STORMWATER MANAGEMENT PLAN

FOR

Chick-Fil-A #05934
Powers & Palmer Park FSU
A Portion of Lot 1, Block 1, Waldorf Subdivision

COLORADO SPRINGS, COLORADO

Prepared For:

Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, Georgia 30349

SWMP Prepared By:

Merrick & Company
8051 East Maplewood Ave.
Greenwood Village, CO 80111
(303) 751-0741

Qualified SWMP Manager:

Name:
Phone Number:

Contractor:

Name:
Phone Number:

October 2026

MERRICK® & COMPANY

PCD File No: PPR2521

Signature Page

A PORTION OF LOT 1, BLOCK 1, WALDORF SUBDIVISION

Engineer of Record:

The Stormwater Management 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 and State for Stormwater Management Plans.

_____ _____

Engineer of Record Signature Date

Review Engineer:

The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.

_____ _____

Review Engineer Date

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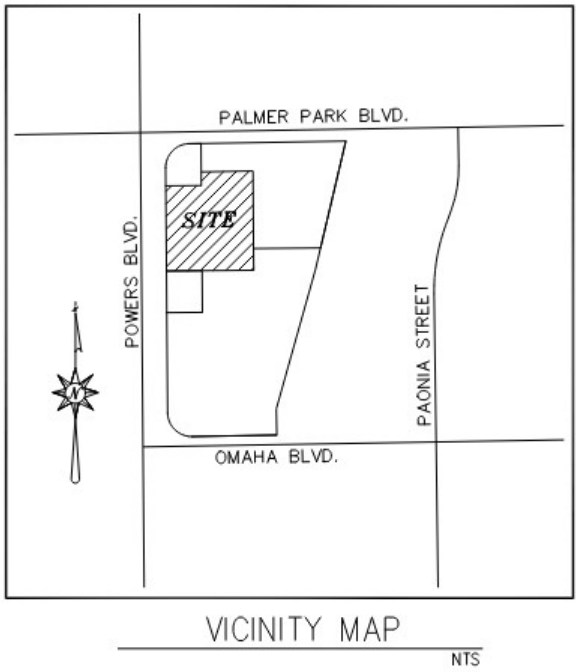
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Project location

The proposed Chick-Fil-A Development (hereinafter referred to as the Site) is located at a portion of Lot 1, Block 1, Waldorf Subdivision located in the Southwest Quarter of the Southwest Quarter of Section 6 Township 14 North, Range 65 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado. The Site is located just South of Palmer Park Blvd and East of N Powers Blvd on vacant, undeveloped land. The Site address is Sec of Powers Blvd and Palmer Park Blvd, Colorado Springs, CO 80951.

I. PROJECT DESCRIPTION

Vicinity Map



General Location and Property Description

The Site consists of a portion of Lot 1, Block 1 of a total of approximately 1.52 acres. The proposed improvements disturb approximately all of the 1.52 acres.

The proposed Site will consist of landscape to the West along N Powers Boulevard, to the North to buffer between the proposed lot and the existing 7-Eleven, to the South to buffer between the proposed lot and the existing Pizza Hut, and internal to the Site within the islands and various areas around the building. A parking lot will be located along the Site running from the northern half to the southern half on the Eastern portion of the Site, which will contain both hardscape and landscape features. The proposed building and drive thru will be located along the western portion of the Site with a patio seating area just West of the proposed building. The drive thru will consist of two (2) order-point lands with the entrance located at the North side of the Site. The lanes will then transition to two (2) meal pick-up lanes along the Western portion of the Site and exit within and along the Southern portion of the Site.

II. SITE DESCRIPTION

Existing Site Conditions

The existing Site currently consists of asphalt with areas of landscaped bufferyards. The percent of cover for the existing vegetated areas is approximately 14% by visual inspection and analysis.

The Site predominantly slopes from the northeast to the southwest with slopes ranging from 0% - 3%. Landscaped bufferyards along N Powers Boulevard and between the Site and the existing Pizza Hut to the south and the 7-Eleven to the north, consists of established grass, trees and shrubs. There are no stream crossings within the Project area.

Soils

Soils on Site are primarily in hydraulic soil group B and have a moderate infiltration rate, and slow rate of water transmission. The Specific makeup of the soils on site are as follows:

Soil Type	Percent of Site (%)	Hydrologic Soil Group	K Factor*	Wind Group**
Blendon Sandy Loam	100.0%	B	0.20	3

*K factors range from 0.02 to 0.69. The higher value, the more susceptible the soil is to sheet and rill erosion by water. A K factor of 0.20 lies below the average of these two inferring a lower erodibility.

**Soils assigned to wind group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.

III. EROSION AND SEDIMENT CONTROL CRITERIA

Areas and Volumes

The proposed development will include minor grading in order to ensure proper drainage for the new Site and installation of three rain gardens for the proposed development. Improvements shall include overland grading to ensure 100% of the runoff is directed to the appropriate offsite inlet via existing swales.

Construction activities shall include demolition of the existing asphalt and clearing and grubbing prior to any grading. All construction activities will occur within the Site property limits. The total area disturbed is approximately 1.52 acres. The net volume of soil to be moved is approximately 358 cubic yards of fill. Disturbed and exposed areas of the Site shall be seeded and mulched if construction activities cease for more than 30 consecutive days.

Existing Ground Cover

The Site consists primarily of asphalt with established grasses and tress in areas that will not be disturbed during construction. Proposed erosion control measures (BMP's) will be installed to mitigate stormwater runoff. The soil Group B Blendon

Sandy Loam has a Kw value of 0.20. The existing vegetation was determined visually with the use of GoogleEarth.

Non-Stormwater Components

No known discharges other than stormwater will be discharged from the site during construction.

Stormwater Outfall Facilities

Storm runoff currently flows, generally, from northeast to southwest across an open parking lot to an existing trench drain located at the southwest corner of the site. The proposed flows will match existing drainage paths and patterns to ensure little to no change is accomplished. There are 3 proposed rain gardens on site that will capture the flow via curb and gutter to provide on-site detention and water quality. Flows are then conveyed to the west to an existing grass lined swale. The swale runs north to south and flows are then captured in a storm inlet at the intersection of N Powers Blvd and Omaha Blvd. Flows are conveyed through the existing storm system which outfalls to Sand Creek and, ultimately, to Fountain Creek. The site flows from the Sand Creek Drainage Basin outfall to Sand Creek which then flows to Fountain Creek.

Stream Crossings Within the Construction Boundary

There are no stream crossings within the construction site boundary.

Erosion and Sediment Control Measures

Erosion control and sediment prevention measures describe a wide range of management procedures, schedules or activities, prohibitions on practices, and other best management practices (BMP). BMPs also include operating procedures, treatment requirements and practices to control site runoff, drainage for materials storage, spills or leaks. Structural practices for this site include silt fences, sediment control logs, concrete washout area, and vehicular tracking control. General descriptions of the BMPs to be used during the construction of the Site are listed below. See Appendix for Grading and Erosion Control Plan.

Initial Stage

These BMPs shall be installed at the outset of construction, prior to the initial pre-construction meeting and any other land-disturbing activities. Initial controls are to be placed on existing grades but shall be based in part on proposed grading operations. The initial stage includes clearing, grubbing, overlot grading, and utility installation.

Temporary Stabilization

Disturbed areas will be temporarily stabilized as soon as construction activities are completed. Seeding will be applied to completed areas within 14 days of completion.

Vehicle Tracking Control

A vehicle tracking control pad shall be installed at the northeast entrance where the construction entrance is the be located for the Site. Vehicle tracking control shall be placed prior to any grading activities at any entry point to unpaved areas.

Silt Fence

Prior to the start of construction, silt fence shall be installed as indicated on the Grading and Erosion Control Plan. Sediment shall be removed when depth exceeds one-forth the height of the silt fence. The engineer may require additional silt fence as necessary to retard sediment transport on or off the project site.

Rock Sock

RS shall be installed and maintained per detail SC-05 (Appendix E). Rock socks shall be used at the perimeter of a disturbed area to control localized sediment loading.

Inlet Protection

IP shall be installed and maintained per detail SC-6 (Appendix E). When selecting the type of inlet protection, consider various factors such as traffic, safety, and other site-specific conditions. Routinely check for displaced IP and/or monitor sediment accumulation.

Construction Fence

CF shall be installed and maintained per detail SM-3 (Appendix E). The construction fence is used to delineate the site perimeter and restricts site access to specific entrances.

Non-Structural Practices

A water truck shall be used as needed to minimize dust and particles. Upon completion of the grading, temporary seeding and mulching will be applied to all disturbed areas on the Site. All seeding, fertilizers, and mulching shall conform to the *El Paso County Engineering Criteria Manual.* Additional seeding and mulching may be necessary to obtain final stabilization.

Phased BMP Implementation

Initial BMPs including inlet protection, tree protection and vehicle tracking control shall be installed prior to any asphalt removal of any other construction activities. All existing inlets downstream of construction shall have inlet protection. These initial BMPs shall remain in place until construction operations are complete.

Concrete washout areas shall be provided to any concrete placement. This BMP shall remain in place until concrete placement operations are complete and prevent the waste from entering the storm sewer system.

Islands and street frontages will be landscaped with sod, shrubs and trees after construction and final grading are complete for final stabilization. Upon final stabilization, all temporary BMPs shall be removed.

Construction Timing

The Site will be graded to accommodate the proposed redevelopment items delineated previously. Once construction begins, it will continue until the project is complete; therefore, construction phasing will not be necessary and a construction phasing plan will not be provided. The construction process will consist of grading (excavation and fill) activities, installation of utilities, paving, concrete and gravel placement, landscaping, and building construction. The general sequence for major construction activities will be as follows:

Pre-disturbance, Site Access

- Establish limits of disturbance
- Install vehicle tracking control (VTC)
- Install concrete washout area

Site Clearing and Grubbing

- Install silt fence
- Install Portable Toilet
- Clear and grub Site
- Excavation and fill placement

Utility And Infrastructure Installation

- Install inlet protection

Building Construction

- Install hardscaping (asphalt and concrete)
- Install drainage improvements

Final Grading

- Remove stored materials

Final Stabilization

- Install permanent landscaping
- Remove BMP's

To be fully effective, erosion and sediment control measures must be installed with the construction activities. The vehicle tracking control device shall be installed at the entrance prior to the mobilization of construction equipment on Site. Prior to the clearing and grubbing of the entire construction area, localized clearing shall be performed for the placement of perimeter erosion control measures. Site clearing shall commence only after the perimeter erosion control measures are in place. Erosion control devices must be in place to reduce the potential of eroded excavated material entering the storm drainage system. Protection devices shall be placed during grading activities, in the appropriate areas, as indicated on the Grading and Erosion Control Plan in the Appendix.

Permanent Stabilization

Disturbed areas shall be permanently stabilized as soon as construction activities are completed. Viable vegetative cover shall be established no later than one year from disturbance. Areas to be revegetated shall be treated with soil amendments to provide an adequate growth medium to sustain vegetation. Additional practices to obtain vegetative cover include but are not limited to: seed mix selection, application methods, soil preparation, soil stabilization (i.e. crimped straw, hydro mulch or rolled erosion control products), and appropriate sediment control BMPs as needed until final stabilization is achieved.

All the items below must be completed in order for the construction site to be considered to have Final Stabilization:

- The site has uniform vegetative cover, vegetative cover must by evenly distributed perennial vegetation and coverage will be, at a minimum, equal to 70% of what would have been provided by native vegetation in a local, undisturbed area of adequate reference site. Such cover must be capable or adequately controlling soil erosion.
- Proper installation of all approved, permanent, post-construction stormwater management facilities.
- Removal of all stockpiles of soil, construction material/debris, construction equipment, etc. from the construction site.
- Streets, parking lots, and other surrounding paved surfaces are clean and free of any sediment or debris.
- Removal of sediment, debris, or other pollutants within the private and adjacent public storm drainage system.
- Restoration of any damaged public infrastructure caused by the construction activities.
- Stormwater management facilities will be maintained so as not to become a danger to public health or safety.
- Stormwater management facilities will be inspected on an annual basis

Stormwater Management

All developed stormwater shall be routed, via grass lined swale, curb and gutter, or sand filters, to provide stormwater quality.

Maintenance

All temporary and permanent erosion and sediment control practices shall be maintained and repaired as needed by the contractor throughout the duration of construction to assure that each BMP will function as intended. In addition, all facilities must be inspected by the owner or the owner's representative following each heavy precipitation or snowmelt event that results in runoff, with maintenance occurring immediately after discovering a need.

Silt fence may require periodic replacement. All sediment accumulated behind the silt fence must be removed and disposed of properly when depth exceeds one-fourth the height of the silt fence. On-site construction traffic will be monitored to minimize the transport of sediment onto the proposed on-site streets, as well as onto adjacent city streets. The Owner, Site Developer, Contractor, and/or their authorized agents shall prevent loss of cut and fill material being transported to and from the site by taking the appropriate measures. All mud and sediment tracked onto public streets shall be cleaned immediately. Road cleaning includes shoveling and sweeping activities.

Provide adequate signage for concrete washout area location. Remove concrete waste in the washout area, as needed to maintain BMP function, or when filled to about two-thirds of its capacity. Collect concrete waste and deliver offsite to a designated disposal location. Upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on-site disposal of solid waste. If the wash water is allowed to evaporate and the concrete hardens, it may be recycled.

Rock Socks shall be removed after final stabilization, regardless of biodegradability. Accumulated sediment must be removed before the depth is one-half the height of the rock sock and repair or replace the rock sock if there is any visible damage.

Materials Handling

The contractor shall inspect and certify equipment and vehicles daily to ensure petroleum, oils, and lubricants (POL) are not leaking onto the soil or pavement. The contractor shall have ready approved absorbent material or containers of sufficient capacity to contain any POL leak that can be reasonably foreseen. All materials resulting from POL leakage control and cleanup shall be property of the contractor and removed from the site.

On-site fueling will not be allowed near any storm sewer infrastructure, drainage ditches, waterways, wetlands, or environmentally sensitive area. Any spills resulting from vehicle fueling or maintenance shall follow the Spill Prevention, Control and Countermeasure Plan.

Cost

Reference Appendix B for the Engineers Cost Estimate for the erosion and sediment control items.

IV. CONSTRUCTION ACTIVITIES

Proposed Sequence For Major Construction

The anticipated sequence of construction is as follows:

1) **Installation of Erosion Control Measures**

   Prior to any demolition or grading activities, installation of all required initial erosion and sediment control facilities will be installed as shown on the construction plans and all existing erosion and sediment control facilities will be inspected for serviceability. All erosion control measures will be maintained through the duration of the project until it is deemed the contractor can safely remove them. The contractor will be responsible for the removal of all structural BMP's, relating to the site, at the end of the project after the soils are stabilized. The type of BMP to be used and when it should be installed is provided in the "Erosion and Sediment Control Plan" section of this narrative.

2) **Demolition and Overlot Grading**

   Existing utilities and site infrastructure as specified in the Erosion Control plans, will be demolished and removed. The site will be scarified, recompacted, and rough graded per the grading plans.

3) **Building and Utility Construction**

   Construction of building foundations, vertical construction, and other site amenities will be part of this sequence. Additionally, installation of the sanitary sewer, water, rain gardens, electric, communication, and gas lines will also be installed during this sequence.

4) **Final Stabilization**

   The area will be stabilized by paving in areas of parking and drive aisles, and reseeding/mulching/planting in landscape areas.

V. STORMWATER MANAGEMENT

Stormwater quality shall be protected and preserved throughout the life of this development. During mass grading and construction, measures such as sediment fences, sediment control logs, and vehicle tracking control shall be used to minimize erosion and sedimentation on site.

Should revisions to this SWMP plan be required, the developer shall contact the design engineer for approval of those revisions prior to implementation.

Potential Pollution Sources

Materials are sometimes used at the construction site that present a potential for contamination of stormwater runoff. These include sediment, equipment/vehicle washing, vehicle maintenance and fueling, petroleum products, paint, solvents, treated wood products, asphalt paving, concrete, concrete-curing compounds, metal, waste storage and disposal and other liquid chemicals such as fertilizers, herbicides and pesticides. Practices that can be used to prevent or minimize toxic materials in runoff from a construction site are described in this section.

- **Spills or leaks** - Measures to prevent spills or leaks of fuel, gear oil, lubricants, antifreeze, and other fluids from construction vehicles and heavy equipment shall be considered to protect groundwater and runoff quality. All equipment maintenance shall be performed in designated areas and shall use spill control measures, such as drip pans, to contain petroleum products. Spills of construction-related materials, such as paints, solvents, or other fluids and chemicals, shall be cleaned up immediately and disposed of properly.
- **Non-industrial waste** - Trash receptacles shall be provided and kept clean as required to keep the site clean of trash. In addition, portable toilets shall be provided for all workers on the site during construction. All portable toilet facilities shall be located at least three feet from curb flow lines and paved surfaces. The facilities shall be stationed on ground and secured down to prevent tipping.
- **Disturbed and Stored Soils -** Inlet protection shall be placed to prevent sediment from leaving the site or entering the existing storm sewer system. Any stockpiled areas located on pavement shall have rock socks placed around the perimeter to contain sediment as a perimeter control. Any stockpiled areas located outside of pavement shall have silt fence placed around the perimeter to contain sediment as a perimeter control.
- **Vehicle Tracking of Sediments -** Vehicle tracking control shall be placed at the entrances to any earth disturbing activities. Street sweeping and other debris control efforts shall be used to remove any sediment tracked onto pavement.

- **Management of Contaminated Soils -** Not anticipated. If encountered, contractor shall coordinate a management plan with the SWMP Administrator for control, cleanup and removal from the site.
- **Loading and Unloading Operations -** Contractor shall coordinate a management plan with the SWMP Administrator for all loading and unloading operations.

- **Outdoor Storage Activities -** Toxic materials or chemicals shall be stored in a covered area to protect them from rainfall and wind dispersal. An enclosure, container, or dike shall be located around the perimeter of toxic material or petroleum product storage areas.
- **Vehicle and Equipment Maintenance and Fueling -** Maintenance and fueling shall not be allowed near any storm sewer infrastructure, drainage ditches, waterways, wetlands, or environmentally sensitive areas.
- **Significant Dust or Particulate Generating Processes -** Water trucks shall be used to minimize dust or particulate from becoming airborne.
- **On-site Waste Management Practices -** All on-site waste shall be stored in waste receptacles and removed from the site weekly or as required.
- **Concrete Truck/Equipment Washing -** Wash out of concrete trucks including concrete truck chute and associated fixtures and equipment shall be performed off-site or in designated areas only.
- **Wastes from Geo-Technical Testing -** Contractor shall coordinate a management plan with the SWMP Administrator for all wastes from geotechnical testing.
- **Dedicated Asphalt and Concrete Batch Plants -** Not anticipated. If encountered, contractor shall coordinate a management plan with the SWMP Administrator.
- **Non-Industrial Waste Sources -** Worker trash shall be properly disposed of in waste containers. Portable toilets shall have portable toilet protection; shall be staked to avoid tipping; and shall be located a minimum of 50 feet from storm drainage facilities including curb, gutter, and inlets.
- **Grading operations** – airborne or water borne dispersion of sediment.
- **Vehicle fueling** – potential spills of fuel, oils, and coolants that could come from fueling necessary vehicles.
- **Wet Utility Construction** – potential damage to existing sewer mains. Fuel, lubricant, coolant, leaks/spills, from equipment.
- **Street Construction** – Concrete washout areas, spillage of concrete and asphalt materials.
- **Landscape** – potential spills of herbicides and fertilizers.
- **Storage areas** – potential spills of paints, adhesives, oils, and cleansers.
- **Perimeter Control** -Silt fence, rock socks. These measures collect debris, potential sources of spills are overtopping or disturbance of the control measure create opportunities for sediment to bypass the control measure.

Spill Prevention

In the event that a spill does occur on site the appropriate agencies must be notified as soon as possible.

- Colorado Department of Public Health and Environment
    - 877.518.5608 Emergency Spill Line

Spill kits to be kept in close proximity to where leaks or spills are most likely to occur. Immediately contain and clean up any spills or releases when they occur and properly dispose of the cleaning materials. If the spill has occurred on accumulated sediment, do not hose it down.

Provisions for absorbents to be made available for use in fuel areas along with the appropriate containers to be available for used absorbents.

Procedures for properly washing out concrete truck chutes and other equipment in a manner and location so that the materials and wash water cannot discharge from the site and never into a storm system or stream. Specifically, a release of any chemical, oil, petroleum product, sewage, etc., which may enter waters of the State of Colorado must be reported via the CDPHE Spill Line.

Owner Inspection and Maintenance of Constructed BMPs

The contractor shall conduct inspections of the erosion control devices and vegetative areas surrounding the site.

Inspection Schedule

Standard Inspection

Once every seven (7) days.

Post-Storm Inspection

Within twenty-four (24) hours after the end of any precipitation or snow melt event that causes surface erosion.

Completed Sites/Area Inspection

Once a month for sites or portions of sites for which final stabilization has not been achieved or established, and that meet the following criteria.

1. All construction activities that result in disturbance are completed;
2. All activities required for final stabilization, in accordance with the SWMP, have been completed, with the exception of seed application due to seasonal conditions or the necessity for additional seed application to augment previous efforts; and
3. The SWMP has been amended to indicate those areas that will be inspected in accordance with the reduced schedule allowed in the CDPS Stormwater Construction Permit.

Winter Conditions Inspections Exclusion

Where construction activities are temporarily halted, snow cover exists over the entire site for an extended period, and melting conditions posing a risk of surface erosion do not exist – inspections are not required. The following information must be documented in the inspection record for use of this exclusion:

1. Date(s) when snow cover occurred.
2. Date when construction activities temporarily ceased.
3. Date melting conditions began.

Inspection Scope

Inspection procedures utilized during inspections must include the observation of:

- Construction site perimeter and discharge locations
- All disturbed areas
- Areas used for material storage that are exposed to precipitation
- Locations where vehicles access the site for evidence of pollutants leaving the construction site boundaries
- Pollutants entering the storm sewer system or discharging to state waters
- Areas determined to have a significant potential for stormwater pollution
- BMPs identified in the SWMP for installation and maintenance

Inspection Report/Records

The inspection report must include:

1. Inspection date;
2. Name(s) and title(s) of personnel making the inspection;
3. Location(s) of discharges (transport) of sediment or other pollutants form the construction site;
4. Location(s) of BMPs that need to be maintained;
5. Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location;
6. Location(s) where additional BMPs are needed that were not in place at the time of inspection;
7. Deviations from the minimum inspection schedule;
8. Descriptions of corrective actions for the items 3, 4, 5, and 6, above, dates corrective action(s) taken, and measures taken to prevent future violations, including requisite changes to the SWMP, as necessary; and
9. After adequate corrective action(s) has been taken, or where a report does not identify any incidents requiring corrective action, the report shall contain a signed statement indicating the site is in compliance with the permit to the best of the signer's knowledge and belief.

Required Actions Following Site Inspections

The inspector(s) must provide information for the permittee on where site inspections note the need for BMP maintenance activities. BMPs must be maintained in accordance with the SWMP. The repair, replacement, or installation of new BMPs deemed necessary during site inspections must address ineffective or inadequate BMPs and must be conducted.

Record Keeping

The contractor shall retain a copy of the approved SWMP and CDPS Stormwater Construction Permit Approval Letter and Certification from CDPHE and any other inspection documents required by the CDPS Stormwater Permit from the date of project

initiation to the date of final stabilization at the construction site. The retained records must be available upon request.

Information that must be retained in order to document the required site inspections for each date of inspection includes:

1. Incidences of non-compliance;
2. Measures that have been taken to correct problems;
3. After measures that have been taken to correct problems and recorded, or where a report does not identify any incidents of non-compliance, the report must contain a signed certification indicating the site is in compliance; and
4. Notes on the need for and performance of preventative maintenance and repairs.

BMP Maintenance Records

Site inspection and maintenance records describing maintenance of BMPs that are found to no longer function as designed or have proven inadequate shall be retained.

Retention of Records

The permittee shall retain copies of the SWMP and all reports required by this permit and records of all data used to complete the application to be covered by this permit, for three (3) years after expiration or inactivation of permit coverage.

VI. CONCLUSION

This SWMP Report should be viewed as a living document that is continuously being reviewed and modified as a part of the overall process of evaluating and managing stormwater quality issues at the site.

This SWMP Report and the Best Management Practices (BMPs) specified in the Stormwater Management Plans have been designed to reduce any adverse impacts construction activities for this project may have on surrounding properties or waterways. If properly installed and maintained, the design shall protect the quality of the stormwater runoff that is released from this development.

All temporary erosion and sediment control measures shall be removed and disposed of within thirty days after final site stabilization is achieved, or after temporary measures are no longer needed, whichever occurs earliest, or as authorized by the local governing jurisdiction.

Temporary erosion control measures may be removed only after streets and drives are paved, and all disturbed areas have been stabilized. Trapped sediment and disturbed soil areas resulting from the disposal of temporary measures must be returned to final plan grades and permanently stabilized to prevent additional soil erosion.

Final stabilization is reached when all soil disturbing activities at the site have been completed, and uniform vegetative cover has been established with a density of at least 70 percent of pre-disturbance levels; or equivalent permanent, physical erosion reduction methods have been employed.

APPENDIX A

VICINITY MAP


Untitled Map
Write a description for your map.
Legend
WAYNOKA RD
PALMER PARK BLVD
SITE
SPACE CENTER DR
N POWERS BLVD
PAOMIA ST
OMAHA BLVD
N
1000 ft
Google Earth

APPENDIX B

COST ESTIMATE

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	10/21/2025

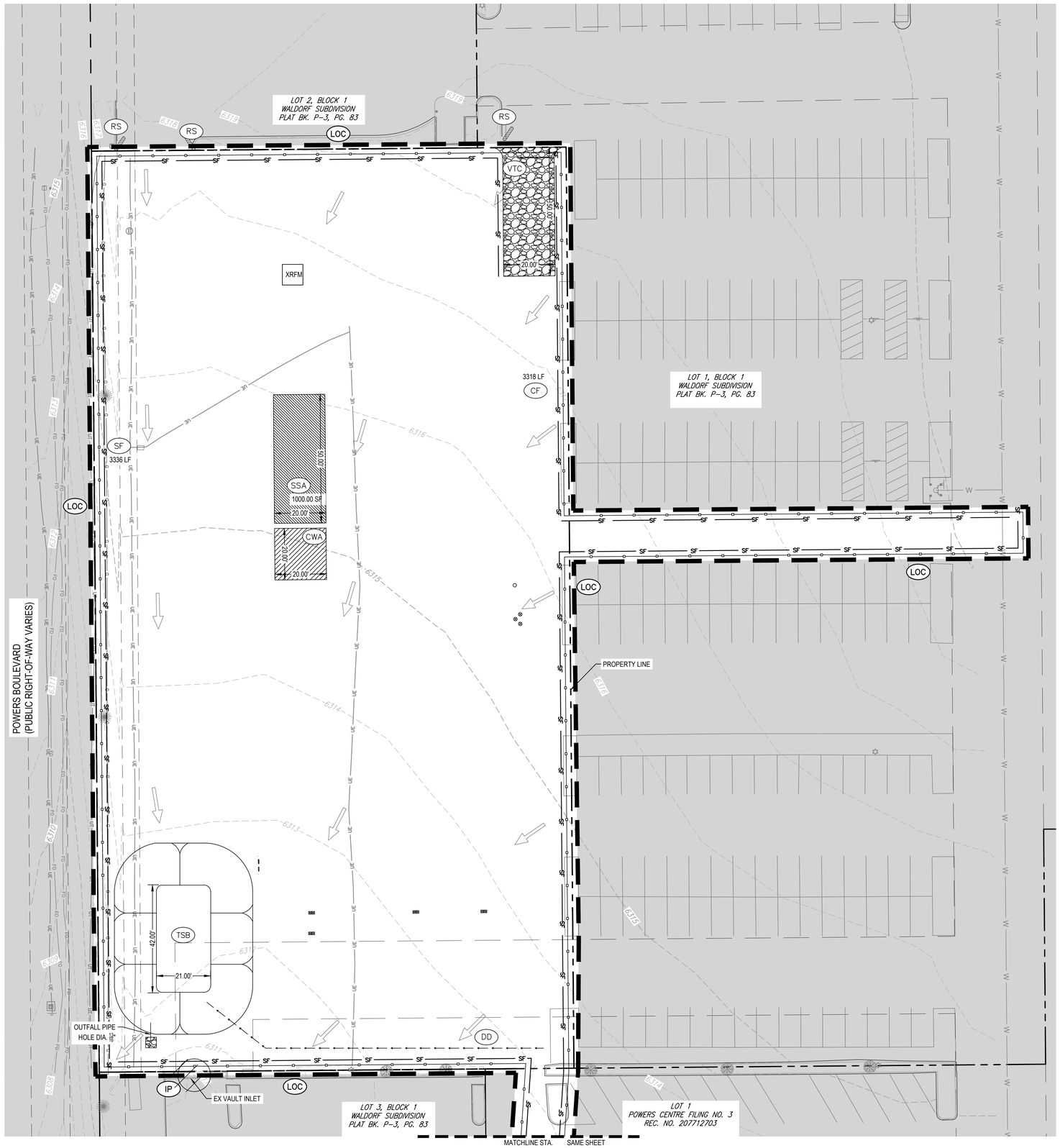
CM No.	CONTROL MEASURES	UNIT	UNIT COST (includes installation)	QUANTITY	COST
1	Check Dam	LF	$24.00		$0.00
2	Compost Blanket	SF	$0.36		$0.00
3	Compost Filter Berm	LF	$2.00		$0.00
4	Concrete Washout	EA	$100.00	1	$100.00
5	Construction Fence	LF	$2.00	3259	$6,518.00
6	Debris/Trash Control	HR	$40.00		$0.00
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	1	$20.00
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	16	$160.00
15	Sediment Basin	EA	$1,000.00	1	$1,000.00
16	Sediment Control Log	LF	$2.00		$0.00
17	Seeding & Mulching	AC	$2,500.00	0.44	$1,100.00
18	Silt Fence	LF	$2.00	3274	$6,548.00
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	$16,946.00
Contingency (15% of Subtotal)	$2,541.90
TOTAL COST OF CMs	**$19,487.90**

APPENDIX C

EROSION CONTROL PLAN

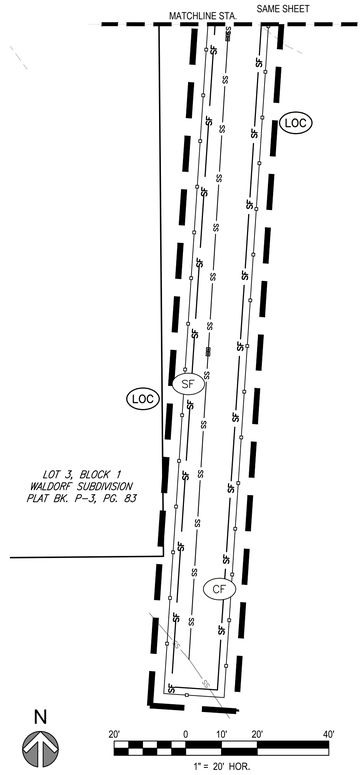


NOTES:

1. SEE DETAIL SHEETS C4.0 AND C4.3 FOR DESCRIPTIONS OF EROSION/SEDIMENT CONTROL BMPS.
2. 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.
3. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEEDED, 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.
4. OFFSITE LOC CONSTRUCTION TO BE BROUGHT BACK TO EXISTING GRADE AND ELEVATIONS UPON COMPLETION OF CONSTRUCTION.
5. A MAJORITY OF THE SITE IS AN ASPHALT PARKING LOT, WITH THE WEST SIDE BOUNDED BY LANDSCAPING SEPARATING THE PARKING LOT WITH N. POWERS BLVD. THE EXISTING LANDSCAPING CONSISTS OF NATIVE GRASSES AND WEEDS WITH THE EXISTING TREES/SHURBS TO REMAIN.

LEGEND:

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



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Atlanta, Georgia 30349-2998

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GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

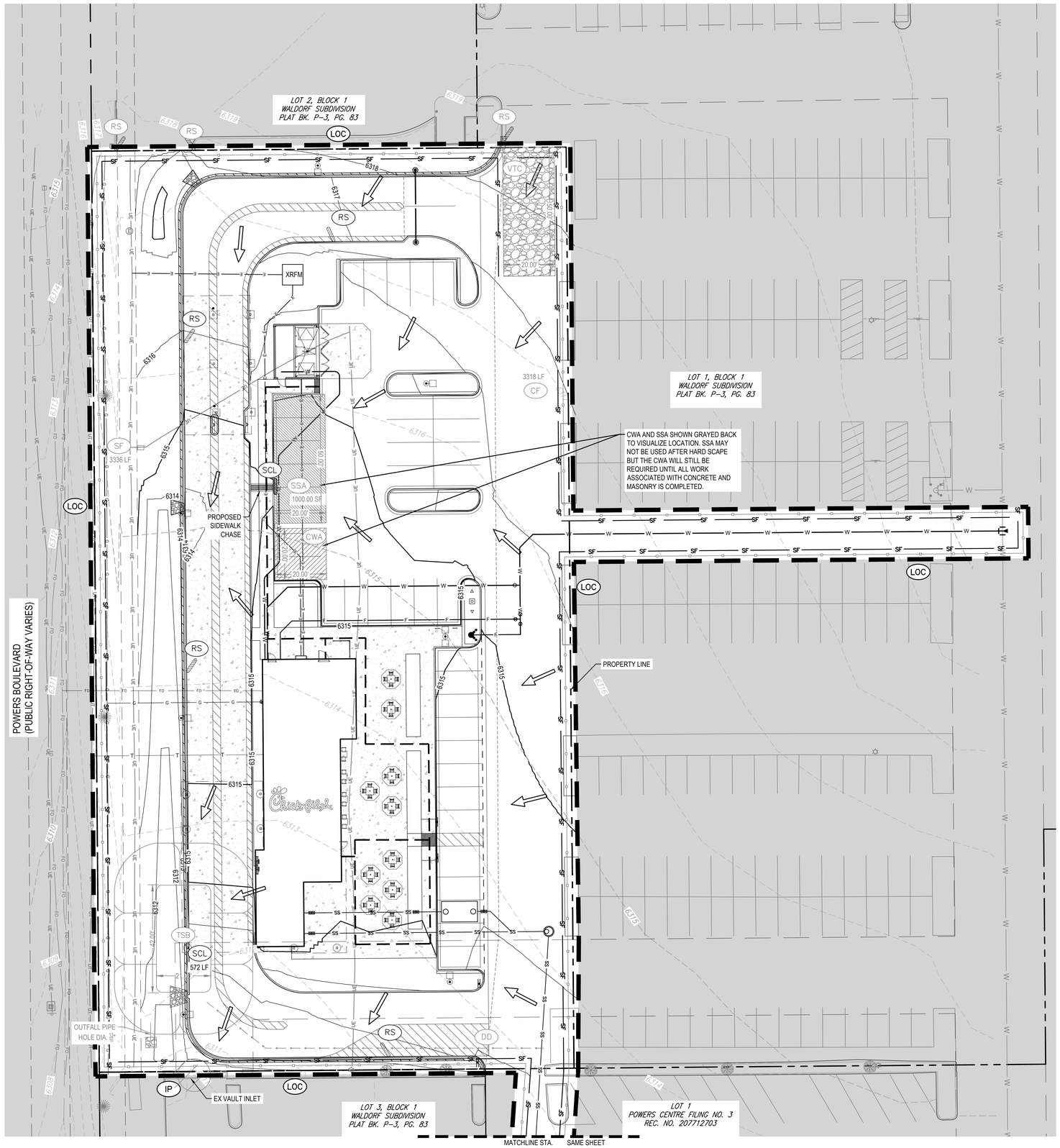
REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	
PRINTED FOR	
DATE	10/23/2026
DRAWN BY	BRJ
SHEET	EROSION CONTROL - INITIAL
SHEET NUMBER	C3.0

PCD FILE # PPR2521 5 OF 15

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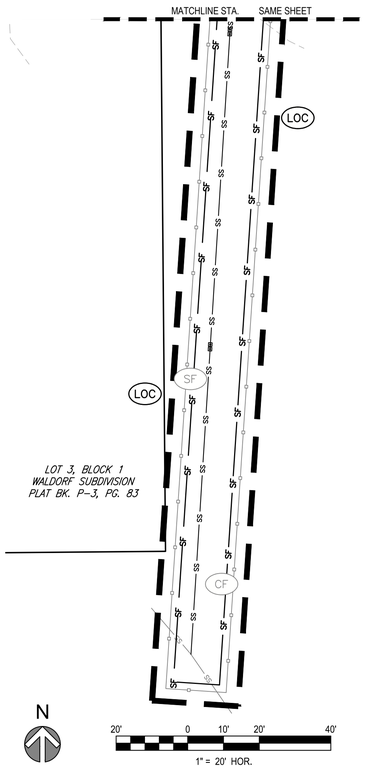


NOTES:

1. SEE DETAIL SHEETS C4.0 AND C4.3 FOR DESCRIPTIONS OF EROSION/SEDIMENT CONTROL BMPS.
2. 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.
3. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEEDED, 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.
4. 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
IP	INLET PROTECTION
CWA	CONCRETE WASHOUT AREA
LOC	LIMITS OF CONSTRUCTION / DISTURBANCE
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING CONTROL STABILIZED CONSTRUCTION ENTRANCE/EXIT
	EROSION CONTROL LIMITS
	FLOW ARROW (PROPOSED)
CF	SILT FENCE
SF	CONSTRUCTION FENCE
SCL	SEDIMENT CONTROL LOG
RS	ROCK SOCK
ST	SEDIMENT TRAP
DD	DIVERSION DITCH



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FSR#05934

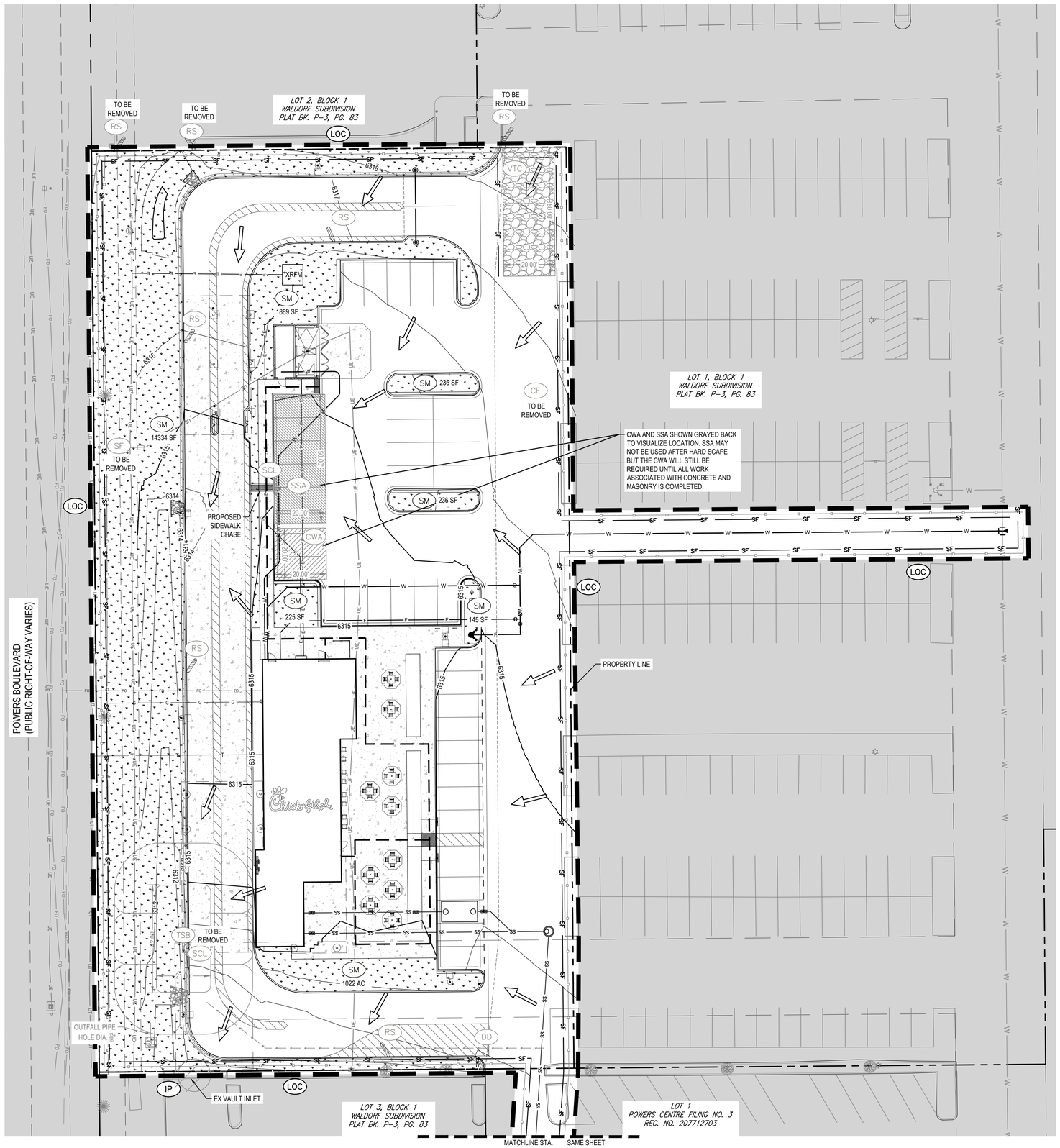
BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	
PRINTED FOR	
DATE	10/23/2026
DRAWN BY	BRJ
SHEET	EROSION CONTROL - INTERIM
SHEET NUMBER	C3.1

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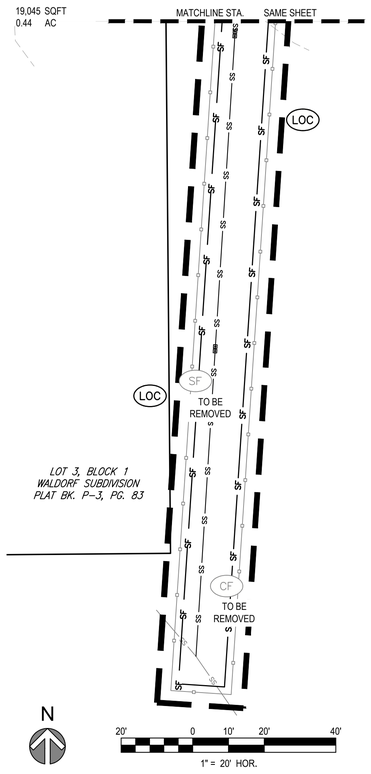
NOTES:

1. SEE DETAIL SHEETS C4.0 AND C4.3 FOR DESCRIPTIONS OF EROSION/SEDIMENT CONTROL BMPS.
2. 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.
3. ANY UNPAVED AREA THAT IS DISTURBED DURING CONSTRUCTION SHALL BE RESEEDED, 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.
4. OFFSITE LOC CONSTRUCTION TO BE BROUGHT BACK TO EXISTING GRADE AND ELEVATIONS UPON COMPLETION OF CONSTRUCTION.
5. BMP LABELS FADED BACK ARE TO BE REMOVED IN FINAL EROSION CONTROL PHASE.

LEGEND:

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

TOTAL AMOUT OF SEEDING AND MULCHING:



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GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	
PRINTED FOR	
DATE	10/23/2026
DRAWN BY	BRJ
SHEET	EROSION CONTROL - FINAL
SHEET NUMBER	C3.2

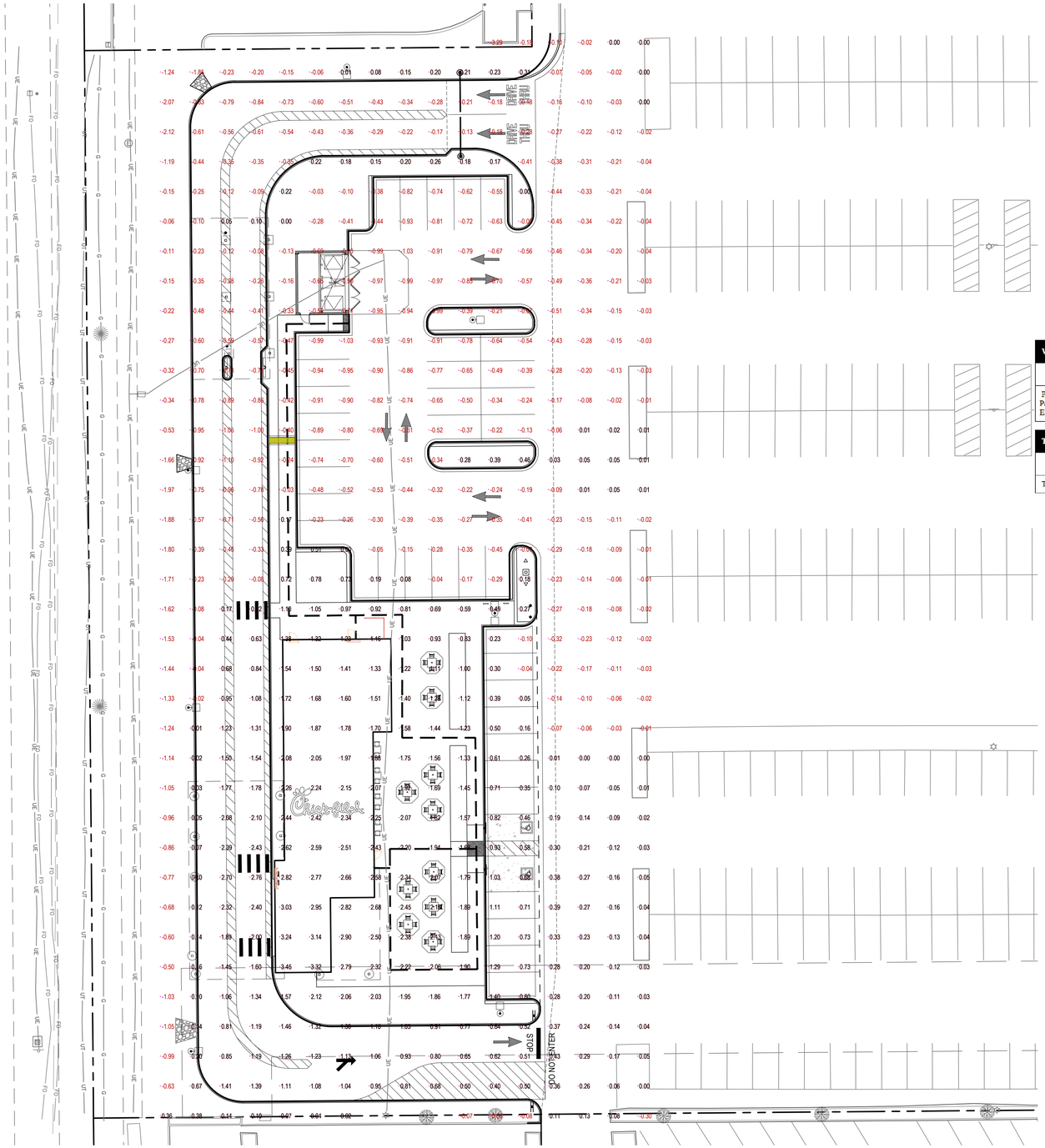
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APPENDIX D

CUT & FILL



LEGEND:

PROPERTY LINE

-0.50 CUT

0.50 FILL

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Powers & Palmer Earthwork	fill	1.000	1.000	61341.63	574.82	1141.46	566.64<Fill>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	61341.63	574.82	1141.46	566.64<Fill>

* Value adjusted by cut or fill factor other than 1.0

N

20' 0 10' 20' 40'

1" = 20' HOR.

Know what's **below.** **Call** before you dig.

File Path: Q:\DEN\Projects\100810.00 CFA Powers & Palmer\DESIGN\Drainage\SWMP\Cut - Fill CAD\EARTHWORK.dwg
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POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY BRJ
SHEET
SHEET NUMBER

PCD FILE # PPR2521

APPENDIX E

SOIL REPORT



Map Scale: 1:2,320 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Lines

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Points

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
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.

K Factor, Whole Soil

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10	Blendon sandy loam, 0 to 3 percent slopes	.20	20.0	100.0%
Totals for Area of Interest			**20.0**	**100.0%**

Description

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

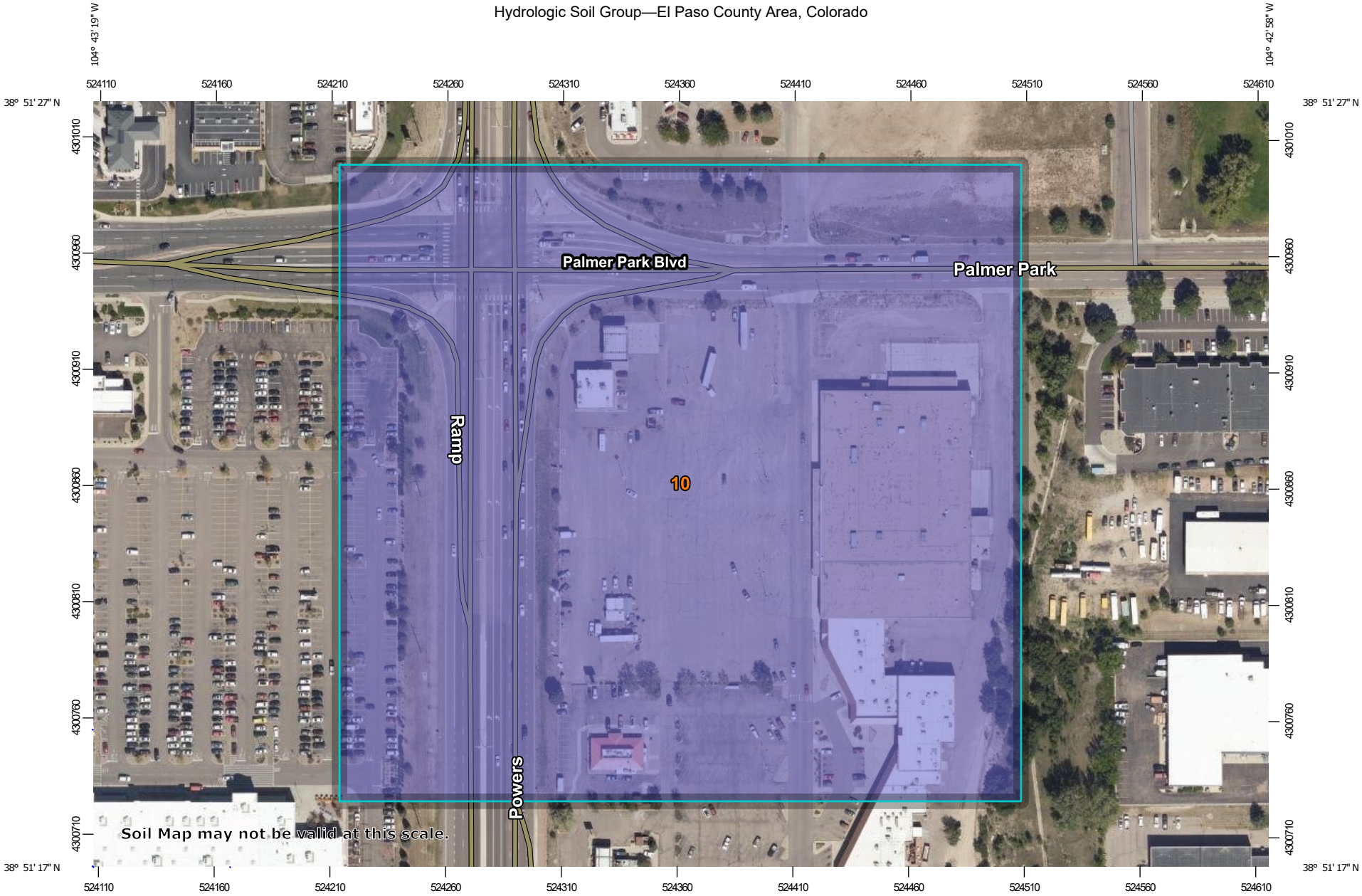
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)



Map Scale: 1:2,320 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

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.

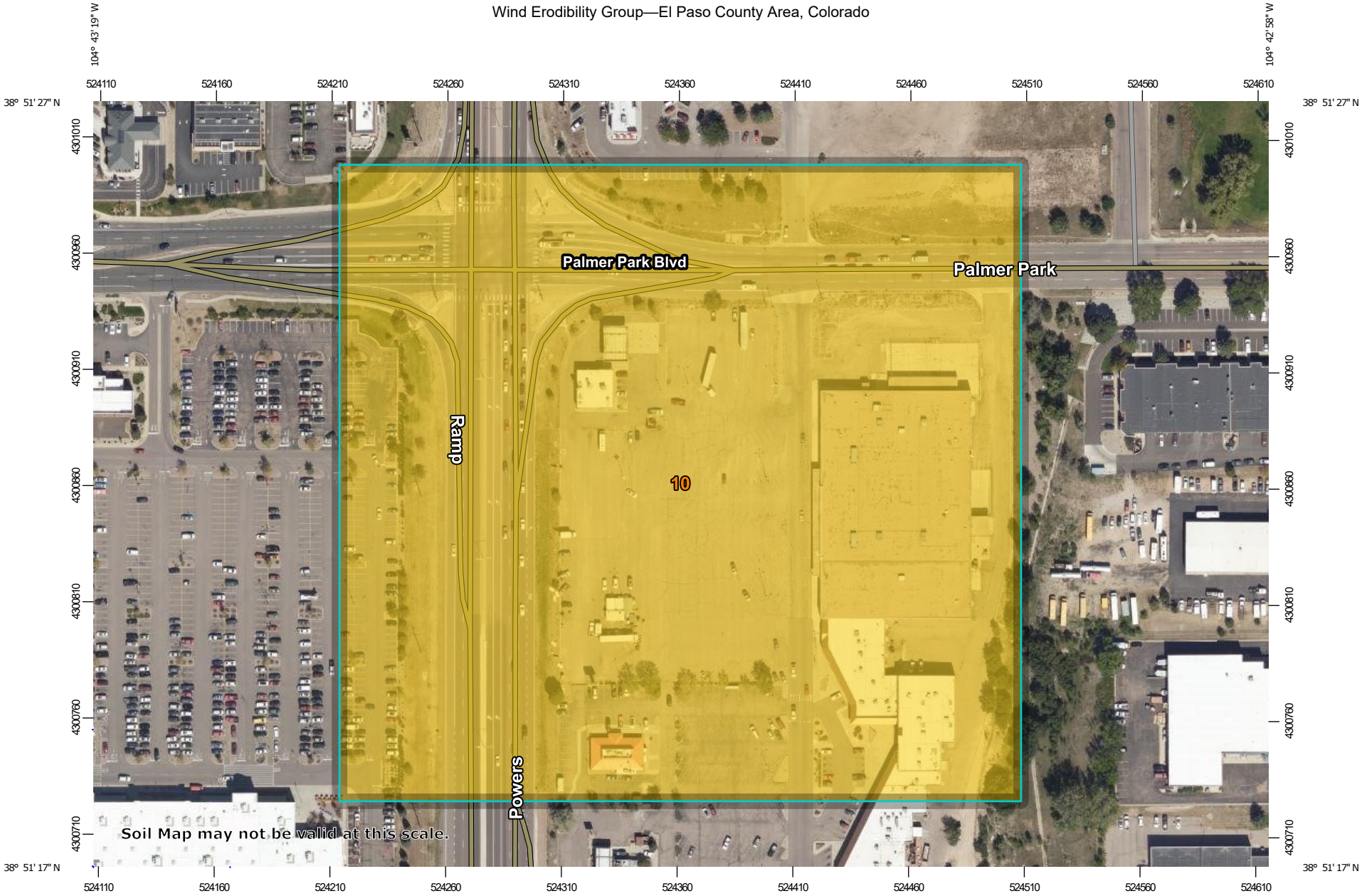
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. 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.



Map Scale: 1:2,320 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Lines

1
2
3
4
4L
5
6
7
8
Not rated or not available

Soil Rating Points

1
2
3
4
4L
5
6
7
8
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.

Wind Erodibility Group

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

Description

A wind erodibility group (WEG) consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.

Rating Options

Aggregation Method: Dominant Condition

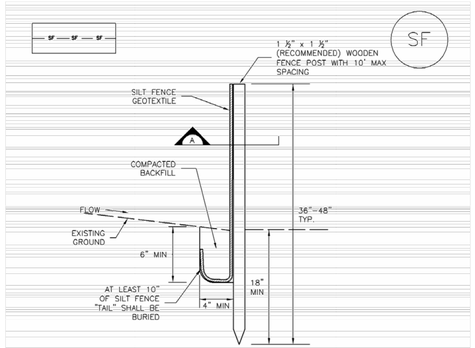
Component Percent Cutoff: None Specified

Tie-break Rule: Lower

APPENDIX F

EROSION CONTROL DETAILS

Silt Fence (SF) SC-1



SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT 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. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

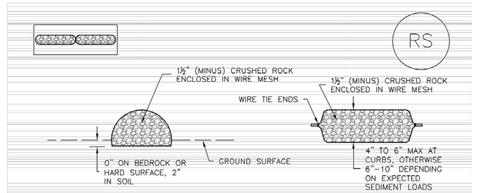
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.

SC-5 Rock Sock (RS)



GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¼"	0 – 15
⅜"	0 – 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48".

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) SC-5

ROCK SOCK 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 SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS 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 ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

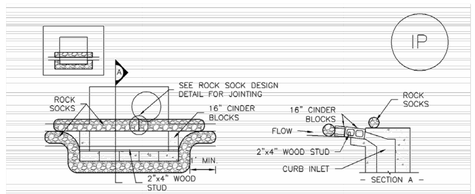
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(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 ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; 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.

SC-6 Inlet Protection (IP)

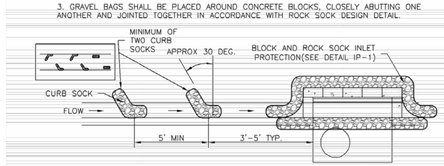


BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

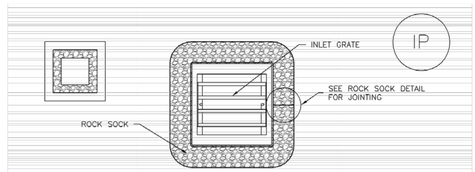
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

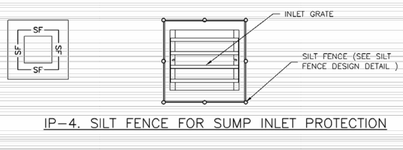
Inlet Protection (IP) SC-6



ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY BRJ
SHEET
EROSION CONTROL DETAILS
SHEET NUMBER
C4.0

PCD FILE # PPR2521 8 OF 15

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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.

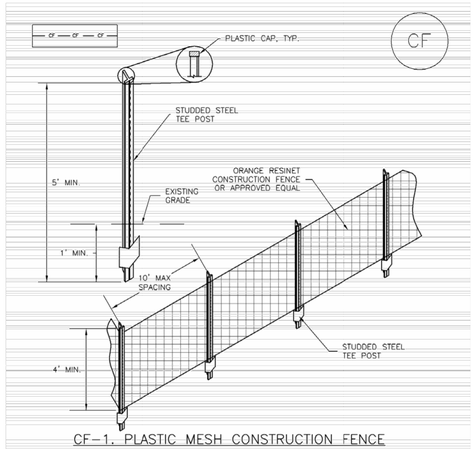
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.

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.

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.

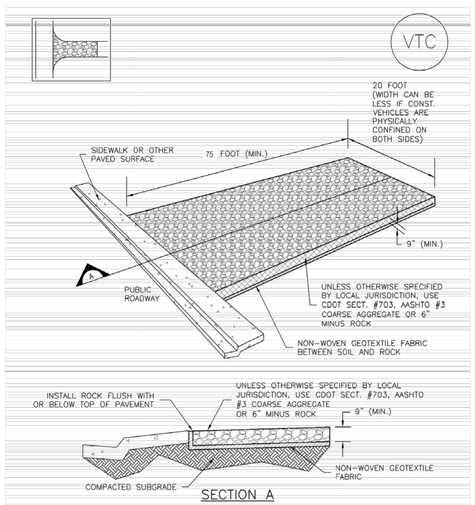
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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.

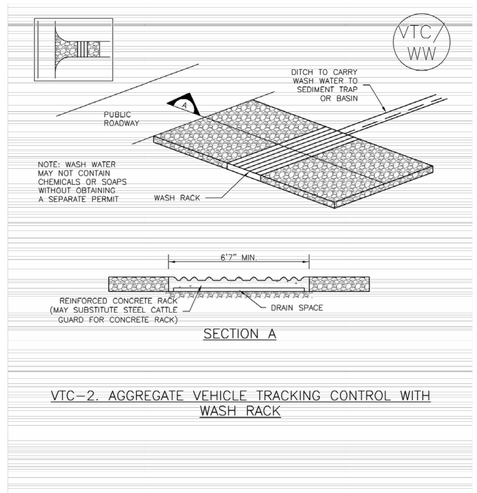
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Vehicle Tracking Control (VTC) SM-4



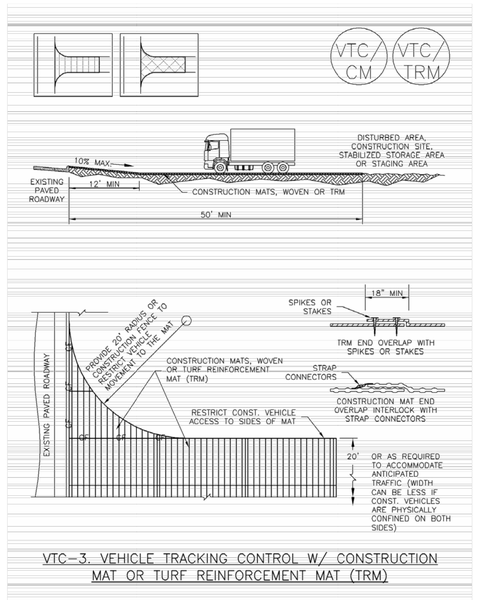
VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)



VTC–2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

Vehicle Tracking Control (VTC) SM-4



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

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5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303–751–0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY BRJ
SHEET
EROSION CONTROL DETAILS
SHEET NUMBER
C4.1

PCD FILE # PPR2521 9 OF 15

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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)/EXITS(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.

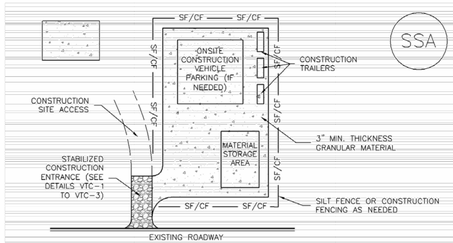
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

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)

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.

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.

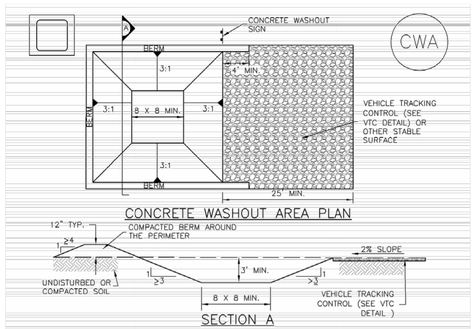
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

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)

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(S) 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.

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

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

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

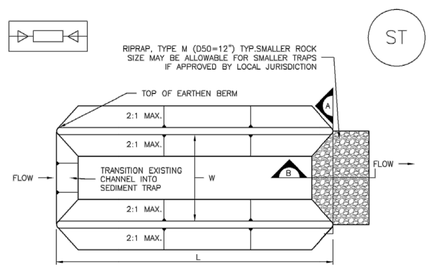
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

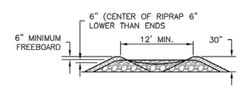
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

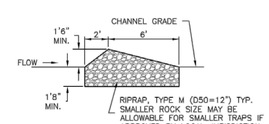
(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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

SC-8 Sediment Trap (ST)







ST–1. SEDIMENT TRAP

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

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY BRJ
SHEET
EROSION CONTROL DETAILS
SHEET NUMBER
C4.2

PCD FILE # PPR2521 10 OF 15

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Sediment Trap (ST) SC-8

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.

2. ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.

3. SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

4. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

5. SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP.SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.

6. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.

7. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

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

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN THE SEDIMENT DEPTH REACHES ½ THE HEIGHT OF THE RIPRAP OUTLET.

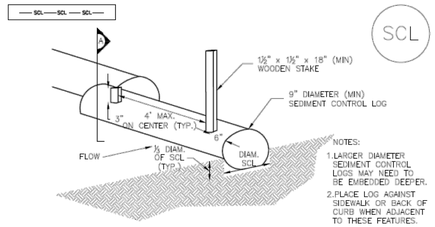
5. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

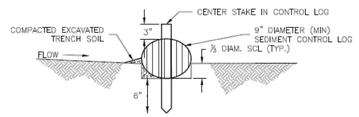
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

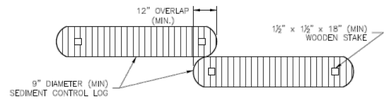
Sediment Control Log (SCL) SC-2



TRENCHED SEDIMENT CONTROL LOG



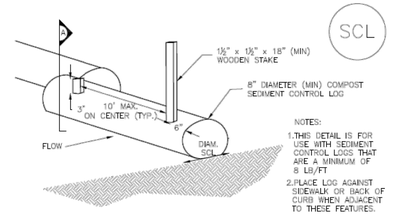
SECTION Ⓐ
TRENCHED SEDIMENT CONTROL LOG



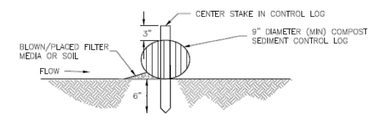
LOG JOINTS

SCL–1. TRENCHED SEDIMENT CONTROL LOG

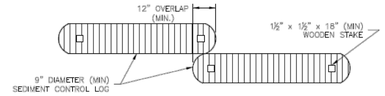
SC-2 Sediment Control Log (SCL)



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



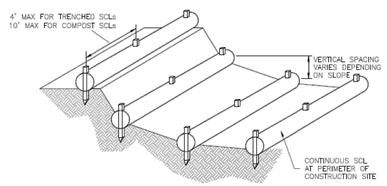
SECTION Ⓐ
COMPOST SEDIMENT CONTROL LOG



LOG JOINTS

SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

Sediment Control Log (SCL) SC-2



SCL–3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ 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.

Mulching (MU) EC-4

Description

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



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

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

Appropriate Uses

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

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

Do not apply mulch during windy conditions.

Design and Installation

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

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

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

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

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY BRJ
SHEET
EROSION CONTROL DETAILS
SHEET NUMBER
C4.3

PCD FILE # PPR2521 11 OF 15

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EC-4 Mulching (MU)

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

Maintenance and Removal

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

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

Description

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



Photograph TS/PS -1. Equipment used to drill seed. Photo courtesy of Douglas County.

Appropriate Uses

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

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

Design and Installation

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

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

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

Seedbed Preparation

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

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

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

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

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

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

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

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

Seed Mix for Temporary Vegetation

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

Seed Mix for Permanent Revegetation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY BRJ
SHEET
EROSION CONTROL DETAILS
SHEET NUMBER
C4.4

PCD FILE # PPR2521 12 OF 15

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

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

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

Mulch

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

Maintenance and Removal

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

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

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

Protect seeded areas from construction equipment and vehicle access.

NOTES:

1. PER THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL; PER TABLE 5-1. THE SEED MIX FOR THIS PROJECT LOCATION IS THE GRAMA, BLUE, SCIENTIFIC NAME OF BOUTELOUA GRACILIS, WITH AN APPLICATION RATE OF 0.5 LBS PLS / ACRE.

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5200 Buffington Road
Atlanta, Georgia 30349-2998

MERRICK®
8051 E. MAPLEWOOD AVE SUITE 300
GREENWOOD VILLAGE, CO 80111
303-751-0741

FOR AND AND ON-BEHALF OF
MERRICK AND COMPANY

GRADING, EROSION, AND SEDIMENT CONTROL PLANS

CHICK-FIL-A
POWERS & PALMER PARK

5813 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915

FSR#05934

BUILDING TYPE / SIZE: P15 LE BASE
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #
PRINTED FOR
DATE 10/23/2026
DRAWN BY BRJ
SHEET
EROSION CONTROL DETAILS
SHEET NUMBER
C4.5

PCD FILE # PPR2521 13 OF 15

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APPENDIX G

ESQCP FORM

EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP)
EL PASO COUNTY APPLICATION AND PERMIT

APPLICANT INFORMATION ***PERMIT NUMBER*** _____

Owner Information	
Owner	
Name (person of responsibility)	
Company/Agency	
Position of Applicant	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	
Company	
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

*Required for all applicants. May be provided at later date pending securing a contract when applicable.

PROJECT INFORMATION

Project Information	
Project Name	CHICK-FIL-A POWERS AND PALMER FSU#05934
Legal Description	A 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
Address (or nearest major cross streets)	SEC OF POWERS BLVD AND PALMER PARK BLVD, COLORADO SPRINGS, CO 80951
Acreage (total and disturbed)	Total: acres 1.52 Disturbed: acres 1.52
Schedule	Start of Construction: SUMMER 2026 Completion of Construction: SPRING 2026 Final Stabilization: SPRING 2027
Project Purpose	TO PROVIDE A NEW DEVELOPMENT CONSISTING OF A FREE-STANDING-RESTAURANT AS A CHICK-FIL-A
Description of Project	DESIGN AND PERMITTING TO ENGINEER AND CONSTRUCT A CHICK-FIL-A RESTAURANT WITH GRADING, UTILITIES AND LANDSCAPE THAT CONFORM TO THE NEW ESTABLISHMENT
Tax Schedule Number	

FOR OFFICE USE ONLY

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs is not permitted until issuance of a Construction permit and Notice to Proceed.

Signature of ECM Administrator: _____ Date _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Cost estimates of construction and maintenance of construction and permanent stormwater control measures (Cost estimates shall be provided on a unit cost basis for all stormwater BMPs);
- Financial surety in an amount agreeable to the ECM Administrator based on the cost estimates of the stormwater quality protection measures provided. The financial surety shall be provided in the form of a Letter of Credit, Surety with a Bonding Company, or other forms acceptable to El Paso County;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be located on site.

1.2 RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner, for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or for damage to property resulting from any activities undertaken by a permit holder or under the direction of a permit holder. The permit holder shall be responsible for any liability imposed by law and for injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or damage to property arising out of work or other activity permitted and done by the permit holder under a permit, or arising out of the failure on the permit holder's part to perform the obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

To the extent allowed by law, the permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, or damage to property resulting from the performance of work or other activity under the permit, or arising out of the failure on the permit holder's part to perform his obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees.

1.3 APPLICATION CERTIFICATION

We, as the Applicants or the representative of the Applicants, hereby certify that this application is correct and complete as per the requirements presented in this application and the El Paso County Engineering Criteria Manual and Drainage Criteria Manual, Volume 2 and El Paso County Addendum.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Section 1.2 Responsibility for Damage.

_____ Date:_____

Signature of Owner or Representative

_____

Print Name of Owner or Representative

_____ Date:_____

Signature of Operator or Representative

_____

Print Name of Operator or Representative

Permit Fee $_____

Surcharge $_____

Financial Surety $_____ Type of Surety _____

Total $_____

APPENDIX H

USE AGREEMENT FOR OFF-SITE CONSTRUCTION

Subject: ACCESSORY USE AGREEMENT

Date Issued: 12/31/07
Revision Issued: N/A
Rescinded: N/A

1.1. PURPOSE

The purpose of this resource is to provide a method by which those property owners with two or more lots may establish an accessory use on one of the lots without a principal use provided the principal use associated with accessory use exists on one of the adjacent lots under the same ownership.

1.2. BACKGROUND

Several provisions of the LDC allow for the combination of contiguous parcels of land or modification of lot or parcel boundaries in order to bring lots or parcels into conformance with or into closer conformance with zoning requirements or to allow a group of lots or parcels to be recognized as a zoning lot for purposes of the application of the zoning provisions contained in the LDC. In some cases, in order to locate an accessory use it is unreasonable to request that the owner formally combine the lots through a merger agreement, combination of lots agreement or other action. The accessory use agreement acts as a temporary agreement for the purpose of allowing an accessory use to be established on one of the contiguous lots under the same ownership where the principal use is located on an adjacent lot under the same ownership.

1.3. APPLICABLE STATUTES AND REGULATIONS

Section 2.1.2 of the LDC provides the authority for the PCD Director to establish standards for processing development applications.

Section 2.2.4 of the LDC establishes the authorities of the PCD Director.

1.4. APPLICABILITY

The Accessory Use Agreement may only be applied to any contiguous conforming lots or parcels of land where:

- A principal allowed use exists on an adjacent lot or parcel under the same ownership as that lot or parcel where the accessory use is proposed;
- The lots or parcels are located within the same zoning district;
- The lots or parcels are owned in common ownership by the same person, persons or entity; and
- All other aspects of the project conform to the requirements of the LDC and other County rules, regulations, and ordinances.

1.5. TECHNICAL GUIDANCE

The Accessory Use Agreement shall not be used as a means of avoiding the merger of non-conforming lots, or vacation of an interior lot line or a combination agreement where the accessory use being established would be better accomplished by such permanent action. The Accessory Use Agreement may be used as an interim s(ep to allow construction where the property owner agrees to pursue the permanent action which would provide for the request to be

approved. The Accessory Use Agreement shall be recorded in the Office of the El Paso County Clerk and Recorder.

1.6. RELATED PROCEDURES

1.6.1. Governing Procedures

P-AR-070-07 Property Owner Regulatory Conformance Agreements and Affidavits

1.6.2. Other Related Procedures

P-AR-009-07 Merger of Contiguous Lots

P-AR-021-07 Lot Line or Building Envelope Adjustment

P-AR-022-07 Combination of Contiguous Lots/Parcels

P-AR-015-07 Vacation of Interior Lot Lines

P-AR-061-07 Boundary Line Adjustment between Unplatted Parcels

1.7. RESOURCE

Attached is an Accessory Use Agreement to be signed and returned by the owner where the owner wishes to locate an accessory use a lot or parcel under the same ownership as the adjacent lot on which the primary use is located.

Recording Requested by and When Recorded
Return to:

FOR RECORDER USE ONLY

ACCESSORY USE AGREEMENT

This Accessory Use Agreement is made and entered into this_____day of_____, 20____, by and between_____, hereinafter referred to as “OWNER" which term shall include his or her heirs, beneficiaries, personal representatives, successors and assigns, and El PASO COUNTY, a Colorado municipal corporation, hereinafter referred to as “COUNTY".

WHEREAS, OWNER owns and holds title to the following described real property (hereinafter referred to as “the PROPERTY"):

(ENTER LEGAL DESCRIPTION OF PROPERTIES)

WHEREAS, the Property comprises two or more lots, tracts or parcels located within the unincorporated area of the COUNTY; and

WHEREAS, OWNER has requested that COUNTY allow the OWNER to establish an accessory use upon the PROPERTY or issue building and other permits and approvals necessary for the construction of an accessory structure upon the PROPERTY; and

WHEREAS, such construction will result in accessory improvements being located upon the PROPERTY in such manner that conveyance by OWNER to a third party of any portion of the PROPERTY comprising less than the entirety thereof may result in a situation that violates COUNTY regulations, including but not limited to the requirement that an accessory use be located on the same lot, tract or parcel as the principal use; and

WHEREAS, OWNER does not wish to merge, combine, or otherwise modify the configuration of the PROPERTY and COUNTY is willing to waive its requirement and issue to OWNER the necessary approval or permits for the accessory use or structure to be established upon the PROPERTY in consideration of OWNER'S covenant not to divide ownership or interest in the PROPERTY as more particularly set forth hereinafter.

NOW THEREFORE, for and in consideration of the mutual promises and undertakings hereinafter set forth, the parties do hereby agree as follows:

1. COUNTY will, upon execution hereof by the parties, record this Agreement among the public records of El Paso County, Colorado verifying compliance by OWNER with all applicable building and land development regulations of COUNTY other than those requiring that an accessory use or structure be located on the same lot, tract or parcel as the principal use, issue to OWNER all necessary permits and approvals for the establishment of the accessory use or construction of accessory structures upon the PROPERTY in accordance with the plans and specifications therefore submitted by OWNER to COUNTY.

2. OWNER agrees and covenants that neither OWNER nor OWNER’S heirs, beneficiaries, personal representatives, successors or assigns will hereafter convey to any third party or otherwise divest title to any portion of the PROPERTY comprising less than the entirety of the PROPERTY without first recording among the Public Records of El Paso County, Colorado a document granting the express consent of COUNTY to such conveyance or divestiture. OWNER understands that said consent of COUNTY may require OWNER to remove the accessory uses or structures that would be located in violation of the COUNTY regulations as

a result of such conveyance or divestiture. Any attempted conveyance or divestiture in violation hereof shall be void and of no effect.

3. In addition to all other available legal and equitable remedies, including injunctive relief, available to COUNTY for the violation hereof by OWNER, any such violation shall also constitute a violation of COUNTY regulations subject to all penalties and enforcement procedures provided for therein. In any litigation or enforcement proceeding arising out of violation of this Agreement by OWNER, COUNTY shall be entitled to an award of reasonable attorney's fees and costs incurred therein, including attorney's fees and costs incurred in appellate proceedings.

4. This Agreement shall constitute a covenant running with the PROPERTY for the benefit of the COUNTY, and shall be binding upon the heirs, beneficiaries, personal representatives, successor and assigns of OWNER.

5. The COUNTY may release OWNER'S obligations under this agreement by (he filing of a letter signed by the Planning & Community Development Department Director or other COUNTY agent authorized by the El Paso Board of County Commissioners at such time as the COUNTY determines that the release of the OWNER'S obligations hereunder will not result in establishing a violation of any COUNTY regulations.

6. The OWNER shall/shall not (Circle One) be required to file a development application within 90 days to permanently modified the property boundary to create a single lot or parcel of land which shall contain both the principal and accessory uses either through a merger agreement, combination agreement, vacation of interior lot lines, boundary line adjustment, or other method approved by the Planning & Community Development Department Director. If required to file a development application to permanently modify the property boundary, owner agrees to diligently pursue the processing and approval of said development application. OWNER understands that if OWNER fails to pursue processing and approval of said development application, the COUNTY, at their sole discretion, may require OWNER to remove the accessory uses or structures that would be located in violation of the COUNTY regulations.

IN WITNESS WHEREOF, the parties hereto have hereunder set their hands and seals this_____day of _____, 20_____

OWNER

STATE OF _____)
) s.s.
COUNTY OF _____)

_____
Owner

_____
Print Name

The foregoing instrument was acknowledged before me this_____day of_____, 20_____ by_____, COUNTY of_____He/she is personally known to me or has produced_____as identification.

_____
Notary Public
My Commission Expires:

OWNER

STATE OF _____)
) s.s.
COUNTY OF _____)

_____
Owner

_____

Print Name

The foregoing instrument was acknowledged before me this_____day of_____, 20_____ by_____, COUNTY of_____. He/she is personally known to me or has produced_____as identification.

_____
Notary Public
My Commission Expires:

COUNTY APPROVAL

STATE OF _____)
) s.s.
COUNTY OF _____)

_____
Planning & Community Development Department Director, as authorized representative of the Board of County Commissioners

_____
Print Name

The foregoing instrument was acknowledged before me this_____day of_____, 20_____ by_____, COUNTY of_____. He/she is personally known to me or has produced_____as identification.

_____
Notary Public
My Commission Expires:

APPENDIX I

SWMP CHECKLIST

3275 Akers Drive
Colorado Springs, CO 80922
Phone 719-520-6460
Fax 719-520-6879
www.elpasoco.com

EL PASO COUNTY
STORMWATER MANAGEMENT PLAN CHECKLIST

EPC Project Number:

Revised: October 2021

		Applicant	EPC
1. STORMWATER MANAGEMENT PLAN (in the "Applicant" column specify the page number for each item)			
1	Applicant (owner/designated operator), SWMP Preparer, Qualified Stormwater Manager, and Contractor Information. (On cover/title sheet)	✓	
2	Table of Contents	✓	
3	Site description and location to include: vicinity map with nearest street/crossroads description	✓	
4	Narrative description of construction activities proposed (e.g., may include clearing and grubbing, temporary stabilization, road grading, utility / storm installation, final grading, final stabilization, and removal of temporary control measures)	✓	
5	Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide "living maps" that can be revised in the field as conditions dictate	✓	
6	Proposed sequence for major activities: Provide a construction schedule of anticipated starting and completion dates for each stage of land-disturbing activity depicting conservation measures anticipated, including the expected date on which the final stabilization will be completed	✓	
7	Estimates of the total site area and area to undergo disturbance; current area of disturbance must be updated on the SWMP as changes occur	✓	
8	Soil erosion potential and impacts on discharge that includes a summary of the data used to determine soil erosion potential	✓	
9	A description of existing vegetation at the site and percent ground cover and method used to determine ground cover	✓	
10	Location and description of all potential pollution sources including but not limited to: disturbed and stored soils; vehicle tracking; management of contaminated soils; loading and unloading operations; outdoor storage of materials; vehicle and equipment maintenance and fueling; significant dust generating process; routine maintenance activities involving fertilizers, pesticides, herbicides, detergents, fuels, solvents, oils, etc.; on-site waste management; concrete truck/equipment washing; dedicated asphalt, concrete batch plants and masonry mixing stations; non-industrial waste such as trash and portable toilets	✓	
11	Material handling to include spill prevention and response plan and procedures	✓	
12	Spill prevention and pollution controls for dedicated batch plants	✓	
13	Other SW pollutant control measures to include waste disposal and off-site soil tracking	✓	
14	Location and description of any anticipated allowable non-stormwater discharge (ground water, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.)	✓	
15	Name(s) of ultimate receiving waters; size, type and location of stormwater outfall or storm sewer system discharge	✓	
16	Description of all stream crossings located within the project area or statement that no streams cross the project area	✓	

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EL PASO COUNTY
STORMWATER MANAGEMENT PLAN CHECKLIST

EPC Project Number:

Revised: October 2021

		Applicant	EPC
17	SWMP Map to include:		
17a	construction site boundaries	✓	
17b	flow arrows to depict stormwater flow directions	✓	
17c	all areas of disturbance	✓	
17d	areas of cut and fill	✓	
17e	areas used for storage of building materials, soils (stockpiles) or wastes	✓	
17f	location of any dedicated asphalt / concrete batch plants	✓	
17g	location of all structural control measures	✓	
17h	location of all non-structural control measures	✓	
17i	springs, streams, wetlands and other surface waters, including areas that require maintenance of pre-existing vegetation within 50 feet of a receiving water	✓	
18	Narrative description of all structural control measures to be used. Modifications to EPC standard control measures must meet or exceed County-approved details	✓	
19	Description of all non-structural control measures to be used including seeding, mulching, protection of existing vegetation, site watering, sod placement, etc.	✓	
20	Technical drawing details for all control measure installation and maintenance; custom or other jurisdiction's details used must meet or exceed EPC standards	✓	
21	Procedure describing how the SWMP is to be revised	✓	
22	Description of Final Stabilization and Long-term Stormwater Quality (describe nonstructural and structural measures to control SW pollutants after construction operations have been completed, including detention, water quality control measure etc.)	✓	
23	Specification that final vegetative cover density is to be 70% of pre-disturbed levels	✓	
24	Outline of permit holder inspection procedures to install, maintain, and effectively operate control measures to manage erosion and sediment	✓	
25	Record keeping procedures identified to include signature on inspection logs and location of SWMP records on-site	✓	
26	If this project relies on control measures owned or operated by another entity, a documented agreement must be included in the SWMP that identifies location, installation and design specifications, and maintenance requirements and responsibility of the control measure(s)	✓	
	Please note: all items above must be addressed. If not applicable, explain why, simply identifying "not applicable" will not satisfy CDPHE requirement of explanation.		
2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS			
a	Grading and Erosion Control Plan (signed)		
b	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)		

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3. APPLICANT COMMENTS			
a			
b			
c			
4. CHECKLIST REVIEW CERTIFICATIONS			
a	Applicant: The Stormwater Management 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 and State for Stormwater Management Plans. _____ _____ Engineer of Record and/or Date Qualified Stormwater Manager Signature		
b	Review Engineer: The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request. _____ _____ Review Engineer Date		