



Comment Responses Markup:

4815 Yucatan Gas Station  
Site Development Plan  
PPR2214



HANCOCK EXPY

Remove and replace the pedestrian ramp to current standards as part of the offsite improvements to both Yucatan Dr and Hancock Expressway

Install proposed sidewalk

Denote Public ROW width

Lot 1  
Clear View West  
Fil. No.2  
Area= 44,800 SQ.FT. +/-

If approved this area would need to be designated as a drainage easement requiring an agreement

Show the existing striping.  
Adjust the truck template so it's located at the outside lane or include an explanation on the Traffic Impact Study why the truck location for the Autoturn path is appropriate.  
Show the front and rear wheel path and both path.

An eastbound right hand turn lane detailed in the traffic report pg 30 is not reflected on the site plan and no CDs have been provided. ROW would need to be dedicated and the site plan, GEC, Drainage plan, etc. adjusted accordingly.

Denote 80ft ROW width and (PUBLIC) Yucatan is an urban non-residential collector

Revise driveway design from a driveway ramp to a radius returns and crosspan. Pedestrian Ramp will be required at each end.

Add stop sign per traffic report

Add missing utility boxes

Please shows all utility lines from ROW to buildings

show actual scaled size of existing transformer and width of lane between dumpster

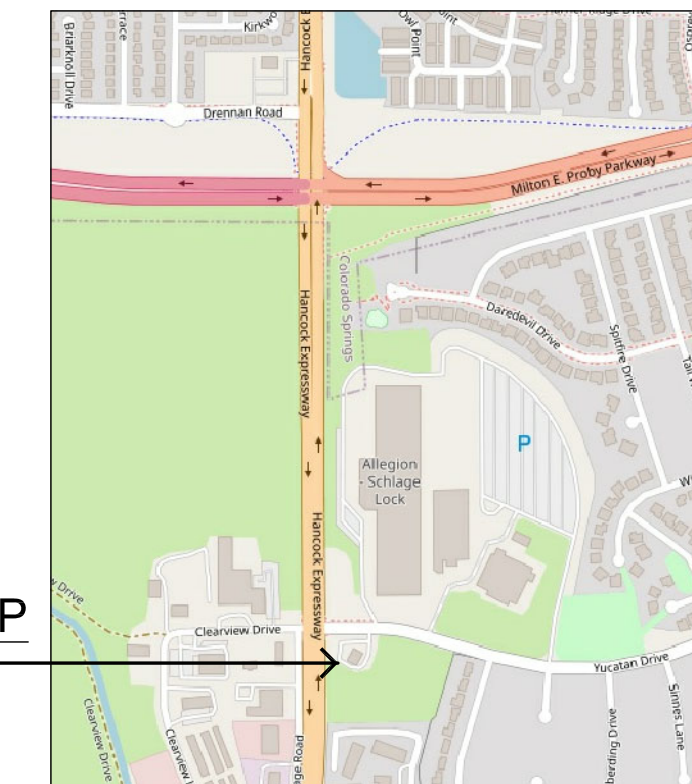
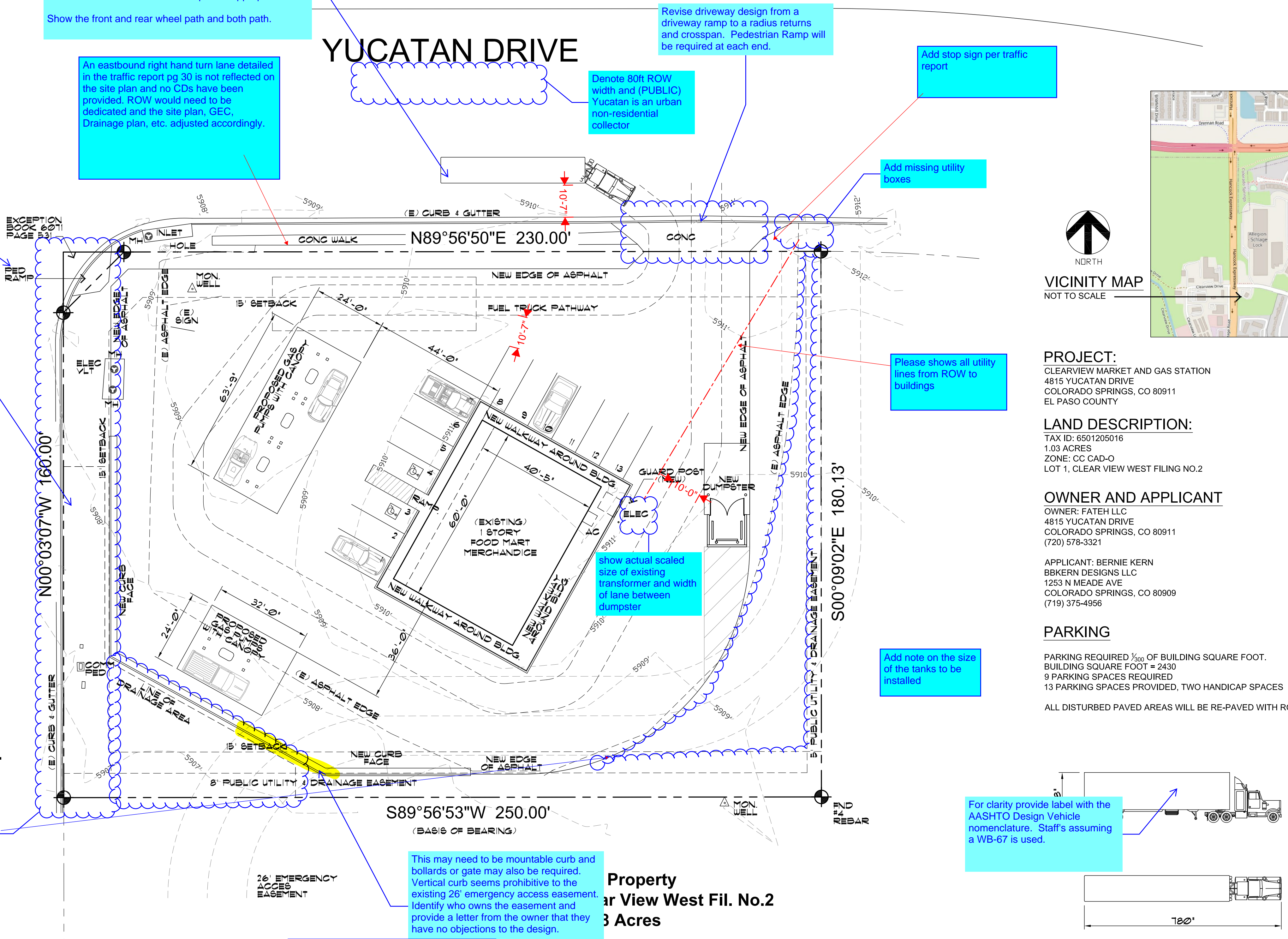
Add note on the size of the tanks to be installed

This may need to be mountable curb and bollards or gate may also be required. Vertical curb seems prohibitive to the existing 26' emergency access easement. Identify who owns the easement and provide a letter from the owner that they have no objections to the design.

Local fire jurisdiction may have additional information on emergency access easement to adjoining Apt complex

Provide design detail with dimensions and profile view of trash enclosure

YUCATAN DRIVE



PROJECT:  
CLEARVIEW MARKET AND GAS STATION  
4815 YUCATAN DRIVE  
COLORADO SPRINGS, CO 80911  
EL PASO COUNTY

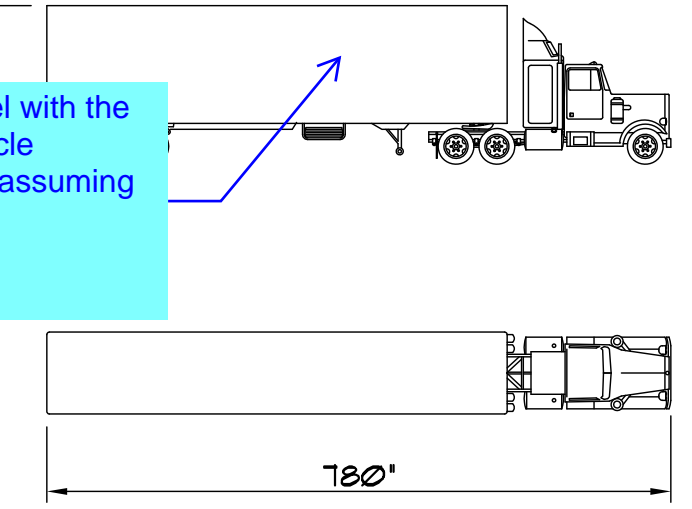
LAND DESCRIPTION:  
TAX ID: 6501205016  
1.03 ACRES  
ZONE: CC CAD-O  
LOT 1, CLEAR VIEW WEST FILING NO.2

OWNER AND APPLICANT  
OWNER: FATEH LLC  
4815 YUCATAN DRIVE  
COLORADO SPRINGS, CO 80911  
(720) 578-3321

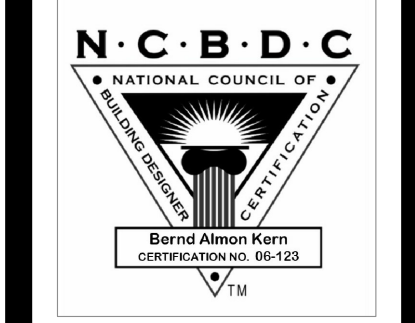
APPLICANT: BERNIE KERN  
BBKERN DESIGNS LLC  
1253 N MEADE AVE  
COLORADO SPRINGS, CO 80909  
(719) 375-4956

PARKING  
PARKING REQUIRED 1/100 OF BUILDING SQUARE FOOT.  
BUILDING SQUARE FOOT = 2430  
9 PARKING SPACES REQUIRED  
13 PARKING SPACES PROVIDED, TWO HANDICAP SPACES  
ALL DISTURBED PAVED AREAS WILL BE RE-PAVED WITH ROAD BASE

For clarity provide label with the AASHTO Design Vehicle nomenclature. Staff's assuming a WB-67 is used.



A Site Development Plan  
A-2 SCALE: 1" = 20'-0"



Designer: BBKernDESIGNS LLC  
2016 AEDD  
Designer Of The Year  
POB 10081, Colorado Springs, CO 80909-1081  
719.375.4956  
bbkerndesigns@gmail.com

Project: Clearview Market Gas Station  
4815 Yucatan Drive  
Colorado Springs, CO 80911

Contractor:  
Revisions:

Plan Number: R-20210601  
Sheet Title: DEVELOPMENT  
Date: 12.27.2021  
Sheet No: A-2  
Of 8 Sheets



Comment Responses Markup:

4815 Yucatan Gas Station

ESQCP

PPR2214

Kimley»»Horn



Add PCD File #  
PPR-22-017

(KHA) Addressed.

# EROSION AND STORMWATER QUALITY CONTROL PERMIT APPLICATION AND PERMIT EL PASO COUNTY APPLICATION AND PERMIT

PCD Filing No: TBD

## APPLICANT INFORMATION

## PERMIT NUMBER

Owner Information	
Owner	
Name (person of responsibility)	Karanjeet Singh
Company/Agency	Fateh, LLC (Clearview Convenience Store)
Position of Applicant	
Address (physical address, not PO Box)	4609 Desert Varnish Drive
City	Colorado Springs
State	Colorado
Zip Code	80922
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	TBD
Company	TBD
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)*	TBD
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**

<b>Project Information</b>	
Project Name	Clearview Convenience Store & Food Mart (Yucatan Drive)
Legal Description	Lot 1 Clearview West Filing No. 2, Ex Pt to County By BK 6071-531 (Plat No. 8103)
Address (or nearest major cross streets)	4815 Yucatan Dr. Colorado Springs, CO 80911-1288 (Yucatan Drive and Hancock Expressway)
Acreage (total and disturbed)	Total: acres 6.95 Disturbed: acres 0.126 (0.450 Acres of Construction Area)
Schedule	Start of Construction: July 2022 Completion of Construction: October 2022 Final Stabilization: November 2022
Project Purpose	To expand service capabilities of the Yucatan Convenience Store.
Description of Project	Installation of 2 Gas Tanks & Associated Pumps/Canopies at the existing Yucatan Convenience Store.
Tax Schedule Number	6501205016

**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.

\_\_\_\_\_  
Signature of Owner or Representative

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Owner or Representative

\_\_\_\_\_  
Signature of Operator or Representative

Date: \_\_\_\_\_

Document will be signed as part of resubmittal

\_\_\_\_\_  
Print Name of Operator or Representative



Permit Fee \$ \_\_\_\_\_

Surcharge \$ \_\_\_\_\_

Financial Surety \$ \_\_\_\_\_

Type of Surety \_\_\_\_\_

Total \$ \_\_\_\_\_



Comment Responses Markup:

4815 Yucatan Gas Station  
FDR (EPC Stormwater)  
PPR2214







Final Drainage Report

Clearview Food Mart,  
Convenience Store & Gas Station  
Lot 1 of Clearview West Filing No. 2  
4815 Yucatan Dr.  
Colorado Springs, CO 80911

Prepared for (Owner):  
**FATEH, LLC**  
**4609 Desert Varnish Dr.**  
**Colorado Springs CO, 80922**  
**Contact: Karanjeet Singh**

Prepared by:  
**Kimley-Horn and Associates, Inc.**  
**2 North Nevada Avenue, Suite 300**  
**Colorado Springs, Colorado 80903**  
**Contact: Mitchell Hess, P.E.**  
**(719) 453-0180**

Project #: 196192000

PCD File No. \_\_\_\_\_

Prepared: April 5, 2022

(KHA) Addressed

Please add PCD File  
# PPR-22-17

**Kimley»Horn**

## INTRODUCTION

### PURPOSE AND SCOPE OF STUDY

The purpose of this drainage report is to outline the drainage facilities for 4815 Yucatan Drive (the “Property”) Colorado Springs, El Paso County, Colorado (the “County”). This drainage letter identifies drainage patterns and infrastructure for the Site and proposes to safely route storm water to adequate outfalls. The Property is 1.028 acres in size.

The Property is located in an unstudied drainage basin and is tributary to the Little Johnson Drainage Basin. The Site is discussed in the *Little Johnson/Security Creek Drainage Basin Planning Study*, dated April 1988 and prepared by Simons, LI & Associates, Inc. (“DBPS”).

### GENERAL PROJECT DESCRIPTION

The project improvements consist of minor on-site improvements, including the addition of two underground gas tanks and associated pumps and canopies as well as construction of some curb and gutter at the edge of the parking lot on the southwest side of the Site. The Project will be processed through El Paso County.

The Project is located in a portion of the west 1/2 of Section 1, Township 15 south, Range 66 west of the 6th P.M., County of El Paso, State of Colorado (see Vicinity Map in Appendix A). More specifically, the site is located at 4815 Yucatan Drive, Colorado Springs, CO. The Property is bounded by Hancock Expressway to the west, Yucatan Drive to the north, and privately owned vacant commercial lots to the south and east. The Property currently consists of a single building (convenience store) and associated surface parking. The site is accessed via Yucatan Drive via a private driveway. Stormwater will ultimately outfall to the Little Johnson Reservoir after surface flowing onto the surrounding landscape perimeter areas and then discharging to the right-of-way where any excess runoff is collected within public storm drain inlets.

Survey data gathered from contours provided with the Clearview Market Site Development Plan (County File No. AL-09-002) along with references from the 2011 NAVD88 Contours (CSU GIS Utility Mapping) are the basis for design for the drainage improvements.

### PROJECT CHARACTERISTIC

KHA Response: Pavement extents have been revised

The Project Site is 1.028 acres (44,800 SF) in size. The Project involves the construction of 2 underground gasoline tanks with associated gas pumps and canopies. The proposed impervious area will decrease relative to existing conditions due to the addition of roof areas. The existing building is a convenience store. As reported by the previously a gas station. Historical aerials as well as state underground tank records indicate that the gas station use at the site was in place until as recent as 2006. The proposed redevelopment at this site would reinstate the gas station use at this property.

KHA Response: Language added, use area revised from existing.

The existing Project Site generally slopes from northeast to southwest at grades of approximately 1–2%. The proposed drainage patterns will be nearly identical to the existing conditions. The Site consists of a single convenience store and surface parking. The Site does not have any existing stormwater infrastructure, with rainfall surface draining off the Site.

Impervious area will increase with enlarged paved area. Please correct statement and indicate increase in impervious area and %.

explain if the gas station use area is being expanded from previous

» Horn

## ***DRAINAGE BASIN PLANNING STUDY INFRASTRUCTURE AND ANALYSIS***

The Project Site is contained within the Little Johnson Drainage Basin and is discussed within the DBPS. According to the DBPS, “This basin shall utilize a regional detention pond system in conjunction with storm sewers and open channels, including an independent outfall to Fountain Creek”.

## ***SOILS CONDITIONS***

NRCS soil data is available for this Site and it has been noted that onsite soils are primarily Truckton Sandy Loam (USGS Type A). The NRSC Soils map and report has been provided in Appendix B.

## **DRAINAGE DESIGN CRITERIA**

### ***REGULATIONS***

The proposed development does not propose any deviations from The City of Colorado Springs/El Paso County Drainage Criteria Manual, dated October 12, 1994 or any subsequent revisions.

### ***DEVELOPMENT DESIGN CRITERIA REFERENCE AND CONSTRAINTS***

The FEMA Flood Insurance Rate Map (FIRM) map included in Appendix B (Map Number 08041C0763G, dated 12/7/2018) shows the Site to be located outside of the 100-year flood plain. The proposed private storm facilities follow The City of Colorado Springs/El Paso County Drainage Criteria Manual (the “CRITERIA”), El Paso County Engineering Criteria Manual (the “ECM”), and the Urban Storm Drainage Criteria Manual (the “MANUAL”). Site drainage is impacted by constraints of existing development. The proposed Project is a minor redevelopment of an existing convenience store. Further detail regarding onsite drainage patterns has been provided in the Proposed Drainage Conditions Section.

### ***HYDROLOGIC CRITERIA***

The 5-year and 100-year design storm events were used in determining rainfall and runoff for the proposed drainage system per Chapter 6 of the CRITERIA. Table 6-2 of the CRITERIA is the source for rainfall data for the 5-year and 100-year design storm events. Design runoff was calculated using the Rational Method for developed conditions as established in the CRITERIA and MANUAL. Runoff coefficients for the proposed development were determined using Table 6-6 of the CRITERIA by calculating weighted impervious values for each specific site sub-basin.

### ***HYDRAULIC CRITERIA***

No proposed flows for the site are routed through drainage swales and/or underground storm drain pipes. As such, no hydraulic analysis has been completed for the proposed redevelopment.

### ***VARIANCES FROM CRITERIA***

No variances from the Criteria have been identified for the proposed redevelopment.

please include a deviation request to utilize WQCV runoff reduction instead of a specialized BMP for this high-risk Site.

A deviation request will be submitted with the revised drainage letter.

## EXISTING DRAINAGE CONDITIONS

### EXISTING DRAINAGE BASIN

The existing property contains 2 sub-basins.

Sub-Basin E1 is located on the northwest portion of the property, includes the building roof, an asphalt parking lot and drive aisles and landscape areas, is 0.63 acres in size, and has a basin impervious value of 83.3% and 5-year and 100-year storm event direct runoff values of 1.94 and 3.66 cubic feet per second (cfs) respectively. Stormwater runoff flows within Sub-Basin E1 generally flow west and southwest to landscape areas before discharging into the Hancock Expressway ROW.

Sub-Basin E2 is located on the southeast portion of the property, includes asphalt drive aisles and landscape areas, is 0.40 acres in size, and has a basin impervious value of 57.4% and 5-year and 100-year storm event direct runoff values of 0.95 and 2.03 cfs respectively. Stormwater runoff flows within Sub-Basin E2 generally flow south and southeast to landscape areas before discharging to the property south of the site.

## PROPOSED DRAINAGE CONDITIONS

The proposed development also contains 2 sub-basins.

Sub-basin P1 is identical in shape and size to Sub-Basin E1, but includes the proposed gas dispenser canopies which will cover existing asphalt paved areas. The impervious value of this sub-basin is 82.6% and the 5-year and 100-year storm event direct runoff values with the sub-basin are proposed to be 1.89 and 3.58 cfs respectively. Stormwater runoff within Sub-Basin P1 will continue to follow its historical path.

Sub-basin P2 is also identical in size to Sub-Basin E2. The impervious value of this sub-basin is 57.4% and the 5-year and 100-year storm event direct runoff values with the sub-basin are proposed to be 0.95 and 2.03 cfs respectively. Stormwater runoff within Sub-Basin P2 will continue to follow its historical path.

The proposed development keeps the same basin delineation as the existing conditions. Under proposed conditions, the addition of the canopy roof areas in Sub-Basin P1 above the gas dispensers creates a less impervious surface and extends the time of concentration. The peak runoff from the site ends up remaining the same or being slightly reduced in both the 5 and 100-year storm events. No additional stormwater infrastructure is proposed, other than the canopy roof drains, which will outfall onto the existing parking lot surface. The proposed site changes will not affect the existing drainage patterns in Sub-Basin P2.

The proposed development will have a weighted I Factor of 72.7% (reduced from 73.2% under existing conditions) and 5-year and 100-year C Factors of 0.70 and 0.78 (compared to existing values of 0.71 and 0.79), respectively. Because the actual weighted I Factor and 5-year and 100-year C Factors are less than or equal to existing conditions, the proposed renovation of the lot conforms to all drainage requirements.

The enlarged paved areas will increase the overall impervious of the site and the resultant site flows.

KHA Response: Pavement Extents have been revised.

State whether or not the regional detention pond system is in operation. If not in place then as quoted below the site should provide on-site detention in the interim.

### **CONFORMANCE WITH THE DBPS**

The proposed Project complies with the DBPS. As stated within the DBPS, "The concept of the development of regional ponds. stormwater from more than one ally ruled out as a future stormwater s which may serve as an interim

**KHA Response:** It is unknown at this time the status of the downstream regional pond. Runoff Reduction techniques have been utilized to provide Water Quality Treatment for this site rather than traditional detention or other measures such as a sand filter, as described in this report.

### **EMERGENCY OVERFLOW ROUTING**

All overflow routing will be directed to the existing landscape areas. Excess runoff within the landscape areas will continue to follow historic flow patterns and drain west into Hancock Expressway or south into vacant land. This flow path matches the historical stormwater runoff path.

### **HYDRAULIC ANALYSIS METHODOLOGY**

The proposed drainage facilities were designed in accordance with the CRITERIA and MANUAL. Floodplain identification was determined using a custom FIRMette map by FEMA and information provided in the CRITERIA. No underground storm drain pipes are proposed for the development. There are no proposed variances from the City of Colorado Springs/El Paso County Criteria for the proposed development.

No inlets have been proposed as part of the Project.

### **Four-Step Process**

The Site was designed in accordance with the four-step process to minimize adverse impacts of urbanization, as outlined in Section 1.7.2 BMP Selection of the CRITERIA. The four-step process per the CRITERIA provides guidance and requirements for the selection of siting of structural Best Management Practices (BMPs) for new development and significant redevelopment.

#### **Step 1: Employ Runoff Reduction Practices**

Both the existing and proposed conditions for the site employ runoff reduction methods. The methods used include directing stormwater runoff flows to landscaped areas, grass buffers, where the runoff can infiltrate into the ground. The proposed redevelopment of the site was designed to conserve as much of the existing vegetation as possible and to minimize the extent of paved areas. Additionally, the site was designed to eliminate underground storm drains, which promotes stormwater infiltration and reduces stormwater runoff.

As shown within the Runoff Reduction Exhibit and Calculations included in the appendix, the proposed development green infrastructure practices reduce the water quality control volume by 90%.

#### **Step 2: Stabilize Drainageways**

There are no known drainageways in the immediate vicinity of the site. The project does promote green infrastructure or runoff reduction practices though, which allows more stormwater to infiltrate into the ground. These practices ultimately reduce the amount of stormwater runoff flows within downstream drainageways, which helps keep drainageways stabilized.

**Step 3: Provide Water Quality Capture Volume (WQCV)**

As noted in step 1, the existing and proposed development employ runoff reduction practices which result in a WQCV reduction of 90%. As such, the runoff reduction methods, which consist of landscape areas and grass buffers, satisfy the requirements of step 3.

Furthermore, Part I.E.4.a of the County’s MS4 Permit allows for the runoff reduction standard to satisfy the control measure requirements. To meet this standard, a WQCV reduction of 60% is required. With a 90% WQCV reduction, the runoff reduction standards are met for the development.

not for high risk sites. please update and discuss deviation request

**Step 4: Consider Need for Industrial and Commercial BMPs**

The proposed Project consists of redeveloping an existing convenience station. Gas Stations are regulated at the federal, state and local level from petroleum products. Spill Prevention, Control and Countermeasures are often required by the EPA which assist in planning for and preventing petroleum discharges that could reach water bodies. Additionally, specific federal and state regulations for underground storage tanks (USTS), specify minimum requirements related to the design, installation, operation, maintenance and removal of UTSs. By following federal, state and local regulations related to UTSs, best management practices for the proposed development will be in place and will help reduce the risk of petroleum releases into drainageways and stormwater systems.

KHA Response: Secondary containment and cleanup procedures for spills will exist onsite

KHA Response: Pavement Extents have been revised.

See note pg 5

**DETENTION AND WATER QUALITY REQUIREMENTS**

As discussed in the *Proposed Drainage Conditions* Section, the overall imperviousness of the site is being decreased and the stormwater runoff amounts for the major and minor storm events are less than or equal to the existing stormwater runoff amounts. Because of this, detention facilities are required or needed for the proposed development.

The water quality requirements for the site are being met by Option C of Part I.E.4.a.iv of the County’s MS4 Permit, the *Runoff Reduction Standard*. Additionally, a grass buffer control measure will be employed at the site. All of the stormwater runoff that will pass by the proposed gas tanks and dispensers will be routed to the existing grass buffer area. As recommended by the Mile High Flood District, the grass buffers are a minimum of 14-ft wide. A drainage easement will be dedicated over the grass buffer area to ensure that the grass buffer control measure stays in place to provide water quality treatment for the site.

easements must also be reflected in the O&M Plan

Other Water Quality BMPs were evaluated for the site such as porous pavement detention, porous landscape detention, extended detention basins, sand filter extended detention basins, constructed wetland basins and retention ponds. Based on the small size of the site and limited size of impervious areas, the desire to reduce stormwater runoff through infiltration, the existing established landscape areas and grass buffers, and to reduce additional disturbance to the site and reduce erosion, the grass buffer control measure was chosen for this development.

KHA Response: Addressed.

this easement is not reflected on the GEC or site plan

**EROSION CONTROL PLAN**

Erosion Control Plans will be submitted separately as a standalone construction document.

**FLOODPLAIN STATEMENT**

The FEMA Flood Insurance Rate Map (FIRM) map included in Appendix B (Map Number

08041C0763G, dated 12/7/2018) shows the Site to be located outside of the 100-year flood plain.

## FEES DEVELOPMENT

### APPLICABLE FEES

The site was previously platted as Lot 1 of Clearview West Filing Number 2. As Drainage and Bridge Fees are required to be paid at the time of Final Plat recording and the site has already been platted, no fees should be due at this time.

### CONSTRUCTION COST OPINION

An opinion of probable construction cost for the construction of the private drainage facilities for the Project has been included in Appendix E. There are no public drainage ponds proposed as part of the Project.

### MAINTENANCE AND OPERATIONS

Detention BMP's are not proposed as part of the development. The grass buffers, which will provide water quality treatment will require annual inspections and maintenance.

Grass buffer vegetation should be inspected at least twice annually for uniform cover and any traffic impacts (if applicable). The grass buffer area should also be inspected to identify if any sediment has accumulated and if any rill and gullies have developed.

Maintenance of the grass buffer area should include litter, debris and trash removal, annual aeration (2" holes, no more than 4" apart) when the ground is not frozen and when conditions are not extremely hot and dry, and mowing when grasses reach heights above 6". Finally, as recommended by the Criteria, grass buffers should be fertilized by using the "...minimum amount of biodegradable nontoxic fertilizer and herbicides needed to establish and maintain dense vegetation cover that is reasonably free of weeds".

### GROUNDWATER CONSIDERATIONS

refer to soils report

Groundwater depths are currently unknown for the site. Underground storage tanks for gasoline have previously been permitted through the Colorado Department of Public Health and Environment. It is anticipated that groundwater levels are deep enough to allow for underground storage tanks to be installed at this development.

KHA Response: Language revised per soils report.

## SUMMARY

### COMPLIANCE WITH STANDARDS

The drainage design presented within this report for the Clearview Food Mart, Convenience Store & Gas Station Development conforms to the City of Colorado Springs/El Paso County Storm Drainage Criteria and the Urban Drainage and Flood Control District Manual. Additionally, the Site runoff and private storm sewer facilities will not adversely affect the downstream and surrounding developments or waterways. This report and its findings are consistent with the drainage requirements documented in the DBPS.

See notes on pg 53/54  
The existing landscaped areas dont align to calculations. The parking area is being increased in sqft.

KHA Response: Calculations revised per revised pavement extents defined on the GEC Plans. (Typ.)

Onsite Existing Weighted Imperviousness Calculations

SUB-BASIN	AREA (SF)	AREA (Acres)	ROOF AREA	ROOF IMPERVIOUSNESS	ROOF				LANDSCAPE AREA	LANDSCAPE IMPERVIOUSNESS	LANDSCAPE				PAVEMENT AREA	PAVEMENT IMPERVIOUSNESS	PAVEMENT				WEIGHTED IMPERVIOUSNESS	WEIGHTED COEFFICIENTS			
					C2	C5	C10	C100			C2	C5	C10	C100			C2	C5	C10	C100		C2	C5	C10	C100
E1	27,265	0.63	2,700	90%	0.71	0.73	0.75	0.81	4,281	0%	0.02	0.08	0.15	0.35	20,284	100%	0.89	0.90	0.92	0.96	83.3%	0.74	0.75	0.78	0.85
E2	17,537	0.40	0	90%	0.71	0.73	0.75	0.81	7,466	0%	0.02	0.08	0.15	0.35	10,071	100%	0.89	0.90	0.92	0.96	57.4%	0.52	0.55	0.59	0.70
TOTAL	44,802	1.03	2,700	90%	0.71	0.73	0.75	0.81	11,747	0%	0.02	0.08	0.15	0.35	30,355	100%	0.89	0.90	0.92	0.96	73.2%	0.65	0.67	0.71	0.79

Onsite Proposed Weighted Imperviousness Calculations

SUB-BASIN	AREA (SF)	AREA (Acres)	ROOF AREA	ROOF IMPERVIOUSNESS	ROOF				LANDSCAPE AREA	LANDSCAPE IMPERVIOUSNESS	LANDSCAPE				PAVEMENT AREA	PAVEMENT IMPERVIOUSNESS	PAVEMENT				WEIGHTED IMPERVIOUSNESS	WEIGHTED COEFFICIENTS			
					C2	C5	C10	C100			C2	C5	C10	C100			C2	C5	C10	C100		C2	C5	C10	C100
P1	27,265	0.63	4,648	90%	0.71	0.73	0.75	0.81	4,281	0%	0.02	0.08	0.15	0.35	18,336	100%	0.89	0.90	0.92	0.96	82.6%	0.72	0.74	0.77	0.84
P2	17,537	0.40	0	90%	0.71	0.73	0.75	0.81	7,466	0%	0.02	0.08	0.15	0.35	10,071	100%	0.89	0.90	0.92	0.96	57.4%	0.52	0.55	0.59	0.70
TOTAL	44,802	1.03	4,648	90%	0.71	0.73	0.75	0.81	11,747	0%	0.02	0.08	0.15	0.35	28,407	100%	0.89	0.90	0.92	0.96	72.7%	0.64	0.67	0.70	0.78

This value is reduced with enlarged paved area

Current landscape area before enlarging the paved area has larger landscape sqft

The proposed paved area is larger then existing see pg 54/54 notes



**Yucatan C-Store  
Drainage Conformance Letter  
Colorado Springs, CO**

Yucatan C-Store - Drainage Conformance Letter																Watercourse Coefficient					
Runoff Calculations																Forest & Meadow	2.50	Short Grass Pasture & Lawns	7.00	Grassed Waterway	15.00
Time of Concentration																Fallow or Cultivation	5.00	Nearly Bare Ground	10.00	Paved Area & Shallow Gutter	20.00
DESIGN POINT	SUB-BASIN DATA				INITIAL / OVERLAND TIME			TRAVEL TIME T(t)					T(c) CHECK (URBANIZED BASINS)			FINAL T(c) min.					
	DRAIN BASIN	AREA sq. ft.	AREA ac.	C(S)	Length ft.	Slope %	T(i) min	Length ft.	Slope %	Coeff.	Velocity fps	T(t) min.	COMP. T(c)	TOTAL LENGTH	L/180+10						
1	E1	27,265	0.63	0.75	278	1.5%	9.2	50	1.5%	7.00	0.9	1.0	10.2	328	11.8	10.2					
2	E2	17,537	0.40	0.55	88	2.1%	7.4	100	2.1%	7.00	1.0	1.6	9.0	188	11.0	9.0					
1	P1	27,265	0.63	0.74	278	1.5%	9.5	50	1.5%	7.00	0.9	1.0	10.5	328	11.8	10.5					
2	P2	17,537	0.40	0.55	88	2.1%	7.4	100	2.1%	7.00	1.0	1.6	9.0	188	11.0	9.0					





SUMMARY - RUNOFF TABLE						
DESIGN POINT	BASIN DESIGNATION	BASIN AREA (ACRES)	DIRECT 5-YR RUNOFF (CFS)	DIRECT 100-YR RUNOFF (CFS)	CUMULATIVE 5-YR RUNOFF (CFS)	CUMULATIVE 100-YR RUNOFF (CFS)
1	E1	0.63	1.94	3.66	1.94	3.66
2	E2	0.40	0.95	2.03	0.95	2.03
1	P1	0.63	1.89	3.58	1.89	3.58
2	P2	0.40	0.95	2.03	0.95	2.03

needs to take proposed curb cuts into account. Will significantly reduce the UIA:RPA Interface width

KHA Response: We are not using curb cuts for this project. Slotted curb has been specified. Because of the frequency of the slots in the slotted curb, the UIA:RPA interface width will not be significantly impacted. The slotted curb actually encourages a greater UIA:RPA interface width as it allows the flows to be spread out along the receiving pervious area (acting as a level spreader). As a note, there is an area where we could not include slotted curb due to an existing emergency access easement.

**Design Procedure For**

UD-BMP (Version 3)

Designer: \_\_\_\_\_  
 Company: **Kimley-Horn**  
 Date: **March 15, 2022**  
 Project: **Clearview Convenience Store**  
 Location: **4815 Yucatan Drive, Colorado Springs, CO**

**SITE INFORMATION (User Input in Blue Cells)**

WQCV Rainfall Depth = **0.60** inches  
 Depth of Average Runoff Producing Storm,  $d_0$  = **0.43** inches (for Watersheds Outside of the Denver Region, Figure 3-1 in USDCM Vol. 3)

Area Type	UIA:RPA	UIA:RPA	UIA:RPA	DCIA	SPA	SPA							
Area ID	1	2	3	4	5	6							
Downstream Design Point ID	1	2	3	4	5	6							
Downstream BMP Type	None	None	None	None	None	None							
DCIA (ft <sup>2</sup> )	--	--	--	1,425	--	--							
UIA (ft <sup>2</sup> )	18,326	12,335	1,425	--	--	--							
RPA (ft <sup>2</sup> )	3,769	3,753	1,064	--	--	--							
SPA (ft <sup>2</sup> )	--	--	--	--	2,767	682							
HSG A (%)	100%	100%	100%	--	100%	100%							
HSG B (%)	0%	0%	0%	--	0%	0%							
HSG C/D (%)	0%	0%	0%	--	0%	0%							
Average Slope of RPA (ft/ft)	0.020	0.005	0.005	--	--	--							
UIA:RPA Interface Width (ft)	153.00	164.00	104.00	--	--	--							

**CALCULATED RUNOFF RESULTS**

Area ID	1	2	3	4	5	6							
UIA:RPA Area (ft <sup>2</sup> )	22,095	16,088	2,489	--	--	--							
L / W Ratio	0.94	0.60	0.23	--	--	--							
UIA / Area	0.8294	0.7667	0.5725	--	--	--							
Runoff (in)	0.05	0.00	0.00	0.50	0.00	0.00							
Runoff (ft <sup>3</sup> )	86	0	0	59	0	0							
Runoff Reduction (ft <sup>3</sup> )	677	514	59	0	138	34							

**CALCULATED WQCV RESULTS**

Area ID	1	2	3	4	5	6							
WQCV (ft <sup>3</sup> )	764	514	59	59	0	0							
WQCV Reduction (ft <sup>3</sup> )	677	514	59	0	0	0							
WQCV Reduction (%)	89%	100%	100%	0%	0%	0%							
Untreated WQCV (ft <sup>3</sup> )	86	0	0	59	0	0							

**CALCULATED DESIGN POINT RESULTS (sums results from all columns with the same Downstream Design Point ID)**

Downstream Design Point ID	1	2	3	4	5	6							
DCIA (ft <sup>2</sup> )	0	0	0	1,425	0	0							
UIA (ft <sup>2</sup> )	18,326	12,335	1,425	0	0	0							
RPA (ft <sup>2</sup> )	3,769	3,753	1,064	0	0	0							
SPA (ft <sup>2</sup> )	0	0	0	0	2,767	682							
Total Area (ft <sup>2</sup> )	22,095	16,088	2,489	1,425	2,767	682							
Total Impervious Area (ft <sup>2</sup> )	18,326	12,335	1,425	1,425	0	0							
WQCV (ft <sup>3</sup> )	764	514	59	59	0	0							
WQCV Reduction (ft <sup>3</sup> )	677	514	59	0	0	0							
WQCV Reduction (%)	89%	100%	100%	0%	0%	0%							
Untreated WQCV (ft <sup>3</sup> )	86	0	0	59	0	0							

**CALCULATED SITE RESULTS (sums results from all columns in worksheet)**

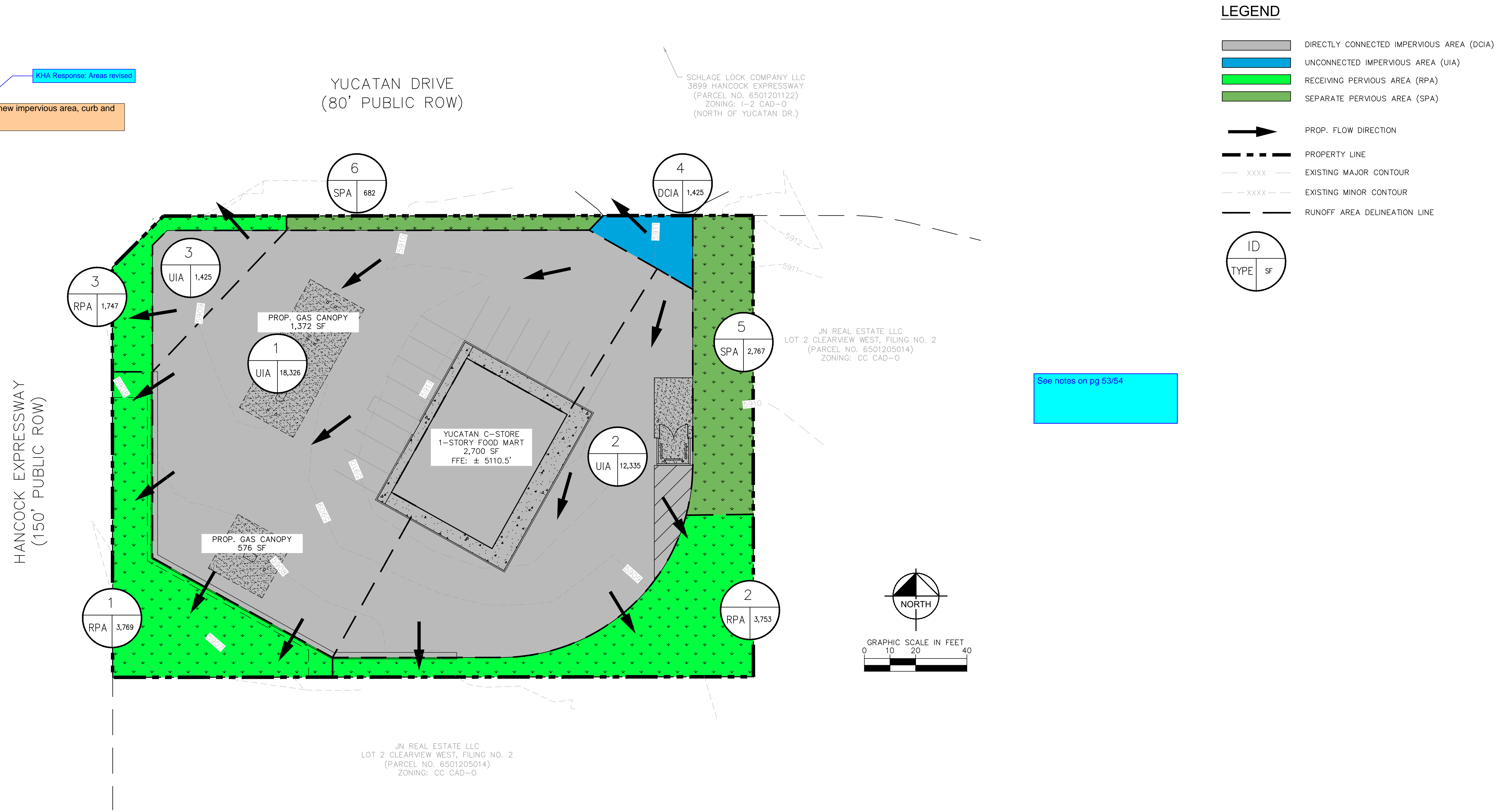
Total Area (ft <sup>2</sup> )	45,546
Total Impervious Area (ft <sup>2</sup> )	33,511
WQCV (ft <sup>3</sup> )	1,396
WQCV Reduction (ft <sup>3</sup> )	1,251
WQCV Reduction (%)	90%
Untreated WQCV (ft <sup>3</sup> )	146

# YUCATAN CONVENIENCE STORE - 4815 YUCATAN DR.

## RUNOFF REDUCTION EXHIBIT

KHA Response: Areas revised

show all areas of new impervious area, curb and gutter, etc.



YUCATAN C-STORE  
RUNOFF REDUCTION MAP  
04/07/2022

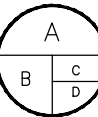








Kimley»Horn

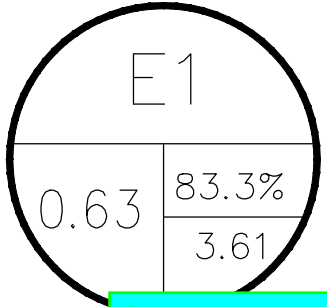
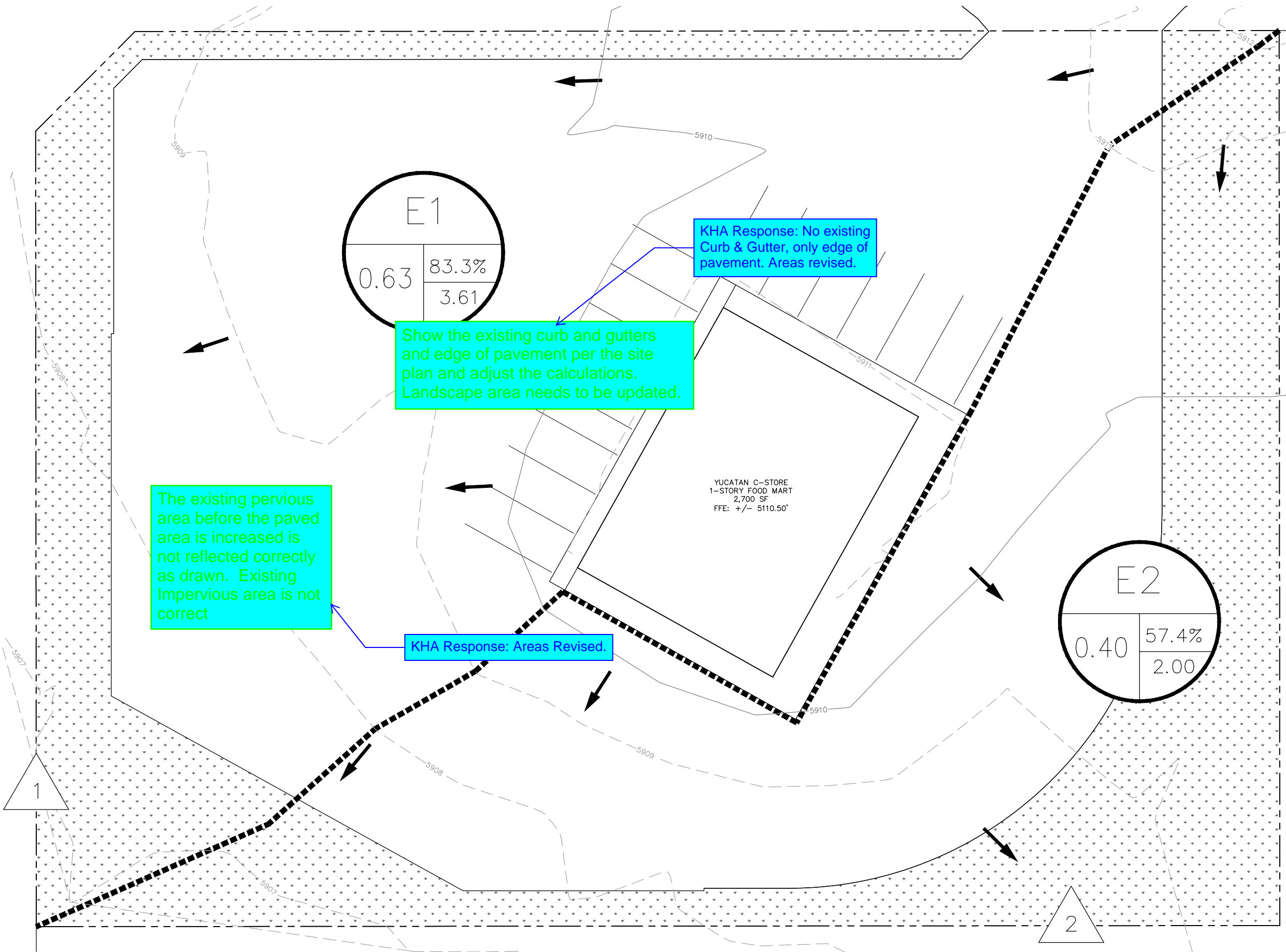
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
2 N NEVADA AVE., SUITE 300, COLORADO SPRINGS, 80903  
PHONE: 719-453-0180

***APPENDIX E – DRAINAGE EXHIBITS***

K:\COS\_LA\196192000 - Yucatan C-Store\CADD\Exhibits\2022-0404 Drainage Map.dwg

**LEGEND**

-  A = BASIN DESIGNATION  
B = AREA (ACRES)  
C = BASIN IMPERVIOUSNESS  
D = 100YR DESIGN STORM RUNOFF (CFS)
-  # = DESIGN POINT
-  FLOW DIRECTION
-  PROPERTY LINE
-  DRAINAGE BASIN BOUNDARY
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EDGE OF PAVEMENT
-  GRASS AND LANDSCAPING

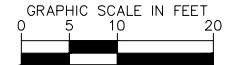
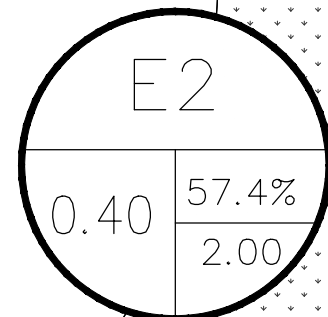


KHA Response: No existing Curb & Gutter, only edge of pavement. Areas revised.

Show the existing curb and gutters and edge of pavement per the site plan and adjust the calculations. Landscape area needs to be updated.

The existing pervious area before the paved area is increased is not reflected correctly as drawn. Existing Impervious area is not correct

KHA Response: Areas Revised.



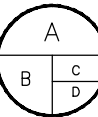


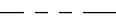





CLEARVIEW FOOD MART & C-STORE  
EXISTING CONDITIONS  
04/07/2022

**Kimley»Horn**  
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 PHONE: 719-453-0180



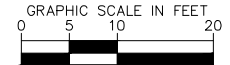
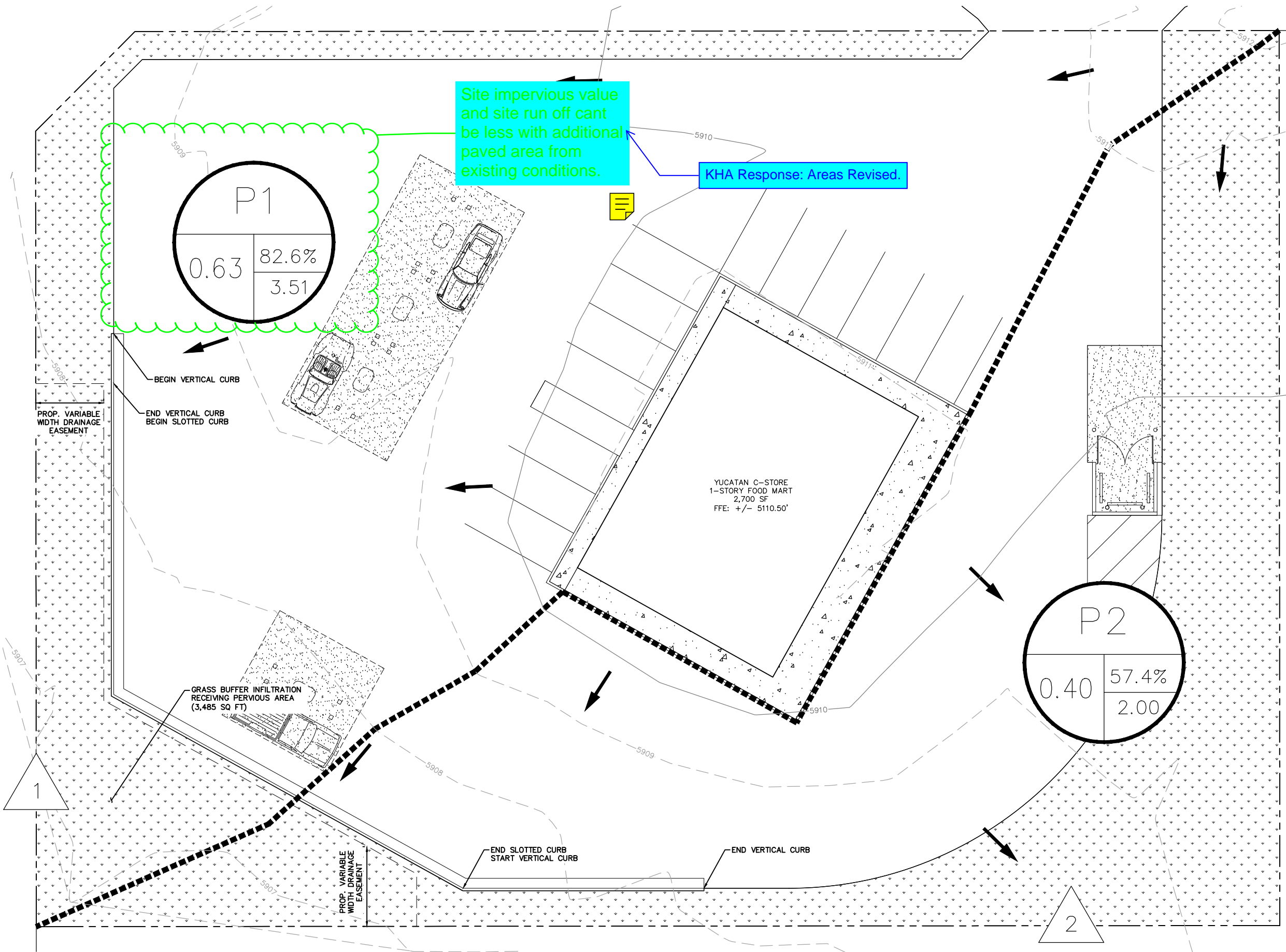
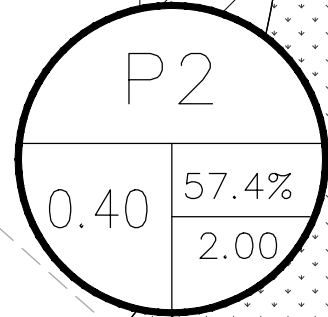
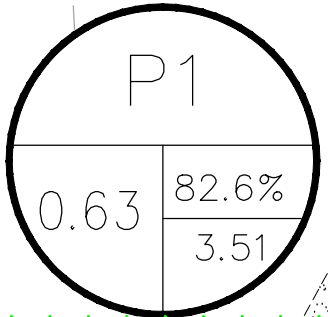
K:\COS\_LA\196192000 - Yucatan C-Store\CADD\Exhibits\2022-0404 Drainage Map.dwg

**LEGEND**

-  A = BASIN DESIGNATION  
B = AREA (ACRES)  
C = BASIN IMPERVIOUSNESS  
D = 100YR DESIGN STORM RUNOFF (CFS)
-  # = DESIGN POINT
-  FLOW DIRECTION
-  PROPERTY LINE
-  DRAINAGE BASIN BOUNDARY
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  PROPOSED GAS DISPENSER CANOPY
-  GRASS AND LANDSCAPING

Site impervious value and site run off cant be less with additional paved area from existing conditions.

KHA Response: Areas Revised.



CLEARVIEW FOOD MART & C-STORE  
PROPOSED CONDITIONS  
04/07/2021

**Kimley»Horn**

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PHONE: 719-453-0180



Comment Responses Markup:

4815 Yucatan Gas Station

GEC Checklist

PPR2214





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

## EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

✓ Satisfies criteria

✗ Needs to be addressed

KHA Response: Filing No. Ad

EPC Project Number:

Please add PCD File # PPR-22-017

Revised: July 2019

		Applicant	EPC
<b>1. GRADING AND EROSION CONTROL PLAN</b>			
a	Vicinity map		✓
b	Adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers labeled		✓
c	North arrow and acceptable scale (1"=20' to 1"=100')		✓
d	Legend for all symbols used in the plan		✓
e	Existing and proposed property lines. Proposed subdivision boundary for subdivision projects		✓
f	All existing structures		✓
g	All existing utilities (Contractor to verify underground utility locations before construction)		✗
h	Construction site boundaries see comment on GEC about CF		✗
i	Existing vegetation (notes are accepted if there is no notable vegetation, only grasses/weeds, or site has already been graded)		✓
j	FEMA 100-yr floodplain (Project located outside the 100-yr floodplain)		✓
k	Existing and proposed water courses including springs, streams, wetlands, detention ponds, stormwater quality structures, roadside ditches, irrigation canals, and water surfaces. Show maintenance of pre-existing vegetation within 50 feet		✓
l	Existing and proposed contours 2 feet or less (except where noted)		✓
m	Limits of disturbance delineating all anticipated areas of soil disturbance		✗
n	Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate see comment on GEC about CF		✗
o	Off-site grading clearly shown and called out (No offsite grading associated with this project)		N/A
p	Areas of cut and fill identified see comment on GEC about cut/fill delineation		✗
q	Conclusions from soils/geotechnical investigations and geotechnical hazards report incorporated in grading design (slopes, embankments, matings, etc.) Limited grading design		✓
r	Proposed slopes steeper than 3:1 with top and toe of slope delineated. Erosion control blanketing or other protective covering required (No steep slopes included as a part of this project)		N/A
s	Stormwater flow direction arrows		✓
t	Location of any dedicated asphalt / concrete batch plants (No on-site batching anticipated, contractor to verify)		N/A
u	Areas used for staging, storage of building materials, soils (stockpiles) or wastes. The use of construction off-site storage areas is prohibited		✓
v	All proposed construction phases, structural and non-structural. Temporary construction control plan, phase of implementation to include "initial," "interim," and "final" or shown on separate phased maps identifying each phase		✗
w	Vehicle tracking provided at all construction entrances/exits. Construction fencing, barricades, and/or signage provided at access points not to be used for construction		✗
x	Temporary sediment ponds provided for disturbance less than 1 acre		N/A

(Disturbance < 1 acre)



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### EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number: \_\_\_\_\_

Revised: July 2019

	Applicant	EPC
y	Dewatering operations to include locations of diversion, pump and time of design. (Dewatering not anticipated as a part of this project)	N/A
z	All proposed temporary construction control measure details. Custom or other jurisdiction's details used must meet or exceed EPC standards	X
aa	Any off-site stormwater control measure proposed for use by the project and control or ownership of the Owner or Operator. (All control measures to be owned)	N/A
bb	Existing and proposed permanent storm water management facilities, including areas proposed for stormwater infiltration or subsurface detention	X
cc	Existing and proposed easements (permanent and construction) including required off-site easements	X
dd	Retaining walls (not to be located in County ROW unless by P.E. and building permit from Regional Building Department agreement). Design equal to 4 feet in height, series of walls, or walls supporting a surcharge	N/A
ee	Plan certified by a Colorado Registered P.E., with EPC standard signature blocks for Engineer, Owner and EPC	✓
ff	Engineer's Statement (for standalone GEC Plan): This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan. <hr/> Engineer of Record Signature _____ Date _____	✓
gg	Engineer's Statement (for GEC Plan within Construction Drawing set): These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications. <hr/> Engineer of Record Signature _____ Date _____	N/A
hh	Owner's Statement (for standalone GEC Plan): I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan. <hr/> Owner Signature _____ Date _____	✓
ii	Owner's Statement (for GEC Plan within Construction Drawing set): I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications. <hr/> Owner Signature _____ Date _____	N/A



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## EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number:

Revised: July 2019

		Applicant	EPC
jj	<p>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.</p> <p>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.</p> <p>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.</p> <p>_____ Date _____            County Project Engineer Signature</p>		✓
<b>2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS</b>			
a	Soils report / geotechnical investigation as appropriate for grading/utilities/drainage/road construction.		
b	Use Agreement/easement between the Owner or Operator and other third party for use of all off-site grading or stormwater control measures, used by the owner or operator but not under their direct control or ownership.		
c	Floodplain Development Permit		
d	USACE 404/wetlands permit/mitigation plan		
e	FEMA CLOMR		
f	State Engineer's permit/Notice Of Intent to Construct		
g	Stormwater Management Plan (SWMP)		
h	Financial Assurance Estimate (FAE) (signed)		
i	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)		
j	Pre-Development Site Grading Acknowledgement & Right of Access Form (signed)		
k	Conditions of Approval met?		



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## EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number:

Revised: July 2019

		Applicant	EPC
<b>3. STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS</b>			
1	Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.		✓
2	Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.		✓
3	A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on-site at all times during construction and shall be kept up to date with work progress and changes in the field.		✓
4	Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.		✓
5	Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.		✓
6	All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.		✓
7	Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.		✓
8	Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.		✓
9	All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.		✓



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## EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number:

Revised: July 2019

		Applicant	EPC
10	Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.		✓
11	Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).		✓
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, uncontaminated groundwater 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 on-site unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.		✓
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 on-site and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.		✓



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

## EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number:

Revised: July 2019

		Applicant	EPC
23	No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.		✓
24	Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.		✓
25	All construction traffic must enter/exit the site only at approved construction access points.		✓
26	Prior to construction the permittee shall verify the location of existing utilities.		✓
27	A water source shall be available on-site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.		✓
28	The soils report for this site has been prepared by [Company Name, Date of Report] and shall be considered a part of these plans.		X
29	At least ten (10) days prior to the anticipated start of construction for projects that will disturb one (1) acre or more, the owner or operator of construction 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		✓
<b>4. APPLICANT COMMENTS</b>			
a			
b			
c			

KHA Response:  
Entech Soil Report  
Specified.





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

## EL PASO COUNTY GRADING AND EROSION CONTROL PLAN CHECKLIST

EPC Project Number: \_\_\_\_\_

Revised: July 2019

Applicant	EPC
-----------	-----

<b>5. CHECKLIST REVIEW CERTIFICATIONS</b>			
a	<p>Engineer of Record:            The Grading and Erosion Control Plan was prepared under my direction and supervision and is complete and 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.</p> <div style="border: 1px solid black; background-color: #f4a460; padding: 5px; width: fit-content; margin: 10px auto;">please sign and date</div> <p>_____</p> <p>Engineer of Record Signature <span style="margin-left: 150px;">Date</span></p> <div style="border: 1px solid blue; background-color: #00bfff; padding: 2px; display: inline-block; margin-left: 100px;">KHA Response: Signed.</div>		
b	<p>Review Engineer:            The Grading and Erosion Control Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.</p> <p>_____</p> <p>Review Engineer <span style="margin-left: 150px;">Date</span></p>		



Comment Responses Markup:

4815 Yucatan Gas Station

GEC Plans

PPR2214



EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

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 FALL WITHIN THE 500 YEAR FLOODPLAIN).

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

SCHEDULE:  
ANTICIPATED START DATE: Q3 2022 update schedule Schedule has been revised.  
ANTICIPATED END DATE: Q4 2022

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

DISTURBED AREA:  
0.283 ACRES

# YUCATAN CONVENIENCE STORE

## GRADING AND EROSION CONTROL PLANS

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

**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

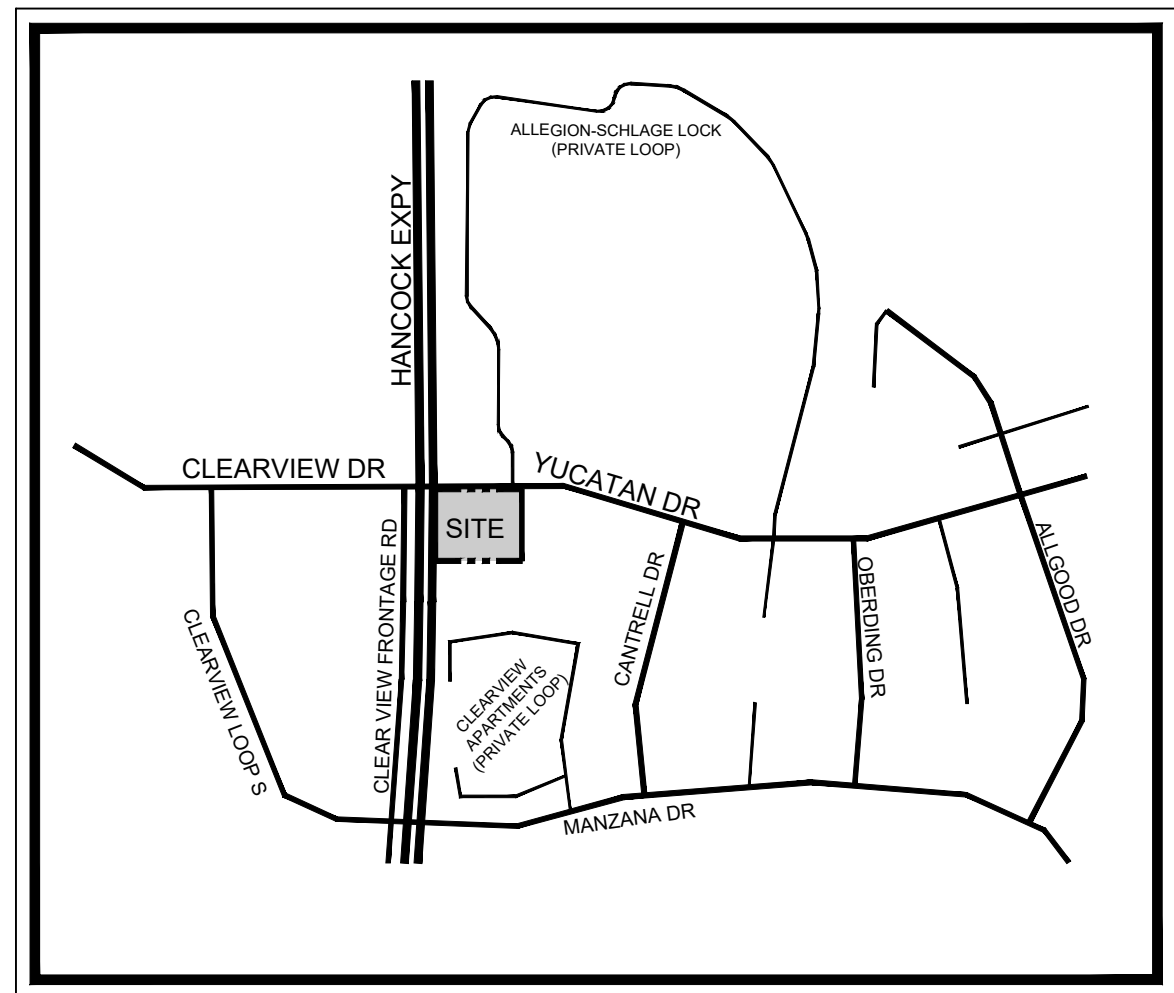
**CITY OF COLORADO SPRINGS**  
**STORMWATER ENTERPRISE:**  
30 SOUTH NEVADA AVENUE,  
SUITE 401  
COLORADO SPRINGS, CO 80901  
PHONE: (719) 385-5980

### 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	% Complete	Remaining
<b>SECTION 1 - GRADING AND EROSION CONTROL (Construction and Permanent BMPs)</b>						
* 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
<i>(insert items not listed but part of construction plans)</i>						
<b>MAINTENANCE (35% of Construction BMPs)</b>				\$ 1,785.00		\$ 1,785.00
<b>Section 1 Subtotal</b>				<b>\$ 14,862.20</b>		<b>\$ 14,862.20</b>

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



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

Please provide as a complete standalone FAE document and not insert on GEC Plan

We have provided a standalone FAE as part of the resubmittal.

This has been added.

Provide PCD File #

**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 include PE License Number 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 \_\_\_\_\_



NO.	REVISION	BY	DATE	APPR
<small>2022 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue, Suite 300 Colorado Springs, Colorado 80903 (719) 453-0180</small>				
DESIGNED BY: MOH DRAWN BY: GMP CHECKED BY: MOH DATE: 04/07/2022				
CLEARVIEW CONVENIENCE STORE GRADING, EROSION, AND SEDIMENT CONTROL PLANS GESC COVER SHEET				
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION 				
PROJECT NO. 196192000				
SHEET 1				

K:\COS\_LA\196192000 - Yucatan C-Store\CADD\PlanSheets\GESC\_CV.dwg Hess, Mitchell 4/7/2022 11:23 PM

**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 INFESIBLE 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 OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:~~

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

please include the date of the report

Please provide copy of GEOTECH Report and add date of report

KHA Response: Soils Report Included.

NO.	REVISION	BY	DATE	APPR

**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

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

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

PROJECT NO.  
 196192000  
 SHEET  
 2



K:\COS\_LA\196192000 - Yucatan C-Store\CADD\PlanSheets\GESC\_CV.dwg Hess, Mitchell 4/7/2022 11:23 PM

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

KHA Response: Pavement Extents Revised.  
only show extent of existing asphalt on initial and interim plan sheets.

KHA Response: Joint Cut/Fill at Underground tank locations.  
Please clarify which area is cut and which is fill (typ)

This has been addressed.  
show the existing improvements (C&G, SW)

This has been addressed.  
adjust line type to match plans

expanding the asphalt area should be included in the limits of disturbance.  
KHA Response: Limits of Disturbance Revised.

this looks like its right in front of the natural drainage path for stormwater off the site so all SW will pool here, consider moving CWA.  
This has been addressed.

vtc location should be adjusted in order to mitigate tracking from all areas of disturbance  
This has been addressed.

remove striping if proposed. If it already exists, add a call out.  
This has been addressed.

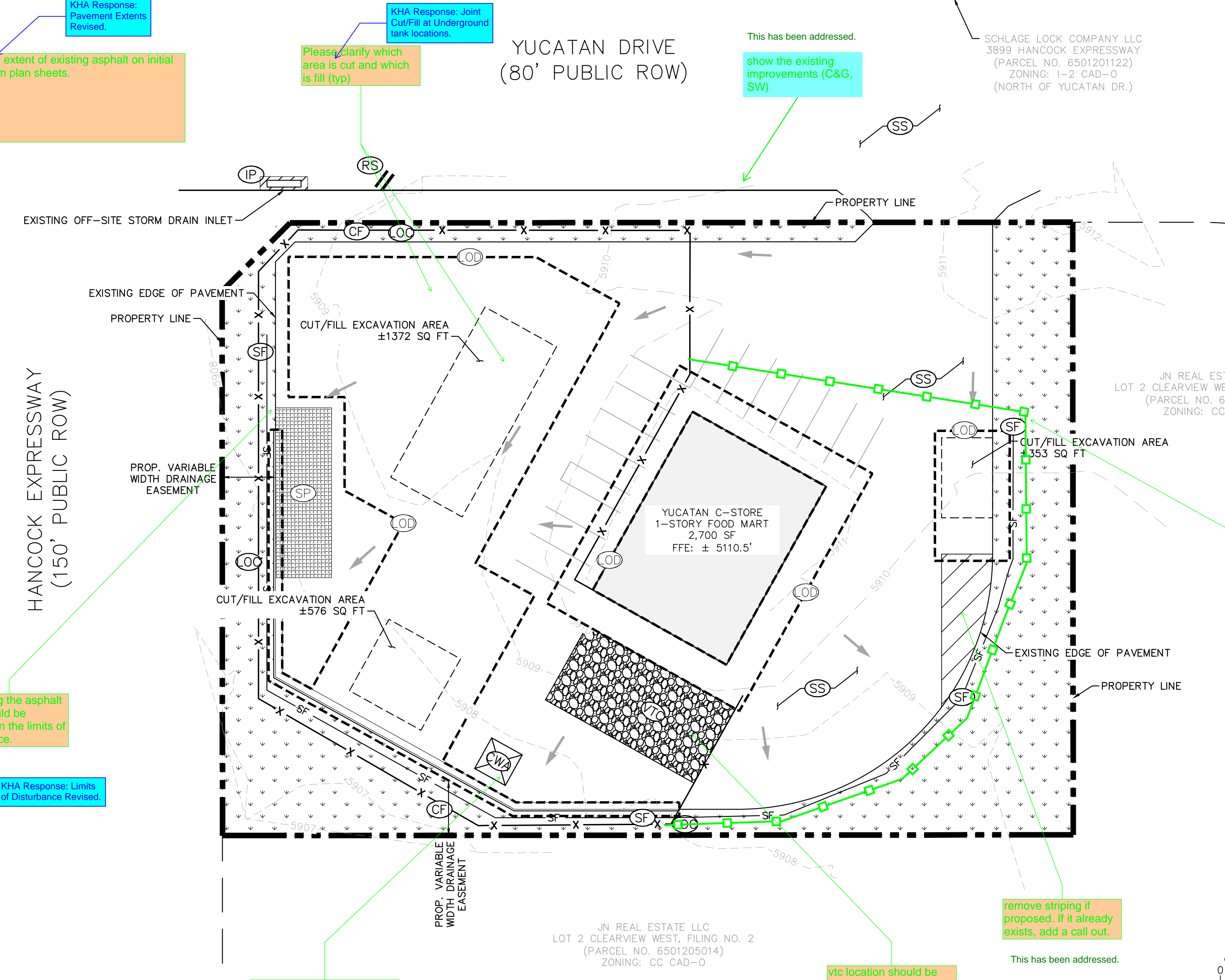
This has been addressed.  
adjust construction fence to protect the public from all areas of disturbance.

This has been addressed.  
Please differentiate between initial and interim BMPs by either creating a new sheet or adding text to the BMPs themselves. If you keep one sheet, please update the title to initial/interim erosion control plan

### NOTES

1. 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.
2. 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.
3. 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.
4. PERMANENT STABILIZATION (PS) TO BE USED ALONG DISTURBED PERIMETER AS REQUIRED AND AT THE CONTRACTOR'S DISCRETION.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. 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.
7. 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.
8. CONTRACTOR SHALL REFER TO THE APPROVED GEOTECHNICAL REPORT FOR OVEREXCAVATION REQUIREMENTS AND ADDITIONAL INFORMATION.
9. SILT FENCE TO BE INSTALLED PRIOR TO COMMENCEMENT OF ONSITE GRADING AND CONSTRUCTION ACTIVITIES.
10. DEMOLITION, REMOVAL, AND SOIL TREATMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER RECOMMENDATIONS AS NOTED IN THE APPROVED PROJECT GEOTECHNICAL REPORT.
11. CONTRACTOR TO NOTE PROXIMITY OF EXISTING IMPROVEMENTS ADJACENT TO THE SITE AND PROVIDE NECESSARY MEASURES TO PROTECT ALL FACILITIES AND STRUCTURES IN PLACE.
12. 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.
13. 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.
14. 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.

To comply with the SWMP Checklist Item 17f and 17i, please add a note stating no batch plants will be utilized onsite and that there are no stream crossings at the Site  
This has been addressed.



### LEGEND

	PROPERTY LINE
	EDGE OF PAVEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	BUILDING FOOTPRINT
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT
	EXISTING/PROPOSED LANDSCAPE AREA
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE (LIMITS OF CONSTRUCTION)
	VEHICLE TRACKING CONTROL
	CONCRETE WASHOUT AREA
	SILT FENCE
	SOIL STOCKPILE
	INLET PROTECTION
	ROCK SOCKS
	STREET SWEEPING
	EX. DIRECTION OF FLOW
	CUT/FILL AREA

### EXISTING SOIL & LANDSCAPING

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

NO.	REVISION	DATE	APPR

## 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 INITIAL EROSION CONTROL PLAN

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

PROJECT NO.  
196192000  
SHEET  
3



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

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

Noted.

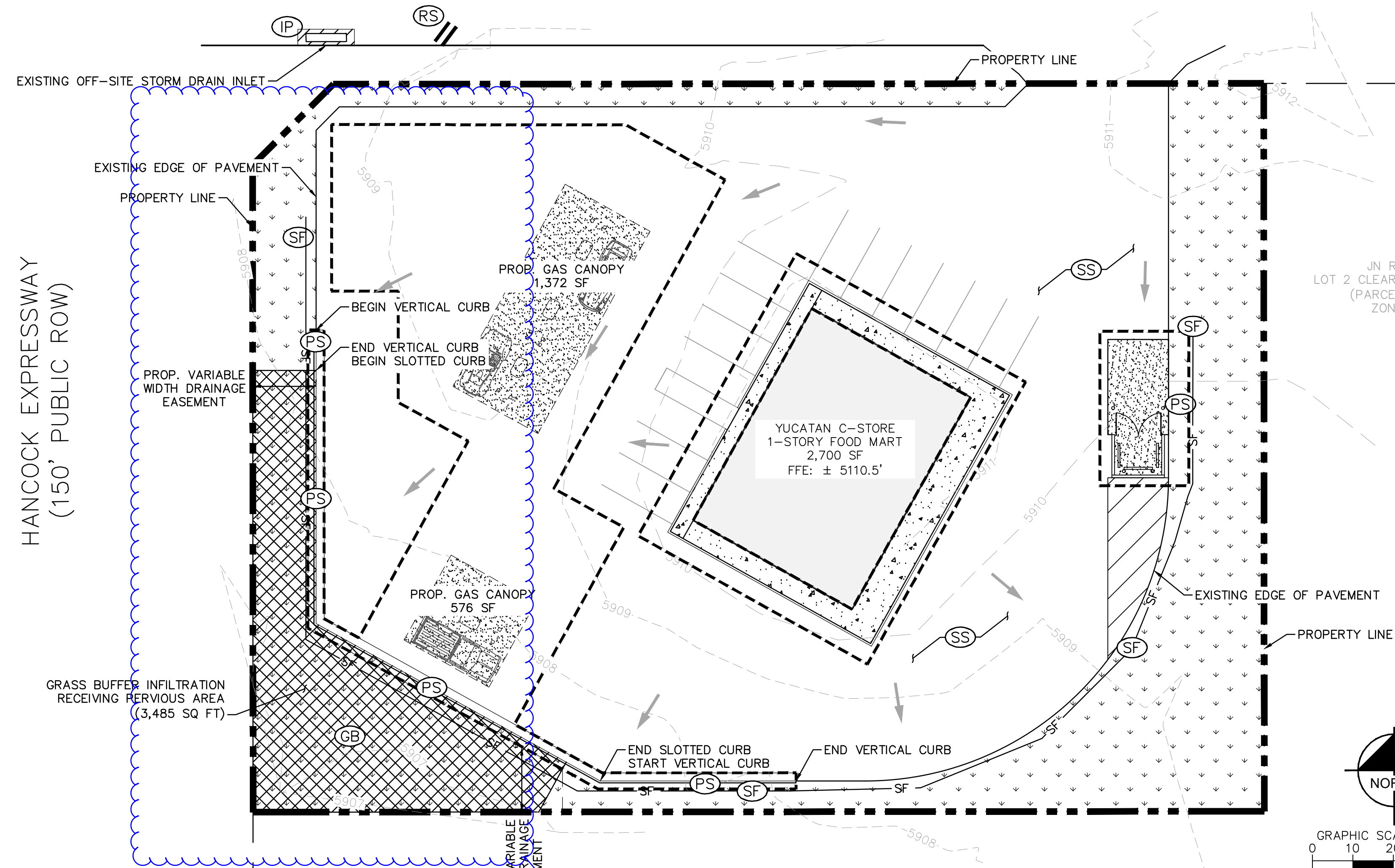
If approved must be a designated BMP easement with Maintenance & Easement Agreement

KHA Response Revised for consistency.  
doesn't match drainage report grass buffer extent

**LEGEND**

- PROPERTY LINE
- EDGE OF PAVEMENT
- - -6709- - - EXISTING MAJOR CONTOUR
- - -6709- - - EXISTING MINOR CONTOUR
- 6709— PROPOSED MAJOR CONTOUR
- 6709— PROPOSED MINOR CONTOUR
- ▭ BUILDING FOOTPRINT
- ▭ CONCRETE SIDEWALK
- ▭ CONCRETE PAVEMENT
- ▭ ASPHALT PAVEMENT
- ▭ EXISTING/PROPOSED LANDSCAPE AREA
- ▭ LIMITS OF PROPOSED ASPHALT PAVEMENT DISTURBANCE
- ⊙ SS STREET SWEEPING
- ⊙ GB GRASS BUFFER (RECEIVING PERVIOUS AREA)
- ⊙ PS SEEDING & MULCHING
- ⊙ IP INLET PROTECTION
- ⊙ RS ROCK SOCKS
- PROP. DIRECTION OF FLOW

**EXISTING SOIL & LANDSCAPING**  
TRUCKTON SANDY LOAM (HYDROLOGIC SOIL GROUP A)  
NO NOTABLE VEGETATION EXISTS ONSITE. NATIVE GRASSES AND SPARCE TREES WHERE SITE IS UNPAVED.



**NOTES**

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NO.	REVISION	BY	DATE	APPR

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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  
FINAL EROSION CONTROL PLAN

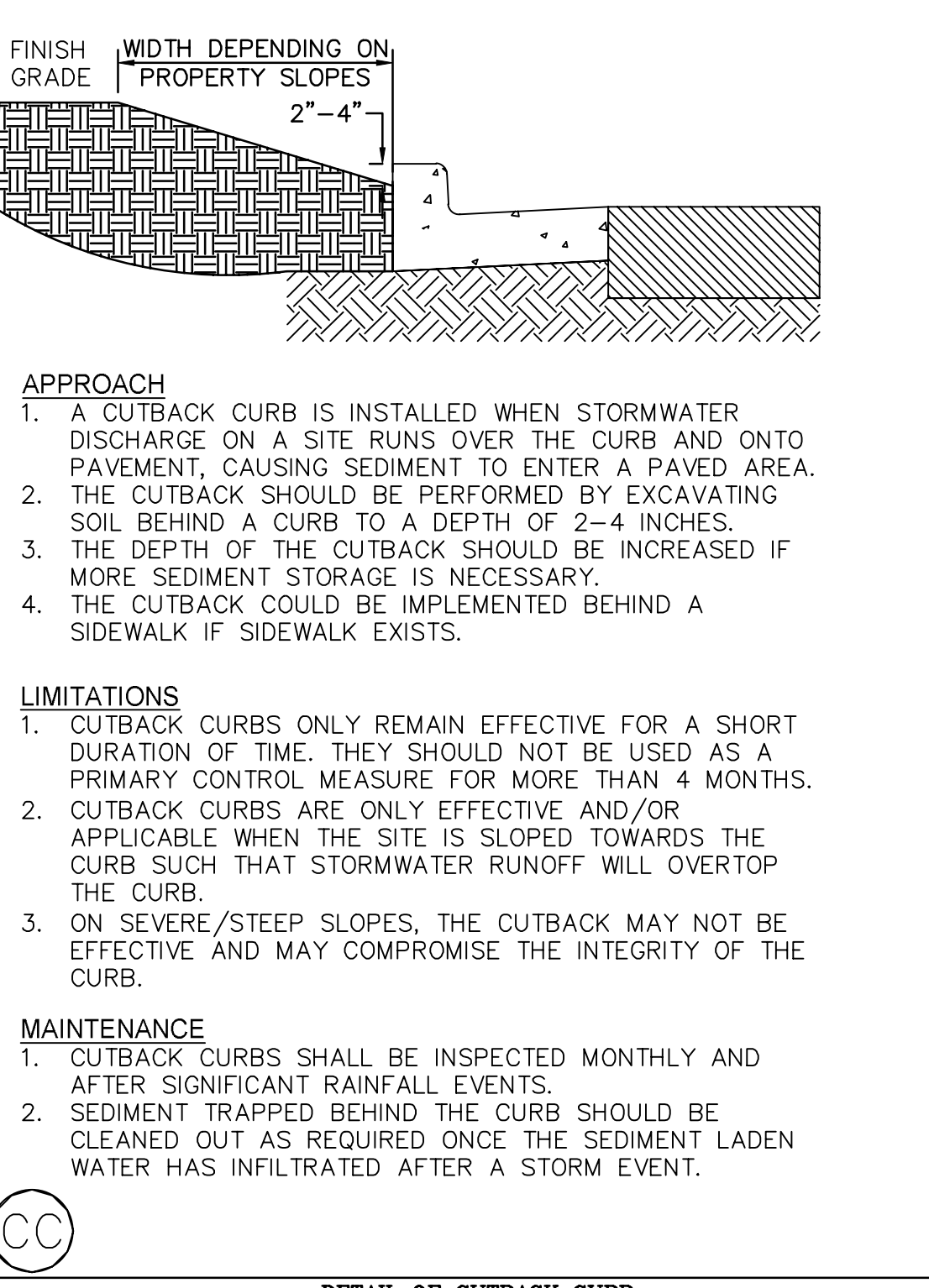
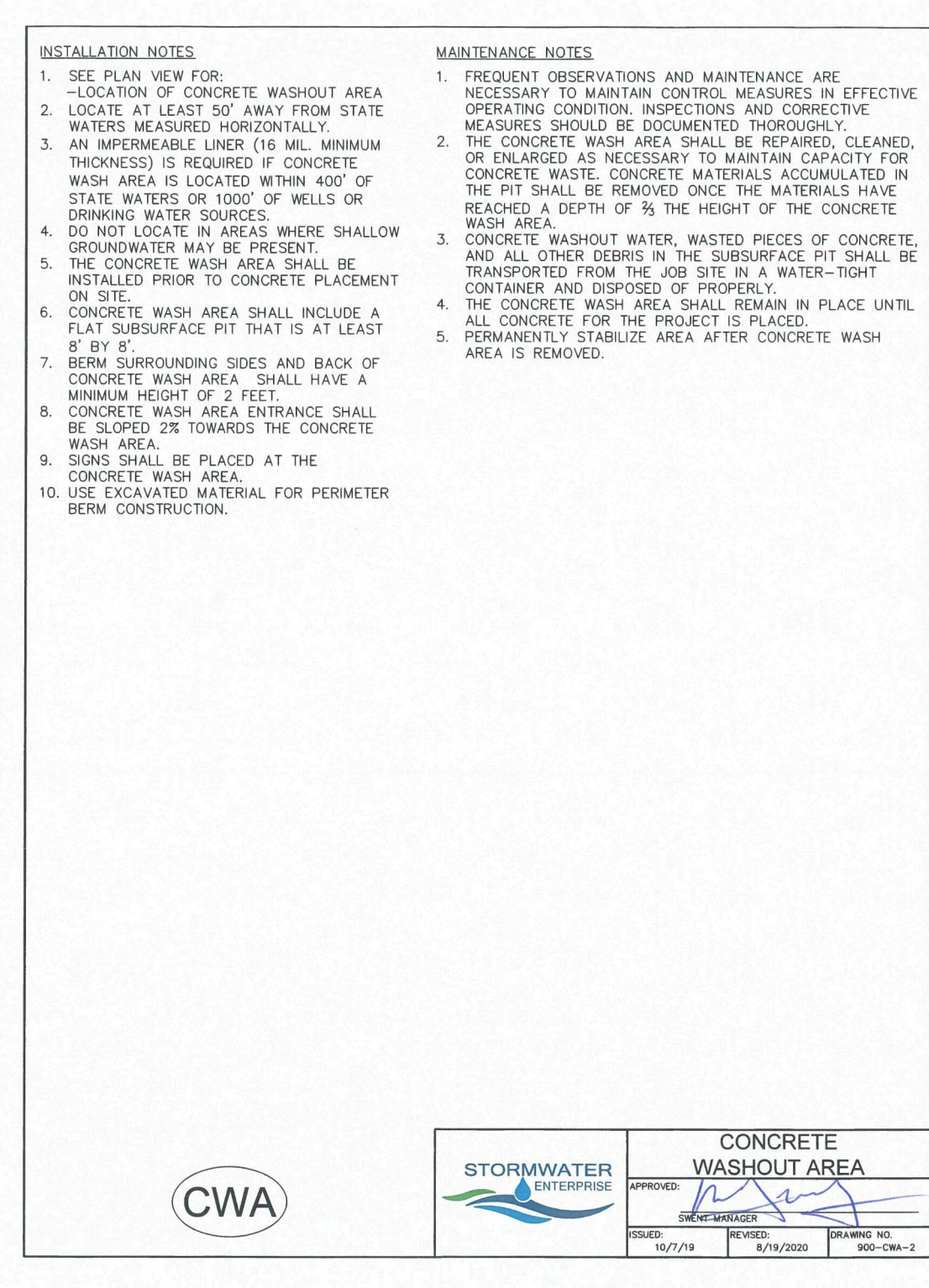
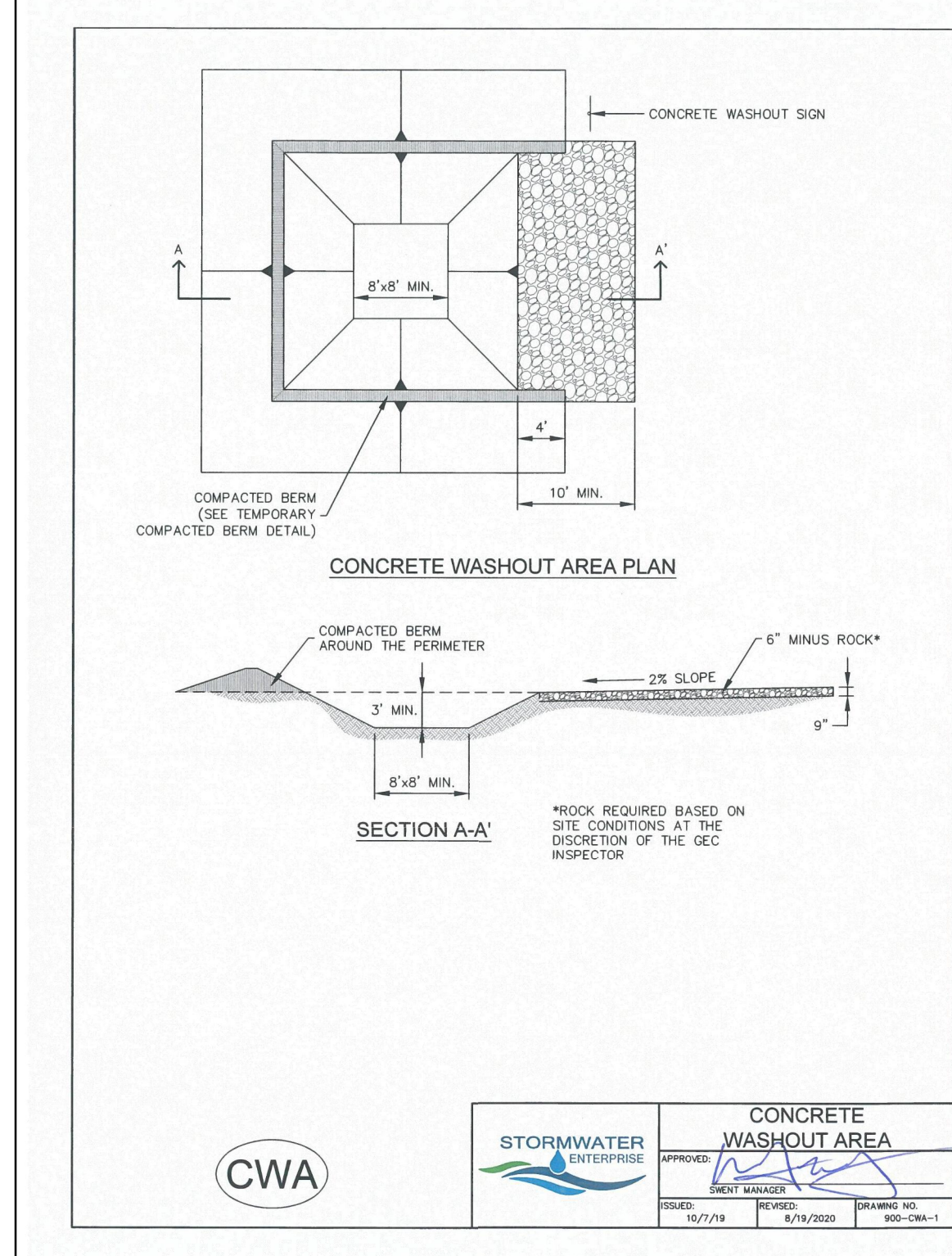
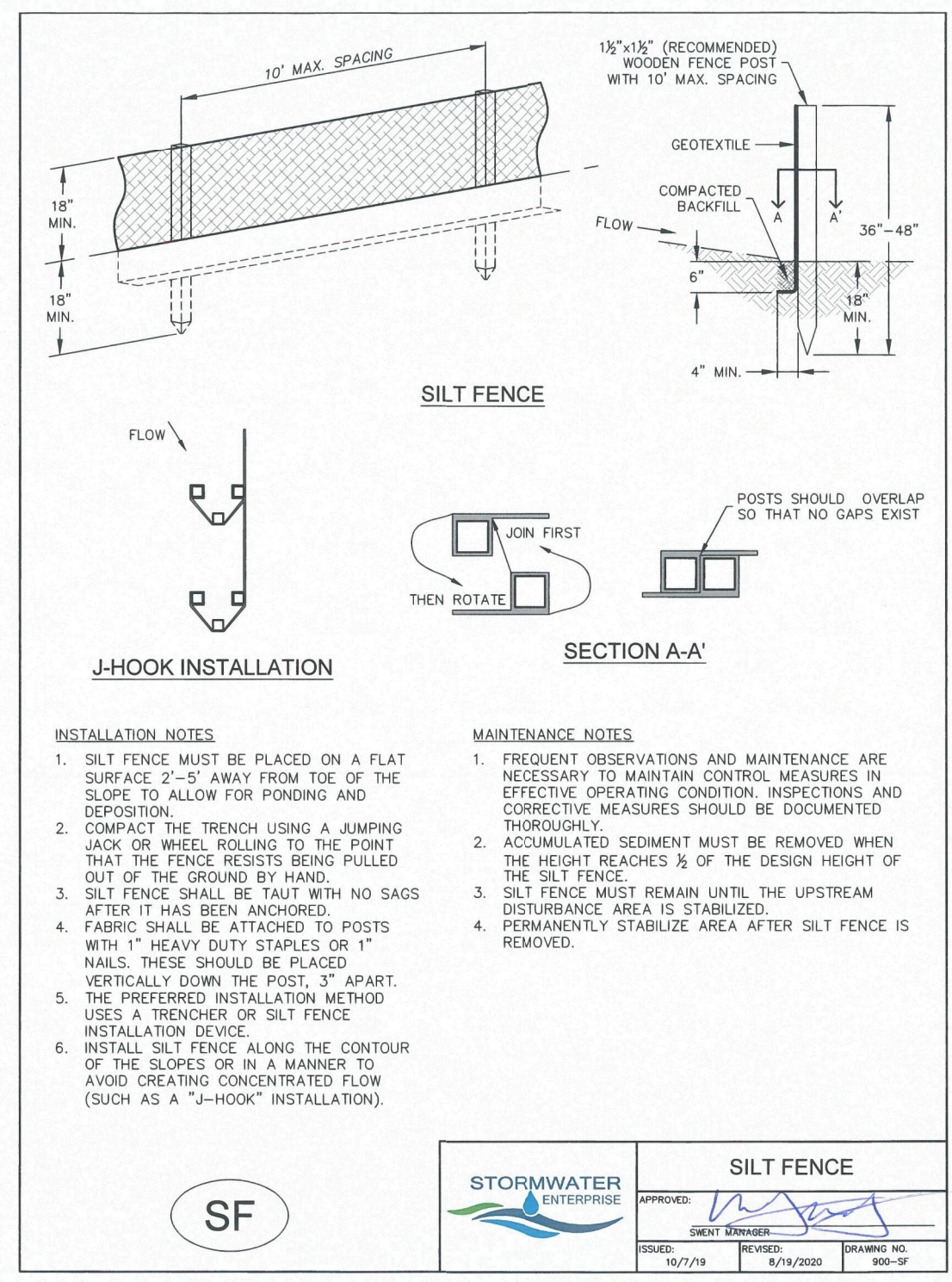
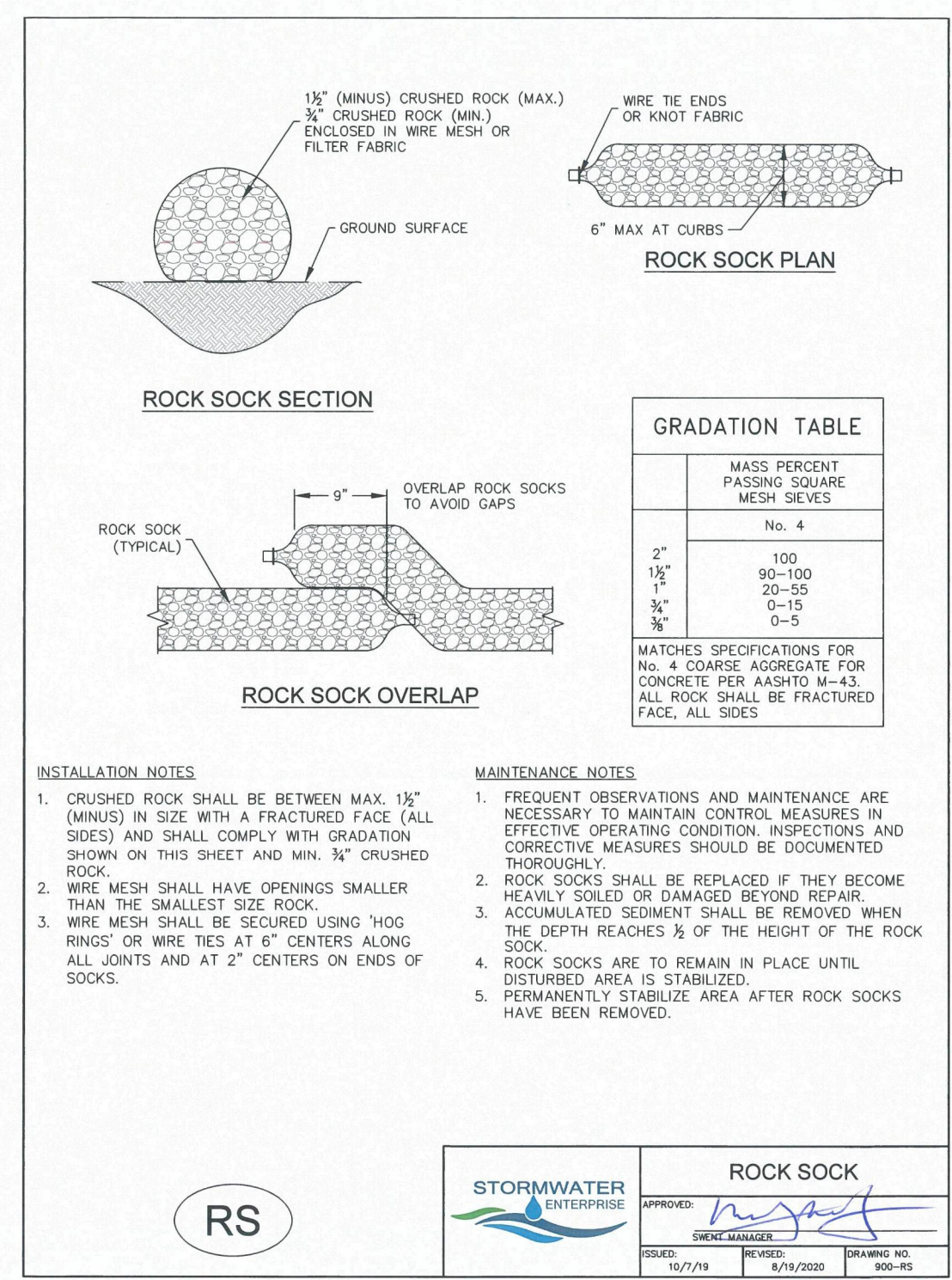
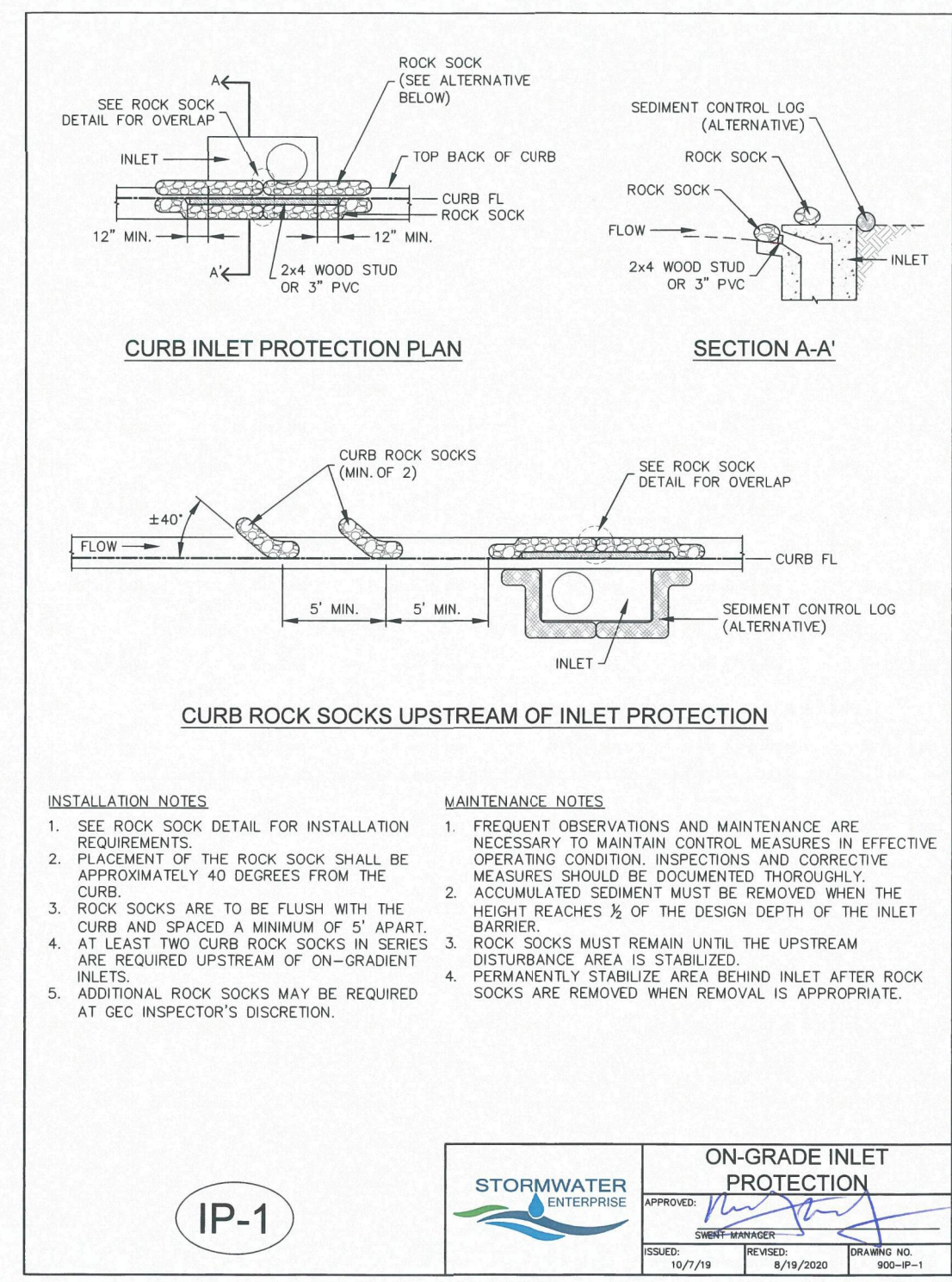
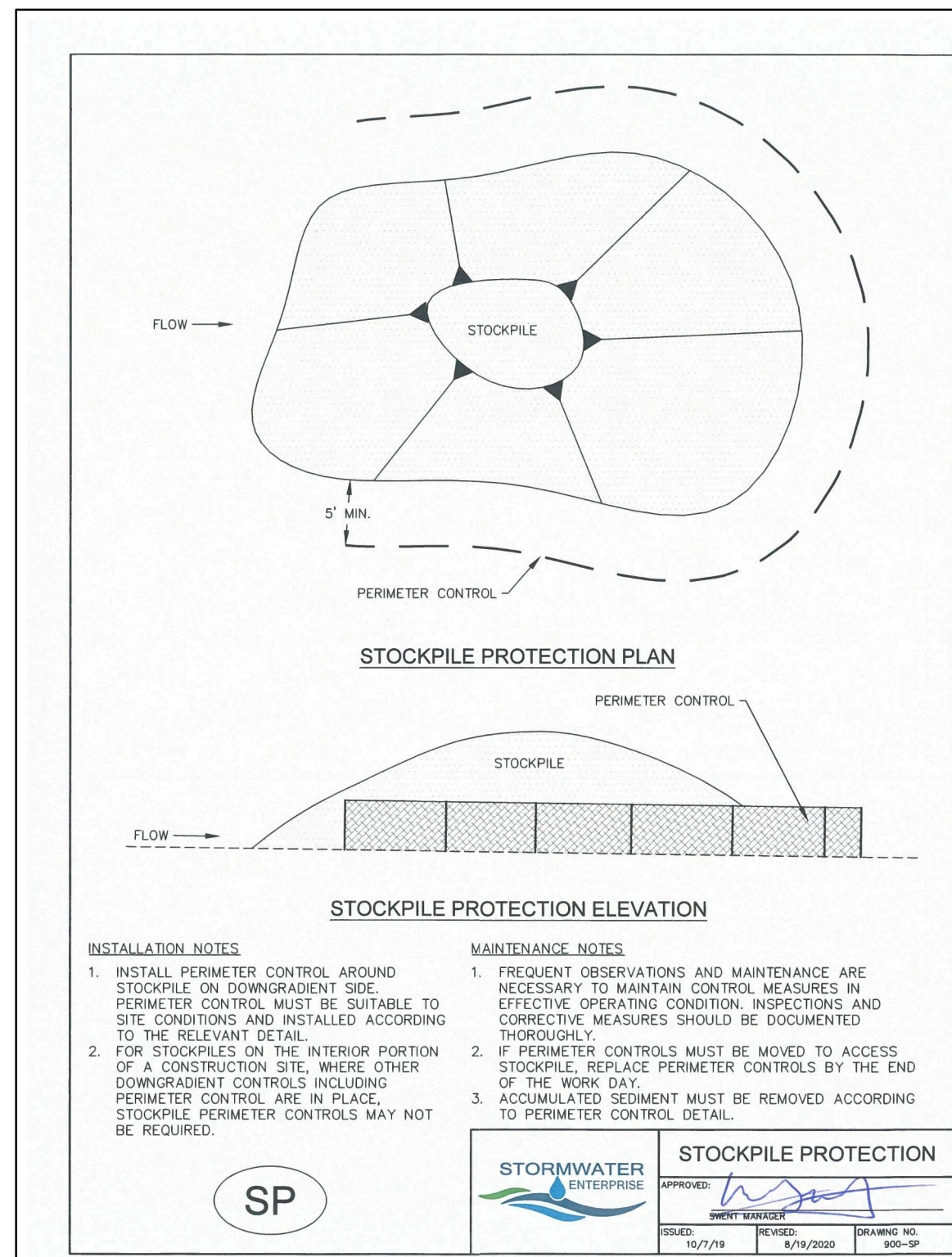
PRELIMINARY  
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196192000

SHEET  
4



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NO.	REVISION	BY	DATE

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 2 North Nevada Avenue, Suite 300  
 Colorado Springs, Colorado 80903 (719) 453-0180

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

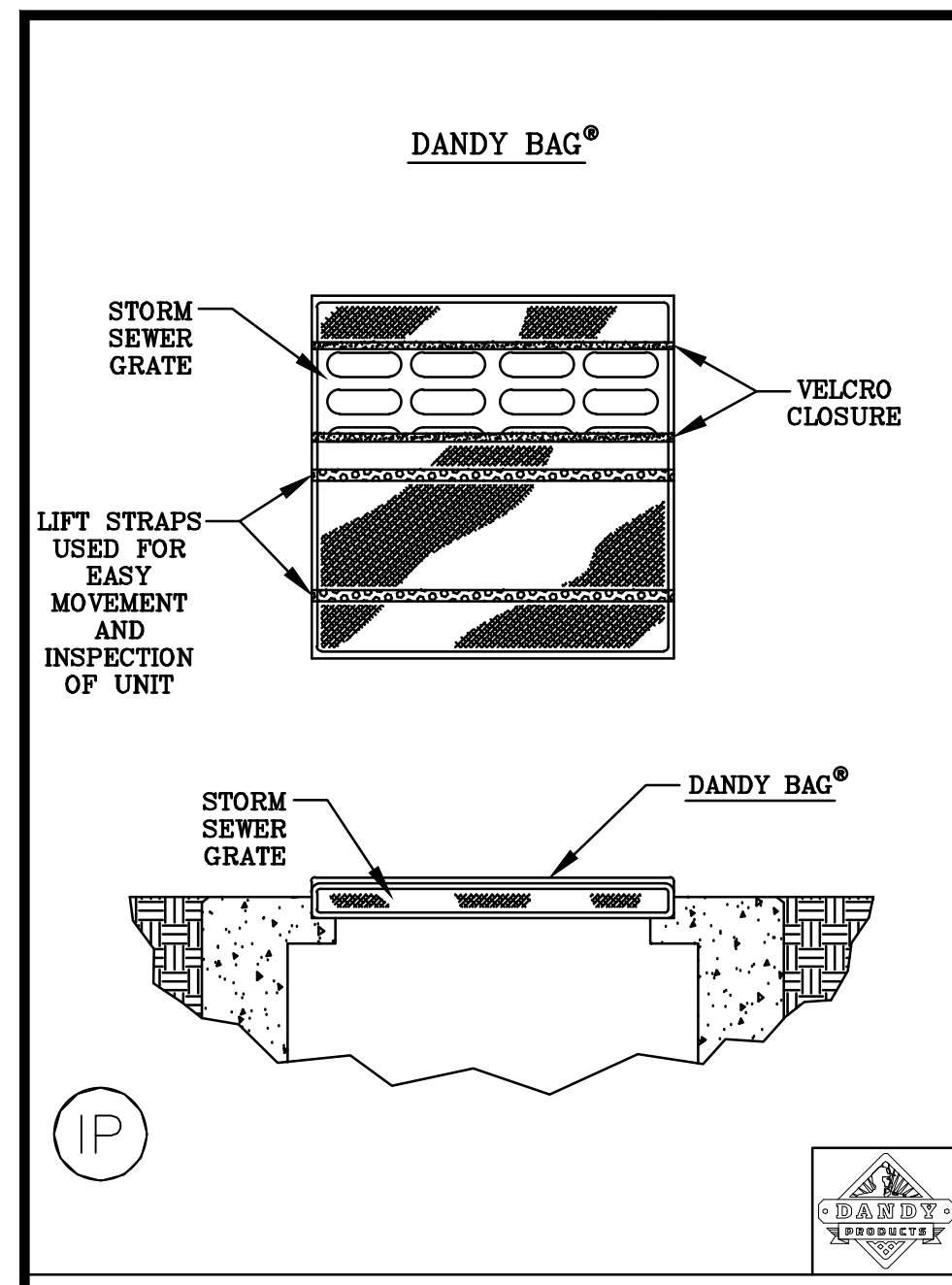
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PROJECT NO.  
 196192000  
 SHEET  
 6



dandy bags do not seem like a good option for the type of inlet and protection required. consider replacing with alternative inlet protection details.

KHA Response: Detail Removed. Standard Inlet Protection Detail included. Dandy Bags can be an effective inlet protection tool and are utilized at construction sites across El Paso County and Colorado.



**DANDY BAG® SPECIFICATIONS**

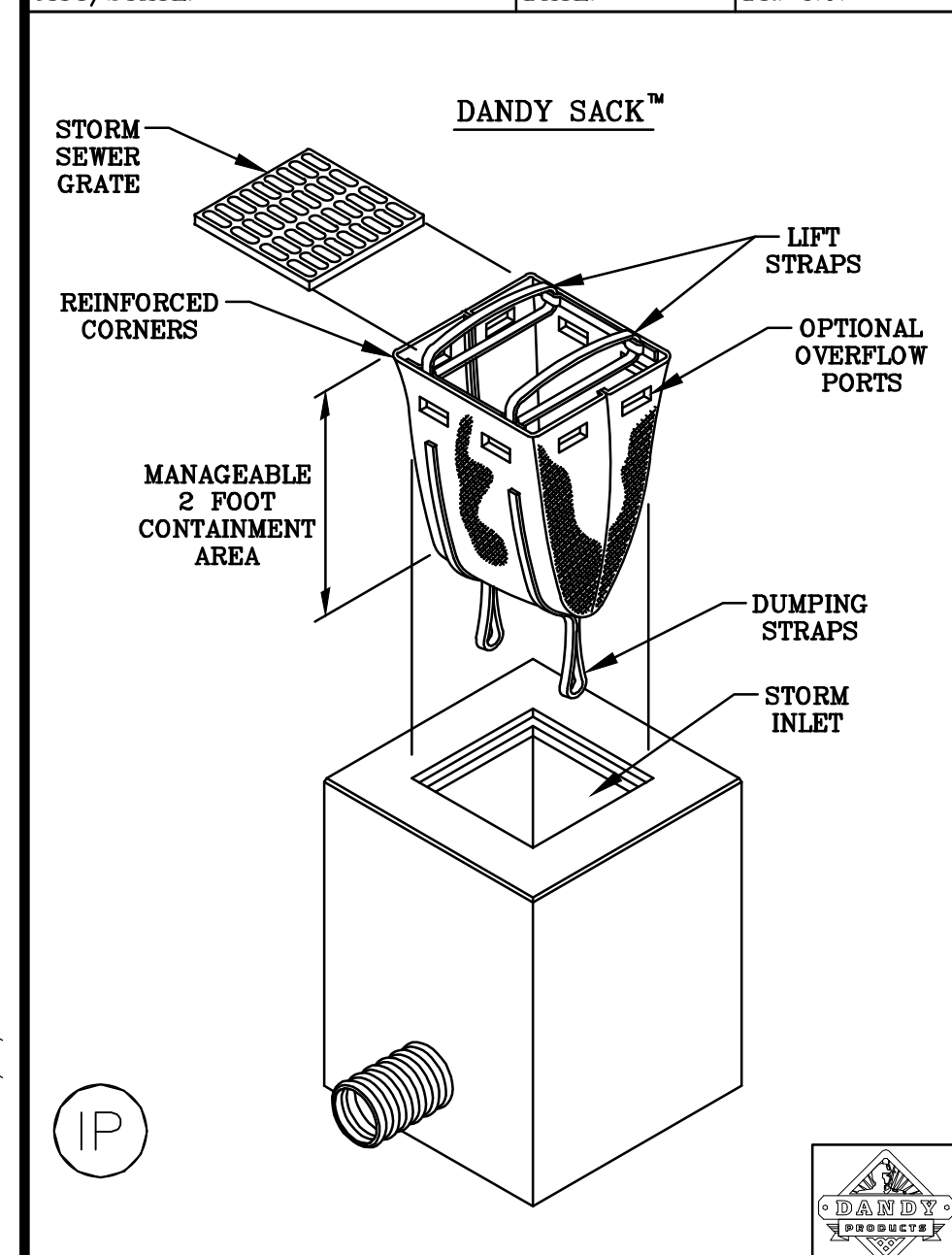
NOTE: THE DANDY BAG® WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFLAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	KN (lbs)	1.62 (365) x 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 x 10
Puncture Strength	ASTM D 4833	KN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	KPa (psi)	2997 (430)
Trapezoidal Tear Strength	ASTM D 4533	KN (lbs)	0.51 (115) x 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4791	mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5807 (145)
Permeability	ASTM D 4491	Sec⁻¹	2.1

\*Note: All Dandy Bags® can be ordered with our optional oil absorbent pillows

DETAIL OF INLET SEDIMENT CONTROL DEVICE

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



**DANDY SACK™ SPECIFICATIONS**

NOTE: THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFLAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	KN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	KN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	KPa (psi)	5505 (800)
Trapezoidal Tear Strength	ASTM D 4533	KN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4791	mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	2852 (70)
Permeability	ASTM D 4491	Sec⁻¹	0.90

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

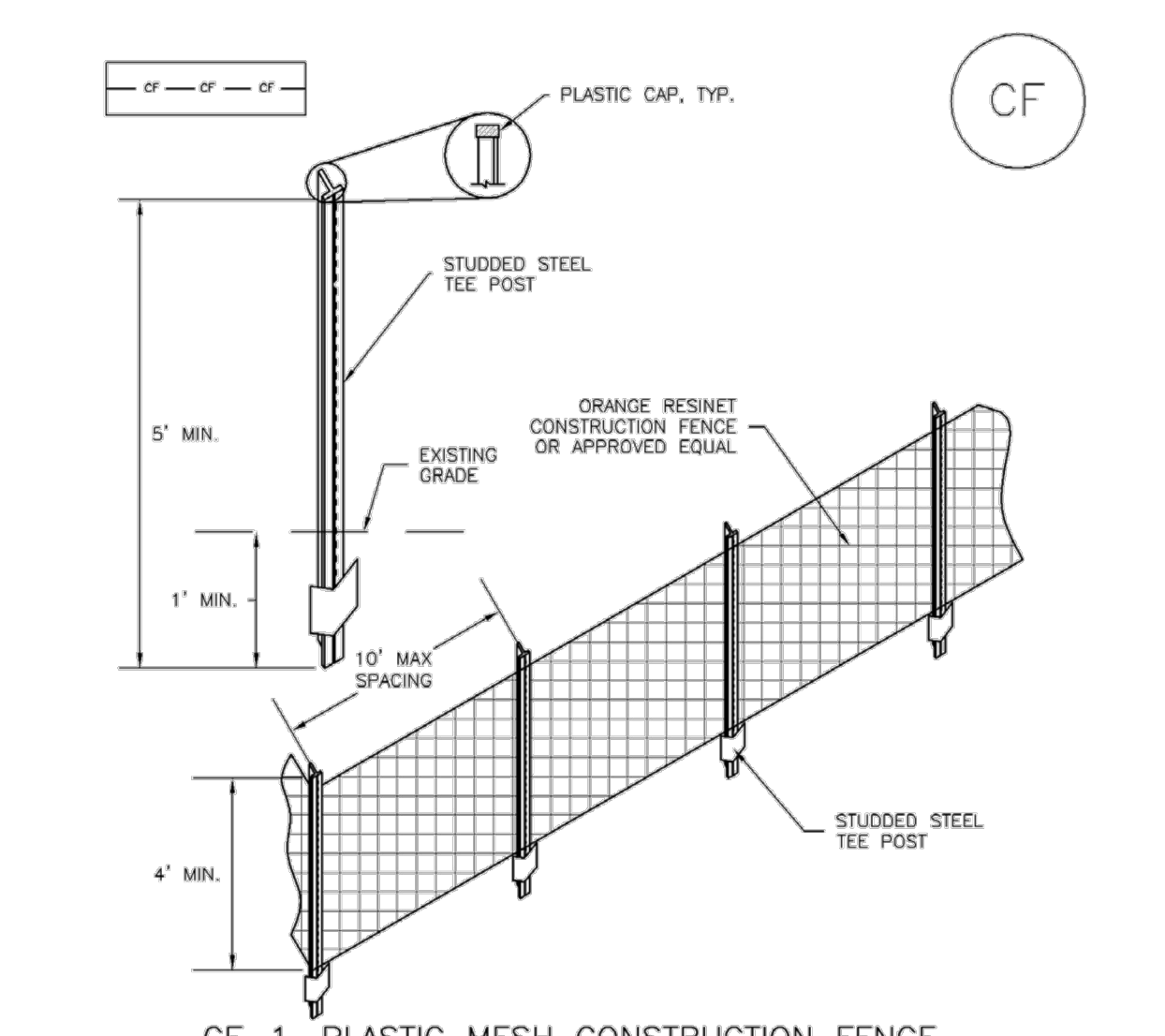
DETAIL OF INLET SEDIMENT CONTROL DEVICE

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

Please specify the location, number and purpose of this device on the GEC plan or site plan and if they will be a temporary or permanent device.

KHA Response: Inlet Protection location is specified on GEC Plans. Only used at Inlet in Yucatan. To be used during construction, as standard for inlet protection.

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



**CF-1. PLASTIC MESH CONSTRUCTION FENCE**

CONSTRUCTION FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 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.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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

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

CONSTRUCTION FENCE 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.
- 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.
- WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

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

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

please include two types of approved VTC details for VTCs on pavement.



KHA Response: We have included one on-pavement VTC Detail. Please provide a list of county approved VTC's to the contractor so they can select one that conforms with your standards.

NO.	REVISION	BY	DATE	APPR

**Kimley»Horn**  
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 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MOH  
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CLEARVIEW CONVENIENCE STORE  
 GRADING, EROSION, AND SEDIMENT CONTROL PLANS  
 EROSION CONTROL DETAILS

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PROJECT NO.  
 196192000  
 SHEET  
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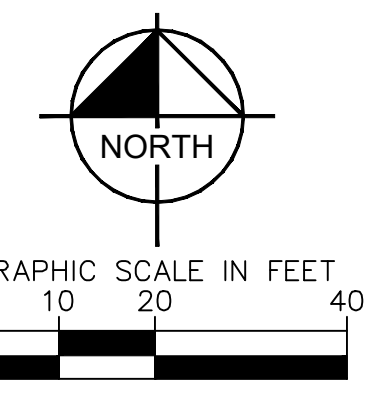
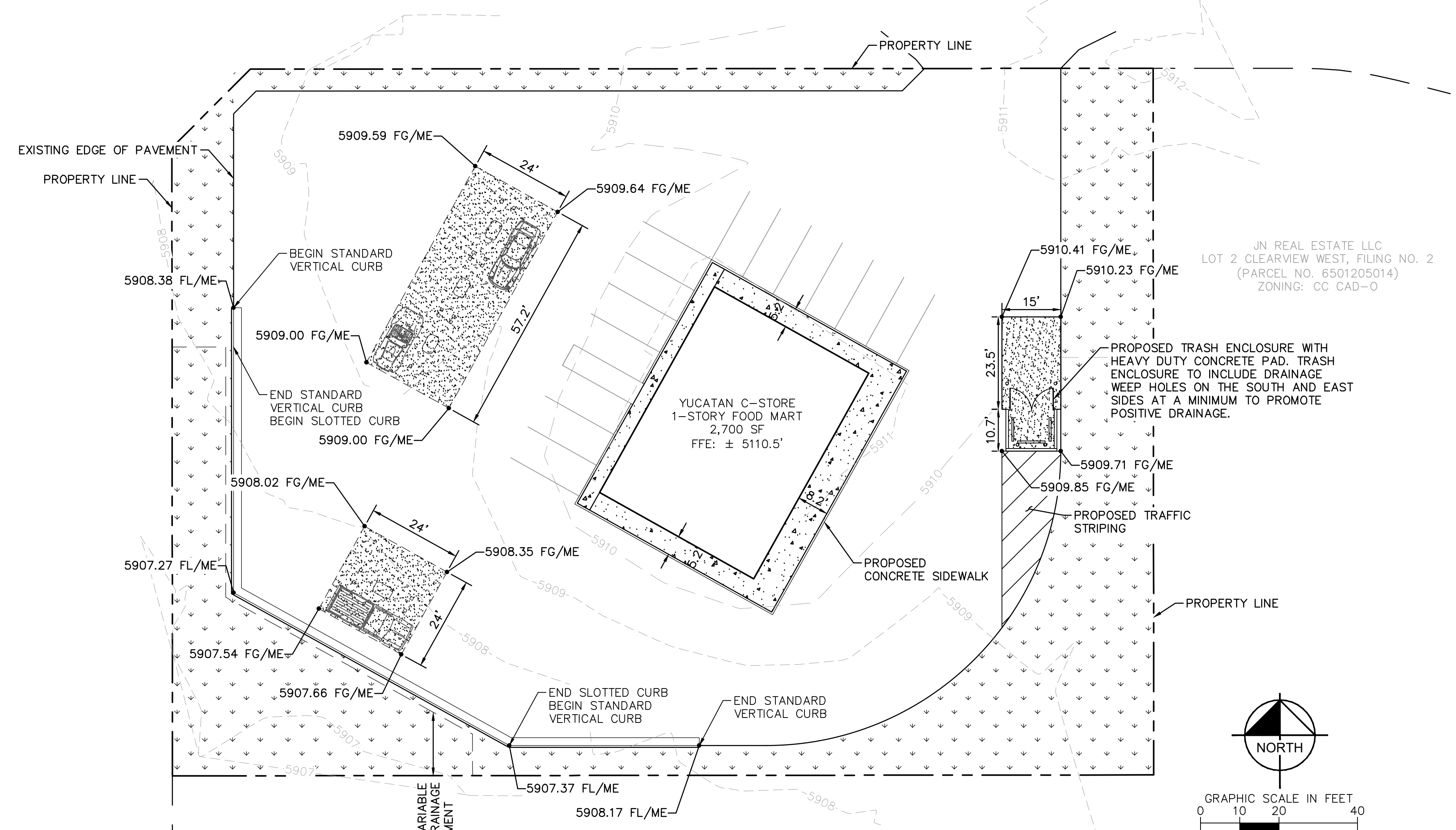
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## YUCATAN DRIVE (80' PUBLIC ROW)

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

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

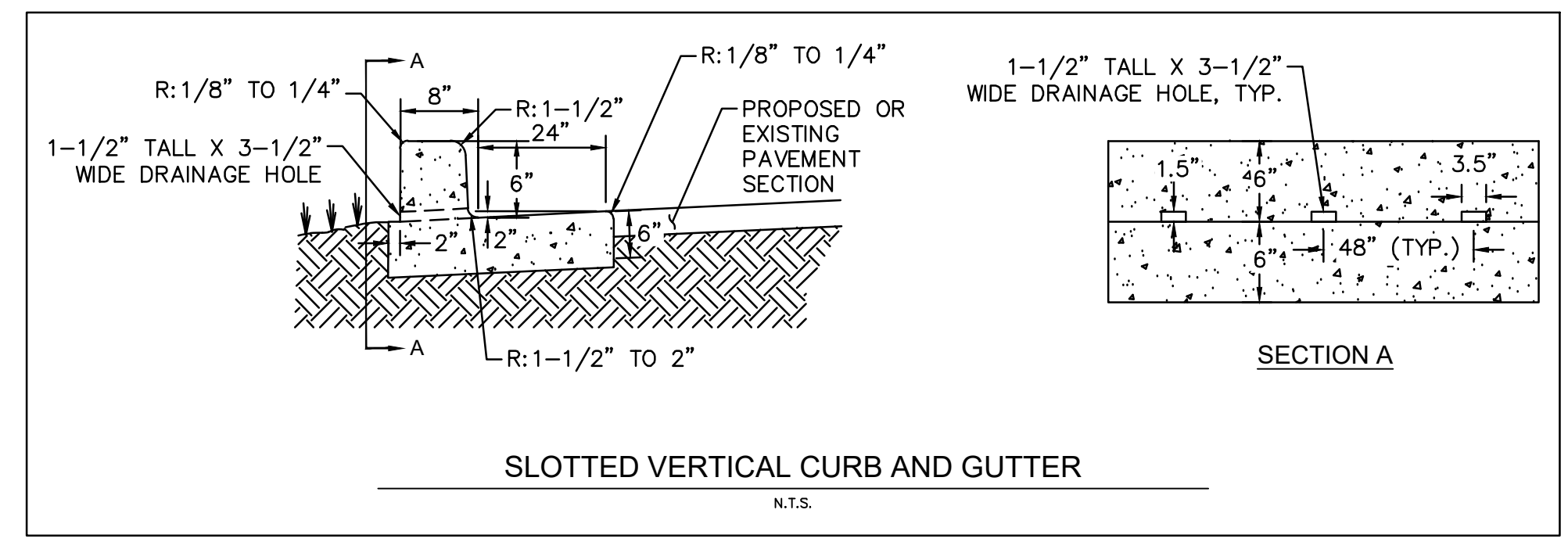
HANCOCK EXPRESSWAY  
(150' PUBLIC ROW)



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

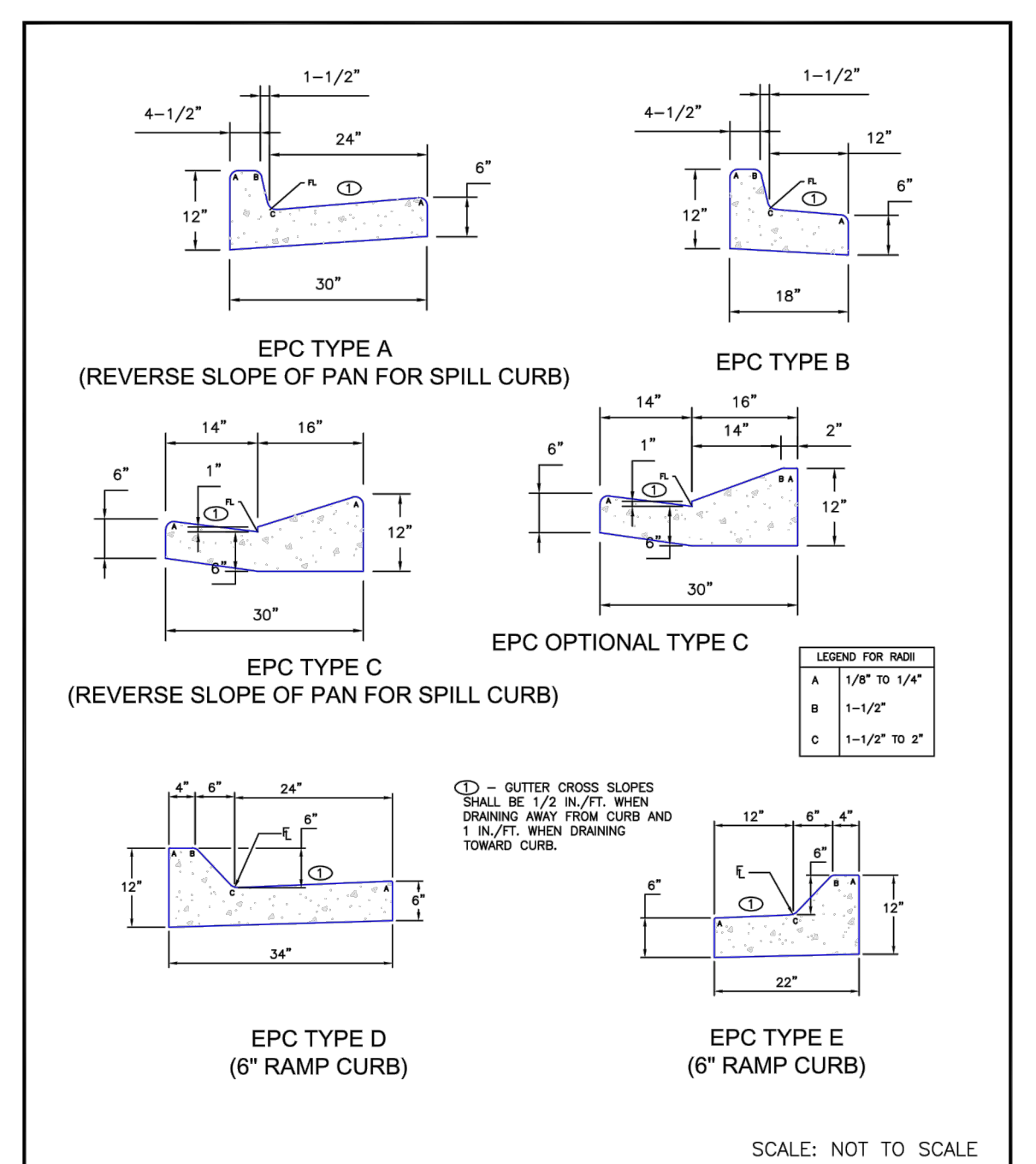
### GENERAL NOTES

- 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



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



<b>Kimley»Horn</b>		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 <b>Kimley»Horn</b> Kimley-Horn and Associates, Inc.		
PROJECT NO. 196192000		SHEET 5



Comment Responses Markup:

4815 Yucatan Gas Station  
Landscape Plans  
PPR2214

Kimley»»Horn

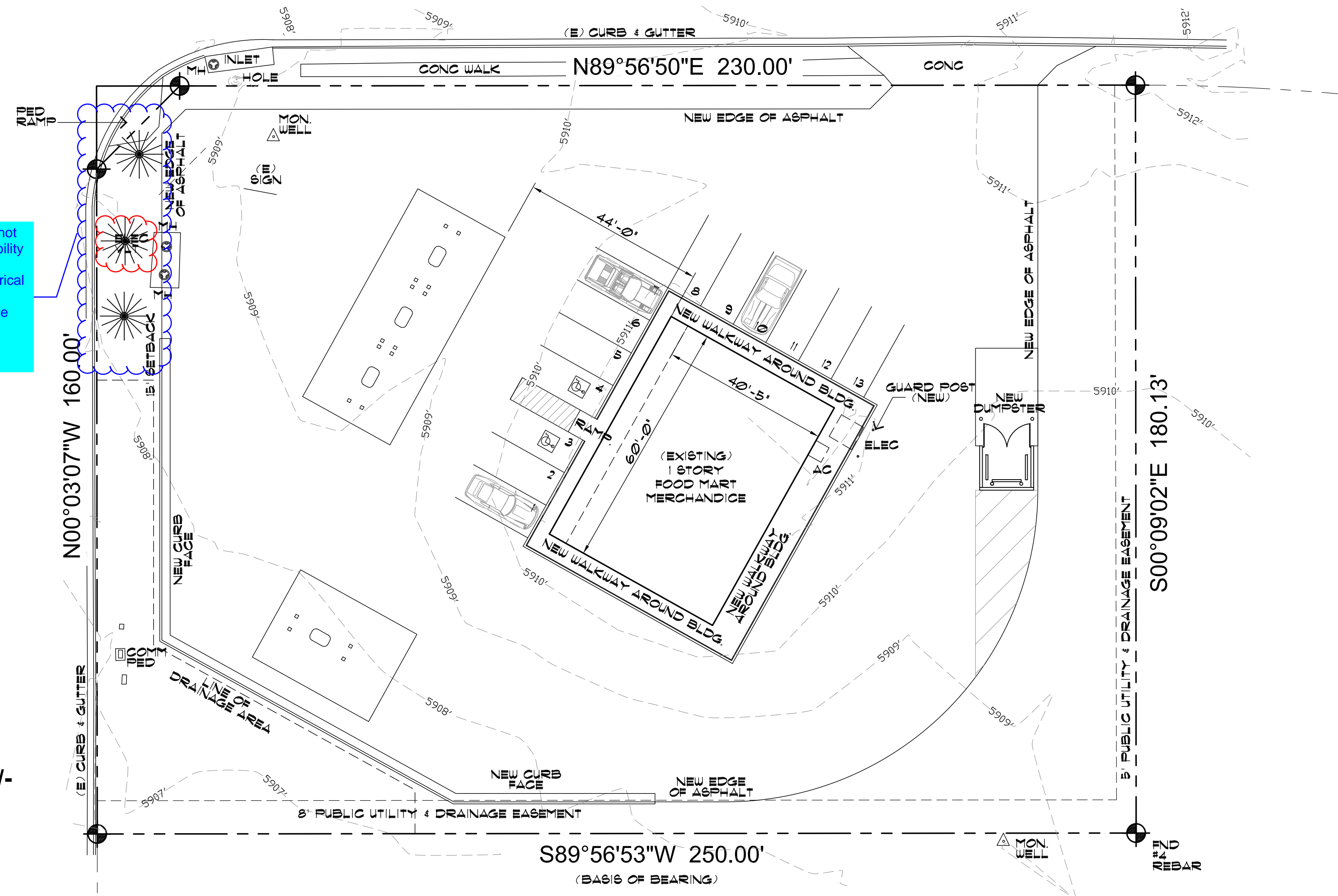


HANCOCK EXPY

YUCATAN DRIVE

Lot 1  
Clear View West  
Fil. No.2  
Area= 44,800 SQ.FT. +/-

Spruce trees cannot be planted in visibility triangle, near ped ramps, atop electrical vaults.  
Show site distance visibility triangle  
Reference ECM section 2.3.6.G



Adjoining Property  
Lot 2, Clear View West Fil. No.2  
Area= 3.88 Acres

A Site Development Plan  
A-2 SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

THIS SITE CONTAINS AN EXISTING MERCHANDISE BUILDING. THE PROPOSED DEVELOPMENT PLAN INCLUDES THE ADDITION OF A GAS STATION SERVICE WITH GAS PUMPS AND CANOPIES IN THE PAVEMENT DRIVEWAY AREA. OWNERS ARE UPGRADING THE EXISTING SITE TO INCLUDE LANDSCAPING THAT ENHANCES THE CURRENT PROPERTY.

ROCK LANDSCAPE OUTCROPPING IS PLANNED IN THE STREET LANDSCAPE AREA OFF HANCOCK EXPRESSWAY AND YUCATAN DRIVE.

EXISTING VEGETATION IS PROPOSED AT THE SW CORNER OF THE PROPERTY. THIS IS ALSO A NATURAL SLOPE AND DRAINAGE DIRECTION FOR THE EXISTING PROPERTY.

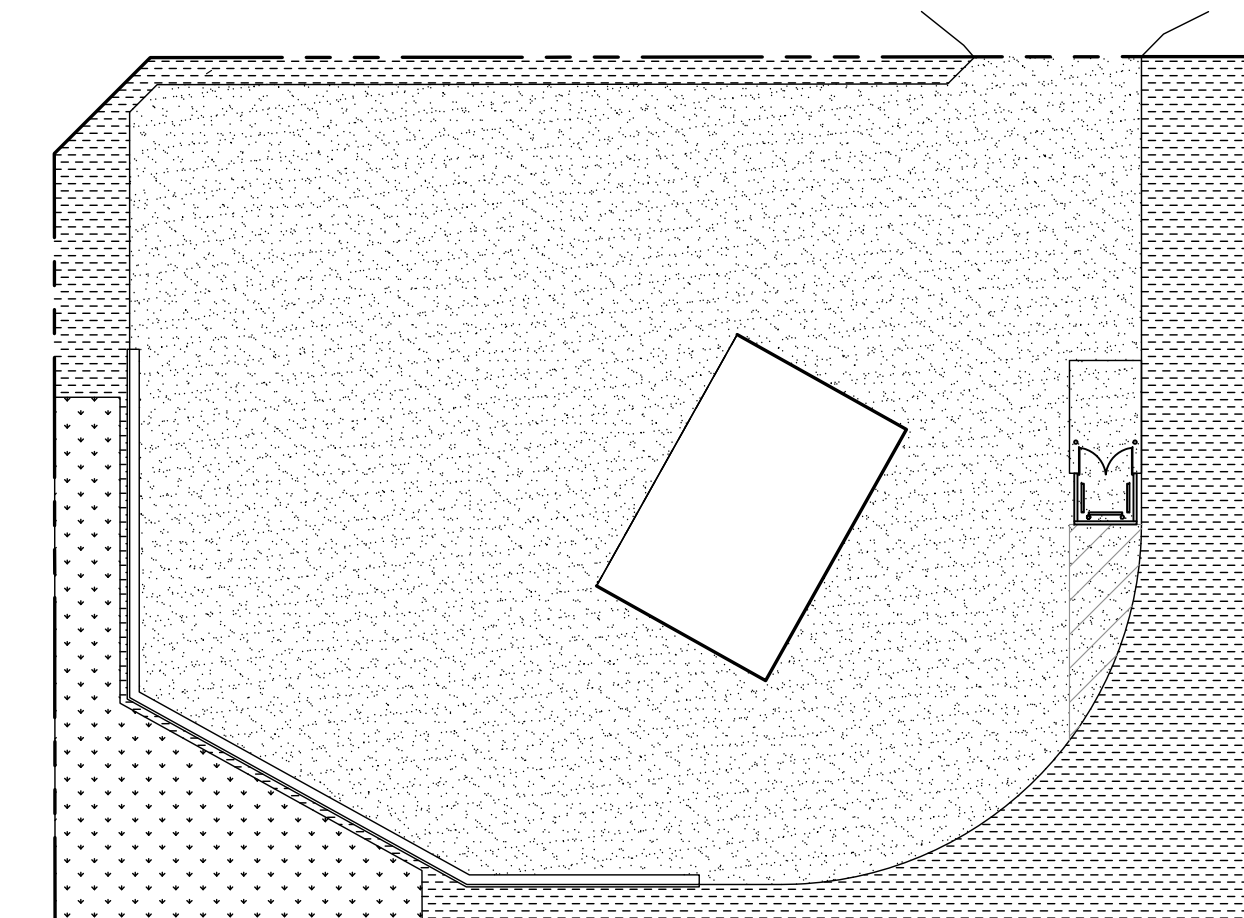
THE EAST SIDE OF THE PROPERTY IS JOINED BY A VACANT PROPERTY, LOT 2 OF THE CLEAR VIEW WEST FILING. THIS AREA IS TO BE MAINTAINED WITH EXISTING VEGETATION.

OVERALL LOT SQUARE FOOTAGE 44,800

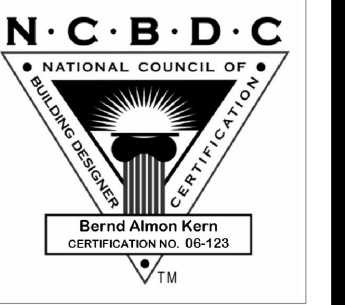
EXISTING BUILDING AREA	= 2,424 sq ft or 5%
PROPOSED PAVEMENT AREA	= 28,896 sq ft or 65%
PROPOSED LANDSCAPE AREA	= 13,480 sq ft or 30%
DECORATIVE ROCK AREA	= 3,3875 sq ft
NATURAL VEGETATION	= 9,605 sq ft

- COLORADO SPRUCE  
4" diameter = 3
- QUAKING ASPEN  
2 1/2" diameter = 3

- 31,874 SQ. FT. ASPHALT
- 8,687 SQ. FT. SEEDING & MULCHING
- 3,248 SQ. FT. GRASS BUFFER ZONE



LOT AREA	= 44,800 SQ. FT.
EXISTING BUILDING AREA	= 2,424 sq ft.



These working drawings, including the design concept, floor plans, and elevations are property of BBKernDESIGNS, LLC. Federal copyright laws protect this work from being copied, distributed, or displayed without the expressed written consent of BBKernDESIGNS, LLC.  
Copyright © 2020

Designer: **BBKernDESIGNS LLC**  
RESIDENTIAL BUILDING DESIGNER, AIBD  
2018 AIBD Designer Of The Year  
POB 10081, Colorado Springs, CO 80909-1081  
719.375.4956  
bbkerndesigns@q1.com

Project: **Clearview Market Gas Station**  
4815 Yucatan Drive  
Colorado Springs, CO 80911

Contractor:

Revisions:


Plan Number: R-20210601  
Sheet Title: LANDSCAPE  
Date: 12.27.2021  
Sheet No:

# EL PASO COUNTY CONSERVATION DISTRICT



## SHOTGUN MIX

Common name      Recommended variety      % of seed mix      PLS Rate per acre double if broadcast

Bluestem, Big Native	Kaw, Bison, Champ	20.0 %	1.08
Little Bluestem Native	Schizachyrium scoparium	10.0%	.12
Green Needlegrass Native	Lodorm	10.0%	.48
Wheatgrass, Western Native	Arriba, Barton	20.0%	1.60
Gramma, Sideoats Native	Vaughn, Butte, El Reno, Niner	10.0%	.46
Switchgrass Native	Blackwell, Greenville	10%	.20
Prairie Sandreed Native	Goshen, Pronghorn	10.0%	.32
Yellow Indiangrass Native	Cheyenne, Holt, Llano	10.0%	.51

**EL PASO COUNTY CONSERVATION DISTRICT**

**5610 INDUSTRIAL PL SUITE 100**

**COLORADO SPRINGS, CO 80916**

**719-600-4706      [WWW.EPCCD.ORG](http://WWW.EPCCD.ORG)**

**[EPCDISTRICT@YAHOO.COM](mailto:EPCDISTRICT@YAHOO.COM)**



Comment Responses Markup:

4815 Yucatan Gas Station  
Letter of Intent  
PPR2214

Kimley»»Horn



El Paso County

Letter of intent and Legal Description for 4815 Yucatan Drive

December 24, 2021

**Owner:**

FATEH LLC  
4815 Yucatan Drive  
Colorado Springs, CO 80911  
1-720-579-3221

Please add PCD File #  
PPR-22-017 and parcel #

**Planner/Designer/Applicant Representative**

Bernie Kern  
BBKern DESIGNS LLC  
1253 N. Meade Ave  
Colorado Springs, CO 80909  
719-375-4956

Please add email

A discussion  
regarding the  
provision of utilities

**Project Location/Description:**

Please provide discussion on prior use of property as a gas station circa 2006. Explain or number of previous pumps and expansion in the number of pumps or islands.

This is a 1.03 acre parcel with an existing merchandising market on the property, 4815 Yucatan Drive, Colorado Springs, Colorado, in El Paso County. The nearest major cross section is Milton E Proby Parkway and Hancock Express Way, located north of this project address.

The property is zoned CC CAD-O. The existing convenience market was built in 1981. The current owners purchased the vacant building in 2016 and purchased a building permit to update the building under the same use as a convenience store.

The owners propose to add gas station service to the convenience market. More specifically the owners want to add four fuel pump stations (total 8 service pumps). One of the fuel pump stations (2 service pumps) will be for Diesel fuel. The fuel pump stations are proposed to be designed on the property with full canopy covers.

New site lighting, landscape, and development plans will be provided with this application, along with a traffic study and drainage report.

**Description:**

4815 Yucatan Drive  
Colorado Springs, CO 80911

LOT 1, CLEAR VIEW WEST FILING NO. 2 AS RECORDED IN PLAT BOOK D-4 AT PAGE 103, EXCEPT THAT PORTION AS DESCRIBED IN WARRANT DEED RECORDED IN BOOK 6071 AT PAGE 531 ALL OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Commercial driveway access  
permit must be submitted.



Comment Responses Markup:

4815 Yucatan Gas Station  
PMBP Applicability  
PPR2214



## Post Construction Stormwater Management Applicability Evaluation Form

This form is to be used by the Engineer of Record to evaluate applicable construction activities to determine if the activities are eligible for an exclusion to permanent stormwater quality management requirements. Additionally Part III of the form is used to identify and document which allowable control measure design standard is used for the structure.

Part I. Project Information	
1. Project Name: Clearview Market and Gas Station <span style="color: green;">This has been addressed.</span>	
2. El Paso County Project #: <span style="background-color: cyan; padding: 2px;">PCD File #PPR-22-017</span>	3. ESQCP #:
4. Project Location: 4815 Yucatan Drive	Project Location in MS4 Permit Area (Y or N): Yes
5. Project Description: Addition of fuel dispensers (gasoline and/or diesel) and canopy over the proposed fuel dispensers at the existing convenience store. Disturbance area is less than 1 acre.	
If project is located within the El Paso County MS4 Permit Area, please provide copy of this completed form to the Stormwater Quality Coordinator for reporting purposes; and save completed form with project file.	

Part II. Exclusion Evaluation: Determine if Post-Construction Stormwater Management exclusion criteria are met. Note: Questions A thru K directly correlate to the MS4 permit Part I.E.4.a.i (A) thru (K). If Yes, to any of the following questions, then mark Not Applicable in Part III, Question 2.				
Questions	Yes	No	Not Applicable	Notes:
A. Is this project a "Pavement Management Site" as defined in Permit Part I E.4.a.i. (A)?		X		This exclusion applies to "roadways" only. Areas used primarily for parking or access to parking are not included.
B. Is the project "Excluded Roadway Development"?				
• Does the site add less than 1 acre of paved area per mile?			X	
• Does the site add 8.25 feet or less of paved width at any location to the existing roadway?			X	
C. Does the project increase the width of the existing roadway by less than 2 times the existing width?			X	For redevelopment of existing roadways, only the area of the existing roadway is excluded from post-construction requirements when the site does not increase the width by two times or more. <b><i>This exclusion only excludes the original roadway area it does NOT apply to entire project.</i></b>
D. Is the project considered an aboveground and Underground Utilities activity?		X		Activity can NOT permanently alter the terrain, ground cover or drainage patterns from those present prior to the activity
E. Is the project considered a "Large Lot Single-Family Site"?		X		Must be a single-residential lot or agricultural zoned land, $\geq 2.5$ acres per dwelling and total lot impervious area < 10 percent.



Questions (cont'd)	Yes	No	Not Applicable	Notes
F. Do Non-Residential or Non-Commercial Infiltration Conditions exist? Post-development surface conditions do not result in concentrated stormwater flow or surface water discharge during an 80 <sup>th</sup> percentile stormwater runoff event.		X		Exclusion does not apply to residential or commercial sites for buildings. A site specific study is required and must show: rainfall and soil conditions; allowable slopes; surface conditions; and ratios of imperviousness area to pervious area.
G. Is the project land disturbance to Undeveloped Land where undeveloped land remains undeveloped following the activity?		X		Project must be on land with no human made structures such as buildings or pavement.
H. Is the project a Stream Stabilization Site?		X		Standalone stream stabilization projects are excluded.
I. Is the project a bike or pedestrian trail?		X		Bike lanes for roadways are not included in this exclusion, but may qualify if part of larger roadway activity is excluded in A, B or C above.
J. Is the project Oil and Gas Exploration?		X		Activities and facilities associated with oil and gas exploration are excluded.
K. Is the project in a County Growth Area?				Note, El Paso County does not apply this exclusion. All Applicable Construction Activity in El Paso County must comply the Post-Construction Stormwater Management criteria.

We have made this change. We do not agree though because the ECM/DCM don't list this as an applicable construction activity.

Part III. Post Construction (Permanent) Stormwater Control Determination		
Questions	Yes	No
1. Is project an Applicable Construction Activity?	X	X
2. Do any of the Exclusions (A-K in Part II) apply?		X
<p>If the project is an Applicable Construction Activity and no Exclusions apply then Post-Construction (Permanent) Stormwater Management is required. Complete the applicable sections of Part IV below and then coordinate signatures for form and place in project file.</p> <p>If the project is not an Applicable Construction Activity, or Exclusion(s) apply then Post-Construction (Permanent) Stormwater Management is NOT required. Coordinate signatures for form and place in project file.</p>		

Part IV: Onsite PWQ Requirements, Documentation and Considerations	Yes	No
1. Check which Design Standard(s) the project will utilize. Standards align with Control Measure Requirements identified in permit Part I.E.4.a.iv.		
A. Water Quality Capture Volume (WQCV) Standard	X	X
B. Pollutant Removal/80% Total Suspended Solids Removal (TSS)		
C. Runoff Reduction Standard		
D. Applicable Development Site Draining to a Regional WQCV Control Measure		
E. Applicable Development Site Draining to a Regional WQCV Facility		X
F. Constrained Redevelopment Sites Standard		X
G. Previous Permit Term Standard		X
2. Will any of the project permanent stormwater control measure(s) be maintained by another MS4? If Yes, you must obtain a structure specific maintenance agreement with the other MS4 prior to advertisement.		X
3. Will any of the project permanent stormwater control measures be maintained by a private entity or quasi-governmental agency (e.g. HOA or Special District, respectively)? If Yes, a Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement must be recorded with the El Paso County Clerk and Recorder.		X

**Part V Notes (attach an additional sheet if you need more space)**

This project is not considered an applicable construction activity as it does not disturb  $\geq 1$  acre of land and is not part of a larger common plan of development (refer to Part I.E.3 of the MS4 Permit). As this project does not meet the requirements for applicable construction activity, no permanent stormwater quality management facility or practice will be implemented for the development.

Project design is complete to include the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required. The engineering, drainage considerations and information used to complete these documents is complete, true, and accurate to the best of my belief and knowledge.



\_\_\_\_\_  
Signature and Stamp of Engineer of Record

1/4/2022

\_\_\_\_\_  
Date

Post-Construction Stormwater Management Applicability Form has been reviewed and the project design, construction plans, drainage report, specifications, and maintenance and access agreements as required, have been reviewed for compliance with the Post Construction Stormwater Management process and MS4 Permit requirements.

\_\_\_\_\_  
Signature of El Paso County Project Engineer

\_\_\_\_\_  
Date



Comment Responses Markup:

4815 Yucatan Gas Station  
SWMP Checklist  
PPR2214





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

✓ Satisfies criteria

✗ Needs to be addressed

EPC Project Number: PPR-22-017

Revised: July 2019

		Applicant	EPC
<b>1. STORMWATER MANAGEMENT PLAN</b>			
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

KHA Response: GEC Comments Addressed.

EPC Project Number: PPR-22-017

Revised: July 2019

		Applicant	EPC
17	SWMP Map to include: <span style="border: 1px solid black; padding: 2px;">see comments on GEC</span>		
17a	<span style="background-color: #90EE90;">construction site boundaries</span>		X
17b	flow arrows to depict stormwater flow directions		✓
17c	<span style="background-color: #90EE90;">all areas of disturbance</span>		X
17d	<span style="background-color: #90EE90;">areas of cut and fill</span>		X
17e	areas used for storage of building materials, soils (stockpiles) or wastes		✓
17f	<span style="background-color: #90EE90;">location of any dedicated asphalt / concrete batch plants</span> <span style="border: 1px solid black; padding: 2px;">add note to GEC</span> <span style="color: blue;">Not used on site.</span>	✓	X
17g	location of all structural control measures		✓
17h	location of all non-structural control measures <span style="border: 1px solid black; padding: 2px;">add note to GEC</span>		✓
17i	<span style="background-color: #90EE90;">springs, streams, wetlands and other surface waters, including areas that require maintenance of pre-existing vegetation within 50 feet of a receiving water</span> <span style="color: blue;">None exist on or near the site.</span>	✓	X
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	<span style="background-color: #90EE90;">Technical drawing details for all control measure installation and maintenance; custom or other jurisdiction's details used must meet or exceed EPC standards</span> <span style="border: 1px solid black; padding: 2px;">see comments on GEC</span>		X
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)		✓
	<b>Please note: all items above must be addressed. If not applicable, explain why, simply identifying "not applicable" will not satisfy CDPHE requirement of explanation.</b>		
<b>2. ADDITIONAL REPORTS/PERMITS/DOCUMENTS</b>			
a	Grading and Erosion Control Plan (signed)		
b	Erosion and Stormwater Quality Control Permit (ESQCP) (signed)		



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www.elpasoco.com

## EL PASO COUNTY STORMWATER MANAGEMENT PLAN CHECKLIST

EPC Project Number: PPR-22-017

Revised: July 2019

		Applicant	EPC
<b>3. APPLICANT COMMENTS</b>			
a	Documents 2a and 2b will be signed upon acceptance by county staff.		
b			
c			
<b>4. CHECKLIST REVIEW CERTIFICATIONS</b>			
a	<p>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.</p> <div style="border: 1px solid green; background-color: #f4b084; display: inline-block; padding: 2px 20px; margin: 5px 0;">sign and date</div> <p>_____ Date</p> <p>Engineer of Record Signature</p>		
b	<p>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.</p> <p>_____ Date</p> <p>Review Engineer</p>		



Comment Responses Markup:

4815 Yucatan Gas Station  
Traffic Impact Study  
PPR2214

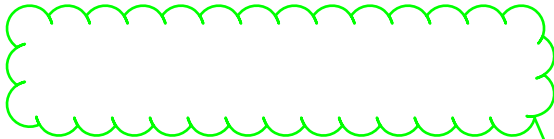




Traffic Impact Study

# Yucatan C-Store

## El Paso County, Colorado



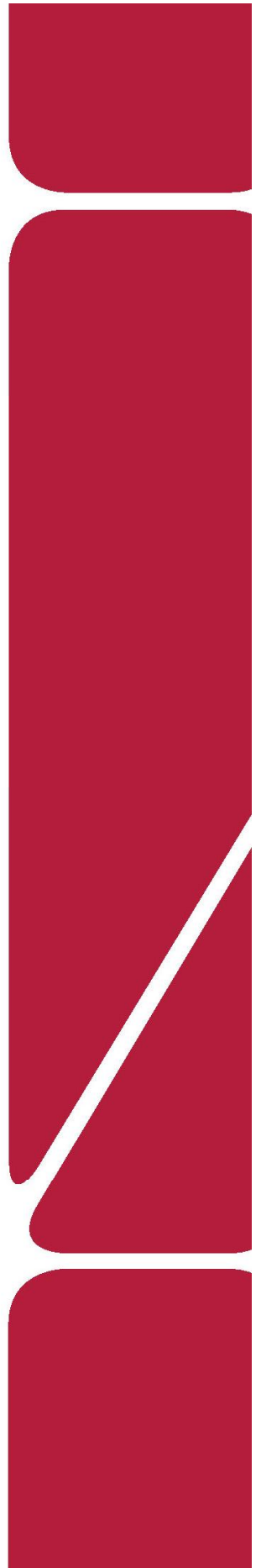
Please add site  
address and PCD File  
# PPR-22-017

This has been addressed.

Prepared for:

BBKern Designs, LLC

**Kimley»»Horn**

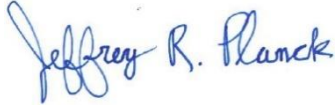




T R A F F I C I M P A C T S T U D Y

Traffic Engineer's Statement

The attached traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



\_\_\_\_\_  
Jeffrey R. Planck, P.E., PE #53006

\_\_\_\_\_  
October 11, 2021  
Date

Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Signature and date needed

\_\_\_\_\_  
Mr. Bernie Kern  
BBKern Designs, LLC  
P.O. Box 10081  
Colorado Springs, Colorado 80932

This has been addressed.

**Yucatan C-Store**

El Paso County, Colorado

**Prepared for**  
**BBKern Designs, LLC**  
P.O. Box 10081  
Colorado Springs, Colorado 80932

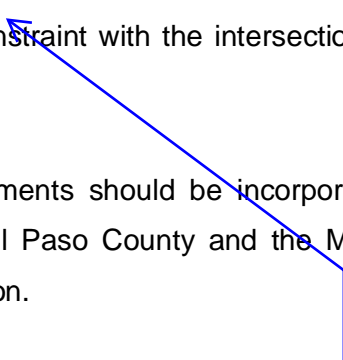
**Prepared by**  
**Kimley-Horn and Associates, Inc.**  
4582 South Ulster Street  
Suite 1500  
Denver, Colorado 80237  
(303) 228-2300



October 2021

*This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.*

- It is recommended that R1-1 STOP signs be installed on the northbound and southbound approaches at the existing Yucatan Drive Access (#2) as soon as possible to designate these approaches as stop-controlled.
- Based on El Paso County standards, an eastbound right turn lane is warranted at the existing Yucatan Drive Access. With a 30-mile per hour speed limit, the eastbound right turn lane at this access intersection should provide a length of 215 feet (100 feet of storage plus 115 feet of deceleration lane length) plus a 120-foot taper. However, it is recommended that the eastbound right turn lane at this intersection be constructed as a continuous right turn lane due to the existing spacing constraint with the intersection of Yucatan Drive with Hancock Expressway.
- Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the El Paso County and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.



Revise recommendation. A continuous Right Turn Lane will not be approved but a shortened turn lane may be considered. Submit a deviation request for the ECM Administrator's consideration.



KHA Response: Reference Approved Deviation.

KHA Response: Reference Approved Deviations.

Update recommendation per previous comment

### 5.3 Turn Lane Evaluation and Vehicle Queuing Analysis

The El Paso County Engineering Criteria Manual (ECM) was used to determine if turn lanes are warranted at the project intersections of Yucatan Drive and Hancock Expressway (#1) and the Yucatan Drive Access (#2). El Paso County classifies Yucatan Drive as a collector roadway and Hancock Expressway as a minor arterial roadway. According to El Paso County ECM guidelines for minor arterials and lower classifications, a right turn lane is required for any access with a projected peak hour right turning volume of 50 vehicles per hour or greater. For minor arterials and lower classifications, a left turn lane is required for any access with a projected peak hour ingress turning volume of 25 vehicles per hour or greater.

An eastbound right turn lane **is** warranted at the Yucatan Drive Access (#2) based on projected 2023 total traffic volumes being 73 eastbound right turns during the peak hour and the threshold being 50 vehicles per hour. Based on the 30-mile per hour speed limit, the eastbound right turn lane at this access intersection should provide a length of 215 feet (100 feet of storage plus 115 feet of deceleration lane length) plus a 120-foot taper. However, it is recommended that the eastbound right turn lane at this intersection be constructed as a continuous right turn lane due to the existing spacing constraint with the intersection of Yucatan Drive with Hancock Expressway.

A vehicle queuing analysis was conducted for the study area intersections. The queuing analysis was performed using Synchro presenting the results of the 95<sup>th</sup> percentile queue lengths. Auxiliary turn lanes and turn lane lengths are based on the guidelines outlined in the El Paso County Engineering Criteria Manual. Results are shown in the following **Table 5** with calculations provided with **Appendix D** for unsignalized intersections and **Appendix E** for signalized intersections.

KHA Response: Reference Approved Deviations.

Provide analysis and update the recommendation for Yucatan Drive Access (#2) westbound left turn lane since ECM section 2.3.7.D notes exclusive left turn is required if PkHr exceeds 25 vph and the existing condition is a two way striped median.

If the engineering recommendation is to maintain the existing TWLT striping at the median then submit a deviation request for County Engineer's consideration.

Make sure the conclusion/recommendation section 6.0 has this as a bullet point item.

All traffic comments have been addressed.

Update. This does not match the narrative for recommended turn lane lengths since there isn't sufficient frontage to accommodate the standard EPC criteria. A deviation request must be submitted for design not meeting County Criteria.

### Lane Queuing Analysis Results

		2023 Calculated Queue (feet)	2023 Recommended Length (feet)	2045 Calculated Queue (feet)	2045 Recommended Length (feet)
<b>Yucatan Dr &amp; Hancock Expy (#1)</b>					
Eastbound Left	100'	25'	100'	25'	100'
Westbound Left	125'/TWLTL	66'	125'/TWLTL	71'	125'/TWLTL
Northbound Left	350'	25'	350'	25'	350'
Northbound Right	250'	25'	250'	25'	250'
Southbound Left	375'	84'	375'	95'	375'
Southbound Right	250'	25'	250'	25'	250'
<b>Yucatan Dr Access (#2)</b>					
Eastbound Right	DNE	25'	C (EC)	25'	C (EC)

EC = El Paso County Requirement; C = Continuous; TWLTL = Two-Way Left Turn Lane; DNE = Does Not Exist; Blue Text = Recommendation

update queuing analysis to include calculated cue for WBLT

As shown in the plan, vehicle queues are expected to be accommodated within the available and recommended frontage throughout the 2045 horizon.

Include with the resubmittal. Deviation request to reference ECM 2.3.2 Table 2-7 footnote 5.

Per ECM 2.3.2 Table 2-7 footnote 5 where no local public or private roadway can provide access, temporary or partial turn movement parcel access may be permitted.

The deviation request needs to be for the above criteria section since the application is seeking to maintain a full movement access in lieu of a restricted or partial movement. Be aware that submittal of a deviation request is for the ECM's consideration. If denied, then the TIS will need to be updated to reflect the partial movement at access #2.

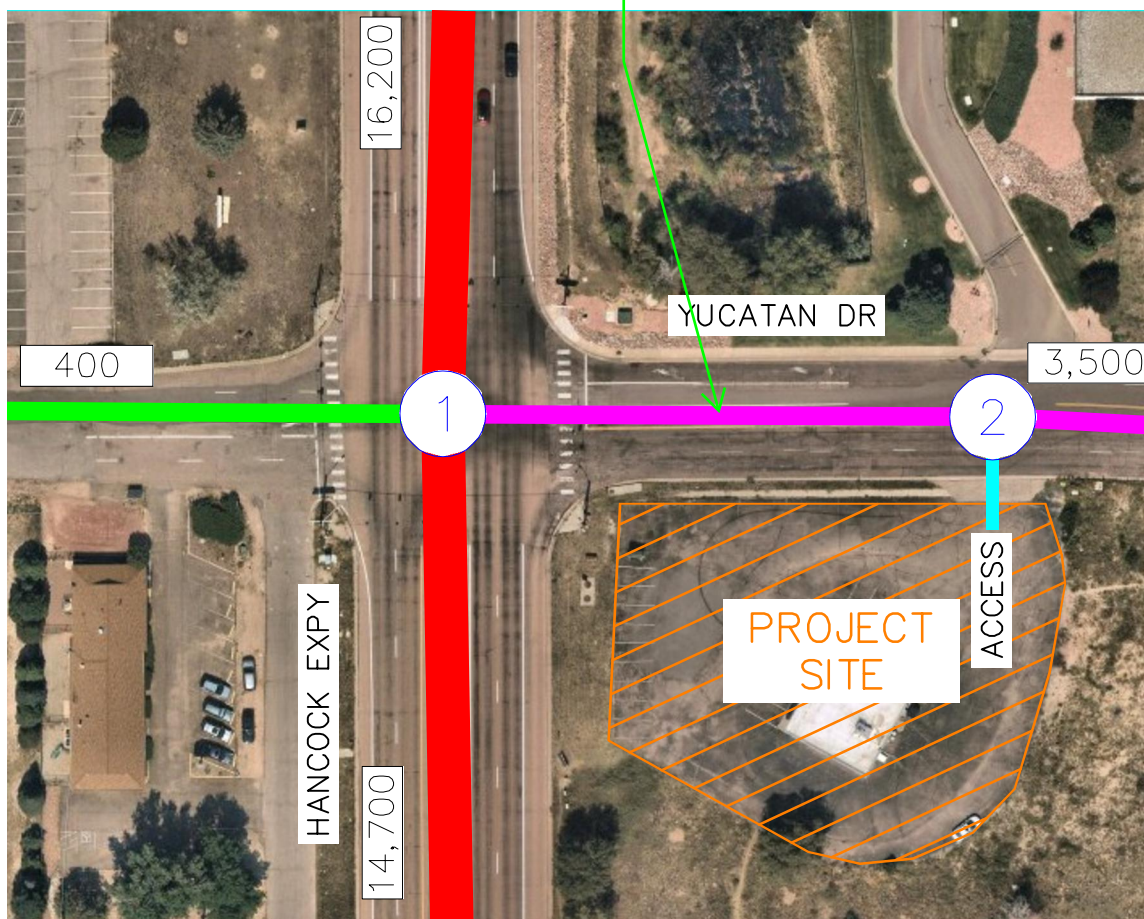
acceptable intersection operations are expected, and vehicle queues are expected to be managed in turn lanes; therefore, it is believed that the access along Yucatan Road should be allowed to remain. A deviation will be provided requesting access to remain along Yucatan Road.

KHA Response: Reference Approved Deviations.

Yucatan Road is expected to meet the average daily traffic (ADT) threshold standard of 10,000 vehicles per day for an Urban Minor Collector east of Hancock Expressway and the ADT threshold of 3,000 for an Urban Local roadway west of Hancock Expressway. Likewise, Hancock Expressway is expected to meet the 20,000 ADT threshold for an Urban Minor Arterial. Figure 13 illustrates the circulation plan and street classification map for the studied roadways.

All traffic comments have been addressed.

Update the narrative and exhibit to Urban Non-Residential Collector.



LEGEND

- URBAN MINOR ARTERIAL
- URBAN RESIDENTIAL COLLECTOR
- URBAN LOCAL
- PRIVATE ACCESS
- XX,X00 ESTIMATED 2023 DAILY TRAFFIC VOLUME

YUCATAN C-STORE  
EL PASO COUNTY, COLORADO  
CIRCULATION PLAN

FIGURE 13

## 5.5 Sight Distance Evaluation

All traffic comments have been addressed.

It is recommended that sight triangles be provided at the Yucatan Drive Access (#2) to give drivers exiting the site a clear view of traffic on the major road. Sight triangles must not be located in the travel lanes of the major road. Sight distances must not be less than the minimum sight distances for the design vehicle and the entering sight distance for driveways. AASHTO standards were used for right-turn from stop distances at the project accesses.

According to Table 2-21 from ECM and a roadway design speed of 30 miles per hour along Yucatan Drive, the intersection sight distance for a vehicle turning left from stop is 335 feet. With AASHTO standards, the sight distance for a vehicle turning right from stop is 290 feet. Therefore, all obstructions for left turning vehicles from stop should be clear to the right within the triangle created with a vertex point located 13 feet from the edge of the major road traveled way (typical position of the minor road driver's eye when stopped) and a line-of-sight distance of 335 feet located in the middle of the westbound through lane along Yucatan Drive. Likewise, all obstructions for right turning vehicles from stop should be clear to the left within the triangle created with a vertex point located 13 feet from the edge of the major road traveled way and a line-of-sight distance of 290 feet located in the middle of the eastbound through lane along Yucatan Drive. It is believed that the existing access along Yucatan Drive is appropriately located to provide the necessary sight distance needed for eastbound through and southbound left turning vehicles. As this access is located approximately 210 feet from Hancock Expressway, sight distances of 290 feet will not be provided for vehicles turning right from Hancock Expressway to eastbound Yucatan Drive; however, these vehicles will be traveling at speeds much slower than 30 miles per hour. Therefore, it is believed that the existing access along Yucatan Drive is appropriately located to provide necessary sight distances.

## 5.6 Bicycle and Pedestrian Access

Sidewalks are provided along the north and south side of Yucatan Drive between Hancock Expressway and the project access. Adjacent to the site, there are no bicycle lanes along any project roadways.

## 5.7 Road Impact Fees

Road impact fees are based on building areas and the site has an existing building without any plans for modifications; therefore, it is believed that appropriate road impact fees were provided with the initial construction of the site.

## 5.8 Improvement Summary

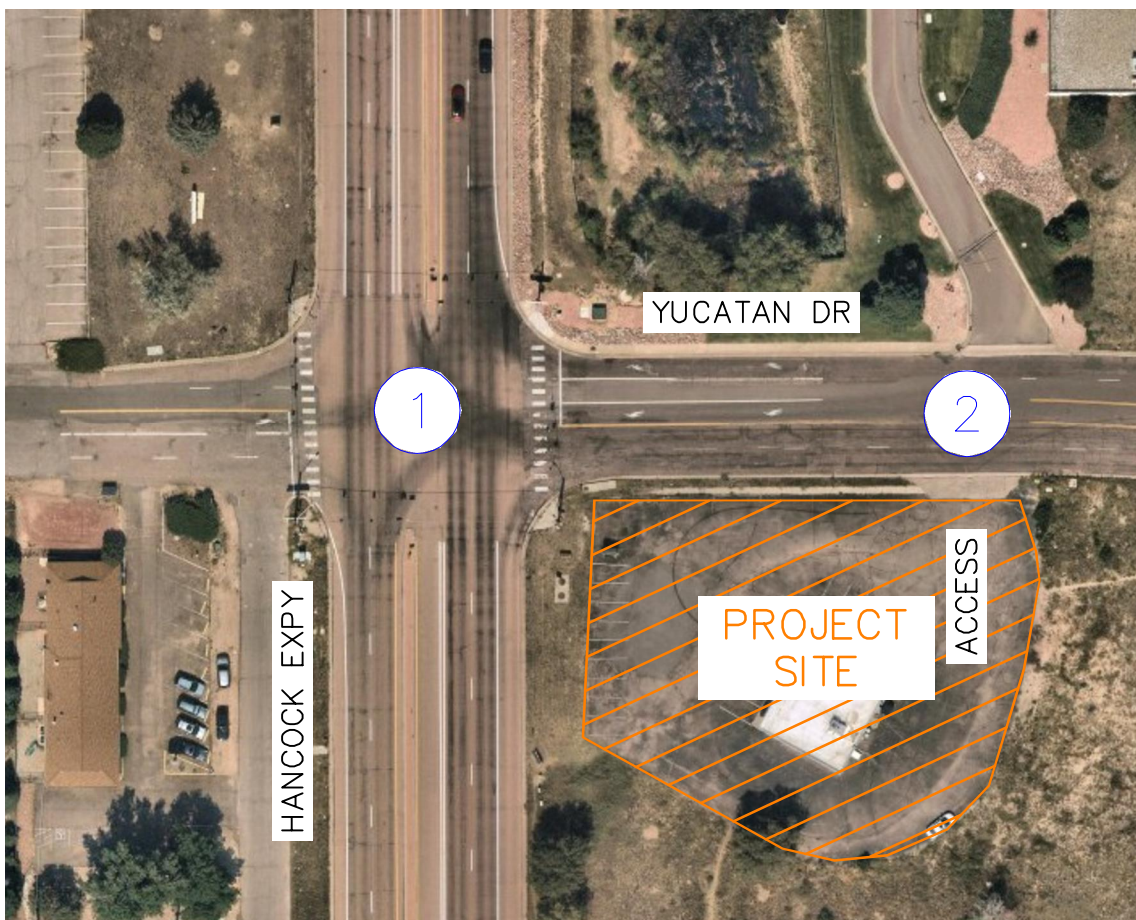
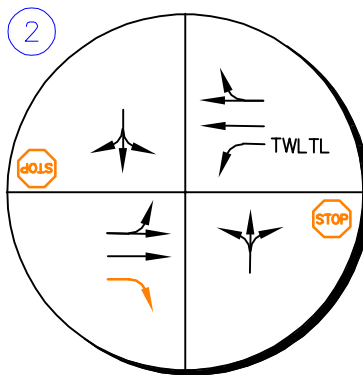
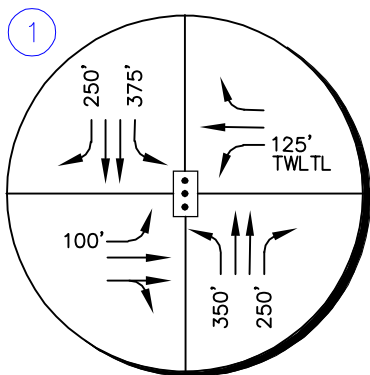
Based on the results of the intersection operational, turn lane evaluations, and vehicle queuing analysis, the key intersection recommended improvements and control are shown in **Figure 14**.

See the site development plan redline comment regarding the AutoTurn analysis.

All traffic comments have been addressed.

Add a section discussing conformance with the Major Transportation Corridors Plan or other approved corridor study.

- State whether the MTCP or any other approved corridor study calls for the construction of improvements in the immediate area.
- State whether or not any offsite improvements required by the development is reimburseable under the current MTCP.



LEGEND	
	Study Area Key Intersection
	Signalized Intersection
	Stop Controlled Approach
TWLTL	Two-Way Left Turn Lane
	Improvement
	100' Turn Lane Length (feet)

YUCATAN C-STORE  
 EL PASO COUNTY, COLORADO  
 RECOMMENDATIONS

FIGURE 14



## 6.0 CONCLUSIONS AND RECOMMENDATIONS

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Based on the analysis presented in this report, Kimley-Horn believes Yucatan C-Store will be successfully incorporated into the existing and future roadway network. Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in the following recommendations:

- It is recommended that R1-1 STOP signs be installed on the northbound and southbound approaches at the existing Yucatan Drive Access (#2) as soon as possible to designate these approaches as stop-controlled.
- Based on El Paso County standards, an eastbound right turn lane is warranted at the existing Yucatan Drive Access. With a 30-mile per hour speed limit, the eastbound right turn lane at this access intersection should provide a length of 215 feet (100 feet of storage plus 115 feet of deceleration lane length) plus a 120-foot taper. However, it is recommended that the eastbound right turn lane at this intersection be constructed as a continuous right turn lane due to the existing spacing constraint with the intersection of Yucatan Drive with Hancock Expressway.
- Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of the El Paso County and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.

KHA Response: Reference Approved Deviations.

Revise recommendation. A continuous Right Turn Lane will not be approved but a shortened turn lane may be considered. Submit a deviation request for the ECM Administrator's consideration.

List all deviations from the ECM that the applicant will be making. Submit all the deviation requests with the resubmittal.



Comment Responses Markup:

4815 Yucatan Gas Station  
Widefield School District  
PPR2214





## Support Services

645 Widefield Drive  
Colorado Springs, CO 80911  
PH: 719-391-3530 FAX: 719-391-3534

April 29, 2022  
Ryan Howser  
El Paso County Development Services  
Colorado Springs, CO 80910

Dear Ryan:

In reference to your correspondence dated 4/21/22, file number PPR 2217, parcel number 6501205016, a request by Bernie Kern for FATEH LLC for the 4815 Yucatan Gas Station on 1.03 acres, described as "Proposal to add gas station use to food mart property. Permitted principle use in CC district." Widefield School District #3 has no opinion for this project. If you have further questions please feel free to contact me at [gishd@wsd3.org](mailto:gishd@wsd3.org) or 719-391-3531.

Noted. Thank you for your review.

Sincerely,

David Gish  
Chief Operations Officer  
Widefield School District #3



Comment Responses Markup:

4815 Yucatan Gas Station

Other Comments

PPR2214



proposed as a part of this project,  
utilities will be shown and labeled on  
Sheet C1.2 - Initial & Interim GEC  
Plan.

Ryan, the customer will need to submit a Preliminary Utility and  
Public Facility Plan on the next submittal CSU has no water or  
wastewater to this site but we do have gas and electric to this site.  
I also made this comment on the website for thanks Al

5/4/2022 3:05:11 PM

## EPC Stormwater Review

Noted. Thank you for your review.

Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - PBMP Applicability Form....(to be uploaded by PM with PCD comments) - Drainage Report.....(to be uploaded by PM with PCD comments) - GEC Plan.....(to be uploaded by PM with PCD comments) - GEC Checklist - SWMP Checklist Please include the following documents upon resubmittal: - FAE - O&M Manual - MS4 Post Construction Form Reviewed by: Christina Prete, P.E. Stormwater Engineer III christinaprete@elpasoco.com

5/24/2022 8:53:43 AM

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Pikes Peak Regional Building  
Department

**Noted. Thank you for your review.**

**Dumpster enclosure will be less  
than 7-ft in height.**

1. How tall is the new dumpster enclosure? If over 7' in height a separate address and permit will be required. 2. Please use the following addresses when submitting plans to PPRBD for permit, 4805 Yucatan Drive (diesel fuel canopy) and 4809 Yucatan Drive (fuel gas Canopy) 3. No further comments. Thank you, Becky Allen Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-799-2707 W: pprbd.org E: beckya@pprbd.org

5/3/2022 11:56:24 AM

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