

GESC Report

*Chick-fil-A Powers and Palmer Park
El Paso County, Colorado*

Grading, Erosion and Stormwater Quality Control Report

for

CHICK-FIL-A, POWERS & PALMER PARK #05934

Prepared for:

City of Colorado Springs
Engineering Development Review Division
30 S. Nevada Ave, Suite 401
Colorado Springs, CO 80901-1575
(719) 385-5368



On Behalf of:

Chick-Fil-A, Inc.

5200 BUFFINGTON ROAD
ATLANTA, GA
(303) 519-2732
Contact: Steve Schwartz

Prepared by:



5970 Greenwood Village Plaza Boulevard
Greenwood Village, Colorado 80111
303-353-3359
Contact: Jonathan Killingsworth, PE

Merrick Project No. 100810

January 2025

Add: PCD File No. PPR2521

PCD FILE NO
ADDED

El Paso County
Can address to both
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ADDRESSED
BOTH THE CITY
OF COLORADO
SPRINGS AND EL
PASO COUNTY

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SIGNATURE PAGE

Note:

This Grading, Erosion and Sediment Control (GESC) document has been placed in the project file for this project and appears to fulfill the latest version of the Grading, Erosion and Sediment Control Manual. Additional grading, erosion and sediment Control Measure may be required of the owner or his/her agents, due to unforeseen erosion problems or if the submitted plan does not function as intended. The requirements of this GESC document shall run with the land and be the obligation of the land owner, or his/her designated representative(s) until such time as the plan is properly completed, modified, or voided.

I hereby certify that the Grading, Erosion, and Sediment Control Measures for Chick-fil-A Powers & Palmer shall be constructed according to the design presented in this document. I understand that additional erosion control, sediment control and water quality enhancing measures may be required of the owner and his or her agents due to unforeseen pollutant discharges or if the submitted plan does not function as intended. The requirements of the plan shall be the obligation of the land owner and/or his successors or heirs; until such time as the plan is property completed, modified, or voided.

Owner or Authorized Agent _____

Authorized Signature _____

I hereby attest that this Grading, Erosion, and Sediment Control (GESC) document for Chick-fil-A Powers & Palmer has been prepared by me or under my direct supervision, and to the best of my knowledge and ability has been prepared in accordance with the latest version of the GESC Manual. The signature and stamp affixed hereon certifies that this GESC document was prepared in accordance with the required regulations and criteria; however, the stamp and signature does not certify or guarantee future performance of the execution of the plan by the contractor. The contractor is responsible for executing the construction work according to the information set forth in the plan and in accordance with all applicable requirements.

Jonathan Killingsworth, PE
Colorado Registered Professional
Engineer No. 56782
For and on Behalf of Merrick & Company

PROJECT DESCRIPTION

This project encompasses the new construction of the Chick-fil-A Powers & Palmer site located at the SEC of N. Powers Blvd. & Palmer Park Rd. Colorado Springs, CO 80951, where El Paso County is the jurisdiction having authority. The property consists of 1.52 acres of land, which consists of one undeveloped parcel of land. The proposed lot is zoned as CC (Commercial Community) where a drive-thru is a permitted use. The site is not currently serviced by any utility providers.

EXISTING SITE CONDITIONS

The majority of the site is an asphalt parking lot, with the west side bounded by landscaping separating the parking lot with N. Powers Blvd.

Land generally slopes from north to south and east to west. There is an existing swale along the west side of the property that all storm runoff will be directed to. Flow in this swale will enter the storm system for the overall site. On site slopes range from 1.0% to 3.0% with an average slope of approximately 2.0%. There is approximately 8 feet of fall across the site.

The site is situated within Zone X, as shown in FIRM Map No 08041C0751G effective January 15, 2025. See Appendix C for Firm Map.

Since more than 1 acre of disturbed land will be associated with this project, a Colorado Stormwater Discharge Permit will be required.

ADJACENT AREAS

Runoff from Powers and Palmer Park is captured by curb and gutter captured by proposed storm inlets and enters the storm system for the entire parcel. An existing swale on the southwest side of the parcel will be utilized for the majority of onsite runoff.

Chick-Fil-A is leasing the land from a landlord in an “As-is” state where the landlord is not responsible for any development to the site. The landlord is working with the anchor tenant Vasa Gym to demo/rebuild the parking lot and place utility stubs at the Chick-Fil-A’s parcel line.



Figure 1 - Vicinity Map

SOILS

The entire site is covered in “B”, Blendon sandy loam, classified as Hydrologic Soil Group B.

AREAS AND VOLUMES

A total area of 1.54 acres will be disturbed by the proposed grading within the site. The estimated net earthwork for the site is 499.63 cubic yards of cut. Export will be transported offsite by the contractor. Prior to the import/export of material the Contractor shall coordinate the haul route, number of trucks, number of trips, etc. With the SWMP Stormwater Inspector. The borrow/fill site, if within the SWMP boundaries, may require additional approval GESC Permits, Plans, and a Report.

EROSION AND SEDIMENT CONTROL MEASURES

The proposed erosion and sediment control measures can be seen on the Grading, Erosion and Sediment Control Plans (see Appendix D).

During construction activities silt fence shall be maintained along the boundaries of the project site to define the limits of construction. Inlet protection (IP) will be installed at existing inlets in the vicinity of the site and at any new inlets installed during construction activity. Curb socks will be installed upstream of any inlets during active construction and will not be removed until active construction is complete. Construction markers will be installed surrounding the site and be maintained during construction. Access to the construction area shall be through the vehicle tracking control (VTC) pad at the southern site entrance. The contractor shall install a concrete washout area (CWA) and a stabilized staging area (SSA); the staging area shall be large enough to fully contain parking, storage, and unloading and loading operations.

During the interim stage of construction, silt fence, inlet protection, and curb socks shall be maintained throughout the entire construction process. Silt fence shall be maintained to prevent runoff from carrying sediment off-site and impacting downstream waters. Curb socks shall be maintained upstream of all off-site inlets during the interim phase(s) of construction. As proposed inlets are constructed inlet protection shall be placed around them to prevent sediment from entering the existing storm sewer system.

At completion of construction, the VTC, CWA, SSA, curb socks, silt fence, construction fence, and inlet protection shall be removed. All disturbed areas where permanent landscaping is not provided shall be reseeded as soon as possible with a permanent seeding and mulching mix.

TIMING/PHASING SCHEDULE

The proposed construction schedule for this project is:

- Install initial CMs – Summer 2025
- Begin grading and install interim CMs – Summer 2025
- Complete grading, remove initial and interim CMs, and install final CMs – Winter 2025.
- Final stabilization/final landscaping – January 2026 (weather dependent)

PERMANENT STABILIZATION

Upon completion of construction activities, the site will be hardscaped with concrete and will not need to be monitored during the final stabilization process. Permanent landscape features will be installed throughout the property and within the disturbed areas in the adjacent Right-of-Ways as shown on the approved landscape construction plans.

STORMWATER MANAGEMENT CONSIDERATIONS

During the initial phase of construction runoff from the site will flow in all directions from the site and will be collected by existing storm sewers. As such, particular care should be taken to make sure sediment from the site does not enter the public roadways or stormwater inlets. During active

construction runoff from much of the central portion of the site will be collected by the yet-to-be installed private storm sewer system before entering the municipal storm sewer system.

MAINTENANCE

The construction, erosion, and sediment control measures shall be inspected by the contractor on a weekly basis during construction. Erosion and sediment control measures shall be inspected after every storm event as required by SWMP / El Paso County regulations. The standard notes and details in the Grading, Erosion, and Sediment Control Plan (See Appendix D) shall be followed.

OPINION OF PROBABLE COST

The estimated cost for the erosion and sediment control measures is \$21,065.70 for the initial / interim and final. A detailed cost estimate for erosion and sediment control is provided in Appendix A. Construction costs are not included in the estimate.

APPENDIX A

(OPINION OF PROBABLE COSTS)

Probable cost of the control measures (CM) required to ensure compliance with the Stormwater Quality Permit requirements

PROJECT NAME:	DATE:
CHICK-FIL-A - POWERS & PALMER	1/31/2025

CM No.	CONTROL MEASURES	UNIT	UNIT COST (includes installation)	QUANTITY	COST
1	Check Dam	LF	\$24.00		\$0.00
2	Compost Blanket	SF	\$0.36		\$0.00
3	Compost Filter Berm	LF	\$2.00		\$0.00
4	Concrete Washout	EA	\$100.00	1	\$100.00
5	Construction Fence	LF	\$2.00	3318	\$6,636.00
6	Debris/Trash Control	HR	\$40.00		\$0.00
7	Dewatering	EA	\$600.00		\$0.00
8	Earth Dike/Diversion Swale	LF	\$1.60		\$0.00
9	Erosion Control Blanket	SY	\$5.00		\$0.00
10	Inlet Protection	LF	\$20.00	3	\$60.00
11	Lot Protection	EA	\$800.00		\$0.00
12	Pond Maintenance/Sediment Removal	AC	\$1,000.00		\$0.00
13	Reinforced Check Dam	LF	\$36.00		\$0.00
14	Rock Socks	LF	\$10.00	5	\$50.00
15	Sediment Basin	EA	\$1,000.00	1	\$1,000.00
16	Sediment Control Log	LF	\$2.00	600	\$1,200.00
17	Seeding & Mulching	AC	\$2,500.00	0.44	\$1,100.00
18	Silt Fence	LF	\$2.00	3336	\$6,672.00
19	Stabilized Staging Area	EA	\$500.00	1	\$500.00
20	Street Sweeping	LM	\$500.00		\$0.00
21	Surface Roughening	AC	\$600.00		\$0.00
22	Temporary Outlet Protection	EA	\$250.00		\$0.00
23	Vehicle Tracking Control	EA	\$1,000.00	1	\$1,000.00
24	Others:				\$0.00
25					\$0.00

OFFICIAL USE ONLY

SQP Permit Number: _____
 Approved by: _____
 Date: _____

SUBTOTAL \$18,318.00
 Contingency (15% of Subtotal) \$2,747.70
TOTAL COST OF CMs \$21,065.70

APPENDIX B

(GESC CHECKLIST)



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EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

GRADING AND EROSION CONTROL PLAN CHECKLIST

Revised: January 2022

GRADING AND EROSION CONTROL PLAN		Applicant	PCD
The intent of the GEC Plan is to provide for overall subdivision or development grading design as part of the engineering required for review and approval by the County. This plan is done at the time subdivision or development construction drawings are prepared by the Professional Engineer working for the developer. This is complex work whereby cuts and fills are analyzed for balance, slopes and contours are proposed as an integral part of the engineering design. A second important use of the GEC Plan is to estimate the cost of the overall grading, erosion control measures known as Best Management Practices (BMPs), and ultimate site stabilization. The County subdivision regulations require that collateral for these activities be posted prior to any land disturbing activity. The GEC Plan is therefore important to be completed and approved at the time of subdivision construction drawing approval so that these costs can be accurately estimated and included with the required subdivision collateral.			
NOTE: Please confirm each item below has been included by placing a check mark in the "Applicant" column. See right for an example. The "PCD" column is for office use only.		✓	Office use only
1	Title Sheet which includes:		
	Sheet index	✓	
	Project title	✓	
	Vicinity map	✓	
	General project layout map (show and label benchmark locations here and on street plans)	✓	
	Design engineer's statement	✓	
	Owner/developer's statement	✓	
	El Paso County signature block	✓	
	Planning and Community Development file number at lower right	✓	
	Project benchmark (NAVD88)	✓	
	Basis of bearing	✓	
	Other applicable jurisdiction/utility signature blocks	✓	
	List of governing agencies, owner, engineer, architect with contact information	✓	
2	EPC standard construction notes	✓	
3	Details sheet(s) as needed	✓	
4	Vicinity map showing the subdivision in relation to section lines and existing or proposed arterial or collector roadways.	✓	
5	Adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers labeled	✓	
6	North arrow and acceptable scale (1"=20' to 1"=100')	✓	
7	Legend for all symbols used in the plan	✓	
8	Existing and proposed property lines. Proposed subdivision boundary for subdivision projects.	✓	
9	All existing structures	✓	
10	All existing utilities	✓	
11	Construction site boundaries	✓	
12	Existing vegetation (notes are acceptable in cases where there is no notable vegetation, only grasses/weeds, or site has already been stripped).	✓	
13	FEMA 100-yr floodplain	✓	
14	Existing and proposed water courses including springs, streams, wetlands, detention ponds, stormwater quality structures, roadside ditches, irrigation ditches and other water surfaces. Show maintenance of pre-existing vegetation within 50 feet of a receiving water.	✓	
15	Existing and proposed contours 2 feet or less (except for hillside)	✓	



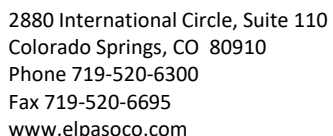
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16	Limits of disturbance delineating all anticipated areas of soil disturbance	✓	
17	Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate.	✓	
18	Offsite grading clearly shown and called out	✓	
19	Areas of cut and fill identified	✓	
20	Conclusions from soils/geotechnical report and geologic hazards report incorporated in grading design (slopes, embankments, materials, mitigation, etc.)	✓	
21	Proposed slopes steeper than 3:1 with top and toe of slope delineated. Erosion control blanketing or other protective covering required.	✓	
22	Stormwater flow direction arrows	✓	
23	Location of any dedicated asphalt / concrete batch plants		
24	Areas used for staging, storage of building materials, soils (stockpiles) or wastes. The use of construction office trailers requires PCD permitting.	✓	
25	All proposed temporary construction control measures, structural and non-structural. Temporary construction control measures shall be identified by phase of implementation to include "initial," "interim," and "final" or shown on separate phased maps identifying each phase.	✓	
26	Vehicle tracking provided at all construction entrances/exits. Construction fencing, barricades, and/or signage provided at access points not to be used for construction.	✓	
27	Temporary sediment ponds provided for disturbed drainage areas greater than 1 acre.	✓	
28	Dewatering operations to include locations of diversion, pump and discharge(s) as anticipated at time of design.	✓	
29	All proposed temporary construction control measure details. Custom or other jurisdiction's details used must meet or exceed EPC standards.	✓	
30	Any offsite stormwater control measure proposed for use by the project and not under the direct control or ownership of the Owner or Operator.	✓	
31	Existing and proposed permanent storm water management facilities, including areas proposed for stormwater infiltration or subsurface detention.	✓	
32	Existing and proposed easements (permanent and construction) including required off site easements.	✓	
33	Retaining walls (not to be located in County ROW unless approved via license agreement). Design by P.E. and building permit from Regional Building Department required for walls greater than or equal to 4 feet in height, series of walls, or walls supporting a surcharge.	✓	
34	Plan certified by a Colorado Registered P.E., with EPC standard signature blocks for Engineer, Owner and EPC.	✓	
35	The following engineering statements shall be added, as applicable:	✓	
	Engineer's Statement (for standalone GEC Plan): 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	✓	



GRADING AND EROSION CONTROL PLAN CHECKLIST

Revised: January 2022

CDs



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9	Erosion and Stormwater Quality Control Permit (ESQCP) (signed by the applicant/owner)		
10	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed by the applicant/owner)		
11	Documentation to support that all applicable Conditions of Approval have been met.		



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The following standard El Paso County Grading and Erosion Control Plan Notes shall be included, as applicable:			
1	Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.	✓	
2	Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.	✓	
3	A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.	✓	
4	Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.	✓	
5	Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.	✓	
6	All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.	✓	
7	Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.	✓	
8	Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.	✓	
9	All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.	✓	
10	Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.	✓	
11	Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).	✓	



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12	Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.	✓	
13	Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.	✓	
14	During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.	✓	
15	Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.	✓	
16	Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.	✓	
17	Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.	✓	
18	Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.	✓	
19	The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.	✓	
20	The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.	✓	
21	No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.	✓	
22	Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.	✓	
23	No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.	✓	
24	Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.	✓	
25	All construction traffic must enter/exit the site only at approved construction access points.	✓	
26	Prior to construction the permittee shall verify the location of existing utilities.	✓	
27	A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.	✓	
28	The soils report for this site has been prepared by _____ and shall be considered a part of these plans.	✓	



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29	At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact: Colorado Department of Public Health and Environment Water Quality Control Division WQCD – Permits 4300 Cherry Creek Drive South Denver, CO 80246-1530 Attn: Permits Unit	✓	
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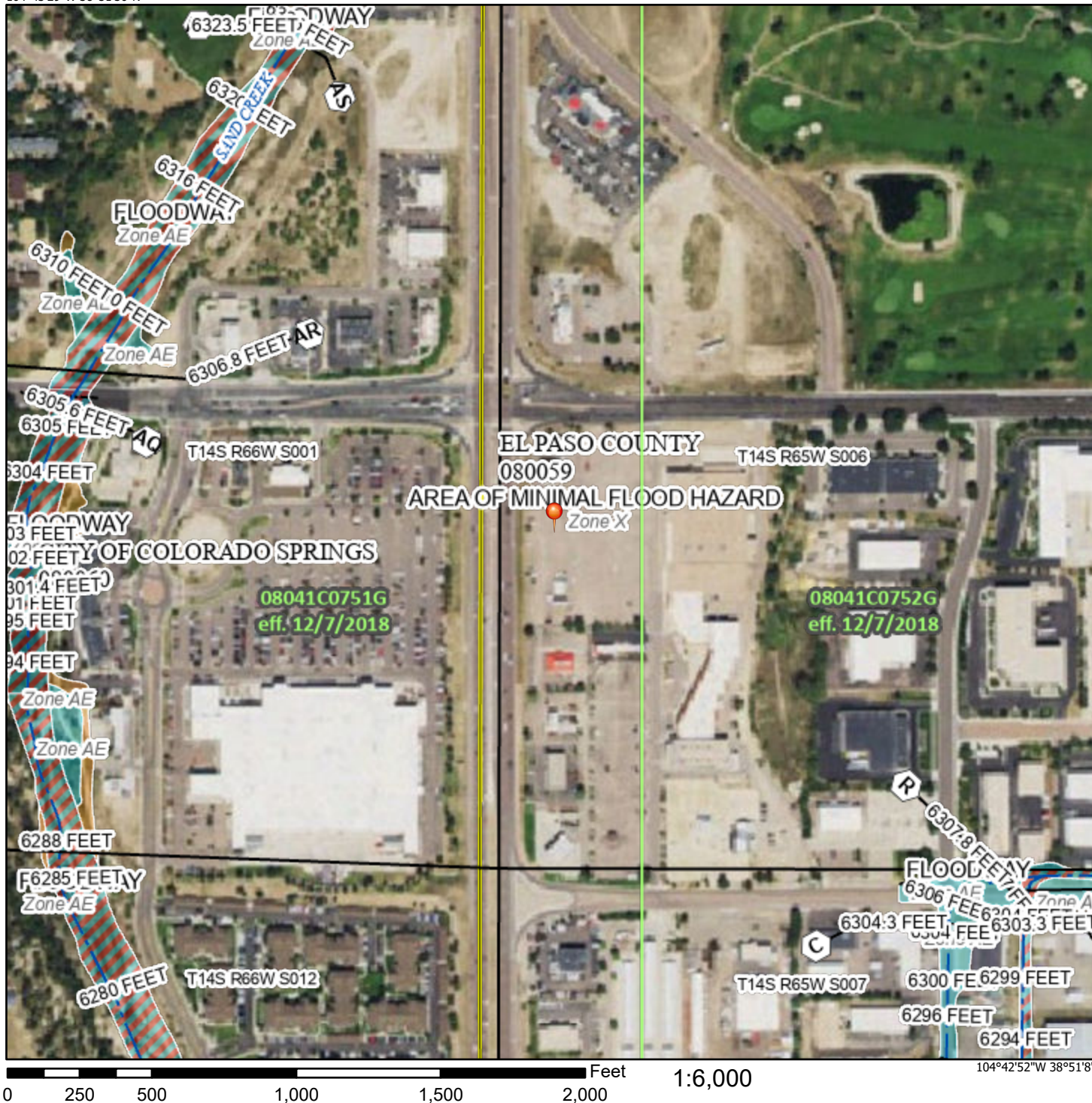
APPENDIX C

(FIRM, Soil Maps)

National Flood Hazard Layer FIRMette



104°43'29"W 38°51'36"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



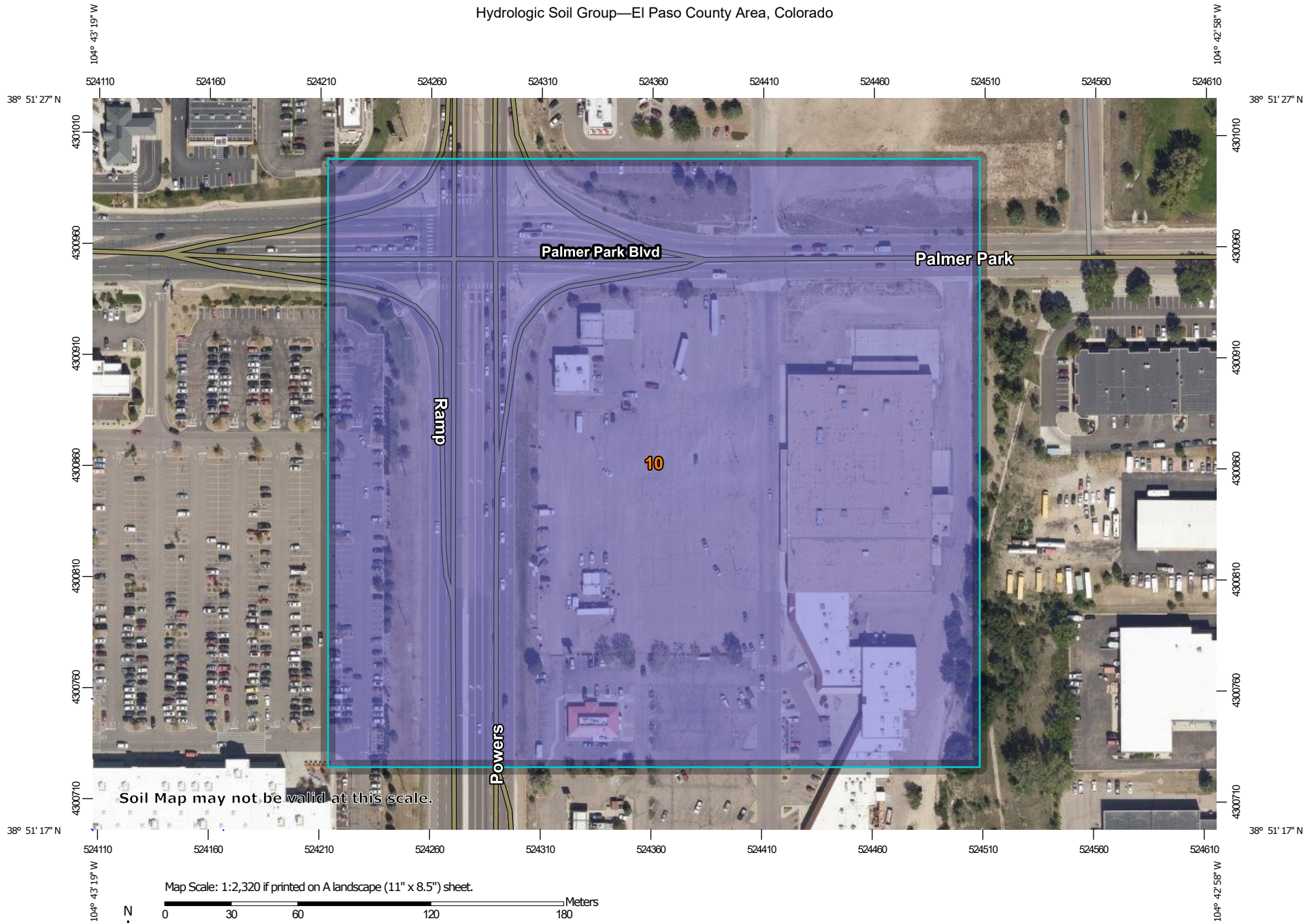
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/15/2025 at 8:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hydrologic Soil Group—El Paso County Area, Colorado



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
 Survey Area Data: Version 22, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2018—Sep 23, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10	Blendon sandy loam, 0 to 3 percent slopes	B	20.0	100.0%
Totals for Area of Interest			20.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

APPENDIX D

(GESC Plan Drawings)

***REFER TO THE "STAND ALONE" SET OF PLANS INDEPENDS OF THE GESC REPORT
FOR ADDITIONAL INFORMATION***

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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

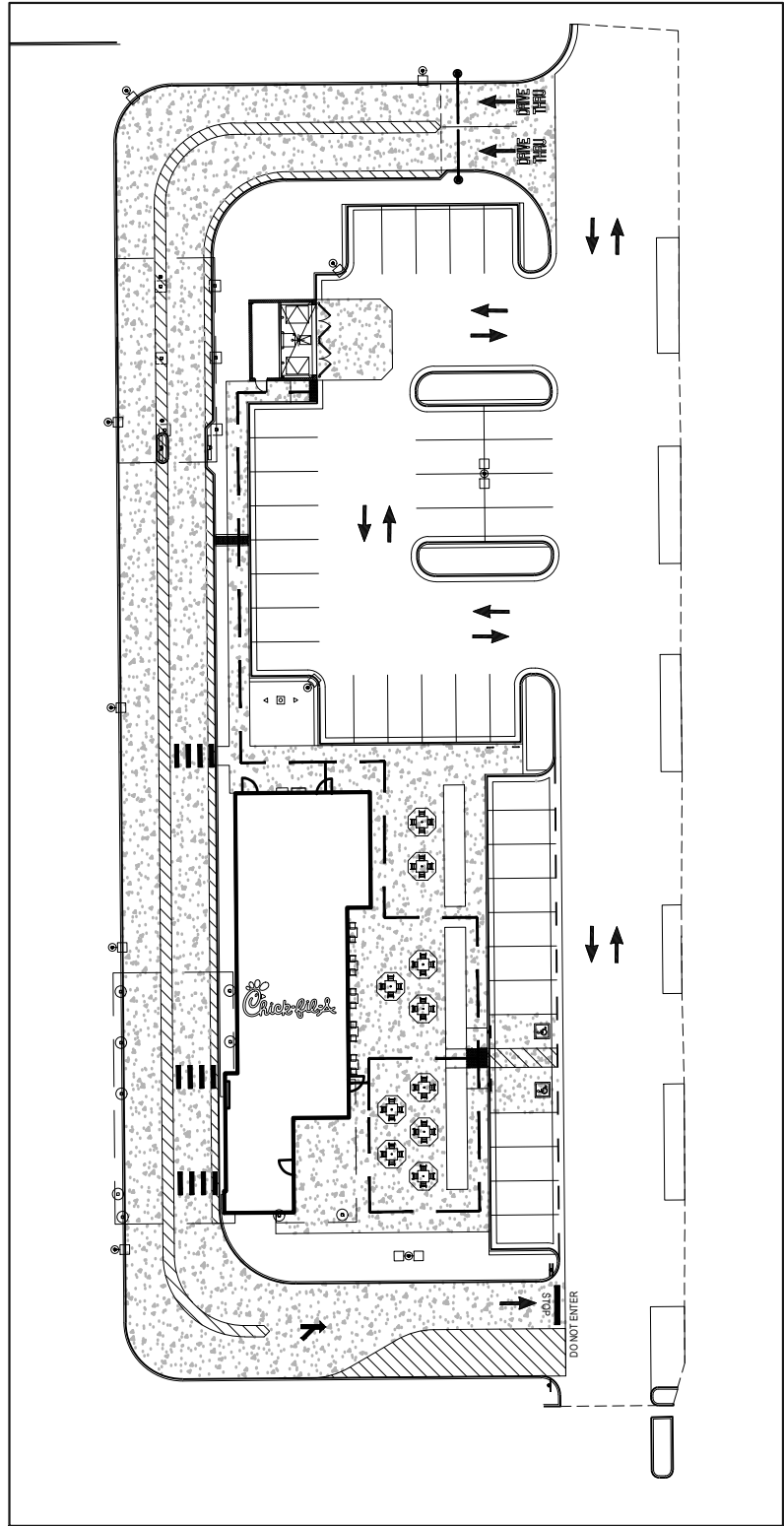
DATE

GRADING, EROSION AND SEDIMENT CONTROL PLANS CHICK-FIL-A POWERS & PALMER

PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



PROJECT LOCATION MAP
(1"= 500')



VICINITY MAP
(1"= 50')

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	C0.0	COVER SHEET
2	C0.1	GENERAL NOTES
3	C1.0	SITE PLAN
4	C2.0	GRADING PLAN
5	C3.0	EROSION CONTROL - INITIAL
6	C3.1	EROSION CONTROL - INTERIM
7	C3.2	EROSION CONTROL - FINAL
8	C4.0	EROSION CONTROL DETAILS
9	C4.1	EROSION CONTROL DETAILS
10	C4.2	EROSION CONTROL DETAILS
11	C4.3	EROSION CONTROL DETAILS

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) 668-6460

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.

COUNTY PROJECT ENGINEER SIGNATURE

DATE

CORRECTED TO PROVIDED

County Engineer/ECM Administrator

Engineer stamp and sign all pages

REGISTERED ENGINEER TO SIGN AND STAMP

FOR AND ON BEHALF OF
MERRICK AND COMPANY



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



ON, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK
SEC OF POWERS BLVD AND
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

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

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Know what's below.
Call before you dig.

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 ENCROACH 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

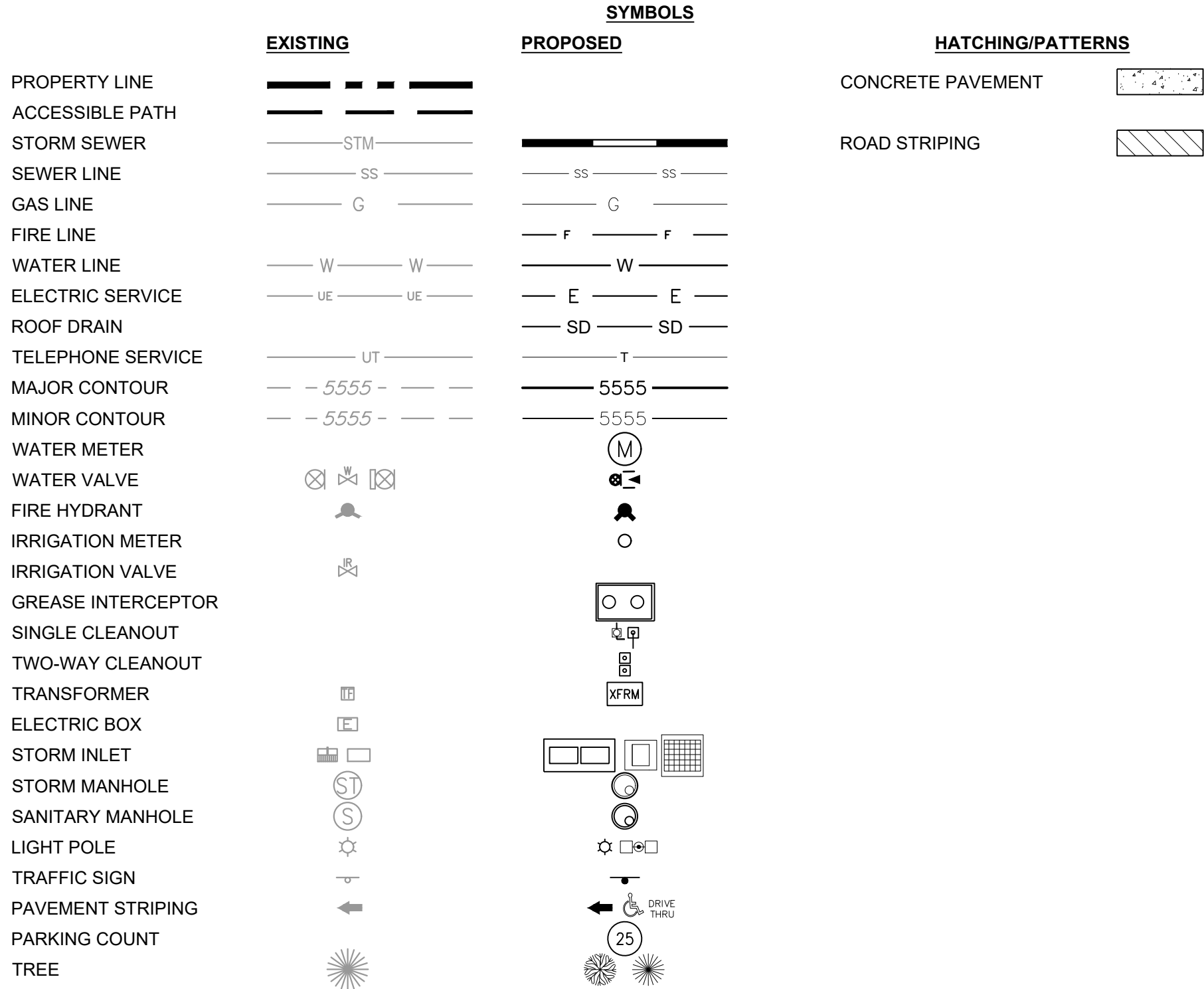
SOILS INFORMATION:

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

STANDARD EL PASO COUNTY GRADING AND EROSION CONTROL PLAN NOTES:

- 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, 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 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 THE 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 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 ORBULWATER 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 MATERIAL 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 THE 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 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 UCS 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DOM VOLUME II AND THE ECM APPENDIX 1. 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, AND REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY GILES ENGINEERING ASSOCIATES, INC. (DECEMBER 31, 2024) 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 OPERATION 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 MAT BE 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



Revise notes to match standard notes for EPC GEC Plans (See attached word doc)

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS UPDATED PER THE REVISED GRADING AND EROSION CONTROL CHECKLIST



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
SEC OF POWERS BLVD AND
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

GENERAL NOTES

SHEET NUMBER

C0.1



Remove FES out of ROW and provide setback
Show grading with protection needed coordinate with CDOT

PIPE NETWORK REMOVED IN NEW RAIN GARDEN DESIGN

label all pipes by type and size

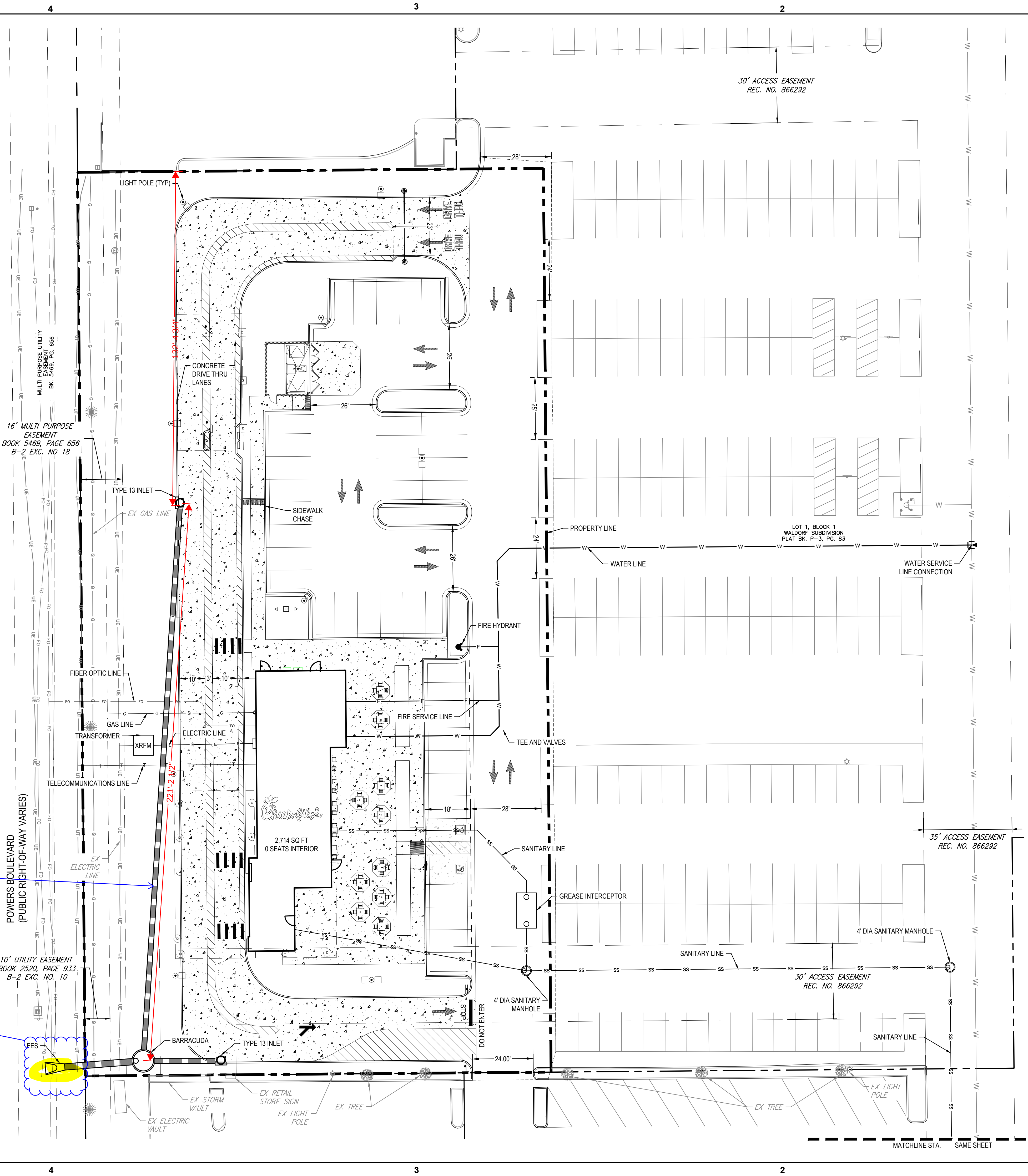
PIPE NETWORK REMOVED IN NEW RAIN GARDEN DESIGN

10' UTILITY EASEMENT
BOOK 2520, PAGE 933
B-2 EXC. NO. 10

POWERS BOULEVARD
(PUBLIC RIGHT-OF-WAY VARIES)

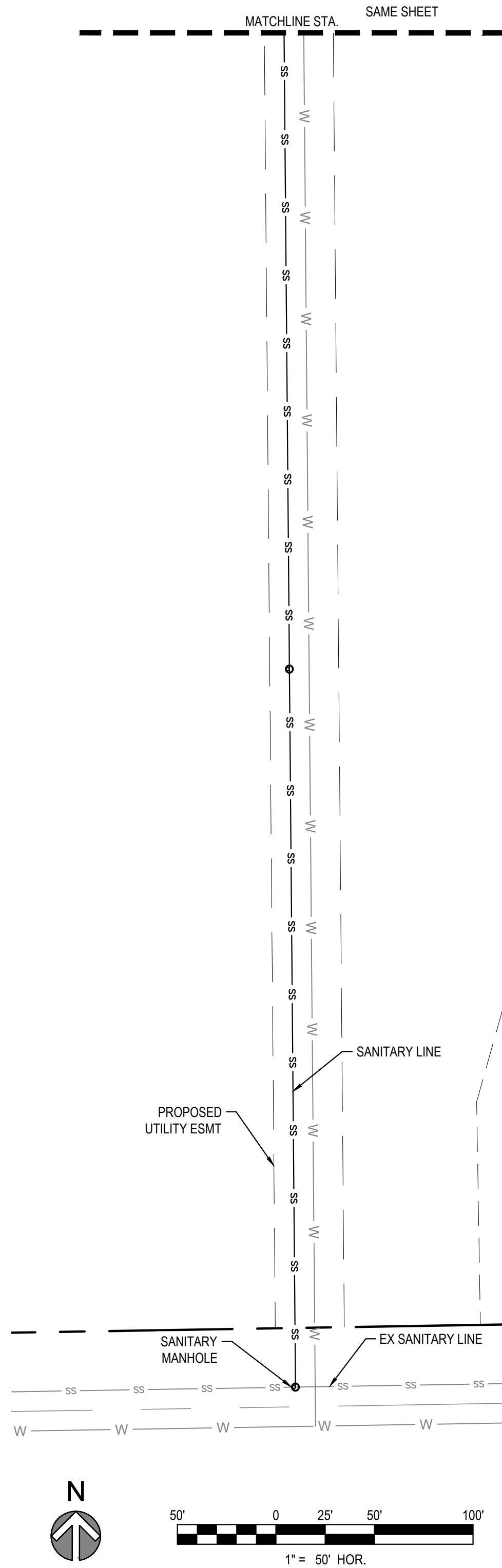
16' MULTI PURPOSE EASEMENT
BOOK 5469, PAGE 656
B-2 EXC. NO 18

MULTI PURPOSE UTILITY
BK 5469, PG. 656



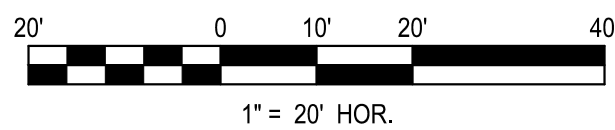
NOTES:

1. ALL DIMENSIONS ARE FROM FLOWLINE UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURE PLANS FOR CANOPY 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.



Checklist items refer to the updated GEC Checklist (An older version was submitted with this project). A marked-up version will be uploaded with my comments.

UPDATED CHECKLIST USED WITH THE RESUBMITTAL



GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK
SEC OF POWERS BLVD AND
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

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SHEET SITE PLAN

SHEET NUMBER

C1.0

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1/31/2025 2:07 PM
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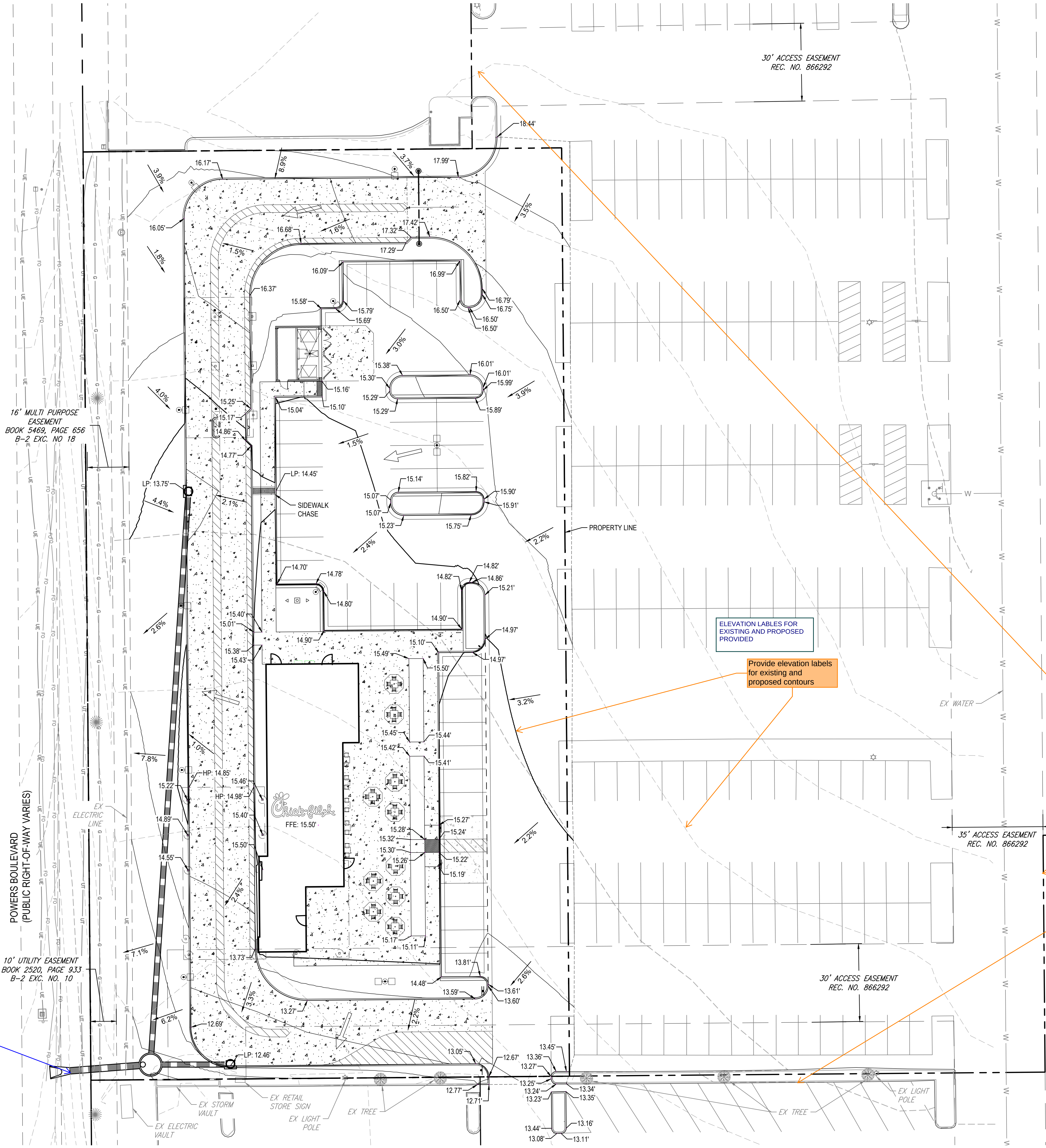
show all grading
Pipe needs to be set
back inside property
line with rip rap
protection



10' UTILITY EASEMENT
BOOK 2520, PAGE 933
B-2 EXC. NO. 10

POWERS BOULEVARD
(PUBLIC RIGHT-OF-WAY VARIES)

16' MULTI PURPOSE
EASEMENT
BOOK 5469, PAGE 656
B-2 EXC. NO. 18



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

Checklist item O. Show proposed areas of cut and fill.

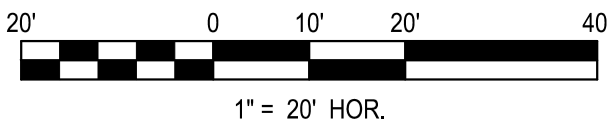
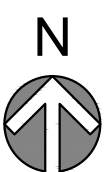
PROPOSED AREAS OF CUT AND FILL SHOWN

ABBREVIATIONS:

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

LABELS PROVIDED

Checklist item C. Provide labels for adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers (Typical comment for all GEC sheets).



GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK
SEC OF POWERS BLVD AND
PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

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

REVISION SCHEDULE
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PRINTED FOR

DATE 01/31/2025

DRAWN BY BRJ

SHEET GRADING PLAN

SHEET NUMBER

C2.0

94

95

96

97

98

99

100

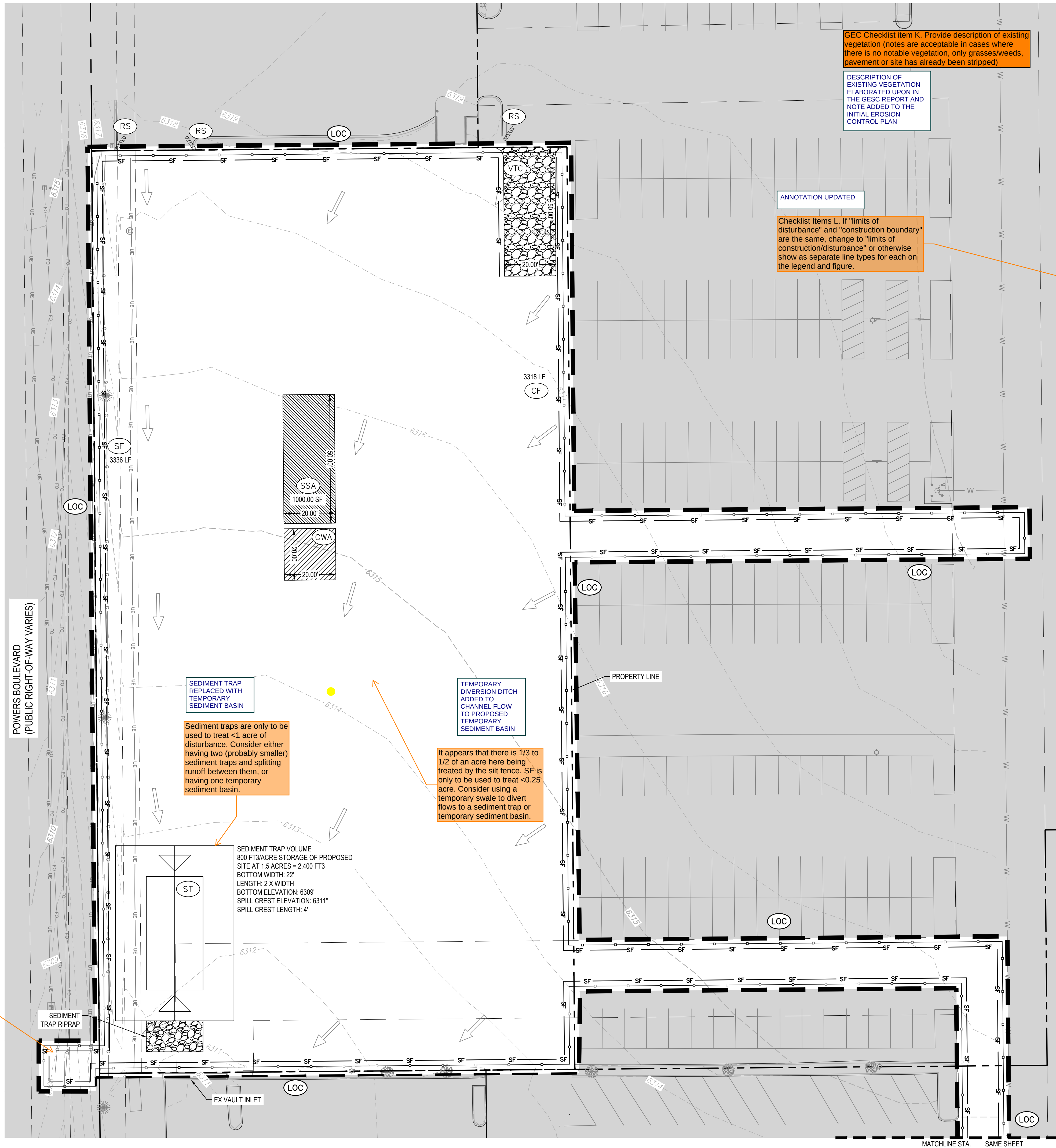


Know what's below.
Call before you dig.

PIPE NETWORK
REMOVED IN NEW
RAIN GARDEN
DESIGN. NO
DISTURBANCE
OUTSIDE OF
PROPERTY LINE

Checklist item E.
Disturbances outside of
property line require
written permission from
owner. Provide copy of
owner permission to EPC.

POWERS BOULEVARD
(PUBLIC RIGHT-OF-WAY VARIES)



GESC Checklist item K. Provide description of existing vegetation (notes are acceptable in cases where there is no notable vegetation, only grasses/weeds, pavement or site has already been stripped)

DESCRIPTION OF EXISTING VEGETATION ELABORATED UPON IN THE GESC REPORT AND NOTE ADDED TO THE INITIAL EROSION CONTROL PLAN

ANNOTATION UPDATED

Checklist Items L. If "limits of disturbance" and "construction boundary" are the same, change to "limits of construction/disturbance" or otherwise show as separate line types for each on the legend and figure.

SEDIMENT TRAP
REPLACED WITH
TEMPORARY
SEDIMENT BASIN

Sediment traps are only to be used to treat <1 acre of disturbance. Consider either having two (probably smaller) sediment traps and splitting runoff between them, or having one temporary sediment basin.

TEMPORARY DIVERSION DITCH
ADDED TO
CHANNEL FLOW
TO PROPOSED
TEMPORARY
SEDIMENT BASIN

It appears that there is 1/3 to 1/2 of an acre here being treated by the silt fence. SF is only to be used to treat <0.25 acre. Consider using a temporary swale to divert flows to a sediment trap or temporary sediment basin.

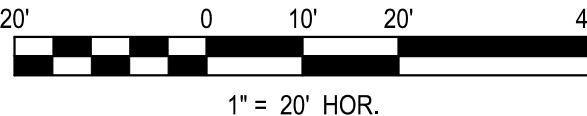
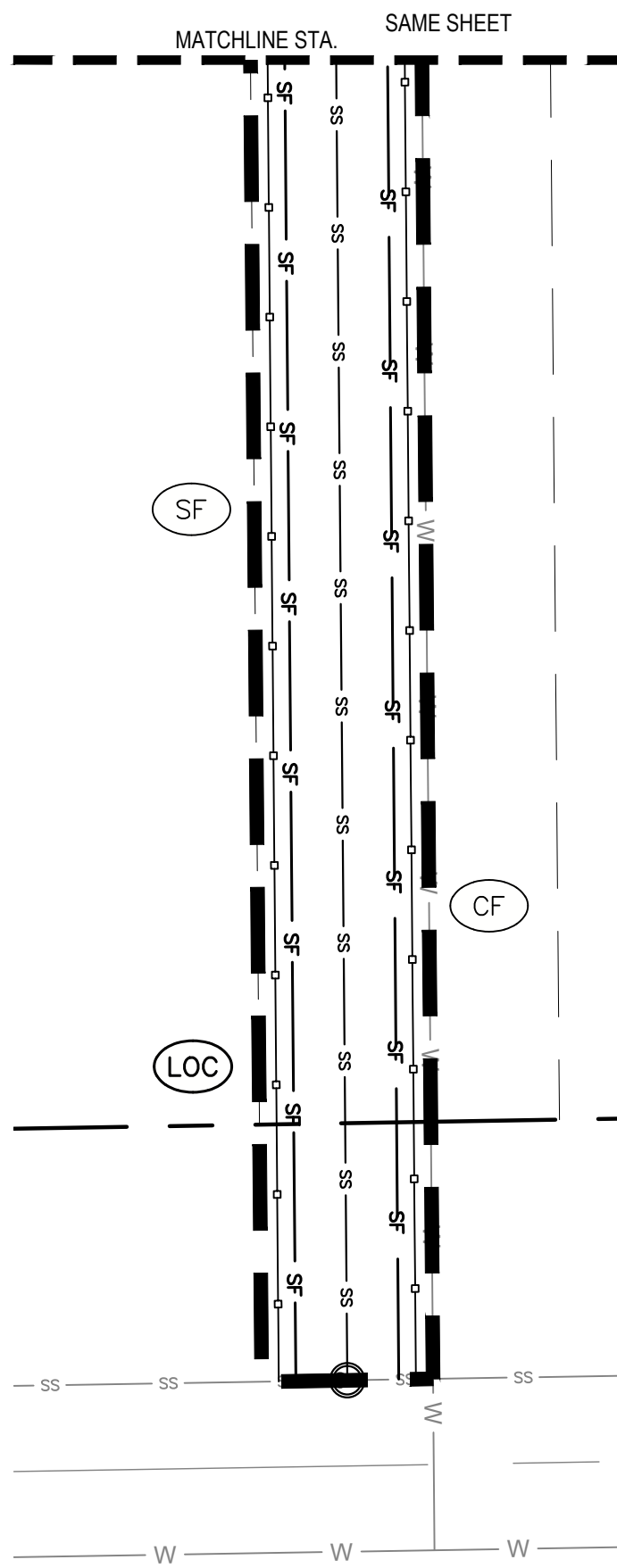
SEDIMENT TRAP VOLUME
800 FT³/ACRE STORAGE OF PROPOSED
SITE AT 1.5 ACRES = 2,400 FT³
BOTTOM WIDTH: 22'
LENGTH: 2 X WIDTH
BOTTOM ELEVATION: 6309'
SPILL CREST ELEVATION: 6311"
SPILL CREST LENGTH: 4'

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.

LEGEND:

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



GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A

POWERS & PALMER PARK

SEC OF POWERS BLVD AND
PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

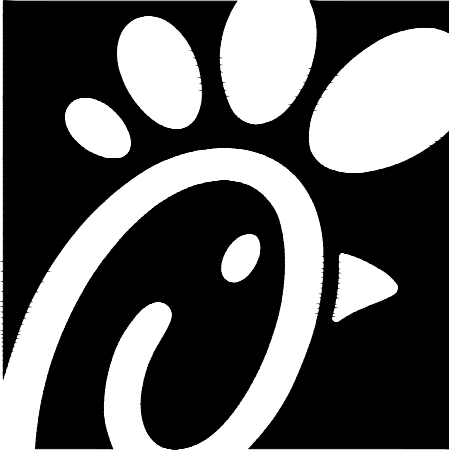
FSR#05934

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

REVISION SCHEDULE
NO. DATE DESCRIPTION

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EROSION CONTROL -
INITIAL
SHEET NUMBER

C3.0



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

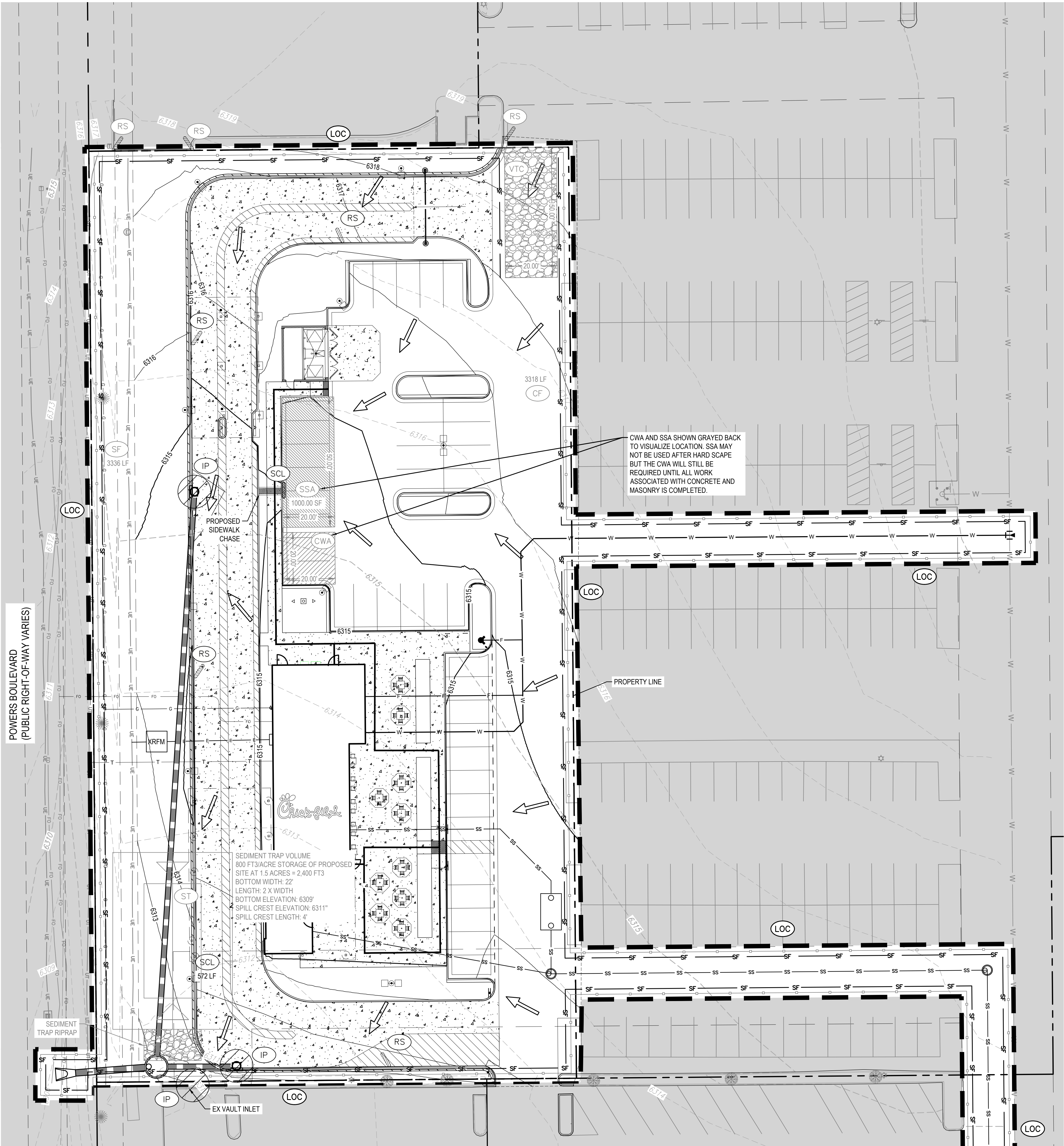


FOR AND ON BEHALF OF
MERRICK AND COMPANY

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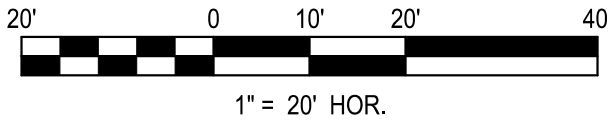


NOTES:

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- 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 |
| | 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
SEC OF POWERS BLVD AND
PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

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

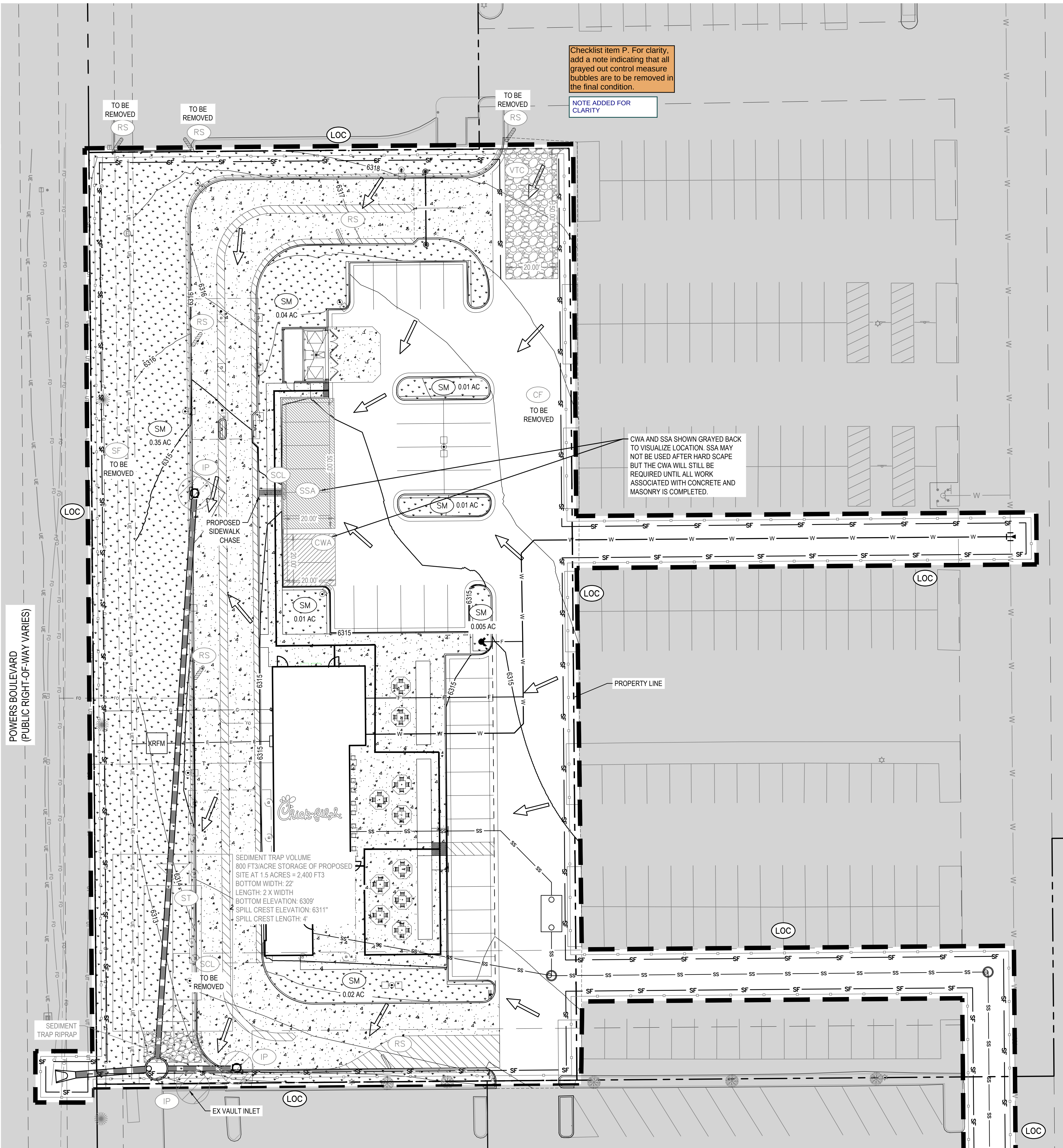
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EROSION CONTROL -
INTERIM
SHEET NUMBER

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NOTES:

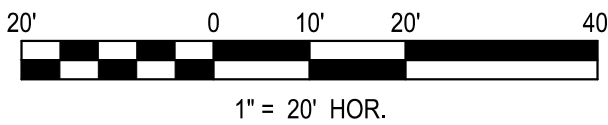
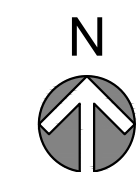
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- OFFSITE LOC CONSTRUCTION TO BE BROUGHT BACK TO EXISTING GRADE AND ELEVATIONS UPON COMPLETION OF CONSTRUCTION.

LEGEND:

---	PROPERTY LINE
5555	PROPOSED MAJOR CONTOUR
5555	PROPOSED MINOR CONTOUR
IP	INLET PROTECTION
CWA	CONCRETE WASHOUT AREA
LOC	LIMITS OF CONSTRUCTION
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):

19,413 SQFT
0.44 AC



GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A

POWERS & PALMER PARK

SEC OF POWERS BLVD AND
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

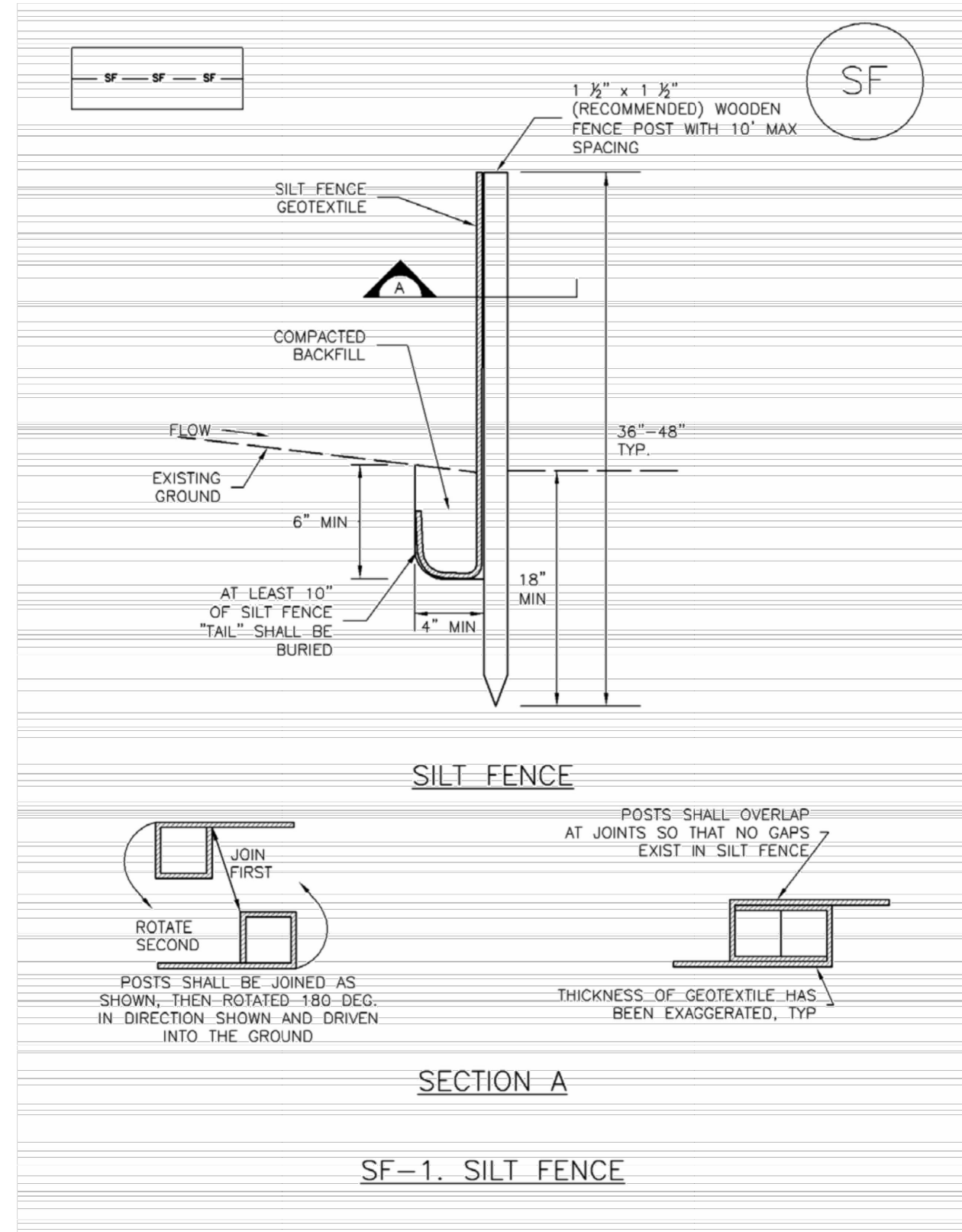
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SHEET
EROSION CONTROL - FINAL
SHEET NUMBER

C3.2

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Silt Fence (SF)

SC-1



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

SC-1

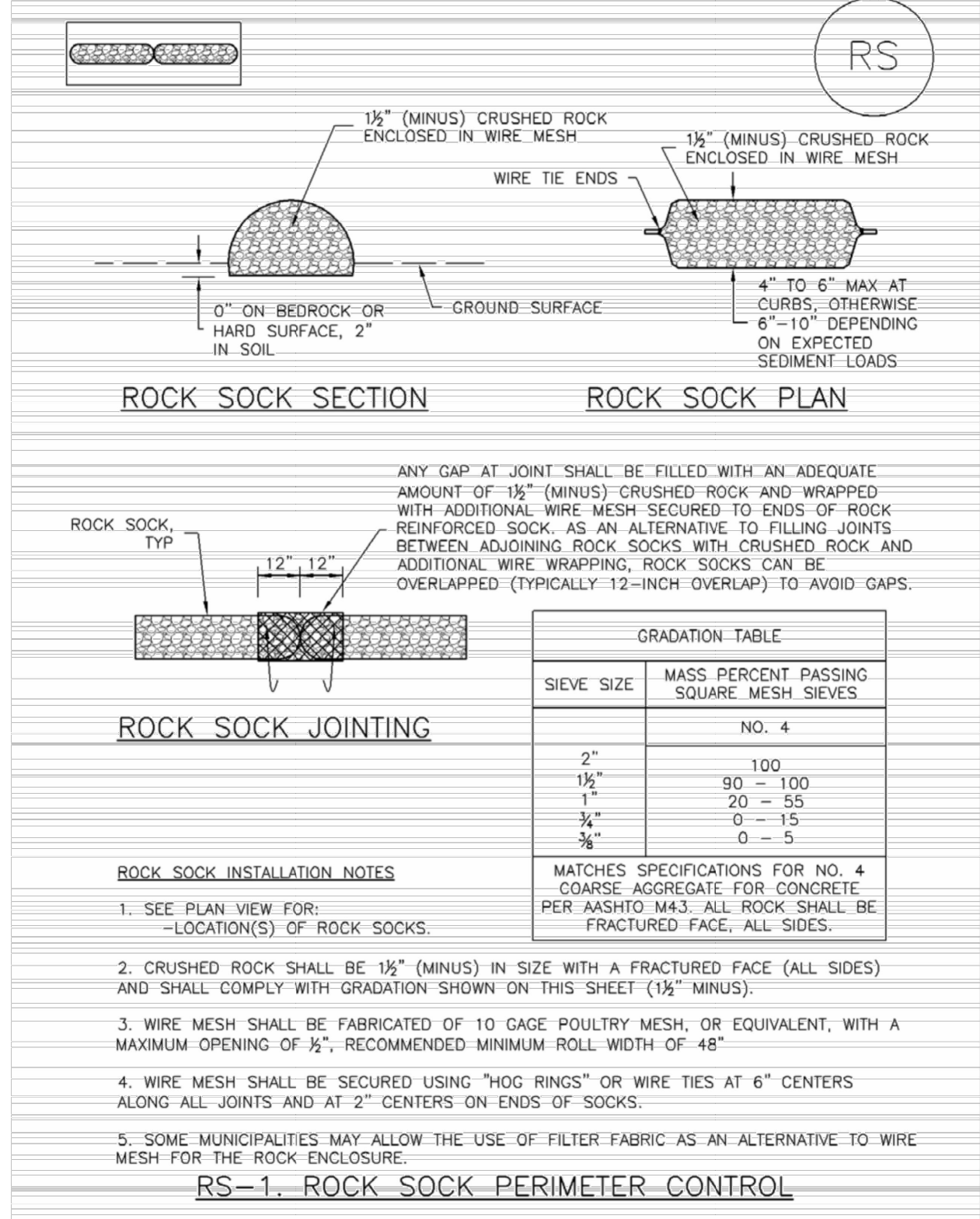
Silt Fence (SF)



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

SC-5

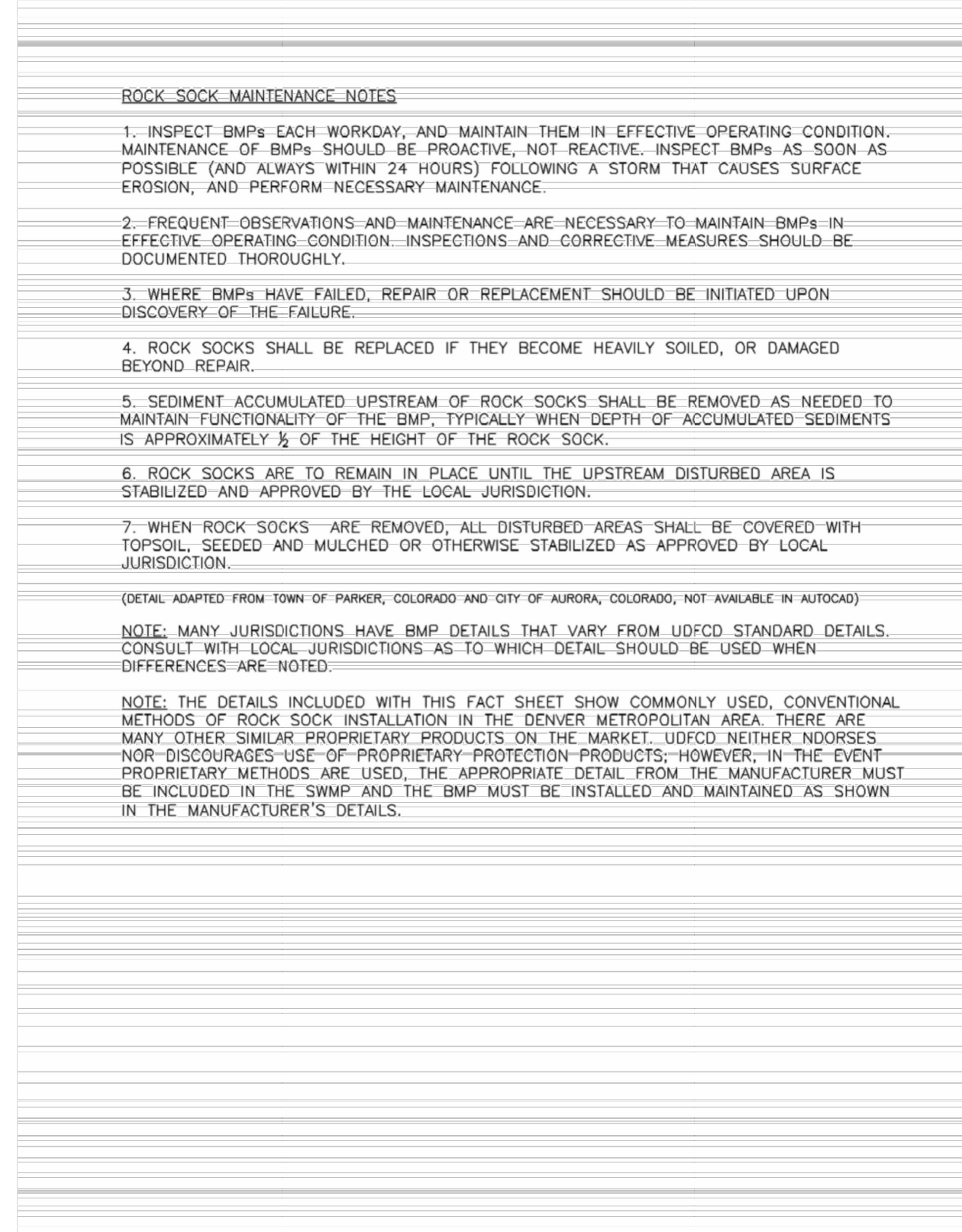
Rock Sock (RS)



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

Rock Sock (RS)

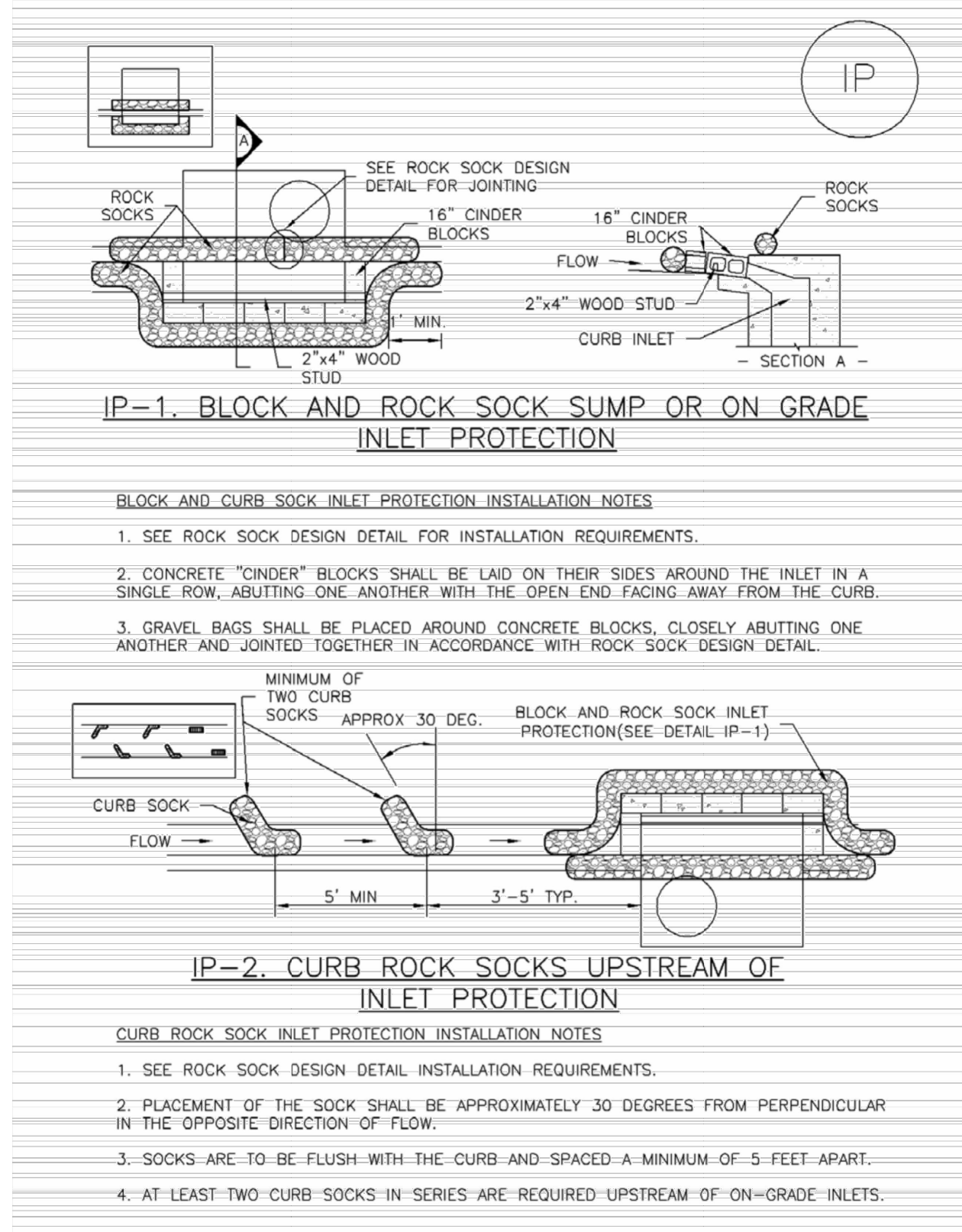
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November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RS-3

SC-6

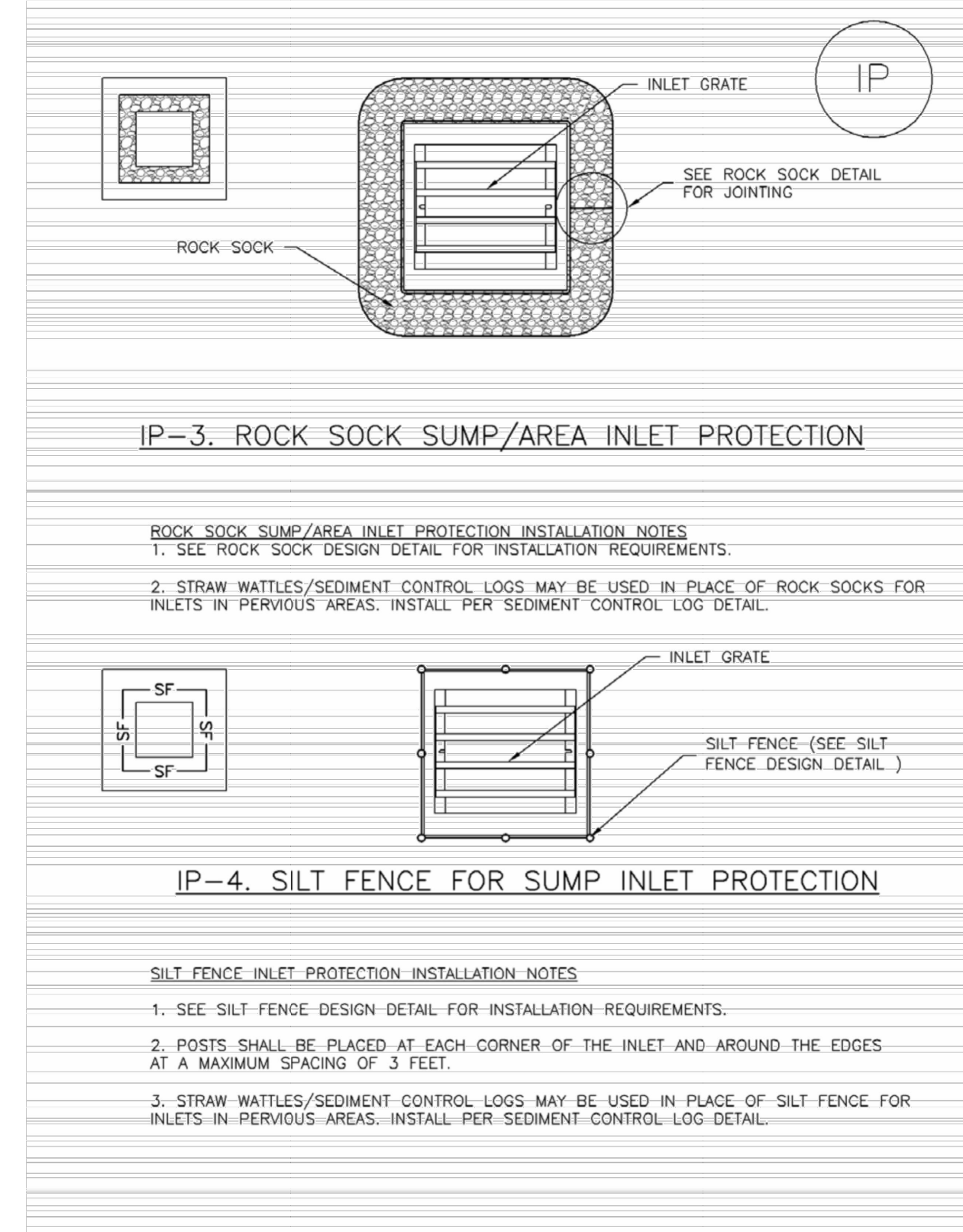
Inlet Protection (IP)



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-4

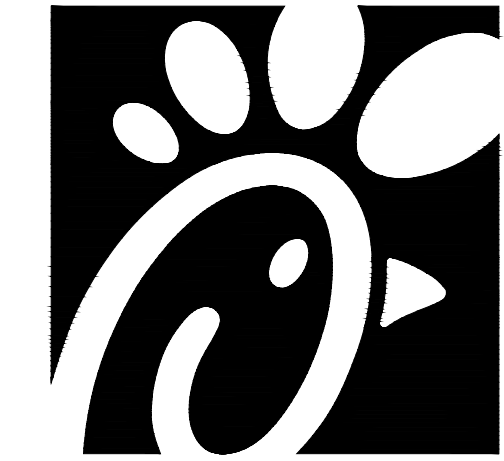
Inlet Protection (IP)

SC-6



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

GRADING, EROSION, AND SEDIMENT CONTROL PLANS



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
SEC OF POWERS BLVD AND
PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

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

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SC-6 Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. 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.

INLET PROTECTION 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. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

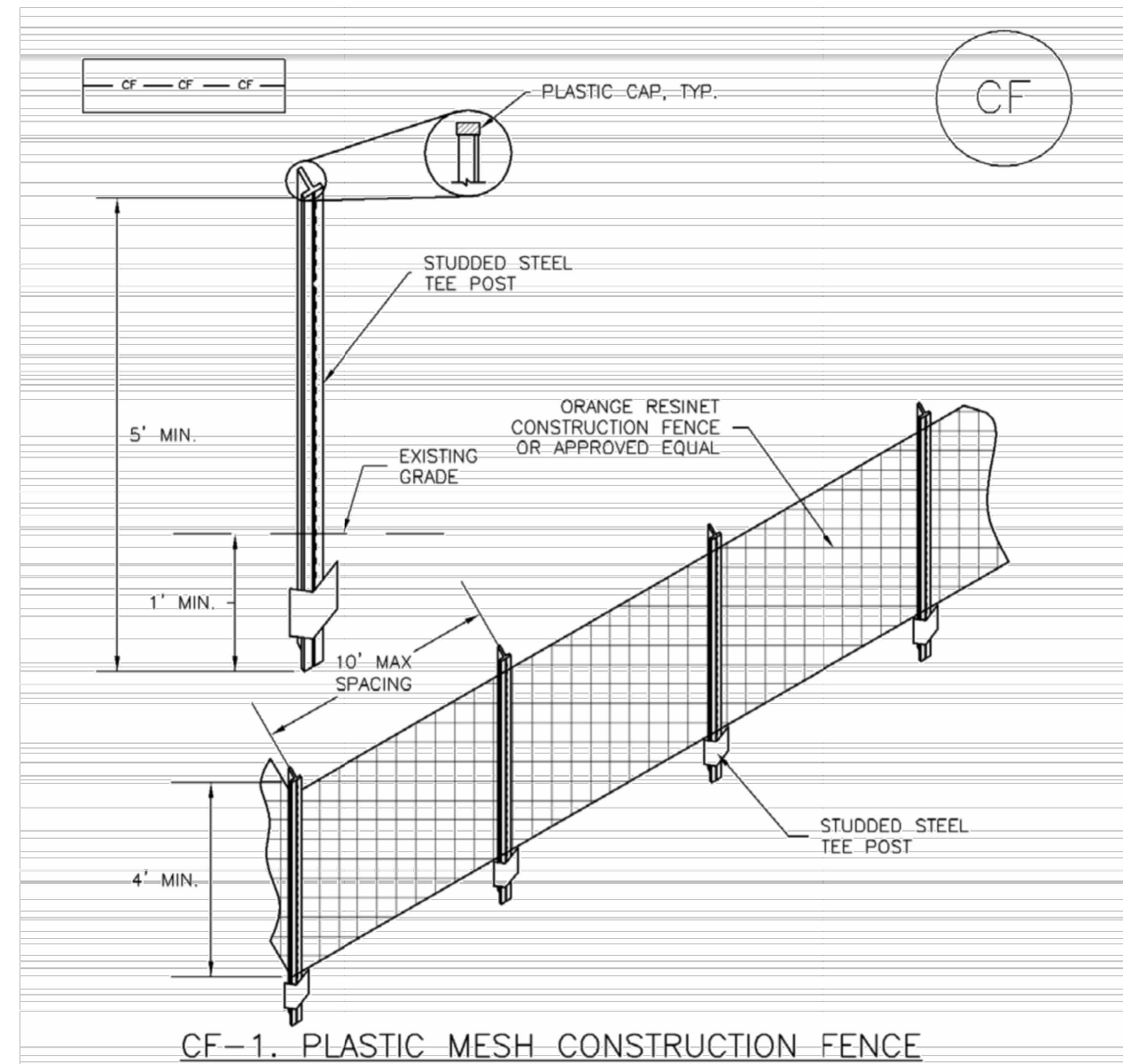
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District August 2013
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SM-3 Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4" HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District November 2010
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Construction Fence (CF) SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

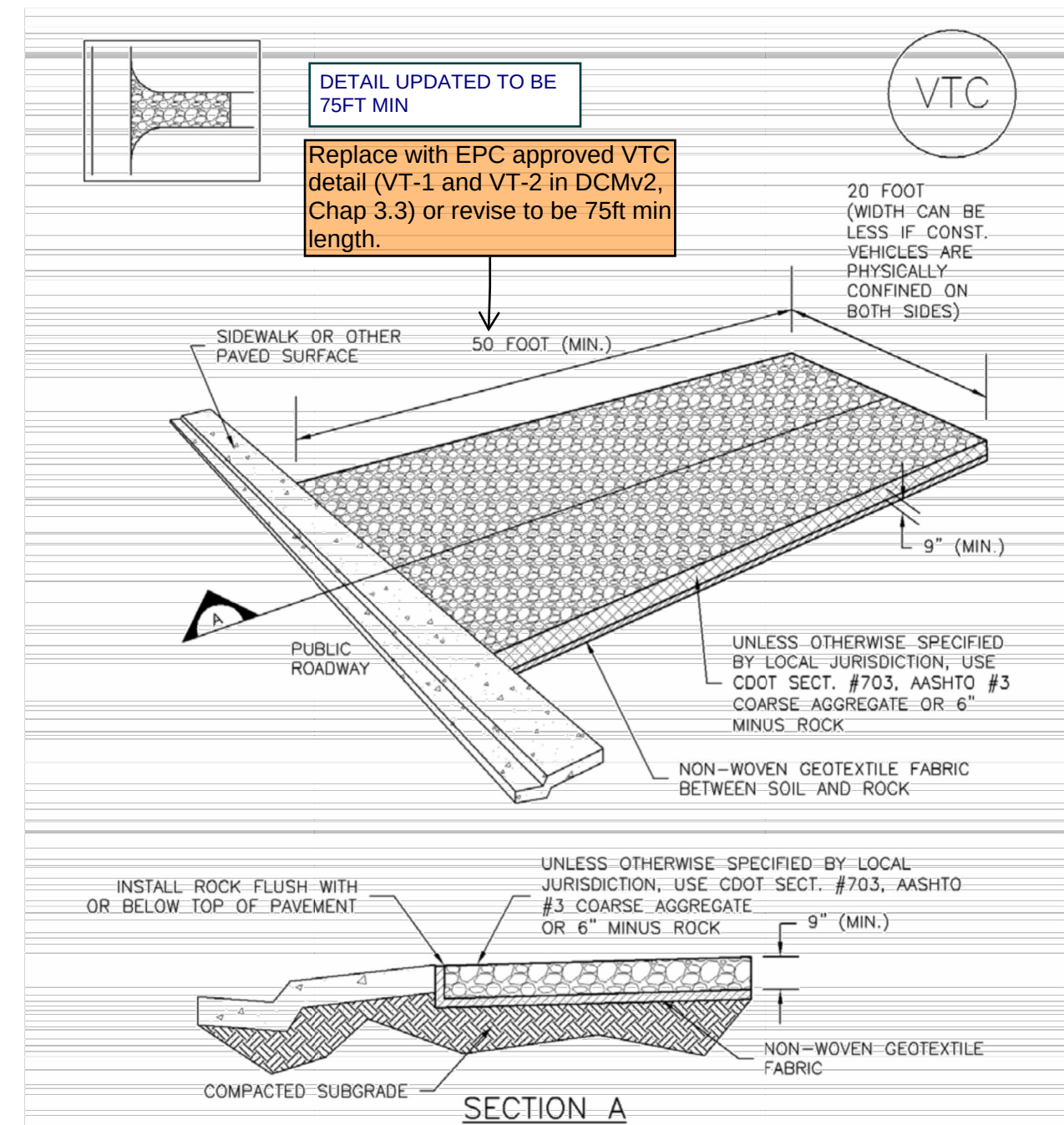
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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.

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

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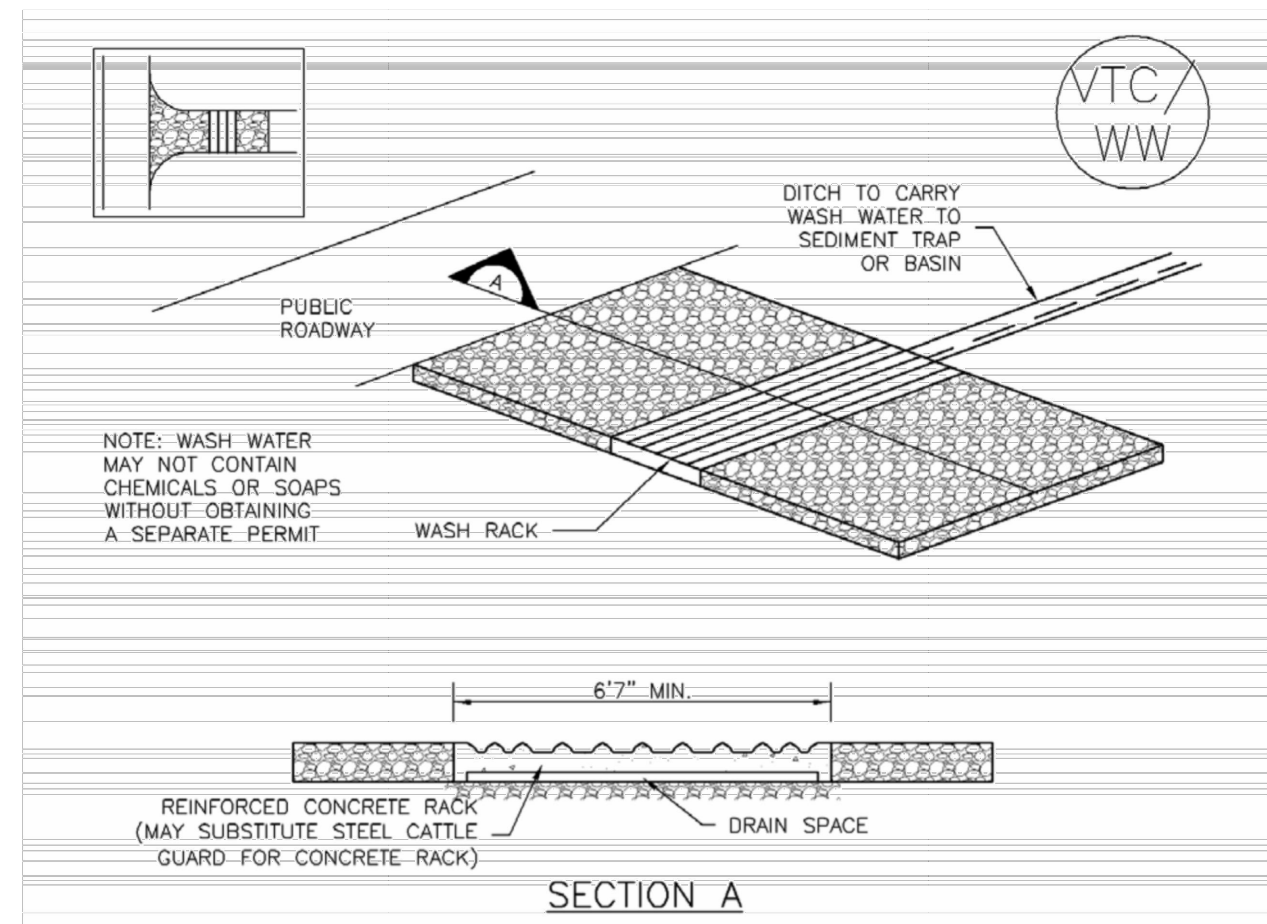
Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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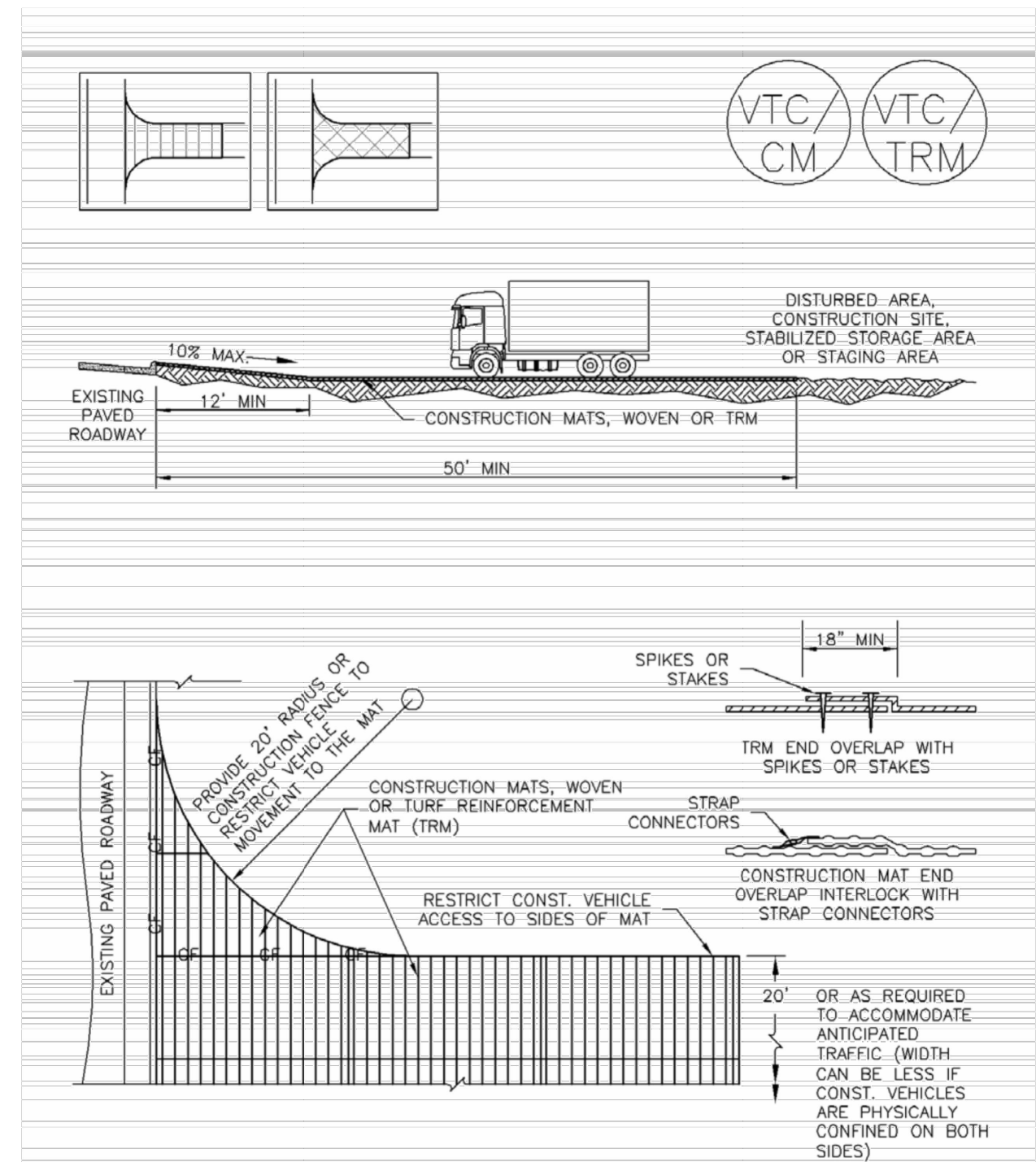
SM-4 Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

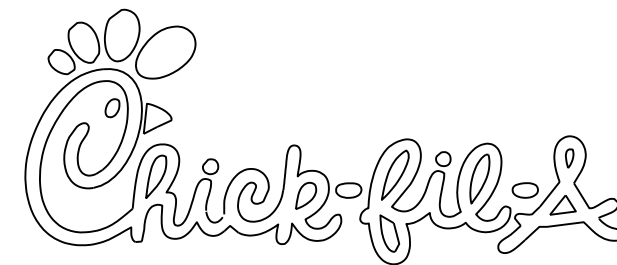
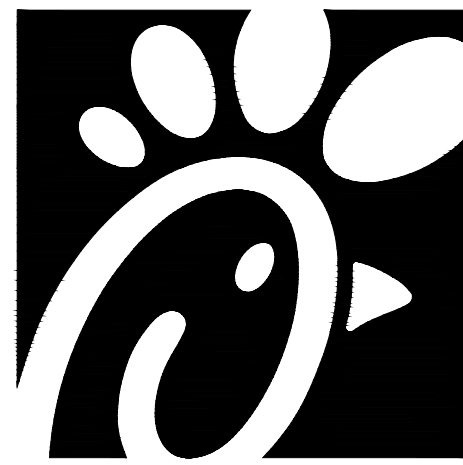
VTC-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

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Urban Storm Drainage Criteria Manual Volume 3



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FOR AND ON BEHALF OF
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GRADING, EROSION, AND SEDIMENT CONTROL PLANS

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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

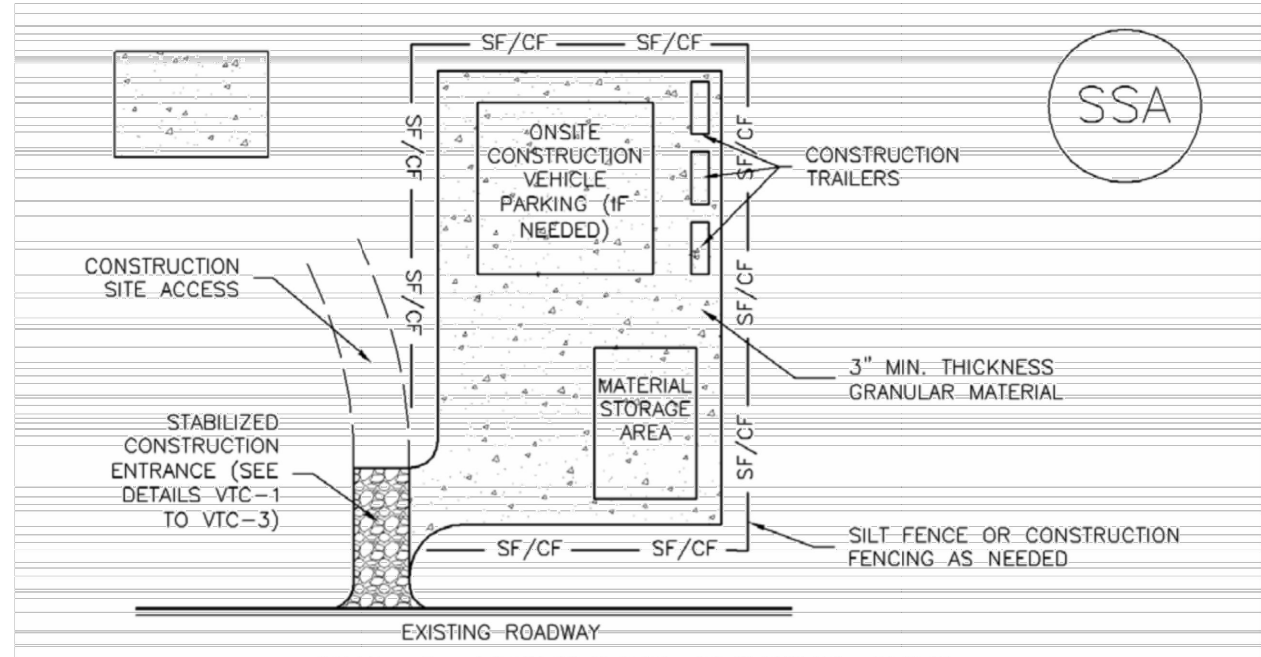
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS 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.

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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.

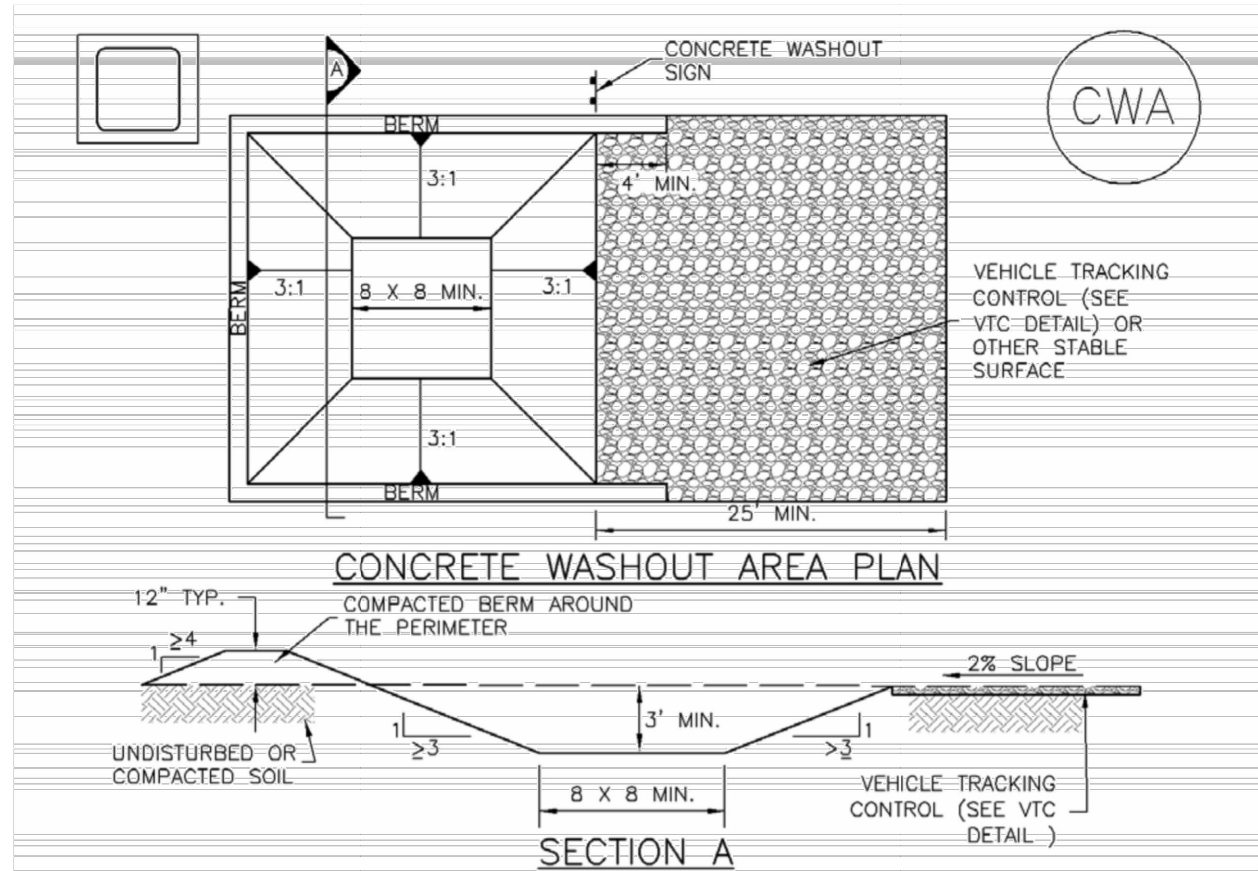
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

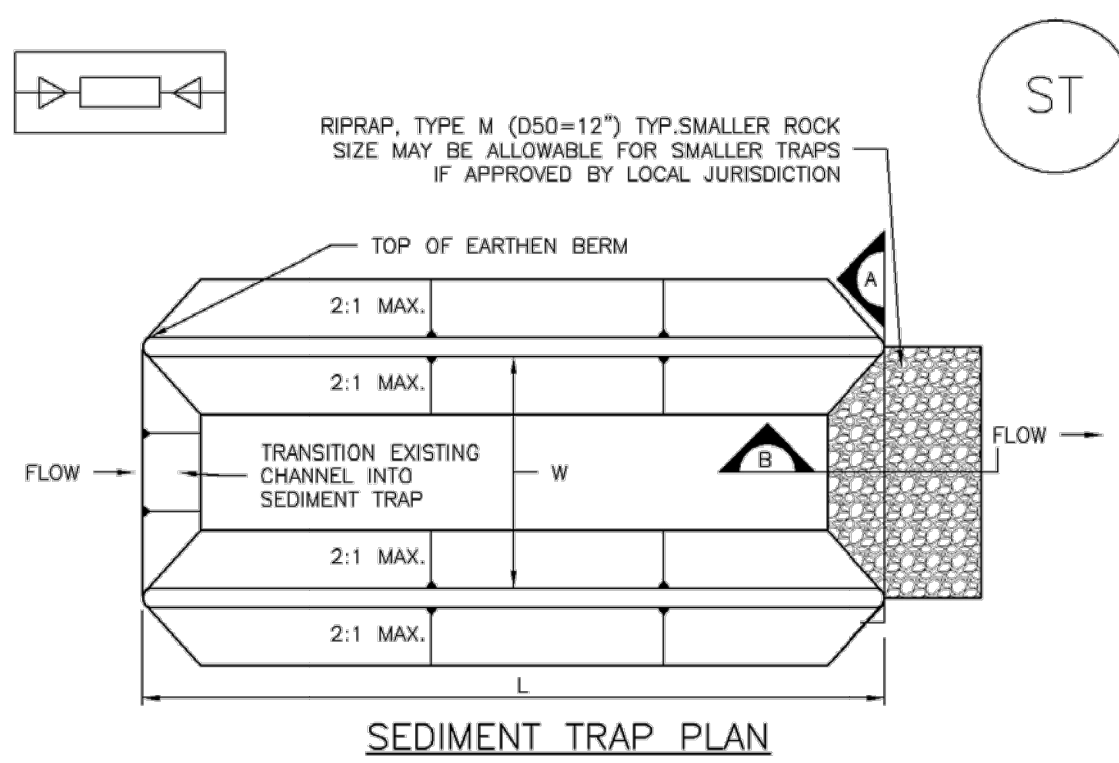
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2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON 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)

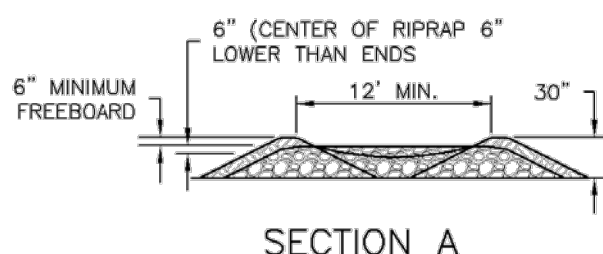
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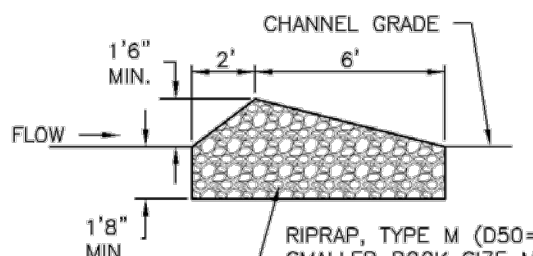
SC-8 Sediment Trap (ST)



SEDIMENT TRAP PLAN



SECTION A

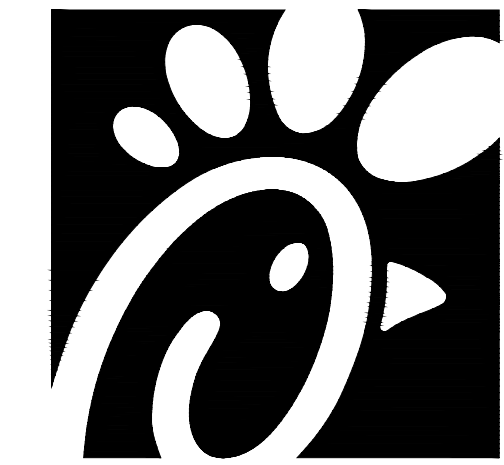


SECTION B

ST-1. SEDIMENT TRAP

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

GRADING, EROSION, AND SEDIMENT CONTROL PLANS



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FOR AND ON BEHALF OF
MERRICK AND COMPANY

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

FSR#05934

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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 UPGRAIDENT 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

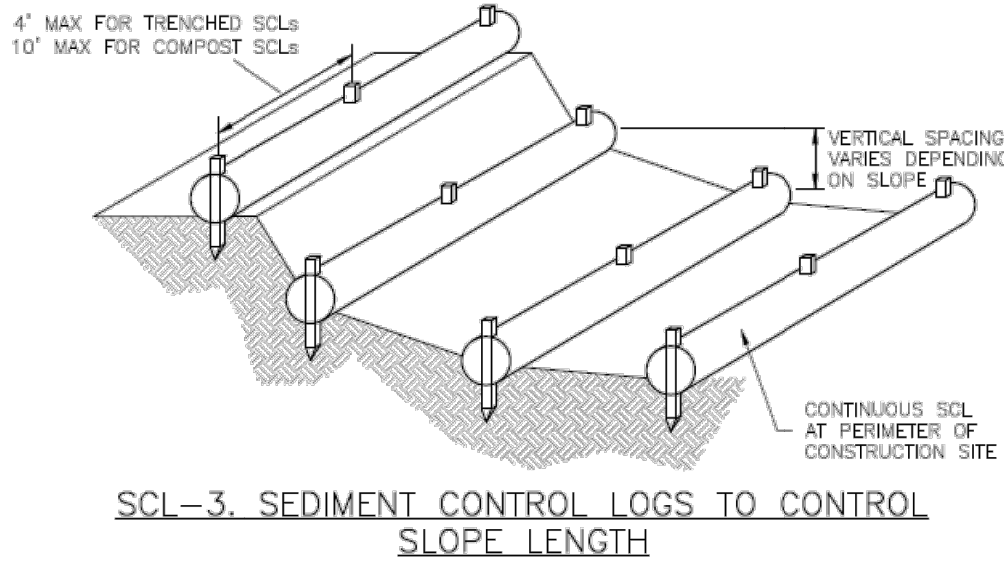
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2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON 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.

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

Sediment Control Log (SCL) SC-2

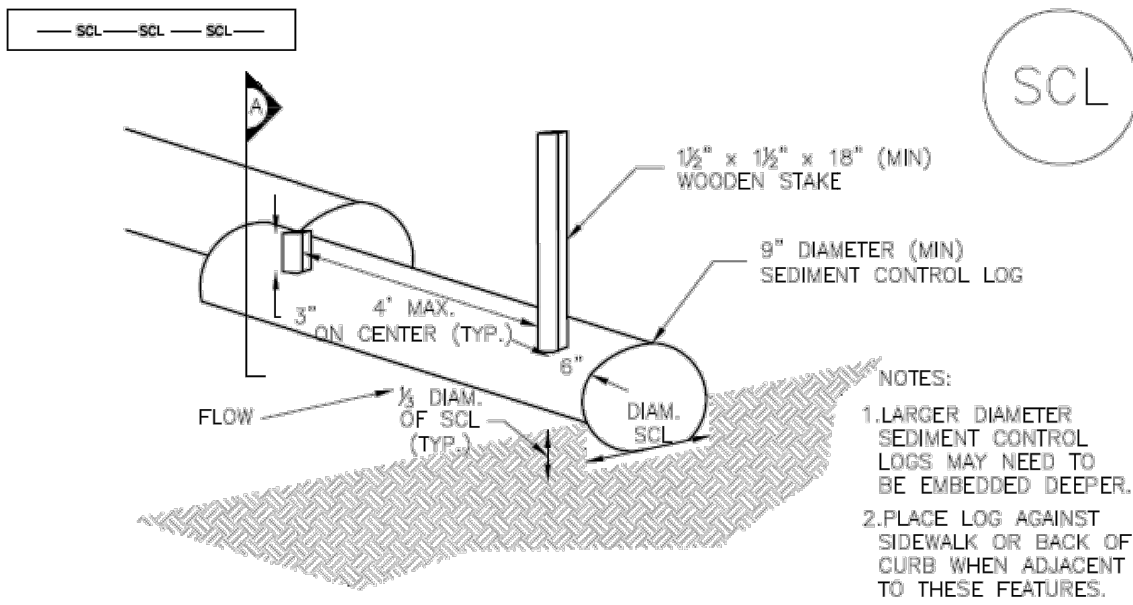


SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

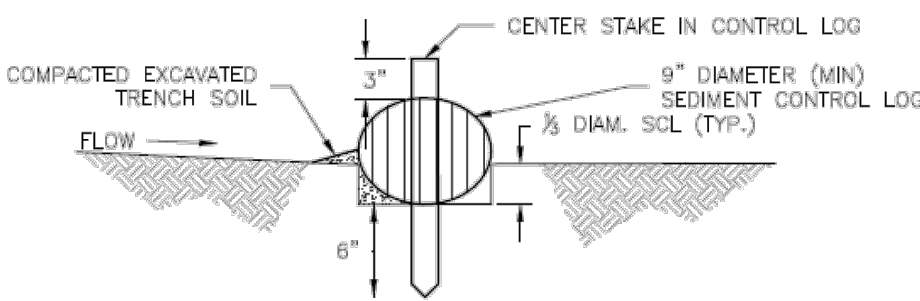
November 2015 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SCL-5

3

Sediment Control Log (SCL) SC-2

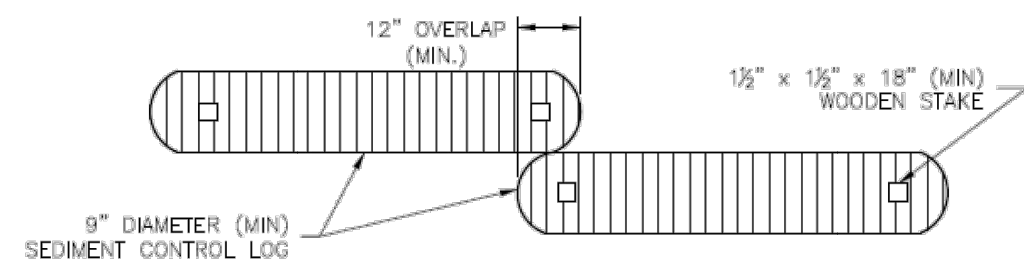


TRENCHED SEDIMENT CONTROL LOG



SECTION A

TRENCHED SEDIMENT CONTROL LOG



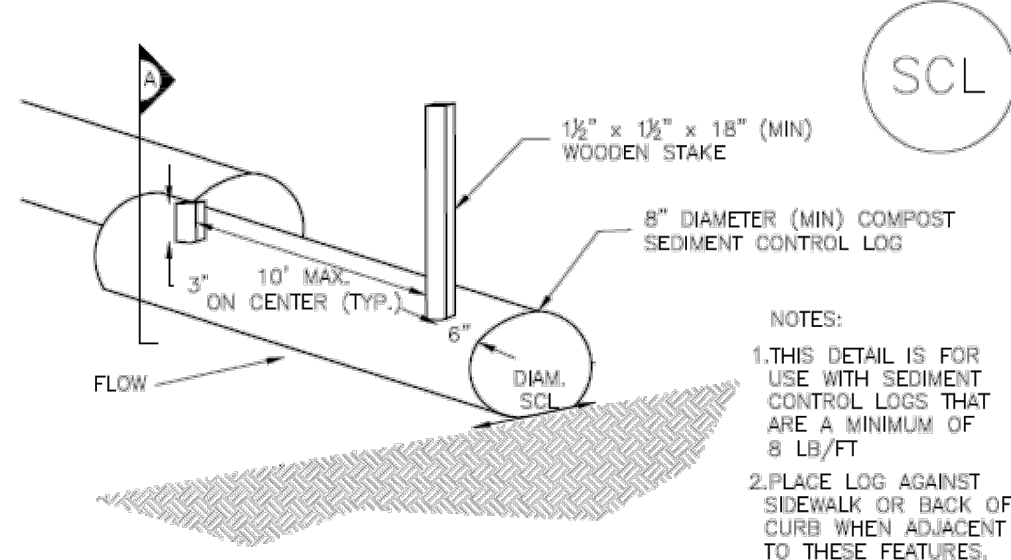
LOG JOINTS

SCL-1. TRENCHED SEDIMENT CONTROL LOG

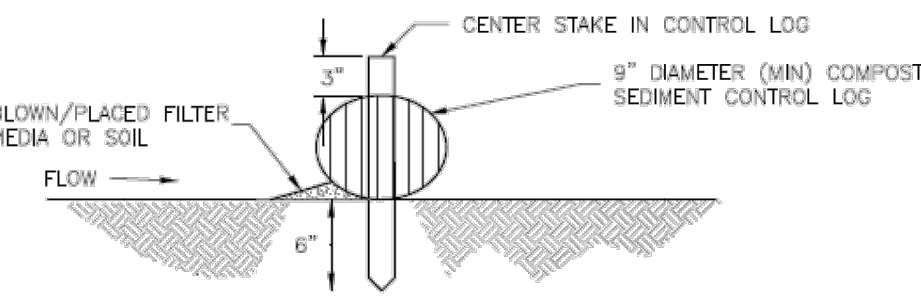
November 2015 Urban Drainage and Flood Control District
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2

SC-2 Sediment Control Log (SCL)

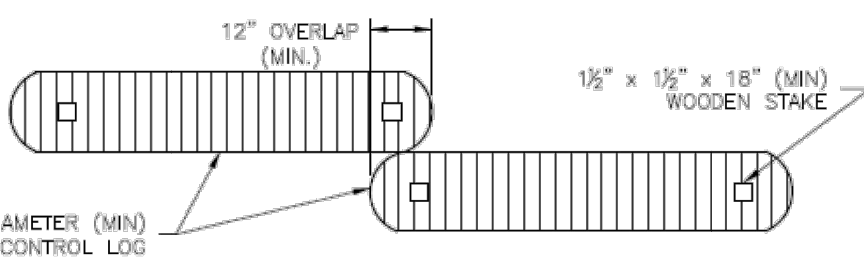


COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SECTION A

COMPOST SEDIMENT CONTROL LOG



LOG JOINTS

SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SCL-4 Urban Drainage and Flood Control District
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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 UPGRAIDENT 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" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG 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. 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.

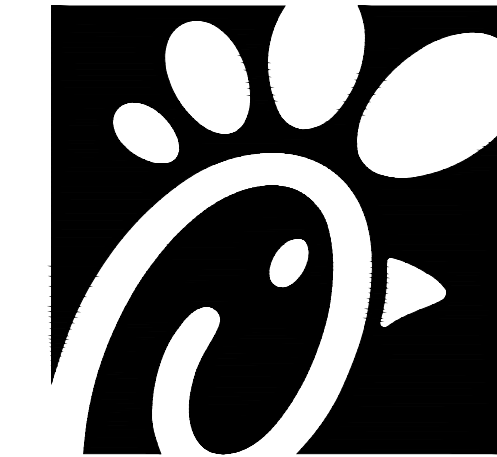
SCL-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2015

Checklist item X. Provide a detail for seedings and mulching.

Include seed mix detail. MHFD TS/PS detail does not include a permanent seed mix. Need to specify a seed mix & application rate specific to those species appropriate for this project location. See COS SCM Table 5-1 and 5-2 for recommended mixes for the area.

DETAIL PROVIDED FOR MULCHING AS WELL AS TEMPORARY AND PERMANENT SEEDING. A SEED MIX AND APPLICATION RATE IS ALSO SPECIFIED FOR THIS PROJECT AREA

GRADING, EROSION, AND SEDIMENT CONTROL PLANS



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



FOR AND ON BEHALF OF
MERRICK AND COMPANY

CHICK-FIL-A
POWERS & PALMER PARK
SEC OF POWERS BLVD AND
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

DRAWN BY BRJ

SHEET

EROSION CONTROL

DETAILS

SHEET NUMBER

C4.3