CONSTRUCTION STORMWATER MANAGEMENT PLAN (CSWMP) FOR

Proposed Carvana/Adesa Espansion Lot

Lot 1 & lot 2, tract A of Christian Subdivision

On South Charter Oak Ranch Road between 10055 South Charter Oak Ranch Road and 10605 Charter Oak Ranch Road Fountain, CO 80817

Prepared for

CARVANA

300 E. Rio Salado Pkwy Bldg. 1
Tempe, AZ 85281

Engineer

Atwell, LLC.
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Greenwood Village, CO 80111
(303) 462-1100
Contact: Ben Satterwhite, P.E.

Prepared by: Atwell, LLC

April 24, 2026

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CSWMP APPENDICES

Objectives:

The CSWMP identifies possible pollutant sources that may contribute to stormwater pollution, and identifies control measures (or BMPs) to reduce or eliminate potential water quality impacts during construction activities. The CSWMP must be completed and implemented prior to the project breaking ground, and revised by the contractor's Qualified Stormwater Manager as construction proceeds, to accurately reflect the real-time conditions and practices at the site until final stabilization is reached. This CSWMP meets the minimum requirements to comply with the State of Colorado CDPS General Permit for Stormwater Discharges Associated with Construction Activity, COR-400000; Individual Certification COR-_____.

Basic Acronyms / Definitions:

GEC Plan: Grading and Erosion Control Plan (CSWMP Site Map)
CCM: Construction Control measures, or
BMP: Best management practice. These terms are used interchangeably.
MS4: Municipal Separate Storm Sewer System
CDPS: Colorado Discharge Permit System
CWA: Concrete washout area
SCL: Erosion log or sediment control log. These terms are used interchangeably
SF: Silt fence
RS: Rock sock or aggregate bag. These terms used interchangeably.
IP: Inlet protection
ECB: Erosion control blanket or rolled erosion control product. These terms are used interchangeably
VTC: Vehicle Tracking Control
SSA: Stabilized Staging Area
SM: Seeding & Mulching
SP: Stockpile Protection
LOC: Limits of Construction
PT: Portable Toilet
SS: Street Sweeping
SR: Surface Roughening
CF: Construction Fence

SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 Project/Site Information

Project/Site Name: Proposed Carvana/Adesa Expansion Lot

Project Location: South Charter Oak Ranch Road

City: Fountain **State:** CO **ZIP Code:** 80817

Subdivision/Project: CARVANA Fountain

Legal Description: Lot 1, Christian subdivision filing no.1, lot 1 and tract a, Christian subdivision filing no. 2, tract A, Christian subdivision filing no. 3 and a portion of the southwest quarter of section 6 and the northwest quarter of section 7, township 16 south, Range 65 West Of The 6th Principal Meridian, City Of Fountain, County Of El Paso, State Of Colorado.

Coverage: State of Colorado CDPS General Permit Stormwater Discharges Associated with Construction Activity, Permit Number COR-400000; Individual Certification COR-_____.

1.2 Contact Information/Responsible Parties

Owner and Permittee:

CARVANA
Jo Ryan
300 E. Rio Salado Pkwy Bldg. 1, Tempe, AZ 85281
Office #: (503) 515-7861 **Email:** jo.ryan2@carvana.com

Operator:

CARVANA
Jo Ryan
300 E. Rio Salado Pkwy Bldg. 1, Tempe, AZ 85281
Office #: (503) 515-7861 **Email:** jo.ryan2@carvana.com

Site Superintendent:

Name: _____

Title: _____

Address: _____

Office #: __ Cell #: ___ Email: ___

Qualified Stormwater Manager: Individual responsible for implementing, maintaining, and revising the CSWMP, knowledgeable in the principles and practices of ESC and pollution prevention, with the skills and authority to:

- Assess conditions at construction sites that could impact stormwater quality,
- Assess the effectiveness of stormwater controls, and
- Perform inspections

Company/Developer:
Contact Name:
Address:
Office #: Cell #: Email:

Engineer's Statement

This CSWMP was prepared under my direction and supervision and is correct to the best of my knowledge and belief. If such work is performed in accordance with the CSWMP, the work will not become a hazard to life and limb, endanger property, or adversely affect the safety, use, or stability of a public way, drainage channel, or other property.

Printed Name: Ben Satterwhite_____ Date: 04/21/2026____

Phone Number: (303) 462-1100_____

Seal

Contractor's Statement

I will comply with the requirements of the CSWMP including Construction Control Measure inspection requirements and final stabilization requirements. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for stormwater discharges associated with construction activity.

Name of Contractor: _____

Authorized Signature: _____ Date: _____

Title: _____

Phone Number: _____

Address: _____

Email Address: _____

Owner's Statement

The owner will comply with the requirements of the City Stormwater Management Plan including Construction Control Measure inspection requirements and final stabilization requirements according to the City of Colorado Springs Stormwater Construction Manual. I acknowledge the responsibility to determine whether the construction activities on these plans require Colorado Discharge Permit System (CDPS) permitting for stormwater discharges associated with construction activity.

Owner Signature: _____ Date: _____

Name of Owner:_____ Phone: _____

Title: _____ Email: _____

1.3 Nature and Sequence of Construction Activity

Project scope of work:

The proposed CARVANA (Project) in the City of Fountain, Colorado consists of the development of a CARVANA with site parking, sidewalk, and utility installations.

The Site is a part of the CARVANA complex. The 28.58-acre parcel is currently empty and undeveloped. Adjacent properties include an auto-auction property to the south, Fort Carson Military Reservation to the west, undeveloped land to the north, and South Charter Oak Ranch Road to the east.

The Site is to be developed for a commercial car dealership with a total of 1,597 parking spaces. As a part of the development, approximately 11.52 acres of concrete is to be constructed with approximately 3,865 lineal feet of concrete curb and gutter. Approximately 16.88-acres of the Site is to be landscaped.

The sequence of construction activity in general terms is to consist of initial control measure installation, trenched utility installations, overlot grading, flatwork and pavement construction, and final stabilization. Section 3 of this report provides a more detailed account of the anticipated construction phases and sequencing.

Type of construction activity:

☐Residential ☒Commercial ☐ Industrial ☐ Road Construction

☐ Linear Utility ☐ Other (please specify):

Estimated Project Start Date:

Estimated Project Completion Date:

Estimated Project Final Stabilization:

Major phases of Construction:

☒ Initial CM	☐ Demolition	☒ Grading
☒ Utility Installation	☒ Interim CM	☒ Road Construction
☐ Vertical Construction	☒ Final Grade	☒Final Stabilization CCM
☐Other:		

Earth Work Summary:

Cut: 76,338 CY

Fill: 72,408 CY

The cut / fill operations for the development are considered minor. The majority of the site's cut and fill for the site is due to overlot grading.

Any excess spoils generated will be spread evenly on site or removed and exported to a permitted facility or operation. If export in necessary, information and permitting information on the export deposition site will be included in this CSWMP document.

1.4 Construction Site Estimates

Total Site Area: The work area site is estimated to be approximately 15.51 acres based on Site construction for the entire lot construction.

Area to be disturbed: Estimated to be approximately 15.51 acres based on Site construction for the entire lot and some offsite construction as well as utility trenches and road reconstruction within the private drives.

Are there any control measures (CCMs) located outside of the permitted area, that are utilized by the Permittee's construction site for compliance with this permit, but not under the direct control of the Permittee?: ☐ Yes / ☒ No

1.5 Soils, Drainage Patterns, and Vegetation

Soil type: The Site is made up of Heldt clay loam and Ustic Torrifluvents loam. A majority of the site consist of Hydrologic Soil Group C soil. The Natural Resources Conservation Service of the United State Department of Agriculture Web Soil Survey has been included in Appendix B for reference.

Soil's erosion potential: The predominant hydrologic coil group is classified as Type "C", which indicates slow infiltration characteristics and moderate erosive potential. As with any soil exposed to disturbance and stormwater runoff, sediment migration is always a possibility, and control measures will be employed to mitigate against the potential of sediment leaving the construction work areas including silt fence (SF).

Predominant drainage pattern: The Site generally slopes from north to south at an average grade of five percent. The majority of the existing Site drains directly into an existing tributary channel of Fountain Creek, and then into Fountain Creek.

Proposed drainage patterns consists of sheet drainage over the parking area, generally sloping south, to proposed inlets. These inlets will be connected to an underground storage facility that will provide water quality and attenuation to stormwater flows.

Existing Vegetation: The majority of the Site is undeveloped. The Site consists of bare soil, grass, and small brush.

1.6 Anticipated Sources of Authorized Non-stormwater Discharge

Description and location of any anticipated allowable sources of non-stormwater discharge at the site. Check if applicable:

☐ Natural springs, only if:

- Uncontaminated, and
- Spring flows are not exposed to land disturbance

☐ Landscape irrigation return flow

☐ Emergency fire fighting

☒ Concrete washout (CWA), only if:

- Liquids from washing concrete tools and concrete mixer chutes are properly contained, and
- No CWA water leaves the site as surface runoff or reaches receiving waters
  Liner under CWA is required if:
  - The groundwater table level is high.
  - CWA is within 400 feet of any natural drainage pathway or waterbody, or
  - CWA is within 1,000 feet of any wells or drinking water sources.

  ☐ Check if the CWA liner is needed for this site.

Description of any <u>other</u> anticipated allowable sources of non-stormwater discharge at the site: While all the above sources are possible on any project, they are not anticipated. If encountered, they will be noted on the CSWMP maps and appropriate control measures implemented.

1.7 Receiving Waters

Name and description of watershed: The Site falls within the Major Arkansas River basin and more locally, the Fountain Creek Watershed. The immediate receiving waters is an unnamed tributary to Fountain Creek, located to the south of the site.

Distance from the project to the closest receiving water: The unnamed tributary that the site drains into is located along the south portion of the site. The site will include an underground detention chamber that discharges directly to this tributary.

Is the stream segment impaired? ☐ Yes / ☒ No

As per the Colorado Dept. of Health and Public Environment website, Fountain Creek and its tributaries are not listed on Colorado's Section 303(d) list of impaired waters.

Description of all stream crossings located within the construction site boundary: There is one stream crossing location within the construction site boundary. A planned crossing of the Fountain Creek tributary along the south portion of the site will include a roadway and box culverts to convey flows. Any related control measures to mitigate against the release of pollutants to State waters not specifically mentioned in this CSWMP will be added by the Stormwater Administrator and necessary details included.

1.8 Protected Site Features and Sensitive Areas

Describe unique site feature or sensitive area to be preserved during construction: There are no known unique site features or sensitive areas to be preserved during construction. The Site is within a previously proposed commercial site and any unique site features or sensitive areas should have been identified by the Due Diligence Report for the site; none were identified.

Describe any known soil or groundwater contamination: None

Describe management plan for contaminated soils and/or groundwater: N/A

Attach applicable Permits (check if applicable):

☐ 404 Permit

☐ 401 Permit

☐ Dewatering Permit

☐ Remediation Permit

☐ Other:

1.9 Potential Sources of Pollution

Potential Pollution Source	Potential on this site?	Construction Control Measures (CCM)	CCM Implementation (as needed)
Disturbed & Stored Soils - grading - spoils - stockpiles	YES	Perimeter Controls Preservation of existing vegetation Minimizing disturbed area Materials management Solid waste management Stockpile management Vehicle tracking controls	1. Delineate protected areas prior to construction. 2. Install CCMs prior to construction. 3. Backfill and surface roughen disturbed areas daily 4. Implement spill response. 5. Implement stockpile mgnt controls.

		Construction sequencing	6. Delineate vehicle travel areas prior to construction, adjust as needed.
Vehicle Tracking - all permitted vehicle traffic	YES	Vehicle tracking controls Street sweeping Minimize access points Avoid work in wet weather	1. Install CCMs prior construction. 2. Delineate vehicle travel areas prior to construction, adjust as needed. 3. Install VTC prior to construction. 4. Implement street sweeping as needed, in conjunction with start of construction
Contaminated Soils	NO	Hazardous materials management Spill response & notification Stockpile management	1. Implement hazardous materials management. 2. Implement spill response procedures. 3. Implement stockpile mgnt controls.
Loading & Unloading - construction materials	YES	Material management Vehicle traffic controls Good housekeeping	1. Manage materials effectively once they arrive on site. 2. Delineate vehicle travel areas prior to construction, adjust as needed. 3. Centralized delivery area (laydown yard, etc.)
Vehicle/equipment maint. & fueling - gas, oil, - diesel - lubricants - hydraulic fluids	YES	Spill prevention controls Designated fuel storage area Spill response & notification Offsite refueling and maint.	1. Designate fuel storage area. 2. Implement spill prevention controls. 3. Implement spill response and notification procedures. 4. Refuel and maintain vehicles and equipment offsite
Outdoor storage - building materials - fertilizers - chemicals	NO	Material storage procedures	1. Designate material storage areas prior to delivery. 2. Materials left outdoors must be covered if they can pollute stormwater. 3. Secondary containment must be used for hazardous materials.
Dust - wind transport - saw cutting	YES	Dust control Temporary soil stabilization Street sweeping Preservation of existing vegetation Application of dust palliatives	1. Delineate protected areas prior to construction. 2. Implement dust control in conjunction with soil disturbing activities. 3. Implement temporary soil stabilization measures as soon as practical. 4. Implement street sweeping at the start of major construction and repeat daily as needed.
Routine Maint. Activities (n/i Vehicles and Equip.) - fertilizers - pesticides - detergents - solvents - fuels, oils, etc.	NO	Material storage Hazardous waste management ESC CCMs	1. Designate materials storage areas prior to site arrival. 2. Practice hazardous waste management procedures during the storage of such materials. 3. Install ESC measures prior to landscape work.

Non-industrial Waste - worker trash - portable toilets	YES	Sanitary waste Solid waste management	1. Place temporary sanitary facilities on site. Install perimeter control and prevent off-site discharges. 2. Place trash receptacles (dumpsters) on site. 3. Maintain regularly using a licensed vendor
On-site Industrial Waste - construction debris, etc	YES	Waste management Liquid waste management Hazardous waste management	1. Place trash receptacles (dumpsters) on site. 2. Place designated watertight receptacles or washout area(s) prior to activities that produce liquid waste. 3. Implement hazardous waste management procedures. 4. Maintain regularly using a licensed vendor
Concrete Truck Chute/Tool Washing	YES	CWA	1. Install central designated CWA(s), or 2. Deploy mobile washout units, and 3. Maintain regularly
Drywall Mud and Paint	YES	Liquid waste management	Place designated watertight receptacles or washout area(s) prior to activities that produce liquid waste.
Fly Ash - concrete - flow fill	YES	CWA Hazardous waste management	1. Install central designated CWA, or 2. Deploy mobile washout units 3. Implement hazardous waste management procedures.
Dedicated: - asphalt plants - concrete batch plants - masonry mixing stations	NO	Secondary containment CWA Solid waste management Materials management	1. Install secondary containment CCMs prior to using dedicated batch plants. 2. Establish dedicated washout area before construction begins. 3. Place trash receptacles on site. 4. Manage materials effectively once they arrive on site.
Waste from: - geo-tech test - potholing - saw cutting - utility borings for locates	YES	Dust control Material storage Solid waste management	1. Implement dust control in conjunction with soil disturbing activities. 2. Designate materials storage areas prior to their arrival on site. 3. Place trash receptacles on site.
Demolition of infrastructure: - concrete curb - asphalt road - steel/rebar	YES	Dust control Solid waste management	1. Implement dust control in conjunction with soil disturbing activities. 2. Place trash receptacles.
Electric Generator - pump	NO	Secondary containment Spill response & notification (GH) Hazardous waste management (GH, CT)	1. Install secondary containment CCMs prior to using generators. 2. Implement hazardous waste management procedures.

Areas where potential spills can occur	NO	Hazardous waste management (GH) Spill response & notification (GH)	1. Implement hazardous waste management. 2. Implement spill response and notification procedures.

Potential hazardous material & chemical pollutants to stormwater:

Potentially on Site?	Material/ Chemical	Physical Description	Stormwater Pollutants	Location
YES	Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
YES	Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	Staging areas
YES	Asphalt	Black solid	Oil, petroleum distillates	Streets
YES	Concrete and Grout	White solid/grey liquid	Limestone, sand, pH, chromium	Curb and gutter, sidewalk, building construction
YES	Curing compounds	Creamy white liquid	Naphtha	Curb and gutter, sidewalk, driveways, concrete slabs
YES	Hydraulic oil/ fluids	Brown, oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
YES	Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment/staging area
YES	Antifreeze/ coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Leaks or broken hoses from equipment or vehicles
YES	Sanitary toilets	Various colored liquids	Deodorizing chemicals, bacteria, parasites, and viruses	Staging areas

SECTION 2: EROSION & SEDIMENT CONTROL MEASURES

2.1 Sediment Control Measures

Silt Fence (SF)	
☐ ***Permanent***	☒ ***Temporary***
What: Description	SF is a woven geotextile fabric attached to wooden posts and trenched into the ground. It is used to intercept sheet flow runoff from disturbed areas. It is also used as an access control in-lieu of construction fence.
When: Installation	SF shall be installed prior to land disturbing activities. SF shall be removed when the upstream area is stabilized.
Where: Location	SF shall be installed at the locations identified on the CSWMP. SF is typically installed along the contour of slopes, which is down slope of a disturbed area which accepts sheet flow, and placed along the perimeter of a construction site. ***SF is not designed to receive concentrated flow, or to be used a filter fabric.***
How: Maintenance & Inspection	SF shall be installed per detail. Inspect regularly and maintain SF throughout construction. Any section of SF that has a tear, hole, slumping, undercutting or has been bypassed shall be replaced. Accumulated sediment shall be removed before it reaches a depth of ½ the height of the silt fence, usually 6 inches.

Sediment Control Log (SCL)- aka Erosion Logs	
☐ ***Permanent***	☐ ***Temporary***
What: Description	SCL, aka erosion long, is a linear roll made of natural materials (straw, coconut fiber or other fibrous material), trenched into the ground and held with wooden stakes, used to intercept sheet flows from disturbed areas.
When: Installation	SCL shall be installed during land disturbing activities and it may also be installed after formation of a stockpile. Once the upstream area is stabilized, remove and properly dispose of the SCL. If disturbed areas exist after removal, the area shall be stabilized.
Where: Location	SCL shall be installed at the locations identified on the CSWMP. SCLs are typically used for stockpile control, and CDs in small drainage ditches, on disturbed slopes to shorten flow lengths and/or as part of multi-layered perimeter control along receiving water such as a stream, pond or wetland. SCL work well in combination with other layers of erosion and sediment controls.
How: Maintenance & Inspection	SCL shall be installed per detail, along (parallel) to the slope contour to avoid concentrating flows. An alternative use is for check dams in minor drainage swales. Inspect regularly and maintain SCL throughout construction as they will eventually degrade. Accumulated sediment shall be removed before the depth is ½ the height of the SCL.

Inlet Protection (IP)

☐ *Permanent*	☒ *Temporary*
What: Description	IP is a permeable barrier that is installed around an inlet drain to filter runoff and remove sediment before entering the storm system. IP can be constructed of: RS, SCL, SF, or other materials.
When: Installation	Install IP for existing catch basins prior to land disturbing activities upslope from the inlet. IP for proposed catch basins shall be installed immediately after the drain is constructed. IP and associated sediment must be removed and properly disposed of when the drainage area upstream is stabilized.
Where: Location	Install IP at the locations identified on the CSWMP. IP is not a stand-alone measure. It shall be used in conjunction with other up gradient measures.
How: Maintenance & Inspection	Install IP per detail. IP shall enable the drain to function without completely blocking the flow. Inspect regularly and maintain IP throughout construction as it is the final measure before runoff enters the storm drain. Accumulated sediment shall be removed when it has reached ½ of the height of the IP or loses functionality, whichever comes first. IP is not standalone measure and shall be part of a redundant system.

Rock Sock (RS)	
☐ *Permanent*	☐ *Temporary*
What: Description	RS is an elongated cylindrical filter constructed of gravel wrapped by wire mesh or woven geotextile (aka “curb socks” if placed at angles at curb line).
When: Installation	Install RS prior to land disturbing activities; once upstream stabilization is complete. Accumulated sediment shall be removed and properly disposed of.
Where: Location	RS shall be installed at the locations identified on the EC Plan. They are use for perimeter control of a disturbed area, or as part of IP.
How: Maintenance & Inspection	Install RS per details. Inspect regularly and maintain RS as they are susceptible to displacement and breakage due to vehicle traffic. Accumulated sediment shall be removed to maintain functionality.

2.2 Erosion Control Measures

Surface Roughening (SR)	
☐ *Permanent*	☒ *Temporary*
What: Description	SR is tracking, scarifying, imprinting or tilling a disturbed area to provide temporary stabilization. Variations in the soil are created to help minimize wind and water erosion.

When: Installation	SR shall be performed either after final grading or to temporarily stabilize an area during active construction.
Where: Location	SR shall be used in the locations identified on the CSWMP. It can be used on mild and steep slopes.
How: Maintenance & Inspection	SR shall be installed per detail. SR shall always be perpendicular to the slope. Continuously inspect and maintain all surfaces that are roughened throughout construction. SR shall be inspected for erosion as it is only a temporary control. Vehicles and equipment shall not be driven over areas that have been surface roughening. Refresh SR as needed.

Seeding & Mulching (SM)	
☒ ***Permanent***	☐ ***Temporary***
What: Description	Seed is applied to disturbed areas in an effort to establish vegetation. SM is used to stabilize disturbed areas that will be inactive for an extended period. SM is used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparation of a seedbed, selection of an appropriate seed mixture, proper planting techniques, and protection of the seeded area with mulch, geotextile, or other appropriate measures. Mulching helps to protect the bare soil and must be secured by crimping, tackifiers, netting or other measures.
When: Installation	SM shall be performed following the completion of final grading.
Where: Location	SM shall be completed in the locations identified on the SWMP to stabilize areas at final grade that will not otherwise be stabilized.
How: Maintenance & Inspection	SM shall be installed per seed mix specifications and details. Continuously inspect and maintain SM throughout construction. Prepare the seedbed, select an appropriate seed mixture, use proper planting techniques and protect the seeded area with secured mulch.

2.3 Materials Management Control Measures

Concrete Washout Areas (CWA)	
☐ ***Permanent***	☒ ***Temporary***
What: Description	A CWA is a specific area of the construction site designated and managed for concrete washing activities. Options available: excavation of a pit in the ground, use of an above ground storage area or use of prefabricated haul-away CWA containers.

When: Installation	CWA shall be installed prior to any concrete delivery to the construction site; and remove upon termination of use of the washout. Accumulated solid waste, including concrete waste and any contamination soils, must be removed from the site to a designated disposal location.
Where: Location	CWA shall be installed at the locations identified on the CSWMP. If the groundwater table is high; or if the CWA will be placed within 400 ft of a natural drainage pathway/waterbody; or within 1,000 ft of a wells or drinking water source it must be lined.
How: Maintenance & Inspection	CWA shall be installed per detail. Inspect regularly and maintain CWA throughout construction. Ensure adequate signage is in place identifying the location of the CWA. Remove concrete waste when filled to about ⅔ of CWA capacity to maintain functionality.

Street Sweeping (SS)	
☐ ***Permanent***	☒ ***Temporary***
What: Description	SS is used where vehicles track sediment onto paved roadways to reduce the transport of it into storm drain systems or surface waterways.
When: Installation	Manual SS or mechanical vacuuming SS shall be conducted when there is noticeable sediment accumulation on roadways adjacent to the construction site. SS shall be completed prior to any precipitation events, at the end of the workday as needed, and at the end of construction.
Where: Location	SS shall be utilized throughout the site and also on adjacent areas to construction.
How: Maintenance & Inspection	Use standard SS equipment to adequately remove sediment from roadways adjacent to the construction site. If conditions are wet, accumulated mud and sediment may need to be manually scraped from adjacent roadway surfaces.

2.4 Site Management Control Measures

Limits of Construction (LOC)	
☐ ***Permanent***	☒ ***Temporary***
What: Description	LOC is used to designate the area of land that will be disturbed by construction activities.
When: Installation	The permitted LOC shall be designated prior to land disturbing activities. If land is disturbed <u>outside</u> of the limits, then the State and any local stormwater construction discharge permits and CSWMP Plan must be amended.

Where: Location	The permitted LOC shall be identified on the CSWMP Plan.
How: Maintenance & Inspection	LOC are typically delineated by silt fence or construction fence. Inspect LOC continuously and maintain the permitted LOC in an effort to not disturb land outside of the boundaries.

Construction Fence (CF)

☐ ***Permanent***	☒ ***Temporary***
What: Description	CF restricts site access to designated entrances and exits, delineates construction site boundaries, and keeps construction out of sensitive locations such as natural areas to be preserved as open space, wetlands and riparian areas.
When: Installation	CF shall be installed prior to earth disturbing activities; and removed once construction is complete.
Where: Location	Install CF along the site perimeter or any area within the site where access shall be restricted.
How: Maintenance & Inspection	CF shall be installed, maintained and removed per detail. Inspect CF for damages and slumping. The CF shall be tight and any areas with slumping or fallen posts shall be reinstalled or replaced.

Vehicle Tracking Control (VTC)

☐ ***Permanent***	☒ ***Temporary***
What: Description	VTC is a stabilized site access point that helps remove sediment from vehicle tires and reduces tracking of sediment onto paved surfaces.
When: Installation	Install VTC prior to any land disturbing activities; and removed when there is no longer the potential for vehicle tracking to occur.
Where: Location	VTC shall be installed at the location identified on the CSWMP. Locate VTC where frequent vehicle traffic will exit the construction site onto a paved roadway.
How: Maintenance & Inspection	VTC shall be installed per detail. All VTC must have non-woven geotextile fabric between the soil and rock pad. Recycled concrete aggregate is not allowed because concrete dust elevates pH in stormwater. Inspect regularly and maintain VTCs throughout construction. If the area becomes clogged with sediment, remove and dispose of excess sediment or replace material with a fresh layer of rock. Any sediment that is tracked onto adjacent roadways shall be cleaned with brooms, shovels (no water washing), or mechanically cleaned with a street vacuum sweeper.

Stabilized Staging Area (SSA)

☐ *Permanent*	☒ *Temporary*
What: Description	SSA is a clearly designated area where construction equipment and vehicles, stockpiles, waste bins and other construction-related materials are stored. If the construction site is big, more than one SSA may be necessary.
When: Installation	SSA shall receive perimeter controls as necessary before placed in use. Storage of pollutants may need additional CCMs.
Where: Location	SSA location shall be noted on the CSWMP and included in the regular inspection scope along with the rest of the project.
How: Maintenance & Inspection	SSA shall be inspected regularly and maintained throughout construction. A clean area shall be maintained as well as repairing any perimeter controls and following good housekeeping practices.

SECTION 3: CONSTRUCTION SITE PHASING & ESC PLAN

3.1 Construction Site Phasing Summary

Project Approach: The proposed CARVANA (Project) in the City of Fountain, Colorado consists of the development of a car dealership parking lot and utility installations.

Construction is to be begin with initial control measures installation including perimeter construction fencing (CF), silt fence (SF), vehicle tracking control (VTC), and designation of the stabilized storage area (SSA) within the site. An onsite private storm inlet is to be protected via inlet protection (IP) and rock socks (RS) within the adjacent downstream private roadway is to be installed.

Following initial control measure installations, construction is to begin with overlot grading that is considered a relatively moderate effort and. Any stockpile (SP) location on site is anticipated to be very temporary (less than one work day) and may be hauled off-site within the same day of excavation.

Following overlot grading, utility relocations and installations will take place via trenching. These utility installations are for storm sewer and a water line. The development includes the installation of a private underground storm water detention system. The private storm sewer system connects to the existing channel located at the southern portion of the site. No shoring is anticipated for utility installations and trench boxes are to be used unless otherwise requested by the General Contractor.

The contractor will use a tracked excavator with a bucket to dig the trench. Spoils from the trenches will be stockpiled on the site at a designated stockpile location. Once the utility line is installed and the trench is backfilled and compacted, the contractor will return the immediate area to pre-construction conditions with all trenches backfilled before the end of each work day.

Following utility installations and backfilling, pavement for the parking area will be on-going from this point. Interim control measures such as a concrete washout area (CWA), adjustments to the SSA and SP locations to accommodate construction vehicles for excavation, foundation crew work, concrete pours, and other construction is anticipated.

Final stabilization is to be take place after all site construction has been completed such as concrete flatwork and asphalt paving. Any building construction taking place at the time of final stabilization is purely finishes and requires no site disturbance. Final stabilization requires that all disturbing activities at the site are complete and vegetative cover with a density of at least 70 percent of the native background vegetative cover for the area is established on all unpaved areas and areas not covered by permanent structures. Noxious weeds are not counted in the 70%. The Site is to be final stabilized according to the final landscaping plans which includes xeriscape rock areas, native grass areas, and assigned shrubs and trees.

Construction activity is to be closed out upon City inspection for approval of the final stabilized conditions.

3.2 General CSWMP Notes

1. No clearing, grading, excavation, or other land disturbing activities shall be allowed (except for work directly related to the installation of Initial Control Measures) until a City GEC Permit has been issued.
2. All land disturbing activities must be performed in accordance with and the approved GEC Plan and CCSWMP.
3. Initial Control Measures shall be installed and inspected prior to any land disturbance activities taking place. An initial site inspection will not be scheduled until a City GEC Permit has been “conditionally approved.” Call City Stormwater Inspections, at least 48 hours prior to construction to schedule an initial inspection and obtain full permit approval.
4. Individuals shall comply with the “Colorado Water Quality Control Act” (Title 25, Article 8, CRS) and the “Clean Water Act” (33 USC 1344), including regulations promulgated and certifications or permits issued, in addition to the requirements included in the City’s MS4 Permit, Stormwater Construction Manual. In the event of conflicts between these requirements and water quality control laws, rules, or regulations of other Federal or State agencies, the more restrictive laws, rules, or regulations shall apply.
5. Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters.
6. All Construction Control Measures shall be maintained until permanent stabilization measures are implemented. Temporary Construction Control Measures must be removed prior to permit closeout.

7. Concrete wash water shall not be discharged to or allowed to runoff to State Waters or any surface or subsurface storm drainage system or facilities.
8. Building, construction, excavation, or other 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. Construction Control Measures may be required by the GEC Inspector if deemed necessary based on specific conditions and circumstances (e.g., estimated time of exposure, season of the year, etc.).
9. All wastes composed of building materials must be removed from the construction site for disposal in accordance with local and state regulatory requirements. No building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
10. The permittee shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, and sand that may accumulate in the storm sewer or other drainage conveyance system as a result of construction activities.
11. 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. Materials shall not be stored in a location where they may be carried by stormwater runoff into the storm sewer system at any time.
12. Spill prevention and containment measures shall be used at all storage, equipment fueling, and equipment servicing areas so as to contain all spills and prevent any spilled material from entering the MS4, including any surface or subsurface storm drainage system or facility. Bulk storage structures for petroleum products and other chemicals shall have secondary containment or equivalent adequate protection. All spills shall be cleaned up immediately after discovery, or contained until appropriate cleanup methods can be employed. Manufacturer's recommended methods for spill cleanup shall be followed, along with proper disposal methods.
13. Sediment (mud and dirt) transported onto a public road, regardless of the size of the site, shall be cleaned as soon as possible after discovery.
14. No chemicals are to be added to the discharge unless permission for the use of a specific chemical is granted by the State. In granting the use of such chemicals, special conditions and monitoring may be required.
15. Control Measures for all slopes, channels, ditches, or any disturbed land area shall be completed within fourteen (14) calendar days after final grading or final land disturbance has been completed. Disturbed areas which are not at final grade but will remain dormant for longer than fourteen (14) days shall be roughened, mulched, tackified, or stabilized with tarps within fourteen (14) days after interim grading. An area that is going to remain in an interim state for more than sixty (60) days shall also be seeded, unless an alternative stabilization measure is accepted at the inspector's discretion. All temporary Construction Control Measures shall be maintained until final stabilization is achieved.
16. The GEC Plan will be subject to re-review and re-acceptance by the City of Fountain should any of the following occur: grading does not commence within twelve (12) months of the City's acceptance of the plan, the construction site is idle for twelve (12) consecutive months, a change in property ownership occurs, the planned development changes, or any other major modifications are proposed as defined in the Stormwater Construction Manual.
17. It is not permissible for any person to modify the grade of the earth on any utility easement or utility rightof-way without written approval from the utility owner. City acceptance of the

GEC Plan and CCSWMP does not satisfy this requirement. The plan shall not increase or divert water towards utility facilities. Any changes to existing utility facilities to accommodate the plan must be approved by the affected utility owner prior to implementing the plan. The cost to relocate or protect existing utilities or to provide interim access shall be at the applicant's expense.

18. Applicant represents and warrants that they have the legal authority to grade and/or construct improvements on adjacent property. The City has not reviewed the developer's authority to modify adjacent property. An approved GEC Permit does not provide approval for the Applicant to perform work on adjacent property.

SECTION 4: WASTE MANAGEMENT PLAN

4.1 Covering Outdoor Storage and Handling Areas

Covering Outdoor Storage and Handling Areas

☐ ***Permanent*** ☒ ***Temporary***

Description: When raw materials, byproducts, finished products, storage tanks, and other materials are stored or handled outdoors, stormwater runoff that comes in contact with the materials can become contaminated. Proactively covering storage and handling areas can be an effective source control for such areas. Coverings can be permanent or temporary and consist of tarp, plastic sheeting, roofing, enclosed structures, or other approaches that reduce exposure of materials to precipitation and wind.

Uses: Covering is appropriate for areas where solids (e.g., gravel, compost, building materials) or liquids (e.g., oil, gas, tar) are stored, prepared, or transferred. Cover the following areas that are applicable to this construction site:

- **Loading and Unloading:** Loading and unloading operations usually take place at outside storage or staging area on the construction site. Materials may be spilled during transfer between storage facilities and trucks during pumping of liquids, pneumatic transfer of dry chemicals, and mechanical transfer of bags, boxes, drums, or other containers by material handling equipment.
- **Aboveground Tanks/Liquid Storage:** Accidental releases of chemicals from above-ground liquid storage can contaminate stormwater with a variety of pollutants. Several common causes of accidental releases from above-ground storage include: external corrosion and structural failure, problems due to improper installation, spills and overfills due to operator error, failure of piping systems, and leads or spills during pumping of liquids or gases between trucks to a storage facility.
- **Outside Manufacturing:** Common outside manufacturing activities may include parts assembly, rock grinding or crushing, metals painting or coating, grinding or sanding, degreasing, concrete manufacturing, parts cleaning or operations that use hazardous materials. These activities can result in dry deposition of dust, metal and wood shavings

and liquid discharges of dripping or leaking fluids from equipment or process and other residuals being washed away in storm runoff. In addition, outside storage of materials and waste products may occur in conjunction with outside manufacturing.

- **Waste Management:** Wastes spilled, leached, or lost from outdoor waste management areas or outside manufacturing activities may accumulate in soils or on other surfaces and be carried away by storm runoff. There is also the potential for liquid wastes from surface impoundments to overflow to surface waters or soak the soil where they can be picked up by runoff. Possible stormwater contaminants include toxic compounds, oil and grease, oxygen-demanding organics, paints and solvents, heavy metals and high levels of suspended solids. Lack of coverage of waste receptacles can result in precipitation seeping through the material and collecting contaminants or the material being blown around the site and into the storm sewer system. Containment sources include waste piles, wastewater and solid waste treatment and disposal, land application sites, dumpsters, or unlabeled drums.
- **Outside Storage of Materials:** Raw materials, intermediate products, byproducts, process residuals, finished products, containers, and materials storage areas can be sources of pollutants such as metals, oils and grease, sediment and other contaminants. Pollutant transport can occur when solid materials wash off or dissolve into water, or when spills or leaks occur.

Practice Procedures:

- Where practical, conduct operations indoors. If outdoors, then select a temporary or permanent covering to reduce exposure of materials to precipitation and runoff.
- The type of covering selected depends on a variety of factors such as the type and size of activity being conducted and materials involved. Types of cover range from relatively inexpensive tarps and plastic sheeting to overhead structures or fully enclosed buildings equipped with ventilation, lighting, etc.
- Covering practices should be combined with Good Housekeeping to be most effective.
- Tarps and plastic sheets require more frequent inspection and maintenance.

Place site-specific information here:

4.2 Spill Prevention and Response Plan

Spill Prevention & Response Plan

☐ ***Permanent*** ☒ ***Temporary***

Spills and leaks of solid and liquid materials processed, handled or stored outdoors can be a source of stormwater pollution. Spilled substances can reach receiving waters when runoff washes these materials from impervious surfaces or when spills directly enter the storm system during dry weather conditions. Effective controls depend on spill prevention and response measures, proper training, and may include structural spill containment or control devices. Spill containment measures include temporary or permanent curbs or berms that surround a potential spill site. Berms may be constructed of concrete, earthen material, metal, synthetic

liners, or other material. Spill control devices include valves, slide gates, or other devices that can control and contain spilled material.

Spill Prevention Measures

- Train key employees in plan and provide clear, common-sense spill prevention practices and clean-up procedures to be strictly followed.
- Identify equipment that is exposed to precipitation, pollutants that may be generated and possible sources of leaks or discharges.
- Perform inspections and preventative maintenance of equipment for proper operation and to check for leaks or evidence of discharge (stains). Ensure repairs are completed or provide temporary leak containment until such repairs can be made.
- Drain used motor oil and other automotive fluids in a designated area away from storm inlets. Collect spent fluids and recycle or dispose of properly. Never dispose into storm or sanitary sewer.
- In fueling areas, clean up spills with dry methods (absorbents) and use damp cloths on gas pumps and damp mops on paved surfaces.
- Never hose down a spill or absorbent materials into the storm drain, or down into an interior floor drain which leads to the sanitary sewer system.
- Reduce stormwater contact with equipment and materials by implementing covered storage, reduce stormwater run-on and follow good housekeeping practices.
- Post signs at critical locations with Spill Prevention and Response Plan information.

Identification of Spill Areas: Spill prevention and response measures shall be implemented at construction sites in areas where materials may be spilled in quantities that can adversely impact receiving waters or the storm system. Identify potential spill areas, potential spill volumes, material types, frequency of material used, and drainage paths from spill areas with relation to storm sewer inlets, adjacent water bodies, structural CCMs, and containment structures. Use this information to determine the types of spill prevention and control measures needed specific to the site conditions. Show the potential spill areas on the EC Plan:

- Loading and unloading areas
- Outdoor storage areas
- Outdoor manufacturing or processing activities
- Waste disposal
- Areas that generate significant dust or particulates that may later deposit on the ground
- Areas prone to spills based on past experience at the site
- Locations where other routine maintenance activities occur
- Areas where smaller leaks may occur (parking lots)

Material Handling Procedures: From a water quality perspective, the primary principle behind effective material handling practices is to minimize exposure to precipitation. Store the material indoors, otherwise implement the following outdoor materials handling procedures:

- Divert stormwater around materials storage areas.
- Use appropriate perimeter control measures (secondary containment).
- Keep bulk solid materials (raw materials, sand, gravel, topsoil, compost, concrete, packing materials, metal products, etc) covered and protected from stormwater.
- When practical, store materials on impermeable surfaces.
- Store hazardous materials according to federal, state, and local requirements.
- Adopt procedures to reduce spills or leaks during filling or transfer of materials.

- Substitute less toxic or nontoxic materials for toxic materials.
- Store containers that are easily punctured or damaged away from high traffic areas.
- Add waste-capture containers such as collection pans for lubricating fluids.
- Store drums and containers with liquids on impermeable surfaces and provide secondary containment. Place drums stored outdoors on pallets to minimize contact with runoff.

Spill Response Procedures: Tailor spill response procedures to site-specific conditions and industry-specific regulatory requirements. Follow procedures:

- Contain and cleanup spills promptly after the spill is discovered.
- Deploy spill kits if available.
- Sweep up small quantities of pollutants to reduce exposure to runoff.
- Place absorbents at fueling areas or areas susceptible to spills.
- Wipe up small spills with a rag, store rags in appropriate containers, dispose of rags properly or use a professional industrial cleaning service.
- Contain medium-sized spills with absorbents and use berms or absorbent "snakes" as temporary booms for the spill. Store and dispose of absorbents properly. Wet/dry vacuums may be used, but not for volatile fluids.
- Install drip pans below minor equipment leaks until a repair can be made.
- For large spills, first contain the spill and plug storm inlet where the liquid may migrate off-site, then clean up the spill.
- Excavation of spill areas to removed contaminated material may be required where large liquid spills occur on unpaved surfaces.
- Maintain an inventory of cleanup materials onsite and strategically locate them based on the types and quantities of chemicals present.
- Records of spills, leaks, or overflows that result in the discharge of pollutants must be documented and maintained.

Two approaches are used when implementing spill containment measures: 1) Design system to contain the entire spill; or 2) Use curbing to route spilled material to a collection basin. Both containment berming and curbing should be sized to safely contain or convey to a collection basin a spill from the largest storage tank, tanker truck, or other containment device in the possible spill area. The spill containment area must have an impermeable surface (impermeable liner, asphalt or concrete) to prevent groundwater contamination. Design containment system to enable collection and removal of spilled material through a pump or vacuum trucks, sorbent or gelling material, etc. Material removed must be disposed of or recycled according to local, state, and federal standards. If the capacity of the spill containment is exceeded, supplemental measures should be available such as a portable containment device, sorbent materials, or gelling agents to solidify the material. Water that collects within containment areas due to rainfall or snowmelt must be appropriately treated before release from the spill area.

Emergency 24-Hour Site Contact (with spill response and clean-up authority):
Company/Developer: _____
Contact Name: _____
Address: _____
Office #: Cell #: Email: _

Alternate Emergency 24-Hour Site Contact:
Company/Developer: _____
Contact Name: _____
Address:
Office #: Cell #: Email:

Notification Procedures: Some spills may need to be reported to the State of Colorado, Water Quality Control Division and Adams County Stormwater Division immediately upon discovery. Releases of chemical, oil, petroleum product, sewage, etc., which may enter State Waters must be reported to: State of Colorado, 24-hour Emergency Spill Reporting Line: 1-877-518-5608. https://www.colorado.gov/pacific/cdphe/wq-environmental-spills.
Tri-County Health Department: 303-220-9200.

4.3 Good Housekeeping

Good Housekeeping Practices

☐ ***Permanent*** ☒ ***Temporary***

Description: Good housekeeping practices are designed to maintain a clean and orderly work environment. The most effective first steps towards preventing stormwater pollution at construction sites simply involve using common sense to improve the site's basic housekeeping methods. Poor housekeeping practices result in increased waste and potential for stormwater contamination. A clean and orderly work site reduces the possibility of accidental spills caused by mishandling of chemicals and equipment and should reduce safety hazards to personnel. A well-maintained material and chemical storage area will reduce the possibility of stormwater mixing with pollutants. Some simple procedures a site can use to promote good housekeeping include improved operation and maintenance of machinery and processes, material storage practices, material inventory controls, routine and regular clean-up schedules, maintaining well organized work areas, signage, and educational program for employees and the general public.

Practice Procedures for Operation and Maintenance:

- Maintain dry and clean floors and ground surfaces by using brooms, shovels, vacuums or cleaning machines, rather than wet clean-up methods.
- Regularly collect and dispose of garbage and waste material.
- Routinely inspect equipment to ensure that it is functioning properly without leaking and conduct preventative maintenance and needed repairs.
- Train employees on proper clean up and spill response procedures.
- Designate separate areas for auto parking, vehicle refueling and routine maintenance.
- Promptly clean up leaks, drips and other spills.
- Cover and maintain dumpsters and waste receptacles. Add additional dumpsters or increase frequency of waste collection if overflowing conditions reoccur.
- For outdoor painting and sanding: Conduct activities in designated areas that provide adequate protection to prevent overspray and uncontrolled emissions. All operations should be conducted on paved surfaces to facilitate cleanup. Use portable containment as necessary for outside operations. Clean up and properly dispose of excess paint, paint chips, protective coatings, grit waste, etc.

- Maintain vegetation on facility grounds in a manner that minimizes erosion. Follow the Landscape Maintenance and Pesticide, Herbicide and Fertilizer Usage CCMs to ensure that minimum amounts of chemicals needed for healthy vegetation are applied to minimize transport of these materials in runoff.

Practice Procedures for Material Storage Practices:

- Provide adequate aisle space to facilitate material transfer and access for inspection.
- Store containers, drums, and bags away from direct traffic routes to reduce container damage resulting in accidental spills.
- Use additional perimeter control measures (secondary containment)
- Stack containers according to manufacturer's instructions to avoid damaging the containers from improper weight distribution. Also store materials in accordance with directions in Material Safety Data Sheets (MSDSs).
- Store containers on pallets or similar devices to prevent corrosion of containers that results from containers coming in contact with moisture on the ground.
- Store toxic or hazardous liquids within curbed areas or secondary containers.

Practice Procedures for Material Inventory Practices: An up-to-date materials inventory can keep material costs down by preventing overstocking, track how materials are stored and handled onsite, and identify which materials and activities pose the most risk to the environment. Assign responsibility of hazardous material inventory to individuals trained to handle such materials. A material inventory should include these steps:

- Identify all chemical substances present at work site. Perform a walk-through of the site, review purchase orders, list all chemical substances used and obtain Material Safety Data Sheets (MSDSs) for all chemicals.
- Label all containers with name and type of substance, stock number, expiration date, health hazards, handling suggestions, and first aid information. Find info on the SDS.
- Clearly identify special handling, storage, use and disposal considerations for hazardous materials on the material inventory.
- Institute a shelf-life program to improve material tracking and inventory to reduce the amount of materials overstocked and ensure proper disposal of expired materials. Careful tracking of materials ordered can result in more efficient materials use. Decisions on the amounts of hazardous materials that are stored on site should include an evaluation-of any emergency control systems that are in place. All storage areas for hazardous materials should be designed to contain spills.

Practice Procedures for Training and Participation: Provide frequent and proper training in good housekeeping techniques to reduce mishandling of chemicals or equipment. Educate by:

- Discussing good housekeeping practices in training programs and meetings.
- Publicizing pollution prevention concepts through posters or signs.
- Posting bulletin boards with updated good housekeeping procedures and tips.

4.4 Vehicle Maintenance, Fueling and Storage

Vehicle Maintenance, Fueling and Storage

☐ ***Permanent*** ☒ ***Temporary***

Description: Areas where vehicles are fueled, maintained, and stored/parked can be pollutant "hot spots" that can result in hydrocarbons, trace metals, and other pollutants being transported in precipitation runoff. Proper fueling operations, storage of automotive fluids and effective spill cleanup procedures can help reduce contamination of stormwater runoff from vehicle maintenance and fueling facilities. Fuel-related spills can occur due to lack of attention during fueling or "topping off" fuel tanks. Common activities at construction sites include vehicle fluid replacement and equipment replacement and repair. Some of the wastes generated maintaining automobiles include solvents (degreasers, paint thinners, etc.), antifreeze, brake fluid, brake pad dust, battery acid, motor oil, fuel, and lubricating grease.

Uses: procedures are applicable to vehicle maintenance and fueling. Vehicle wash water is considered process wastewater that <u>will not</u> be discharged to the storm sewer system.

Practice Procedures for Vehicle Maintenance: The most effective way to minimize wastes generated by automotive maintenance activities is to prevent their production in the first place. The following practices will be implemented:

- Perform maintenance activities offsite whenever possible or inside and/or under cover. When repairs cannot be performed indoors, use drip pans or absorbents.
- Keep equipment clean and free of excessive oil and grease buildup.
- Promptly cleanup spills using dry methods and properly dispose of waste. When water is required, use as little as possible to clean spills, leaks, and drips.
- Use a solvent collection service to collect spent solvent used for parts cleaning.
- When using liquids for cleaning, use a centralized station to ensure that solvents and residues stay in one area. Locate drip pans and draining boards to direct solvents back into a solvent sink or holding tank for reuse.
- Store used oil for recycling in labeled tanks. Locate used oil tanks and drums away from storm sewer, flowing streams, and preferably indoors.
- Use non-hazardous or less hazardous alternatives when practical. For example, replace chlorinated organic solvents with non-chlorinated ones like kerosene or mineral spirits.
- Properly recycle or dispose of grease, oil, antifreeze, brake fluid, cleaning solutions, hydraulic fluid, batteries, transmission fluid, worn parts, filters, and rags.
- Drain and crush oil filters before recycling or disposal.
- Drain all fluids and remove batteries from salvage vehicles and equipment.
- Closely monitor parked vehicles for leaks and place pans under leaks to collect the fluids for proper disposal or recycling. Remove defective equipment until repaired.
- Install berms or other measures to contain spills and prevent work surface runoff from entering storm sewer system.
- Develop a spill prevention plan with measures such as spill kits, and information about location of storm drains and how to protect them if a large spill occurs.
- Conduct periodic employee training to reinforce proper disposal practices.
- Promptly transfer used fluids to recycling drums or hazardous waste containers.

- Store cracked batteries in leak-proof secondary containers.
- Inspect outdoor storage areas regularly for drips, spills and improperly stored materials (for example: unlabeled containers, auto parts that might contain grease or fluids, etc). This is particularly important for parking areas for vehicles awaiting repair.
- Structural CCMs, such as traps, installed in vehicle hotspot areas require routine cleanout of oil and grease. During heavy rainfall, cleanout is required more often to ensure that pollutants are not washed through the trap. Sediment removal is also required on a regular basis to keep the CCM working efficiently.

Practice Procedures for Vehicle Fueling:

- Perform fueling operations offsite whenever possible.
- Fueling areas should be designed to prevent stormwater runoff and spills. Fuel-dispensing areas should be paved with concrete or equivalent impervious surface, with an adequate slope to prevent ponding, and separated from the rest of the site by a grade break or berm to prevent run-on of precipitation.
- For sites using a mobile fuel truck, establish a designated fueling area. Place temporary "caps" over nearby catch basins or manhole covers so that if a spill occurs, it is prevented from entering the storm sewer. Secondary containment should be used when transferring fuel from the tank truck to the fuel tank. Cover storm drains in the vicinity. Install vapor recovery nozzles to help control drips, and reduce air pollution.
- Keep spill response information and spill cleanup materials onsite and readily available.
- Employ dry cleanup methods cleaning up fuel spills. Such methods include sweeping to remove litter and debris, and using rags and absorbents for leaks and spills.
- Water should not be used to wash fuel spill areas. During routine cleaning, use a damp cloth on the pumps and a damp mop on the pavement. Fuel dispensing nozzles should be fitted with automatic shutoff except where prohibited by fire department. Post signs at the fuel dispenser warning operators against "topping off' vehicle fuel tanks.
- Provide written procedures describing CCMs to employees who will be fueling.

4.5 Street Sweeping and Cleaning

Street Sweeping (SS)

☐ ***Permanent*** ☒ ***Temporary***

Description: SS uses either manual or mechanical pavement cleaning practices to collect or vacuum sediment, litter and other debris from the streets before being washed into storm sewers by runoff. This practice can reduce pollutant loading to receiving waters, reduce clogging of storm sewer pipes, prolong the life of infiltration CCMs and reduce clogging of outlet structures in detention ponds. Mechanical designs include: broom and conveyor belt sweeper, wet or dry vacuum-assisted sweepers, and regenerative-air sweepers. The effectiveness depends upon particle loadings being swept, street texture, moisture conditions, parked cars, equipment conditions and frequency of cleaning.

Uses: SS is a technique in urban areas where sediment and litter accumulated on streets is of concern for aesthetic, sanitary, water and air quality reasons. SS is required at constructions sites per CSWMP to reduce off-site tracking.

Procedures:

1. SS may be performed manually (broom and/or shovel) or with a vacuum sweeper (no kick-broom). Choose the most effective approach for site conditions.
2. SS shall be completed when there is sediment tracking from the construction site exits into the public road or right-of-way.
3. SS frequency depends on presence of sediment tracking. If tracking is occurring, either a VTC shall be installed, the VTC needs maintenance, or the VTC is inadequate; all require CSWMP updates.
4. Off-site sediment tracking from the construction site shall be swept immediately.
5. Conduct SS prior to precipitation events.
6. Operate sweepers at manufacturer recommended optimal speed levels.
7. Regularly inspect vehicles and equipment for leaks and repair promptly.
8. Keep accurate logs of number of curb-miles swept and amount of waste collected.
9. Dispose of SS debris and dirt at a landfill.
10. Do not store swept material along the side of the street or near a storm drain inlet.

Site-specific information here:

The right-of-way of Federal Drive is to be kept clean at all times. There is a Private roadway to the south and west of the Site that are to be kept clean with end of day street sweeping during construction until project close out.

4.6 Storm Sewer Cleaning

Storm Sewer System Cleaning (SSC)

☐ ***Permanent*** ☒ ***Temporary***

Description: Periodic storm sewer cleaning can help remove accumulated sediment, trash, and other pollutants from the storm system including inlets, pipes and also construction CCMs. Routine cleaning reduces the amount of pollutants in the storm system and in receiving waters. Clogged drains can cause overflow, leading to increase erosion. Cleaning increases dissolved oxygen, reduces levels of bacteria, and supports in-stream habitat. Areas with flat grades or low flows should be given special attention because they rarely achieve high enough flows to flush themselves. Water used in storm drain cleaning must be collected and properly disposed of, typically at a sanitary wastewater treatment facility. Simpler methods in localized areas can also include manual trash collection and shoveling sediment and debris from inlets and outlets. Frequency and prioritization of storm sewer cleaning is affected by the activity and intensity of construction and the proper installation and maintenance for construction CCMs.

Uses: Inspection of the existing storm system is recommended prior construction to document condition. The storm sewer shall be cleaned at minimum at completion of construction.

Practice Guidelines: Inspect the storm system as part of the required stormwater inspection.

- **Technology available**: manual cleaning (shovel), vacuum cleaning and vacuum combination jet cleaning. Choose the most effective approach for site conditions.
- **Staff training**: train about maintenance, waste collection and disposal methods.
- **Waste disposal**: Most catch basin waste is acceptable for landfills. If hazardous material is suspected, it should be tested and disposed of accordingly.

Site specific information here:

Protection of the existing private dual CDOT type C storm inlets on site is to occur during early stages of construction. Following the reconstruction of the structures to raise the grate rim elevations to final grade conditions, any necessary cleaning is to take place within the structure and connected pipes should any sediment or trash be identified. Continued protection of the structures is to take place during construction.

SECTION 5: FINAL STABILIZATION

5.1 Final Stabilization Requirement

Final Stabilization is reached when all ground disturbing activities are complete, and all disturbed areas have either been built on, paved over or a uniform vegetative cover has been established in accordance with CSWMP requirements. Prior to closing the State Stormwater Permit, all the items listed below must be completed in order for the construction site to be considered to have reached a state of final stabilization.

1. The site has a uniform vegetative cover with a density of at least 70% compared to the original undisturbed site. Such cover must be capable of adequately controlling soil erosion.
2. If applicable, proper installation and maintenance of all approved, permanent, post-construction stormwater quality treatment drainage facilities.
3. Removal of all stockpiles of soil, construction material/debris, construction equipment, etc. from the construction site.
4. Streets, parking lots and other surrounding paved surfaces are clean and free of any sediment or debris.
5. Removal of sediment, debris or other pollutants within the private and adjacent public storm drainage system.
6. Restoration of any damaged public infrastructure caused by the construction activities.

5.2 Final Stabilization Measures

Final stabilization efforts generally consist of a mix of many of the same temporary erosion control measures covered previously in Section 2.2. More specifically, these include:

- Temporary or Permanent Seeding

- Mulching
- Rolled Erosion Control Product (ECB)

At the contactors' option, hydroseeding / mulching may be employed

Hydroseeding / Hydromulching (HS)	
☒ ***Permanent***	☐ ***Temporary***
What: ***Description***	Hydraulically applied mulch is an interim and permanent stabilization control measure that consists of using hydroseeding equipment to apply a uniform layer of natural fibers and adhesive-like compounds over disturbed construction areas. Hydroseeding immediately protects disturbed areas from rainfall impacts, excessive infiltration, and wind erosion until permanent vegetation is established.
When: ***Installation***	As soon as possible or as necessary to protect disturbed soils and / or to initiate germination and site stabilization through establishment of vegetative cover
Where: ***Location***	All disturbed areas. Best used on dry areas where slopes are no greater that 2:1 H:V. Not suitable on saturated soils or in areas of concentrated flows
How: ***Maintenance &*** ***Inspection***	Visually inspect at regular intervals and after every storm event to ensure mulch meets required coverage. Re-apply hydraulic mulch as needed over failed areas (e.g., large slopes after storm event) throughout the construction period to ensure continuous coverage. Mulching does not need to be removed as it will biodegrade with time.

5.3 Removal of Temporary CCMs

Once the site has achieved a state of final stabilization, any remaining temporary CMs such as perimeter controls, inlet protection, silt fence, etc. shall be removed and disposed of properly. Due the liner nature of the project, portions of the site may reach final stabilization before others. As a result, project closeouts may be phased as conditions warrant.

5.4 Stormwater Permits Close-out

Submit the CDPS Stormwater Discharge Permit Inactivation Form to CDPHE.

5.5 Long Term Stormwater Management

There will be a permanent underground detention facility that will treat for water quality and detain the 100-year storm evet. Storm water will leave the underground detention facility and be released into the exiting channel.

SECTION 6: STORMWATER INSPECTIONS

6.1 Inspections

Self-inspections are required to be conducted by the GEC Administrator. The purpose of Self-inspections is to ensure that all control measures being used on site are installed, appropriate for the intended use, operating effectively, and being properly maintained according to the approved plans. See the City of Colorado Springs Stormwater Construction manual, Chapter 6 for more information.

1. **Qualified Stormwater Management Inspection Personnel*:***

Identify the inspection person(s) who will be responsible for conducting stormwater inspections and describe their qualifications. This may be a third party consultant:

Company/Developer:
Contact Name:
Address:
Office #: Cell #: Email:

2. **Inspection Frequency*:*** Inspections shall start within 7 calendar days of commencement of construction activities. The inspection schedule shall be noted in the CSWMP documents and updated as necessary if the inspection schedule changes.
3. **Inspection Personnel*:*** The GEC Administrator will be responsible for performing inspections based on the schedule set within the CSWMP documents.

Minimum Stormwater Inspection Schedule: A thorough inspection of the site inspection shall be performed in accordance with one of the following minimum frequencies:

- At least one inspection every 7 calendar days, **or**
- At least one inspection every 14 calendar days, if post-storm event inspections are conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosion. Post-storm inspections may be used to fulfill the 14-day routine inspection requirement.

Post-Storm Inspections at Temporarily Idle Sites - For permittees choosing to combine 14-day inspections and post-storm-event inspections, if no construction activities will occur following a storm event, post-storm event inspections must be conducted prior to re-commencing construction activities, but no later than 72 hours following the storm event. The delay of any post-storm event inspection must be documented in the inspection record. Routine inspections must still be conducted at least every 14 calendar days.

Inspections at Completed Sites/Areas - When the site, or portions of a site are awaiting establishment of a vegetative ground cover and a state of final stabilization, the permittee must conduct a thorough inspection of the stormwater management system at least once

every 30 days. Post-storm event inspections are not required under this schedule. This reduced inspection schedule is allowed if all of the following criteria are met:

i. All construction activities resulting in ground disturbance are complete;

ii. All activities required for final stabilization, in accordance with the CSWMP, have been completed, with the exception of the application of seed that has not occurred due to seasonal conditions or the necessity for additional seed application to augment previous efforts; and

iii. The CSWMP has been amended to locate those areas to be inspected in accordance with the reduced schedule allowed for in this paragraph.

The minimum inspection frequency required does not affect the permittee's responsibility to implement and maintain effective control measures as prescribed in the CSWMP. Proper maintenance may require more frequent inspections.

4. Inspection Procedures:

- At minimum, inspect the construction site perimeter, all disturbed area, designated haul routes, material and/or waste storage areas that are exposed to precipitation, discharge location(s), and locations where vehicles exit the site shall be inspected for evidence of, or the potential for, pollutants leaving the Permitted boundaries, entering any storm sewer system, or discharging an MS4 or State waters.
- Visually verify whether all implemented CCMs are in effective operational condition and are working as designed in their specifications to minimize pollutant discharges.
- Determine if there are new potential sources of pollutants.
- Assess the adequacy of CCMs at the site to identify areas requiring new or modified CCMs to minimize pollutant discharges.
- Identify all areas of non-compliance and implement corrective action.

Identify the staff or company who will be responsible for installing control measures and making repairs or corrections:

Company/Developer:

Contact Name: _____

Address:

Office #: _____ Cell #: _____ Email:

5. *Inspection Form:*

Place completed inspections in the CSWMP materials kept on site or refer to where the inspections are kept electronically. At a minimum the form should document:

- Inspection date;
- Name, title, and qualifications of inspector;
- weather conditions;
- phase of construction;
- estimated acreage of disturbance at the time of inspection;
- location(s) of discharges of sediment or other pollutants from the site; location(s) of CCMs needing maintenance;

- location(s) and identification of inadequate CCMs;
- location(s) and identification of additional CCMs needed that were not in place at the time of inspection;
- description of the minimum inspection frequency;
- deviations from the minimum inspection schedule; certification statement for corrective action(s) or inspection (if no actions).

6.2 Inspection Sequence

1. **Plan your stormwater inspection**
   - Use an appropriate inspection form
   - Obtain a copy of the CSWMP Plan (Site Map) with CCMs locations marked.
   - Plan to travel the entire project site, including discharge points from the site and any off-site support activities.
   - Include the staging area / laydown yard if applicable.

2. **Determine Inspection frequency**
   - Site inspections must be conducted at least once every 7; or 14 calendar days.
   - If 14-day inspections, then post-storm inspections must be conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosion.
   - 30-day inspections are conducted once construction is complete, temporary stabilizations has been installed and the site is waiting to reach final stabilization.

3. **Inspect discharge points and downstream, off-site areas**
   - Inspect discharge locations to determine whether erosion and sediment control measures are effective.
   - Inspect nearby downstream locations.
   - Walk down the street to inspect off-site areas for signs of discharges.
   - Inspect down slope existing catch basins to ensure they are free of sediment and other pollutants and to ensure that they are adequately protected.

4. **Inspect perimeter controls and slopes**
   - Inspect perimeter controls to determine if sediment should be removed.
   - Check the structural integrity of the CCM. Determine if CCM replacement is needed.
   - Inspect slopes and temporary stockpiles to determine if erosion controls are effective.

5. **Compare CCMs in the EC Plan with the construction site conditions.**
   - Determine whether CCMs are in place as required by the EC plan.
   - Evaluate whether CMs have been adequately installed and maintained.
   - Look for areas where CCMs are needed but are missing in the field, or are not documented on the CSWMP.

6. **Inspect construction site entrances**
   - Inspect the construction exits to determine if there is tracking of sediment from the site onto the street.

- Look for evidence of additional construction exits being used that are not in the CSWMP or are not stabilized.
- Inspect for evidence of sediment accumulation.

7. Inspect sediment controls

- Inspect any sediment basins for sediment accumulation.
- Remove sediment when it reduces the capacity of the basin by ⅓ of the design storage volume.

8. Inspect pollution prevention and good housekeeping practices

- Inspect trash areas to ensure that waste is properly contained.
- Inspect material storage and staging areas to verify that potential pollutant sources are not exposed to stormwater runoff.
- Verify that concrete, paint, and stucco washouts are being used properly and are correctly sized for the volume of wash water.
- Inspect vehicle/equipment fueling and maintenance areas for signs of stormwater pollutant exposure.

9. Inspect for final stabilization

- Inspect all temporary and permanent CCMs for correct application and installation with the CCM details.
- Remove sediment from the private storm sewer system - do not jet pollutants down into the public storm sewer system.

SECTION 7: RECORDKEEPING

7.1 Recordkeeping

The following records shall be available at the construction site, or be on-site when construction activities are occurring:

- ✓ An updated CSWMP, reflecting current conditions and CCMs.
- ✓ Keep record of CSWMP/EC Plan changes made including the date and identification of the changes (*).
- ✓ Completed inspection reports, can be placed or electronically stored and the location referenced in the appendices.
- ✓ Any document or plan incorporated by reference to the CSWMP.

(*) The CSWMP must be amended when the following occurs:

1) A change in design, construction, operation, or maintenance of the site requiring implementation of new or revised control measures;
2) The CSWMP proves ineffective in controlling pollutants in stormwater runoff in compliance with the permit conditions;
3) Control measures identified in the CSWMP are no longer necessary and are removed; and
4) Corrective actions are taken onsite that result in a change to the CSWMP.

A notation must be included in the CSWMP to identify the date of the site change, the control measure removed, or modified, the location(s) of those control measures, and any changes to the control measure(s). The permittee must ensure the site changes are reflected in the CSWMP. The permittee is non-compliant with the permit until the CSWMP revisions have been made

CSWMP documentation required under this permit are considered reports that must be available to the public under Section 308(b) of the CWA and Section 61.5(4) of the CDPS regulations. The permittee must make plans available to members of the public upon request. However, the permittee may claim any portion of a CSWMP as confidential in accordance with 40 CFR Part 2.

Records will be retained for a minimum period of at least 3 years <u>after</u> the CDPHE permit is terminated.

CSWMP APPENDICES

Appendix A: GESC Plan Set and Details

Appendix B: Hydrologic Soils Group

Appendix C: Credentials

Appendix D: CDHPE Brochure

Appendix E: CSWMP Amendment Log

Appendix A: GESC Plan Set and Details

PROPOSED CARVANA/ADESA EXPANSION LOT

SOUTH CHARTER OAK RANCH ROAD, FOUNTAIN, COLORADO 80817

TAX ID: 5606000037 & 5607200004

PRELIMINARY GESC PLAN

PROJECT NARRATIVE

THE SUBJECT SITE IS MADE UP OF TWO SEPARATE PARCELS WHICH ARE CURRENTLY UNDEVELOPED. THE PROPOSED SITE WILL FUNCTION AS A DEDICATED VEHICLE STORAGE LOT TO EXPAND THE INVENTORY OF THE EXISTING ADESA SALES DEVELOPMENT LOCATED SOUTH OF THIS PARCEL. VEHICLES STORED ON THIS LOT WILL BE MARKETED FOR THE SALE AND PURCHASE OF USED VEHICLES WITH INDIVIDUAL CUSTOMERS.

NO NEW STRUCTURES ARE PROPOSED AS A PART OF THIS PROJECT. PRIMARY TRAFFIC FOR THIS SITE WILL OPERATE USING A NEW PRIVATE STREET SPANNING BETWEEN THIS SITE AND THE EXISTING ADESA SITE LOCATED SOUTH OF THIS PARCEL. SECONDARY EMERGENCY ACCESS TO THE SITE WILL BE PROVIDED BY NEW DRIVEWAYS IF REQUIRED OFF OF OAK RANCH ROAD.

PRIVATE INFRASTRUCTURE

ITEM	QUANTITY	UNIT	$/UNIT	TOTAL	PRIVATE OR PUBLIC
CWA	1.0	EA	$3,400.00	$3,400	PRIVATE
IP	7.0	EA	$37.00	$259	PRIVATE
SF	604.0	LF	$2.50	$1,510	PRIVATE
CF	4845.0	LF	$2.50	$12,113	PRIVATE
SM	3.6	AC	$1,600.00	$5,792	PRIVATE
SSA	6000.0	SY	$2.00	$12,000.0	PRIVATE
VTC	1.0	EA	$3,700.00	$3,700	PRIVATE
				$38,774	**TOTAL**
				$3,877.4	**ENGINEERING CONTINGENCY (10%)**
				$15,509.4	**MAINTENANCE CONTINGENCY (40%)**
				$58,160.3	**GRAND TOTAL (W/ CONTINGENCY)**
				$58,160.3	**NON-REIMBURSEABLE**

SHEET INDEX

VICINITY MAP

NOT TO SCALE

DEVELOPMENT TEAM

OWNER/DEVELOPER

CARVANA
300 E. RIO SALADO PKWY BLDG. 1
TEMPE, AZ 85281
PHONE: (503) 515 7861
CONTACT: JO RYAN
EMAIL: JO.RYAN2@CARVANA.COM

ENGINEER

ATWELL
4900 N. SCOTTSDALE RD. STE 1600
SCOTTSDALE, ARIZONA 85251
PHONE (602) 690-7527
CONTACT: RAMZI GEORGES, P.E.
EMAIL:RGEORGES@ATWELL.COM

ARCHITECT

WHN ARCHITECTS, PA
330 WEST 10TH STREET
CHARLOTTE, NC 28202
PHONE: (704) 333-9952
CONTACT: MATT JONES
EMAIL: MATT@WHNARCH.COM

GOVERNING AGENCIES / UTILITY CONTACTS

MUNICIPALITY
CITY OF FOUNTAIN, COLORADO
116 S. Main Street
Fountain, CO 80817
PHONE:719.322.2000

UTILITIES/ELECTRIC
CITY OF FOUNTAIN, COLORADO
1101 N. Main Street
Fountain, CO 80817
PHONE:719.322.2010

STREETS
CITY OF FOUNTAIN, COLORADO
116 S. Main Street
Fountain, CO 80817
PHONE:719.322.2000

STORMWATER
FOUNTAIN CREEK
WATERSHED DISTRICT
PO BOX 8100
Colorado Springs, CO 80933
PHONE:719.650.7474

GAS
BLACK HILLS ENERGY
7060 Alegre Street
Fountain, CO 80817
PHONE: 888-890-5554

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE N 00° 45' 29" W, ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 392.66 FEET TO THE NORTHWEST CORNER OF LOT 1, "CHRISTIAN SUBDIVISION FILING NO. 2" AS RECORDED JANUARY 28, 2000 UNDER RECEPTION NO. 200009743 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE POINT OF BEGINNING;

THENCE CONTINUE N 00° 45' 29" W, ALONG SAID WESTERLY LINE, 1,817.71 FEET TO INTERSECT A POINT ON A CURVE IN THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 80' WIDE COUNTY ROAD KNOWN AS CHARTER OAK RANCH ROAD AS
GRANTED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 03° 38' 16", AN ARC DISTANCE OF 123.80 FEET (THE CHORD OF WHICH CURVE BEARS S 27° 49' 52" E, 123.78 FEET) TO A POINT OF TANGENT;
THENCE S 29° 39' 00" E, ALONG SAID WESTERLY RIGHT- OF- WAY LINE AND ALONG SAID TANGENT, 547.69 FEET TO THE MOST SOUTHERLY CORNER OF SAID RIGHT-OF-WAY GRANTED IN INSTRUMENT RECORDED SEPTEMBER 12, 1955 IN BOOK 1523 AT PAGE 365;
THENCE CONTINUE S 29° 39' 00" E, ALONG SAID TANGENT AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ROADWAY, 818.05 FEET;
THENCE S 27° 42' 43" E, ALONG SAID WESTERLY RIGHT-OF-WAY, 657.55 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF- WAY LINE AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 406.17 FEET AND A CENTRAL ANGLE OF 25° 17' 10", AN ARC DISTANCE OF 179.25 FEET TO A POINT OF TANGENT;
THENCE S 02° 39' 30" E, ALONG SAID TANGENT AND ALONG SAID WESTERLY RIGHT-OF- WAY LINE, 168.58 FEET;
THENCE S 010 12' 49" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 16.17 FEET TO THE NORTHWEST CORNER OF THAT RIGHT-OF-WAY DEDICATED TO EL PASO COUNTY, COLORADO IN INSTRUMENT RECORDED NOVEMBER 18, 1999 UNDER RECEPTION NO. 099176578 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S 010 12' 49" E, ALONG THE WESTERLY LINE THEREOF, 230.31 FEET TO THE NORTHEAST CORNER OF LOT 1 OF AFORESAID "CHRISTIAN SUBDIVISION FILING NO. 2";
THENCE S 89° 58' 21" W, ALONG THE NORTHERLY LINE THEREOF, 183.65 FEET; THENCE N 31 ° 19' 36" W, ALONG SAID NORTHERLY LINE, 162.45 FEET;
THENCE N 61 ° 05' 51" W, ALONG SAID NORTHERLY LINE, 222.35 FEET;
THENCE N 34° 50' 32" W, ALONG SAID NORTHERLY LINE, 166.43 FEET;
THENCE N 01 ° 13' 51" W, ALONG SAID NORTHERLY LINE, 118.94 FEET;
THENCE N 68° 53' 59" W, ALONG SAID NORTHERLY LINE, 409.18 FEET;
THENCE S 89° 14' 25" W, ALONG SAID NORTHERLY LINE, 132.93 FEET TO THE POINT OF BEGINNING.
COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN A 20' WIDE STRIP LYING ALONG THE WESTERLY LINE OF AND WITHIN AN 80' WIDE PUBLIC RIGHT OF WAY KNOWN AS CHARTER OAK RANCH ROAD, SAID 80' WIDE RIGHT-OF-WAY EVIDENCED BY AN INSTRUMENT RECORDED SEPTEMBER 12,1955 IN BOOK 1523, AT PAGE 365 AND AN ANNEXATION PLAT RECORDED JUNE 7, 1973 IN PLAT BOOK Y2 AT PAGE 58 OF SAID COUNTY RECORDS.

PARCEL B:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 12,1955 IN BOOK 1523 AT PAGE 365 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID TRACT OF LAND KNOWN AS EXISTING 80' WIDE CHARTER OAK RANCH ROAD;
THENCE N 60° 21' 00" E, ALONG THE SOUTHERLY LINE THEREOF, 20.00 FEET;
THENCE S 29° 39' 00" E, 818.39 FEET;
THENCE S 27° 42' 43" E, 657.85 FEET TO A POINT OF CURVE;
THENCE SOUTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 426.17 FEET AND A CENTRAL ANGLE OF 25° 16' 50", AN ARC DISTANCE OF 188.04 FEET TO A POINT OF TANGENT;
THENCE S 02° 39' 3G"E, ALONG SAID TANGENT, 168.83 FEET;
THENCE S 01°12' 49" E,16.58 FEET TO THE NORTHEAST CORNER OF THAT RIGHT-OF-WAY DEDICATED TO EL PASO COUNTY IN INSTRUMENT RECORDED NOVEMBER 18,1999 UNDER RECEPTION NO. 099176578 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S 89" 15' 00" W, ALONG THE NORTHERLY LINE THEREOF, 20.00 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE N 01° 12' 49" W, ALONG THE APPARENT WESTERLY RIGHT-OF-WAY OF EXISTING 80' CHARTER OAK RANCH ROAD, 16.17 FEET;
THENCE N 02° 39' 30" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 168.58 FEET TO A POINT OF CURVE;
THENCE, NORTHERLY, ALONG SAID APPARENT RIGHT-OF-WAY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 406.17 FEET AND A CENTRAL ANGLE OF 25° 17' 10", AN ARC DISTANCE OF 179,25 FEET;
THENCE N 27° 42' 43" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 657.55 FEET;
THENCE N 29° 39' 00" W, ALONG SAID APPARENT RIGHT-OF-WAY LINE, 818.05 FEET TO THE POINT OF BEGINNING.
COUNTY OF EL PASO, STATE OF COLORADO.

STANDARD GESC PLAN NOTES:

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4).
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPS MAY BE REQUIRED BY THE MS4 PERMITTEE IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
4. VEHICLE TRACKING OF SOILS OFF-SITE SHALL BE MINIMIZED.
5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. NO CHEMICALS ARE TO BE ADDED TO THE DISCHARGE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED BY THE STATE. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
7. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING THE MS4, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL, VOLUME 2 AND IN ACCORDANCE WITH THE APPROVED EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED BY THE MS4 PERMITTEE, IF REQUIRED.
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED EROSION AND STORMWATER QUALITY CONTROL PLAN AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2 AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMPS SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITEOR OFF-SITE WATERS, INCLUDING WETLANDS.
13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE DRAINAGE CRITERIA MANUAL, VOLUME 2, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE APPROVED EROSION AND STORMWATER QUALITY CONTROL PLANS, IF REQUIRED.
16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ON A CASE-BY-CASE BASIS, THE MS4 PERMITTEE MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE THE MS4 PERMITTEE TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MS4 PERMIT.
18. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8, AND THE "CLEAN WATER ACT"(33 USC 1344), REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DRAINAGE CRITERIA MANUAL, VOLUME 2. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
21. 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO THE MS4 AT ANY TIME.
22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT POLLUTION FROM DISCHARGING TO THE MS4. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

24 HOUR
EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell.com
4900 N. SCOTTSDALE RD, SUITE 1600
SCOTTSDALE, AZ 85251
(480) 218-8831
COA# 16251

S6, T16S, R65W
S CHARTER OAK RANCH RD
FOUNTAIN
EL PASO COUNTY, COLORADO

PROPOSED CARVANA/ADESA EXPANSION LOT
PRELIMINARY GESC PLAN
A.P.N.# 5606000037 & 5606000037
CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

DATE 4/22/2026

REVISIONS

N.T.S.

DRAWN BY: AAH
CHECKED BY: LMS
PROJECT MANAGER: BH
JOB #: 25010228
FILE CODE: ##
SHEET NO. C001

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 25010228-PRELIM-GESC-COVR

24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell.com
4900 N. SCOTTSDALE RD, SUITE 1600
SCOTTSDALE, AZ 85251
(480) 218-8831
COA# 16251

S6, T16S, R65W
S CHARTER OAK RANCH RD
FOUNTAIN
EL PASO COUNTY, COLORADO

PROPOSED CARVANA/ADESA EXPANSION LOT

PRELIMINARY GESC PLAN

A.P.N.# 5606000037 & 5606000037

CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

DATE 4/22/2026

REVISIONS

N.T.S.

DRAWN BY: AAH
CHECKED BY: LMS
PROJECT MANAGER: BH
JOB #: 25010228
FILE CODE: ##
SHEET NO. C101

QUARTER SECTION: address EN: xxxxxx DS: xxxxxx

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 25010228-PRELIM-GESC

MATCHLINE SEE SHEET C101
CHARTER OAK RANCH RD
PARCEL # 5606000037
OWNER: TURLEY, MICHAEL J. & TURLEY, KAREN A.
MATCHLINE SEE THIS SHEET, LOWER RIGHT
FEMA FLOOD PLAIN LIMITS
S31°33'24"E 162.45'
N01°26'33"W 230.31'
100.00' EX. DRAINAGE EASEMENT
N89°44'33"E 183.65'
WATER EASEMENT REC. NO. 200009741
20.0' STBK.
PROPERTY LINE
25.00' SETBACK
80.0' R/W
25.0' STBK.
S. OAK RANCH ROAD
23.7'± EX. PAVED ROAD
20.4'± EX. PAVED ROAD
FORT CARSON MILITARY RESERVATION
N00°59'10"W 1817.71'
WILDERNESS RD
FEMA FLOOD HAZARD ZONE X
FEMA FLOOD HAZARD ZONE D
EX. EDGE OF WATER SURFACE
DAYLIGHT LINE
N27°56'24"W 657.55'
N89°00'37"E 132.93'
100.00' EX. DRAINAGE ESMT.
S69°07'47"E 409.18'
EX. CULVERT
40.00' EX. DRAINAGE & UTILITY ESMT.
N00°59'10"W 2645.94'
392.94'
S01°27'39"E 118.64'
Δ=25°16'07" L=179.13' R=406.17'
N02°53'14"W 168.58'
SOUTH LINE SW 1/4 SEC. 6
S61°19'39"E 222.35'
MATCHLINE SEE THIS SHEET, UPPER RIGHT
LOD
CF
SF
LEGEND
PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING SECTION LINE
PROPOSED EASEMENT
EXISTING EASEMENT
EXISTING CONTOURS
LOD LIMITS OF DISTURBANCE
SF SILT FENCE
CF CONSTRUCTION FENCE
SSA STABILIZED STORAGE AREA
SP STOCK PILE
CWA CONCRETE WASH OUT
VTC VEHICLE TRACKING CONTROL
C101
C102
KEY MAP
NOT TO SCALE
N
GRAPHIC SCALE 1" = 50'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell.com
4900 N. SCOTTSDALE RD, SUITE 1600
SCOTTSDALE, AZ 85251
(480) 218-8831
COA# 16251

S6, T16S, R65W
S CHARTER OAK RANCH RD
FOUNTAIN
EL PASO COUNTY, COLORADO

PROPOSED CARVANA/ADESA EXPANSION LOT

PRELIMINARY GESC PLAN

A.P.N.# 5606000037 & 5606000037

CARVANA
300 E. RIO SALADO PKWY, BLDG. 1
TEMPE, ARIZONA 85281

DATE 4/22/2026

REVISIONS

N.T.S.

DRAWN BY: AAH
CHECKED BY: LMS
PROJECT MANAGER: BH
JOB #: 25010228
FILE CODE: ##
SHEET NO. C102

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 25010228-PRELIM-GESC


MATCHLINE SEE THIS SHEET, RIGHT
LEGEND
PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING SECTION LINE
PROPOSED EASEMENT
EXISTING EASEMENT
EXISTING CONTOURS
PROPOSED CONTOURS
LOC
LOD LIMITS OF DISTURBANCE
SF
SF SILT FENCE
CF
CF CONSTRUCTION FENCE
SSA STABILIZED STORAGE AREA
SP STOCK PILE
CWA CONCRETE WASH OUT
VTC VEHICLE TRACKING CONTROL
IP INLET PROTECTION
SM SEEDING & MULCHING
W 1/4 COR. SEC. 6 FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "1995 LS 10108" FLUSH WITH GROUND
PROPERTY LINE
EX. FENCE TO REMAIN
80.0' R/W
CHARTER OAK RD
PARCEL # 5606000018
OWNER: BISON REAL ESTATE HOLDINGS LLC
FEMA FLOOD HAZARD ZONE D
FEMA FLOOD HAZARD ZONE X
FORT CARSON MILITARY RESERVATION
PROP. RIP RAP
DAYLIGHT LINE
LOW POINT/ OUTFALL
PROP. RETAINING WALL
PROP. EDGE OF PAVEMENT
3.0%
2.1%
24.0' TYP.
25.0' STBK.
PROP. EDGE OF PAVEMENT
PROPERTY LINE
PROP. CURB AND GUTTER
CATCH BASIN
N29°52'41"W 1365.74'
S. OAK RANCH ROAD
CHARTER OAK RANCH RD
PARCEL # 5606000037
OWNER: TURLEY, MICHAEL J. & TURLEY, KAREN A.
HIGH POINT
PARCEL # 6600000001
OWNER: MT MANAGEMENT, LLC
20.0' STBK.
N00°59'10"W
N00°59'10"W 1817.71'
2.9%
21.0'
50.2'
23.7'± EX. PAVED ROAD
PROP. CURB AND GUTTER
EX. FENCE TO REMAIN
MATCHLINE SEE THIS SHEET, LEFT
RONALD REAGAN HWY 87
C103
C104
KEY MAP
NOT TO SCALE
N
GRAPHIC SCALE
1" = 50'
MATCHLINE SEE SHEET C104

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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S6, T16S, R65W
S CHARTER OAK RANCH RD
FOUNTAIN
EL PASO COUNTY, COLORADO

PROPOSED CARVANA/ADESA EXPANSION LOT

PRELIMINARY GESC PLAN

A.P.N.# 5606000037 & 5606000037

CARVANA
300 E. RIO SALADO PKWY, BLDG. 1
TEMPE, ARIZONA 85281

DATE 4/22/2026

REVISIONS

N.T.S.

DRAWN BY: AAH
CHECKED BY: LMS
PROJECT MANAGER: BH
JOB #: 25010228
FILE CODE: ##
SHEET NO. C103

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 25010228-PRELIM-GESC_INTERIM & FINAL

MATCHLINE SEE SHEET C104
MATCHLINE SEE THIS SHEET, LOWER RIGHT
MATCHLINE SEE THIS SHEET, UPPER RIGHT
CHARTER OAK RANCH RD
PARCEL # 5606000037
OWNER: TURLEY, MICHAEL J. & TURLEY, KAREN A.
FORT CARSON MILITARY RESERVATION
WILDERNESS RD
CS. OAK RANCH ROAD
DAYLIGHT LINE
PROPERTY LINE
CATCH BASIN
PR. PRIVATE 12" HDPE STM PIPE
PR. PRIVATE 5' STORM MH
PROP. EDGE OF PAVEMENT
PROP. CURB AND GUTTER
10' DIAM. CMP DETENTION TANKS VR=1.29 AC.-FT.
FEMA FLOOD HAZARD ZONE X
FEMA FLOOD HAZARD ZONE D
FEMA FLOOD PLAIN LIMITS
EX. EDGE OF WATER SURFACE
PROP. RIP RAP
PROPOSED 7 BARREL 12'x12' BOX CULVERT
EX. CULVERT
100.00' EX. DRAINAGE ESMT.
40.00' EX. DRAINAGE & UTILITY ESMT.
100.00' EX. DRAINAGE EASEMENT
WATER EASEMENT REC. NO. 200009741
23.7'± EX. PAVED ROAD
20.4'± EX. PAVED ROAD
80.0' R/W
25.00' SETBACK
15.00' SETBACK
20.0' STBK.
24.0' TYP.
26.00' TYP.
N00°59'10"W 1817.71'
N00°59'10"W 2645.94'
392.94'
N89°00'37"E 132.93'
S69°07'47"E 409.18'
S01°27'39"E 118.94'
S61°19'39"E 222.35'
N27°56'24"W 657.55'
N02°53'14"W 168.58'
L=179.13' R=406.17' Δ=25°16'07"
S31°33'24"E 162.45'
N01°26'33"W 230.31'
N89°44'33"E 183.65'
SOUTH LINE SW 1/4 SEC. 6
LEGEND
PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING SECTION LINE
PROPOSED EASEMENT
EXISTING EASEMENT
EXISTING CONTOURS
PROPOSED CONTOURS
LOD LIMITS OF DISTURBANCE
SF SILT FENCE
CF CONSTRUCTION FENCE
SSA STABILIZED STORAGE AREA
SP STOCK PILE
CWA CONCRETE WASH OUT
VTC VEHICLE TRACKING CONTROL
IP INLET PROTECTION
SM SEEDING & MULCHING
C104
C103
KEY MAP
NOT TO SCALE
GRAPHIC SCALE 1" = 50'

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S CHARTER OAK RANCH RD
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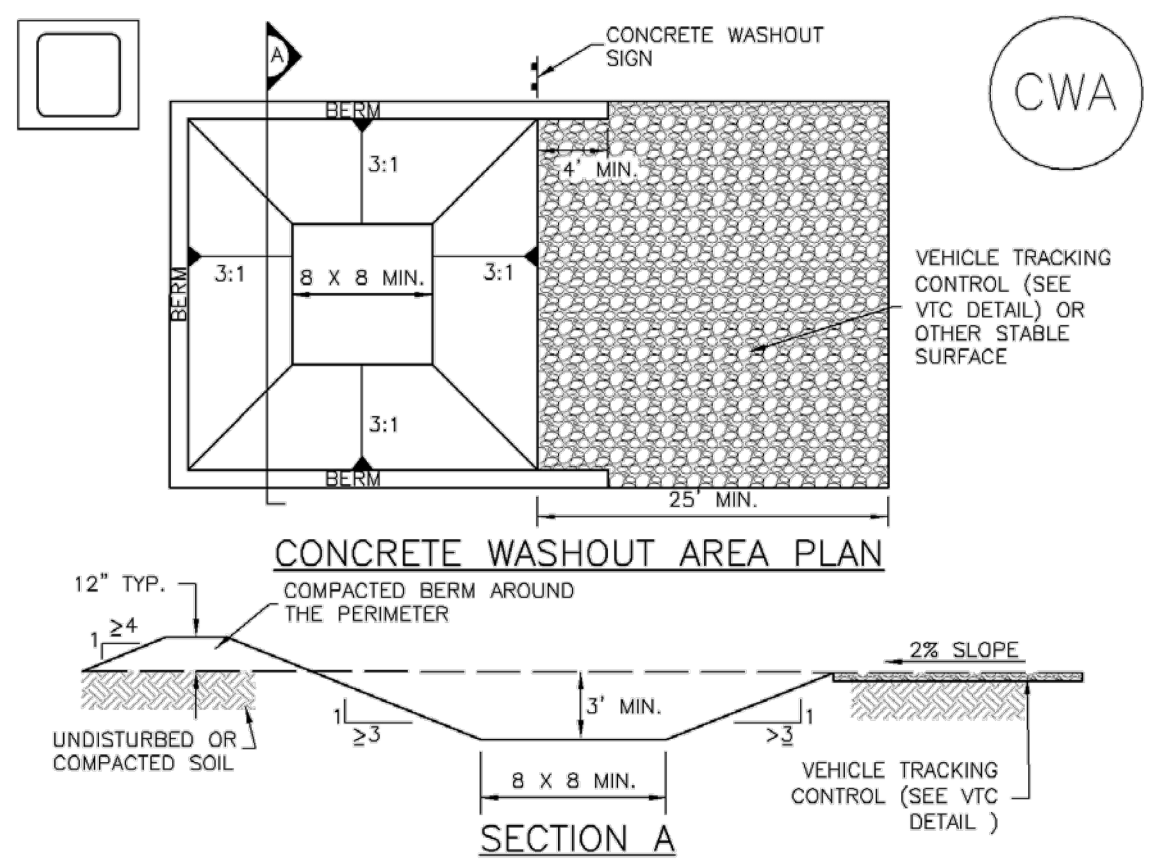
N.T.S.
DRAWN BY: AAH
CHECKED BY: LMS
PROJECT MANAGER: BH
JOB #: 25010228
FILE CODE: ##
SHEET NO. C104

Concrete Washout Area (CWA) MM-1



CWA−1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   −CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

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

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

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

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

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

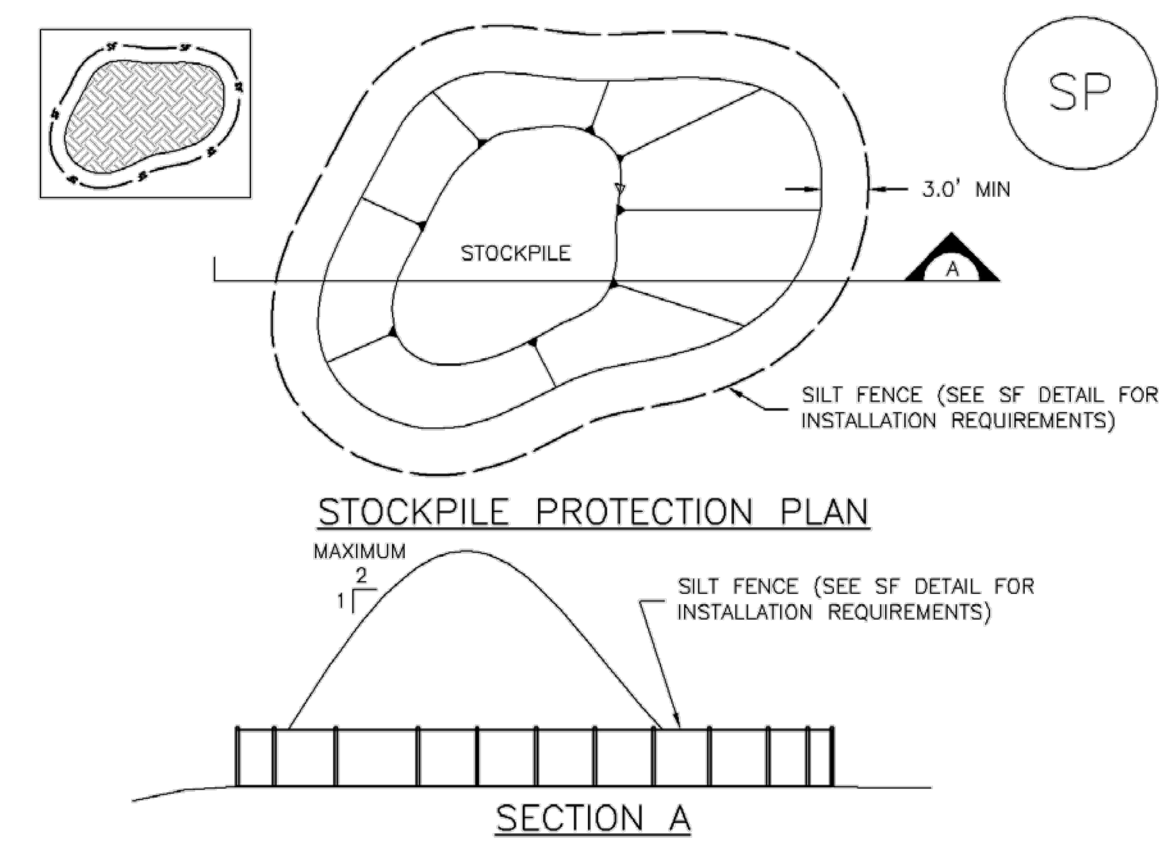
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

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

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

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

Stockpile Management (SP) MM-2



SP−1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   −LOCATION OF STOCKPILES.
   −TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30−60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

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

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

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

STOCKPILE PROTECTION MAINTENANCE NOTES

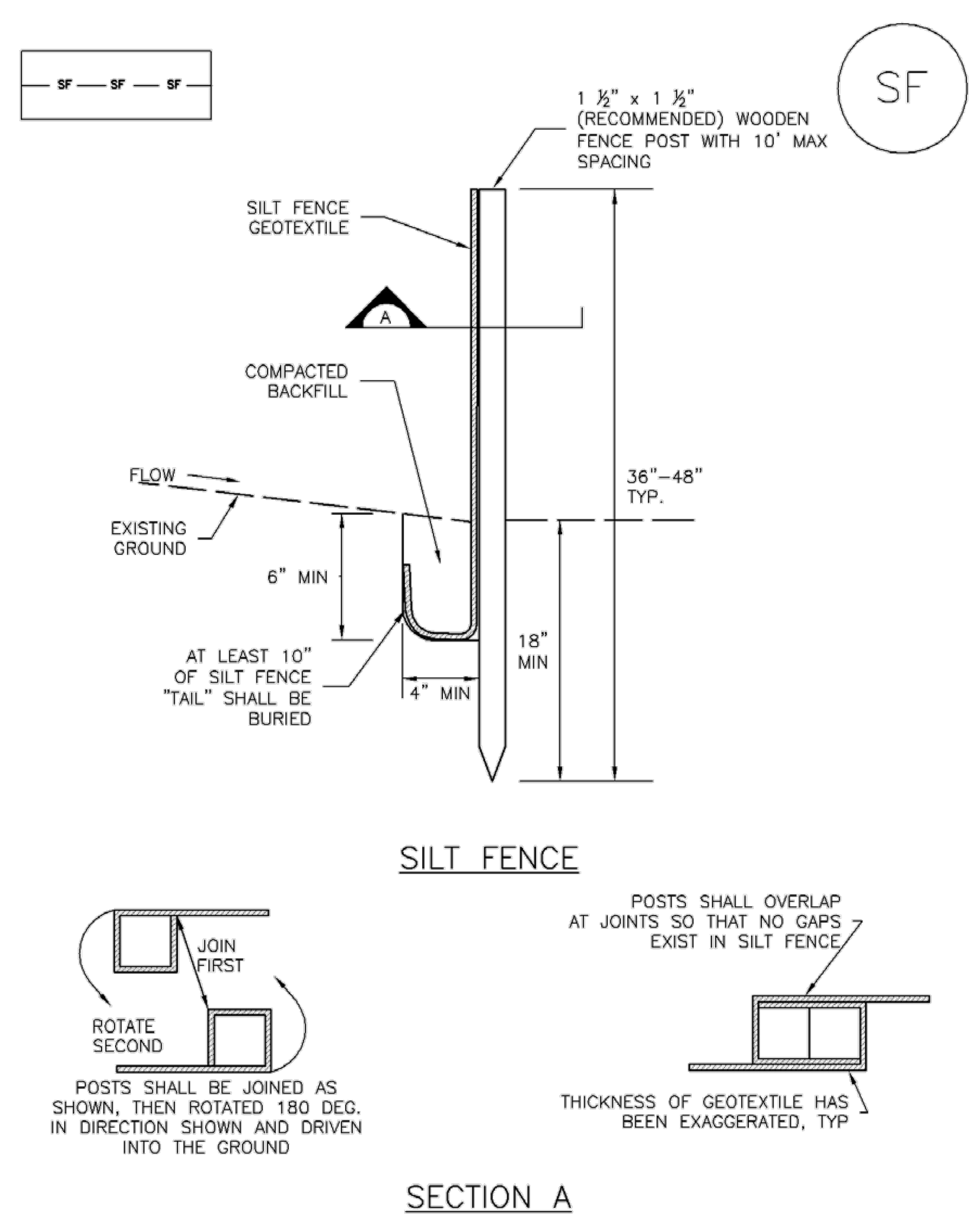
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

Silt Fence (SF) SC-1



SF−1. SILT FENCE

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

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

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

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

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

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

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

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

SILT FENCE MAINTENANCE NOTES

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

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

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

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

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

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

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

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

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S6, T16S, R65W
S CHARTER OAK RANCH RD
FOUNTAIN
EL PASO COUNTY, COLORADO

PROPOSED CARVANA/ADESA EXPANSION LOT

PRELIMINARY GESC PLAN

A.P.N.# 5606000037 & 5606000037

CARVANA
300 E. RIO SALADO PKWY. BLDG. 1
TEMPE, ARIZONA 85281

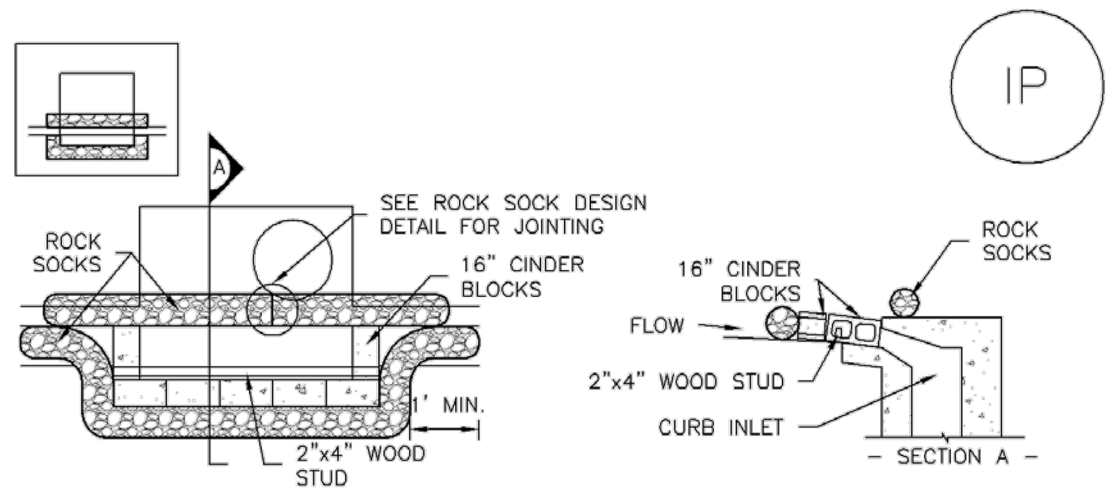
DATE 4/22/2026

REVISIONS

N.T.S.

DRAWN BY: AAH
CHECKED BY: LMS
PROJECT MANAGER: BH
JOB #: 25010228
FILE CODE: ##
SHEET NO. C105

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 25010228-PRELIM-GESC-DETAILS



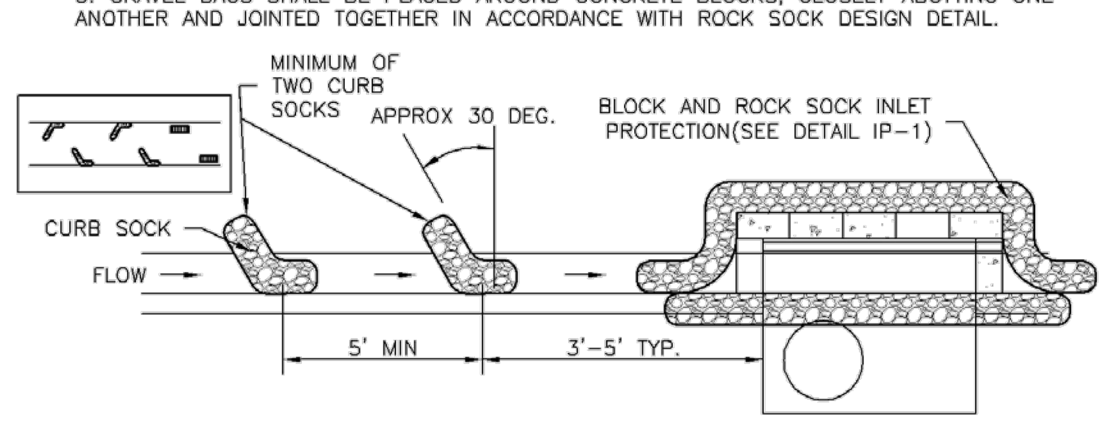
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

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

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



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

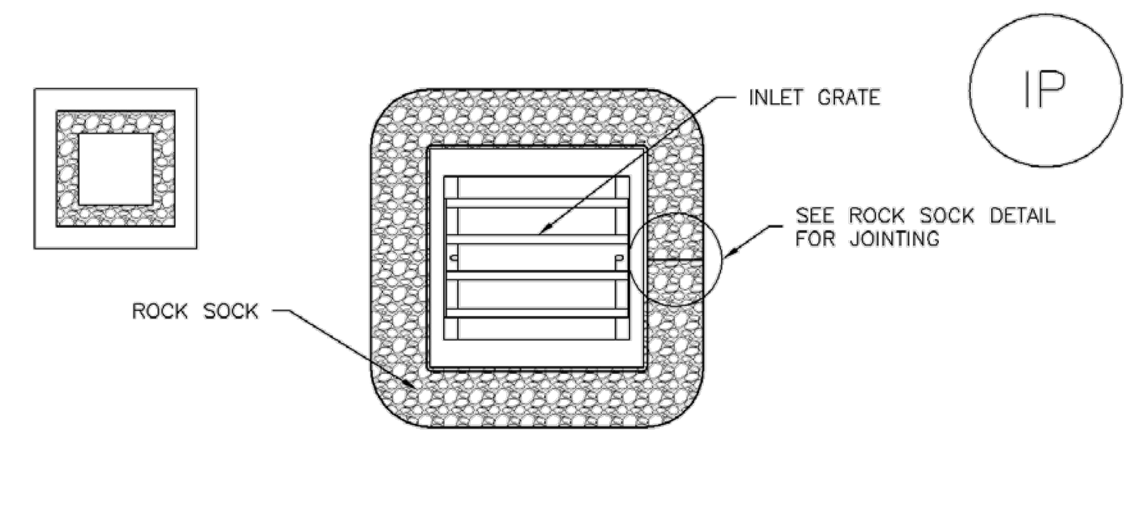
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

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

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

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

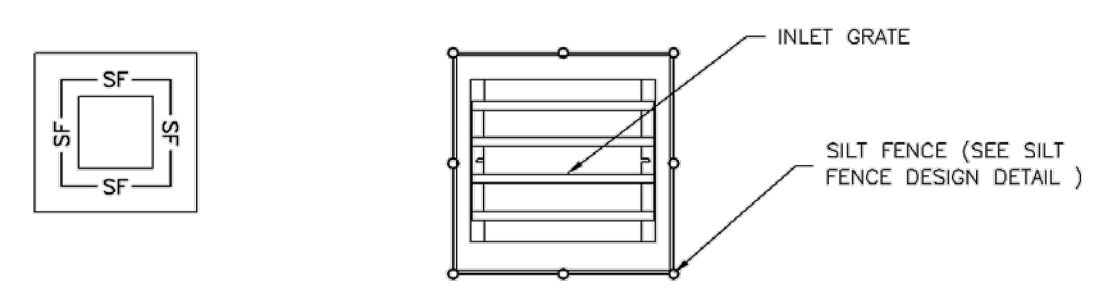


IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

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



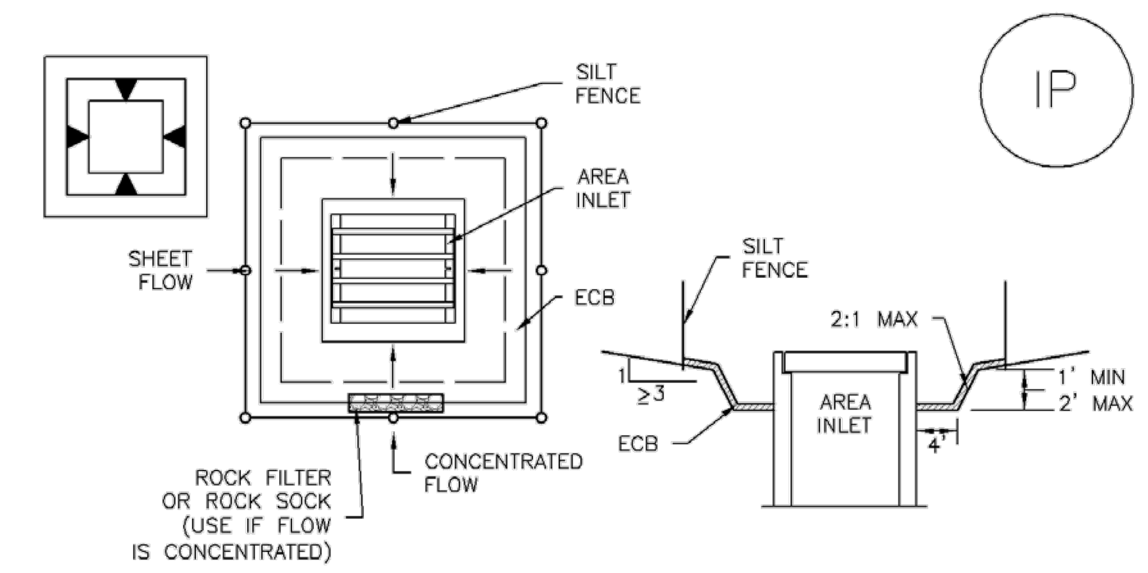
IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

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

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



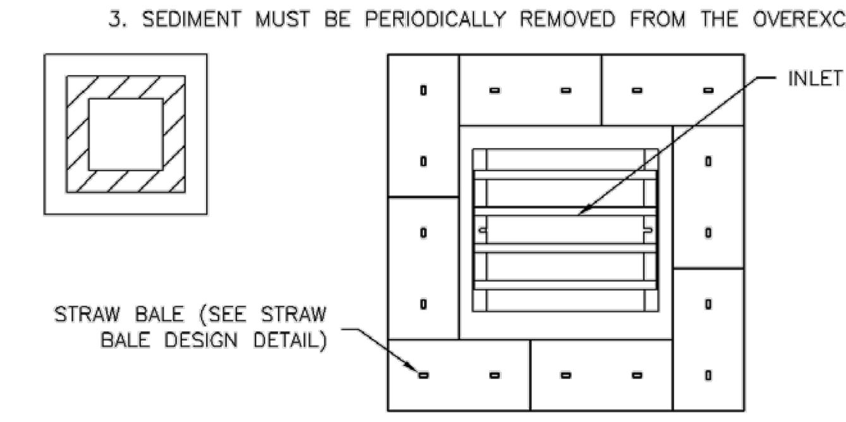
IP–5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.

2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.

3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.

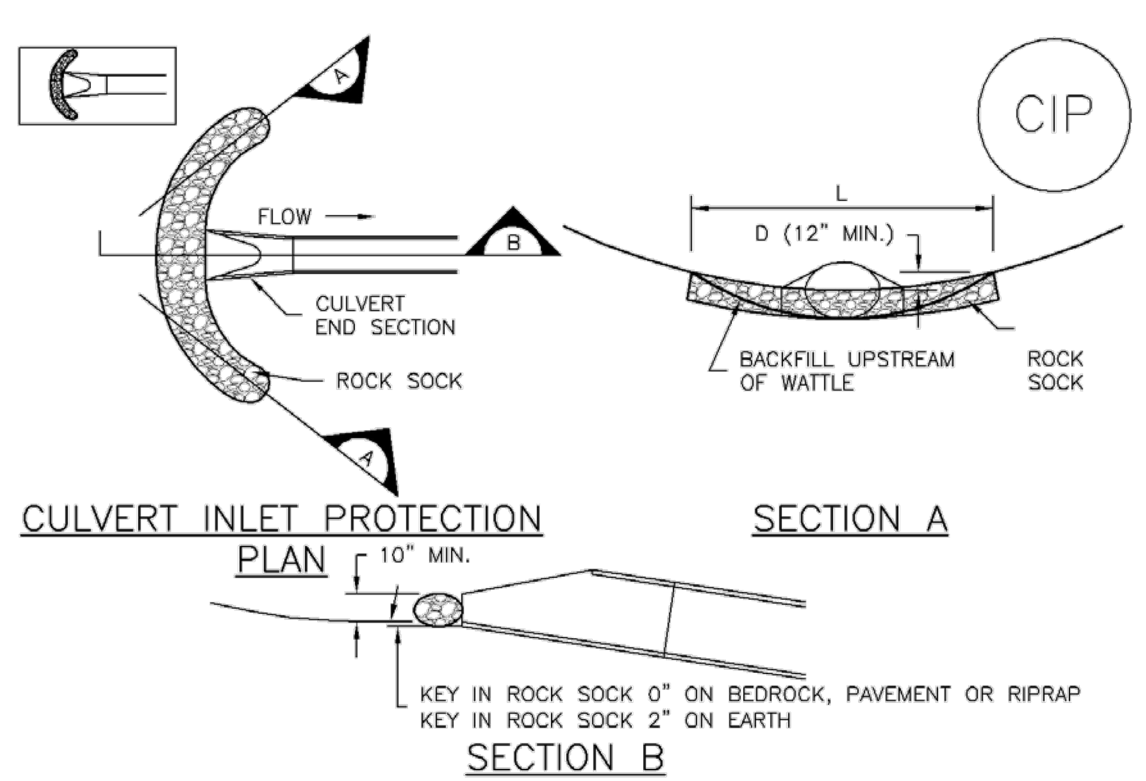


IP–6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
–LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

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

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

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

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
–LOCATION OF INLET PROTECTION.
–TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

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

INLET PROTECTION MAINTENANCE NOTES

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

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

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

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

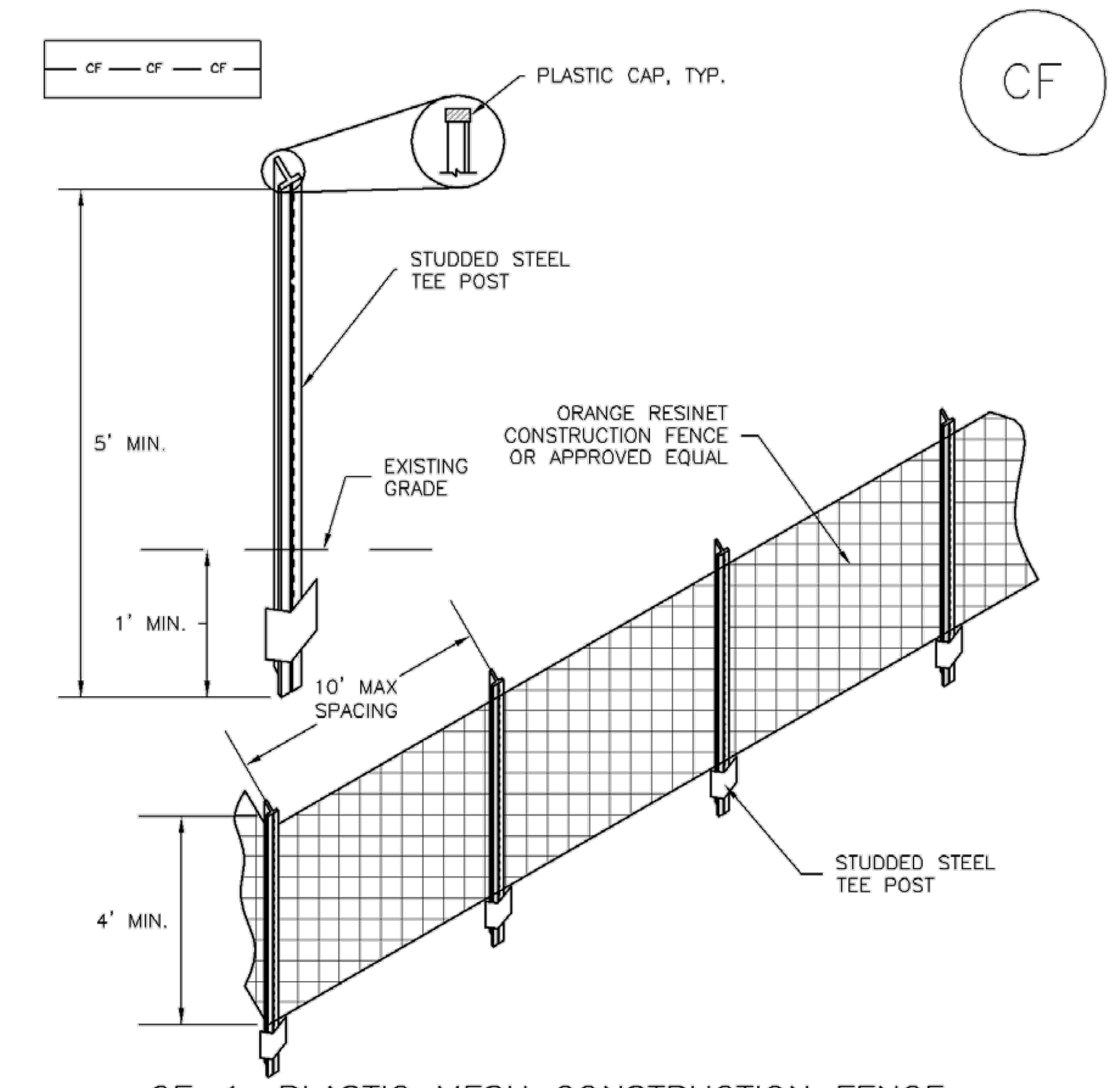
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

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

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

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



CF–1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
–LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR–GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.

4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.

5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

24 HOUR EMERGENCY CONTACT

ATWELL
866.850.4200 www.atwell.com
4900 N. SCOTTSDALE RD, SUITE 1600
SCOTTSDALE, AZ 85251
(480) 218-8831
COA# 16251

S6, T16S, R65W
S CHARTER OAK RANCH RD
FOUNTAIN
EL PASO COUNTY, COLORADO

PROPOSED CARVANA/ADESA EXPANSION LOT
PRELIMINARY GESC PLAN
A.P.N.# 5606000037 & 5606000037
CARVANA
300 E. RIO SALADO PKWY, BLDG. 1
TEMPE, ARIZONA 85281

DATE 4/22/2026

REVISIONS

N.T.S.

DRAWN BY: AAH
CHECKED BY: LMS
PROJECT MANAGER: BH
JOB #: 25010228
FILE CODE: ##
SHEET NO. C106

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 25010228-PRELIM-GESC-DETAILS

Construction Fence (CF) — SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

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

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

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

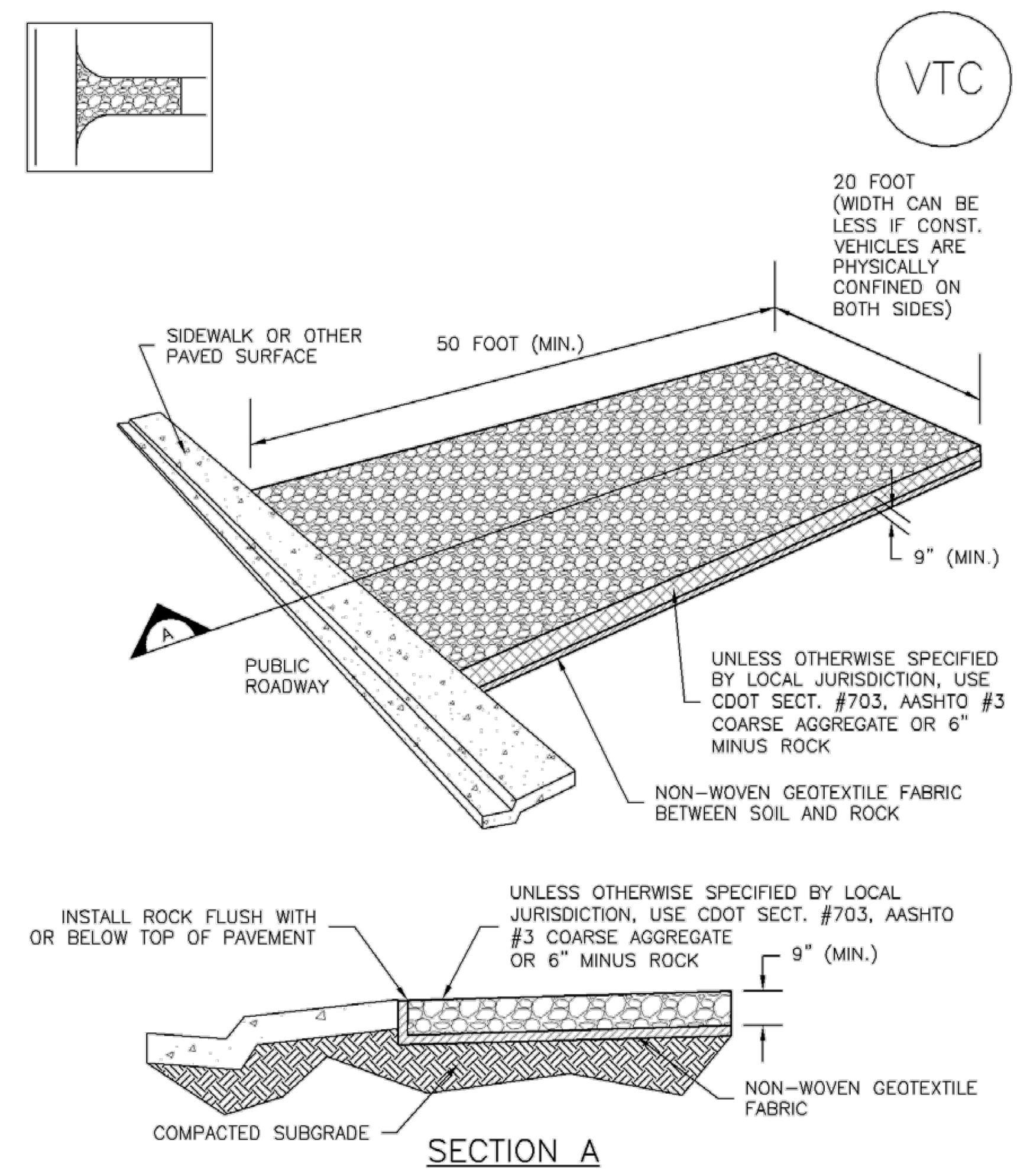
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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

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

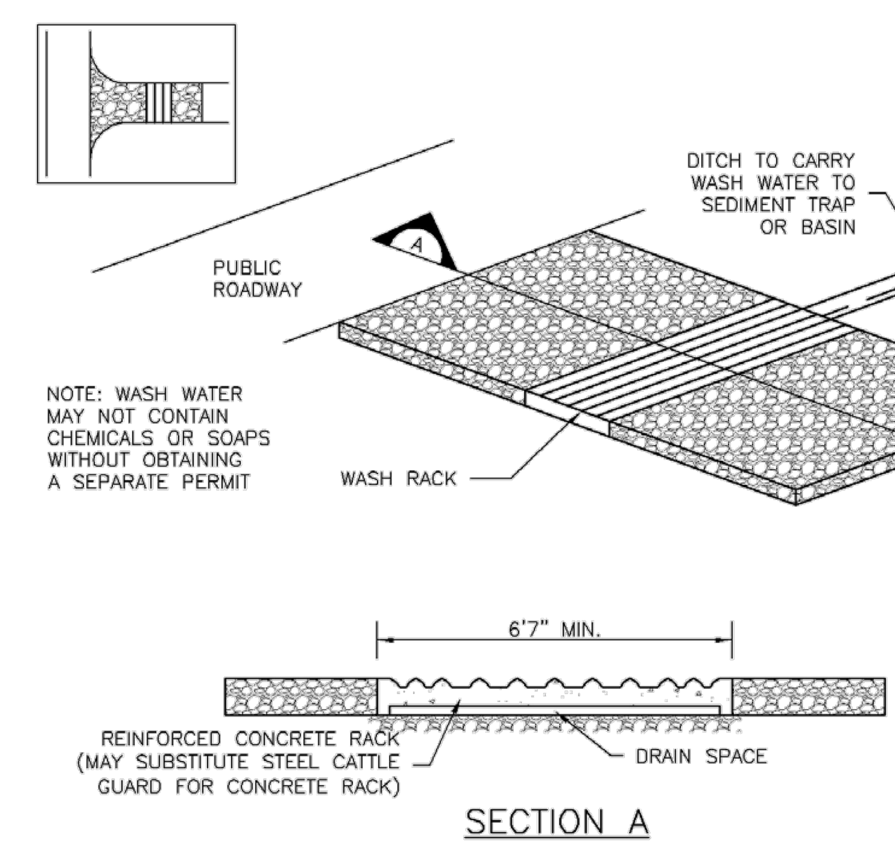
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

Vehicle Tracking Control (VTC) — SM-4



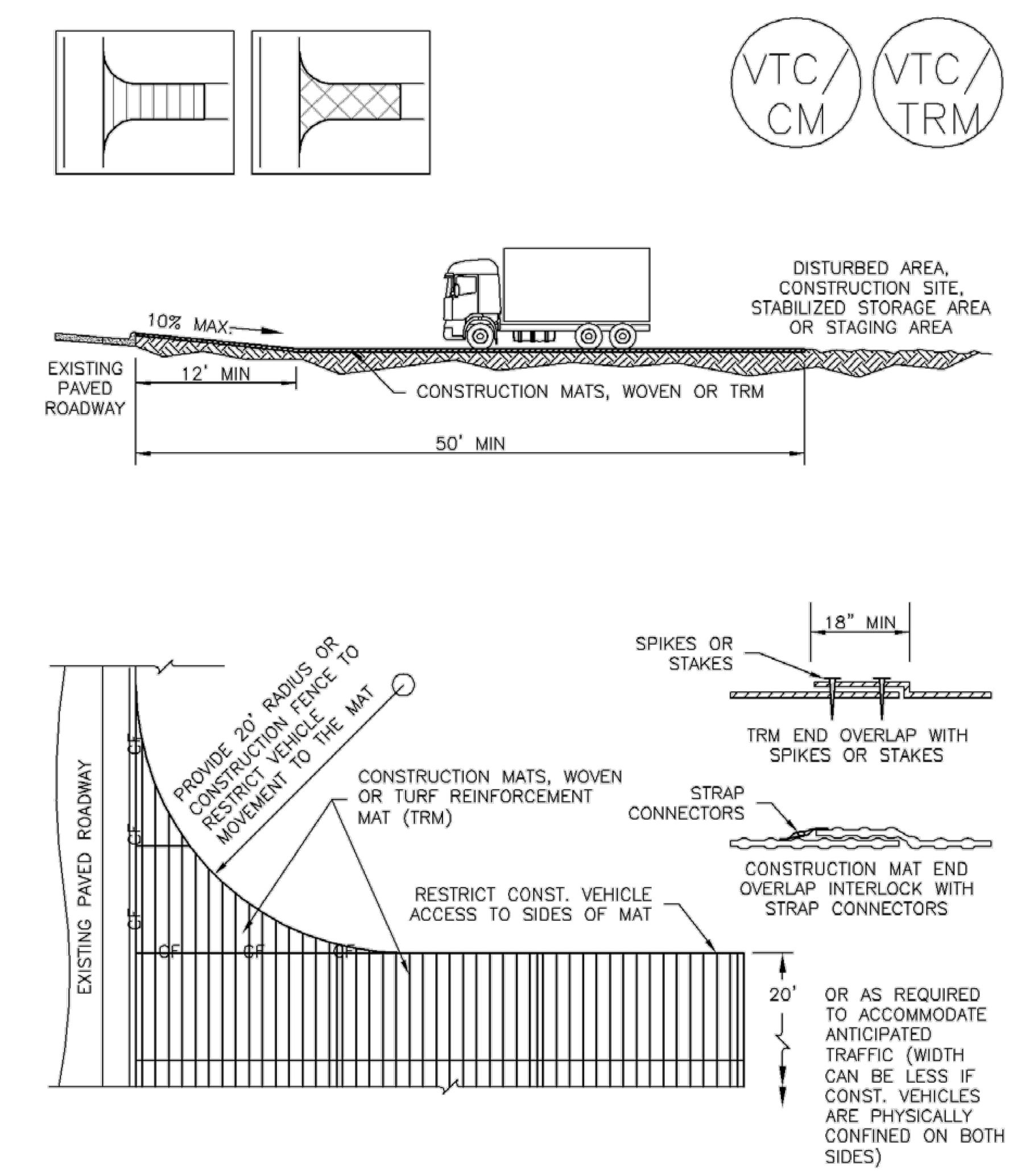
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 — Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

Vehicle Tracking Control (VTC) — SM-4



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

SM-4 — Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   -TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

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

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

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

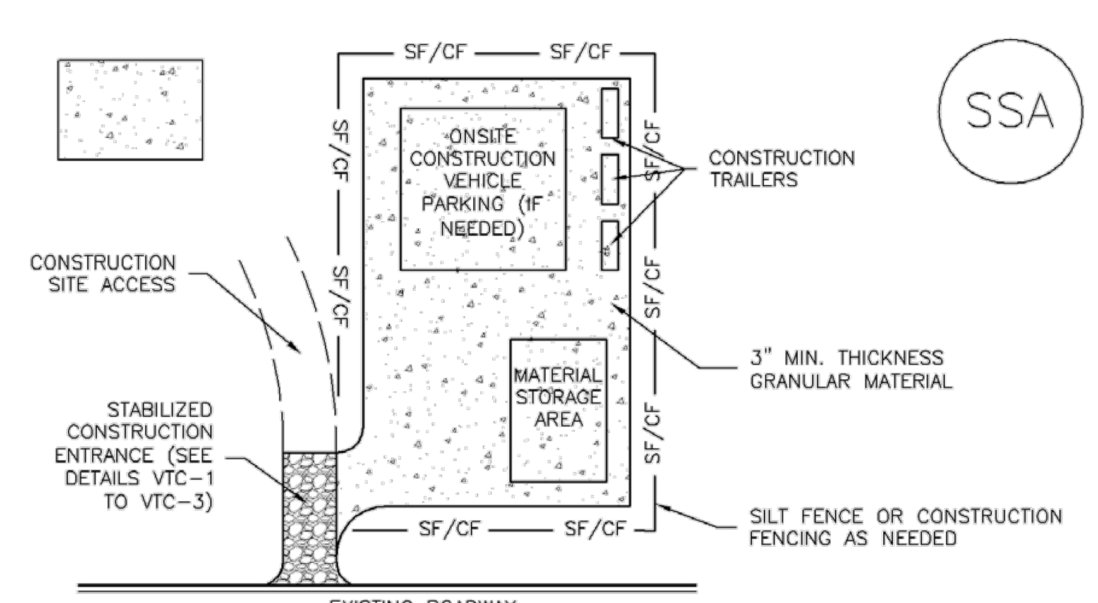
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

Stabilized Staging Area (SSA) — SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

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

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

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

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 — Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

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

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

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

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

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S6, T16S, R65W
FOUNTAIN
EL PASO COUNTY, COLORADO

4/22/2026

Appendix B: Hydrologic Soils Group

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for El Paso County Area, Colorado

February 27, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:10,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 23, Aug 29, 2025

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

Date(s) aerial images were photographed: Jul 23, 2024—Aug 4, 2024

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33	Heldt clay loam, 0 to 3 percent slopes	39.7	56.6%
43	Kimera loam, 0 to 5 percent slopes	13.7	19.5%
82	Schamber-Razor complex, 8 to 50 percent slopes	2.9	4.1%
101	Ustic Torrifluvents, loamy	13.3	19.0%
127	Midway-Razor clay loams, dry, 1 to 18 percent slopes	0.5	0.8%
Totals for Area of Interest		**70.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

El Paso County Area, Colorado

33—Heldt clay loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 3686
Elevation: 5,200 to 6,500 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 155 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Heldt and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heldt

Setting

Landform: Stream terraces, Alluvial fans
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey alluvium derived from shale

Typical profile

Ap - 0 to 8 inches: clay loam
Bw - 8 to 41 inches: silty clay
Bk - 41 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Gypsum, maximum content: 4 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4c
Hydrologic Soil Group: C
Ecological site: R069XY047CO - Alkaline Plains
Other vegetative classification: ALKALINE PLAINS (069BY047CO)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 1 percent
Hydric soil rating: No

Pleasant

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

43—Kimera loam, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t51v
Landscape: Plains
Elevation: 3,700 to 6,400 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 130 to 170 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Kimera and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kimera

Setting

Landscape: Plains
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Old alluvium and/or eolian deposits

Typical profile

A - 0 to 6 inches: loam
Bw - 6 to 16 inches: loam
Bk1 - 16 to 28 inches: clay loam
Bk2 - 28 to 38 inches: loam
Bk3 - 38 to 79 inches: loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Very slightly saline (2.0 to 3.9 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R069XY006CO - Loamy Plains
Forage suitability group: Loamy (G069XW017CO)
Other vegetative classification: Loamy (G069XW017CO), Loamy Plains #6 (069XY006CO_2)
Hydric soil rating: No

Minor Components

Travessilla

Percent of map unit: 5 percent
Landscape: Plains
Landform: Scarps
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Crest
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R069XY053CO - Sandstone Breaks
Other vegetative classification: Needs Field Review (G069XW050CO), Sandstone Breaks #53 (069XY053CO_2)
Hydric soil rating: No

Oterodry

Percent of map unit: 5 percent
Landscape: Plains
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R069XY026CO - Sandy Plains
Hydric soil rating: No

Fort

Percent of map unit: 5 percent
Landscape: Plains
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R069XY006CO - Loamy Plains
Other vegetative classification: Loamy (G069XW017CO), Loamy Plains #6 (069XY006CO_2)

Hydric soil rating: No

Wilid

Percent of map unit: 5 percent
Landscape: Plains
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R069XY006CO - Loamy Plains
Other vegetative classification: Loamy (G069XW017CO), Loamy Plains #6 (069XY006CO_2)
Hydric soil rating: No

82—Schamber-Razor complex, 8 to 50 percent slopes

Map Unit Setting

National map unit symbol: 369y
Elevation: 5,500 to 6,500 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 135 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Schamber and similar soils: 55 percent
Razor and similar soils: 43 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Schamber

Setting

Landform: Breaks
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from granite and/or colluvium derived from granite and/or eolian deposits derived from granite

Typical profile

A - 0 to 5 inches: gravelly loam
AC - 5 to 15 inches: very gravelly loam
C - 15 to 60 inches: very gravelly sand

Properties and qualities

Slope: 8 to 50 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Ecological site: R069XY064CO - Gravel Breaks
Hydric soil rating: No

Description of Razor

Setting

Landform: Breaks
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey slope alluvium over residuum weathered from shale

Typical profile

A - 0 to 3 inches: clay loam
Bw - 3 to 9 inches: clay loam
Bk - 9 to 31 inches: clay
Cr - 31 to 35 inches: weathered bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 15.0
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R069XY047CO - Alkaline Plains
Other vegetative classification: ALKALINE PLAINS (069AY047CO)
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 1 percent
Hydric soil rating: No

Pleasant

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

101—Ustic Torrifluvents, loamy

Map Unit Setting

National map unit symbol: 3673
Elevation: 5,500 to 7,000 feet
Mean annual precipitation: 13 to 16 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 125 to 155 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Ustic torrifluvents and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ustic Torrifluvents

Setting

Landform: Stream terraces, Flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy, clayey, stratified loamy

Typical profile

A - 0 to 6 inches: variable
C - 6 to 60 inches: stratified loamy sand to clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups
Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R069XY037CO - Saline Overflow
Other vegetative classification: OVERFLOW (069BY036CO)
Hydric soil rating: No

Minor Components

Other soils
Percent of map unit: 4 percent
Hydric soil rating: No

Pleasant
Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

127—Midway-Razor clay loams, dry, 1 to 18 percent slopes

Map Unit Setting
National map unit symbol: 2t52f
Landscape: Plains
Elevation: 3,700 to 6,400 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 48 to 54 degrees F
Frost-free period: 130 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition
Midway, dry, and similar soils: 46 percent
Razor, dry, and similar soils: 44 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Midway, Dry

Setting
Landscape: Plains
Landform: Hillslopes, Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Slope alluvium and/or residuum weathered from shale

Typical profile

A - 0 to 3 inches: clay loam
AC - 3 to 9 inches: clay
C - 9 to 16 inches: paragravelly clay
Cr - 16 to 79 inches: bedrock

Properties and qualities

Slope: 3 to 18 percent
Depth to restrictive feature: 11 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.21 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 7.9 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Very low (about 2.2 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R069XY046CO - Shaly Plains
Hydric soil rating: No

Description of Razor, Dry

Setting

Landscape: Plains
Landform: Hillslopes, Pediments
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Slope alluvium and/or residuum weathered from shale

Typical profile

A - 0 to 4 inches: clay loam
Bw - 4 to 15 inches: silty clay
Bky - 15 to 30 inches: clay
Cr - 30 to 79 inches: bedrock

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: 20 to 39 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.21 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 7.9 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R069XY047CO - Alkaline Plains
Hydric soil rating: No

Minor Components

Manzanola

Percent of map unit: 9 percent
Landscape: Plains
Landform: Hillslopes, Fan remnants
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Base slope, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R069XY042CO - Clayey Plains
Other vegetative classification: Loamy Plains #6 (069XY006CO_2)
Hydric soil rating: No

Rock outcrop

Percent of map unit: 1 percent
Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

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

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

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

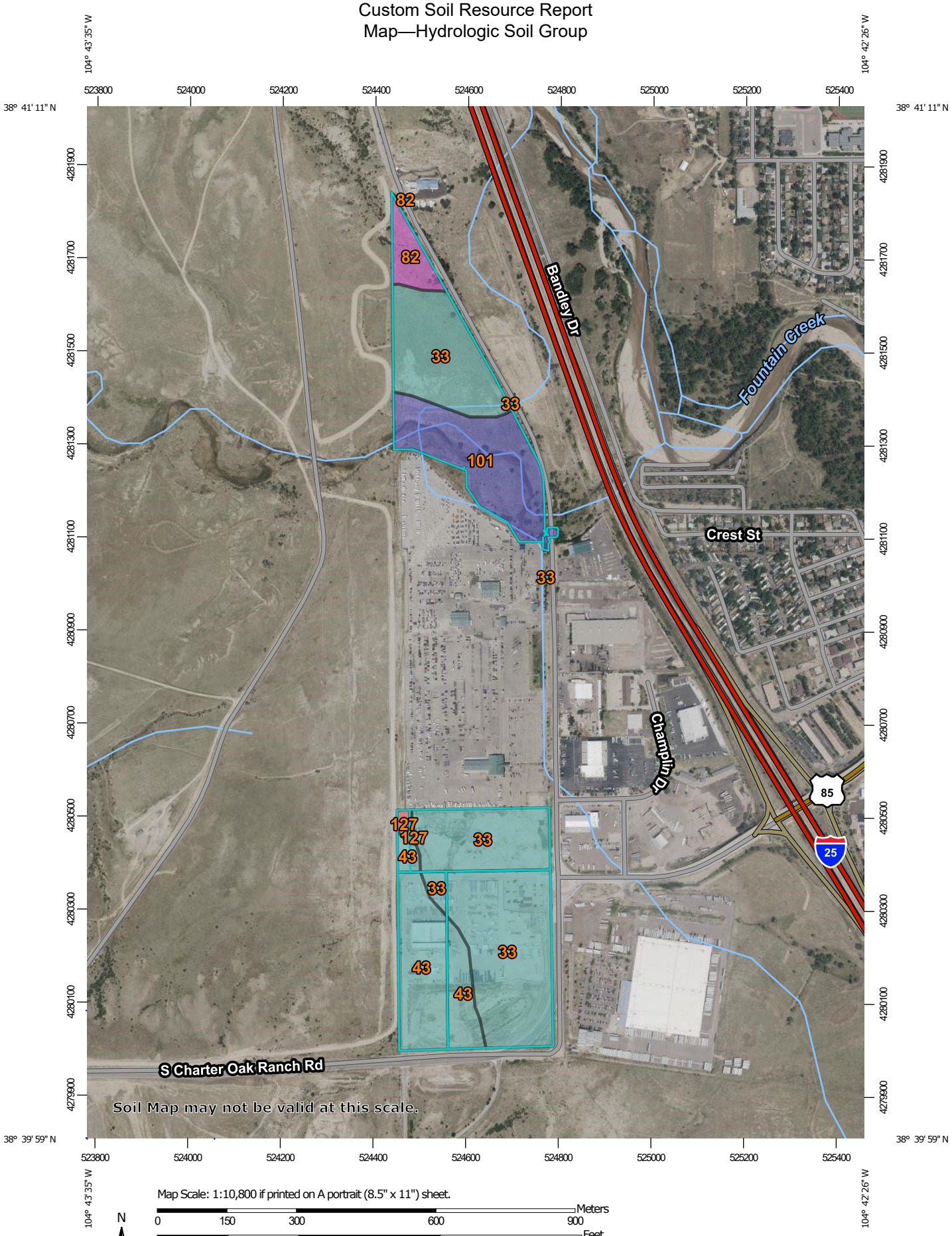
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

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

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

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

Custom Soil Resource Report
Map—Hydrologic Soil Group



Map Scale: 1:10,800 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 150 300 600 900

Feet: 0 500 1000 2000 3000

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 23, Aug 29, 2025

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

Date(s) aerial images were photographed: Jul 23, 2024—Aug 4, 2024

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

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
33	Heldt clay loam, 0 to 3 percent slopes	C	39.7	56.6%
43	Kimera loam, 0 to 5 percent slopes	C	13.7	19.5%
82	Schamber-Razor complex, 8 to 50 percent slopes	A	2.9	4.1%
101	Ustic Torrifluvents, loamy	B	13.3	19.0%
127	Midway-Razor clay loams, dry, 1 to 18 percent slopes	D	0.5	0.8%
Totals for Area of Interest			**70.2**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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Appendix C: Credentials

Appendix D: CDHPE Brochure

Environmental Spill Reporting

24—Hour Emergency and Incident Reporting Line
Office of Emergency Preparedness & Response

1-877-518-5608

Updated: June, 2018

Reporting chemical spills and releases in Colorado

General

For all hazardous substance incidents, local emergency response agencies must be notified.

Releases from fixed facilities

The Superfund Amendments and Reauthorization Act (SARA) Title III, requires reporting releases from fixed facilities

Refer to the SARA Title III List of Lists, available from the Environmental Protection Agency (EPA), for the reportable quantity.

The party that owns the spilled material must immediately notify the following agencies or organizations:

- National Response Center (NRC) 1-800-424-8802;
- Colorado Emergency Planning Committee (CEPC), represented by the Colorado Department of Public Health and Environment (CDPHE) 1-877-518-5608; and
- Local Emergency Planning Committee (LEPC) 1-720-852-6600.

In addition to telephone notification, the responsible party must also send written notification describing the release and associated emergency response to both the CEPC (in this case, CDPHE) and the LEPC.

Releases from RCRA facilities

Emergency releases from facilities permitted under the Resource Conservation and Recovery Act (RCRA) are reportable according to the permit requirements.

The permit often requires reporting to CDPHE, even if the amount of the release is less than a reportable quantity under SARA Title III (6 CCR 1007-3 Part 264).

Permitted facilities and generators and transporters of hazardous waste are required to have and implement a contingency plan that describes the actions facility personnel must take in response to fires, explosions or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, surface or ground water at the facility (6 CCR 1007-3 Sections 261, 262, 263, 264 and 265).

Whenever there is an imminent or actual emergency situation, appropriate state or local agencies, with designated response roles as described in the contingency plan, must be notified immediately.

The National Response Center or government official designated as the regional on-scene coordinator must be notified immediately if it is determined that the facility has had a release, fire or explosion that could threaten human health or the environment outside the facility.

CDPHE and local authorities must be notified when the facility is back in compliance and ready to resume operations. In addition, the facility must send a written report to CDPHE within 15 days of any incident that requires implementation of the contingency plan. The contingency plan should include current contact information for notification and submittal of written reports.

Permitted facilities, generators and transporters that store hazardous waste must notify CDPHE within 24 hours of any release to the environment that is greater than one (1) pound and must submit a written report to CDPHE within 30 days of the release (6 CCR 1007-3).

Transportation accidents

Transportation accidents that require reporting:

- Result in a spill or release of a hazardous substance in excess of the reportable quantity (40 CFR Part 302.6)
- Cause injury or death or cause estimated property damage exceeding $50,000.
- Cause an evacuation of the general public lasting one or more hours.

Those that close or shut down one or more major transportation arteries or facilities or result in fire, breakage, spillage, or suspected contamination from radioactive or infectious substances must immediately be reported to the National Response Center.

Refer to the EPA SARA Title III List of Lists for those substances that have reportable quantities.

In addition to the NRC being notified, the local emergency number (9-1-1) must be called and CDPHE should be notified.

Written notification of any transportation accident involving a release of hazardous materials must be provided to the U.S. Department of Transportation within 30 days (49 CFR Part 171.16)

Since hazardous waste is a subset of hazardous materials, transporters who have discharged hazardous waste must notify the NRC and provide a written report to the US Department of Transportation as noted in the above reporting requirements.

The transporter must give immediate notice to the nearest Colorado State Patrol office (8 CCR 1507-8 HMP 5) and the nearest law enforcement agency if the accident or spill involved a vehicle (42-20-113(3) CRS).

Notification and a written report detailing the ultimate disposition of the discharge of hazardous waste must also be provided to CDPHE (6 CCR 1007-2 Section 263.30). This may be a duplicate copy of the US Department of Transportation report

In the event of a spill or discharge of hazardous waste at a transfer facility, the transporter must notify CDPHE within 24 hours if the spill exceeds 55 gallons or if there is a fire or explosion.

Within 15 days of a reportable incident, the transporter must submit a written report of the incident to CDPHE, including the final disposition of the material (6 CCR 1007-2 Section 263.40).

Releases of hazardous waste at a transfer facility may also require notification to the National Response Center and a written report to the U.S. Department of Transportation.

Releases to water

A release of any chemical, oil, petroleum product, sewage, etc., which may enter waters of the State of Colorado (which include surface water, ground water and dry gullies or storm sewers leading to surface water) must be reported to CDPHE immediately (25-8-601 CRS).

Written notification to CDPHE must follow within five (5) days (5 CCR 1002-61, Section 61.8(5)(d)).

Any accidental discharge to the sanitary sewer system must be reported immediately to the local sewer authority and the affected wastewater treatment plant.

Releases of petroleum products and certain hazardous substances listed under the Federal Clean Water Act (40 CFR Part 116) must be reported to the National Response Center as well as to CDPHE (1-877-518-5608) as required under the Clean Water Act and the Oil Pollution Act.

Releases to air

Any unpredictable failure of air pollution control or process equipment that results in the violation of emission

control regulations should be reported CDPHE by 10 a.m. of the following working day, followed by a written notice explaining the cause of the occurrence and describing action that has been or is being taken to correct the condition causing the violation and to prevent such excess emissions in the future (5 CCR 1001-2 Common Provisions Regulations Section II.E).

If emergency conditions cause excess emissions at a permitted facility, the owner/operator must provide notice to CDPHE no later than noon of the next working day following the emergency, and follow by written notice within one month of the time when emission limitations were exceeded due to the emergency (5 CCR 1001-5, Regulation 3 Part C, Section VII.C.4).

Releases from oil and gas wells

All spills or releases of exploration and production wastes or produced fluids which meet the reporting thresholds of the Colorado Oil and Gas Conservation Commission (COGCC) Rule 906 shall be reported verbally to the COGCC within 24 hours of discovery and on the COGCC Spill/Release Report Form 19 within 72 hours of discovery.

Spills or releases are reportable to the COGCC in the following circumstances:

1) the spill or release impacts or threatens to impact any waters of the state, (which include surface water, ground water and dry gullies or storm sewers leading to surface water), a residence or occupied structure, livestock or a public byway;
2) a spill or release in which 1 barrel or more is released outside of berms or other secondary containment; or
3) any spill or release of 5 barrels or more.

COGCC also requires reportable spills or releases be reported to the surface owner and local government. Whether or not they are reportable, spills or releases of any size must be stopped, cleaned up, and investigated as soon as practicable.

If the spill or release impacts or threatens to impact waters of the state, it must also be reported immediately to CDPHE (25-8-601 CRS).

Releases from storage tanks

Petroleum releases of 25 gallons or more (or any size that causes a sheen on nearby surface waters) from regulated aboveground and underground fuel storage tanks must be reported to the Division of Oil and Public Safety (303-318-8547) within 24 hours. If the report is made after business hours, please leave a message on the technical assistance line for the Division of Oil and Public Safety, and contact the 24 hour CDPHE Emergency and Incident Reporting Line. This includes spills from fuel dispensers.

Spills or releases of hazardous substances from regulated storage tanks in excess of the reportable quantity (40 CFR Part 302.6) must be reported to the National Response Center and the local fire authority immediately, and to the Division of Oil and Public Safety within 24 hours. (8-20.5-208 CRS and 7 CCR 1101-14 Article 4).

Owners/operators of regulated storage tanks must contain and immediately clean up a spill or overfill of less than 25 gallons of petroleum and a spill or overfill of a hazardous substance that is less than the reportable quantity.

If cleanup cannot be accomplished within 24 hours, the Division of Oil and Public Safety must be notified immediately (7 CCR 1101-14 Article 4-4).

CDPHE should also be notified in the case of hazardous substance releases as cleanup activities may be covered by state solid or hazardous waste requirements (6 CCR 1007-2, 6 CCR 1007-3).

Any release that has or may impact waters of the state (which include surface water, ground water and dry

gullies or storm sewers leading to surface water), no matter how small, must be reported immediately to CDPHE (25-8-601 CRS).

Releases from pipelines

Releases of five or more gallons of hazardous liquids or carbon dioxide from a pipeline that result in explosion or fire, cause injury or death or cause estimated property damage (including cost of clean-up and recovery, value of lost product and property damage) exceeding $50,000 must be reported immediately to the US Department of Transportation Office of Pipeline Safety (49 CFR Part 195 Subpart B) and the National Response Center.

Releases of five or more gallons of hazardous liquids or carbon dioxide from interstate pipelines that do not involve explosion or fire, injury or death or property damage exceeding $50,000 should be reported to the US Department of Transportation Office of Pipeline Safety within 30 days after the incident.

Releases of natural gas from intrastate pipelines that cause injury or death, property damage in excess of $50,000 (including the cost of lost product), closure of a public road, or evacuation of 50 or more people must be reported immediately to the Colorado Public Utilities Commission, Pipeline Safety Group (4 CCR 723-11-2).

Releases of natural gas or liquefied natural gas (LNG) from interstate pipelines that cause injury or death, property damage in excess of $50,000 (including the cost of lost product), or results in an emergency shutdown of the facility must be reported immediately to the National Response Center and the US Dept of Transportation Office of Pipeline Safety.

Releases of oil, petroleum products or other hazardous liquids from interstate and intrastate pipelines that have or may enter waters of the State of Colorado (which include surface water, ground water and dry gullies or storm sewers leading to surface water) must be reported to CDPHE immediately (25-8-601 CRS). CDPHE should also be notified of releases to soil, as cleanup activities may be covered by state solid or hazardous waste requirements (6 CCR 1007-2, 6 CCR 1007-3).

Radiological accidents, incidents, and events

CDPHE must be notified of any condition that has caused or threatens to cause an event, which meets or exceeds the criteria specified in (6 CCR 1007-1) RH 4.51 and RH 4.52 of the State of Colorado *Rules and Regulations Pertaining to Radiation Control*. Reportable events include lost radioactive materials, lost radiation producing machines, over-exposures to persons, contamination events and fires or explosions involving radioactive materials.

Depending upon the severity of the event, notification may be required immediately, within 24 hours, or within 30 days. In most cases, a written follow-up report is also required.

If you are unsure of the proper notification requirement, please contact CDPHE immediately. Telephone event notifications can be made to the CDPHE Radiation Program at any time by calling 1-303-877-9757.

Notification Numbers

Colorado Department of Public Health and Environment toll-free 24-hour environmental emergency and incident reporting line: (877) 518-5608 (24-hour)

National Response Center
(800) 424-8802 (24-hour)

State Oil Inspector (Colorado Division of Oil & Public Safety-Above & Underground Storage Tank Regulators)
(303) 318-8547

Appendix E: CSWMP Amendment Log

Appendix D: SWMP Amendment Log

Project Name: _____

Project Contact: _____

Project Location: _____

Amendment No.	Date	Weather	Time	Description of Amendment	Amendment Prepared by