Stormwater Management Plan

7-Eleven Store #42975

SWC Bradley Road and Legacy Hill Drive
Colorado Springs, CO 80829
Lot 1, Waterview East Commercial Subdivision, Filing No. 1
Submitted: April 24, 2026
Resubmitted: November 2026
EDARP File No. PPR2614

Prepared For:

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QUALIFIED STORMWATER MANAGER

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COMPANY:_____

ADDRESS:_____

CONTRACTOR

NAME:_____

COMPANY:_____

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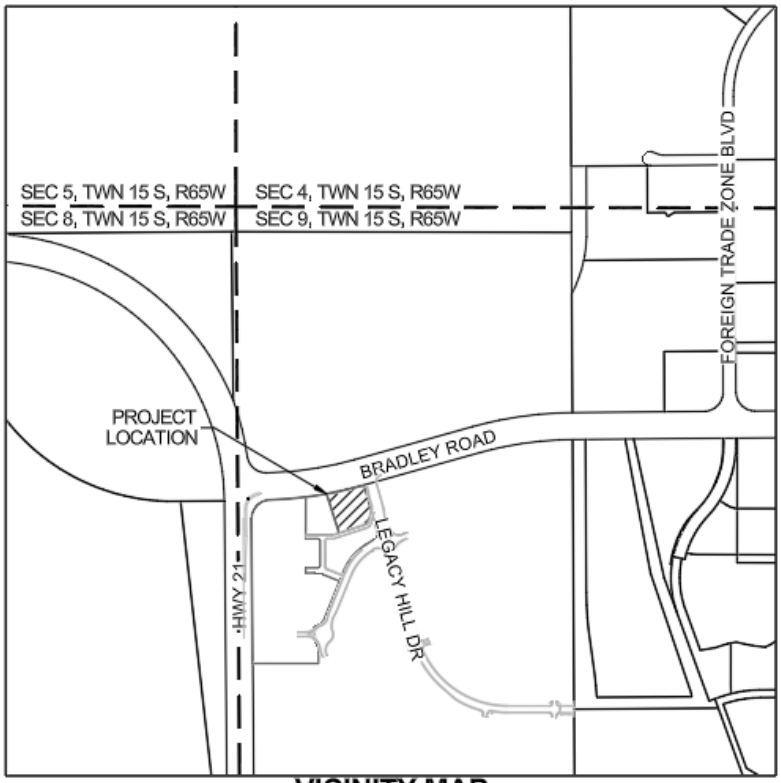
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I. Project Description

The proposed project includes the construction of a 7-Eleven convenience store and a 5-MPD fueling canopy located on Lot 1 of Waterview-East Commercial Subdivision Filing No. 1. The project is located in a portion of Section 9, Township 15 South, Range 65 West of the 6th p.m., El Paso County, Colorado. The project is located on the SWC of Legacy Hill Drive and Bradley Road. The property is bound by Bradley Road to the north, Legacy Hill Drive to the east, a private drive to the south, and Lot 2 to the west.



VICINITY MAP

The proposed project will consist of clearing and grubbing, overlot grading, site grading, utility and storm installation, final grading, final stabilization, and removal of all temporary erosion control measures. The proposed project will disturb approximately 2.05 acres for the proposed construction of the convenience store.

II. Phasing Plan

The project has been broken up into initial, interim, and final phasing plans as shown within the GEC plan set. These plans will be provided to the contractor's on-site whose

responsibility it will be to abide by the plans and create a "living" document that can be revised as field conditions dictate.

III. Proposed Sequence for Major Activities

Construction is currently planned to begin in March of 2027 and be completed in September 2027. The Phasing Schedule will be:

BMP Installation	03/2027-03/2027
Site Grading	03/2027-05/2027
Building Pad Construction	04/2027-06/2027
Site Utility Installation	04/2027-07/2027
Building Construction	06/2027-07/2027
Final Grading	07/2027-09/2027
Curb and Gutter Installation	07/2027-08/2027
Concrete Paving	07/2027-09/2027
Landscaping	07/2027-09/2027
BMP Removal	09/2027-09/2027

IV. Areas and Volumes

The project will disturb approximately 2.05 acres and will require approximately 1,550 cubic yards of fill material for construction of the site. The site generates 300 cubic yards of unadjusted cut material after the excavation, after installation of fuel tanks (1,250 cubic yards cut), the site results in an unadjusted fill import quantity to 0 cubic yards.

V. Erosion and Sediment Control Measures

Potential Pollution Source	CCMs
Disturbed and stored soils	Activities associated with this pollution source are the earth-disturbing activities typically associated with grading, excavation, and backfilling. CCMs potentially utilized to control this source are erosion control blankets, inlet protection, reinforced rock berms, sediment control logs, vehicle tracking control, surface roughening, silt fence, restoration of landscaped areas and repaving. Non-structural measures include phasing construction to the extent feasible to limit the amount of disturbed area open at any one time, planning staging areas and site access to minimize land disturbance.

Potential Pollution Source	CCMs
Vehicle tracking of sediments	Activities associated with this pollution source are the movement of vehicles from disturbed areas to paved streets. CCMs potentially utilized to control this source are stabilized construction entrances, including vehicle tracking control pads, and street cleaning. Construction fencing may be used to limit entry to designated access points. Staging areas also minimize and specify traffic movement on site.
Management of contaminated soils	Activities are not anticipated in areas of known contamination. If unexpected contamination is encountered, activities will be stopped until the situation can be assessed by project environmental personnel. The Owner and Engineer/Consultant will be contacted for further direction.
Loading and unloading operations	Activities associated with this pollution source have the potential to result in spills during delivery and unloading of materials. Loading and unloading operations should occur on stabilized surfaces. CCMs selected to control this source are materials management practices, personnel training, and providing spill kits where needed.
Outdoor storage activities (including building materials, chemicals, etc.)	The activities associated with this pollution source are storage of material at the staging areas that create the potential for spills, leaks and transport from traffic and stormwater. CCMs potentially utilized to control this source include straw wattles on the down gradient side of temporary stock piles, materials management practices, secondary containment, berms, personnel training, and providing spill kits where needed.
Significant dust or particulate generating processes	Activities associated with this pollution source are earth-disturbing activities and equipment movement on disturbed area. There is also the potential for wind to transport dust from disturbed areas. CCMs selected to control this source are watering of disturbed areas on an as-needed basis during construction; interim stabilization measures such as surface roughening, mulch, soil binders, final stabilization, and minimizing the duration that disturbed areas are exposed to the extent practical.

Potential Pollution Source	CCMs
On-site industrial waste management practices (demolition waste piles, liquid wastes, dumpsters, etc.)	Activities associated with this pollution source are the generation of industrial waste materials during project activities including waste generated from demolition of existing aboveground infrastructure (pavement, sidewalks etc.), boring mud and fluids, saw-cutting water, pipe and joint sealing, and waste from clearing and grubbing. CCMs potentially utilized to control this source are materials and waste management practices as well as personnel training, and use of concrete washouts. For boring fluids, waste is vacuumed as it is excavated from the bore and it is disposed of properly off site.
Concrete truck/equipment washing	Activities associated with this pollution source are concrete pours for work throughout construction. The CCMs selected to control this source are using a designated concrete washout area or off-site washout, and personnel training.
Non-industrial waste sources (worker trash and portable toilets)	Activities associated with this potential pollutant source include the generation of non-industrial waste such as discarded building materials, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality. CCMs to control this source include the use of waste containers and location and placement of portable toilets which will be located as far as feasible from surface waters and inlets and maintained regularly.
Non-stormwater discharges	Discharges to the ground of water from construction dewatering activities may be authorized by the State Stormwater Management Permit, provided that the source is groundwater and/or groundwater combined with stormwater that does not contain pollutants in concentrations exceeding the State groundwater standards in Regulations 5 CCR 1002-41 and 42; and does not leave the site as surface runoff or discharge to surface waters. Other allowable non-stormwater discharges include discharges from fire-fighting activities, natural springs and irrigation return flows. If any of these non-stormwater discharges are identified in the field, the site-specific information for that project will be updated to include the location and characteristics of the discharge.

Potential Pollution Source	CCMs
Underground Storage Tank(s)	Tanks will be inspected adhering to all local and state criteria. OPS, APEN, and El Paso County permits are in place. Inspection and materials handling will be documented and reported appropriately as required by aforementioned permits.

VI. Existing Site Conditions

The project site is currently vacant and has been recently overlot graded for the proposed site. Based on Google Earth research, there is 0% vegetation on-site after the recently done grading. The site is currently vacant dirt and soil from the recent earthwork completed by the overall developer. Based on a Web Soil Survey created by the NRCS, soils on-site are Nelosn-Tassel fine sandy loams, 3 to 18 percent slopes. This type of soil is well draining with moderate erodibility and falls under the hydrological soil group B.

VII. Material Handling and Spill Response

CCMs need to address many different pollutant sources that include but are not limited to exposed storage of construction materials, liquid contaminants, contaminated soils management, fueling procedures, redundant measures for any spill or leak sources, and equipment maintenance procedures. Activities involving potential for spills shall have spill prevention and spill response procedures identified. Control measures include good housekeeping of CCMs to establish operations that handle and store hazardous materials properly, so a spill is prevented or easily contained. CCM's that will be utilized include inlet protection, perimeter control, and material storage, described below. Refer to tables 3 through 5 in the following pages for detail on Material Handling of all CCMs.

VIII. Allowable non-stormwater discharge

There are no allowable non-stormwater discharge sources as a part of this project.

IX. Ultimate Receiving Waters

The proposed project will connect into a stormwater pond constructed as a part of the Waterview-East Commercial subdivision. The project will discharge into the pond through an existing 24" RCP pipe, the ultimate receiving waters for this project is Jimmy Camp Creek.

X. Stream Crossings

There are no stream crossings located within the project area.

XI. Required Construction Control Measures

Descriptions of all CCMs available for use are provided below. If the contractor proposes to use alternative approaches or products that are not part of the details, the contractor must develop a detail or include a manufacturer's cut sheet for the product and present that information to El Paso County. Additionally, all changes to this Stormwater Management Plan and Erosion Control Plan should be noted in field notes and inspection reports within 72 hours of any field changes. Major changes, including increasing the land area or hydrology of the site, will require resubmittal to El Paso County for approval. The following table summarizes the quantity schedule of CCMs utilized on this project.

CCM	SYMBOL	QUANTITY
Concrete Washout Area	CWA	1 EA
Stabilized Staging Area	SSA	3,775 SF
Vehicle Tracking Control	VTC	1 EA
Silt Fence	SF	800 LF
Seeding and Mulching	SM	32,200 SF
Construction Fence	CF	1050 LF
Inlet Protection	IP	3 EA
Curb Sock	CS	8 EA

Concrete Washout

A concrete washout is designed to capture wastewater and waste products resulting from the cleaning of concrete and masonry equipment. A concrete washout may not be necessary if all washout operations are performed off site. If a concrete washout is needed, it will be installed or provided prior to any construction activities that include the handling of materials containing cement (e.g. concrete, masonry). Concrete washouts may include small excavations located near the point of concrete masonry

placement, geotextile bags, water tight vessels, small dumpsters, buckets, or a mobile disposal unit. Concrete washouts require appropriate access control, tracking control and containment. Signs will be placed at the washout area and elsewhere, as necessary, to clearly indicate the location of the concrete washout. If needed, the designated washout facility or facilities will be installed on site and the locations added to the site plan.

Maintenance may include the removal and proper disposal of excess material, cleaning or replacing the tracking material and general structural integrity of the installation, as needed. Concrete washouts will be cleaned of excess water and solids on a regular basis to maintain the proper function of the CCM. The hardened concrete and/or excess wash water will be hauled away by an approved contractor to a designated facility designed to receive such materials.

No concrete waste will be discharged directly onto the ground without a containment feature. Concrete washout water will not be discharged to state surface waters or to storm sewer systems. If unlined pits are used to contain concrete washout water, the following management practices must be implemented:

The washout site may not be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands; and upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on site disposal of solid waste.

Silt Fence

Silt fence consists of geotextile fabric installed with at least six inches of the fabric trenched into the soil and wooden stakes attached on the down-gradient side. Wire-backed fence may be used or additional stakes or lathe may be added on the up-gradient side for strengthening the fence around corners or in high wind conditions. Reinforced silt fence will be use to protected wetland areas. Silt fence provides sediment control by reducing water velocity and ponding water to facilitate the deposition of sediment on the up-gradient side of the fence. Silt fence applications include, but are not limited to: project perimeter control, secondary containment, back of curb protection, and containment for any disturbed or staging area. Silt fence will be inspected regularly for sediment accumulation, tear or holes in the fabric, broken stakes, gaps in the fabric, or areas where the fabric needs to be re-attached to the wooden stakes. Maintenance includes repairing the items noted, removing sediment accumulation, or replacing the fence as needed.

Stabilized Staging Area

A stabilized staging area is a specific location on or near the project site for stockpiling and staging materials and equipment for use on site. A stabilized staging area allows for a central location for deliveries and storage of equipment when not in use, and reduces disturbance of areas of the site not scheduled for disturbance through construction activities. Stabilized staging areas generally consist of a cleared area of the site with aggregate-stabilized or paved surfacing, and vehicle tracking and perimeter control (e.g., silt fence, sediment control log, and/or construction fencing). Spill control measures will also be utilized at staging areas including spill control CCMs and spill kits. Stabilized staging areas will be inspected for adequate vehicle tracking control, perimeter control and sediment, soil or materials leaving the area. Stabilized staging areas will be repaired or modified as needed.

Vehicle Tracking Control (VTC)

Vehicle tracking control is an excavated area with a geotextile liner and coarse aggregate at construction access points. Tracking control is designed to remove soil from equipment and vehicle tires as they transition from disturbed soils to paved areas. Designated points of ingress and egress, where traffic transitions from a stabilized road surface (e.g., gravel or pavement) to disturbed soil, are likely to need vehicle tracking control. Tracking control may be moved or eliminated as on-site conditions and activities change. VTC is used in conjunction construction fencing and construction markers to designate and clarify access points. Tracking control will be inspected for depth of rock, presence of excess soil, proper usage, and the overall general condition. The most common maintenance items include the removal of accumulated soil and addition of rock. Most of the project area is in close proximity to paved streets. Mud Mats or similar products may be used in limited traffic situations to minimize the potential for vehicle tracking without creating the disturbance associated with installing a rock vehicle tracking control pad and where there are space constraints. Additionally, a wheel wash may be added to the VTC for additional removal of soil. Street sweeping will be performed as necessary to minimize the potential for sediment to leave the site.

Final Stabilization

Final stabilization will be achieved through erosion control blankets on steep slopes, and seeding and mulching within the rest of the site. The Contractor shall water the seeding as recommended to achieve root establishment. Any areas in which seeding has been misplaced, disconnected from the ground cover, or has died shall be replaced as soon as possible.

Seed and Stabilization

Seeding involves the mechanical or hand application of specific seed mixes appropriate for the site location and soil type. Seeding provides plant growth to stabilize the soil and thereby reducing the likelihood of erosion or sediment transport. As soon as practical, after the completion of construction activities, soil should be properly prepared and seeded. Seeding will be accompanied by mulching to protect the seed and soil from erosion during the germination and growth process. Seeded areas will be inspected to ensure that the soil stabilization method (e.g., crimp mulch) was applied correctly and has not been compromised. The area will also be inspected for erosion. Maintenance items would include re-seeding of areas consisting of bare or thin vegetative growth and/or adding additional CCMs as appropriate. If seeding cannot be accomplished due to seasonal or other constraints, other temporary stabilization measures will be used. This temporary stabilization will be inspected and maintained until permanent seeding is allowed.
Seeding and crimp mulching shall be performed for all areas that will not be paved, sodded, landscaped or otherwise stabilized. Seeding and mulching shall be completed within thirty (30) days of initial exposure or seven (7) days after grading is substantially complete in a given area. This may require multiple mobilizations for seeding and mulching.

Mulching

Mulching uses hay or straw material that is machine crimped into the soil to provide stability. Crimp mulch will be used in conjunction with seeding for final stabilization. Crimp mulch functions as a soil stabilizer by decreasing the velocity of sheet flow. Mulch may be hay or cereal grain straw. Mulch will likely be crimped into the soil using either a drill seeder or notched disk plow to the minimum depth of three inches and a maximum depth of four inches. To maximize effectiveness, crimping equipment must run parallel to the contours of the land. Crimp mulch may not be appropriate for slopes with hard or rocky soil in which the crimper cannot penetrate. Inspections should look for areas where mulch is missing, thin, or for areas where erosion has occurred. Maintenance items would include re-grading as necessary and reapplying as appropriate.

Street Sweeping

Soils deposited on paved surfaces will be swept or cleaned as needed to reduce the potential of sediment transport and tracking. Sweeping operations consist of scraping large quantities of sediment from pavement and/or sweeping, via hand or mechanical means to remove as much deposited sediment as possible. Removing sediment may be done by physical scrapping and/or using a street sweeping truck. Streets within and immediately surrounding a construction site will be cleaned of earth material when sediment has been deposited on the roadway and is being tracked off site. Scraped or

swept material will not be deposited in the storm sewer. Sweeping and vacuuming may not be effective when soil is wet or muddy. Street sweeping is anticipated for this project given that there are paved streets in the vicinity. Street sweeping will be performed daily during active operations and more frequently, if needed.

Wind Erosion Control

Wind erosion and dust control may be necessary if wind is transporting soil within or off site. Wind erosion control functions to stabilize the soil surface reducing the potential for wind erosion. Wind erosion control consists of applying water and/or other dust palliatives as necessary to prevent or alleviate erosion by the forces of wind. Covering of small stockpiles or areas is an alternative to applying water or other dust palliatives. If needed, a soil tackifier can be applied to control wind erosion. Disturbed areas should be inspected for obvious signs of wind erosion and CCMs implemented, if needed. Areas with wind erosion controls in place should be inspected for integrity and coverage, and repaired or replaced as appropriate. In situations where these types of controls are necessary, applying water will be the primary source of control.

Training

Employees and contractor will be trained on good housekeeping, the proper use and storage of materials, site management practices, and erosion control CCM installation, use, and maintenance.

Site Management Practices

Good housekeeping will be used to keep potential areas where pollutants exist clean and orderly. Containers, drums, and bags will be stored away from direct traffic routes to reduce the risk of accidental spills. If there are containers stored on site, the containers will be stored on pallets or similar devices to prevent corrosion of containers that results from containers coming in contact with moisture on the ground and typically will be covered. Toxic or hazardous liquids will be stored within secondary containment and secured from public access.

Portable Sanitary Facilities

Portable sanitary facilities will be provided in convenient, level locations away from traffic areas, curb flowlines, paved surfaces, storm drains, drainage ways, or retention areas. A licensed company will be hired to maintain and clean the units, inspect for any deficiencies, and keep the units in good working order. Portable sanitary facilities will be

adequately anchored to prevent tipping, and secondary containment (such as small berms) is suggested.

Spill Prevention and Response Plan

Consistent with the permit requirements, all potential pollutants other than sediment will be handled and disposed of in a manner that does not cause contamination of stormwater. Non-sediment pollutants that may be present during project activities include, but are not limited to:

- Petroleum products including fuel, lubricants, hydraulic fluids, and oil
- Antifreeze
- Electrical conduit and wire
- Boring fluids
- Solvents, paints, or similar products
- Herbicides
- Concrete and masonry materials and washout
- PVC material
- Welding slag, pipe grease, saw cut liquid
- Worker's trash

If these materials or other materials are used or found during construction with the potential to impact stormwater, they will be stored, managed, used, and disposed of in a manner that minimizes the potential for releases to the environment, especially into the stormwater system.

Vehicles entering the construction site should be properly maintained to prevent spills or leaks of hazardous fluids that would be exposed to stormwater. Vehicles used on site will be inspected for leaks. Leaking vehicles will not be allowed to stay on site or will use drip pans until the leak is repaired. The vehicle operator will be responsible for any necessary clean-up. Vehicles will not be parked in or near retention areas, natural drainage areas, or surface waters. Maintenance and fueling areas, if needed, will be indicated on the site map. If on-site fueling is performed a spill kit will be available on site to clean up any spills or leaks.

- Secondary containment will be used on liquid chemical or fuel containers stored on site outside of regular working hours and in container quantities greater than 55 gallons.

- Control measures shall be indicated to manage any wastes generated during saw cutting operations, including slurry. All anticipated liquid and solid wastes require adequate containment, storage and disposal.
- Disposal of soil or material contaminated by a spill or material used in the clean-up of a spill will be disposed of properly.

XII. Final Stabilization

Before scheduling a Final Inspection, while waiting for vegetation to establish, Permittee(s) shall complete the following inspections and maintenance operations:

1. Fill any eroded rills and gullies with topsoil prior to any reseeding.
2. Ensure all disturbed areas are seeded and mulched according to the Erosion Control Plan.
3. Inspect seeded and mulched areas, as well as the stormwater management system, at least once every month. If repairs are needed, reseed and re-mulch/blanket the site as needed or as recommended by the GEC Inspector for areas failing to meet the required coverage.
4. Control noxious weeds in a manner acceptable to the GEC Inspector.

Final stabilization will be achieved through native seed and sod on site, all landscape areas will be properly irrigated. Contractor will be responsible for maintaining landscape areas during construction. Upon completion of landscaping the contractor is to replace any plants not in healthy and vigorous condition at the time of final inspections. 70% of the pre-disturbance vegetation levels will be established to meet final stabilization. The existing condition does not contain any vegetation. Noxious weeds do not count towards the 70% cover for final stabilization.

XIII. Maintenance, Inspections, and Record Keeping

The GEC Administrator will perform the self-inspections of the site. The Contractor shall review the erosion control plans prior to construction. The GEC Administrator is required to conduct self-inspections. The purpose of these inspections is to ensure that all Control Measures are installed according to the approved plans, appropriate as to the intended use, operating effectively, and being properly maintained. Inspections are to be made at least once every 14 calendar days. Also, post-storm event inspections must

be conducted within 24 hours following the end of any precipitation or snowmelt. Alternatively, the GEC Administrator may choose to perform self-inspections every 7 calendar days and forego post-storm event inspections.

Any changes to the GEC Plans will be redlines by the contractor to be sent to the engineer for approval prior to the proposed design changing.

Completed self-inspection forms must be submitted electronically within 5 business days of the self-inspection. The Qualified Stormwater Manager's signature to be included on all self-inspection reports and the location of the SWMP records on-site. The SWMP may be stored electronically if it is readily available to the same extent as a paper copy.

The GEC Administrator must be certified. The following certifications are acceptable:

<u>Accepted (if current):</u>
- TECS (Transportation Erosion Control Supervisor) Certification
- CISEC Certification
- CPESC Certification
- Classes by CMS
- CT150 class
- Aqua Terra QSM Training
- Stormwater Risk Management
- American Stormwater Institute
- APWA – Certified Stormwater Manager Certification
- Walmart Stormwater Certification
- OSHA 360training

The SWMP and the incorporated GEC Plan, should be viewed as a "living document" that is continuously being reviewed and modified as a part of the overall process of evaluating and managing SW quality issues at the site. The QSM shall amend the SWMP when there is a change in design, construction, change in sources of pollutants, O&M of the site which would require the implementation of new or revised CMs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in SW discharges associated with construction activity or when CMs are no longer necessary and are removed.

Appendix A

GEC Plan

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7-ELEVEN STORE #42975 SITE #1057022
EROSION AND SEDIMENT CONTROL PLAN

LOT 1, WATERVIEW EAST-COMMERCIAL SUBDIVISION, FILING NO. 1
A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO.

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SEWER AND WATER
WIDEFIELD WATER AND SANITATION DISTRICT
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COLORADO SPRINGS, CO 80925
P: 719-390-7111

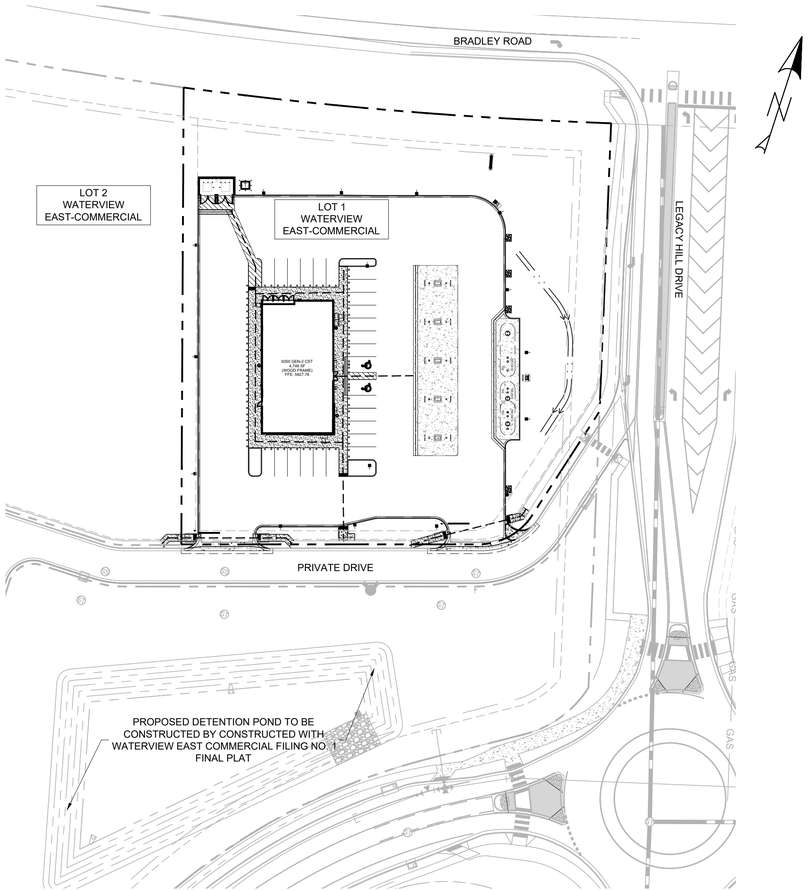
LEGAL DESCRIPTION
LOT 1, WATERVIEW EAST-COMMERCIAL, A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION (2 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" ALUM. CAP PLS 10377).

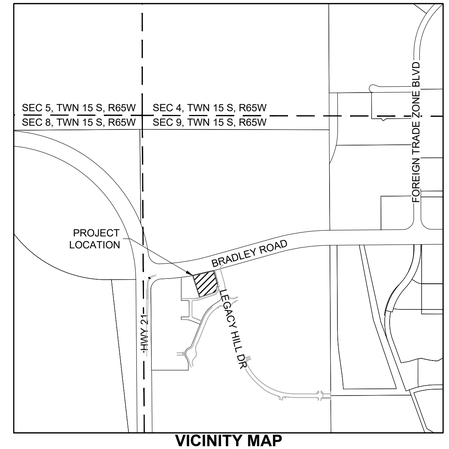
PROJECT BENCHMARK
COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY UNLESS INFORMATION IS POTHOLED OR SURVEYED AS-BUILTS PROVIDED FOR LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
4. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
5. CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS AS REQUIRED FOR ACCEPTANCE OF WORK FROM EL PASO COUNTY OR ANY OTHER GOVERNING AGENCY.
6. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL ENGINEERING STUDY DATED NOVEMBER 20, 2025 PREPARED BY KUMAR & ASSOCIATES, INC. AND THE ALTA/NSPS LAND TITLE SURVEY, PREPARED BY RIDGELINE LAND SURVEYING DATED AUGUST 5, 2025



SITE MAP
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

REV	Sheet Title	Sheet Number
	GEC COVER SHEET	C3.0
	INITIAL EROSION CONTROL PLAN	C3.1
	INTERIM EROSION CONTROL PLAN	C3.2
	FINAL EROSION CONTROL PLAN	C3.3
	GEC NOTES SHEET	C3.4
	GEC DETAILS	C3.5
	GEC DETAILS	C3.6
	GEC DETAILS	C3.7
	GEC DETAILS	C3.8

K2 GENERAL NOTES

1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
3. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
5. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
6. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.
7. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY OF DENVER STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FROM EL PASO COUNTY FOR REFERENCE DURING ALL SITE CONSTRUCTION.
8. THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
10. IF REQUIRED GENERAL CONTRACTOR SHALL PROVIDE COMPREHENSIVE TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED TO AND APPROVED BY EL PASO COUNTY ENGINEERING DEPARTMENT PRIOR TO ANY WORK IN THE PUBLIC R.O.W. CONTRACTOR IS RESPONSIBLE FOR SAFETY TO THE PUBLIC BY MINIMIZING THE INTERRUPTION OF THE USE OF ROADS AND PROVIDING SIGNS, FLARES, BARRICADES, ETC. AS NECESSARY.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
14. NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.

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

ENGINEER OF RECORD SIGNATURE _____ DATE _____

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

OWNER SIGNATURE _____ DATE _____

EL PASO COUNTY STATEMENT
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP

PCD FILE NO. PPR-2614

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below. Call before you dig.

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

GEC COVER SHEET

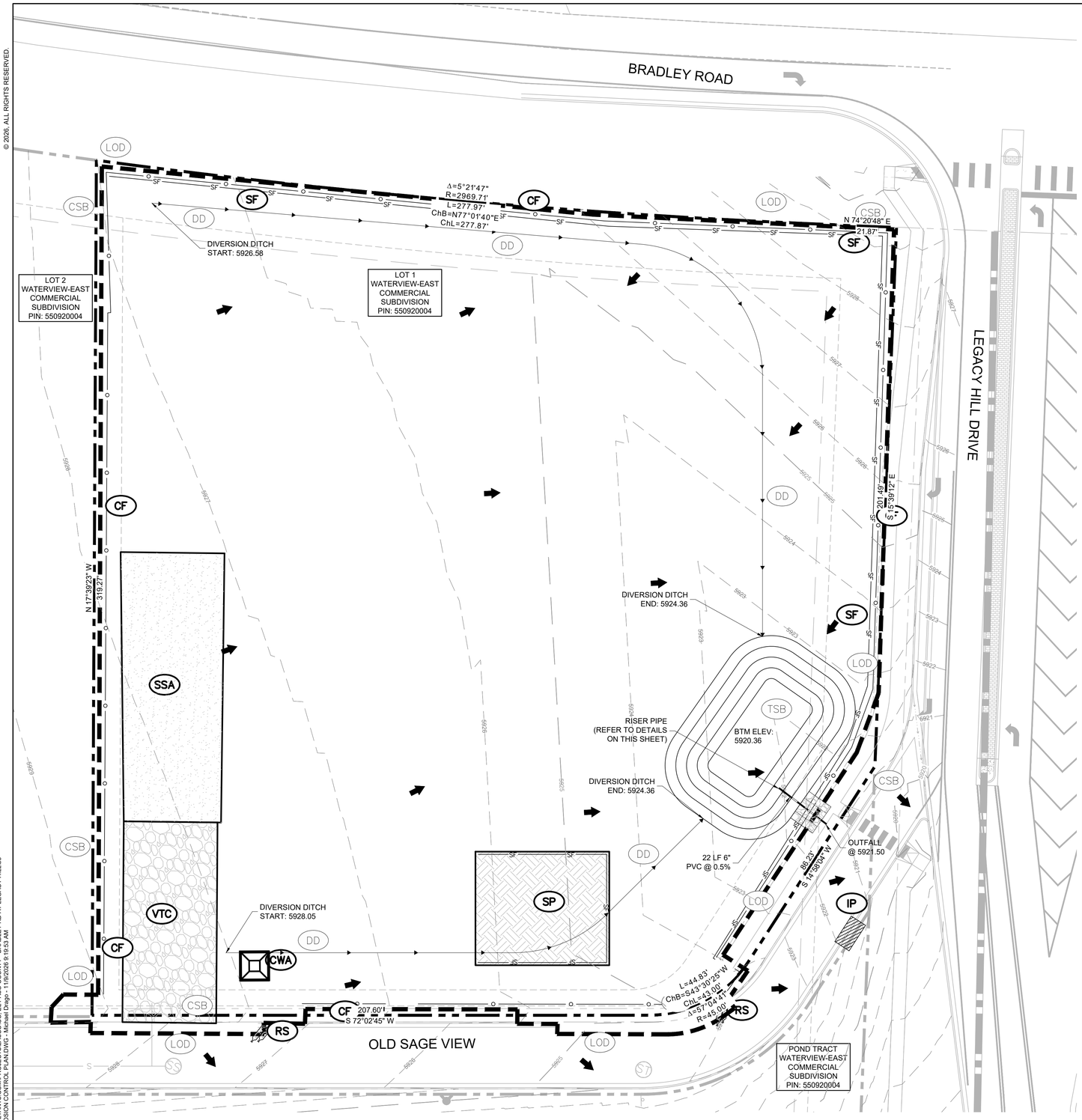
No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

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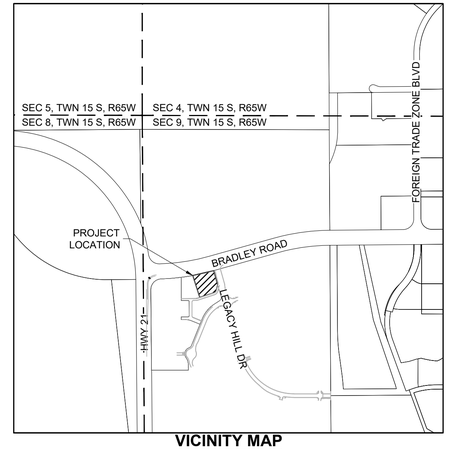
\\K2FS3.K2CIVILCONSULTANTS.COM\PROJECTS\LAS\COCO\ EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\08 CAD\GEC\C3.0-COVER SHEET.DWG | Michael Drago | 1/9/2026 9:19:45 AM

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EROSION CONTROL LEGEND

- CF — CONSTRUCTION FENCE
- SF — SILT FENCE
- SP — STOCKPILE AREA
- SM — SEEDING AND MULCHING (AT SLOPES LESS THAN 4:1)
- SSA — STABILIZED STAGING AREA
- LOC — LIMITS OF DISTURBANCE
- CSB — CONSTRUCTION SITE BOUNDARY
- CWA — CONCRETE WASHOUT AREA (TO BE LINED)
- FLOW ARROW
- IP — INLET PROTECTION
- SCL — SEDIMENT CONTROL LOG
- RS — ROCK SOCKS
- SS — STREET SWEEPING
- SB — SEDIMENT BASIN
- ST — SEDIMENT TRAP
- VTC — VEHICLE TRACKING CONTROL
- DD — DIVERSION DITCH



VICINITY MAP
SCALE: 1" = 1000'

VEGETATION NOTE:

NO NOTABLE VEGETATION ON-SITE, THE EXISTING VACANT SITE HAS BEEN OVERLOT GRADED AS PART OF THE WATERVIEW-EAST COMMERCIAL SUBDIVISION. IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED USING VEGETATIVE COVER, VEGETATIVE MUST BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND COVERAGE WILL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE.

Sediment Basin (SB) SC-7

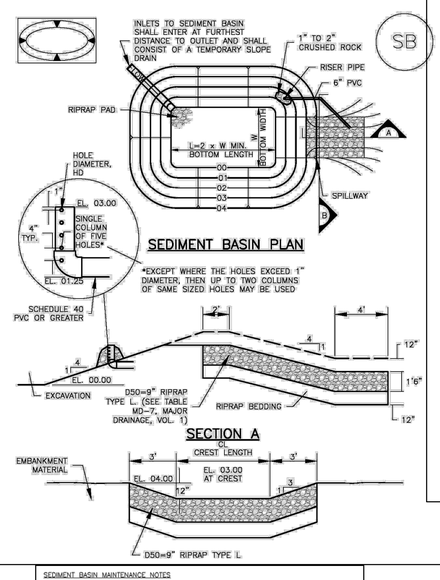


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	13/64
3	28	5	7/32
4	33 ½	6	9/64
5	38 ½	8	5/32
6	43	9	3/32
7	47 ¼	11	5/32
8	51	12	7/32
9	55	13	1/8
10	58 ¾	15	15/64
11	61	16	1/32
12	64	18	1
13	67 ½	19	1 1/64
14	70 ½	21	1 1/8
15	73 ¼	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - –LOCATION OF SEDIMENT BASIN.
   - –TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   - –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   - –FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AN ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN 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 IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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.

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Know what's below. Call before you dig.

PROJECT BENCHMARK

COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

INITIAL EROSION CONTROL PLAN

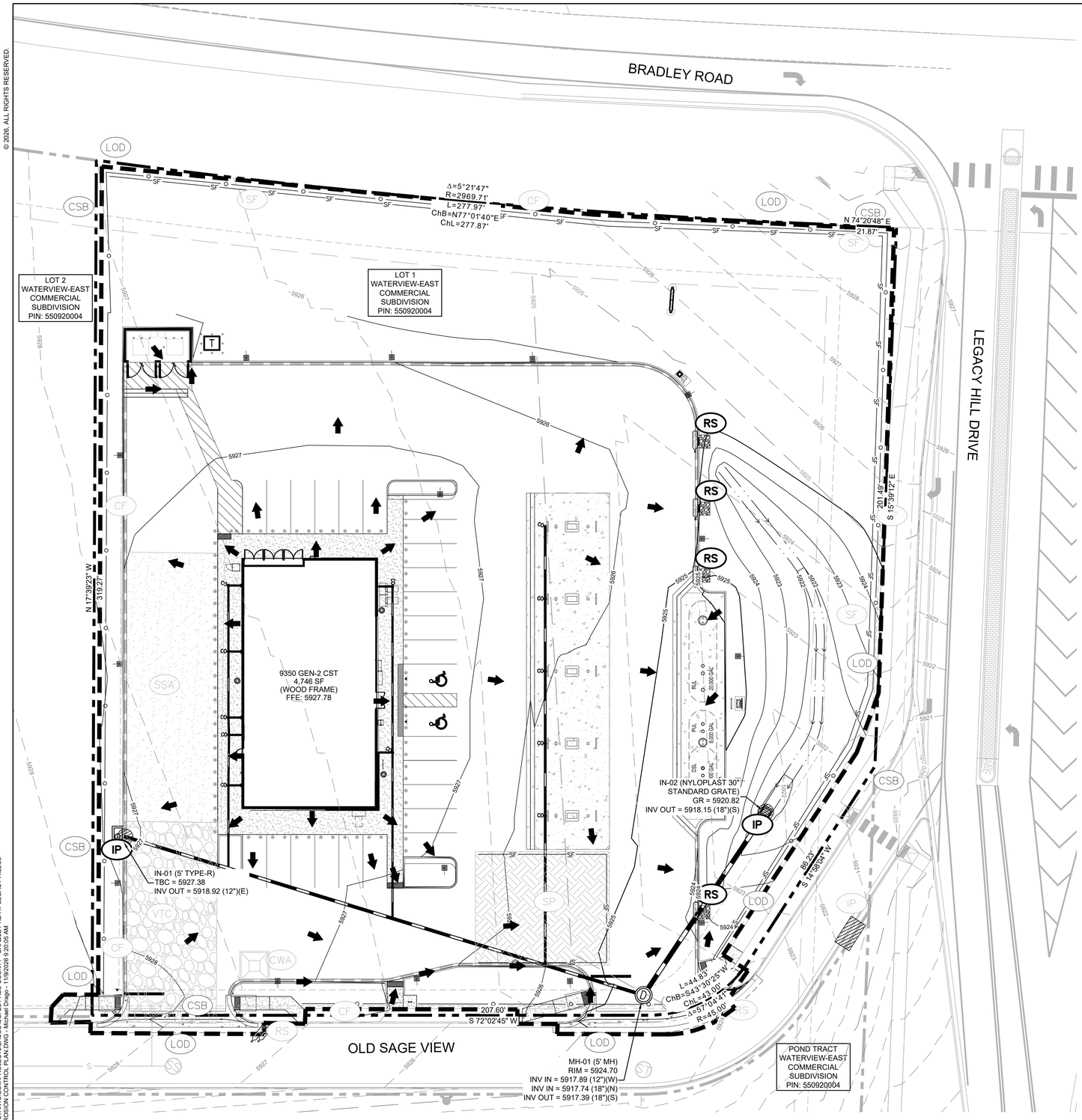
No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

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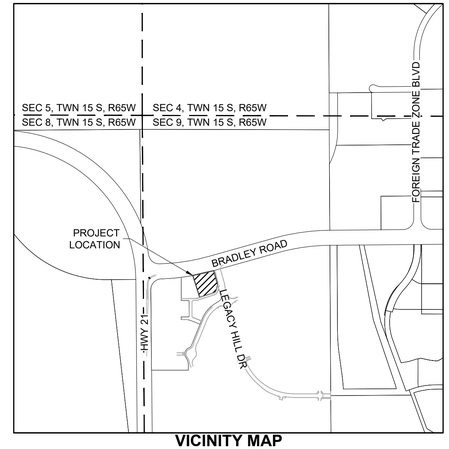
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VICINITY MAP
SCALE: 1" = 1000'

VEGETATION NOTE:

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DESCRIPTION OF CONSTRUCTION ACTIVITIES

ANTICIPATED START OF SITE GRADING: MARCH 2027
EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: SEPTEMBER 2027
TOTAL AREA OF THE SITE TO BE CLEARED, EXCAVATED, OR GRADED: 2.05 AC

CUT: 300 CY*
FILL: 1,550 CY*
FUEL TANK TO BE USED AS FILL: 1,250 CY*
NET: 0 CY*

SOILS INFORMATION: HYDROLOGIC GROUP "B", REFER TO NRCS SOIL SURVEY AND GEOTECHNICAL REPORT FOR DETAILS.

*QUANTITIES ARE RAW VALUES FROM EXISTING GRADE TO FINISHED GRADE AND DO NOT ACCOMMODATE ANY PAVEMENT SECTIONS, OVEREXCAVATION OR UTILITY TRENCHING.

GENERAL NOTE:

ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING OR OTHER APPROVED MEANS.

Know what's below. Call before you dig.

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ELEVATION - 5897.89' (NGVD 1929)

SCALE IN FEET
0 20 40
1" = 20'
IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

INTERIM EROSION CONTROL PLAN

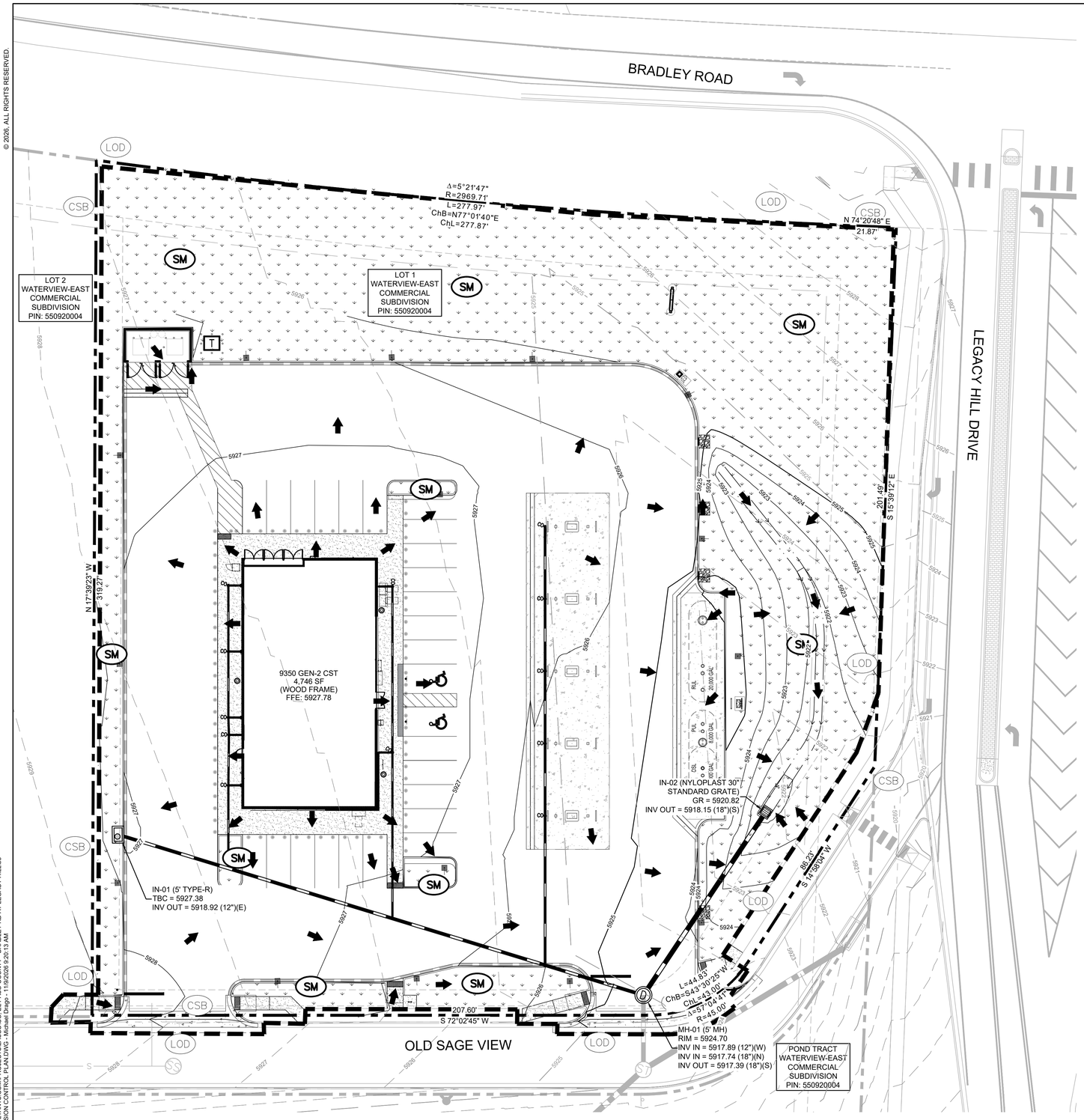
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PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

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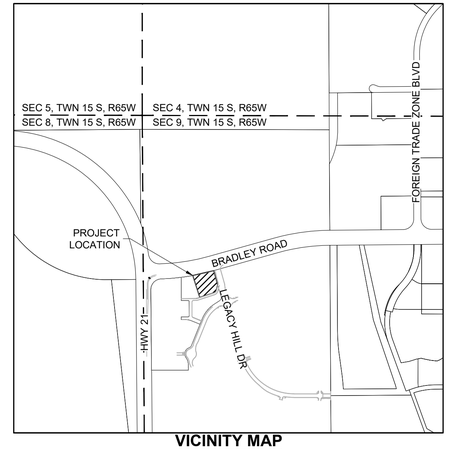


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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE
FINAL EROSION CONTROL PLAN

No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

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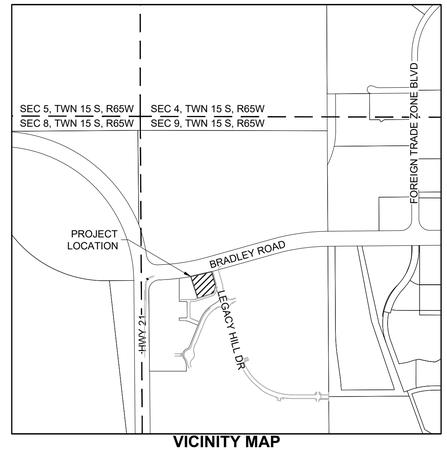
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STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
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.
22. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



VICINITY MAP
SCALE: 1" = 1000'

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below. Call before you dig.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

GEC NOTES SHEET

No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C3.4

\\K2FS3.K2CIVILCONSULTANTS.COM\PROJECTS\LAS\CO\CO, EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\08 CAD\GEC\C3.0 COVER SHEET.DWG - Michael D'Ago - 11/6/2025 9:20:20 AM

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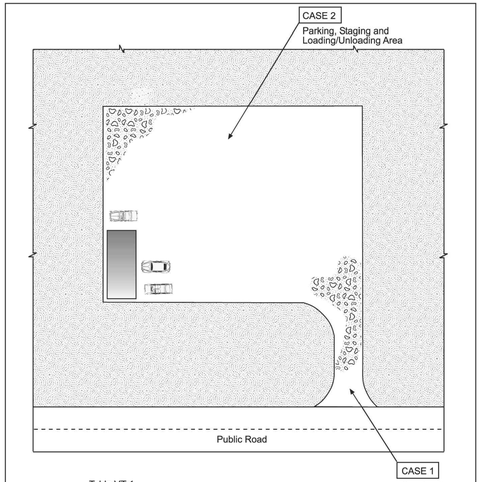
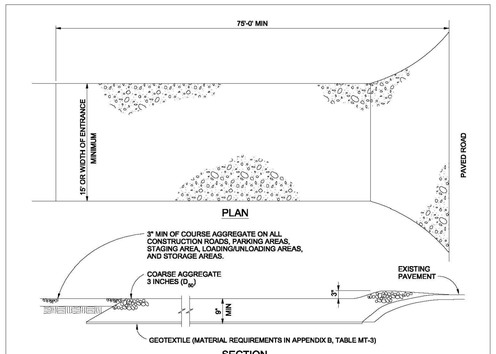


Table VT-1

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

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples



VEHICLE TRACKING
NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

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

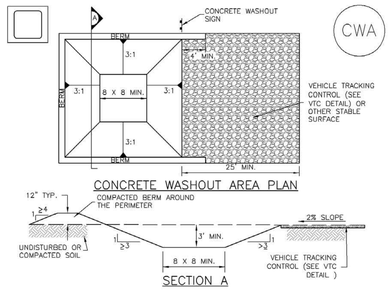
MAINTENANCE REQUIREMENTS

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

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

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.

EC-4 Mulching (MU)

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

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)

SC-6 Inlet Protection (IP)

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.

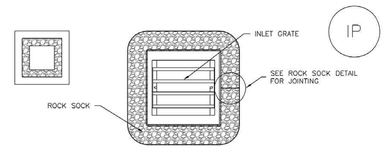
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.

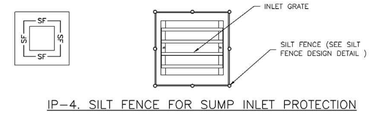
NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

Inlet Protection (IP) SC-6



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.

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PROJECT BENCHMARK

COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

GEC DETAILS

No.	REVISION	BY	DATE

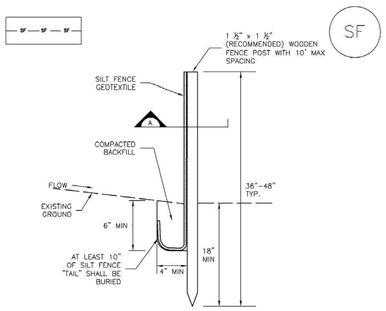
PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

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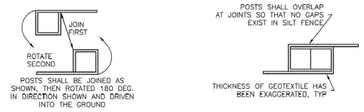
\\CFS3.KC.KCIVILCONSULTANTS.COM\PROJECTS\LAS\CO\CO. EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\08 CAD\SEC\C3.5 DETAILS.DWG - Michael Drago - 11/9/2026 9:20:28 AM

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Silt Fence (SF) SC-1



SILT FENCE



SECTION A

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)

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.

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

have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. If present, at a minimum of the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Topsoil should not be placed when either the salvaged topsoil or receiving ground are frozen or snow covered.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Refer to MHFD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Temporary grain seed mixes suitable for the Denver metropolitan area are listed in Table TS/PS-1. Native temporary seed mixes are provided in USDCM Volume 2, Chapter 13, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in seed mix tables in the USDCM Volume 2 *Revegetation* Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment. These are to be considered only as general

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

recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and skunkbrush sumac (*Rhus trilobata*) could be added to the upland seed mixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Salix spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May. The most favorable time to plant non-irrigated areas is during the fall, so that seed can take advantage of winter and spring moisture. Seed should not be planted if the soil is frozen, snow covered, or wet.

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-2 for appropriate seeding dates.

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

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Winter wheat	Cool	20–35	1 - 2
7. Winter barley	Cool	20–35	1 - 2
8. Winter rye	Cool	20–35	1 - 2
9. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

EC-10 Earth Dikes and Drainage Swales (ED/DS)

Unlined dikes or swales should only be used for intercepting sheet flow runoff and are not intended for diversion of concentrated flows.

Details with notes are provided for several design variations, including:

ED-1. Unlined Earth Dike formed by Berm

DS-1. Unlined Excavated Swale

DS-2. Unlined Swale Formed by Cut and Fill

DS-3. ECB-lined Swale

DS-4. Synthetic-lined Swale

DS-5. Riprap-lined Swale

The details also include guidance on permissible velocities for cohesive channels if unlined approaches will be used.

Maintenance and Removal

Inspect earth dikes for stability, compaction, and signs of erosion and repair. Inspect side slopes for erosion and damage to erosion control fabric. Stabilize slopes and repair fabric as necessary. If there is reoccurring extensive damage, consider installing rock check dams or lining the channel with riprap.

If drainage swales are not permanent, remove dikes and fill channels when the upstream area is stabilized. Stabilize the fill or disturbed area immediately following removal by revegetation or other permanent stabilization method approved by the local jurisdiction.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
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Know what's below. Call before you dig.

PROJECT BENCHMARK

COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

GEC DETAILS

No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

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

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30		1,2,3	✓	✓
May 1–May 15			✓	
May 16–June 30	5			
July 1–July 15	5			
July 16–August 31				
September 1–September 30		6, 7, 8, 9		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 *Revegetation* Chapter and Volume 3 Mulching BMP Fact Sheet (EC-04) for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

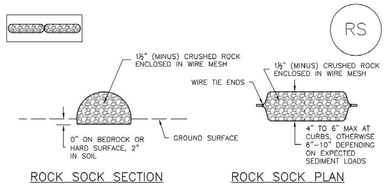
If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

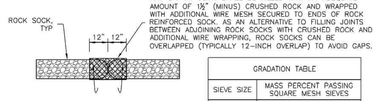
An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

SC-5 Rock Sock (RS)





ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF ½" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK. AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12–INCH OVERLAP) TO AVOID GAPS.

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE ½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (½" MINUS).

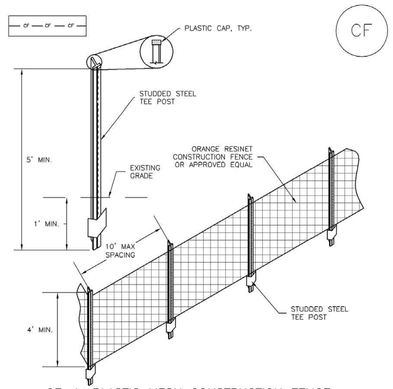
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

SM-3 Construction Fence (CF)



CONSTRUCTION FENCE INSTALLATION NOTES

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

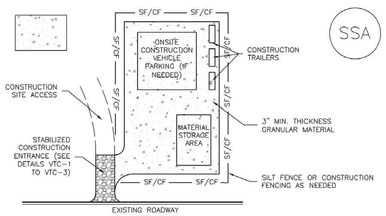
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

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.

Stabilized Staging Area (SSA) SM-6



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 JURSDICTION, 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.

Rock Sock (RS) SC-5

ROCK SOCK 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 SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE 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, 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 ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER NDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; 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.

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)

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)

811 Know what's below. Call before you dig.
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PROJECT BENCHMARK

COLORADO SPRINGS UTILITY (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5 INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD (NOW HIGHWAY 21)
ELEVATION - 5897.89' (NGVD 1929)

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. PPR-2614

K2 CIVIL CONSULTANTS

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

GEC DETAILS

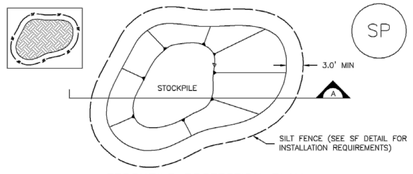
No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

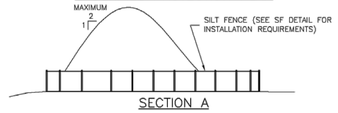
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STOCKPILE PROTECTION PLAN



SECTION A

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.

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

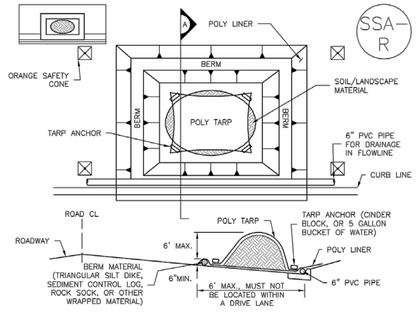
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

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.

When the stockpile is no longer needed, properly dispose of excess materials and revegetate or otherwise stabilize the ground surface where the stockpile was located.



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

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

2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.

3. MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.

4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.

5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.

6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.

7. THIS FEATURE CAN BE USED FOR:
   -UTILITY REPAIRS.
   -WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
   -OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

MATERIALS STAGING IN ROADWAY 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. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.

5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

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 AURORA, COLORADO)

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
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PROJECT BENCHMARK

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MAJOR SITE DEVELOPMENT PLAN
7-ELEVEN - STORE #42975
SITE #1057022
BRADLEY ROAD AND LEGACY DRIVE

GEC DETAILS

No.	REVISION	BY	DATE

PROJECT NO: LAS008.01
DESIGNED BY: MRD
REVIEWED BY: MRD
DATE: 04/24/2026

C3.8

Appendix B

Erosion and Stormwater Quality Control (ESQCP)
Stormwater Permit Form (ESQCP) (signed)

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: _____

There are multiple Stormwater Permits. Please refer to Engineering Criteria Manual (ECM) Appendix I to determine which permit is applicable to your project.

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit.

Part I. Property Owner or Authorized Representative (Co-Permit Holder)	
Company/Organization	~~Westerra Development Company LLC~~ Waterview Commercial Developers, INC
Name or Name of Representative	Heath Herber
Title	Owner
Physical Address (not PO Box)	
Street Number and Street Name	2727 Glen Arbor Drive
City, State, Zip Code	Colorado Springs, CO 80920
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	713-331-0083
Phone Number - Cell	713-331-0083
Email Address	hherber@wheatlandscapital.com

Part II. Contractor/Operator (Co-Permit Holder)*	
Company/Organization	
Name or Name of Representative	
Title	
Physical Address (not PO Box)	
Street Number and Street Name	
City, State, Zip Code	
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	
Phone Number - Cell	
Email Address	

*This section can be left blank through design review but must be filled in no later than at the Pre-Con Meeting.

2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: _____

Part III. Qualified Stormwater Manager (QSM)*	
Company/Organization	
Name	
Phone Number - Office	
Phone Number - Cell	
Email Address	

*This section can be left blank through design review but must be filled in no later than at the Pre-Con Meeting.

Part IV. Project Information	
Project Name	7-Eleven Store 42975
Address (or nearest major cross streets)	Lot 1, Block 1, Waterview East Commercial Subdivision Filing No. 1
Acreage	Total: 2 acres Proposed Disturbance: 2.05 acres
Description of Project	Construct a 7-Eleven convenience store and fueling canopy, including drive aisles, landscape areas, utilities, and all site work.
Schedule (input estimated month or season)	Start of Construction: 03/2027 Completion of Construction: 09/2027 Final Stabilization: 09/2027

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Phone: 719-520-6300
Email: Stormwater@elpasoco.com
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Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: _____

REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), or persons acting on behalf of the Permit Holder(s), from any cause. The Permit Holder(s) shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), and persons acting on behalf of the Permit Holder(s), arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The Permit Holder(s) shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death of any person, including but not limited to the Permit Holder(s), persons employed by the Permit Holder(s), persons acting in behalf of the Permit Holder(s) and the public, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The Permit Holder(s) waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the Permit Holder(s) will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the Permit Holder(s), persons employed by the Permit Holder(s), or persons acting in behalf of the Permit Holder(s).

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Email: Stormwater@elpasoco.com
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Stormwater Permit Number: ESQ_____

EL PASO COUNTY
STORMWATER PERMIT FORM
Erosion and Stormwater Quality Control Permit (ESQCP)

EPC Project Number: _____

APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDERS

We, as the Permit Holder(s), hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder(s), have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the ESQCP. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the GEC Plans. We further understand that a Construction Permit must be obtained and all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.

Waterview Commercial Development Inc

Heath A. Herber, Pres. 7/28/26

Signature of Owner or Representative — Date

_____

Print Name of Owner or Representative

_____ _____

Signature of Contractor/Operator or Representative* — Date

*If signed by a Rep, an Affidavit of Signature Authority must be included

_____

Print Name of Contractor/Operator or Representative

APPLICATION AND PERMIT CERTIFICATION – EL PASO COUNTY

The following signature from the ECM Administrator signifies the approval of this ESQCP Application.

_____ _____

Signature of ECM Administrator — Date

Appendix C

CDPS General Permit COR400000 Certification
and Copy of the General Permit (to be provided at a later date)

Appendix D

Use Agreement

To be submitted upon finalization
between Owner and Developer

Appendix E

Self Inspection Reports

Stormwater Inspection Report Template

Facility Name		Permittee	
Date of Inspection		Weather Conditions	
Permit Certification #		Disturbed Acreage	
Phase of Construction		Inspector Title	
Inspector Name			

	YES	NO
Is the above inspector a qualified stormwater manager? (permittee is responsible for ensuring that the inspector is a qualified stormwater manager)	☐	☐

INSPECTION FREQUENCY

Check the box that describes the minimum inspection frequency utilized when conducting each inspection

At least one inspection every 7 calendar days	☐
At least one inspection every 14 calendar days, with post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosions	☐
● This is a post-storm event inspection. Event Date: _____	☐
Reduced inspection frequency - Include site conditions that warrant reduced inspection frequency	☐
● Post-storm inspections at temporarily idle sites	☐
● Inspections at completed sites/area	☐
● Winter conditions exclusion	☐

	YES	NO
Have there been any deviations from the minimum inspection schedule? If yes, describe below.	☐	☐

INSPECTION REQUIREMENTS*

i. Visually verify whether all implemented control measures are in effective operational condition and are working as designed in the specifications to minimize pollutant discharges

   a. Assess the adequacy of control measures for pumped stormwater (e.g. sediment plume, suspended solids, unusual color, decreased clarity, presence of odor or foam, etc).

ii. Determine if there are new potential sources of pollutants

iii. Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges

iv. Identify all areas of non-compliance with the permit requirements, and if necessary, implement corrective action(s) in accordance with Part I.B.1.c.

*Use the attached **Control Measures Requiring Routine Maintenance** and **Inadequate Control Measures Requiring Corrective Action** forms to document results of this assessment that trigger either maintenance or corrective actions

AREAS TO BE INSPECTED

Is there evidence of, or the potential for, pollutants leaving the construction site boundaries, entering the stormwater drainage system or discharging to state waters at the following locations?

	NO	YES	If "YES" describe discharge or potential for discharge below. Document related maintenance, inadequate control measures and corrective actions **Inadequate Control Measures Requiring Corrective Action** form
Construction site perimeter	☐	☐	
All disturbed areas, including areas that are temporarily stabilized	☐	☐	
Designated haul routes	☐	☐	
Material and waste storage areas exposed to precipitation	☐	☐	
Locations of pumped stormwater	☐	☐	

Locations where stormwater has the potential to discharge offsite, including visible erosion and sedimentation	☐	☐	
Locations where vehicles exit the site	☐	☐	
Locations of installed control measures	☐	☐	

CONTROL MEASURES REQUIRING ROUTINE MAINTENANCE

Definition: Any control measure that is still operating in accordance with its design and the requirements of the permit, but requires maintenance to prevent a breach of the control measure. These items are not subject to the corrective action requirements as specified in Part I.B.1.c of the permit.

Are there control measures requiring routine maintenance?	NO	YES	
	☐	☐	If "YES" document below

Date Observed	Location	Control Measure	Routine Maintenance Required	Date Completed

INADEQUATE CONTROL MEASURES REQUIRING CORRECTIVE ACTION

Definition: Any control measure that is not designed or implemented in accordance with the requirements of the permit and/or any control measure that is not implemented to operate in accordance with its design. This includes control measures that have not been implemented for pollutant sources. If it is infeasible to install or repair the control measure immediately after discovering the deficiency the reason must be documented and a schedule included to return the control measure to effective operating condition as possible.

	NO	YES	
Are there inadequate control measures requiring corrective action?	☐	☐	If "YES" document below

	NO	YES	
Are there additional control measures needed that were not in place at the time of inspection?	☐	☐	If "YES" document below

Date Discovered	Location	Description of Inadequate Control Measure	Description of Corrective Action	Was deficiency corrected when discovered? YES/NO if "NO" provide reason and schedule to correct	Date Corrected

INADEQUATE CONTROL MEASURES REQUIRING CORRECTIVE ACTION

Definition: Any control measure that is not designed or implemented in accordance with the requirements of the permit and/or any control measure that is not implemented to operate in accordance with its design. This includes control measures that have not been implemented for pollutant sources. If it is infeasible to install or repair the control measure immediately after discovering the deficiency the reason must be documented and a schedule included to return the control measure to effective operating condition as possible.

REPORTING REQUIREMENTS

The permittee shall report the following circumstances on the division's submission form within twenty-four (24) hours from the time the permittee becomes aware of the circumstances, and shall submit to the division a written report containing the information requested within five (5) working days after becoming aware of the following circumstances.

All Noncompliance Requiring 24-Hour Notification per Part II.L.7 of the Permit

a. Endangerment to Health or the Environment

Circumstances leading to any noncompliance which may endanger health or the environment regardless of the cause of the incident (See Part II.L.7.a.i of the Permit)

This category would primarily result from the discharge of pollutants in violation of the permit

b. Numeric Effluent Limit Violations

- Circumstances leading to any unanticipated bypass which exceeds any effluent limitations (See Part II.L.6.a.ii of the Permit)
- Circumstances leading to any upset which causes an exceedance of any effluent limitation (See Part II.L.6.a.iii of the Permit)
- Daily maximum violations (See Part II.L.6.a.iv of the Permit)

Numeric effluent limits are very uncommon in certifications under the COR400000 general permit. This category of noncompliance only applies if numeric effluent limits are included in a permit certification.

	NO	YES	
Has there been an incident of noncompliance requiring 24-hour notification?	☐	☐	If "YES" document below

Date and Time of Incident	Location	Description of Noncompliance	Description of Corrective Action	Date and Time of 24 Hour Notification	Date of 5 Day Written Notification *

*Attach copy of 5 day written notification to report. Indicate if written notification was waived, including the name of the division personnel who granted waiver.

"I verify that, to the best of my knowledge and belief, that if any corrective action items were identified during the inspection, those corrective actions are complete, and the site is currently in compliance with the permit"

_____ _____

Name of Qualified Stormwater Manager Title of Qualified Stormwater Manager

_____ _____

Signature of Qualified Stormwater Manager Date

Notes/Comments