

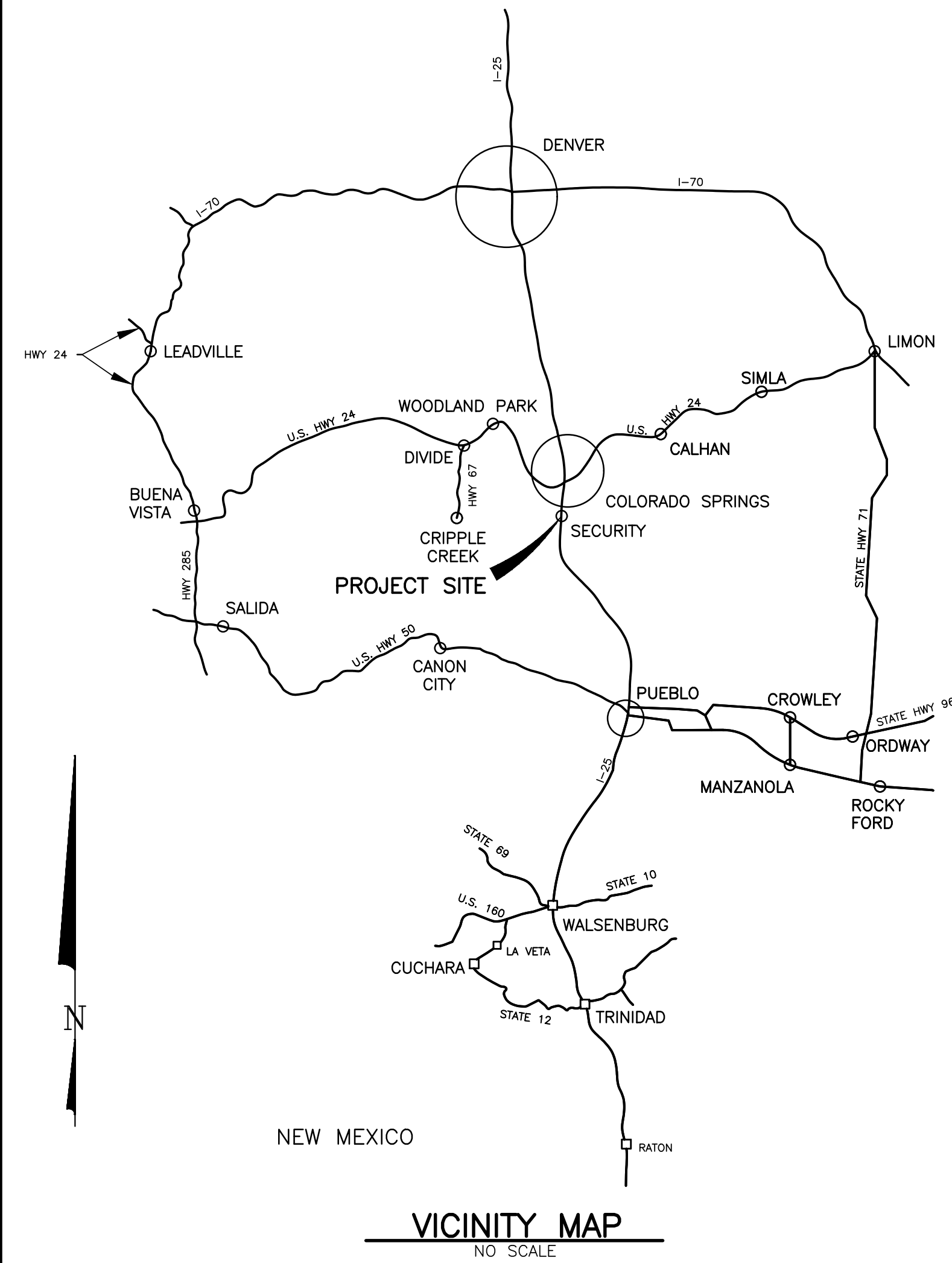
GRADING AND EROSION CONTROL PLAN

FOR

SECURITY WATER DISTRICT

WATER TREATMENT PLANT BUILDING ADDITION

AUGUST 2024 (AMENDED JANUARY 2026)



DRAWING INDEX

| SHEET NO. | DESCRIPTION |
|-----------|---|
| 1 | TITLE SHEET, VICINITY MAPS, AND DRAWING INDEX |
| 2 | SWD PROPERTY SITE PLAN |
| 3 | BUILDING SITE PLAN |
| 4 | LANDSCAPE PLAN |

ENGINEER'S STATEMENT:

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

Roger J. Sams
ROGER J. SAM'S, P.E. NO. 11884
GMS CONSULTING ENGINEERS, INC.

05/20/2026
DATE



OWNER'S STATEMENT:

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

Roy E. Heald
SECURITY WATER DISTRICT
ROY E. HEALD, GENERAL MANAGER
231 SECURITY BLVD.
COLORADO SPRINGS CO 80911

05/20/2026
DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER/ ECM ADMINISTRATOR

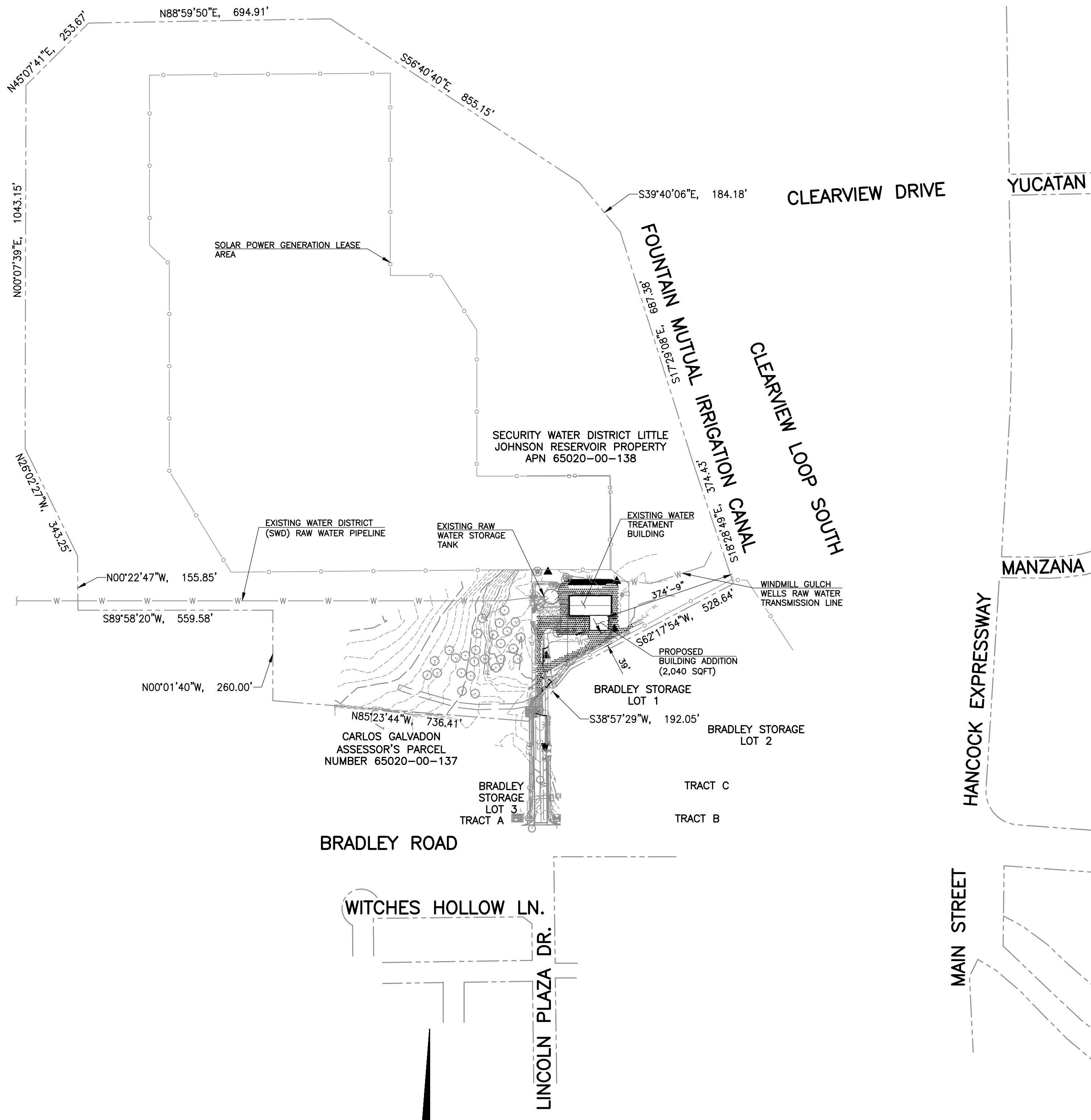
DATE

GMS, INC.
611 NORTH WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903

2024 GMS, INC.

SHEET 1 OF 4
GMS FILE No. 3800

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PROPERTY DESCRIPTION SECURITY WATER DISTRICT PARCEL:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTH HALF OF THE NORTHEAST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AS MONUMENTED BY A REBAR AND PLASTIC CAP PLS 9646;

THENCE N00°22'47"W A DISTANCE OF 155.85 FEET;

THENCE N26°02'27"W A DISTANCE OF 343.25 FEET;

THENCE N00°07'39"E A DISTANCE OF 1043.15 FEET;

THENCE N45°07'41"E A DISTANCE OF 253.67 FEET;

THENCE N88°59'50"E A DISTANCE OF 694.91 FEET;

THENCE S56°40'40"E A DISTANCE OF 855.15 FEET;

THENCE S39°40'06"E A DISTANCE OF 184.18 FEET;

THENCE S17°29'08"E A DISTANCE OF 687.38 FEET;

THENCE S18°18'49"E A DISTANCE OF 374.43 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BRADLEY STORAGE SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 218714088 OF SAID EL PASO COUNTY RECORDS;

THENCE S62°17'54"W ON SAID NORTH LINE A DISTANCE OF 528.64 FEET TO AN ANGLE POINT THEREIN THENCE S38°57'29"W CONTINUING ON THE NORTHWESTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF LINCOLN PLAZA DRIVE AS PLATTED BY SAID SUBDIVISION A DISTANCE OF 192.05 FEET;

THENCE N85°23'44"W A DISTANCE OF 736.41 FEET;

THENCE N00°01'40"W A DISTANCE OF 260.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE S89°58'20"W ON SAID NORTH LINE A DISTANCE OF 559.58 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 70.041 ACRES, MORE OR LESS









LEGEND

- WATER MAIN ——— W ——— W ——— W ———
- WATER SERVICE LINE ——— WS ——— WS ——— WS ———
- UNDERGROUND ELECTRIC ——— UGE ———
- GAS LINE ——— G ——— G ——— G ——— G ———
- FIBER OPTIC LINE ——— FO ———
- WASTEWATER PIPELINE ——— SS ——— SS ——— SS ———
- PROPERTY LINE - - - - -
- CHAIN LINK FENCE ———
- WATER VALVE ⊗
- FIRE HYDRANT ⊙
- WATER MANHOLE ⊕
- MONITORING WELL ⊕ MW
- ELECTRIC METER ⊕
- SOIL BORING ⊕
- SANITARY SEWER MANHOLE ⊕
- CONTROL POINT ▲



| | |
|---|-------------------------|
| SCALE VERIFICATION | |
| BAR IS ONE INCH ON ORIGINAL DRAWING | |
| IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY | |
| THIS DRAWING IS THE PROPERTY OF GMS, INC., AND IS NOT TO BE RE-PRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE PROJECT ENGINEER BY AGREEMENT WITH THIS COMPANY. | |
| © 2024 GMS, INC. | |
| REVISIONS | |
| NO. | DATE |
| 1 | 3/31/2026 |
| DESCRIPTION | REVISED PER EPCPD NOTES |
| | |
| <p>SWD PROPERTY SITE PLAN WATER TREATMENT PLANT BUILDING ADDITION SECURITY WATER DISTRICT</p> | |
| <p>GMS, INC. CONSULTING ENGINEERS 611 N. WEBER, SUITE 300 COLORADO SPRINGS, COLORADO 80903</p> | |
| DRAWN | SKC |
| DESIGNED | SLW |
| CHECKED | RJS |
| DATE | JANUARY 2026 |
| PROJECT NO. | 2023-053.130 |
| GMS FILE NO. | 3800 |
| <p>SHEET 2 OF 4</p> | |

LEGEND

- WATER MAIN ——— W ——— W ——— W ———
- WATER SERVICE LINE ——— WS ——— WS ——— WS ———
- UNDERGROUND ELECTRIC ——— UGE ———
- GAS LINE ——— G ——— G ——— G ——— G ———
- FIBER OPTIC LINE ——— FO ———
- SANITATION SEWER LINE ——— SS ——— SS ——— SS ———
- WATER VALVE 
- SANITATION SEWER LINE 
- WATER MANHOLE 
- MONITORING WELL 
- ELECTRIC METER 
- SOIL BORING 
- SANITARY SEWER MANHOLE 
- CONTROL POINT 

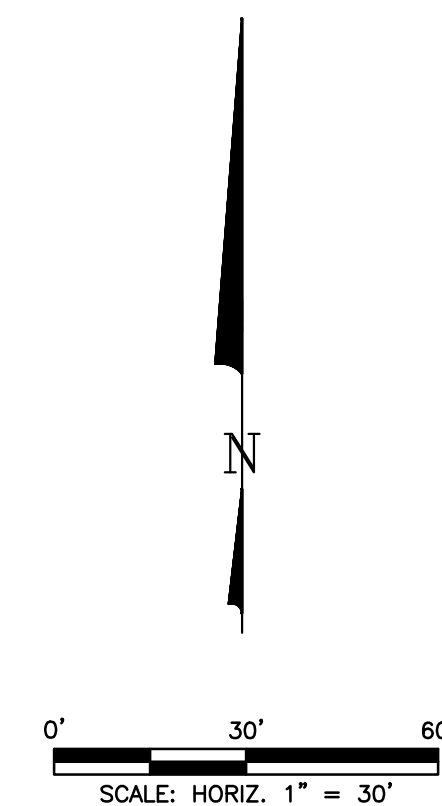
ASSESSOR'S NUMBER 65020-00-138

CARLOS GALVADON ASSESSOR'S PARCEL NUMBER
65020-00-137

BRADLEY STORAGE
LOT 3

BRADLEY STORAGE
LOT 1

Show all proposed drainage
improvements



SECURITY WATER DISTRICT LITTLE JOHNSON RESERVOIR
PROPERTY

EXISTING WATER TREATMENT BUILDING

EXISTING TEMPORARY WASTE
SOIL & STREET SURFACING
MATERIAL STORAGE SITE

WINDMILL GULCH WELLS
RAW WATER TRANSMISSION
LINE

EXISTING RAW
WATER STORAGE
TANK

EXISTING
WATER
TANK

TANK DRAIN

EXISTING
BUILDING

PROPOSED
BUILDING
ADDITION

AIR/VAC VAULT

EXISTING
TRANSFORMER

EXISTING
ELECTRICAL GEAR

FIRE HYDRANT

EXISTING
GENERATOR

CONC. BOLLARD
- TYP.

SEE SHEET 2 SITE PLAN

SCALE VERIFICATION
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| REVISIONS | |
|-----------|------------------------------------|
| NO. | DESCRIPTION |
| 1 | 3/31/2026 REVISED PER EPCPCD NOTES |



BUILDING SITE PLAN
WATER TREATMENT PLANT BUILDING ADDITION
SECURITY WATER DISTRICT

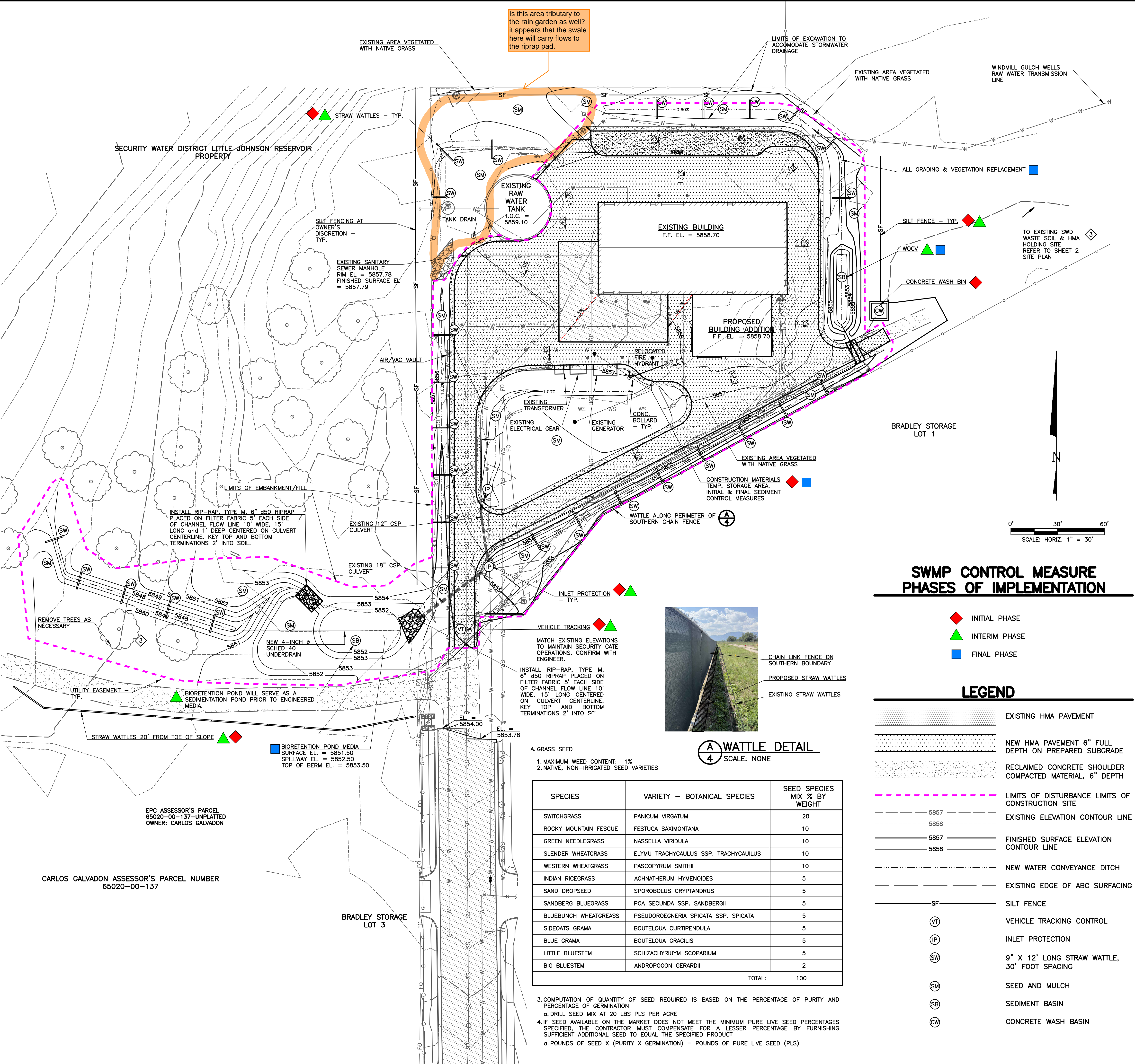
GMS, INC.
CONSULTING ENGINEERS
611 N. WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903

| | |
|--------------|--------------|
| DESIGNED | SLW |
| CHECKED | RJS |
| DATE | JANUARY 2026 |
| PROJECT NO. | 2023-053.130 |
| GMS FILE NO. | 3800 |

SHEET
3
4

PLAT #14088 TRA

- STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS**
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
 - A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE EPC ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
 - CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
 - ALL CCM(S) SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (OSM) SHALL ASSESS THE ADEQUACY OF CCM(S) AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCM(S) ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCM(S).
 - PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
 - MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED OSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE OSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCM(S) OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCM(S) ARE NO LONGER NECESSARY AND ARE REMOVED. THE OSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
 - EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCM(S) UPGRADIENT OF THE VEGETATIVE BUFFER.
 - TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
 - EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
 - VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTC'S MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
 - ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
 - NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
 - ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE EPC ADMINISTRATOR PRIOR TO IMPLEMENTATION.
 - SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCMS). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
 - FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCM(S) SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
 - STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
 - CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFF-SITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
 - DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT CDG080000 WILL BE REQUIRED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
 - THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
 - THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
 - MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
 - BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
 - NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EPC ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
 - ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFF-SITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
 - ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
 - FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
 - PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
 - AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCO - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT



Is this area tributary to the rain garden as well? it appears that the swale here will carry flows to the riprap pad.

SWMP CONTROL MEASURE PHASES OF IMPLEMENTATION

- ◆ INITIAL PHASE
- ▲ INTERIM PHASE
- FINAL PHASE

LEGEND

- EXISTING HMA PAVEMENT
- NEW HMA PAVEMENT 6" FULL DEPTH ON PREPARED SUBGRADE
- RECLAIMED CONCRETE SHOULDER COMPACTED MATERIAL, 6" DEPTH
- LIMITS OF DISTURBANCE LIMITS OF CONSTRUCTION SITE
- EXISTING ELEVATION CONTOUR LINE
- FINISHED SURFACE ELEVATION CONTOUR LINE
- NEW WATER CONVEYANCE DITCH
- EXISTING EDGE OF ABC SURFACING
- SILT FENCE
- VEHICLE TRACKING CONTROL
- INLET PROTECTION
- 9" X 12' LONG STRAW WATTLE, 30' FOOT SPACING
- SEED AND MULCH
- SEDIMENT BASIN
- CONCRETE WASH BASIN



(A) WATTLE DETAIL
SCALE: NONE

| SPECIES | VARIETY - BOTANICAL SPECIES | SEED SPECIES MIX % BY WEIGHT |
|-----------------------|---------------------------------------|------------------------------|
| SWITCHGRASS | PANICUM VIRGATUM | 20 |
| ROCKY MOUNTAIN FESCUE | FESTUCA SAXIMONTANA | 10 |
| GREEN NEEDLEGRASS | NASSELLA VIRIDULA | 10 |
| SLENDER WHEATGRASS | ELYMU TRACHYCAULUS SSP. TRACHYCAULIUS | 10 |
| WESTERN WHEATGRASS | PASPOPYRUM SMITHII | 10 |
| INDIAN RICEGRASS | ACHNATHERUM HYMENOIDES | 5 |
| SAND DROPSEED | SPOROBOLUS CRYPTANDRUS | 5 |
| SANDBERG BLUEGRASS | POA SECUNDA SSP. SANDBERGII | 5 |
| BLUEBUNCH WHEATGRASS | PSEUDOROEGNERIA SPICATA SSP. SPICATA | 5 |
| SIDEOLATS GRAMA | BOUTELOUA CURTIPENDULA | 5 |
| BLUE GRAMA | BOUTELOUA GRACILIS | 5 |
| LITTLE BLUESTEM | SCHIZACHRYRIUM SCOPARIUM | 5 |
| BIG BLUESTEM | ANDROPOGON GERARDII | 2 |
| TOTAL: | | 100 |

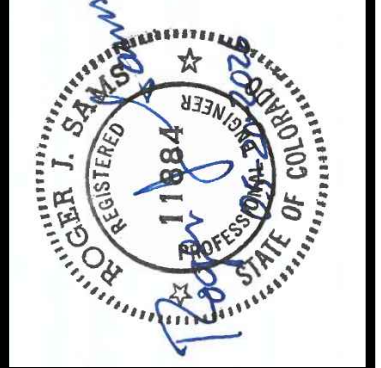
- COMPUTATION OF QUANTITY OF SEED REQUIRED IS BASED ON THE PERCENTAGE OF PURITY AND PERCENTAGE OF GERMINATION
- DRILL SEED MIX AT 20 LBS PLS PER ACRE
- IF SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURE LIVE SEED PERCENTAGES SPECIFIED, THE CONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT
- POUNDS OF SEED X (PURITY X GERMINATION) = POUNDS OF PURE LIVE SEED (PLS)

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

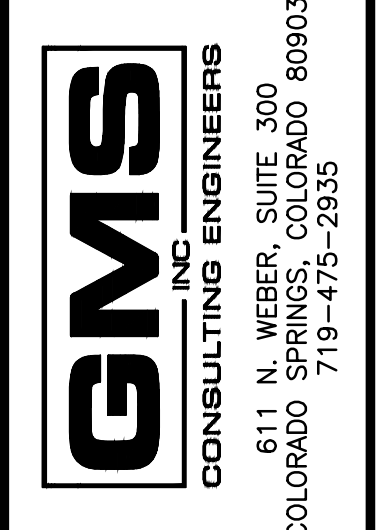
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REVISIONS

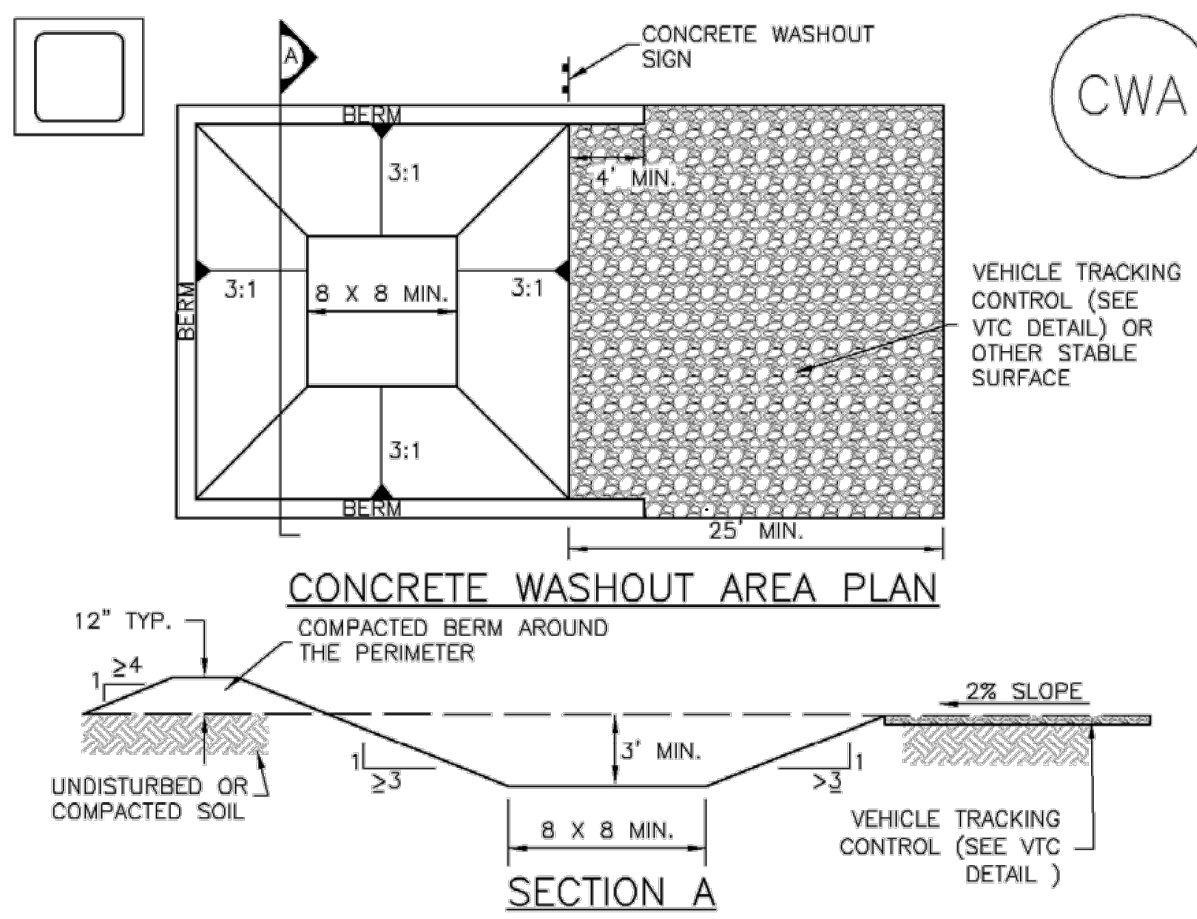
| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 12/31/2024 | ISSUED FOR BIDDING |
| 2 | 9/17/2025 | ADDED BMPs / TSCP |
| 3 | 3/31/2026 | REVISED PER EPCDC NOTES |
| 4 | 5/11/2026 | ADDED BIORETENTION POND PER EPCDC |
| 5 | 6/05/2026 | ADDED GEC PHASES OF IMPLEMENTATION |



SITE GRADING, DRAINAGE, LANDSCAPING, AND EROSION CONTROL PLAN AND TREATMENT PLANT BUILDING ADDITION
SECURITY WATER DISTRICT



| DRAWN | DESIGNED | CHECKED | DATE | PROJECT NO. | GMS FILE NO. |
|-------|----------|---------|--------------|--------------|--------------|
| SKC | XX | RJS | OCTOBER 2024 | 2023-053-130 | 3800 |



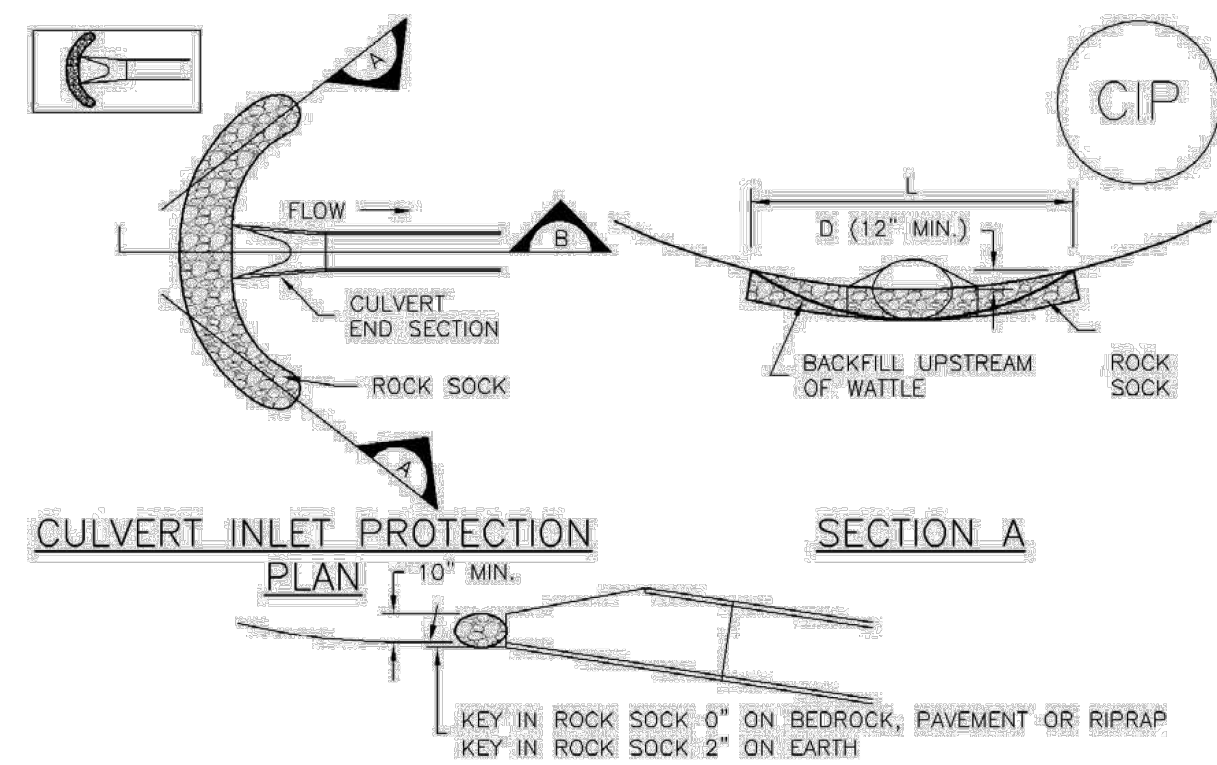
CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 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 (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS 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.



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF CULVERT INLET PROTECTION.
- SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
 - CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM 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.

CWA

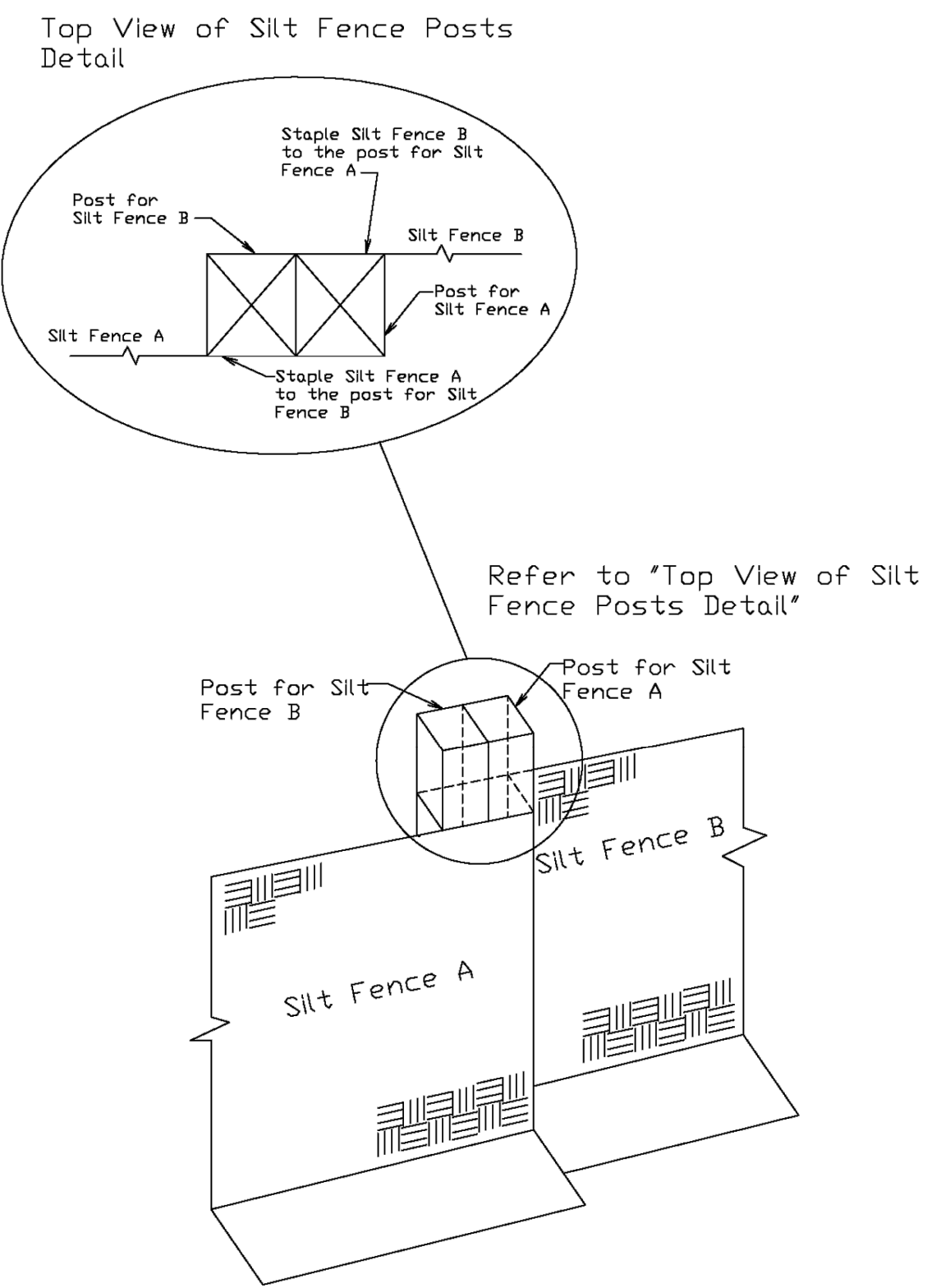
SILT FENCE NOTES

INSTALLATION REQUIREMENTS

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3M" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSIDE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3M" LONG. THE WIRES OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 8 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES; HIGHER FENCES MAY INPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED AS APPROVED BY THE CITY.



Refer to 'Top View of Silt Fence Posts Detail'

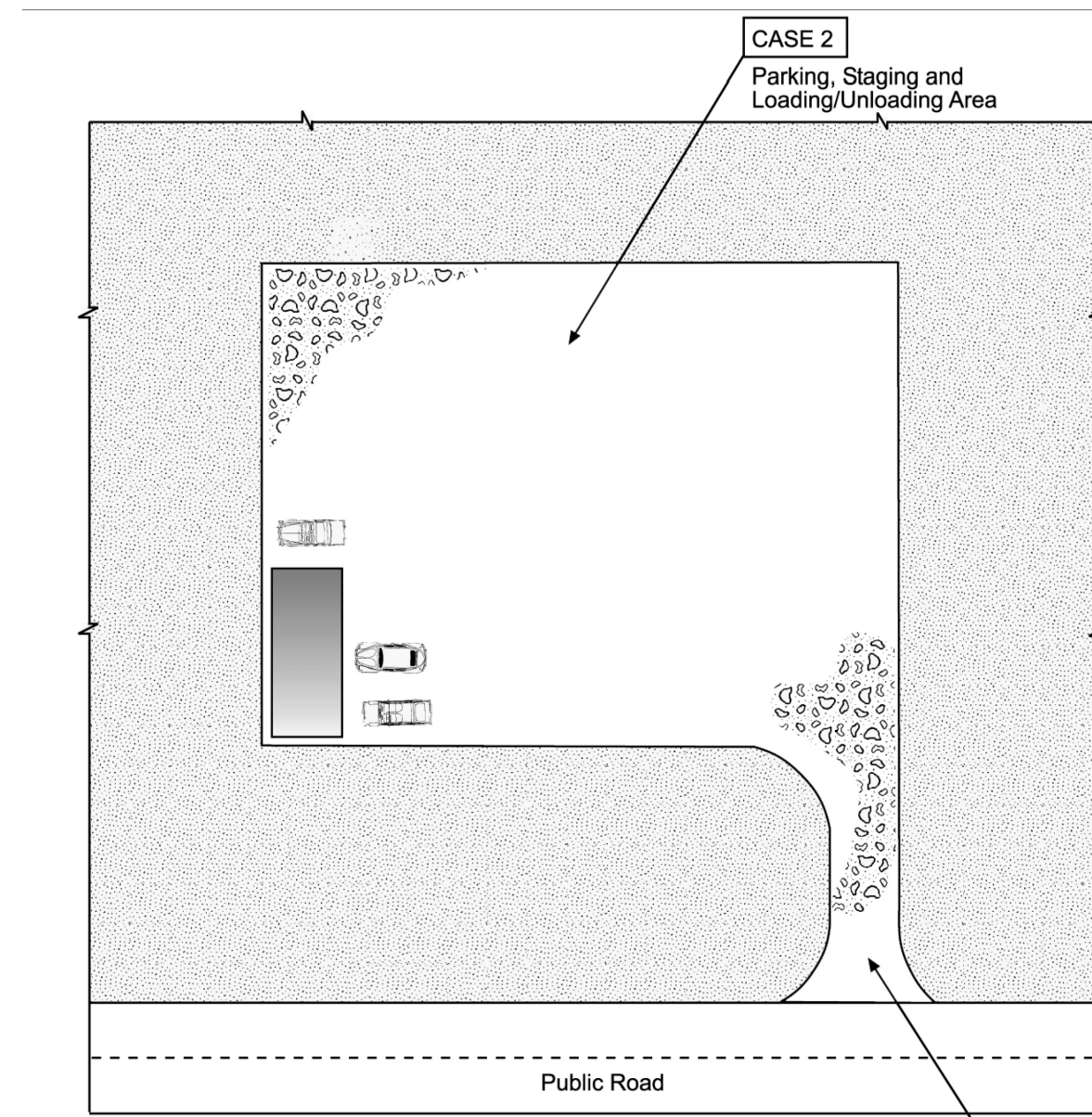
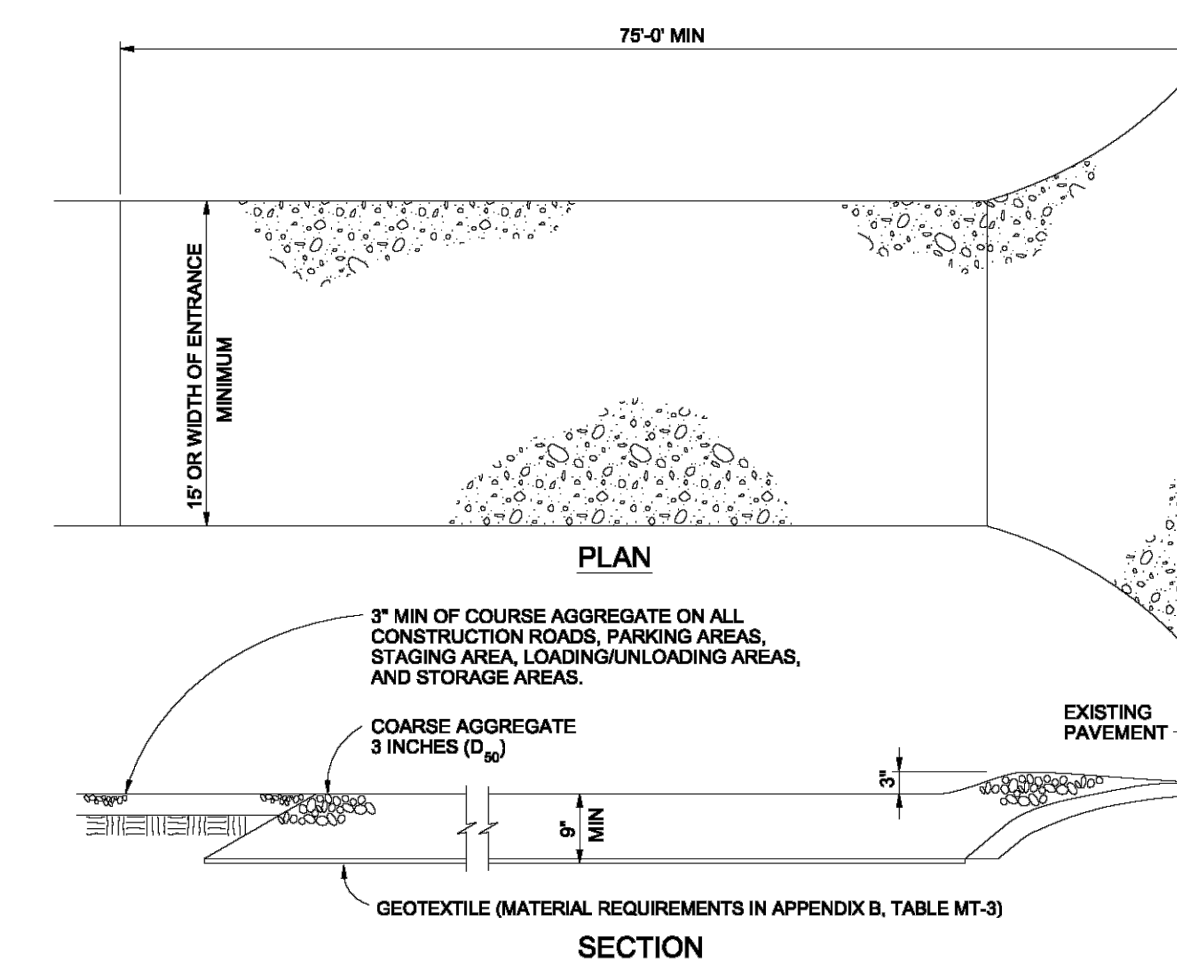


Table VT-1

| | Case 1 | Case 2 |
|------------------|--------|--------|
| Gravel Thickness | 9" | 3" |
| Filter Fabric | YES | NO |



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin.

If using the MHFD sediment basin detail highlighting the row with the correct tributary area is sufficient.

SCALE VERIFICATION
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| NO. | DATE | DESCRIPTION |
|-----|-----------|------------------------------------|
| 1 | 5/12/2026 | ADDED DETAIL SHEET PER EPCOD NOTES |



TEMPORARY EROSION CONTROL MEASURES CONSTRUCTION DETAILS
WATER TREATMENT PLANT BUILDING ADDITION
SECURITY WATER DISTRICT

GMS CONSULTING ENGINEERS
611 N. WEBER, SUITE 300
COLORADO SPRINGS, COLORADO 80903
719-475-2935

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SHEET 4A OF 4