

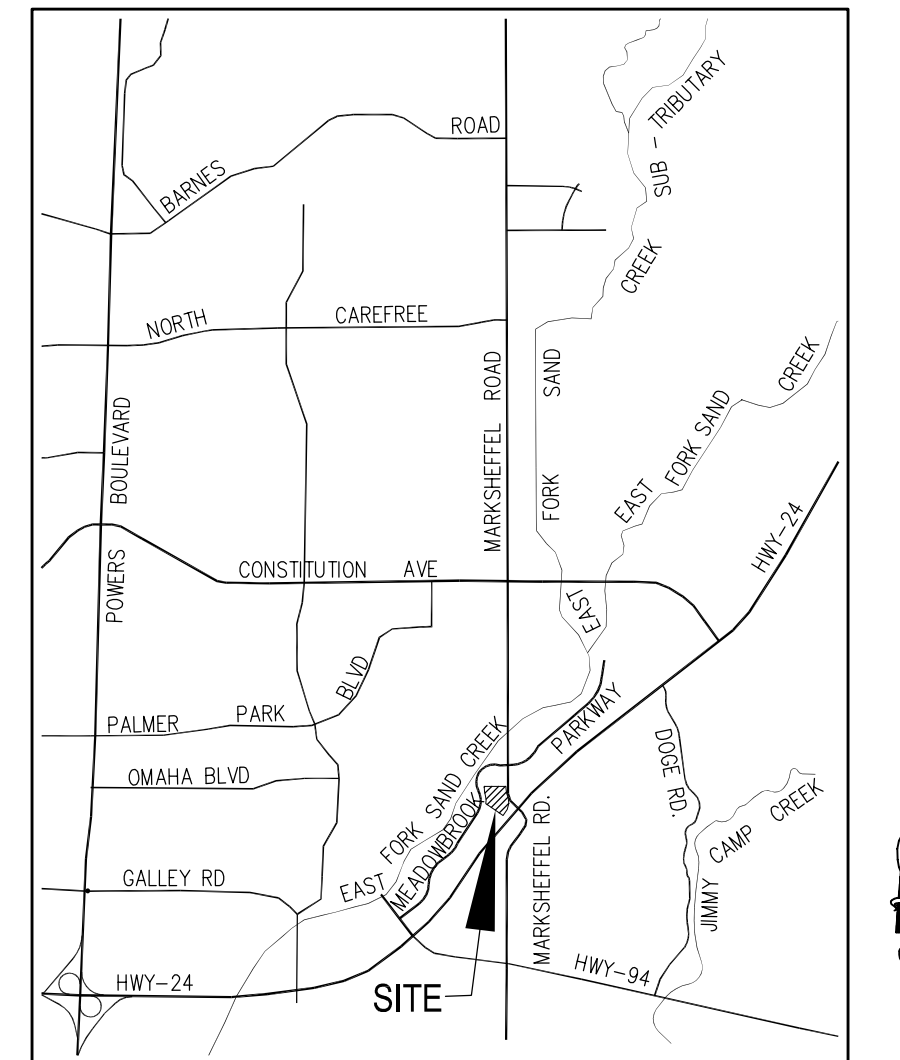
GRADING AND EROSION CONTROL NOTES:

Claremont Business Park 2 Filing No.1

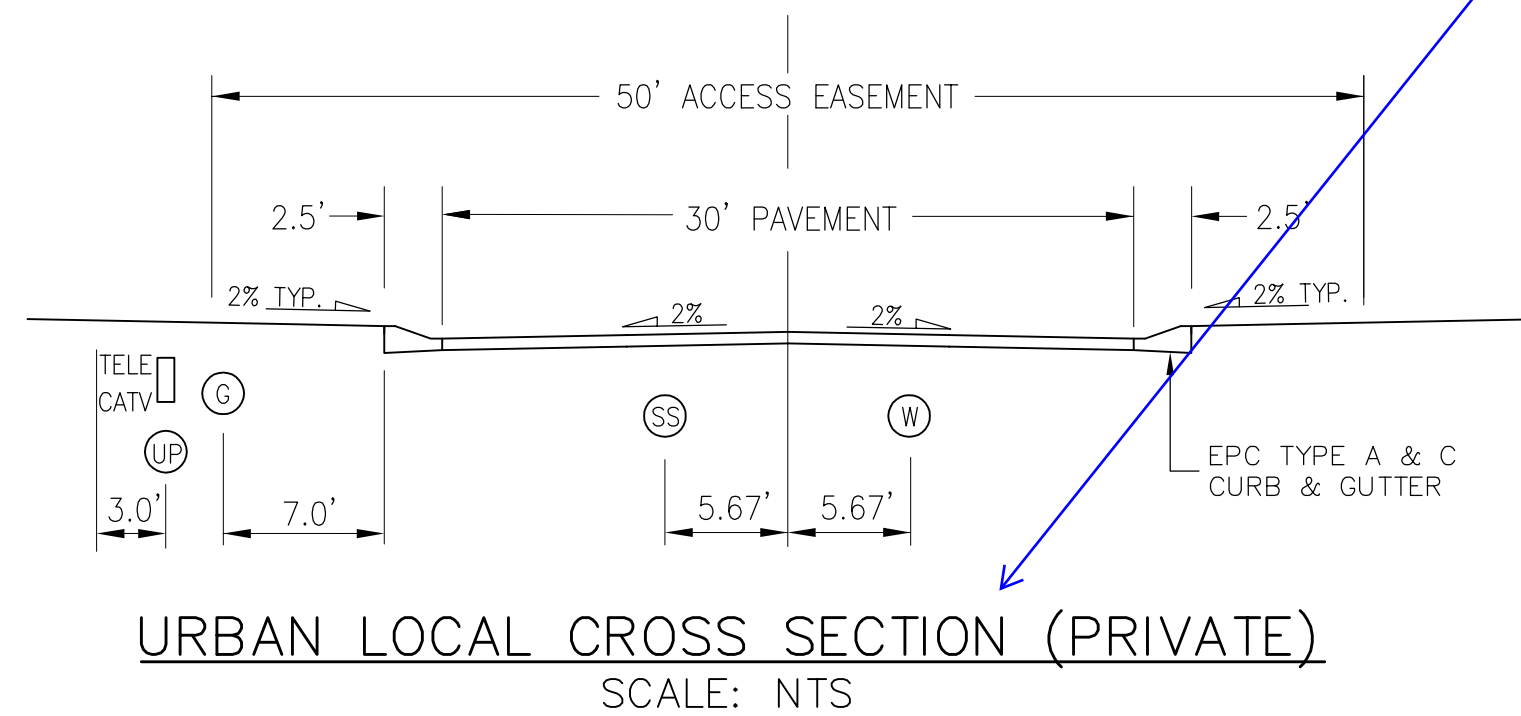
COUNTY OF EL PASO, STATE OF COLORADO

GRADING AND EROSION CONTROL PLAN

JUNE 2020



VICINITY MAP
N.T.S.



POSTED SPEED 25 MPH
DESIGN SPEED 35 MPH

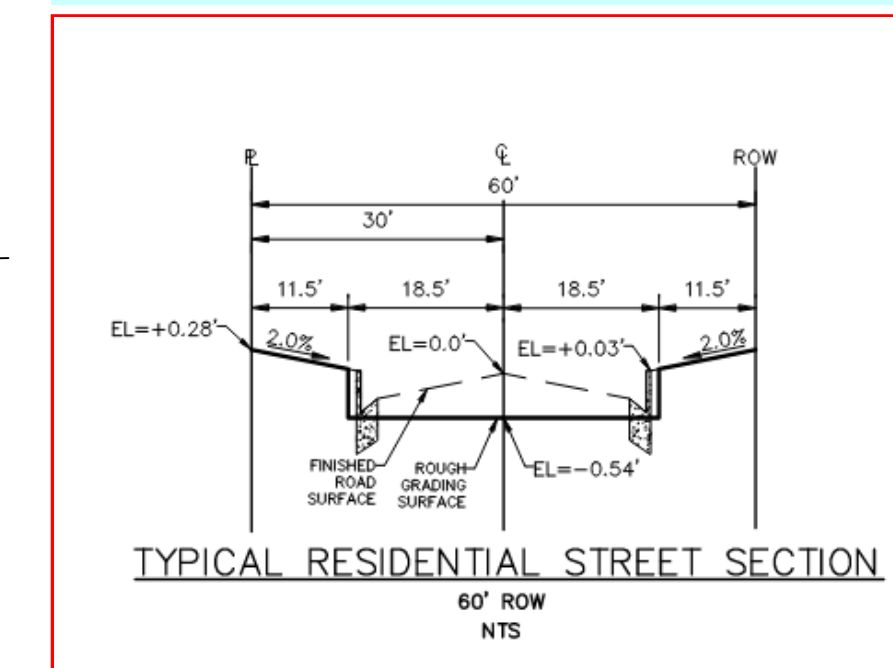
BASIS OF BEARINGS

BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2, CLAREMONT BUSINESS PARK FILING NO. 1A UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E, A DISTANCE OF 218.26 FEET.

BENCHMARKS

- BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE. ELEVATION = 6455.17'
- CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD ELEVATION = 6372.26'

Revise to only identify the rough grading. Two options for the grading shown:
Option 1: Revise the GEC plan to show the rough grading elevation.
Option 2: Update the detail to show the rough grading relative to the finished grade contours depicted on the plan.
See example below.



LEGEND

---	LIMIT OF DISTURBANCE	H.P.	HIGH POINT
- - -	CUT/FILL LINE	L.P.	LOW POINT
---	EXISTING CONTOUR	(SF)	SILT FENCE
---	PROP CONTOUR	(VTC)	VEHICLE TRACKING CONTROL
---	STORM SEWER PIPE	(IP)	INLET PROTECTION
---	INLET	(SBB)	STRAW BALE DITCH CHECK
---	EXISTING FLOW DIRECTION	(ECB)	EROSION CONTROL BLANKET
---	EMERGENCY OVERFLOW DIRECTION		
---	FLOW DIRECTION		
---	FLARED END SECTION		

ADDITIONAL NOTES:

- STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.
- THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
- TEMPORARY SEDIMENT TRAP LOCATIONS WILL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
- EXISTING SITE TERRAIN GENERALLY SLOPES FROM NORTH TO SOUTHWEST AT GRADE RATES THAT VARY BETWEEN 2% TO 6%.
- THERE ARE NO BATCH PLANTS ON SITE.
- AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION SHALL BE SEEDED AND/OR MULCHED.

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0756G, EFFECTIVE DATE DECEMBER 7, 2018.

EXISTING VEGETATION: THE SITE ORIGINALLY CONSISTED OF PRAIRIE GRASSES AND SHRUBS. NO OTHER NOTABLE VEGETATION EXISTED. THE SITE IS PROPOSED FOR AN INDUSTRIAL PARK SUBDIVISION. IF THE SUBDIVISION IS NOT COMPLETED, THE ENTIRE SITE SHOULD BE RESEEDED PER EPC SPECIFICATIONS. FOR AREAS OUTSIDE OF THE DEVELOPED LOTS, THE GROUND SHOULD BE RESEEDED PER EPC CRITERIA AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. THE VEGETATION SHOULD BE VISUALLY INSPECTED TO EXCEED THE AMOUNT OF VEGETATION THAT EXISTS IN NON-DISTURBED AREAS AROUND THE SITE.

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENT. EROSION CONTROL MEASURES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS); AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. #76021 JUNE 1, 2011 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



DESIGN ENGINEER'S STATEMENT

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

Revise the highlighted to: by the County for grading and erosion control plans.

VRIGL A. SANCHEZ, COLORADO P.E. #37160 DATE
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS.

Revise to: ...requirements of the grading and erosion control plan.

HAMMERS CONSTRUCTION, INC DATE

ADDRESS: 1411 WOOLSEY HEIGHTS, COLORADO SPRINGS, CO 80915

EL PASO COUNTY:

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

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

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

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

TIMING: JULY 2020
ANTICIPATED STARTING AND COMPLETION TIME PERIOD OF SITE GRADING: SEPT 2021
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: ~14 AC
AREAS TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED:
RECEIVING WATERS: SAND CREEK

Please revise the name of the project accordingly on all sheets and titles.

GRADING & EROSION CONTROL PLAN
CLAREMONT BUSINESS PARK FIL. NO. 3
JOB NO. 44-037
DATE PREPARED: APRIL 28, 2020
DATE REVISED: JUNE 29, 2020



EL PASO COUNTY FILE NO.

SP-19-007-
SF-20-014-
EGP-20-004

CLAREMONT BUSINESS PARK FILING NO. 3

COUNTY OF EL PASO, STATE OF COLORADO

GRADING AND EROSION CONTROL PLAN

Revise the title accordingly. See comment on the cover sheet.

Revise the title accordingly.

MARKSHEFFEL ROAD
(ROW VARIES)
REC. NO. 202028680

U.S. HIGHWAY 24
(ROW VARIES)
REC. NO. 202028680



Identify/label the drainage easement for the swale

Remove the curb/gutter and driveways shown on the plan.

Revise to indicate access easement.

Remove all storm lines and inlets from the Pre-development GEC plan. Provide means of conveying the runoff to the temporary sediment basin such as a temporary swale.

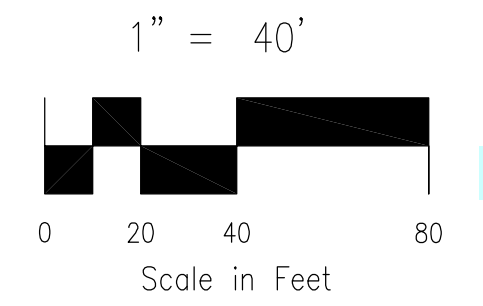
Revise to identify as a temporary sediment basin. Final pond design is reviewed/approved with the Final Plat application.

Identify the required volume and volume provided
Identify the required riser pipe and orifice sizing
Add the temporary sediment detail in the detail sheet

ADDITIONAL NOTES:
STAGING, STORAGE AND STOCKPILE AREAS TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.
THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

CONSTRUCTION NOTES:
NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.

CLAREMONT BUSINESS PARK FILING NO. 1C
REC. NO.



Update

GRADING & EROSION CONTROL PLAN
CLAREMONT BUSINESS PARK FIL. NO. 3
JOB NO. 44-037
DATE PREPARED: APRIL 28, 2020
DATE REVISED: JUNE 29, 2020

EL PASO COUNTY FILE NO. SP 197

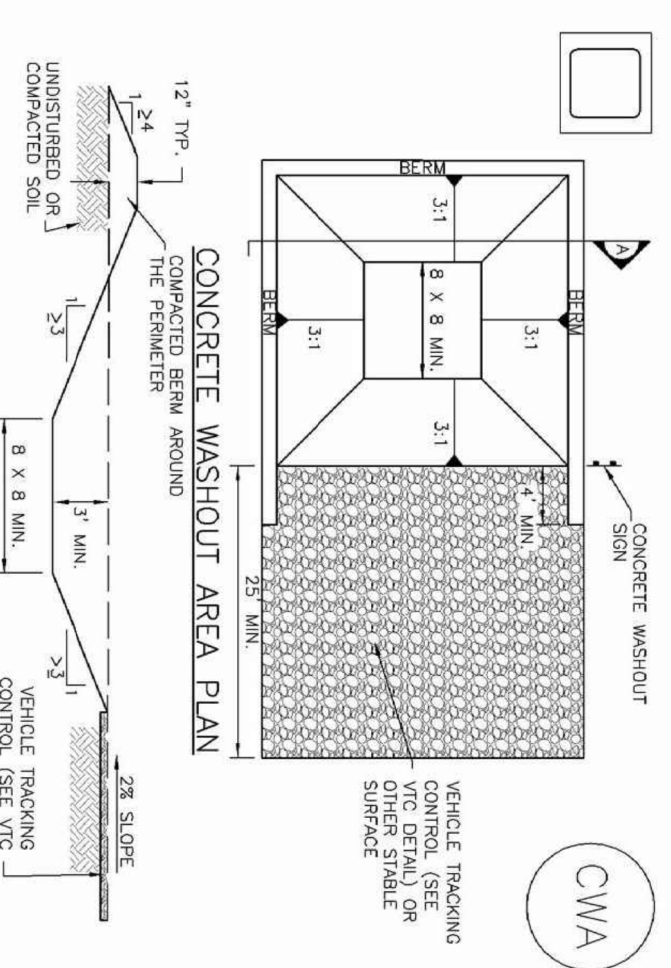
PADMARK BUSINESS PARK FILING NO. 1
REC. NO. 217714046



102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
Phone: 719.555.5485

Concrete Washout Area (CWA)

MM-1



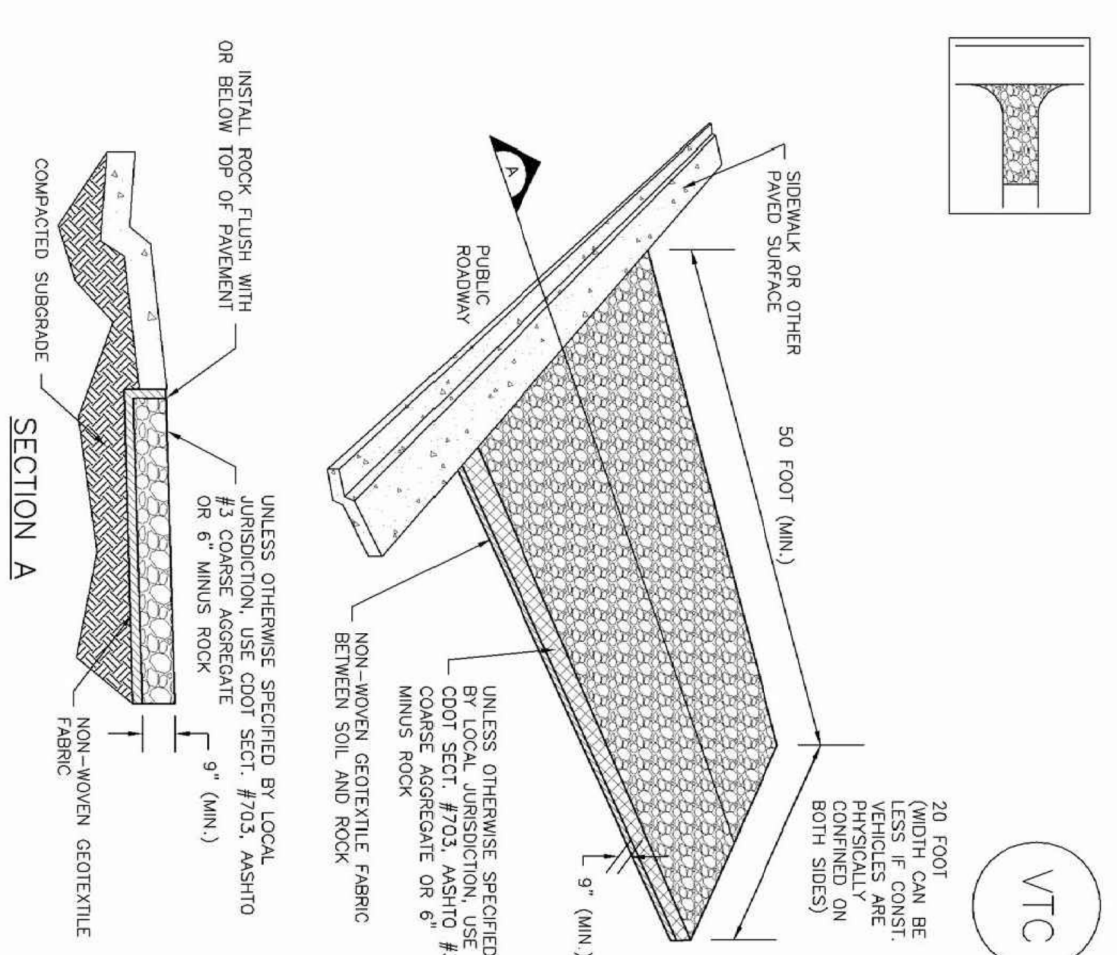
- CWA-1. CONCRETE WASHOUT AREA**
- CWA INSTALLATION NOTES
1. SET PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
 2. DO NOT LOCATE AN UNPAVED CWA WITHIN 40 FT OF ANY NATURAL DRAINAGE PRIMARY OR SECONDARY CHANNEL OR WITHIN 10 FT OF ANY EXISTING OR PROPOSED DRAINAGE STRUCTURE. CONSIDERATIONS MUST BE MADE FOR HIGHLY PERMEABLE SOILS. EXIST ON SITE SURFACE STORAGE ALTERNATIVES (EXISTING PERMEABLE CONCRETE WASHOUT DEVICES OR A UNPAVED DRAINAGE STORAGE) ARE SHOULD BE USED.
 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 4. CWA SHALL INCLUDE A CURB STRUCTURE THE TYPICAL HEIGHT SHALL BE 8" MIN. AT ALL SIDES. THE CURB SHALL BE CONCRETE. THE CURB SHALL HAVE MINIMUM HEIGHT OF 1" ABOVE THE FINISHED GRADE.
 5. REINFORCING STEEL SHALL BE 3" ON CENTER.
 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 7. SLOPS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND AT THE CONSTRUCTION EXIT. SLOPS SHALL BE SLOPED 2% TOWARDS THE CWA TO OVERLAP THE CWA AND BE NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS.
 8. USE EXCAVATED MATERIAL FOR PROTECTIVE BERM CONSTRUCTION.

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

CWA-3

Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

VTC-3

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

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

Common Name	Botanical Name	Growth Season	Growth Form	Seed/ Pound	Pounds of Seed/ Acre
Alkali Soil Seed Mix					
Alkali walters	<i>Sporobolus arvensis</i>	Cool	Bunch	1,750,000	0.25
Blair walters	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Scud stemmatid walters	<i>Alopecurus pratensis</i>	Cool	Sod	175,000	2.5
Zone all walters	<i>Alopecurus longiseta</i>	Cool	Bunch	75,000	7.0
Zone western walters	<i>Alopecurus amabilis</i>	Cool	Sod	110,000	5.5
Total					17.5
Forest Lawn Seed Mix					
Epilobium crested walters	<i>Alopecurus pratensis</i>	Cool	Sod	175,000	2.0
Trail hair fescue	<i>Festuca ovina</i>	Cool	Bunch	565,000	1.0
Linnets smooth brome	<i>Bromus arvensis</i>	Cool	Sod	130,000	3.0
Scud stemmatid walters	<i>Alopecurus pratensis</i>	Cool	Sod	175,000	2.5
Zone western walters	<i>Alopecurus amabilis</i>	Cool	Sod	110,000	7.0
Total					16.5
High Water Table Seed Mix					
Madawck fescue	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Alopecurus alba</i>	Warm	Cool Sod	500,000	0.25
Red stemmatid	<i>Phalaris arvensis</i>	Cool	Sod	68,000	0.5
Linnets smooth brome	<i>Bromus arvensis</i>	Cool	Sod	130,000	3.0
Fieldcrest walters	<i>Festuca ovina</i>	Warm	Sod	380,000	1.0
Alkali all walters	<i>Alopecurus elongatus</i>	Cool	Bunch	70,000	5.5
Total					18.25
Transition Leaf Seed Mix					
Buckhorn Canadian walters	<i>Festuca ovina</i>	Cool	Sod	2,300,000	0.5
Trail hair fescue	<i>Festuca ovina</i>	Cool	Bunch	565,000	1.0
Chadler perennial fescue	<i>Lolium perenne</i>	Cool	Sod	217,000	3.0
Linnets smooth brome	<i>Bromus arvensis</i>	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 June 2012

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

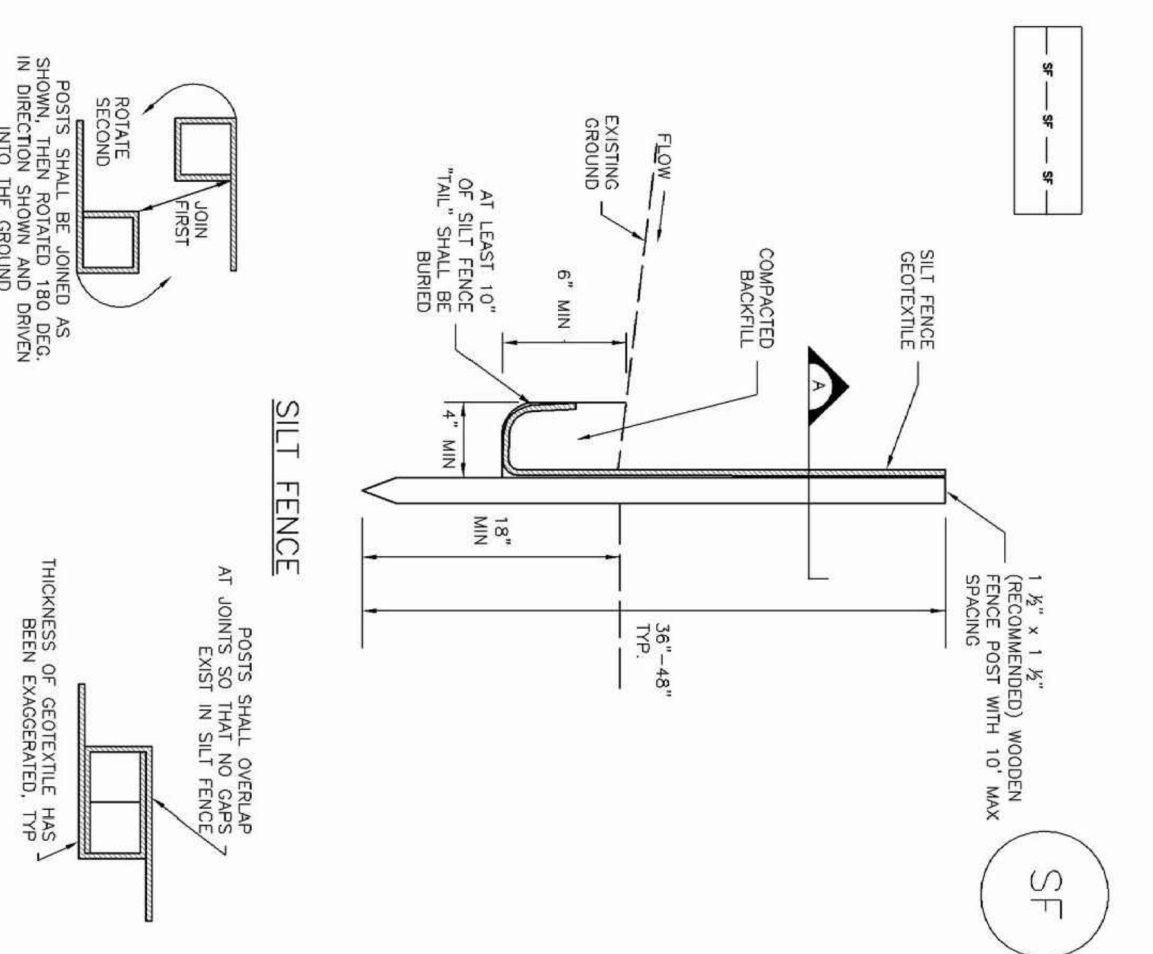
Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season	Growth Form	Seed/ Pound	Pounds of Seed/ Acre
Soak Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod/Bunch	825,000	0.5
Charger blue bluestem	<i>Stachytarphax angustatum</i>	Warm	Bunch	240,000	1.0
Trail walters	<i>Chenopodium leptophyllum</i>	Warm	Cool Sod	275,000	1.0
Zone all walters	<i>Alopecurus longiseta</i>	Cool	Bunch	75,000	7.0
Zone western walters	<i>Alopecurus amabilis</i>	Warm	Sod	110,000	2.0
Vaughan walters grama	<i>Trisetum</i>	Cool	Sod	194,000	2.0
Zone western walters	<i>Alopecurus amabilis</i>	Cool	Sod	110,000	5.5
Total					16.25
Heavy Clay, Rocky Foothill Seed Mix					
Epilobium crested walters	<i>Alopecurus pratensis</i>	Cool	Sod	175,000	1.5
Trail hair fescue	<i>Festuca ovina</i>	Cool	Sod	115,000	5.5
Chadler perennial fescue	<i>Lolium perenne</i>	Cool	Sod	115,000	5.5
Vaughan walters grama	<i>Trisetum</i>	Warm	Sod	194,000	2.0
Linnets smooth brome	<i>Bromus arvensis</i>	Cool	Sod	130,000	3.0
Zone western walters	<i>Alopecurus amabilis</i>	Cool	Sod	110,000	5.5
Total					17.5

June 2012 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

Silt Fence (SF)

SC-1



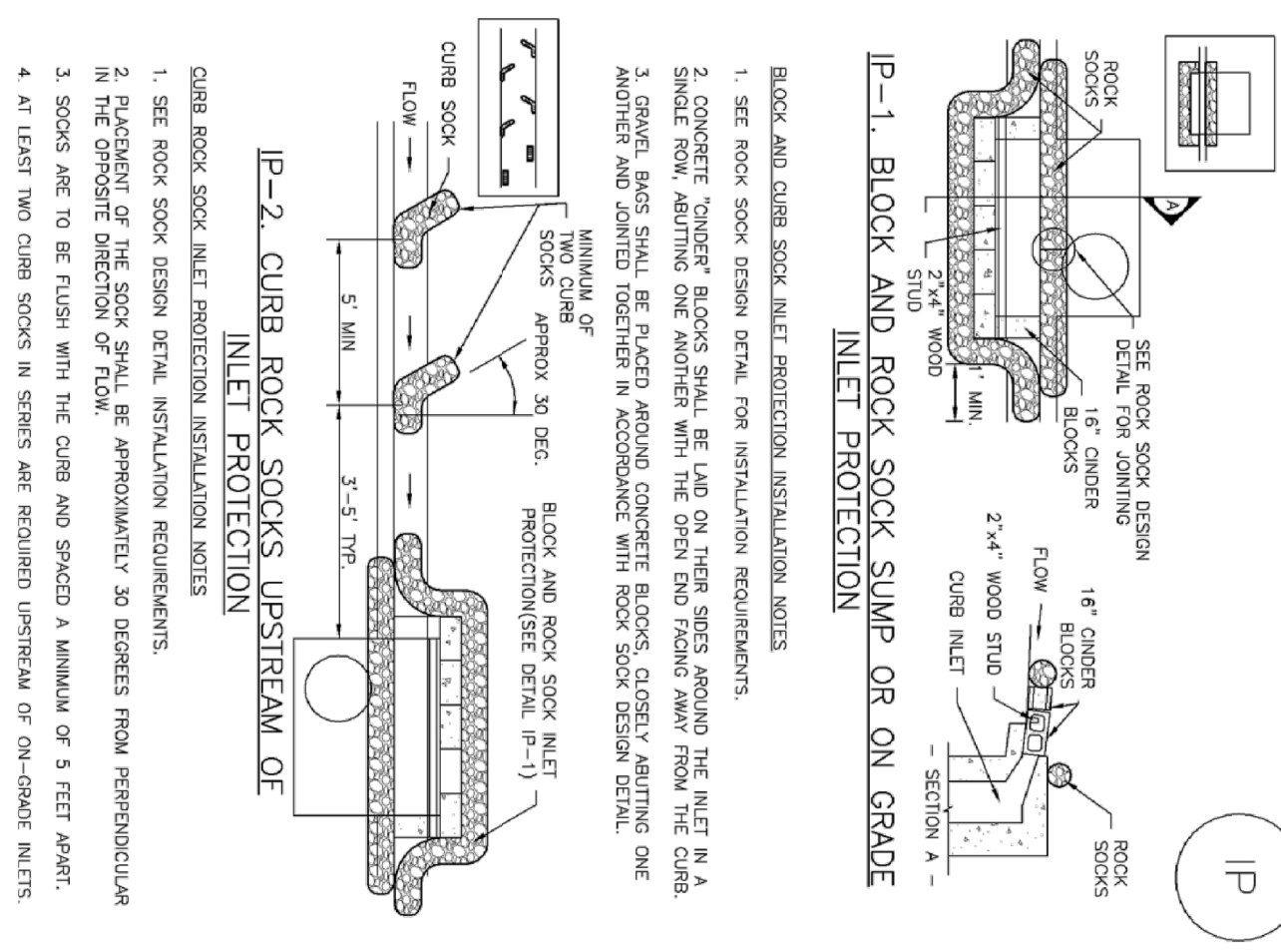
SF-1. SILT FENCE

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

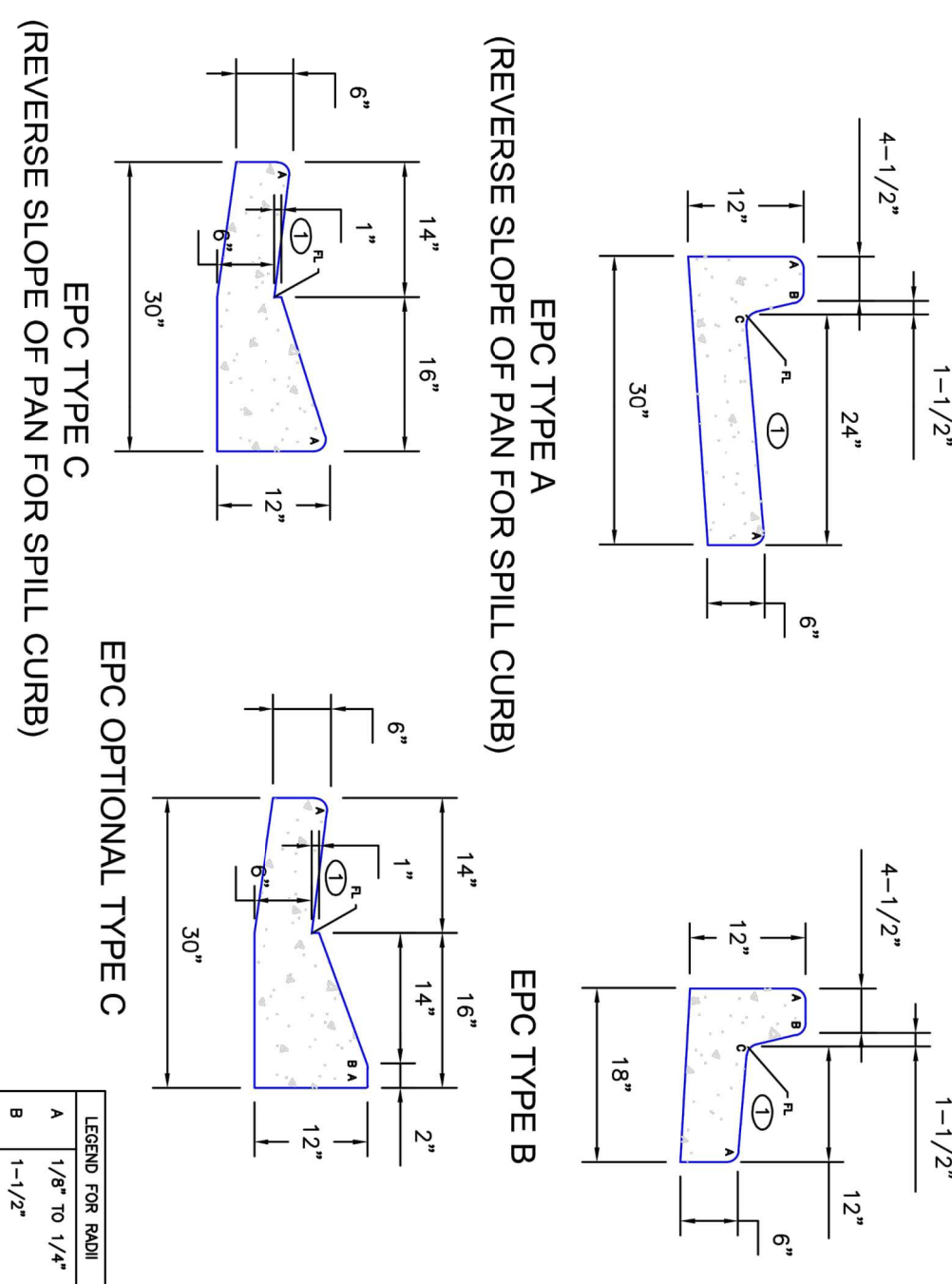
SF-3

SC-6

Inlet Protection (IP)



IP-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 August 2013



SCALE: NOT TO SCALE