

K:\COS_LA\196192000 - Yucatan C-Store\CADD\PlanSheets\GESC_CV.dwg Hess, Mitchell 4/7/2022 11:23 PM

LEGAL DESCRIPTION:
4815 YUCATAN DR. COLORADO SPRINGS, CO 80911-1288

LOT 1 CLEARVIEW WEST FILING NO. 2, EX PT TO COUNTY BY BK 6071-531

(PLAT NO 8103)

LAND AREA:
1.03 ACRES

FLOOD PLAIN NOTE:
FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0763G EFFECTIVE DATE 12/7/2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X (DOES NOT NOT FALL WITHIN THE THE 500 YEAR FLOODPLAIN).

SOIL TYPE:
100% +/- TYPE "A" SOILS ARE FOUND ON SITE.

SCHEDULE:
ANTICIPATED START DATE: Q3 2022
ANTICIPATED END DATE: Q4 2022

RECEIVING WATER:
IMMEDIATE: EL PASO COUNTY MS4
ULTIMATE: LITTLE JOHNSON RESERVOIR

DISTURBED AREA:
0.283 ACRES

2022 Financial Assurance Estimate Form
(with pre-plat construction)

Updated: 11/4/2021

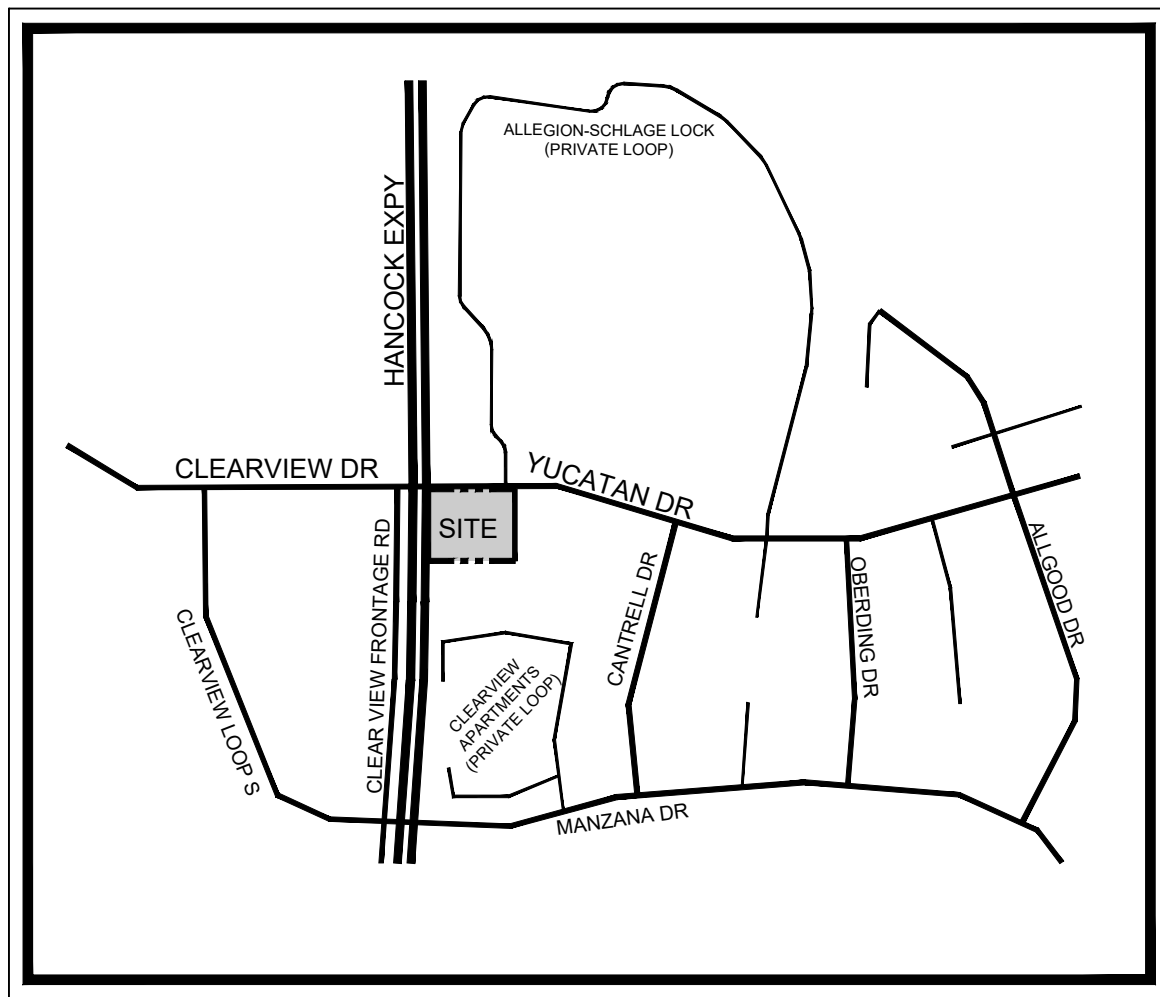
PROJECT INFORMATION							
Clearview Food Mart, Convenience Store & Gas Station		4/7/2022		TBD			
Project Name		Date		PCD File No.			
Description	Quantity	Units	Unit Cost		Total	(with Pre-Plat Construction) % Complete	Remaining
SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)							
* Earthwork							
less than 1,000; \$5,300 min	750	CY	\$ 8.00	=	\$ 6,000.00		\$ 6,000.00
1,000-5,000; \$8,000 min		CY	\$ 6.00	=	\$ -		\$ -
5,001-20,000; \$30,000 min		CY	\$ 5.00	=	\$ -		\$ -
20,001-50,000; \$100,000 min		CY	\$ 3.50	=	\$ -		\$ -
50,001-200,000; \$175,000 min		CY	\$ 2.50	=	\$ -		\$ -
greater than 200,000; \$500,000 min		CY	\$ 2.00	=	\$ -		\$ -
* Permanent Seeding (inc. noxious weed mgmt.)	0	AC	\$ 885.00	=	\$ 177.20		\$ 177.20
* Mulching		AC	\$ 831.00	=	\$ -		\$ -
* Permanent Erosion Control Blanket		SY	\$ 7.00	=	\$ -		\$ -
* Permanent Pond/BMP Construction		CY	\$ 22.00	=	\$ -		\$ -
* Permanent Pond/BMP (provide engineer's estimate)		EA		=	\$ -		\$ -
Safety Fence	600	LF	\$ 3.00	=	\$ 1,800.00		\$ 1,800.00
Temporary Erosion Control Blanket		SY	\$ 3.00	=	\$ -		\$ -
Vehicle Tracking Control	1	EA	\$ 2,625.00	=	\$ 2,625.00		\$ 2,625.00
Silt Fence	415	LF	\$ 3.00	=	\$ 1,245.00		\$ 1,245.00
Temporary Seeding		AC	\$ 695.00	=	\$ -		\$ -
Temporary Mulch		AC	\$ 831.00	=	\$ -		\$ -
Erosion Bales		EA	\$ 28.00	=	\$ -		\$ -
Erosion Logs/Straw Wattles		LF	\$ 6.00	=	\$ -		\$ -
Rock Check Dams		EA	\$ 554.00	=	\$ -		\$ -
Inlet Protection	1	EA	\$ 185.00	=	\$ 185.00		\$ 185.00
Sediment Basin		EA	\$ 1,952.00	=	\$ -		\$ -
Concrete Washout Basin	1	EA	\$ 997.00	=	\$ 997.00		\$ 997.00
Curb Socks (Rock Socks)	2	EA	\$ 24.00	=	\$ 48.00		\$ 48.00
(insert items not listed but part of construction plans)					\$ -		\$ -
MAINTENANCE (35% of Construction BMPs)					\$ 1,785.00		\$ 1,785.00
Section 1 Subtotal				=	\$ 14,862.20		\$ 14,862.20

*. Subject to defect warranty financial assurance. A minimum of 20% shall be retained until final acceptance (MAXIMUM OF 80% COMPLETE ALLOWED)

YUCATAN CONVENIENCE STORE

GRADING AND EROSION CONTROL PLANS

4815 YUCATAN DRIVE, COLORADO SPRINGS,
EL PASO COUNTY, COLORADO



VICINITY MAP

(NOT TO SCALE)



GESC PLANS

SHEET NO.	SHEET TITLE
1	GESC COVER SHEET
2	STD. NOTES
3	INITIAL EROSION CONTROL PLAN
4	FINAL EROSION CONTROL PLAN
5	GRADING PLAN
6	EROSION CONTROL DETAILS
7	EROSION CONTROL DETAILS

DESIGN TEAM CONTACTS:

OWNER/DEVELOPER:
FATEH, LLC
4609 DESERT VARNISH DR,
COLORADO SPRINGS, CO 80922
CONTACT: KARANJEET SINGH

ARCHITECT:
BBKERN DESIGNS
1253 N MEADE AVE,
COLORADO SPRINGS, CO 80909
PHONE: 719-375-4956
CONTACT: BERNIE KERN

ENGINEER:
KIMLEY-HORN & ASSOCIATES
2 NORTH NEVADA AVE, SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719-284-7281
CONTACT: MITCHELL HESS, P.E.

AGENCY CONTACTS:

CITY OF COLORADO SPRINGS
ENGINEERING:
30 SOUTH NEVADA AVENUE,
SUITE 401
COLORADO SPRINGS, CO 80901
PHONE: (719) 385-5918

COLORADO SPRINGS UTILITIES:
1521 HANCOCK EXPRESSWAY,
MAIL CODE 1812
COLORADO SPRINGS, CO 80903
PHONE: (719) 668-8769

CITY OF COLORADO SPRINGS
STORMWATER ENTERPRISE:
30 SOUTH NEVADA AVENUE,
SUITE 401
COLORADO SPRINGS, CO 80901
PHONE: (719) 385-5980

OWNER'S SIGNATURE BLOCK

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

NAME _____ DATE _____

ENGINEER'S SIGNATURE BLOCK

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.

MITCHELL HESS, PE _____ DATE _____
KIMLEY-HORN AND ASSOCIATES, INC.

EL PASO COUNTY REVIEW STATEMENT

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, DIMENSION, 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 A CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF THE 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.

JENNIFER IRVINE, P.E. COUNTY ENGINEER/ ECM ADMINISTRATOR

DATE _____



Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

CLEARVIEW CONVENIENCE STORE
GRADING, EROSION, AND SEDIMENT CONTROL PLANS

GESC COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196192000

SHEET
1

NO. _____ REVISION _____ BY _____ DATE _____ APPR _____

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STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70% OF PRE-DISTURBED LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS, AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE GEOTECHNICAL EVALUATION FOR THIS SITE HAS BEEN PREPARED BY CTL THOMPSON, INC AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OF MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION, THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT
<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

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Kimley-Horn and Associates, Inc.

PROJECT NO.
196192000

SHEET

2

CLEARVIEW CONVENIENCE STORE
GRADING, EROSION, AND SEDIMENT CONTROL PLANS
STANDARD NOTES

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MOH
DRAWN BY: GMP
CHECKED BY: MOH
DATE: 04/07/2022

REVISION

BY

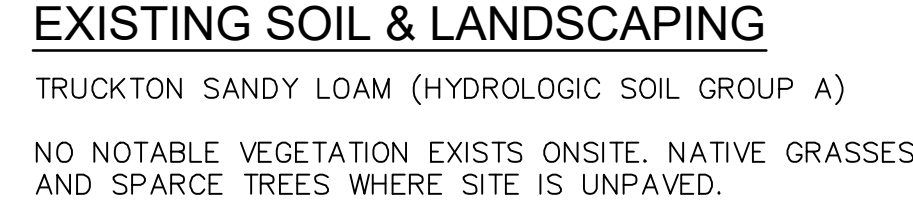
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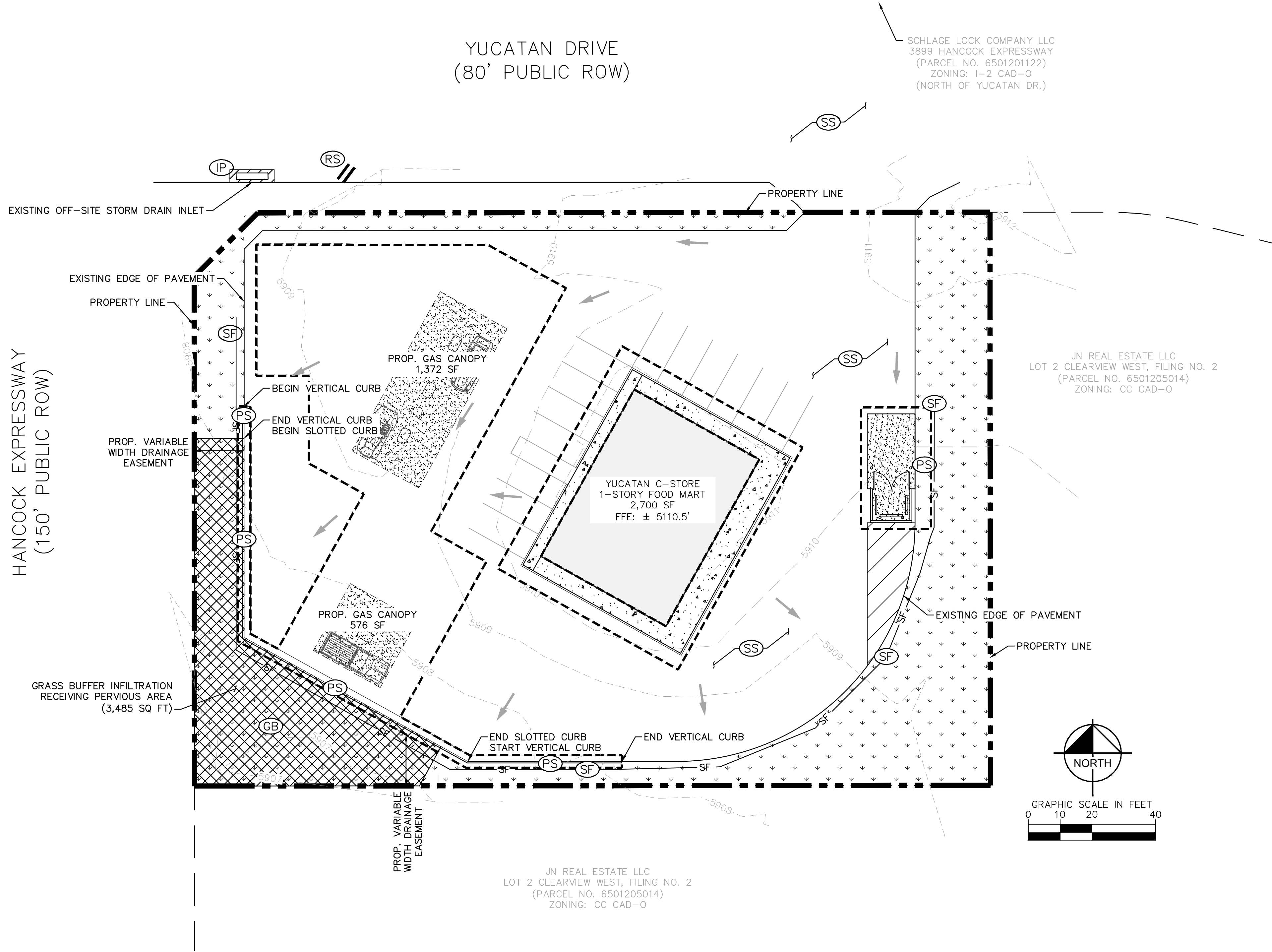
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LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- BUILDING FOOTPRINT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- EXISTING/PROPOSED LANDSCAPE AREA
- LIMITS OF PROPOSED ASPHALT PAVEMENT DISTURBANCE
- STREET SWEEPING
- GRASS BUFFER (RECEIVING PERVIOUS AREA)
- SEEDING & MULCHING
- INLET PROTECTION
- ROCK SOCKS
- PROP. DIRECTION OF FLOW

EXISTING SOIL & LANDSCAPING

TRUCKTON SANDY LOAM (HYDROLOGIC SOIL GROUP A)
NO NOTABLE VEGETATION EXISTS ONSITE. NATIVE GRASSES AND SPARSE TREES WHERE SITE IS UNPAVED.

NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AT ALL TIMES DURING ACTIVE TRACKING AND AT A MINIMUM ON A DAILY BASIS AT THE END OF EACH CONSTRUCTION DAY.
- TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
- PERMANENT STABILIZATION (PS) TO BE USED ALONG DISTURBED PERIMETER AS REQUIRED AND AT THE CONTRACTOR'S DISCRETION.
- CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
- CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITHIN OWNER REQUIREMENTS.
- ALL WORK IN OR CLOSURES OF THE YUCATAN DR OR HANCOCK EXPRESSWAY ROW REQUIRES A ROW PERMIT FROM COLORADO SPRINGS. CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY ROW PERMITS.
- CONTRACTOR SHALL REFER TO THE APPROVED GEOTECHNICAL REPORT FOR OVEREXCAVATION REQUIREMENTS AND ADDITIONAL INFORMATION.
- SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
- DEMOLITION, REMOVAL, AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
- CONTRACTOR TO NOTE PROXIMITY OF EXISTING IMPROVEMENTS ADJACENT TO THE SITE AND PROVIDE NECESSARY MEASURES TO PROTECT ALL FACILITIES AND STRUCTURES IN PLACE.
- CONTRACTOR SHALL MAINTAIN VEHICLE TRACKING CONTROL (VTC), AND CONCRETE WASHOUT AREA (CWA) AT THE CONSTRUCTION ENTRANCE AT ALL TIMES. CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN IN THE FIELD TO INDICATE THE LOCATION OF THE VTC, AND CWA BMPS AS EXCAVATION SEQUENCING DICTATES.
- CONTRACTOR MAY SUBSTITUTE SILT FENCE (SF) FOR SEDIMENT CONTROL LOGS (SCL) AS PERIMETER CONTROL, DEPENDING UPON SITE CONDITIONS. SCL, AND SF MAY BE INTERCHANGED DEPENDING ON SITE CONDITIONS.
- IT IS ANTICIPATED THAT GC WILL USE A VTC THAT CAN BE USED ON A PAVED SURFACE. GC SHALL ADD VTC SPECIFICATIONS AND MAINTENANCE DATA TO THE SWMP UPON INSTALLATION OF THE VTC.

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

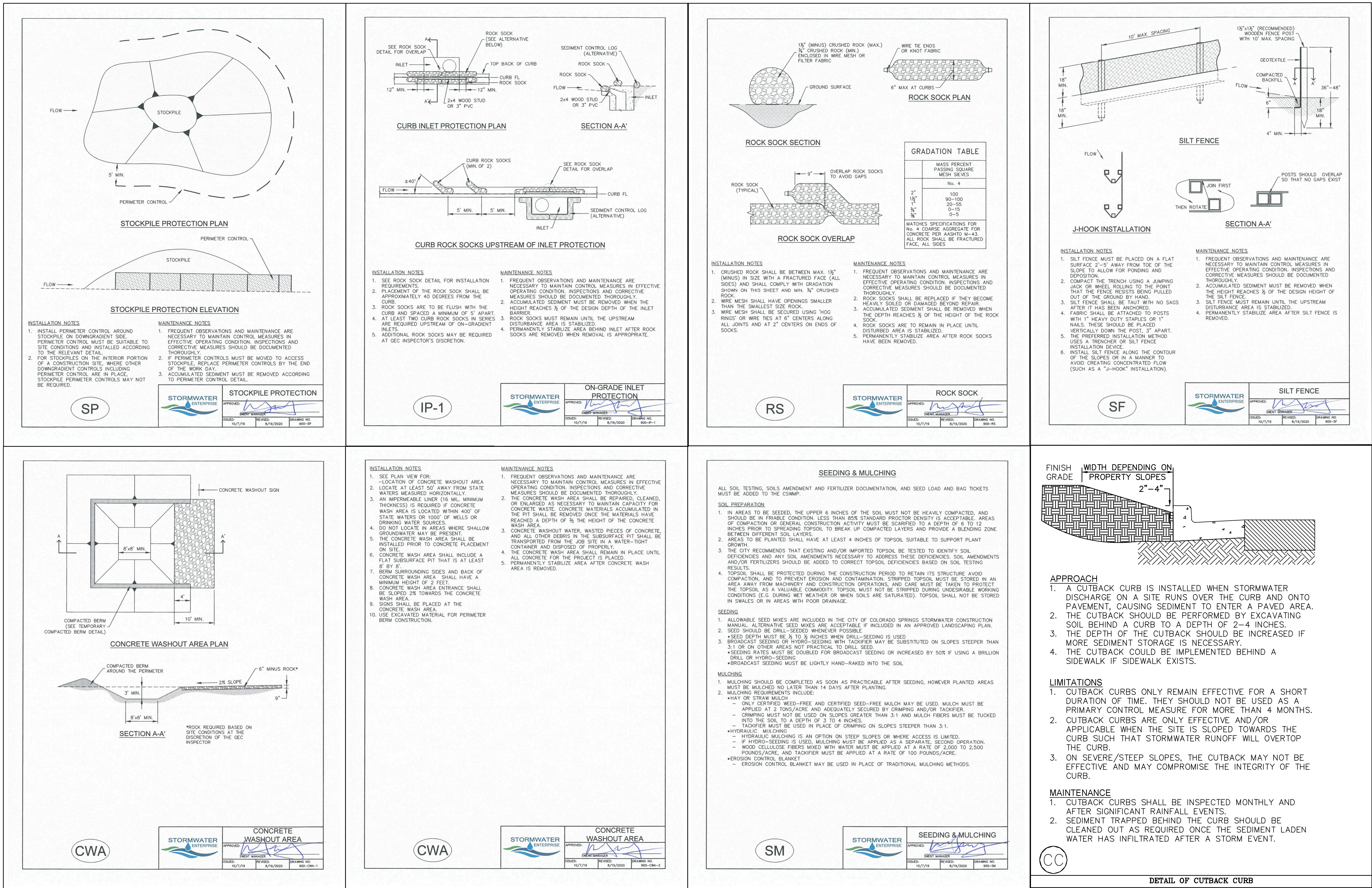
CLEARVIEW CONVENIENCE STORE
GRADING, EROSION, AND SEDIMENT CONTROL PLANS
FINAL EROSION CONTROL PLAN

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CLEARVIEW CONVENIENCE STORE
GRADING, EROSION, AND SEDIMENT CONTROL PLANS
EROSION CONTROL DETAILS

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MOH
DRAWN BY: GMP
CHECKED BY: MOH
DATE: 03/15/2022

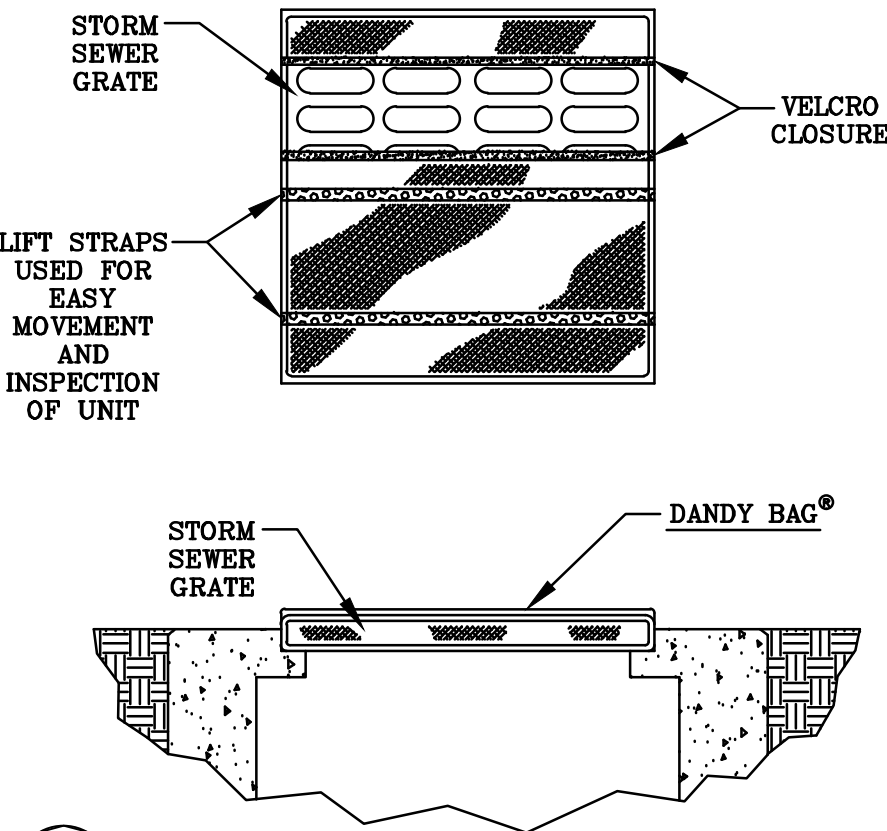
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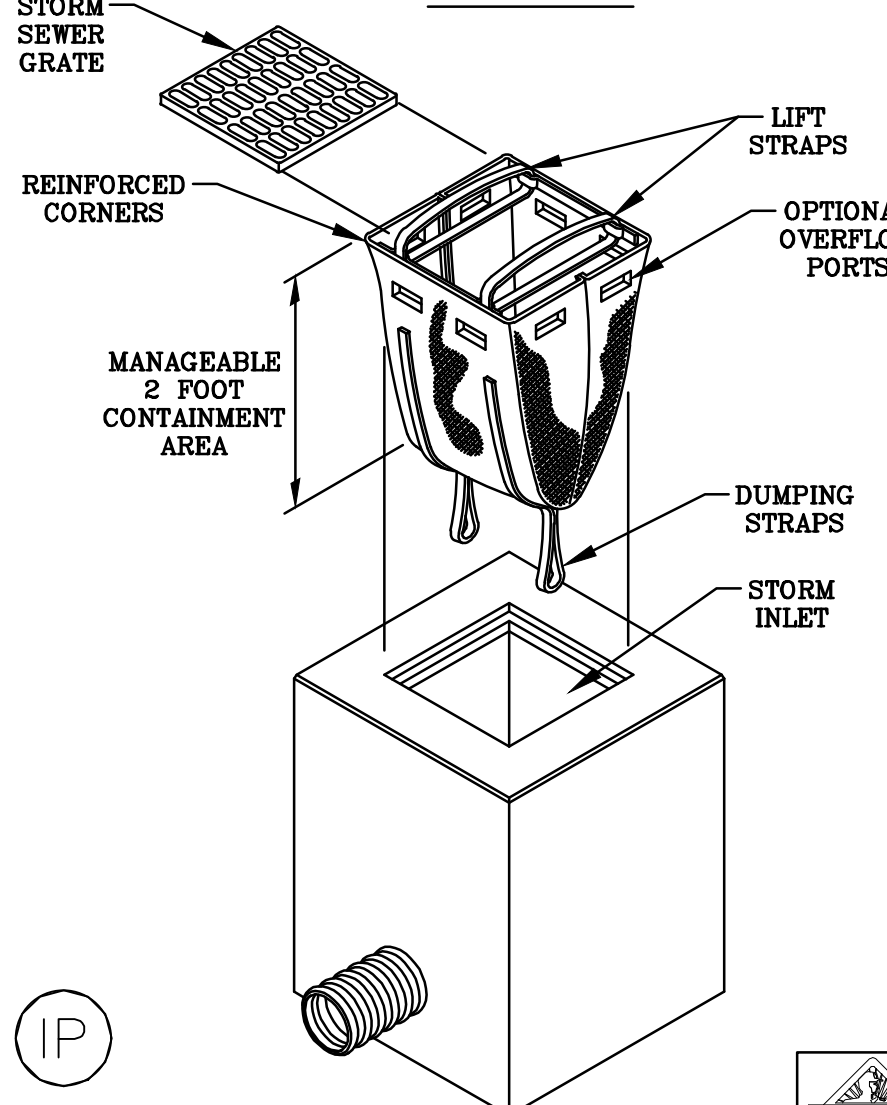
SHEET

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NO. REVISION BY DATE APPR



PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:



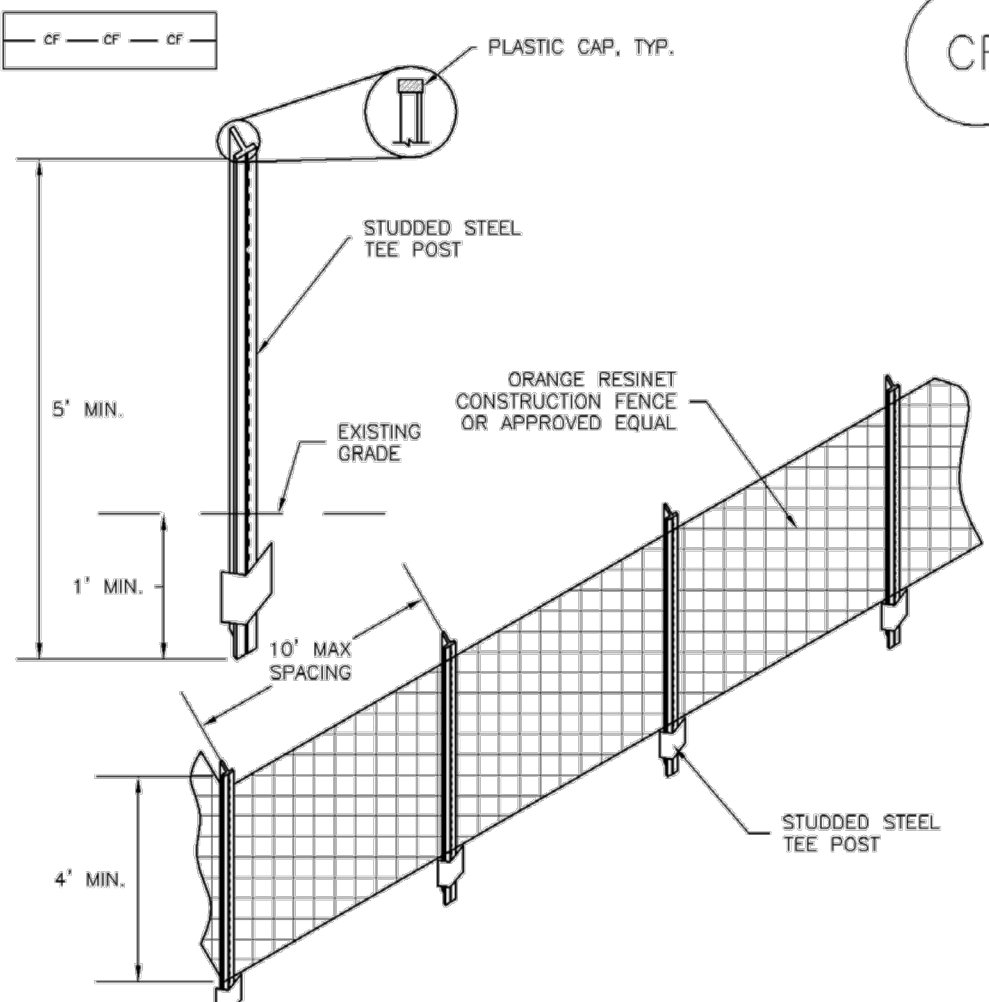
PROJECT:		DR. BY:
CITY/STATE:	DATE:	DR. NO:

DANDY BAG® SPECIFICATIONS			
NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOPLAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:			
Hi-Flow Dandy Bag® (SAFETY ORANGE)			
Mechanical Properties	Test Method	Units	MARV
Grob Tensile Strength	ASTM D 4632	ksi (ksi)	1.62 (365) X 0.69 (200)
Grob Tensile Elongation	ASTM D 4632	%	24 ± 10
Puncture Strength	ASTM D 4633	ksi (ksi)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	psi (psi)	3597 (1450)
Trapezoid Tear Strength	ASTM D 4633	ksi (ksi)	0.51 (110) X 0.33 (75)
UV Resistance	ASTM D 4355		90
Apparent Opening Size	ASTM D 4751	Mm (US Std. Sieve)	0.425 (40)
Flow Rate	ASTM D 4461	l/min/m ² (gal/min/ft ²)	9907 (143)
Permeability	ASTM D 4461	sec.	2.1

DANDY SACK™ SPECIFICATIONS			
NOTE: THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOPOLYMER FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:			
REGULAR FLOW DANDY SACK™ (BLACK)			
Mechanical Properties	Test Method	Units	MARV
Gra. Tensile Strength	ASTM D 4632	ksi (ksi)	1.78 (4000 + 140 (STD))
Gra. Tensile Elongation	ASTM D 4632	%	15 ± 15
Puncture Strength	ASTM D 4633	psi (ksi)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	psi (ksi)	3506 (80)
Tensile Elongation	ASTM D 4633	%	0.67 ± 150 + 3.75 (STD)
UV Resistance	ASTM D 4355	%	ND
Apparent Surface Size	ASTM D 4761	Mm (µm)	40 (40)
Flow Rate	ASTM D 4541	1/min/m ² (gq/min/ft ²)	2852 (70)

HI-FLAW DANDY SACK™ (SAFETY ORANGE)				
Mechanical Properties	Test Method	Units	MARV	
Grab Tensile Strength	ASTM D 4632	kN (lb)	1.62 (365)	0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10	
Puncture Strength	ASTM D 4632	kPa (psi)	0.42 (60)	
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)	
Trapezoid Tear Strength	ASTM D 4633	kN (lb)	0.51 (115)	0.33 (75)
UV Resistance	ASTM D 4355	%	80	
Apparent Opening Size	ASTM D 4791	mm (US Std Sieve)	0.425 (40)	
Flow Rate	ASTM D 4491	l/min/m ² (gpd/min/ft ²)	5920 (145)	

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows.

SM-3 Construction Fence (CF)

CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES:

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

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

Construction Fence (CF) **SM-3**

CONSTRUCTION FENCE MAINTENANCE NOTES:

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. WHEN A PROBLEM IS IDENTIFIED, REPAIR OR REPLACEMENT SHOULD BE COMPLETED 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 UNDERLYING 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.

(Detail adapted from Town of Parker, Colorado. Not available in AutoCAD)

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

CF-3

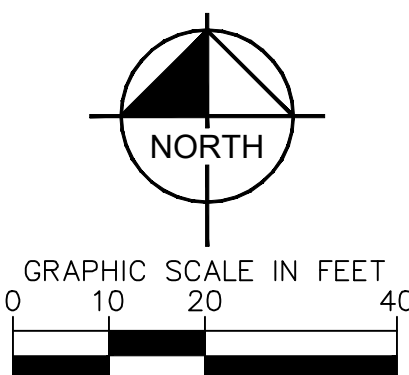
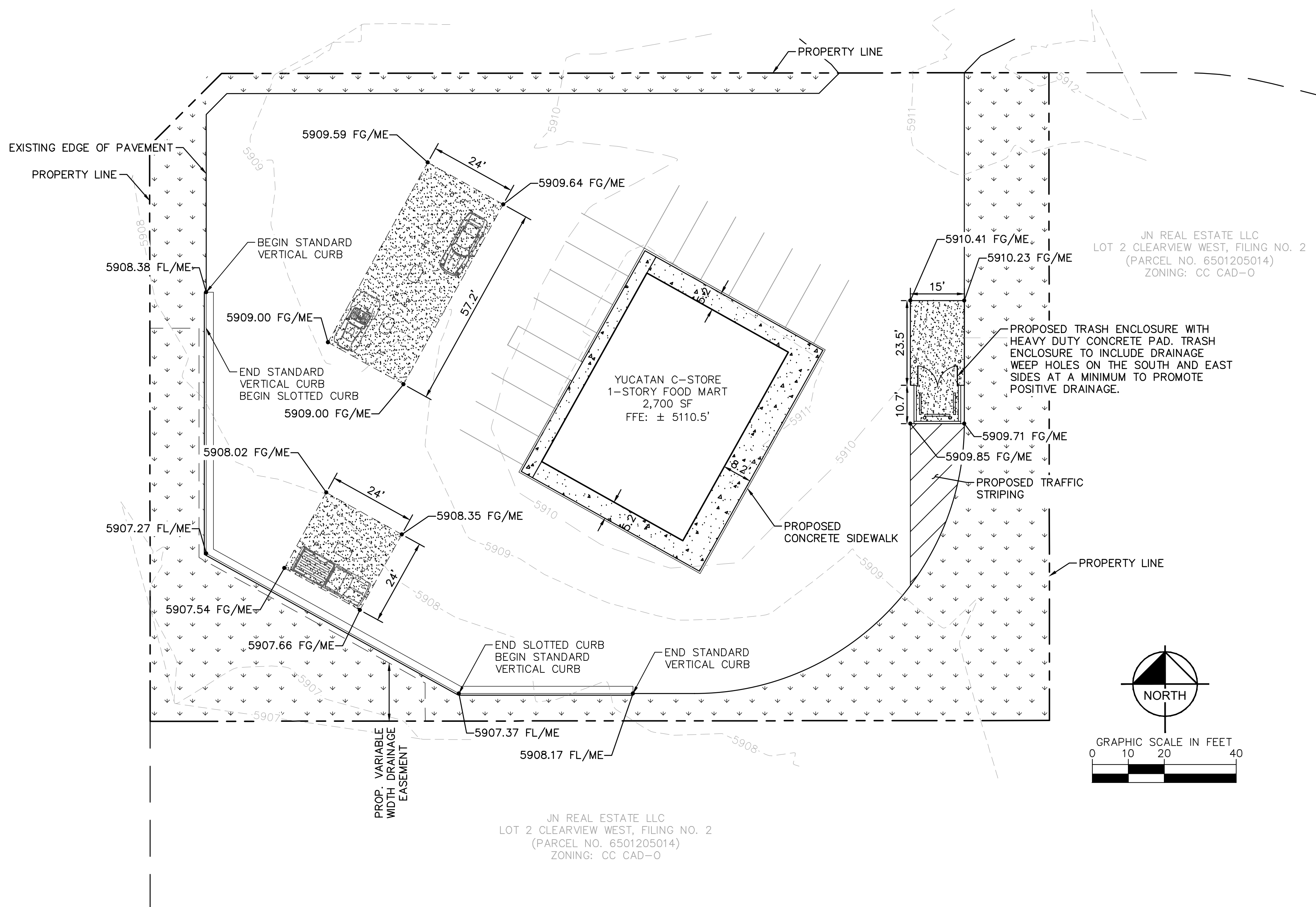
K:\COS_LA\196192000 - Yucatan C-Store\CADD\PlanSheets\GRADING.dwg Hess, Mitchell 4/7/2022 11:23 PM

HANCOCK EXPRESSWAY
(150' PUBLIC ROW)

YUCATAN DRIVE
(80' PUBLIC ROW)

SCHLAGE LOCK COMPANY LLC
3899 HANCOCK EXPRESSWAY
(PARCEL NO. 6501201122)
ZONING: I-2 CAD-0
(NORTH OF YUCATAN DR.)

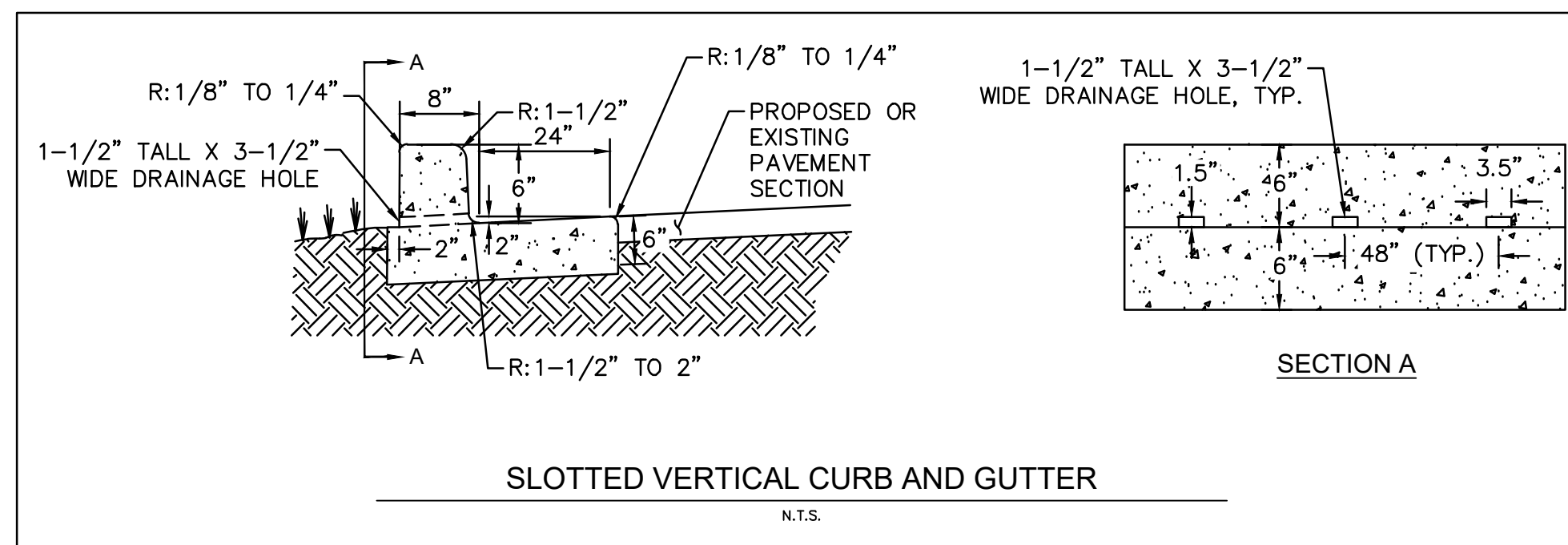
JN REAL ESTATE LLC
LOT 2 CLEARVIEW WEST, FILING NO. 2
(PARCEL NO. 6501205014)
ZONING: CC CAD-0



JN REAL ESTATE LLC
LOT 2 CLEARVIEW WEST, FILING NO. 2
(PARCEL NO. 6501205014)
ZONING: CC CAD-0

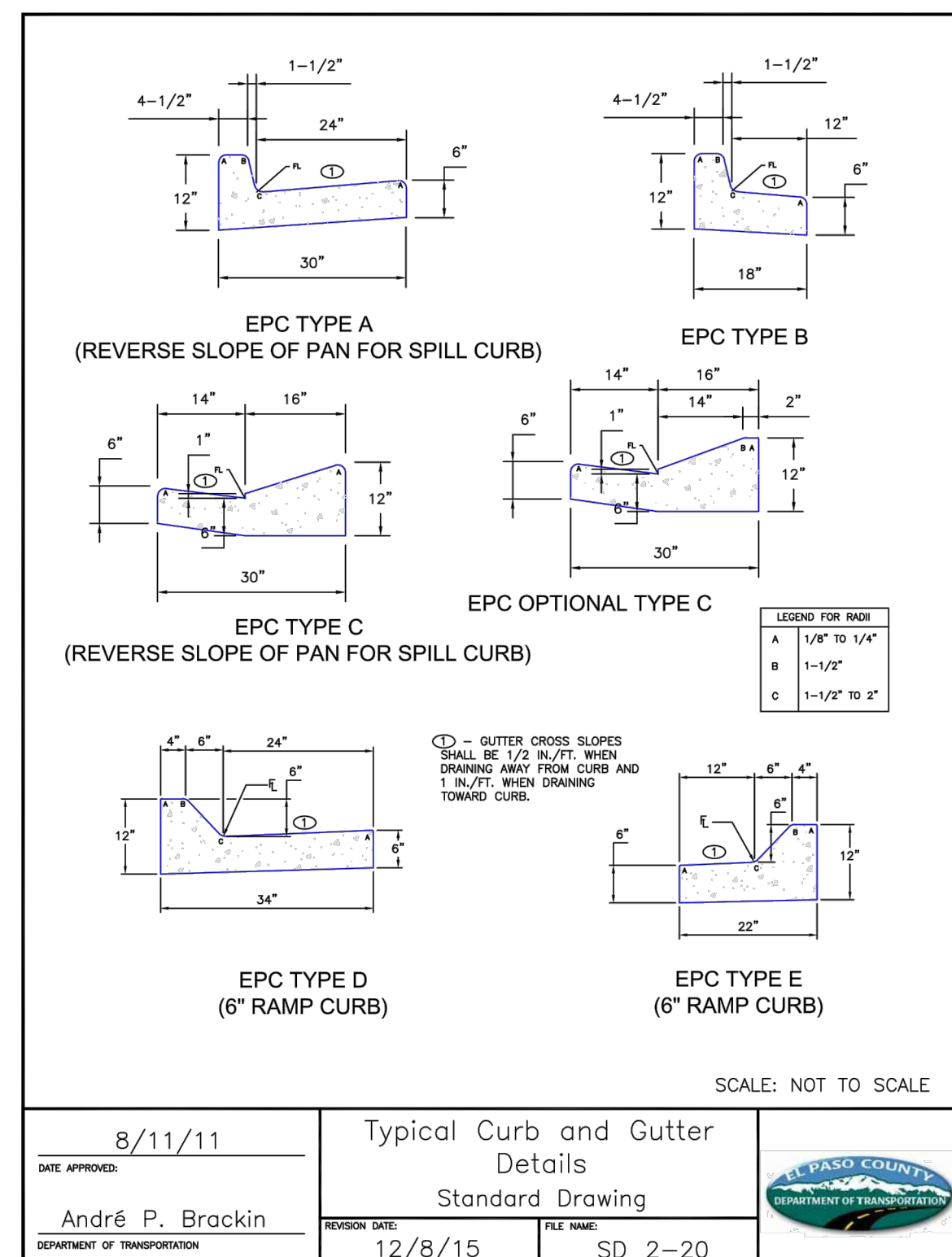
GENERAL NOTES

- CONTRACTOR TO VERIFY THAT EXISTING ADA PARKING AND ACCESS ROUTES MEET FEDERAL AND COUNTY ADA STANDARDS FOR SLOPES, WIDTHS, SURFACE TREATMENT, ETC. IF NON COMPLIANT AREAS ARE FOUND, CONTRACTOR SHALL DISCUSS AREAS WITH THE OWNER AND ENGINEER OF RECORD.
- ALL "VERTICAL CURB" AREAS SHALL CONSIST OF EPC TYPE A "CATCH" CURB PER EL PASO COUNTY STD. DTL. SD_2-20.
- FOR ALL "SLOTTED CURB" AREAS, REFER TO THE SLOTTED VERTICAL CURB AND GUTTER DETAIL, THIS SHEET.
- LANDSCAPING MATERIAL DEPTHS BEHIND THE SLOTTED CURB SHALL NOT EXTEND HIGHER THAN THE BOTTOM OF THE DRAINAGE HOLES.



LEGEND

	PROPERTY LINE
	EDGE OF PAVEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	BUILDING FOOTPRINT
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	HEAVY DUTY CONCRETE



8/11/11	Typical Curb and Gutter Details	
André P. Brackin	Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15 FILE NAME: SD_2-20	



Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MOH
DRAWN BY: GMP
CHECKED BY: MOH
DATE: 03/15/2022

CLEARVIEW CONVENIENCE STORE
GRADING, EROSION, AND SEDIMENT CONTROL PLANS
GRADING PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196192000

SHEET

5

NO. BY DATE APPR

REVISION