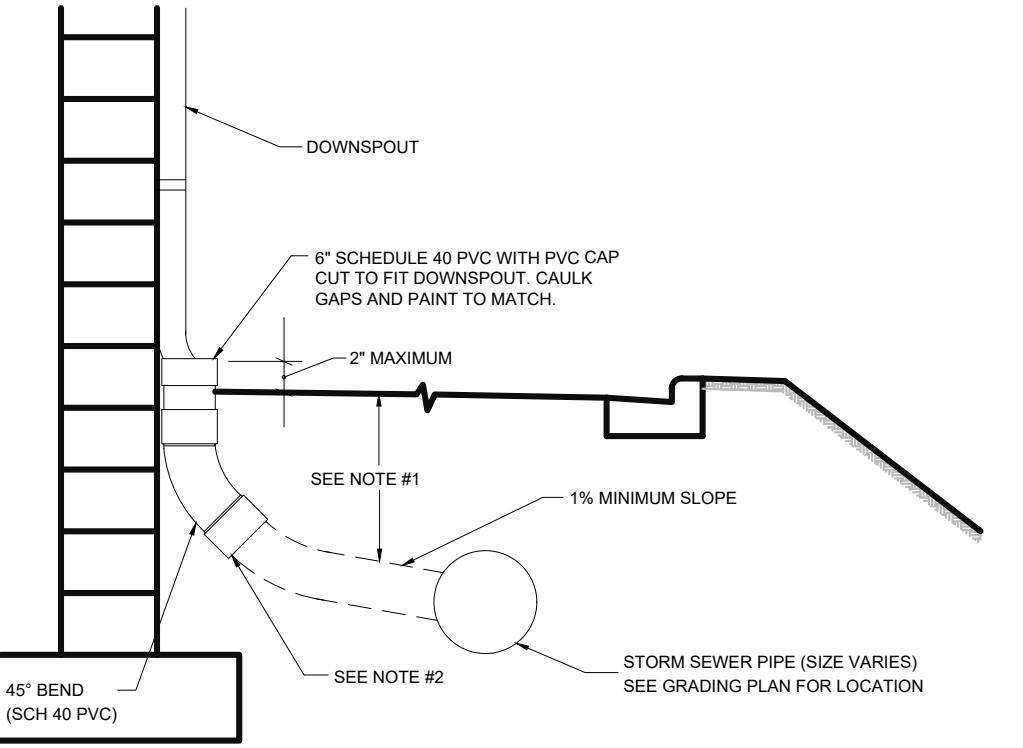


Know what's below.
Call before you dig.



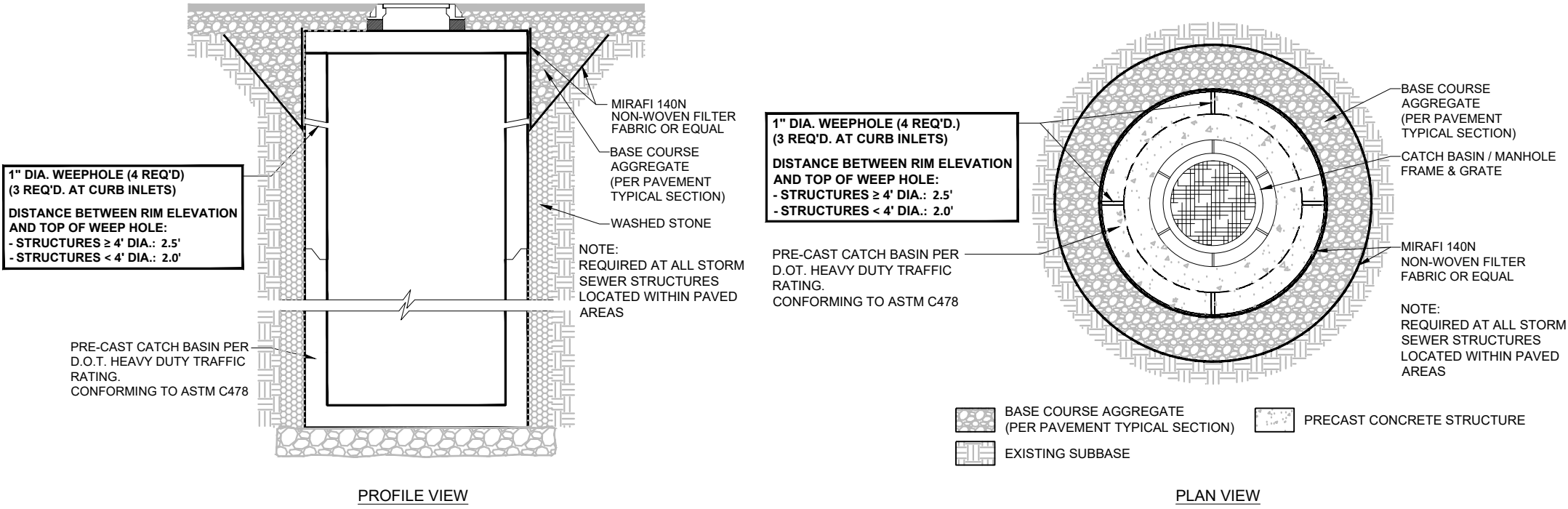
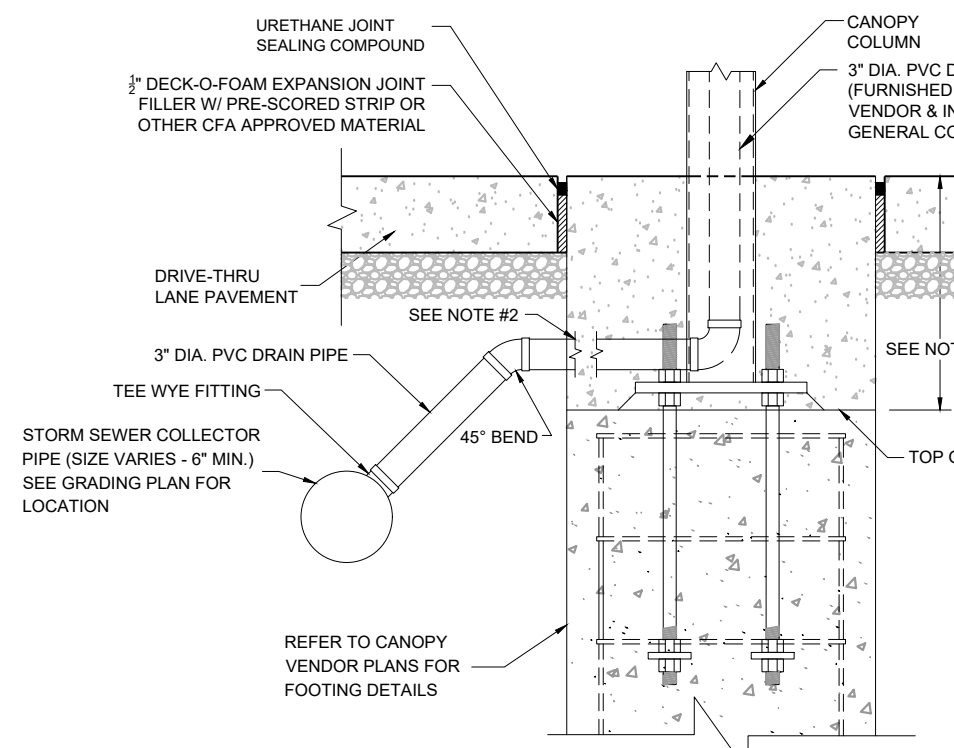
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C-9.3 NOT TO SCALE

5 BUILDING DOWNSPOUT CONNECTION
C-9.3 NOT TO SCALE



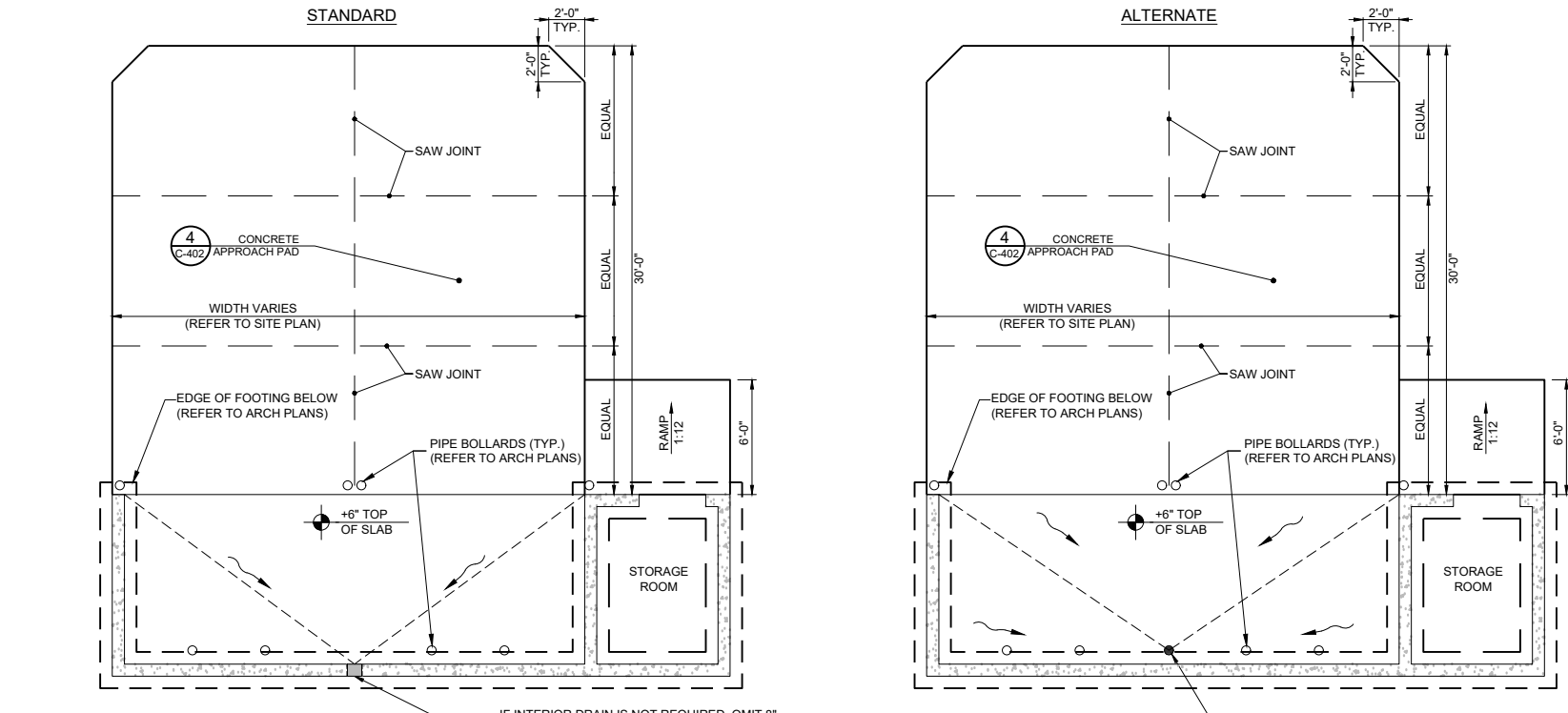
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C-9.3 NOT TO SCALE

6 CANOPY DOWNSPOUT CONNECTION
C-9.3 NOT TO SCALE



10 STORM STRUCTURE WEEP HOLE DETAILS
C-9.3 NOT TO SCALE

7 SCREENED REFUSE ENCLOSURE
C-9.3 NOT TO SCALE



REFUSE ENCLOSURE PLAN NOTES:
1. SEE SITE PLAN FOR LAYOUT OF CONCRETE APPROACH PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER. (SEE GRADING PLAN)
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS & DETAILS ON ENCLOSURE. COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



FOR AND ON-BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK
5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

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