

SITE DEVELOPMENT PLANS FOR
SLIM CHICKEN'S
FALCON MARKETPLACE LOT 9

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

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 STATEMENT

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

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 ENGINEER/ECM ADMINISTRATOR _____ DATE _____

ENGINEER OF RECORD

THE GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

REVIEW ENGINEER

THE GRADING AND EROSION CONTROL PLAN WAS REVIEWED AND FOUND TO MEET THE CHECKLIST REQUIREMENTS EXCEPT WHERE OTHERWISE NOTED OR ALLOWED BY AN APPROVED DEVIATION REQUEST.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

GENERAL NOTES

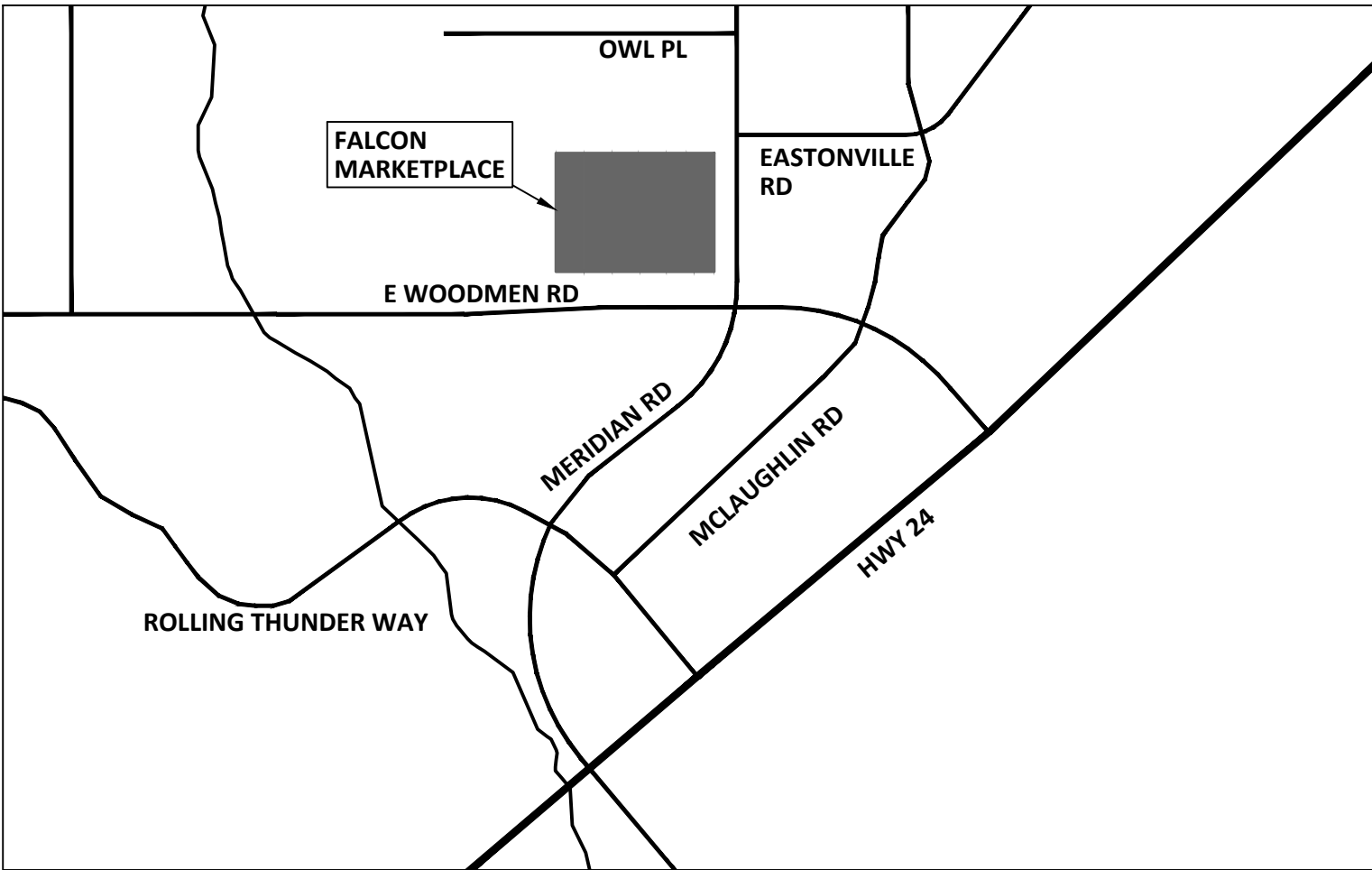
- SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY OTHERS. POINT CONSULTING, LLC CANNOT BE HELD LIABLE FOR ANY INACCURACY IN THE SURVEY INFORMATION.
- EL PASO COUNTY SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS AS SHOWN ON THESE PLANS.

LEGAL DESCRIPTION

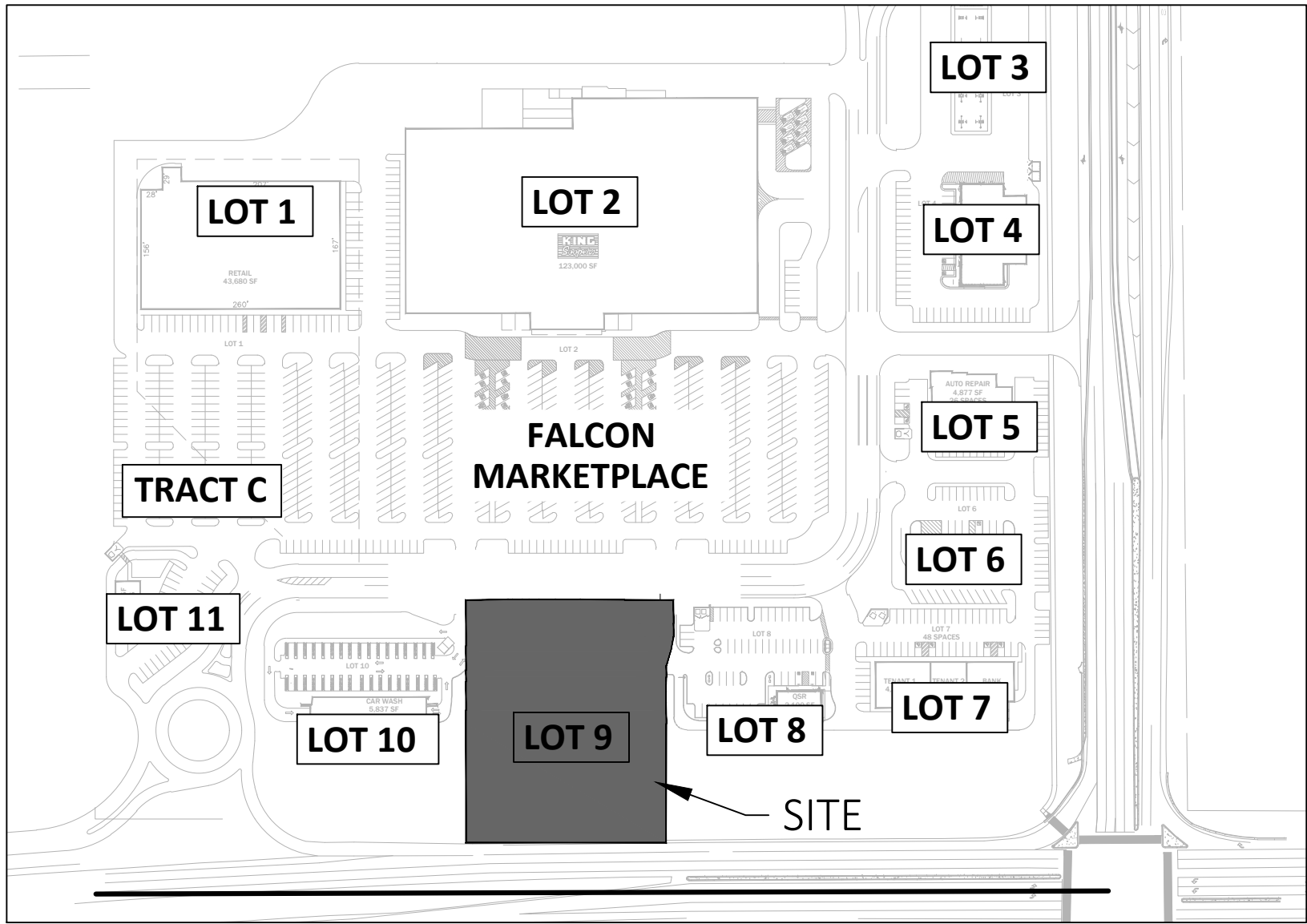
LOT 9, FALCON MARKETPLACE, IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

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C5.90-C5.91	EROSION CONTROL DETAILS



VICINITY MAP
NOT TO SCALE



SITE MAP
1"=200'

CONTACTS:

OWNER
BWR INVESTORS, LLC
425 WILCOX ST. SUITE 210
CASTLE ROCK, CO 80104
CONTACT: RICK STUCY
TELEPHONE: 303.378.1592

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CONTACT: JIM SHIPTON, RLA
EMAIL: jshipton@pnt-llc.com
TELEPHONE: 720.258.6836

EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES F056:D82EN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS. ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY POINT CONSULTING, LLC AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

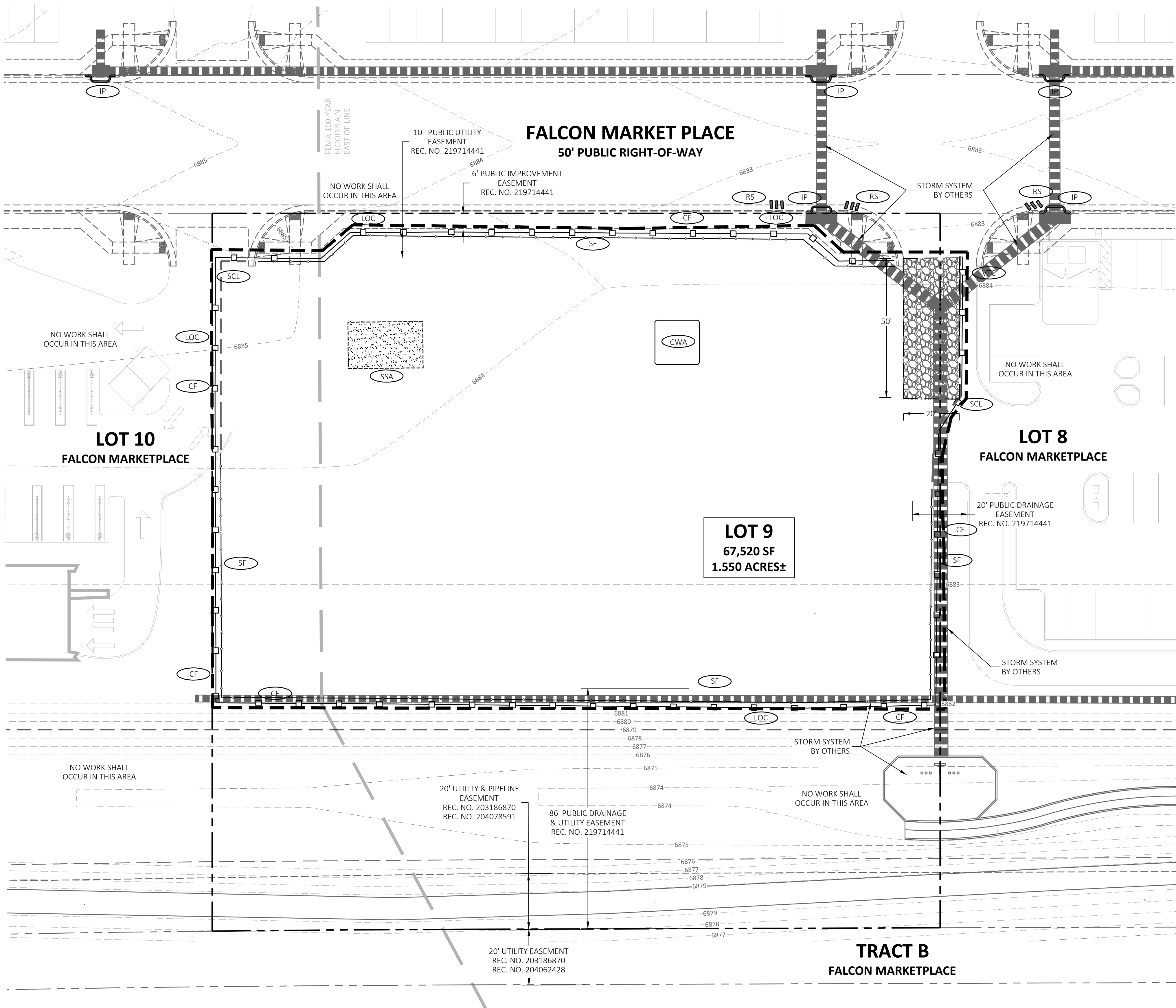
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

POINT CONSULTING, LLC 8460 W KEN CARYL AVE #101 LITTLETON, CO 80128 720-258-6836 www.pnt-llc.com CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE LAND SURVEYING		SLIM CHICKEN'S - FALCON	
SITE DEVELOPMENT PLANS		FALCON, EL PASO COUNTY, COLORADO	
DESCRIPTION 1ST SDP SUBMITTAL		JOB NO. 21.030	
DATE 2/20/2021	15	EROSION CONTROL PLAN	
C5.10			



SITE DEVELOPMENT PLANS FOR
**SLIM CHICKEN'S
FALCON MARKETPLACE LOT 9**

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
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BMP LEGEND

	VTC	VEHICLE TRACKING CONTROL
	LOC	LIMITES OF CONSTRUCTION
	CF	CONSTRUCTION FENCE
	SCL	SEDIMENT CONTROL LOGS
	CWA	CONCRETE WASHOUT AREA
	SSA	STABILIZED STAGING AREA
	RS	ROCK SOCKS
	IP	INLET PROTECTION
	SF	SILT FENCE
	SM	INSTALL SEED AND MULCH

LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER WITH 1-FOOT PAN
	PROPOSED LANDSCAPE AREA
	PROPOSED SIDEWALK
	PROPOSED FLOW ARROW
	FEMA 100-YEAR FLOODPLAIN BOUNDARY

MAINTENANCE

BMP MAINTENANCE IS LOCATED ON SHEETS C5.90-C5.91. EACH BMP SHOULD BE INSPECTED AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION.

SCHEDULE

INITIAL: WORK DURING THE INITIAL PHASE INCLUDES ALL ONSITE WALKS AND SIDEWALK. THE BMPs TO BE INSTALLED DURING THIS PHASE INCLUDE SEDIMENT CONTROL LOGS, SILT FENCE, CONCRETE WASHOUT AREA, VEHICLE TRACKING CONTROL, ROCK SOCKS, AND THE CONSTRUCTION FENCE.

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GENERAL NOTES

- REFER TO THE COVER SHEET, C0.00, FOR THE BASIS OF BEARING.
- REFER TO DETAILS ON SHEET C5.90-C5.91.
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BENCHMARK

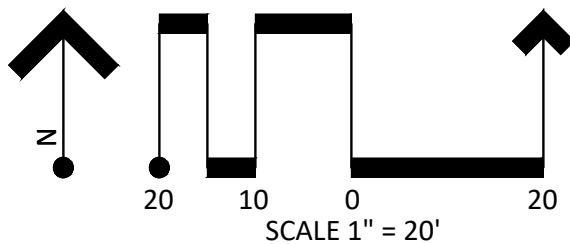
ELEVATIONS ARE BASED UPON THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT BLT167 (ELEVATION = 6873.18 NVGD29)

SOIL INFORMATION

NATIVE SOIL ON THIS SITE IS ENTIRELY OF BLAKELAND-FLUVAQUENTIC HAPLAQUOLIS. THIS SOIL FALLS INTO HYDROLOGIC SOIL GROUP A. SEE THE DRAINAGE LETTER FOR THE COMPLETE NATIONAL COOPERATIVE SOIL SURVEY BY THE NATURAL RESOURCES CONSERVATION SERVICE.

CUT/FILL CALCULATIONS

CUT: 407.6 CUBIC YARDS
FILL: 307.0 CUBIC YARDS
NET: 100.6 CUBIC YARDS (CUT)
TOTAL DISTURBED AREA: 44,432 SQ-FT / 1.020 AC.



SITE DEVELOPMENT PLANS
SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO
JOB NO. 21.030

DESCRIPTION
1ST SDP SUBMITAL

DATE
2021.06.15

INITIAL EROSION CONTROL PLAN

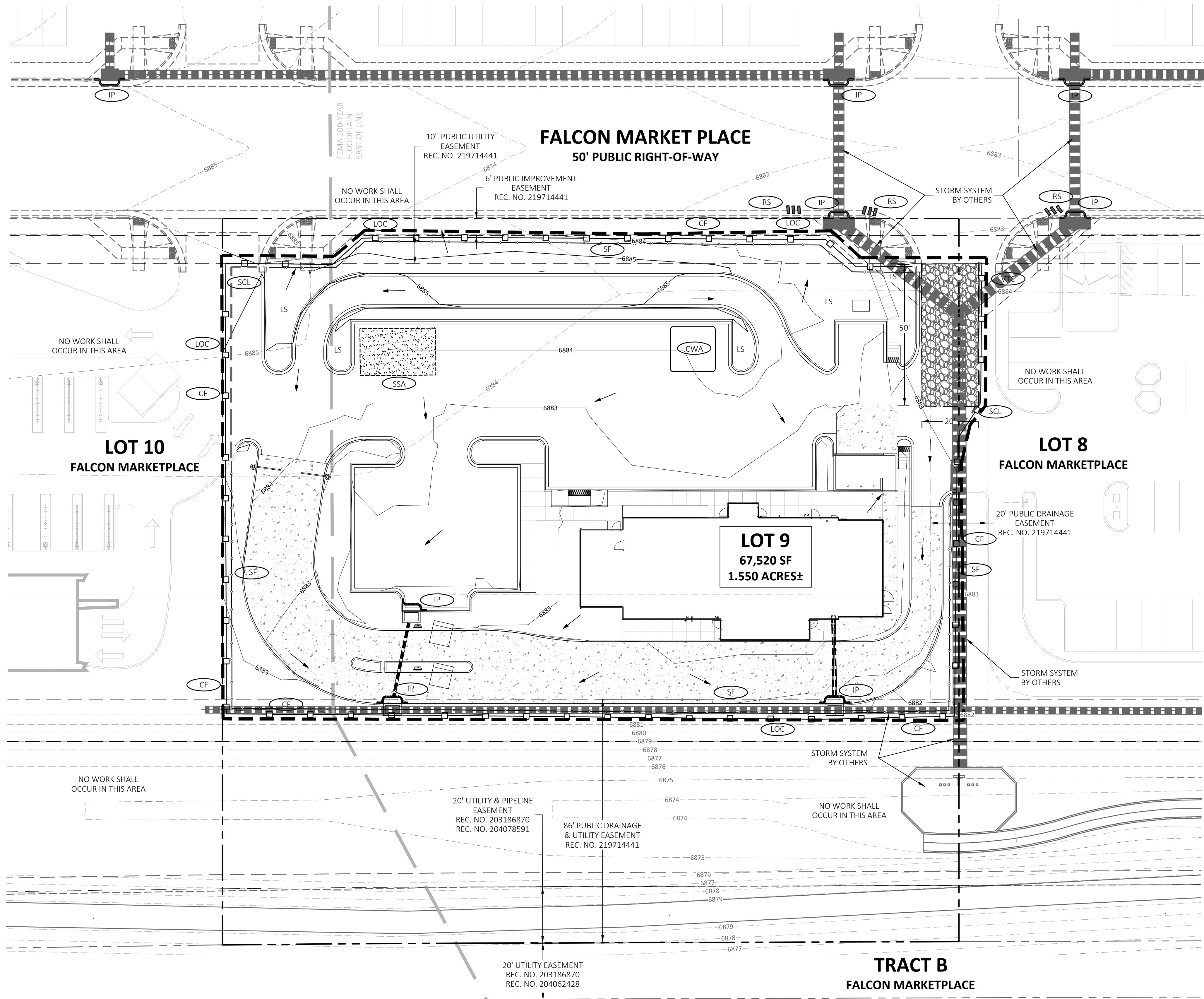
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POINT
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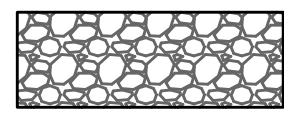


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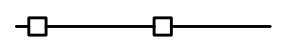
BMP LEGEND



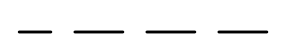
VTC VEHICLE TRACKING CONTROL



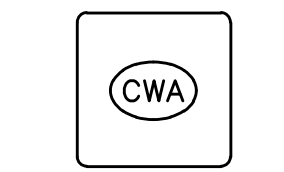
LOC LIMITES OF CONSTRUCTION



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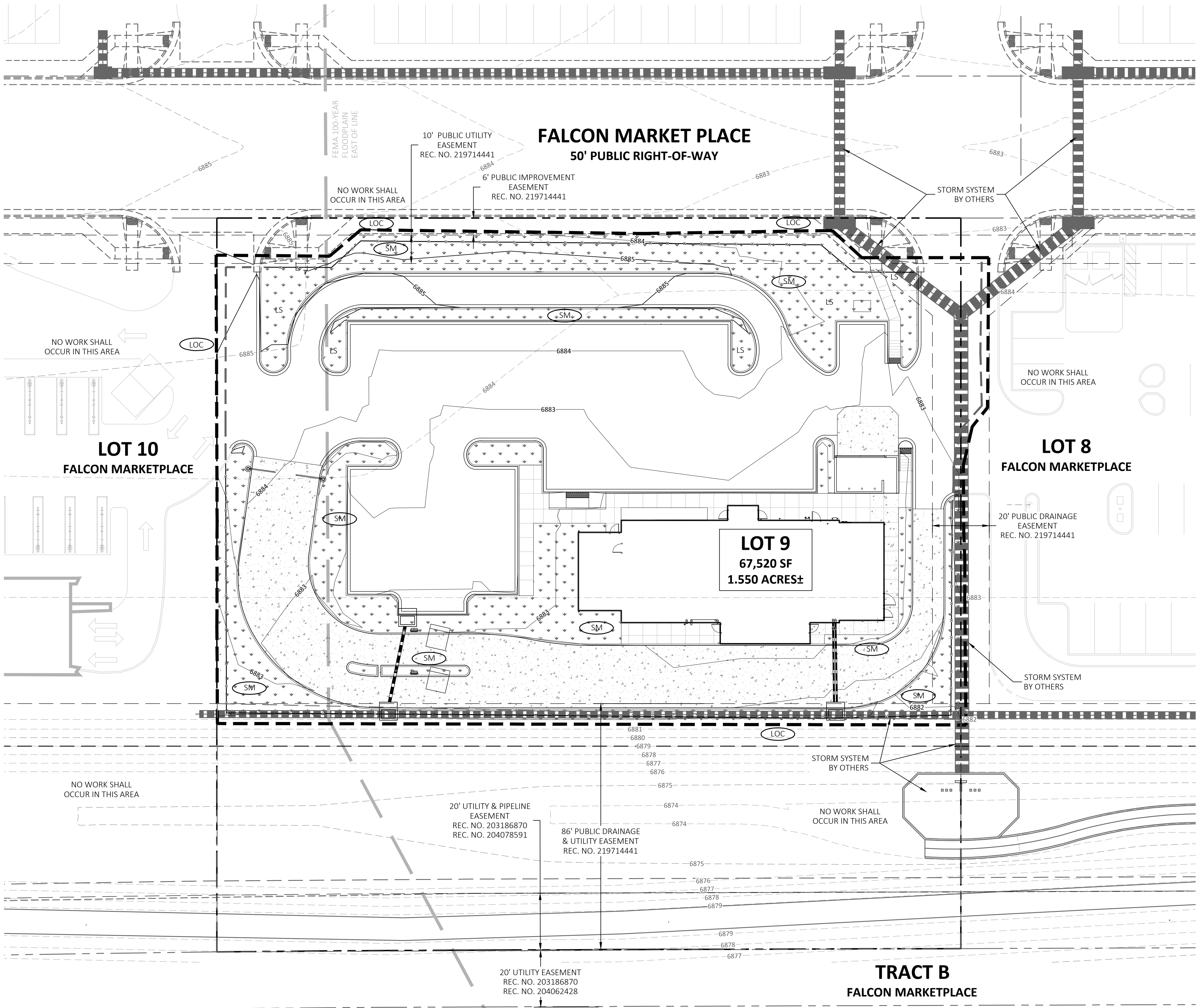
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	VTC	VEHICLE TRACKING CONTROL
	LOC	LIMITES OF CONSTRUCTION
	CF	CONSTRUCTION FENCE
	SCL	SEDIMENT CONTROL LOGS
	CWA	CONCRETE WASHOUT AREA
	SSA	STABILIZED STAGING AREA
	RS	ROCK SOCKS
	IP	INLET PROTECTION
	SF	SILT FENCE
	SM	INSTALL SEED AND MULCH

LEGEND

	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER WITH 1-FOOT PAN
	PROPOSED LANDSCAPE AREA
	PROPOSED SIDEWALK
	PROPOSED FLOW ARROW
	FEMA 100-YEAR FLOODPLAIN BOUNDARY

MAINTENANCE
BMP MAINTENANCE IS LOCATED ON SHEETS C5.90-C5.91. EACH BMP SHOULD BE INSPECTED AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION.

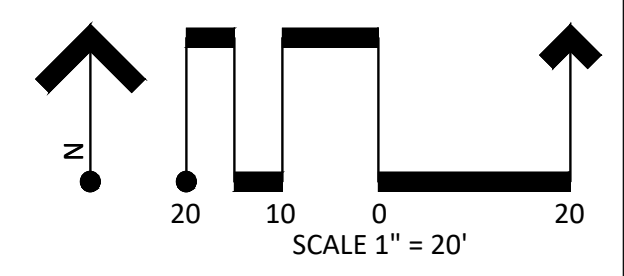
SCHEDULE
INITIAL: WORK DURING THE INITIAL PHASE INCLUDES ALL ONSITE WALKS AND SIDEWALK. THE BMPs TO BE INSTALLED DURING THIS PHASE INCLUDE SEDIMENT CONTROL LOGS, SILT FENCE, CONCRETE WASHOUT AREA, VEHICLE TRACKING CONTROL, ROCK SOCKS, AND THE CONSTRUCTION FENCE.
INTERIM: WORK DURING THE INTERIM PHASE INCLUDES THE LAYING OF UTILITIES AND CONSTRUCTION OF ALL CONCRETE AREAS AND BUILDING FOUNDATIONS. THE CONSTRUCTION FENCE, VEHICLE TRACKING CONTROL, ROCK SOCKS, CONCRETE WASHOUT AREA, AND SEDIMENT CONTROL LOGS, AND SILT FENCE SHALL REMAIN IN PLACE DURING THE INTERIM CONDITION. THE BMPs TO BE INSTALLED DURING THIS PHASE INCLUDE INLET PROTECTION.
FINAL: WORK DURING THE FINAL PHASE INCLUDES THE CONSTRUCTION OF ALL STRUCTURES. THE CONSTRUCTION FENCE, ROCK SOCKS, SEDIMENT CONTROL LOGS, VEHICLE TRACKING CONTROL, AND CONCRETE WASHOUT AREA SHALL BE INSTALLED AND REMAIN ON SITE UNTIL ALL CONCRETE WORK HAS BEEN COMPLETED. SEEDING AND MULCHING WILL ALSO BE DURING THIS PHASE. THERE WILL BE NO STOCK PILES ON SITE.

- GENERAL NOTES**
- REFER TO THE COVER SHEET, C0.00, FOR THE BASIS OF BEARING.
 - REFER TO DETAILS ON SHEET C5.90-C5.91.
 - EXISTING SITE IS PART OF A LARGER DEVELOPMENT AND HAS BEEN STRIPPED.

BENCHMARK
ELEVATIONS ARE BASED UPON THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT BLT167 (ELEVATION = 6873.18 NVGD29)

SOIL INFORMATION
NATIVE SOIL ON THIS SITE IS ENTIRELY OF BLAKELAND-FLUVAQUENTIC HAPLAQUOLIS. THIS SOIL FALLS INTO HYDROLOGIC SOIL GROUP A. SEE THE DRAINAGE LETTER FOR THE COMPLETE NATIONAL COOPERATIVE SOIL SURVEY BY THE NATURAL RESOURCES CONSERVATION SERVICE.

CUT/FILL CALCULATIONS
CUT: 407.6 CUBIC YARDS
FILL: 307.0 CUBIC YARDS
NET: 100.6 CUBIC YARDS (CUT)
TOTAL DISTURBED AREA: 44,432 SQ-FT / 1.020 AC.



POINT

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PLANNING
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LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT PLANS

SLIM CHICKEN'S - FALCON

FALCON, EL PASO COUNTY, COLORADO

JOB NO. 21.030

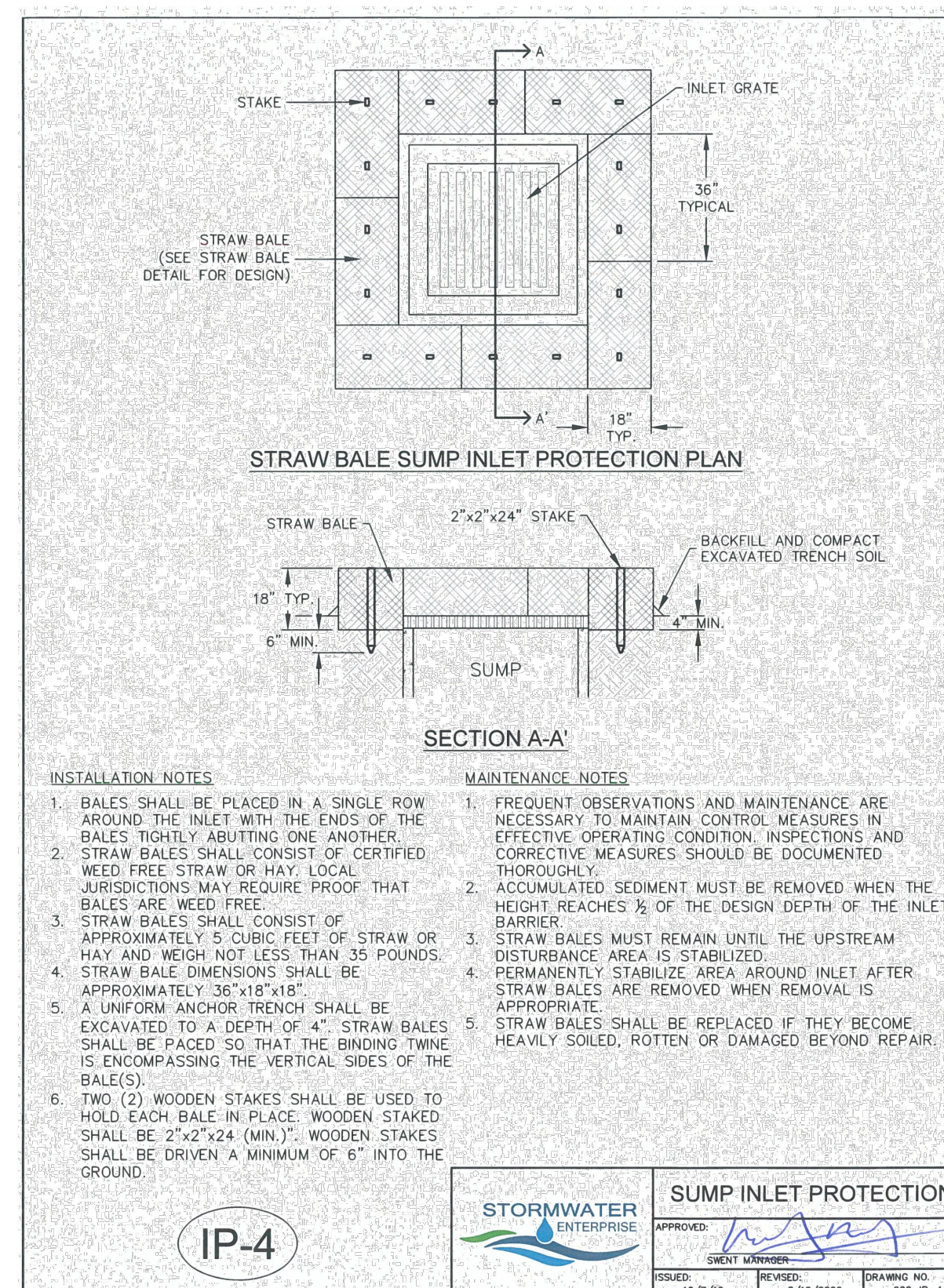
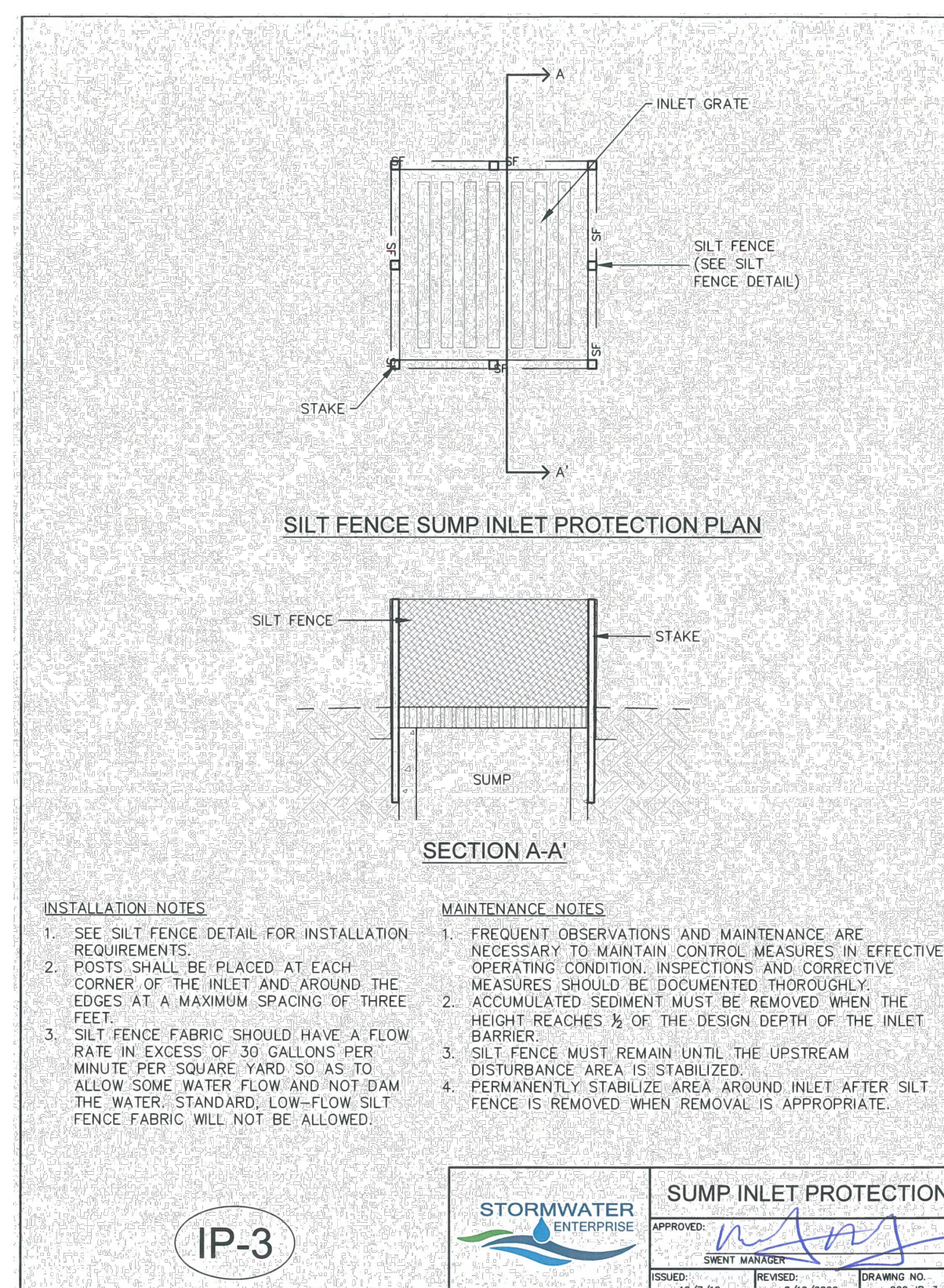
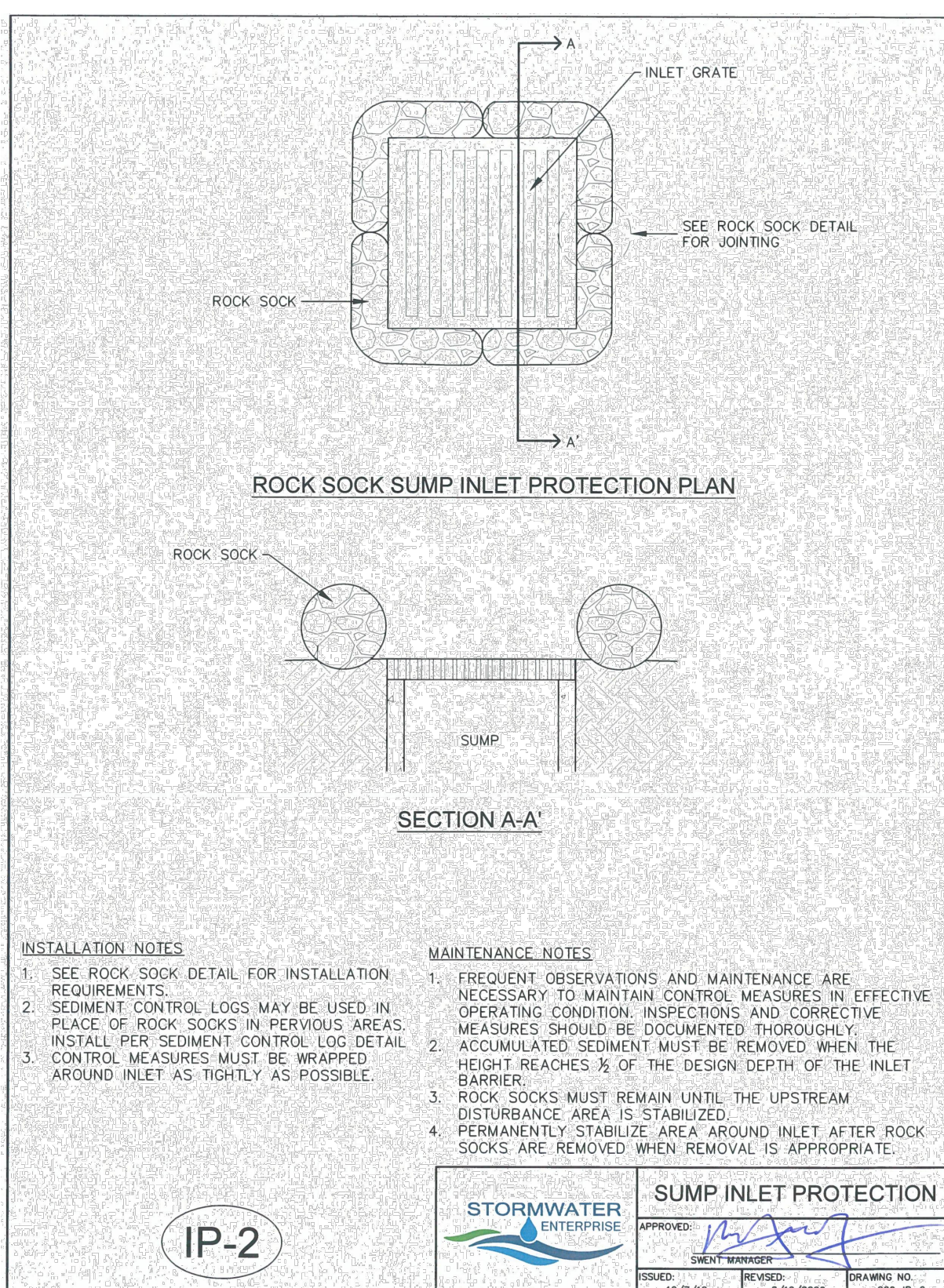
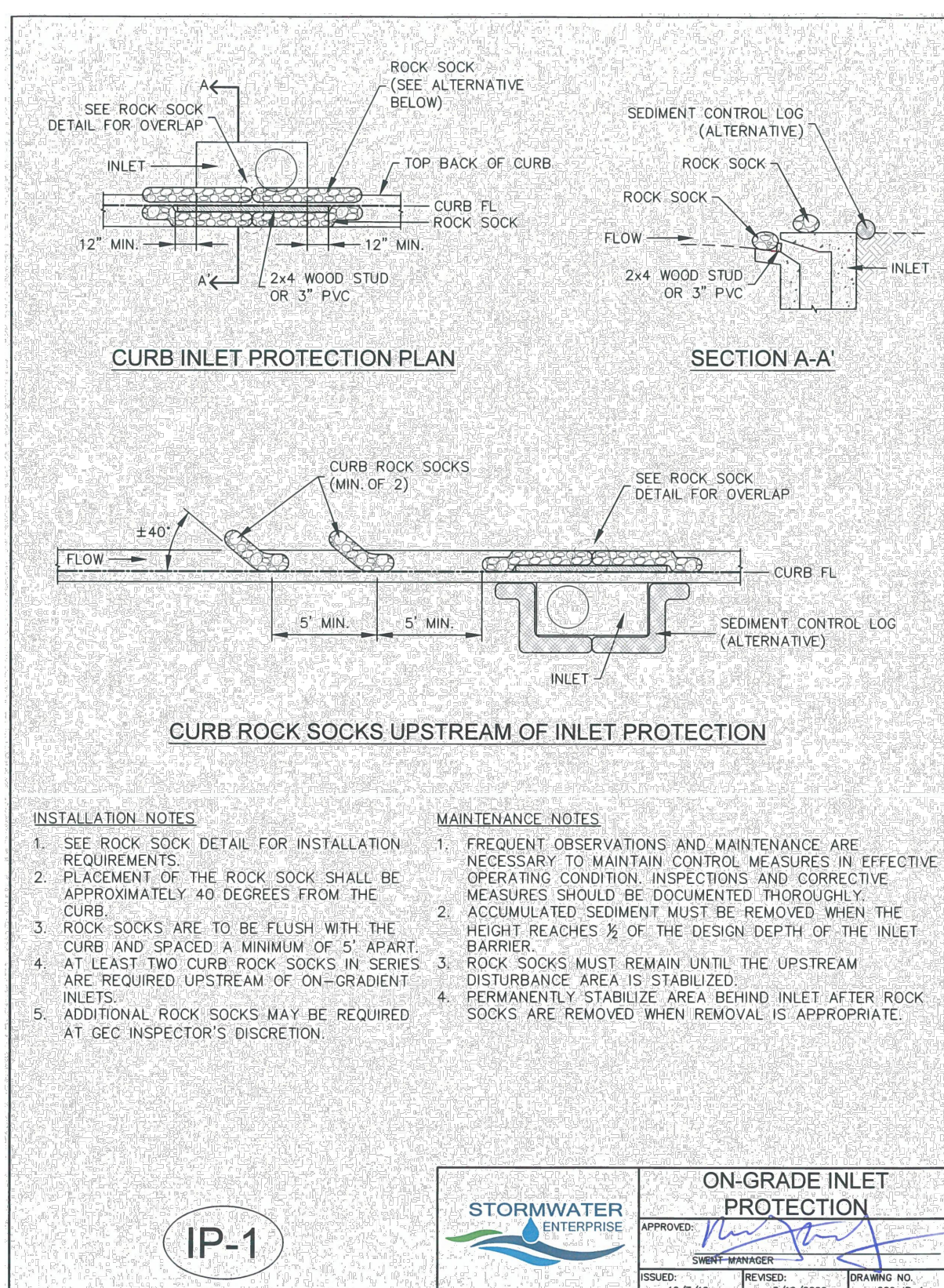
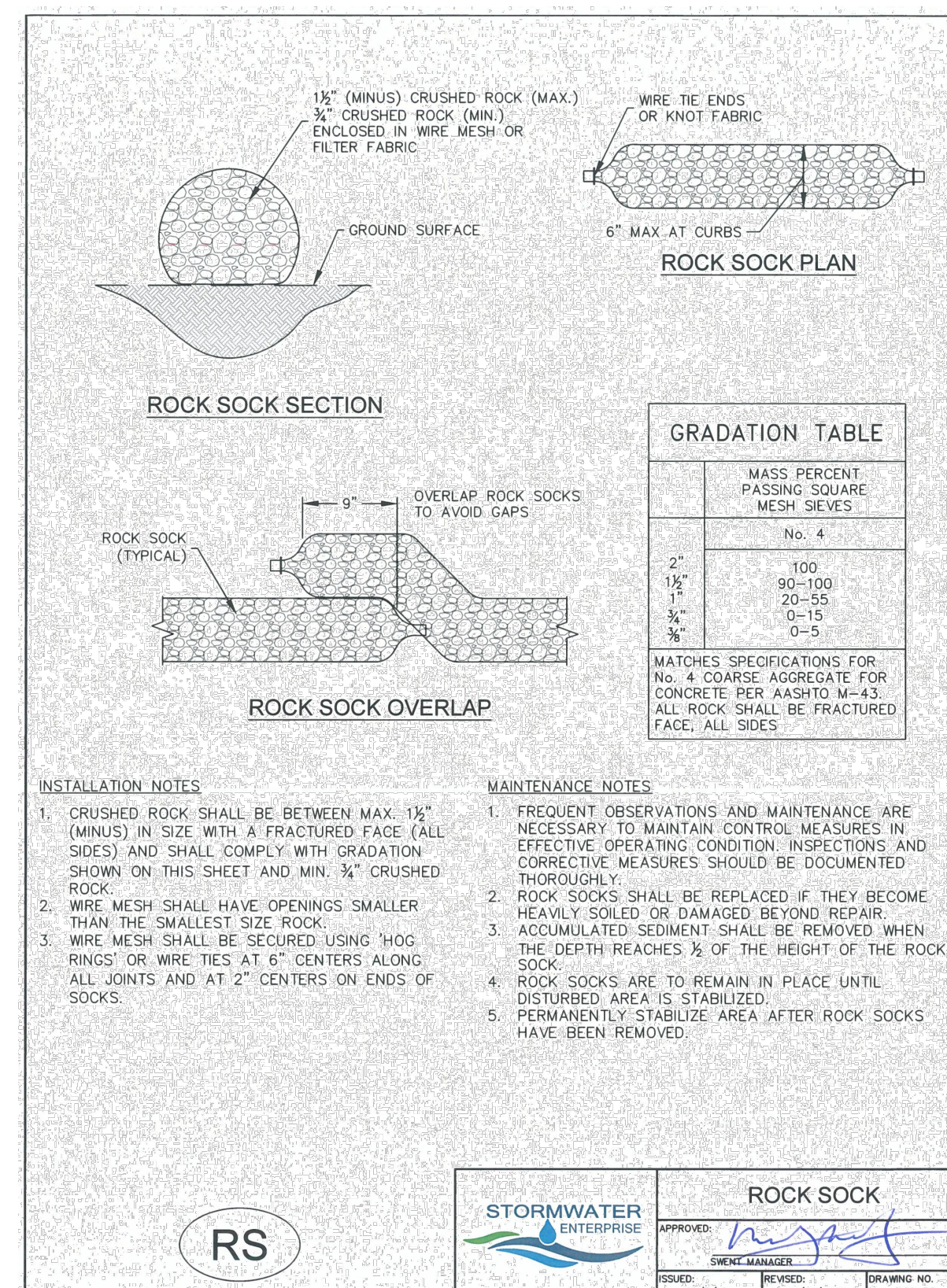
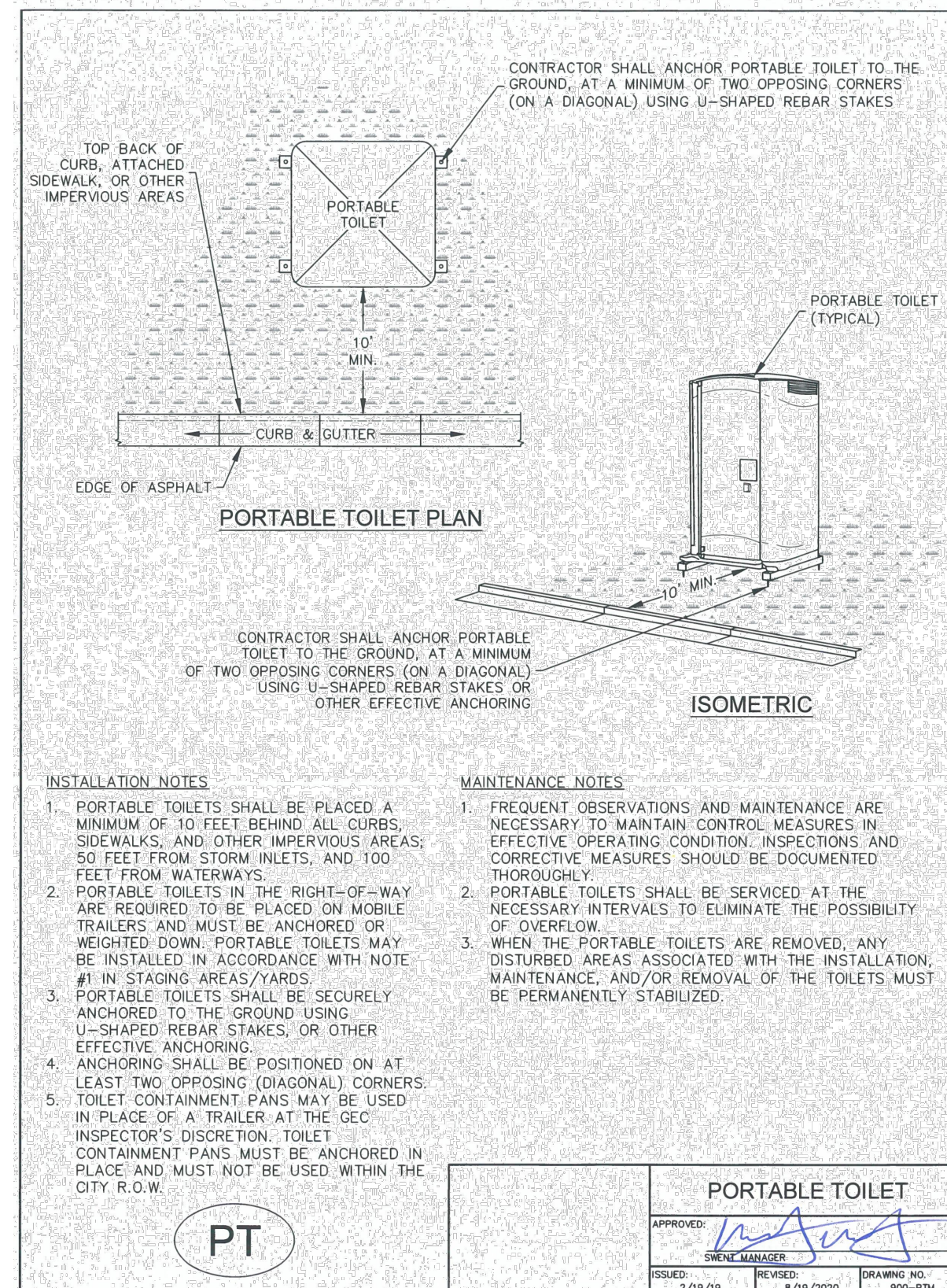
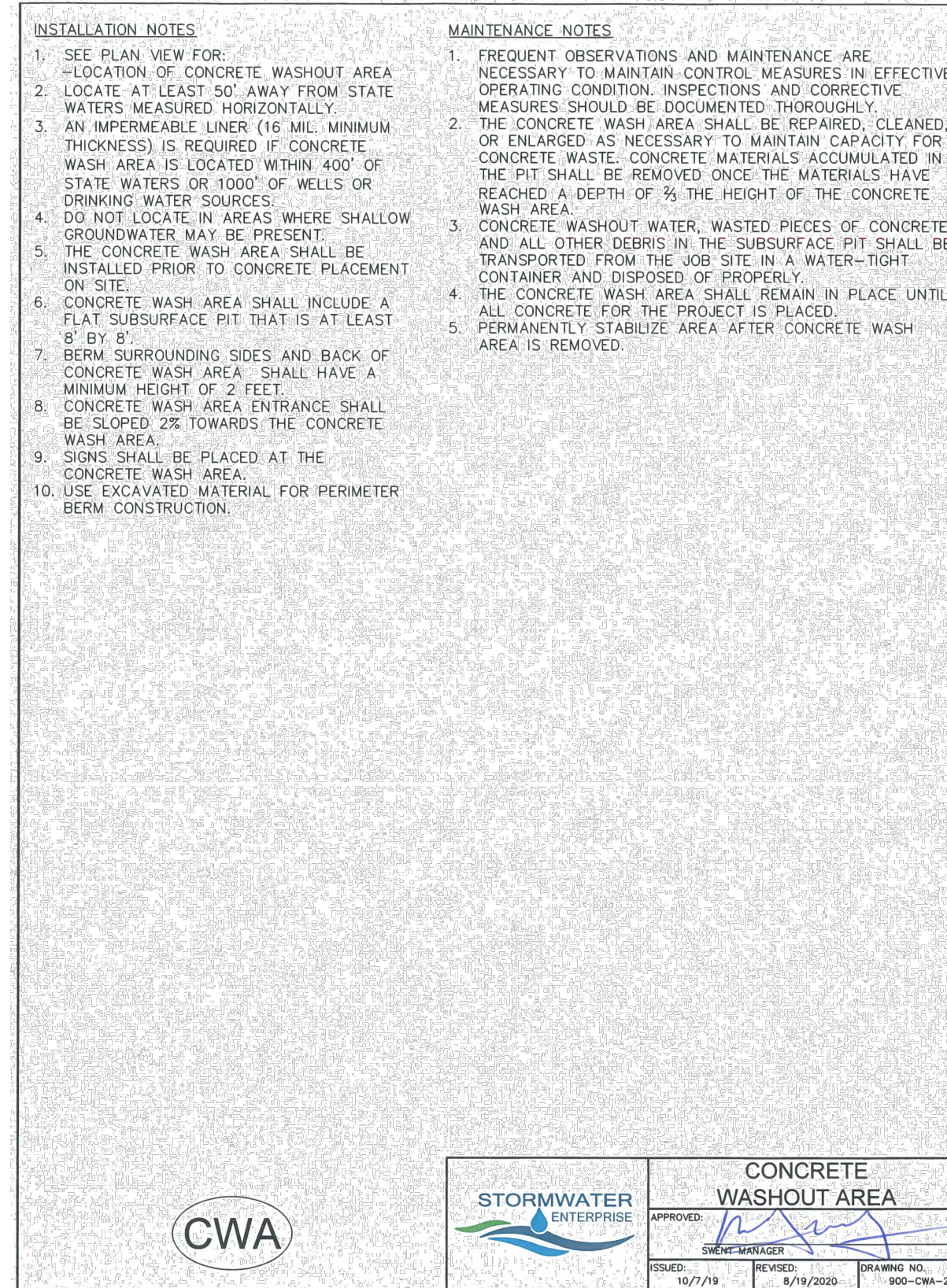
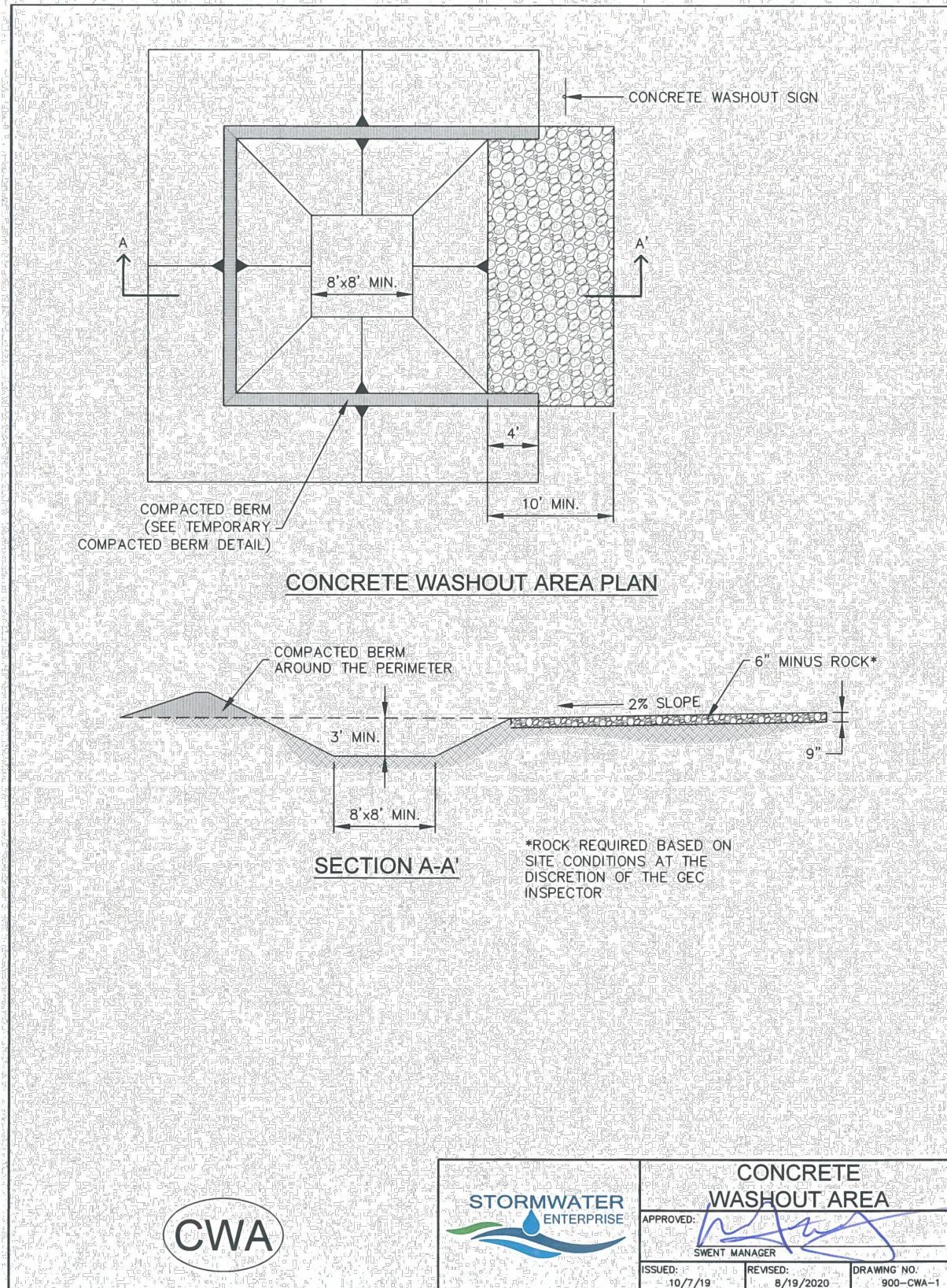
DATE	DESCRIPTION
2/21/2021	1ST SDP SUBMITTAL

FINAL EROSION CONTROL PLAN

C5.12

SITE DEVELOPMENT PLANS FOR SLIM CHICKEN'S FALCON MARKETPLACE LOT 9

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



**A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO**

