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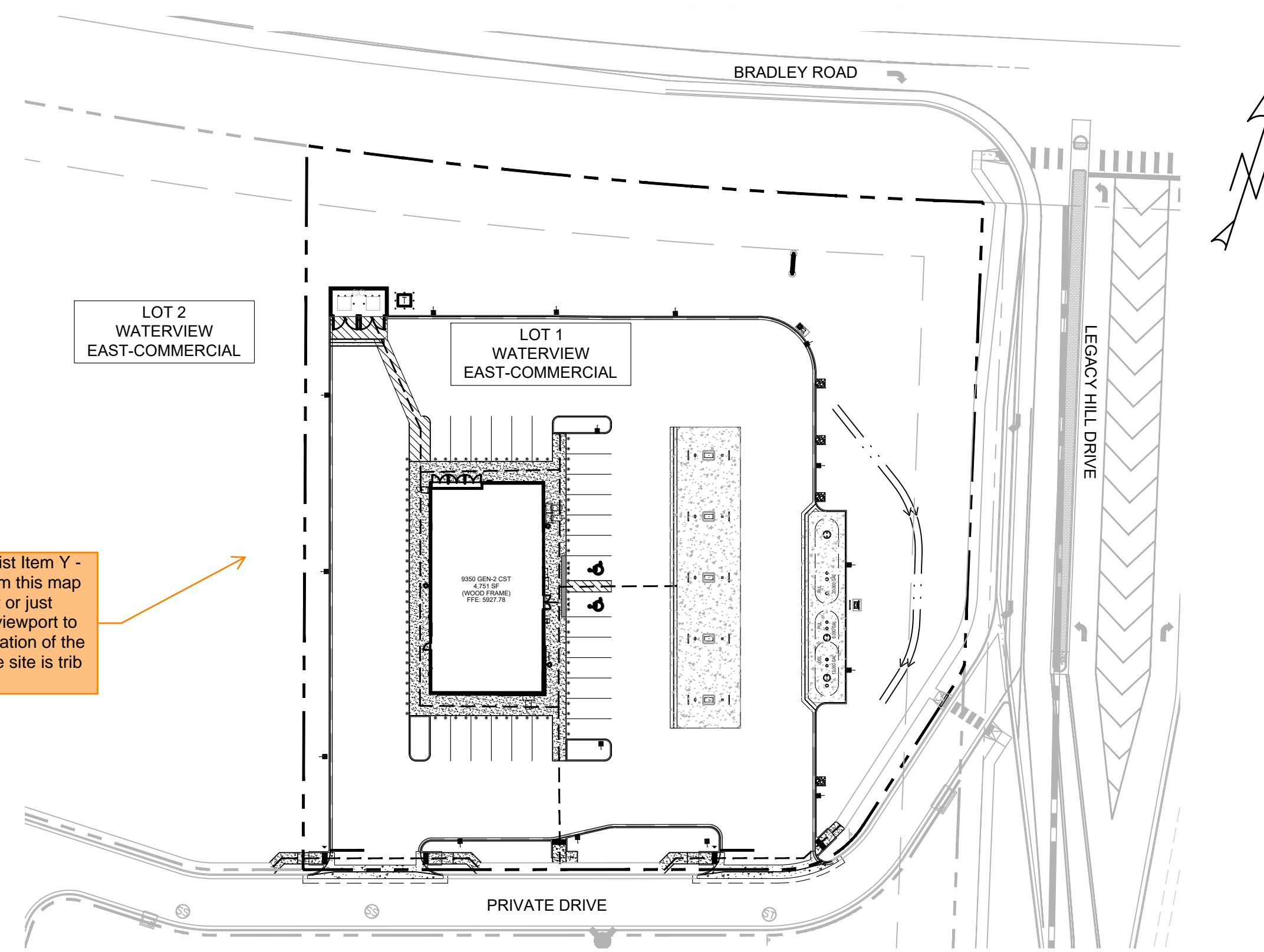
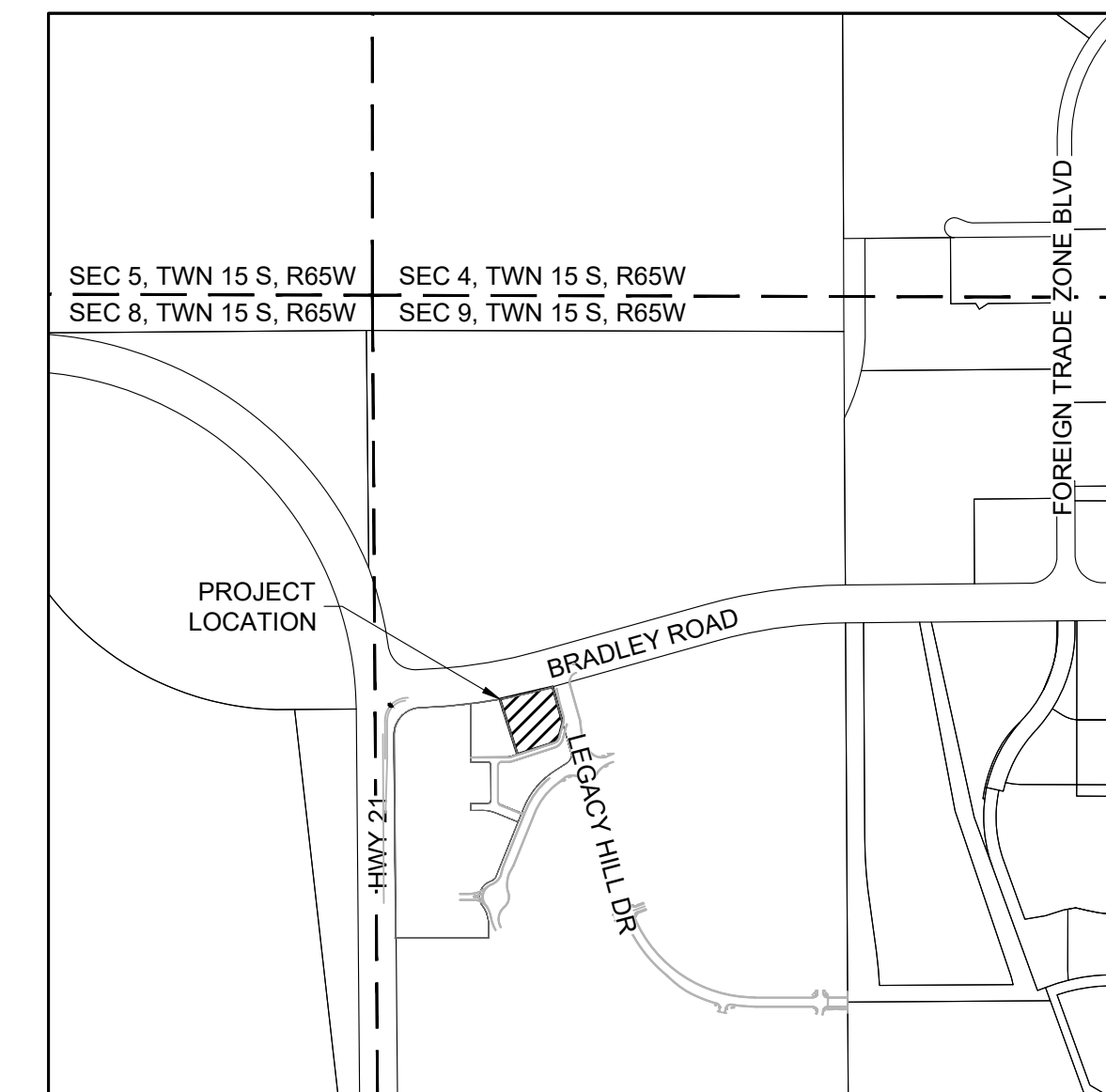
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7-ELEVEN STORE #42975 SITE #1057022
EROSION AND SEDIMENT CONTROL PLAN

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.



GEC Checklist Item Y - can you zoom this map out a little bit or just expand the viewport to show the location of the pond that the site is trib to?

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 1/2' ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4' 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-BUILT 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 13, 2025 PREPARED BY KUMAR & ASSOCIATES, INC. AND THE ALTA/NSPS LAND TITLE SURVEY, PREPARED BY RIDGELINE LAND SURVEYING DATED AUGUST 5, 2025

K2 GENERAL NOTES

- 1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
2. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
3. 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.
4. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
5. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.
6. 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.
7. 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.
8. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS.
9. 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.
10. 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.
11. 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.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
13. 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.

COUNTY PROJECT ENGINEER SIGNATURE DATE

Below the signature line this should say:
Joshua J. Palmer, P.E.
County Engineer / ECM Administrator

SHEET INDEX table with columns: REV, Sheet Title, Sheet Number. Rows include GEC COVER SHEET, INITIAL EROSION CONTROL PLAN, INTERIM EROSION CONTROL PLAN, FINAL EROSION CONTROL PLAN, GEC NOTES SHEET, GEC DETAILS (C3.5-C3.8).



PRELIMINARY NOT FOR CONSTRUCTION

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

Table with columns: DATE, BY, REVISION, PROJECT NO., DESIGNED BY, REVIEWED BY, DATE. Includes project details like LAS008.01, MRD, MRD, 04/24/2026.

C3.0

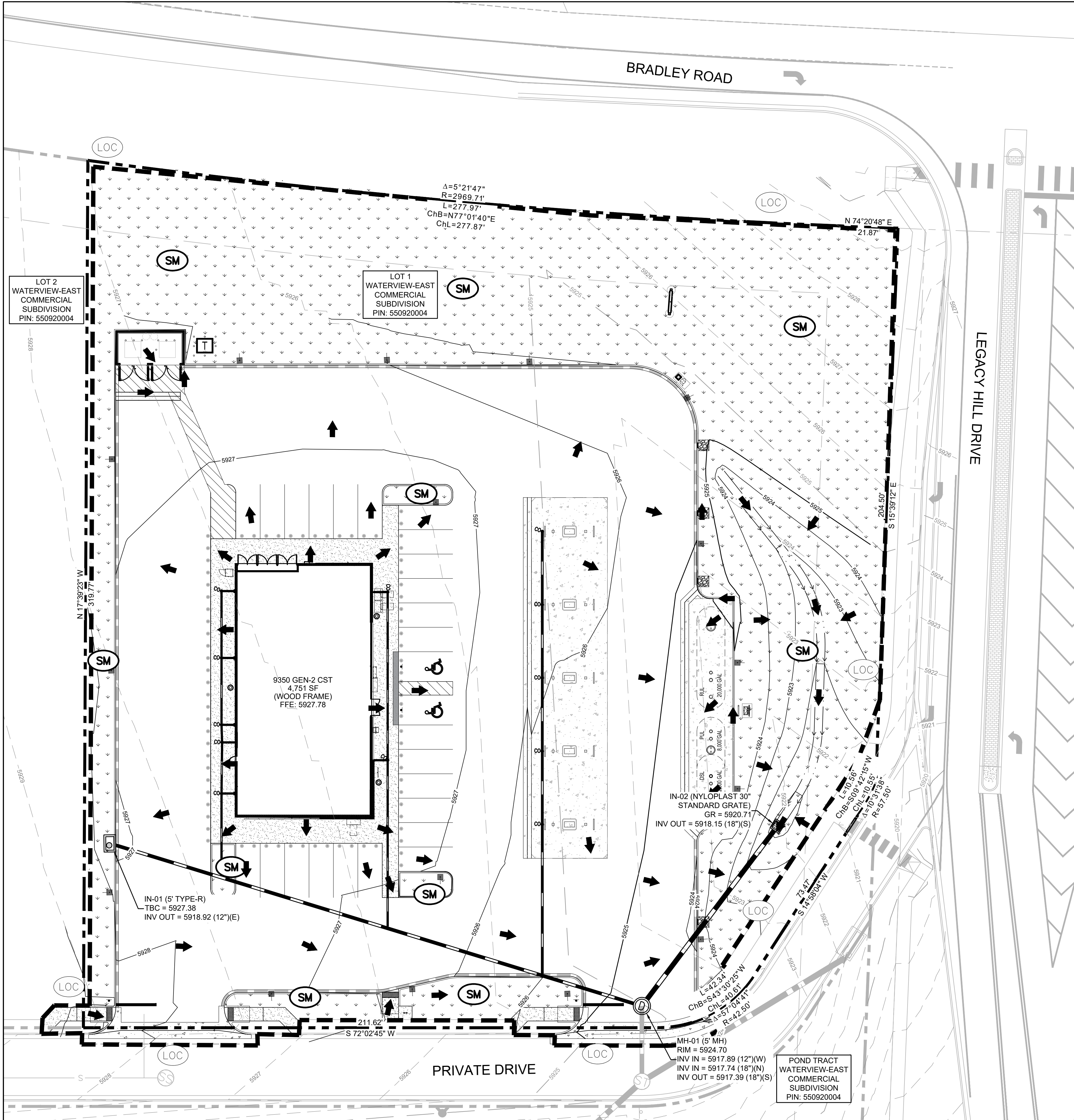
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP
PCD FILE NO. XXX-XXXX

\\PFS3\K2\CIVILCONSULTANTS\COMP\PROJECTS\LASCO\CO. EL PASO COUNTY - BRADLEY RD AT LEGACY HILL\8 CAD\GEC\3.0-COVER SHEET.DWG - Michael Drago - 4/24/2026 8:58:30 AM

811 logo and text: 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.



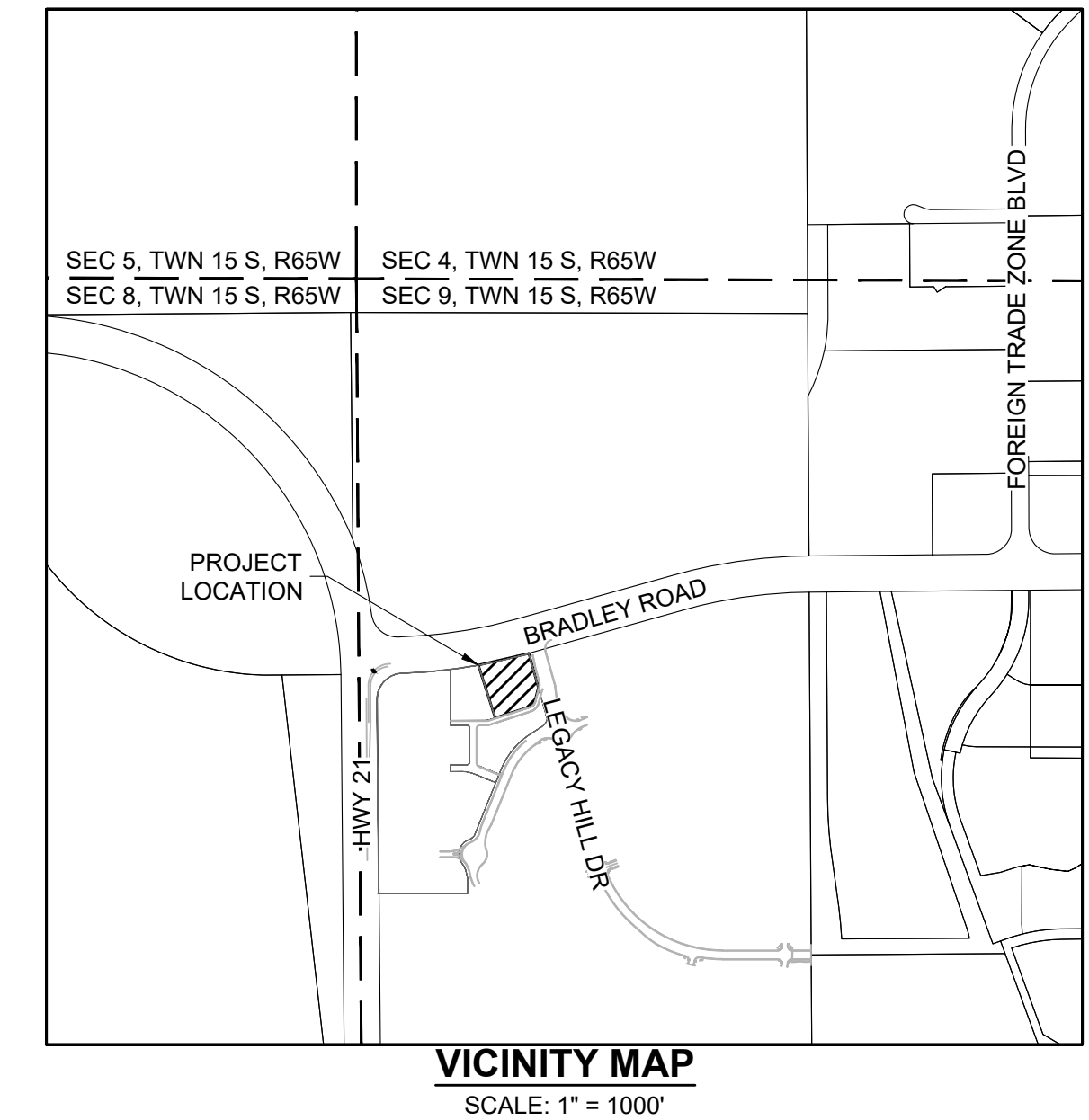




**EROSION CONTROL LEGEND**

- 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 CONSTRUCTION
- 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

**VEGETATION NOTE:**  
 NO NOTABLE VEGETATION ON-SITE. THE EXISTING VACANT SITE HAS BEEN OVERLOT GRADED AS PART OF THE WATERVIEW-EAST COMMERCIAL SUBDIVISION.



**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 | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |

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

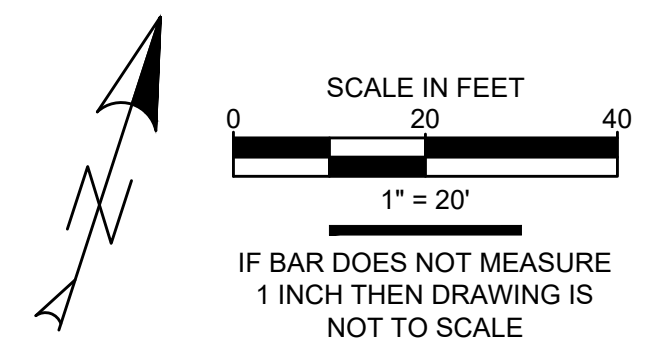
**C3.3**

**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 BERTNSEN 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)



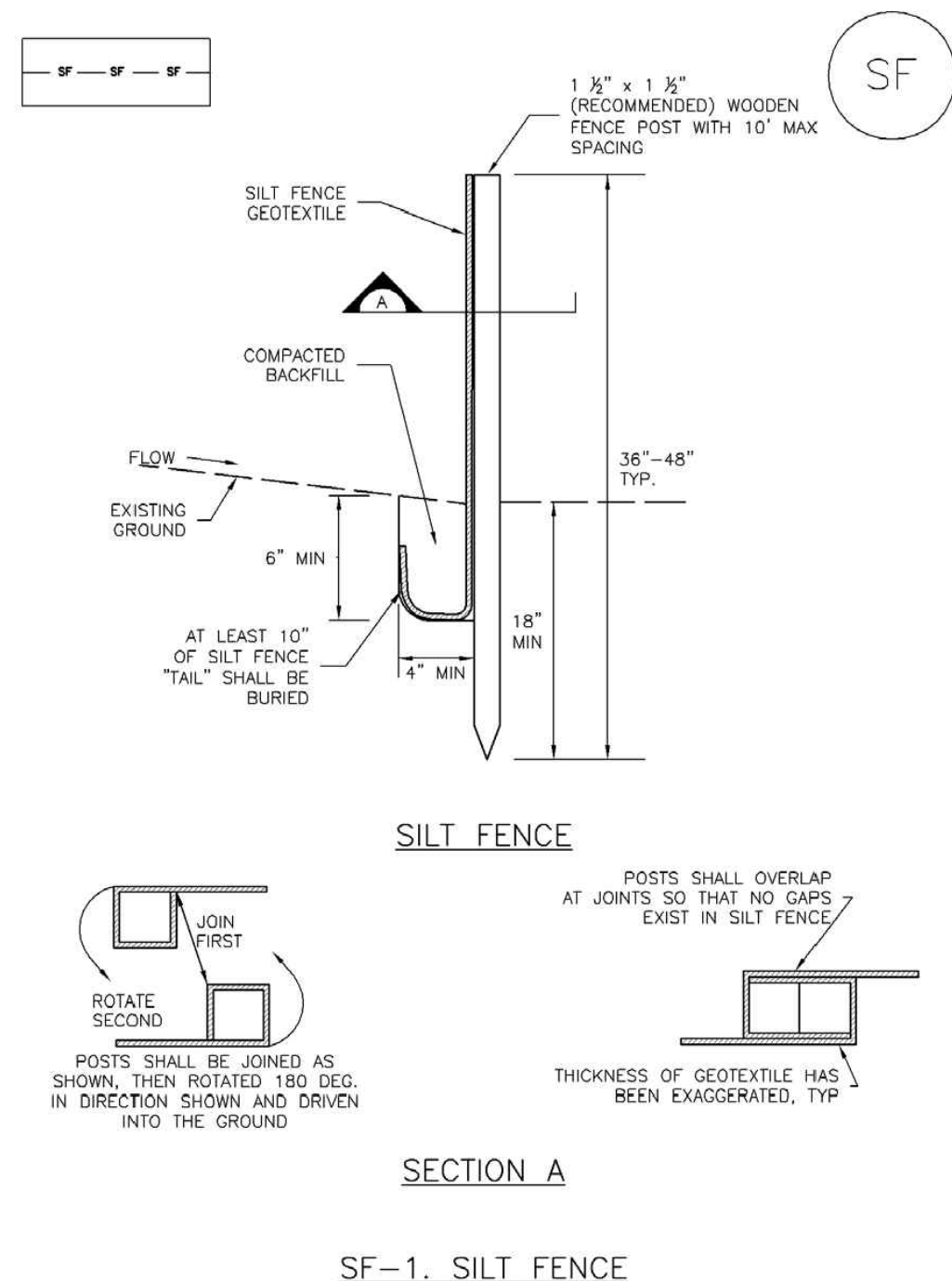
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 PCD FILE NO. XXX-XXXX





Silt Fence (SF)

SC-1



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

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 (2-3 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 PRIORITY. 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.

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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

TS/PS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 January 2021

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 recurring 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.

ED/DS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

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.

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-3

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

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

| Species* (Common name) | Growth Season <sup>b</sup> | Pounds of Pure Live Seed (PLS)/acre <sup>c</sup> | 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  | 1/2                     |
| 5. Millet              | Warm                       | 3 - 15   | 1/2 - 3/4               |
| 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                   |

\* 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.

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

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

TS/PS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 January 2021



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

C3.6

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP PCD FILE NO. XXX-XXXX

**811**  
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.

**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)

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

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

Table with 5 columns: Seeding Dates, Annual Grasses (Warm, Cool), Perennial Grasses (Warm, Cool). Rows include dates from January to December.

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.

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.

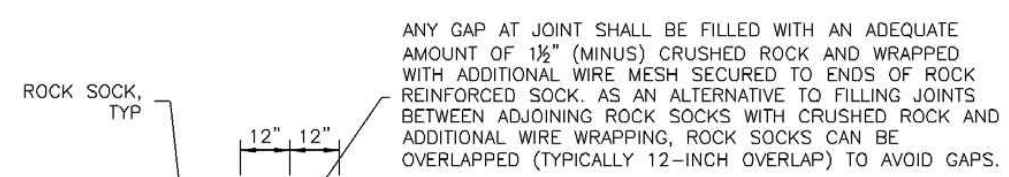
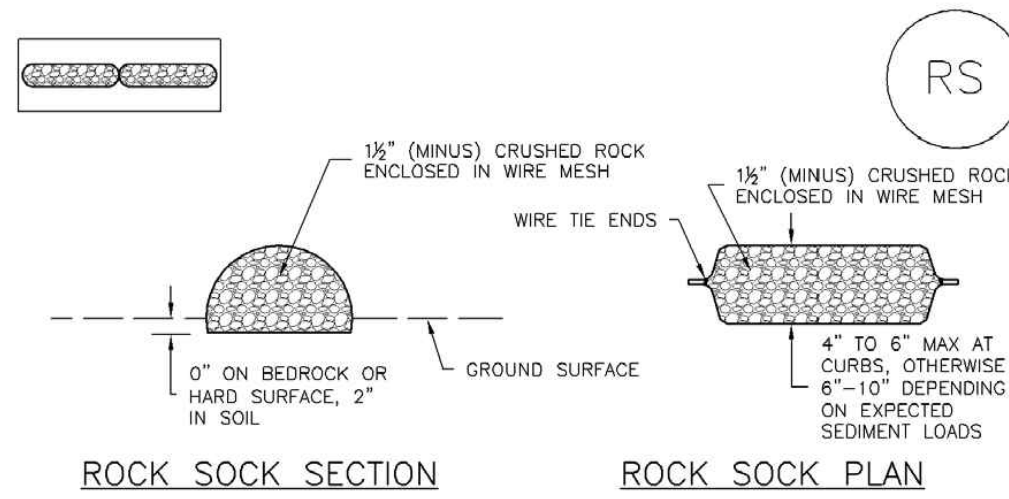
An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado.

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.

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

Rock Sock (RS) SC-5



GRADATION TABLE for Rock Sock. Columns: Sieve Size, Mass Percent Passing. Rows: 2 inch, 1 1/2 inch, 3/4 inch, 3/8 inch.

- ROCK SOCK INSTALLATION NOTES: 1. SEE PLAN VIEW FOR... 2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE... 3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE... 4. WIRE MESH SHALL BE SECURED USING "NOG RINGS"...

RS-1. ROCK SOCK PERIMETER CONTROL

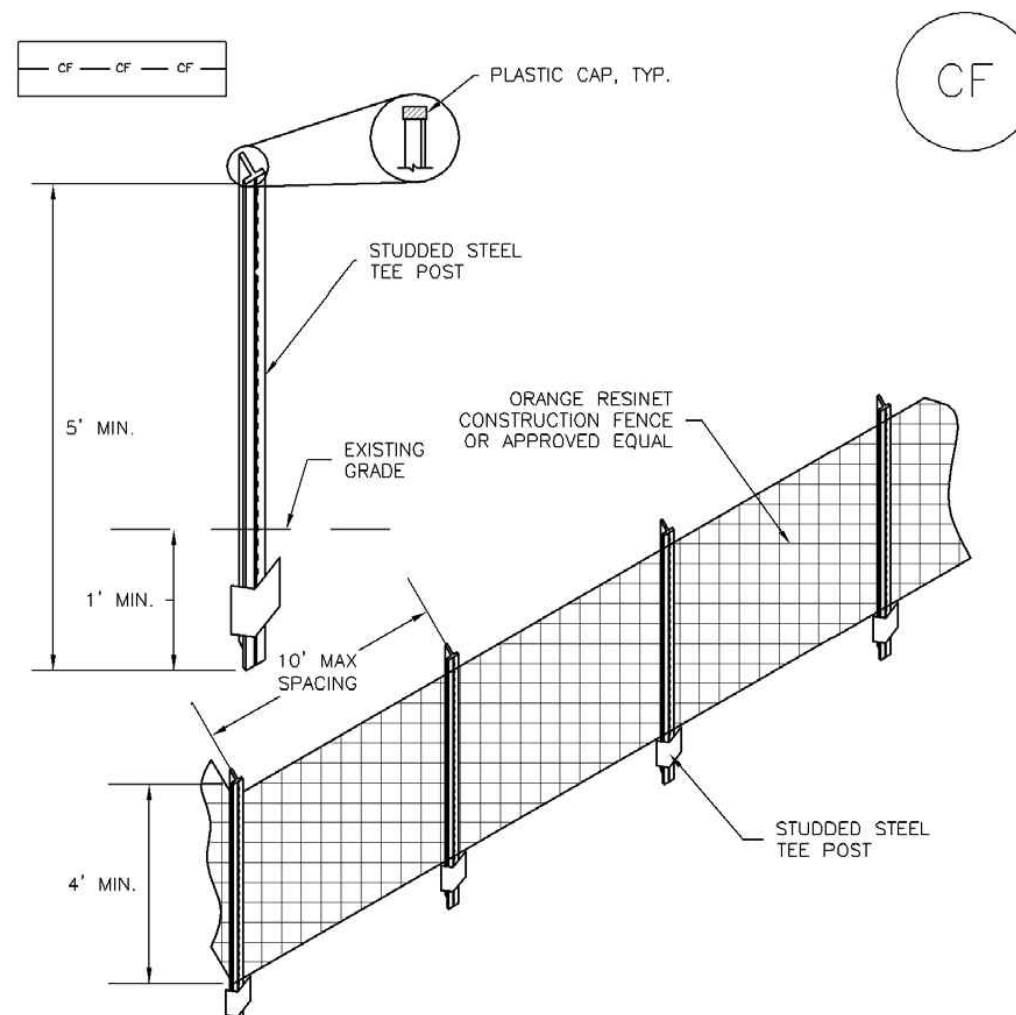
RS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rock Sock (RS) SC-5

- ROCK SOCK MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY... 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY... 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED... 4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED...

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

Construction Fence (CF) SM-3



CF-1. PLASTIC MESH CONSTRUCTION FENCE

- CONSTRUCTION FENCE INSTALLATION NOTES: 1. SEE PLAN VIEW FOR... 2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES... 3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL...

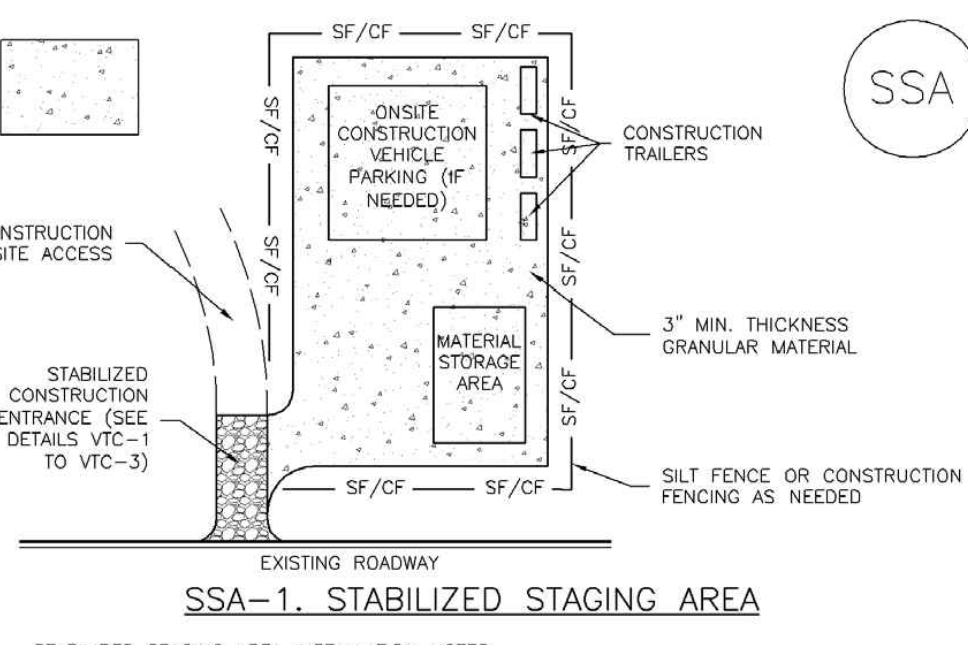
CF-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Construction Fence (CF) SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY... 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY... 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED... 4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE...

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

Stabilized Staging Area (SSA) SM-6



- SSA-1. STABILIZED STAGING AREA: 1. SEE PLAN VIEW FOR... 2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE... 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...

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

Stabilized Staging Area (SSA) SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES: 1. INSPECT BMPs EACH WORKDAY... 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY... 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED... 4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED...

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SM-6



PRELIMINARY NOT FOR CONSTRUCTION

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

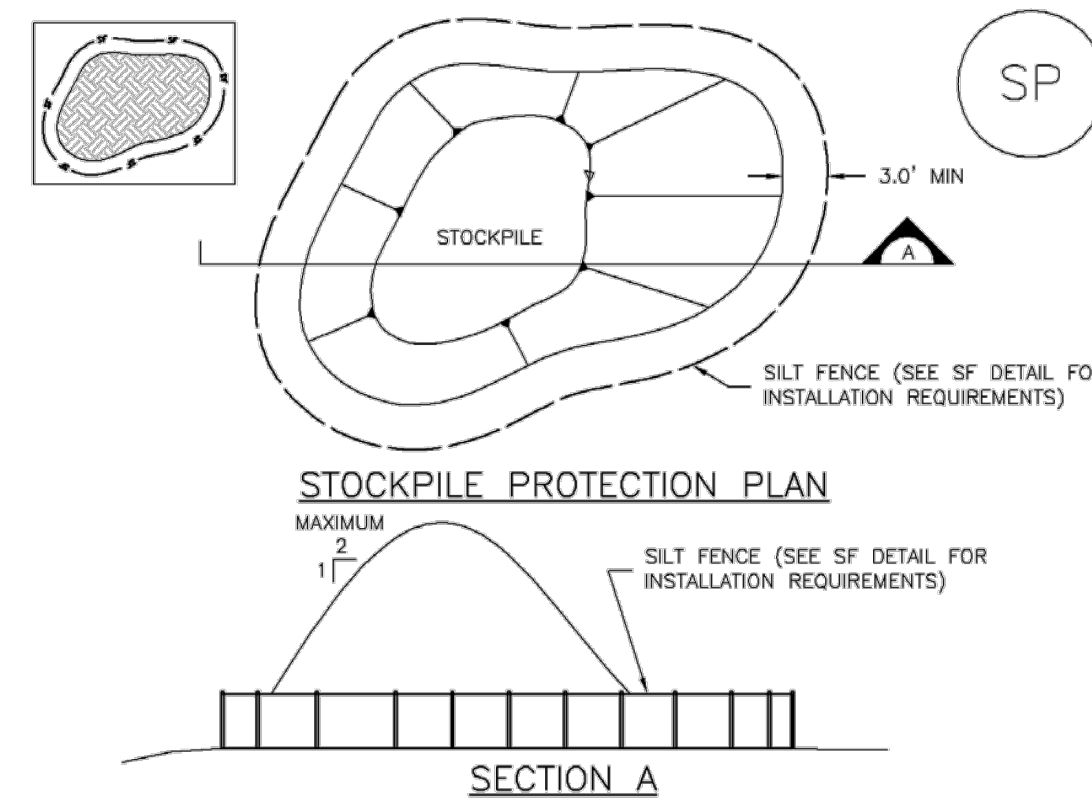
Table with columns: No., REVISION, DATE, BY. Includes project information: PROJECT NO: LAS008.01, DESIGNED BY: MRD, REVIEWED BY: MRD, DATE: 04/24/2026.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP PCD FILE NO. XXX-XXXX

811 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)

### Stockpile Management (SP) MM-2



#### SP-1. STOCKPILE PROTECTION

##### STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
  - LOCATION OF STOCKPILES.
  - TYPE OF STOCKPILE PROTECTION.
- 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.
- 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).
- 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.

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### Stockpile Management (SM) MM-2

##### STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

##### STOCKPILE PROTECTION MAINTENANCE NOTES

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

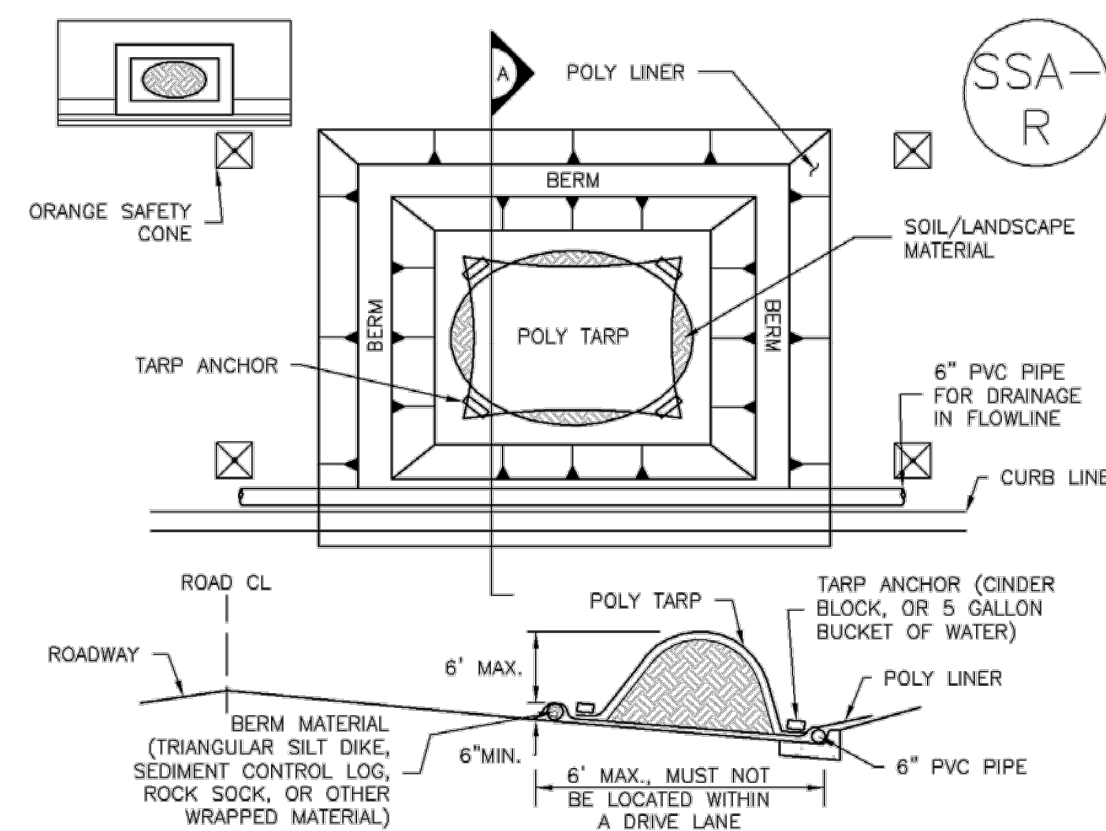
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

### Stockpile Management (SM) MM-2

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.

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### Stockpile Management (SP) MM-2



##### MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

- 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.
- FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
- MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
- POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
- SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
- 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.
- THIS FEATURE CAN BE USED FOR:
  - UTILITY REPAIRS
  - WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
  - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

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### Stockpile Management (SM) MM-2

##### MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
- 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)

SP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



PRELIMINARY NOT FOR CONSTRUCTION

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

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

C3.8

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR STAMP  
PCD FILE NO. XXX-XXXX



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)  
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