

U-HAUL AT FALCON - ROLLING THUNDER WAY

GRADING AND EROSION CONTROL PLAN

U-HAUL AT FALCON FILING NO. 1 (FALCON HIGHLANDS)

EL PASO COUNTY, COLORADO

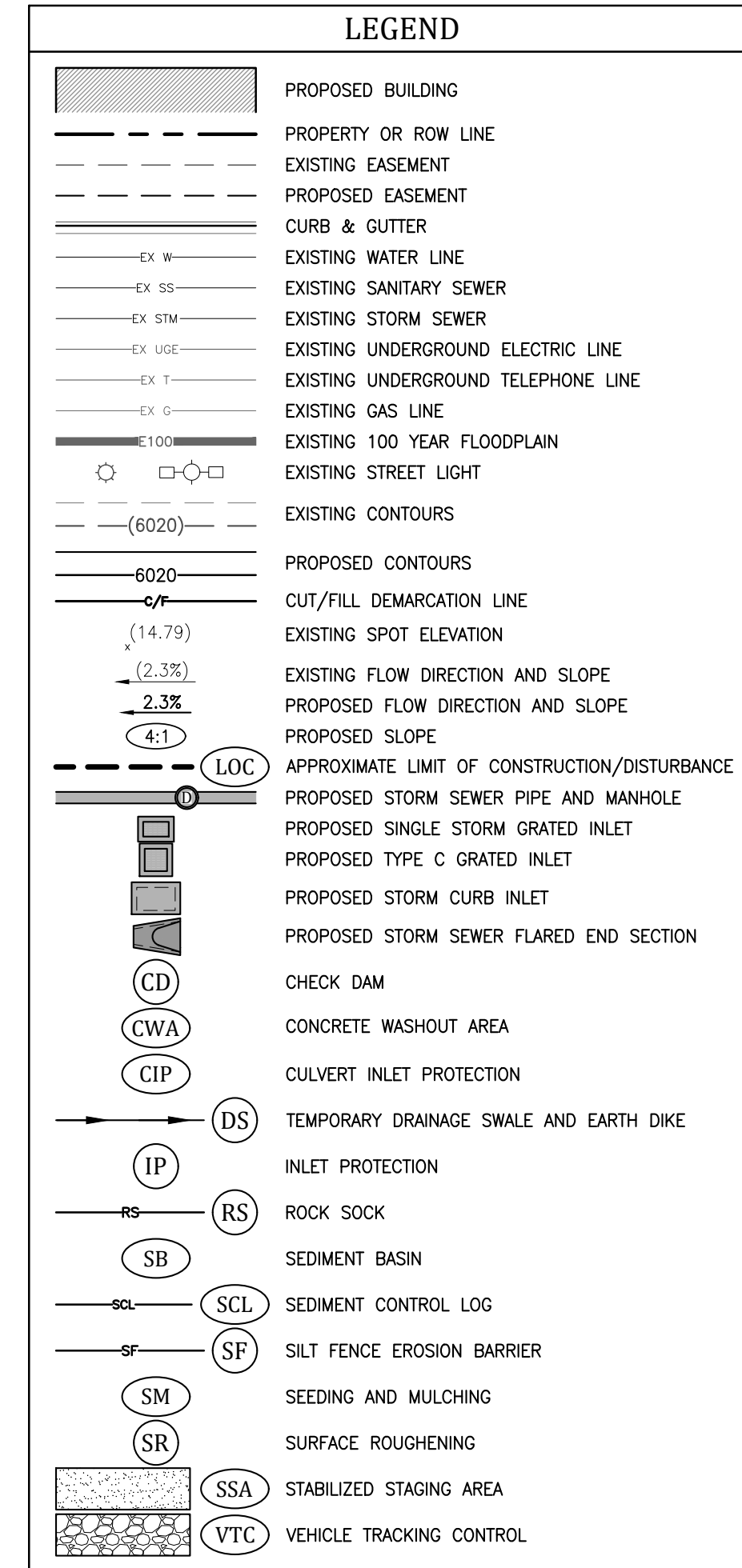
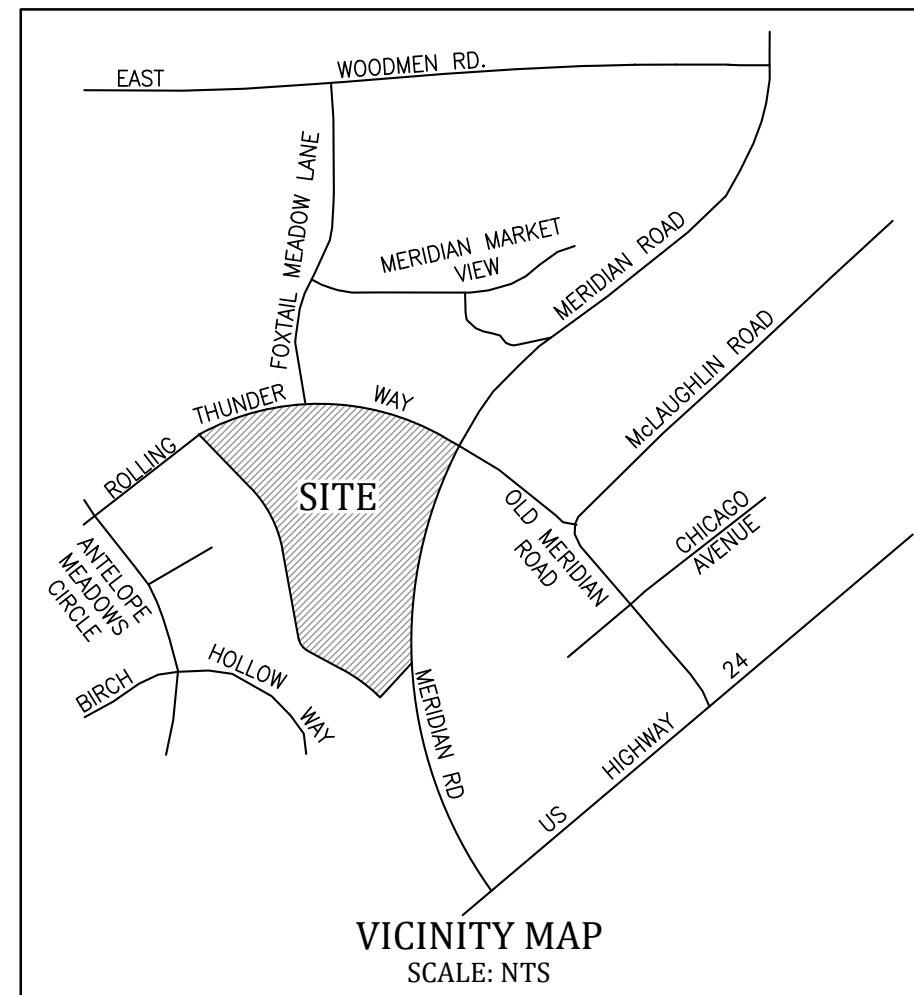
GRADING AND EROSION CONTROL NOTES - EL PASO COUNTY:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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 MEASURES(S).
12. 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.
13. 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.
14. 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.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. 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.
17. 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.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. 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.
20. 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.
21. 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.
22. 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.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. 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.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. 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.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY NINYO & MOORE, SEPTEMBER 21, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. 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

NOTES:

1. SEEDING AND MULCHING: REFER TO DETAILS FOR SEEDING AND MULCHING REQUIREMENTS ALONG WITH TOP SOIL AND SOIL AMENDMENT REQUIREMENTS.

INDEX OF SHEETS	
C310	EROSION CONTROL PLAN - COVER SHEET
C311-C313	EROSION CONTROL PLAN - INITIAL PHASE
C314-C316	EROSION CONTROL PLAN - INTERIM PHASE
C317-C319	EROSION CONTROL PLAN - FINAL PHASE
C320-C322	EROSION CONTROL PLAN - DETAIL SHEET



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN
- COVER SHEET

866077

DRAWN: JRD
CHECKED: MWE
DATE: 6/9/23

PCD File #
PPR-22-56 & SF-22-40

ABBREVIATIONS

ASSY = ASSEMBLY BNDY = BOUNDARY BOP = BOTTOM OF PIPE C&G = CURB & GUTTER CL = CENTERLINE CO = CLEAN OUT CRA = CONCRETE REVERSE ANCHOR CR = POINT OF CURB RETURN CS = CROSS SLOPE CTB = CONCRETE THRUST BLOCK DIP = DUCTILE IRON PIPE DTL = DETAIL EL = ELEVATION EOA = EDGE OF ASPHALT ESM = EASEMENT EX = EXISTING FC = FACE OF CURB FES = FLARED END SECTION FLG = FLANGE FL = FLOWLINE GB = GRADE BREAK GI = GREASE INTERCEPTOR HP = HIGH POINT HORIZ = HORIZONTAL HYD = HYDRANT ID = INSIDE DIAMETER L = LEFT LT = LEFT LF = LINEAR FEET LP = LOW POINT MAX = MAXIMUM MH = MANHOLE MIN = MINIMUM	NTS = NOT TO SCALE OD = OUTSIDE DIAMETER PC = POINT OF HORIZONTAL CURVATURE PLBG = PLUMBING PP = PROPOSED PRC = POINT OF REVERSE CURVE PROP = PROPERTY PT = POINT OF HORIZONTAL TANGENCY PVC = POLY VINYL CHLORIDE PIPE VVC = POINT OF VERTICAL CURVATURE PVI = POINT OF VERTICAL INTERSECTION PVT = POINT OF VERTICAL TANGENCY R = RADIUS R = RIGHT RCP = REINFORCED CONCRETE PIPE RD = ROOF DRAIN (STORM LINE) ROW = RIGHT OF WAY RT = RIGHT SHT = SHEET SOI = SAND OIL INTERCEPTOR SS = SANITARY SEWER STA = STATION STD = STANDARD TA = TOP OF ASPHALT TB = THRUST BLOCK TC = TOP OF CURB TOA = TOP OF ASPHALT TOC = TOP OF CONCRETE TOP = TOP OF PIPE TYP = TYPICAL VC = VERTICAL CURVE WM = WATER MAIN
--	---

PRE-EXCAVATION CHECKLIST

- GAS AND OTHER UTILITY LINES OF RECORD SHOWN ON PLANS.
- UTILITIES CENTRAL LOCATING CALLED AT LEAST 2 BUSINESS DAYS AHEAD.
- UTILITIES LOCATED AND MARKED.
- EMPLOYEES BRIEFED ON MARKING AND COLOR CODES.*
- EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES.
- WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING.

*A.G.A.P.W.A. STANDARD UTILITY MARKING COLOR CODE

NATURAL GAS	YELLOW	WATER	BLUE
ELECTRIC	RED	WASTEWATER	GREEN

CONTACTS

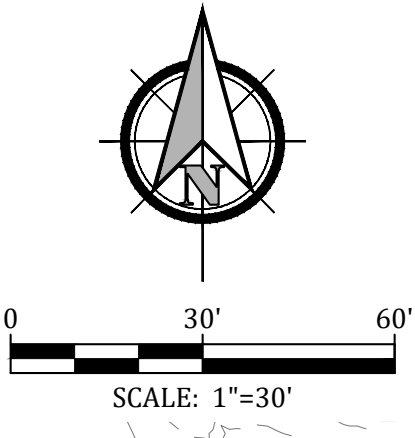
SERVICE	ENTITY	POINT OF CONTACT
DEVELOPER/OWNER	AMERCO Real Estate Company 2727 North Central Avenue 5N Phoenix, AZ 85004	Jeff Gilley 719-337-8154
CIVIL ENGINEER	Kiowa Engineering Corporation 7175 West Jefferson Ave, #2200 Lakewood, CO 80235	Matthew Erichsen, PE (303) 692-0369
COMMUNITY DRAINAGE, GRADING	El Paso County Public Works	Edward B. Schoenheit 719-520-6813
WASTEWATER & WATER:	Falcon Highlands Metro District c/o JDS Hydro Consultants	Ryan Mangino, PE 719-227-0072
FIRE:	Falcon Fire Protection District	Trent Harwig 719-495-4050
GAS:	Colorado Springs Utilities	-----
ELECTRIC:	Mountain View Electric Assoc	-----

BASIS OF BEARINGS: SOUTH LINE OF THE PROPERTY, MONUMENTED AS SHOWN ON THE SURVEY AND ASSUMED TO BEAR S42°42'06"W. BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)

© COPYRIGHT - AMERCO - REAL ESTATE COMPANY

EROSION CONTROL NOTES:

1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.



LEGEND

	PROPOSED BUILDING
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CURB & GUTTER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING 100 YEAR FLOODPLAIN
	EXISTING STREET LIGHT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	CUT/FILL DEMARCATION LINE
	EXISTING SPOT ELEVATION
	EXISTING FLOW DIRECTION AND SLOPE
	PROPOSED FLOW DIRECTION AND SLOPE
	PROPOSED SLOPE
	APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED SINGLE STORM GRATED INLET
	PROPOSED TYPE C GRATED INLET
	PROPOSED STORM CURB INLET
	PROPOSED STORM SEWER FLARED END SECTION
	CHECK DAM
	CONCRETE WASHOUT AREA
	CULVERT INLET PROTECTION
	TEMPORARY DRAINAGE SWALE AND EARTH DIKE
	INLET PROTECTION
	ROCK SOCK
	SEDIMENT BASIN
	SEDIMENT CONTROL LOG
	SILT FENCE EROSION BARRIER
	SEEDING AND MULCHING
	SURFACE ROUGHENING
	STABILIZED STAGING AREA
	VEHICLE TRACKING CONTROL

MATCHLINE - SEE SHT C312

MATCHLINE - SEE SHT C312



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN
- INITIAL

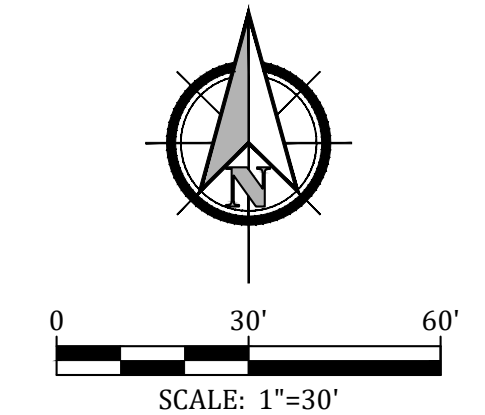
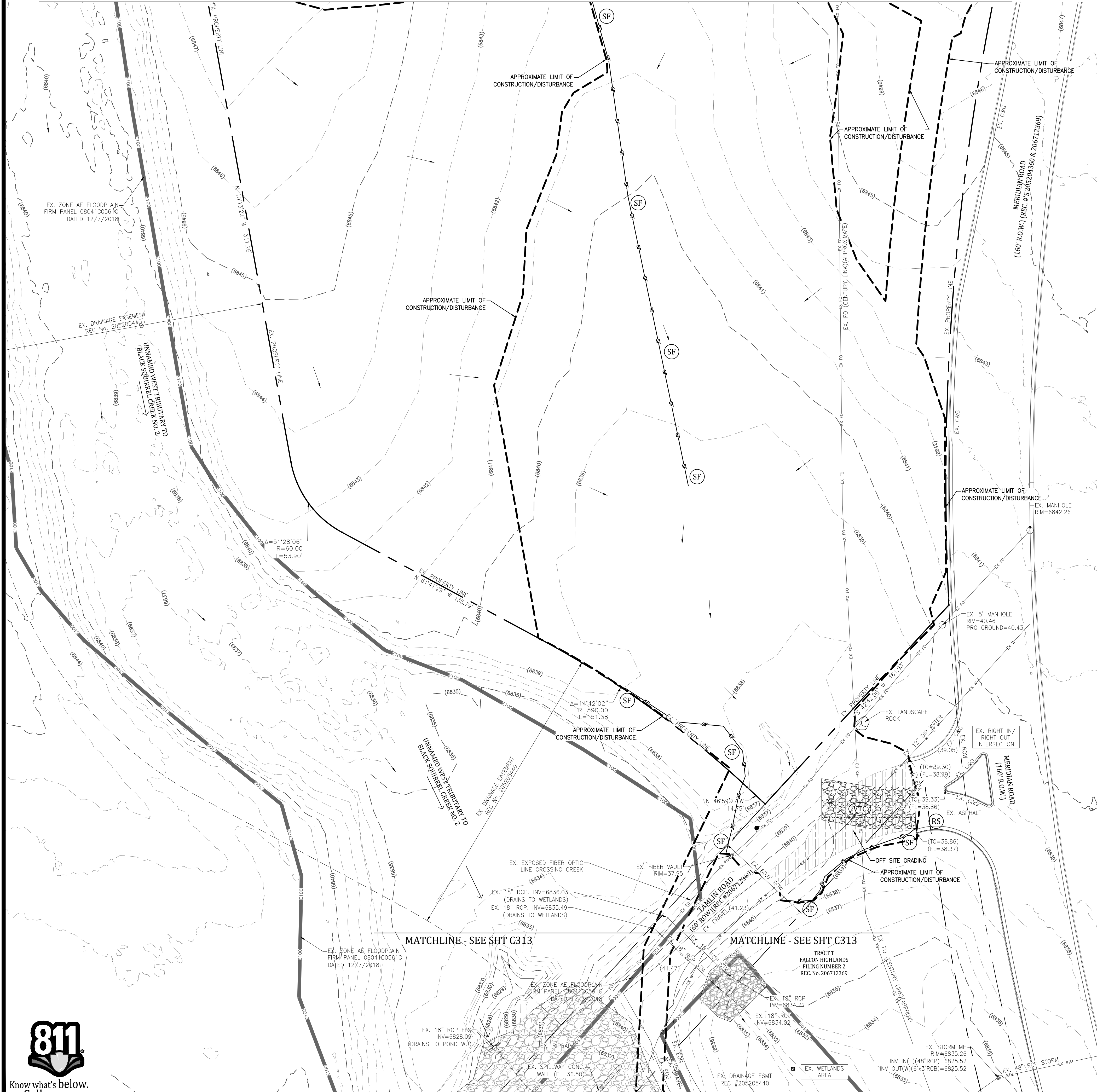
866077

DRAWN: JRD	C311
CHECKED: MWE	
DATE: 6/9/23	
PCD File # PPR-22-56 & SF-22-40	

© COPYRIGHT AMERCO REAL ESTATE COMPANY

MATCHLINE - SEE SHT C311

MATCHLINE - SEE SHT C311



LEGEND	
	PROPOSED BUILDING
	PROPERTY OR ROW LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CURB & GUTTER
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING 100 YEAR FLOODPLAIN
	EXISTING STREET LIGHT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	CUT/FILL DEMARCATION LINE
	EXISTING SPOT ELEVATION
	EXISTING FLOW DIRECTION AND SLOPE
	PROPOSED FLOW DIRECTION AND SLOPE
	PROPOSED SLOPE
	APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED SINGLE STORM GRATED INLET
	PROPOSED TYPE C GRATED INLET
	PROPOSED STORM CURB INLET
	PROPOSED STORM SEWER FLARED END SECTION
	CHECK DAM
	CONCRETE WASHOUT AREA
	CULVERT INLET PROTECTION
	TEMPORARY DRAINAGE SWALE AND EARTH DIKE
	INLET PROTECTION
	ROCK SOCK
	SEDIMENT BASIN
	SEDIMENT CONTROL LOG
	SILT FENCE EROSION BARRIER
	SEEDING AND MULCHING
	SURFACE ROUGHENING
	STABILIZED STAGING AREA
	VEHICLE TRACKING CONTROL

EROSION CONTROL NOTES:

- REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
- THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
- EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
- CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa
Engineering Corporation
5951 Middlefield Road, Suite 200
Lafayette, CA 94503
(925) 692-0369

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN
- INITIAL

866077

DRAWN:	JRD	C312
CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40



© COPYRIGHT AMERCO REAL ESTATE COMPANY



LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	CURB & GUTTER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	CUT/FILL DEMARCATION LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED SLOPE
[Symbol]	APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED SINGLE STORM GRATED INLET
[Symbol]	PROPOSED TYPE C GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	PROPOSED STORM SEWER FLARED END SECTION
[Symbol]	CHECK DAM
[Symbol]	CONCRETE WASHOUT AREA
[Symbol]	CULVERT INLET PROTECTION
[Symbol]	TEMPORARY DRAINAGE SWALE AND EARTH DIKE
[Symbol]	INLET PROTECTION
[Symbol]	ROCK SOCK
[Symbol]	SEDIMENT BASIN
[Symbol]	SEDIMENT CONTROL LOG
[Symbol]	SILT FENCE EROSION BARRIER
[Symbol]	SEEDING AND MULCHING
[Symbol]	SURFACE ROUGHENING
[Symbol]	STABILIZED STAGING AREA
[Symbol]	VEHICLE TRACKING CONTROL

EROSION CONTROL NOTES:
 1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
 2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTH-MOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
 3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
 4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa
 Engineering Corporation
 5951 Middlefield Road, Suite 200
 Denver, CO 80237
 (303) 692-0369

AMERCO
 REAL ESTATE COMPANY

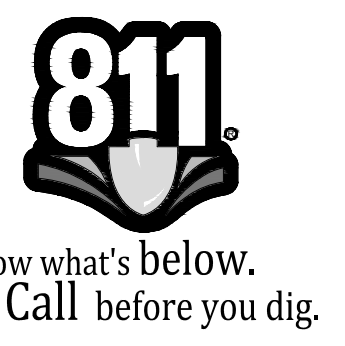
CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

SITE ADDRESS:
 U-HAUL at Falcon
 Rolling Thunder Way
 Falcon, CO 80831

866077

DRAWN: JRD
 CHECKED: MWE
 DATE: 6/9/23

PCD File #
 PPR-22-56 & SF-22-40

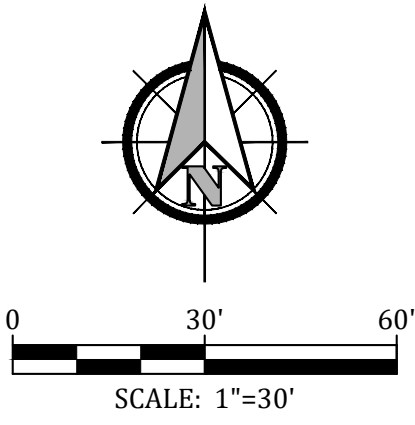


© COPYRIGHT AMERCO REAL ESTATE COMPANY

EROSION CONTROL NOTES:

1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.

BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)



LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	CURB & GUTTER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	CUT/FILL DEMARCATION LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED SLOPE
[Symbol]	APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED SINGLE STORM GRATED INLET
[Symbol]	PROPOSED TYPE C GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	PROPOSED STORM SEWER FLARED END SECTION
[Symbol]	CHECK DAM
[Symbol]	CONCRETE WASHOUT AREA
[Symbol]	CULVERT INLET PROTECTION
[Symbol]	TEMPORARY DRAINAGE SWALE AND EARTH DIKE
[Symbol]	INLET PROTECTION
[Symbol]	ROCK SOCK
[Symbol]	SEDIMENT BASIN
[Symbol]	SEDIMENT CONTROL LOG
[Symbol]	SILT FENCE EROSION BARRIER
[Symbol]	SEEDING AND MULCHING
[Symbol]	SURFACE ROUGHENING
[Symbol]	STABILIZED STAGING AREA
[Symbol]	VEHICLE TRACKING CONTROL

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502
F: (602) 277-1026

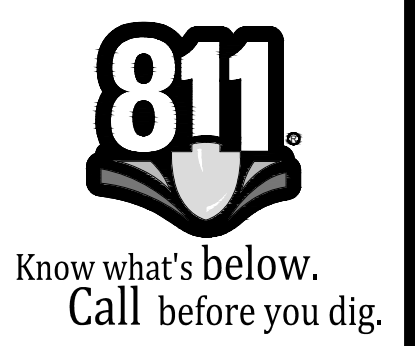
SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN
- INTERIM

866077

DRAWN: JRD
CHECKED: MWE
DATE: 6/9/23

PCD File #
PPR-22-56 & SF-22-40



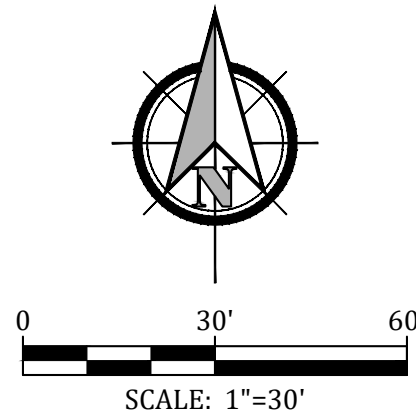
MATCHLINE - SEE SHT C315

MATCHLINE - SEE SHT C315

© COPYRIGHT AMERCO REAL ESTATE COMPANY

MATCHLINE - SEE SHT C314

MATCHLINE - SEE SHT C314

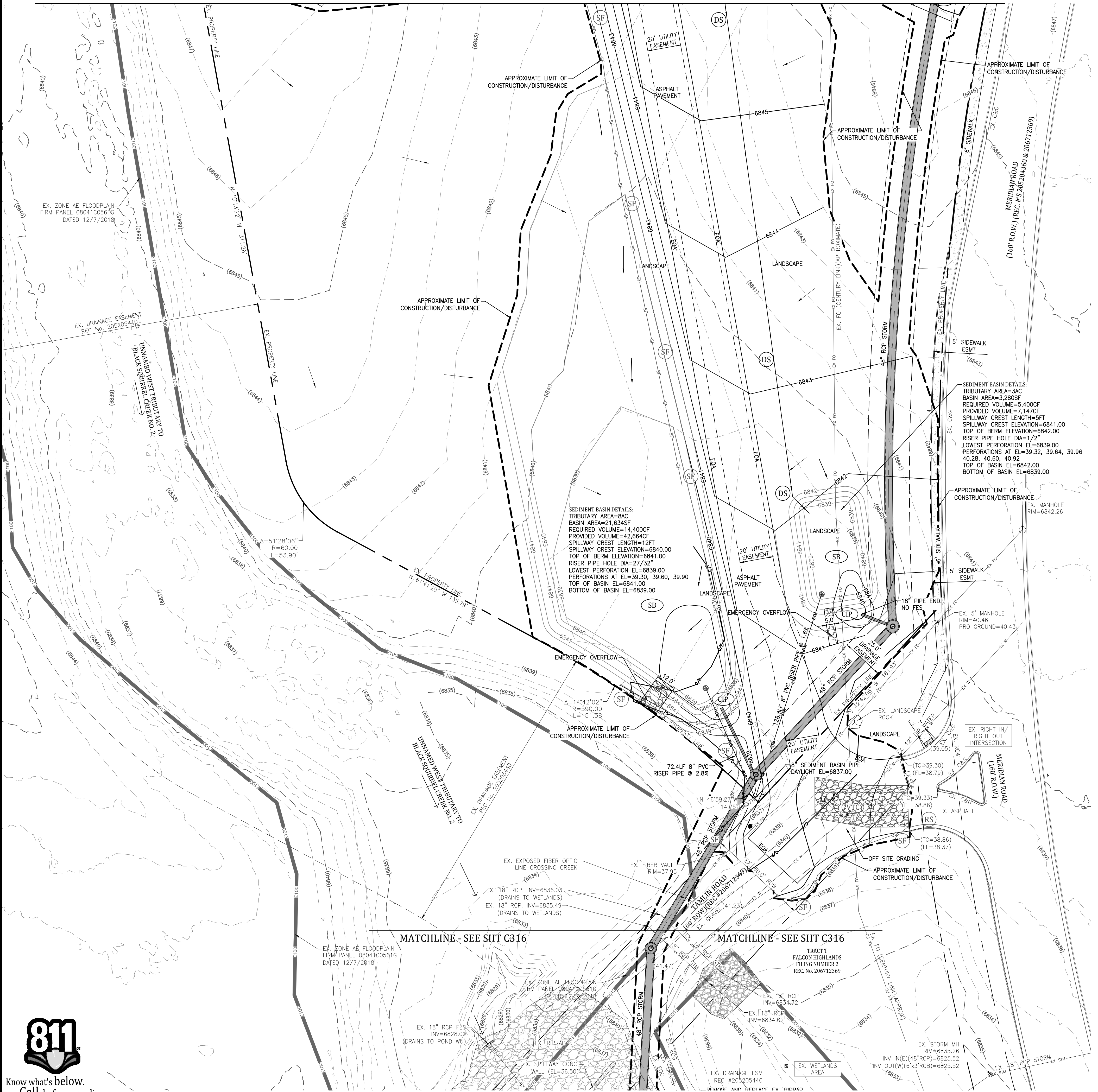


LEGEND

- PROPOSED BUILDING
- PROPERTY OR ROW LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CURB & GUTTER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING STREET LIGHT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CUT/FILL DEMARCATION LINE
- EXISTING SPOT ELEVATION
- EXISTING FLOW DIRECTION AND SLOPE
- PROPOSED FLOW DIRECTION AND SLOPE
- PROPOSED SLOPE
- APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED SINGLE STORM GRATED INLET
- PROPOSED TYPE C GRATED INLET
- PROPOSED STORM CURB INLET
- PROPOSED STORM SEWER FLARED END SECTION
- CHECK DAM
- CONCRETE WASHOUT AREA
- CULVERT INLET PROTECTION
- TEMPORARY DRAINAGE SWALE AND EARTH DIKE
- INLET PROTECTION
- ROCK SOCK
- SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- SILT FENCE EROSION BARRIER
- SEEDING AND MULCHING
- SURFACE ROUGHENING
- STABILIZED STAGING AREA
- VEHICLE TRACKING CONTROL

EROSION CONTROL NOTES:

- REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
- THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
- EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
- CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa
Engineering Corporation
5951 Middlefield Road, Suite 200
Lafayette, CA 94503
(925) 692-0369

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN
- INTERIM

866077

DRAWN:	JRD	C315
CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40

© COPYRIGHT AMERCO REAL ESTATE COMPANY





LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	CURB & GUTTER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	CUT/FILL DEMARCATION LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED SLOPE
[Symbol]	APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED SINGLE STORM GRATED INLET
[Symbol]	PROPOSED TYPE C GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	PROPOSED STORM SEWER FLARED END SECTION
[Symbol]	CHECK DAM
[Symbol]	CONCRETE WASHOUT AREA
[Symbol]	CULVERT INLET PROTECTION
[Symbol]	TEMPORARY DRAINAGE SWALE AND EARTH DIKE
[Symbol]	INLET PROTECTION
[Symbol]	ROCK SOCK
[Symbol]	SEDIMENT BASIN
[Symbol]	SEDIMENT CONTROL LOG
[Symbol]	SILT FENCE EROSION BARRIER
[Symbol]	SEEDING AND MULCHING
[Symbol]	SURFACE ROUGHENING
[Symbol]	STABILIZED STAGING AREA
[Symbol]	VEHICLE TRACKING CONTROL

EROSION CONTROL NOTES:
 1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
 2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTH-MOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
 3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
 4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa
 Engineering Corporation
 5951 Middlefield Road, Suite 200
 Lubbock, TX 79424
 (803) 692-0369

AMERCO
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

SITE ADDRESS:
 U-HAUL at Falcon
 Rolling Thunder Way
 Falcon, CO 80831

866077

DRAWN: JRD
 CHECKED: MWE
 DATE: 6/9/23

PCD File #
 PPR-22-56 & SF-22-40

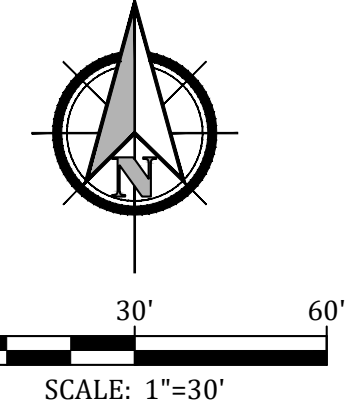


© COPYRIGHT AMERCO REAL ESTATE COMPANY

EROSION CONTROL NOTES:

1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.

BENCHMARK: USGS MONUMENT E-24. ELEVATION=6902.30 (NAVD88)



LEGEND

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	CURB & GUTTER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	CUT/FILL DEMARCATION LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED SLOPE
[Symbol]	APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED SINGLE STORM GRATED INLET
[Symbol]	PROPOSED TYPE C GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	PROPOSED STORM SEWER FLARED END SECTION
[Symbol]	CHECK DAM
[Symbol]	CONCRETE WASHOUT AREA
[Symbol]	CULVERT INLET PROTECTION
[Symbol]	TEMPORARY DRAINAGE SWALE AND EARTH DIKE
[Symbol]	INLET PROTECTION
[Symbol]	ROCK SOCK
[Symbol]	SEDIMENT BASIN
[Symbol]	SEDIMENT CONTROL LOG
[Symbol]	SILT FENCE EROSION BARRIER
[Symbol]	SEEDING AND MULCHING
[Symbol]	SURFACE ROUGHENING
[Symbol]	STABILIZED STAGING AREA
[Symbol]	VEHICLE TRACKING CONTROL

MATCHLINE - SEE SHT C318

MATCHLINE - SEE SHT C318

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

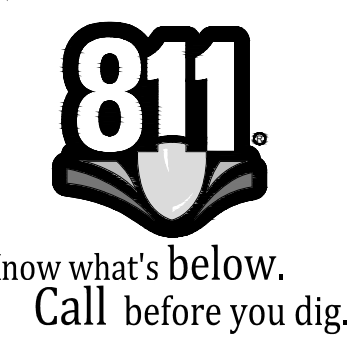
SHEET CONTENTS:
GRADING AND EC PLAN
- FINAL

866077

DRAWN: JRD
CHECKED: MWE
DATE: 6/9/23

C317

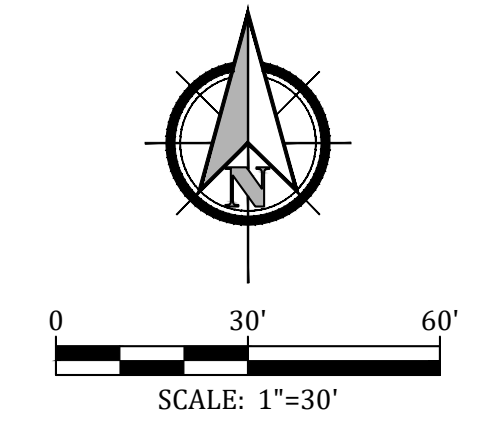
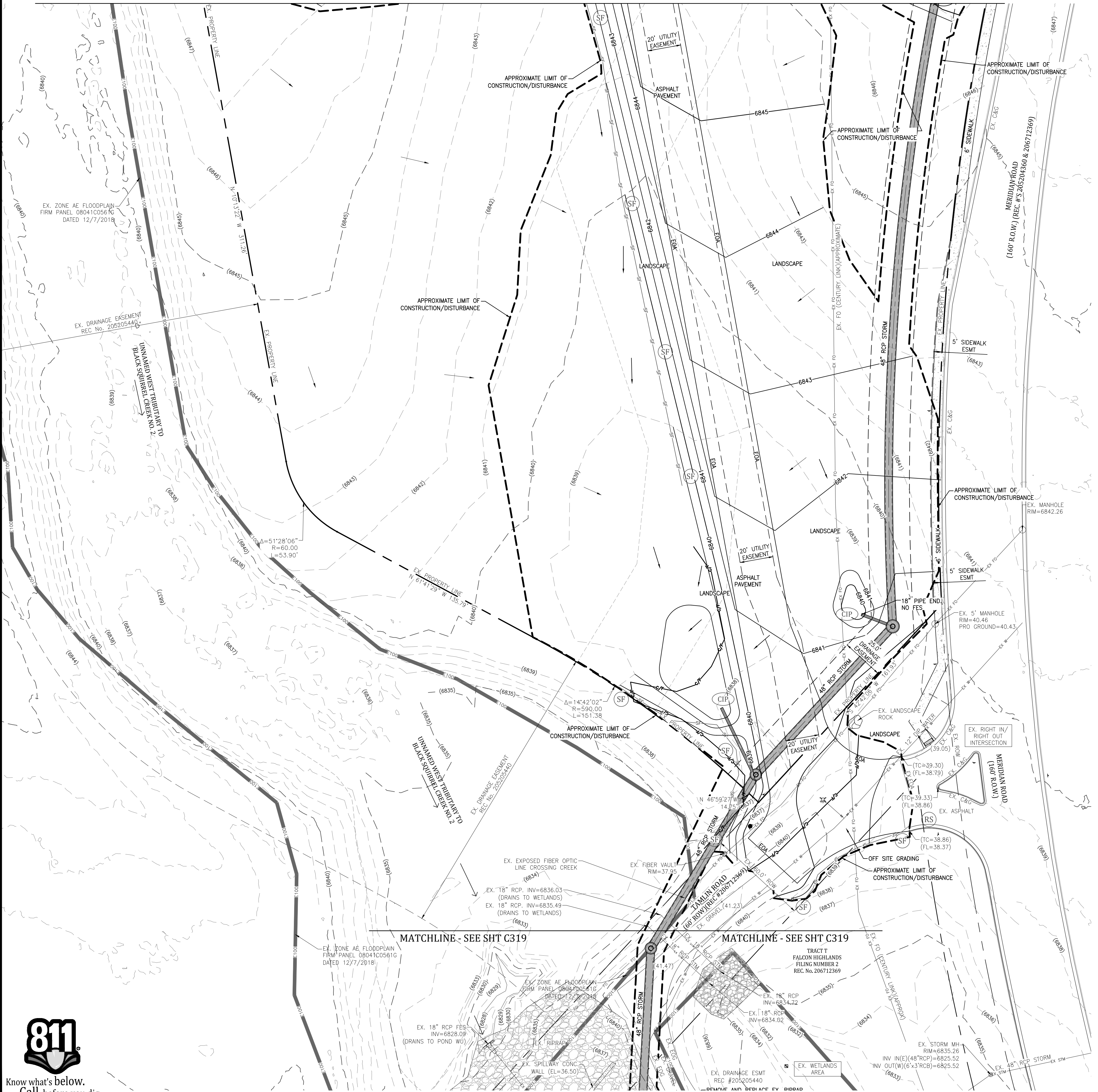
PCD File #
PPR-22-56 & SF-22-40



© COPYRIGHT AMERCO REAL ESTATE COMPANY

MATCHLINE - SEE SHT C317

MATCHLINE - SEE SHT C317



LEGEND	
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPERTY OR ROW LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	CURB & CUTTER
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	EXISTING STORM SEWER
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND TELEPHONE LINE
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING 100 YEAR FLOODPLAIN
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING CONTOURS
[Symbol]	PROPOSED CONTOURS
[Symbol]	CUT/FILL DEMARCATION LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED FLOW DIRECTION AND SLOPE
[Symbol]	PROPOSED SLOPE
[Symbol]	APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
[Symbol]	PROPOSED STORM SEWER PIPE AND MANHOLE
[Symbol]	PROPOSED SINGLE STORM GRATED INLET
[Symbol]	PROPOSED TYPE C GRATED INLET
[Symbol]	PROPOSED STORM CURB INLET
[Symbol]	PROPOSED STORM SEWER FLARED END SECTION
[Symbol]	CHECK DAM
[Symbol]	CONCRETE WASHOUT AREA
[Symbol]	CULVERT INLET PROTECTION
[Symbol]	TEMPORARY DRAINAGE SWALE AND EARTH DIKE
[Symbol]	INLET PROTECTION
[Symbol]	ROCK SOCK
[Symbol]	SEDIMENT BASIN
[Symbol]	SEDIMENT CONTROL LOG
[Symbol]	SILT FENCE EROSION BARRIER
[Symbol]	SEEDING AND MULCHING
[Symbol]	SURFACE ROUGHENING
[Symbol]	STABILIZED STAGING AREA
[Symbol]	VEHICLE TRACKING CONTROL

EROSION CONTROL NOTES:

1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTHMOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.
- 4.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa
Engineering Corporation
5951 Middlefield Road, Suite 200
Lafayette, CA 94503
(925) 692-0369

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN
- FINAL

866077

DRAWN:	JRD	C318
CHECKED:	MWE	
DATE:	6/9/23	

PCD File #
PPR-22-56 & SF-22-40



© COPYRIGHT AMERCO REAL ESTATE COMPANY



LEGEND

- PROPOSED BUILDING
- PROPERTY OR ROW LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CURB & GUTTER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING STREET LIGHT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CUT/FILL DEMARCATION LINE
- EXISTING SPOT ELEVATION
- PROPOSED FLOW DIRECTION AND SLOPE
- PROPOSED SLOPE
- PROPOSED SLOPE
- APPROXIMATE LIMIT OF CONSTRUCTION/DISTURBANCE
- PROPOSED STORM SEWER PIPE AND MANHOLE
- PROPOSED SINGLE STORM GRATED INLET
- PROPOSED TYPE C GRATED INLET
- PROPOSED STORM CURB INLET
- PROPOSED STORM SEWER FLARED END SECTION
- CHECK DAM
- CONCRETE WASHOUT AREA
- CULVERT INLET PROTECTION
- TEMPORARY DRAINAGE SWALE AND EARTH DIKE
- INLET PROTECTION
- ROCK SOCK
- SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- SILT FENCE EROSION BARRIER
- SEEDING AND MULCHING
- SURFACE ROUGHENING
- STABILIZED STAGING AREA
- VEHICLE TRACKING CONTROL

EROSION CONTROL NOTES:
 1. REFER TO THE COVER SHEET FOR EROSION CONTROL NOTES AND GRADING NOTES AND LEGEND.
 2. THE TIMING FOR THE INSTALLATION OF THE CONTROL MEASURE IS EITHER INITIAL (PRIOR TO EARTH-MOVING ACTIVITIES OCCURRING), INTERIM (AFTER INSTALLATION OF THE PROPOSED FACILITY IT WILL BE INSTALLED ALONG OR DOWNSTREAM OF) AND FINAL (AT THE END OF CONSTRUCTION).
 3. EROSION CONTROL MEASURES INSTALLED IN INITIAL OR INTERIM PHASE, SHALL BE LEFT IN PLACE UNTIL AREA TRIBUTARY TO BMP IS STABILIZED.
 4. CONTRACTOR TO REDLINE PLAN IF BMP LOCATIONS ARE DIFFERENT THAN SHOWN ON THE PLAN. COUNTY INSPECTOR SHALL APPROVE REDLINES.

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa
 Engineering Corporation
 5951 Middlefield Road, Suite 200
 Lubbock, TX 79424
 (803) 692-0369

AMERCO
 REAL ESTATE COMPANY

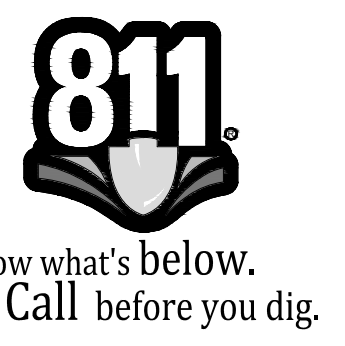
CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

SITE ADDRESS:
 U-HAUL at Falcon
 Rolling Thunder Way
 Falcon, CO 80831

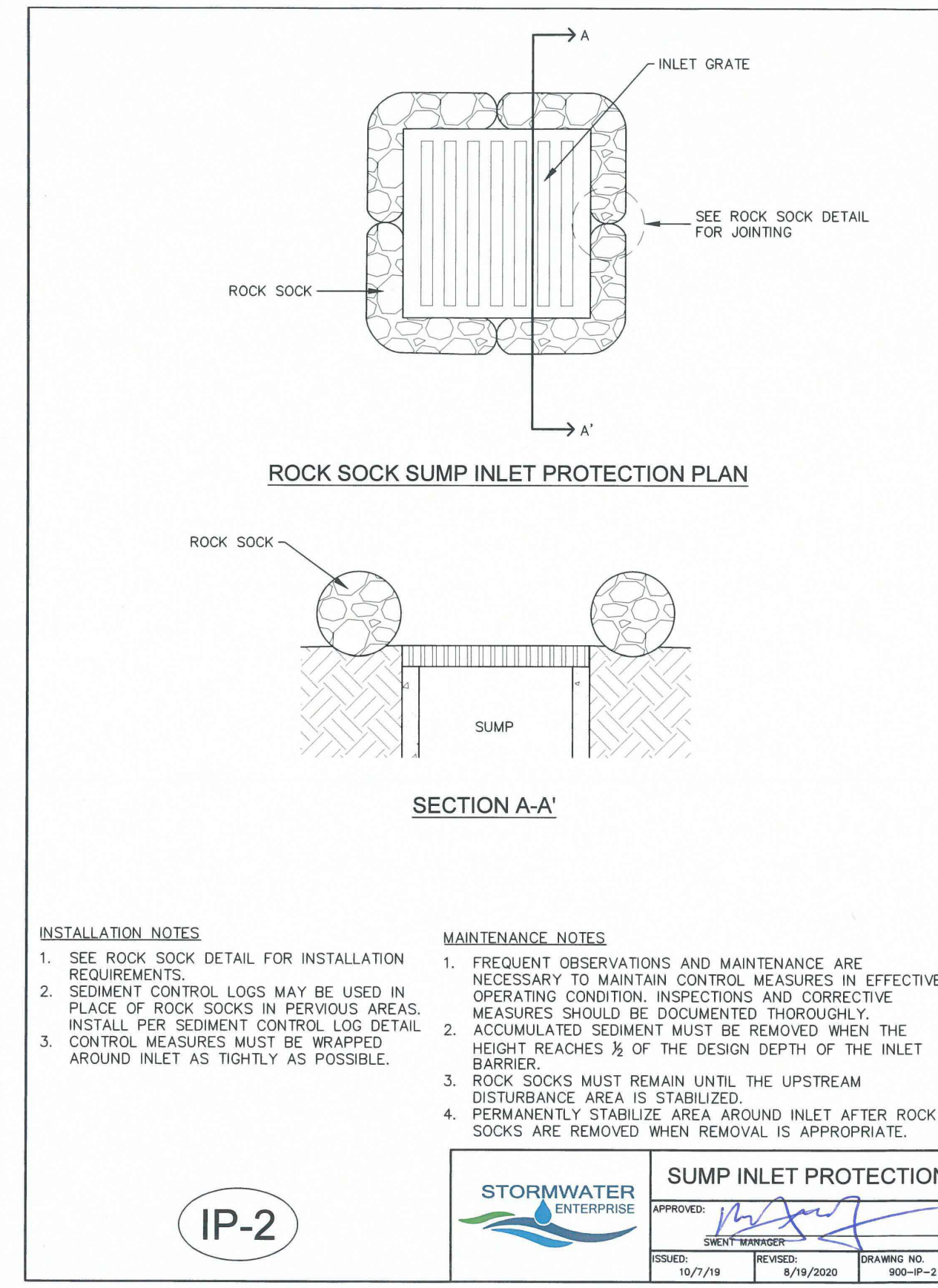
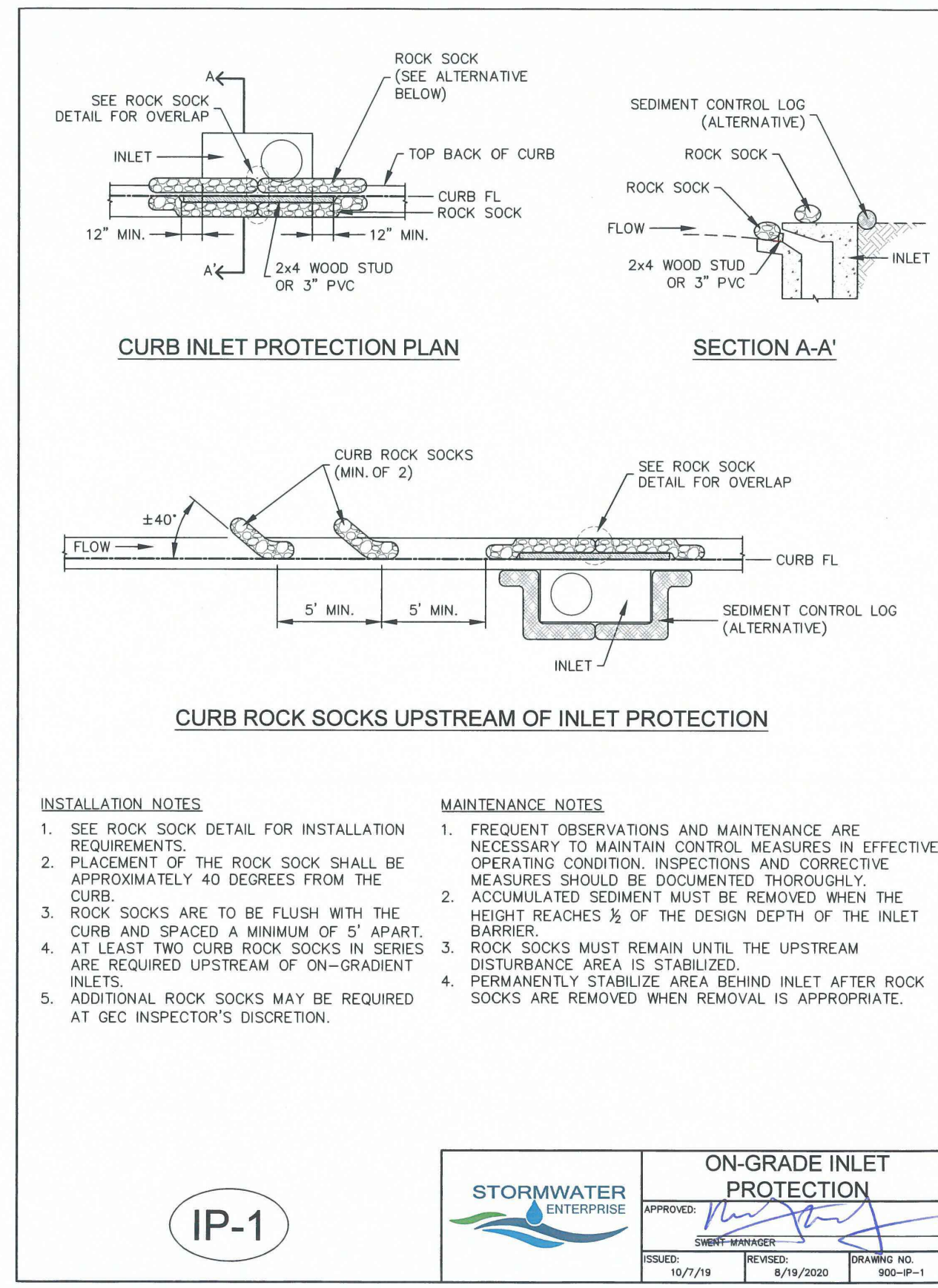
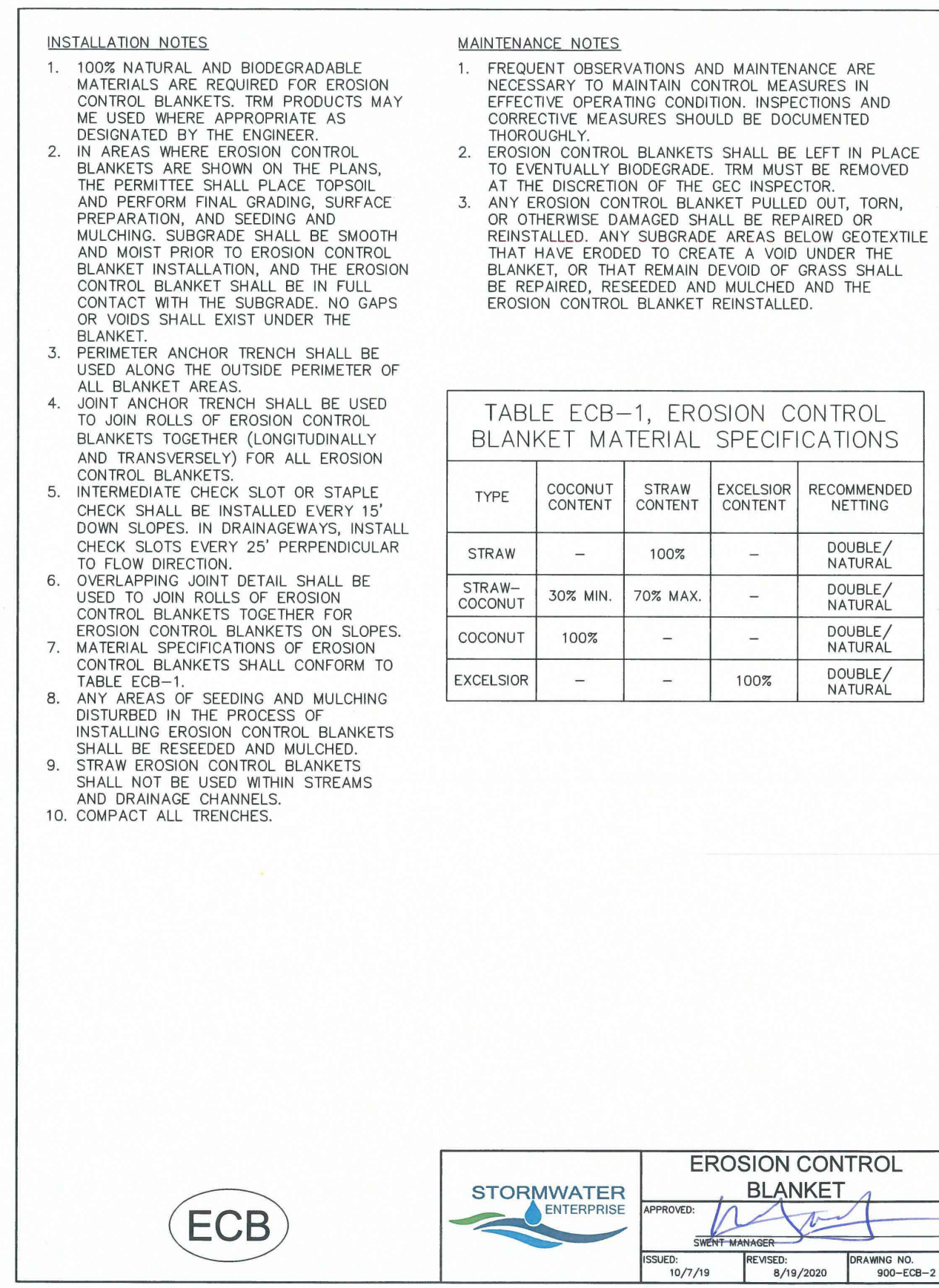
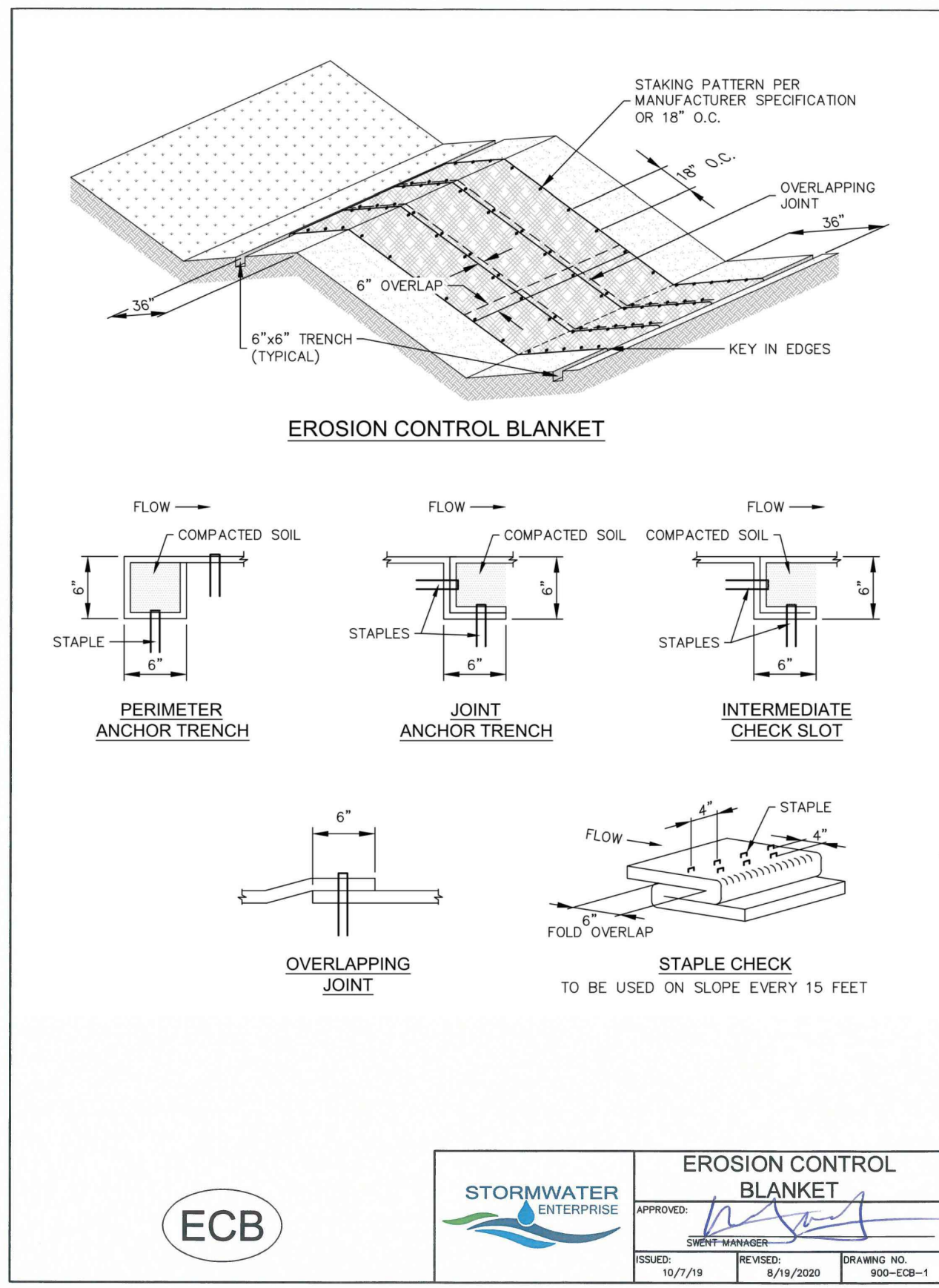
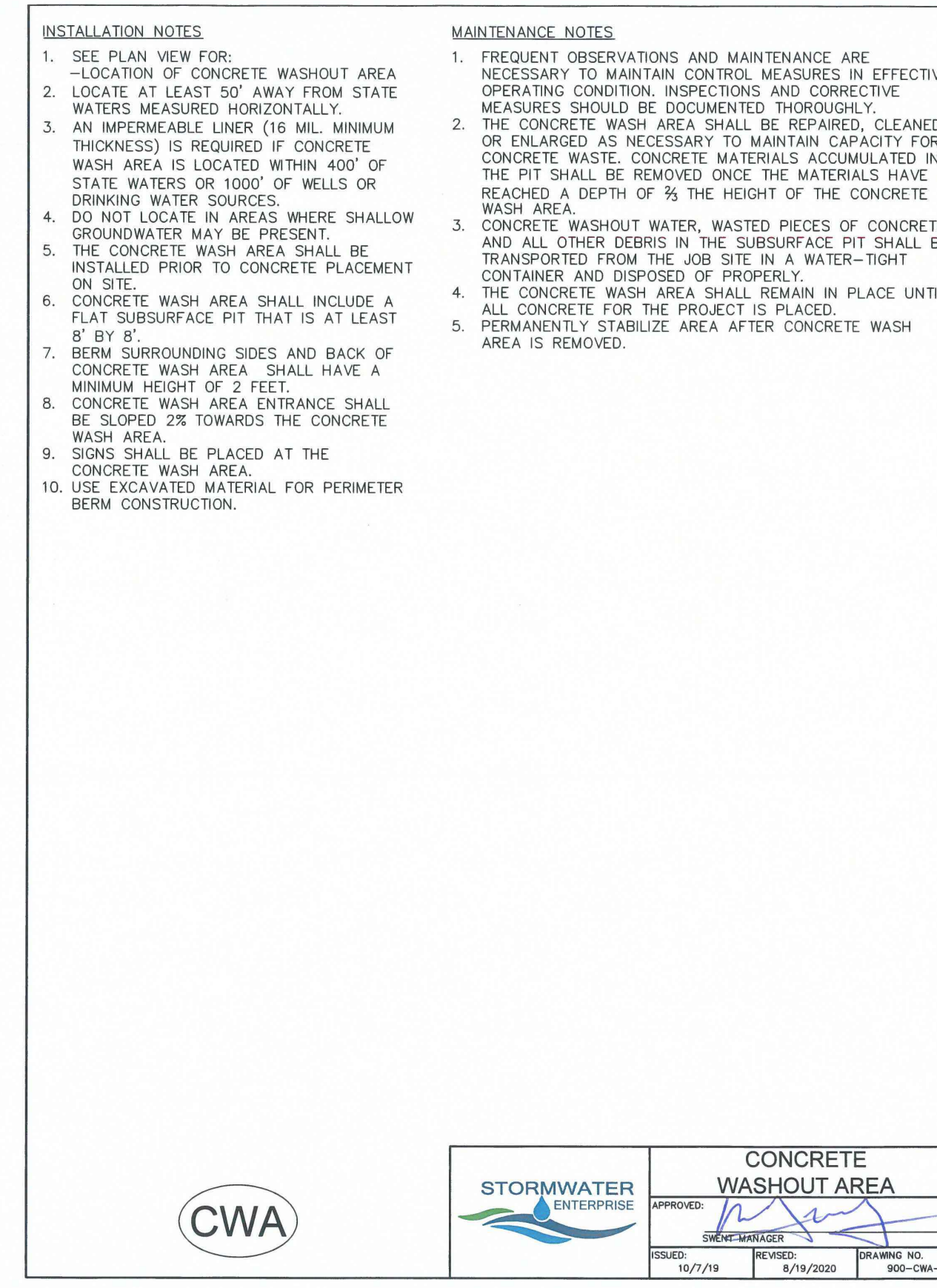
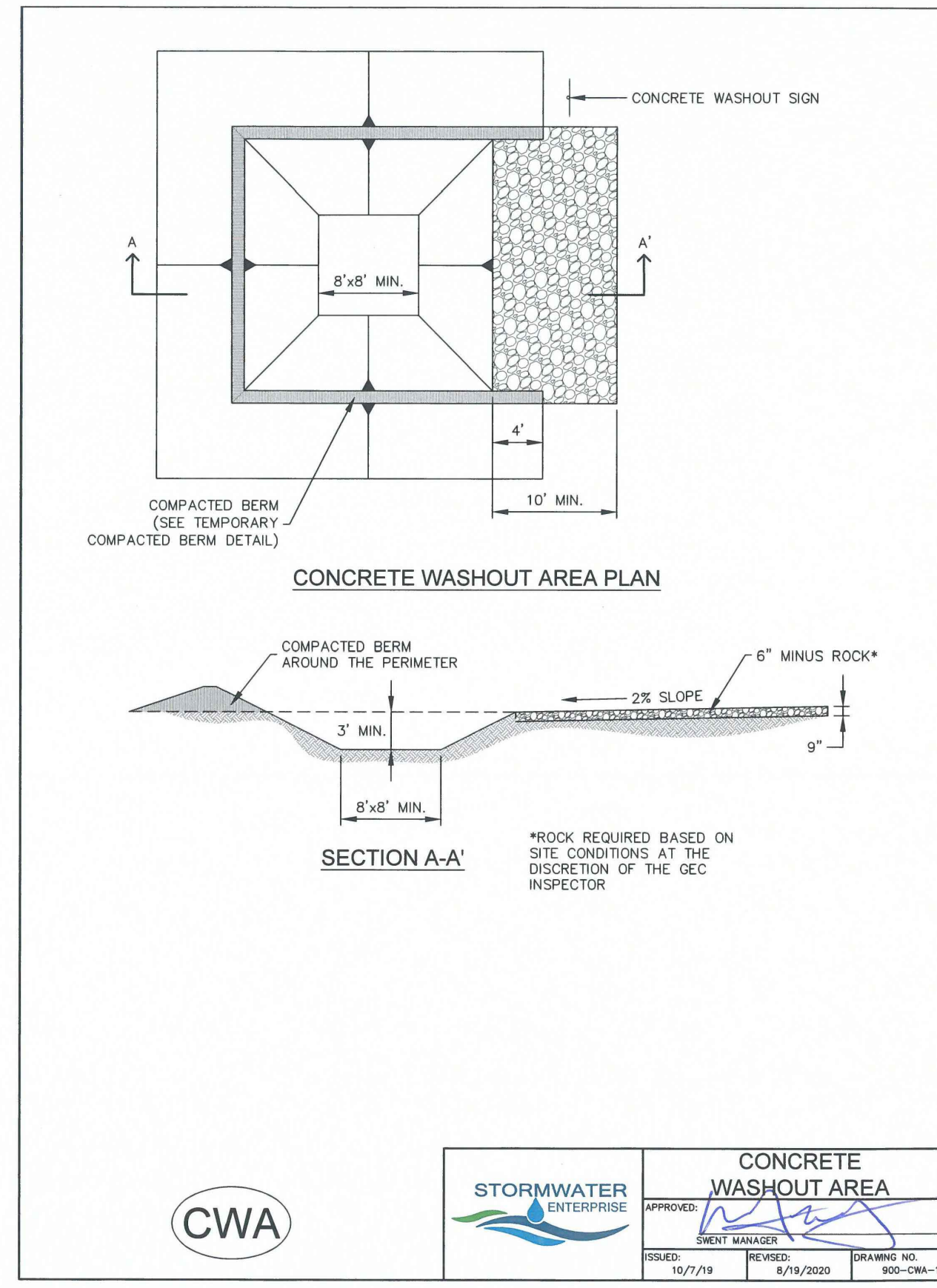
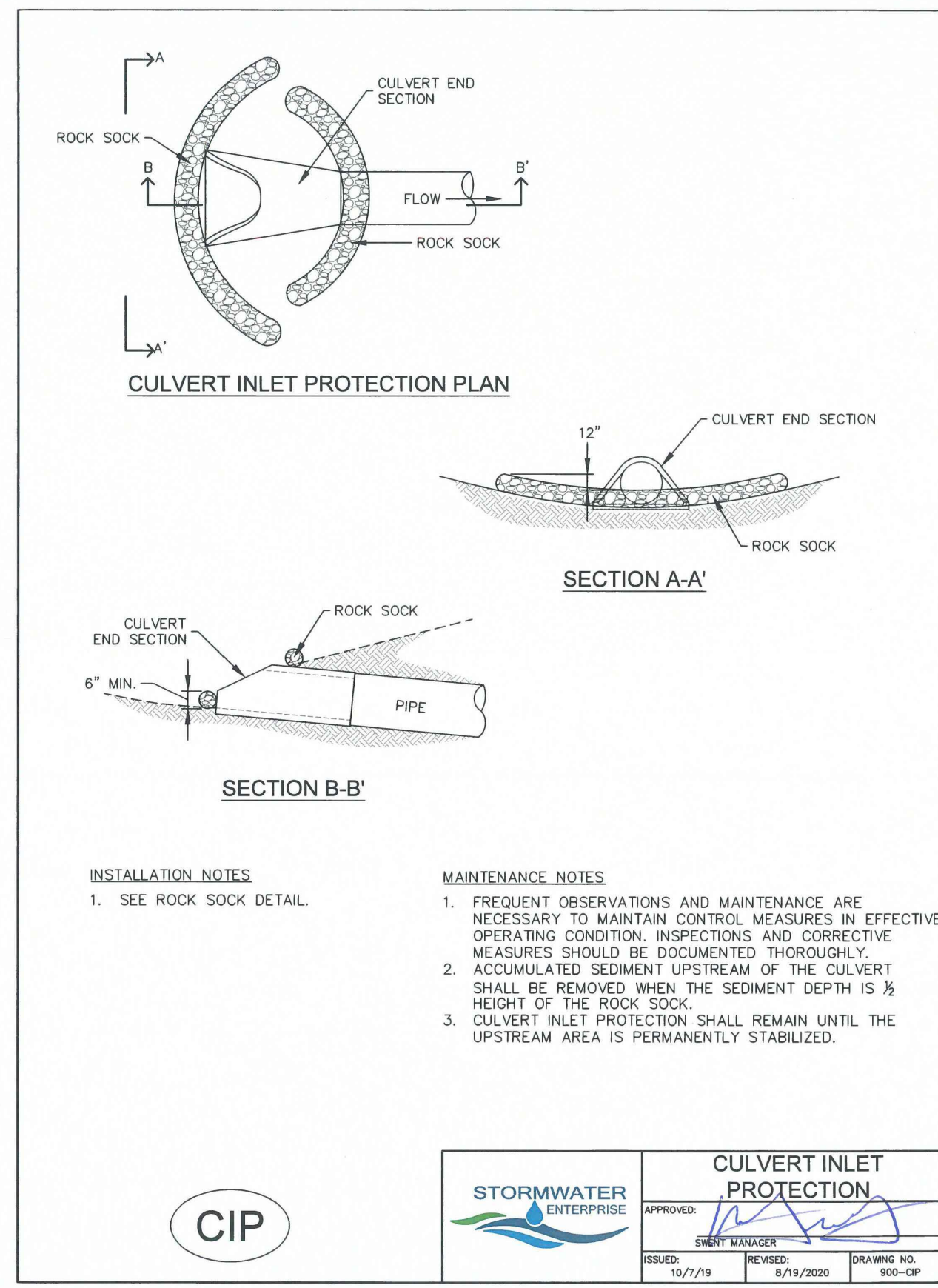
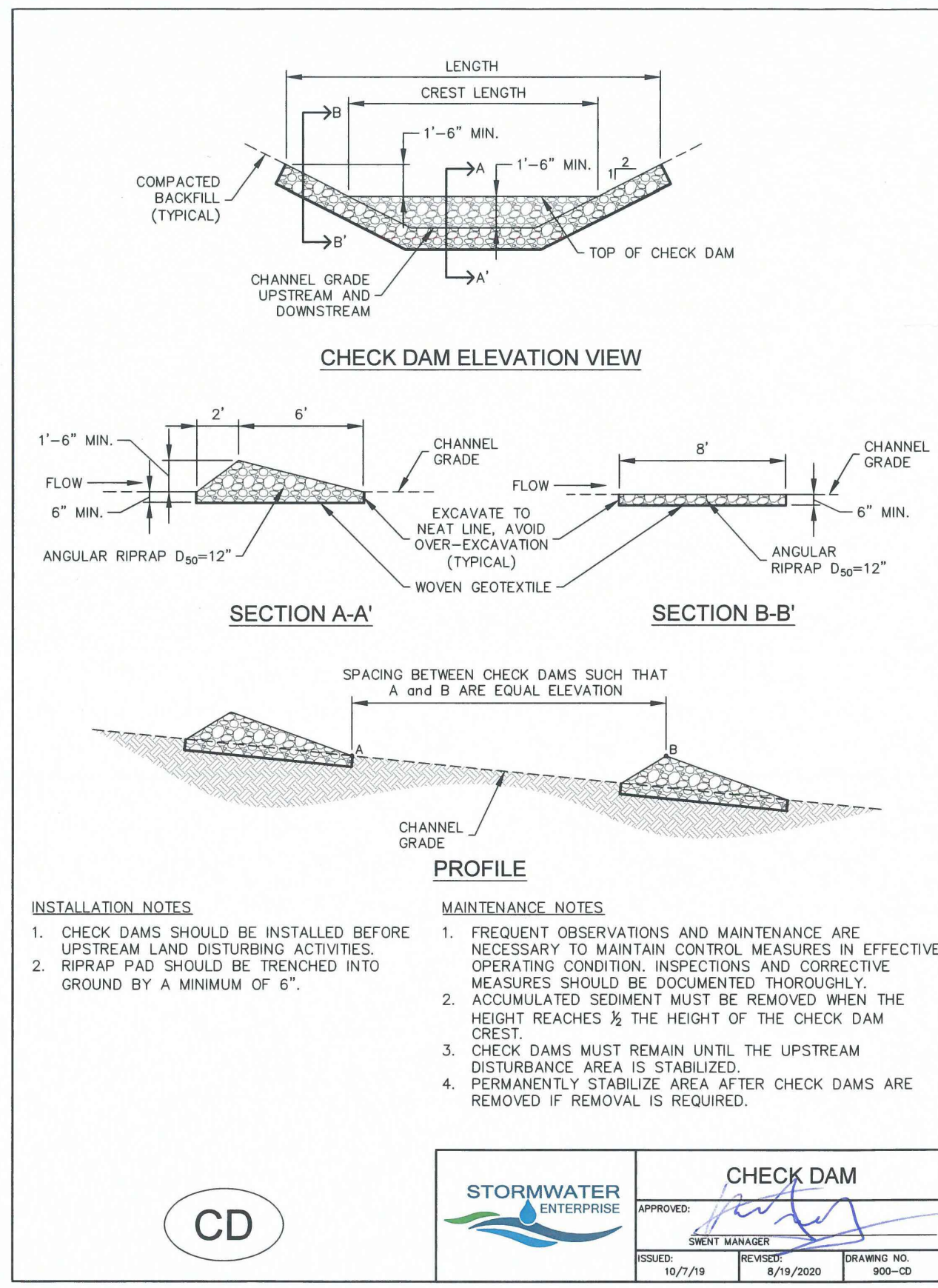
866077

DRAWN: JRD
 CHECKED: MWE
 DATE: 6/9/23

PCD File #
 PPR-22-56 & SF-22-40



© COPYRIGHT AMERCO REAL ESTATE COMPANY



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa Engineering Corporation
 5951 Middlefield Road, Suite 200
 Littleton, CO 80120
 (303) 692-0369

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

SITE ADDRESS:
 U-HAUL at Falcon
 Rolling Thunder Way
 Falcon, CO 80831

SHEET CONTENTS:
 GRADING AND EC PLAN
 - DETAIL ECT

866077

DRAWN: JRD
 CHECKED: MWE
 DATE: 6/9/23

PCD File #
 PPR-22-56 & SF-22-40

© COPYRIGHT AMERCO REAL ESTATE COMPANY

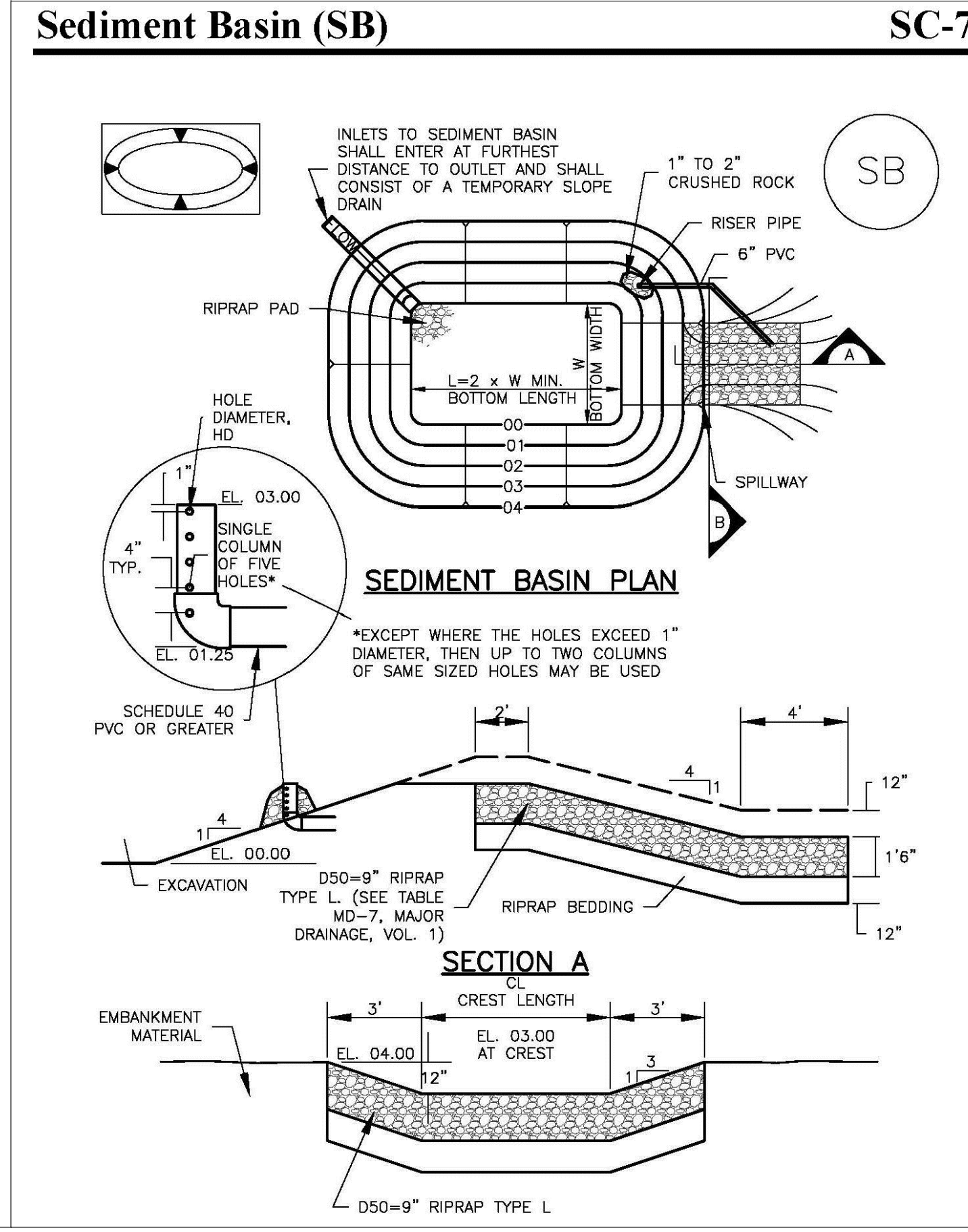
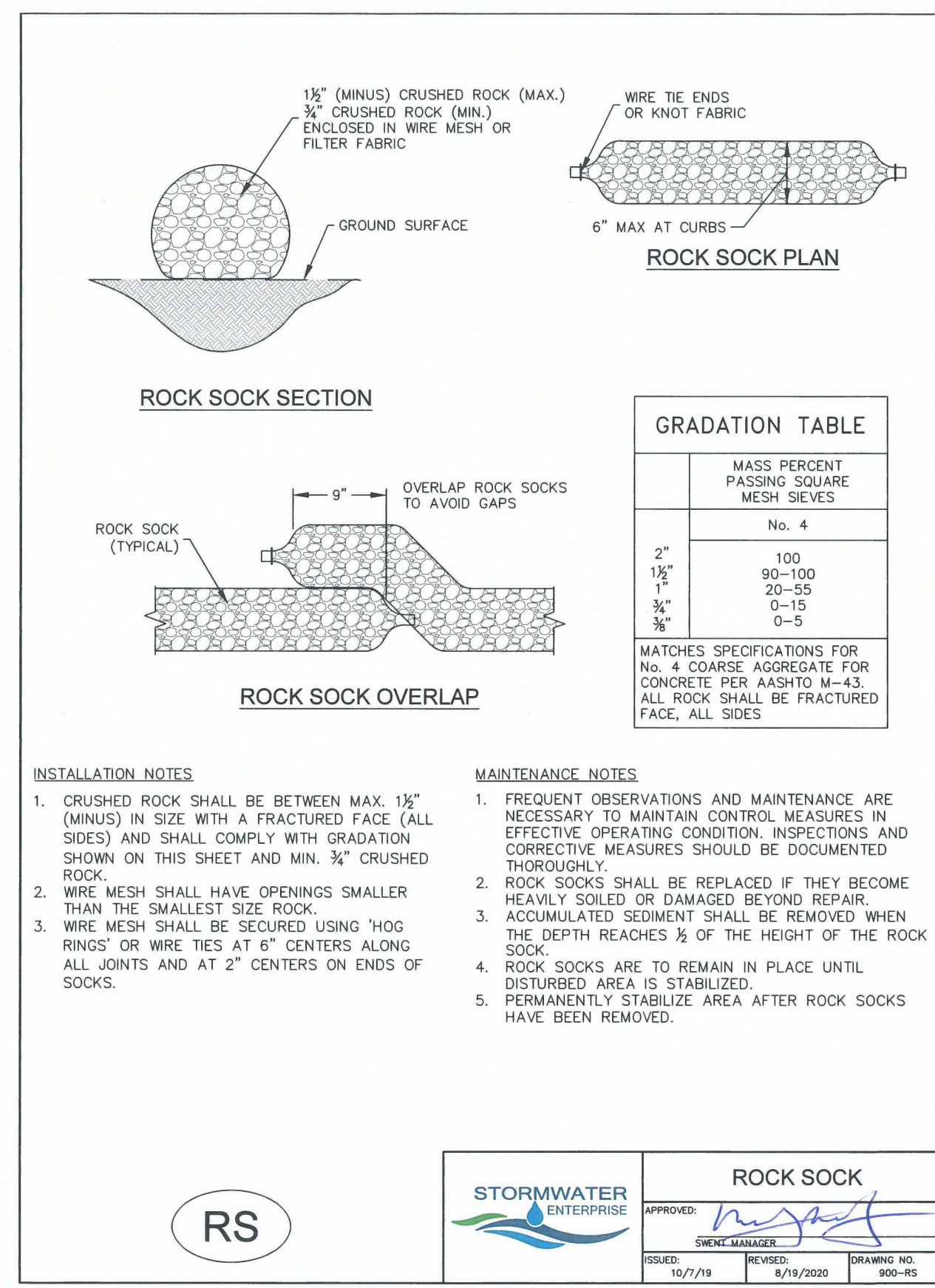
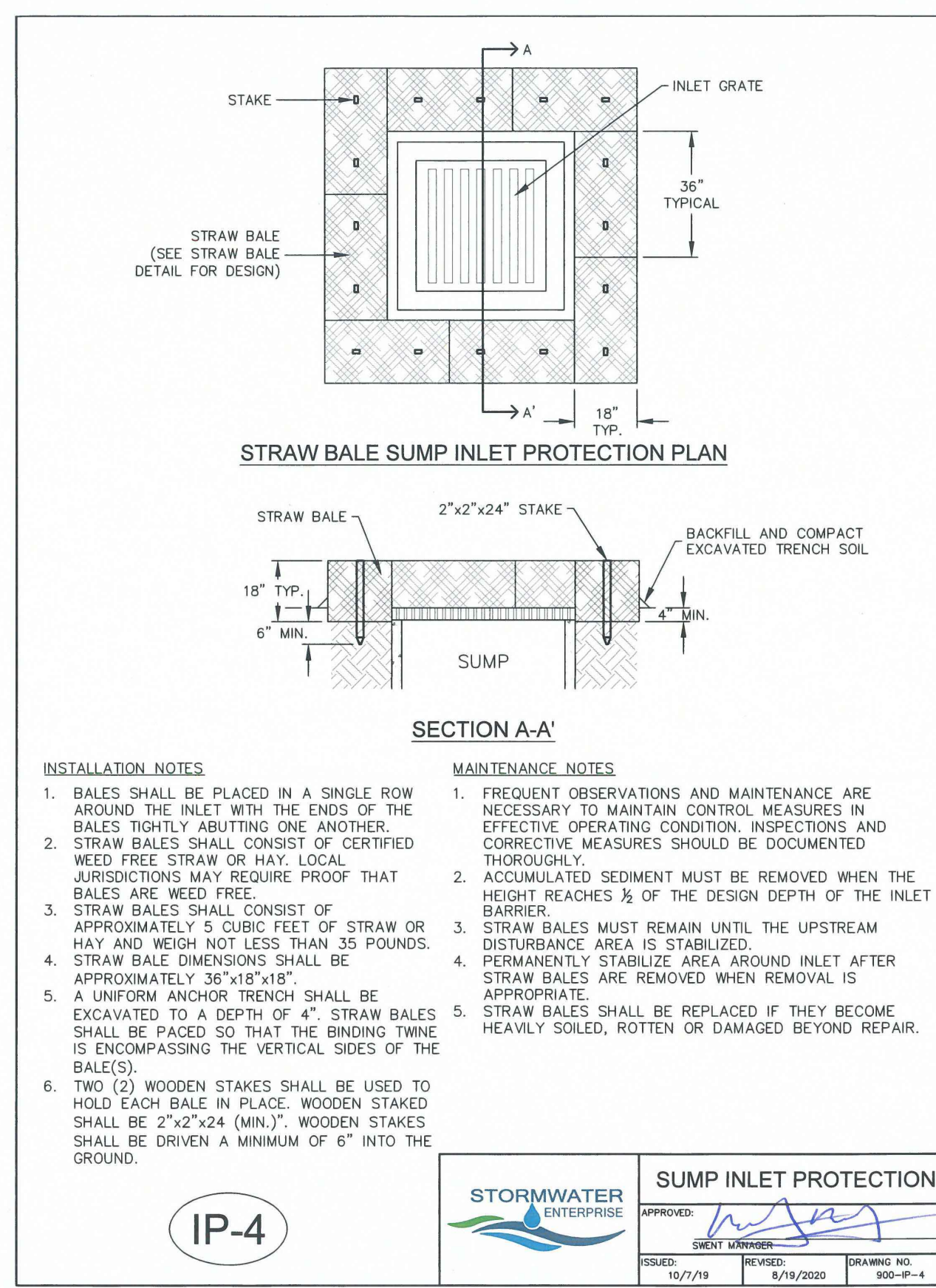
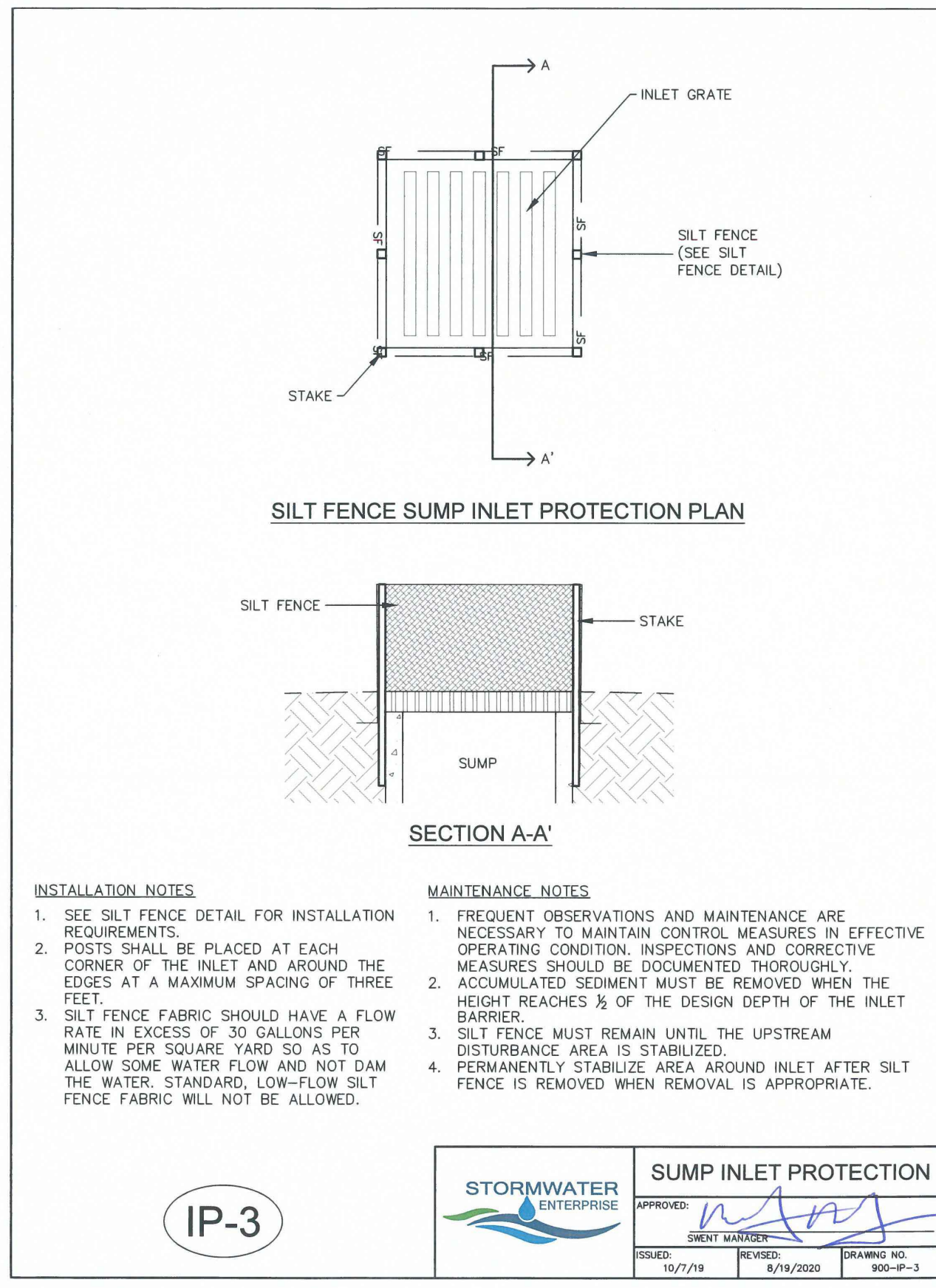


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

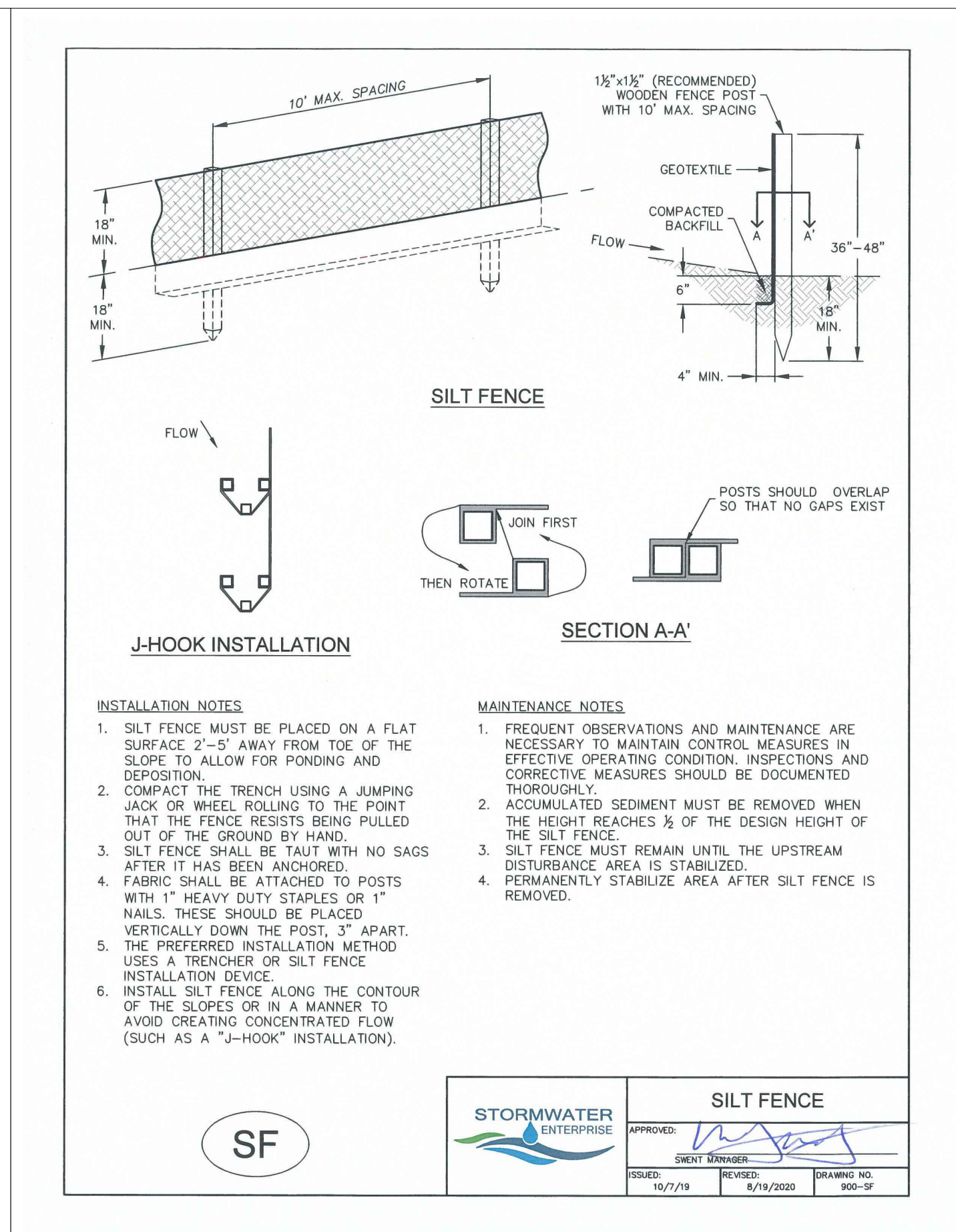
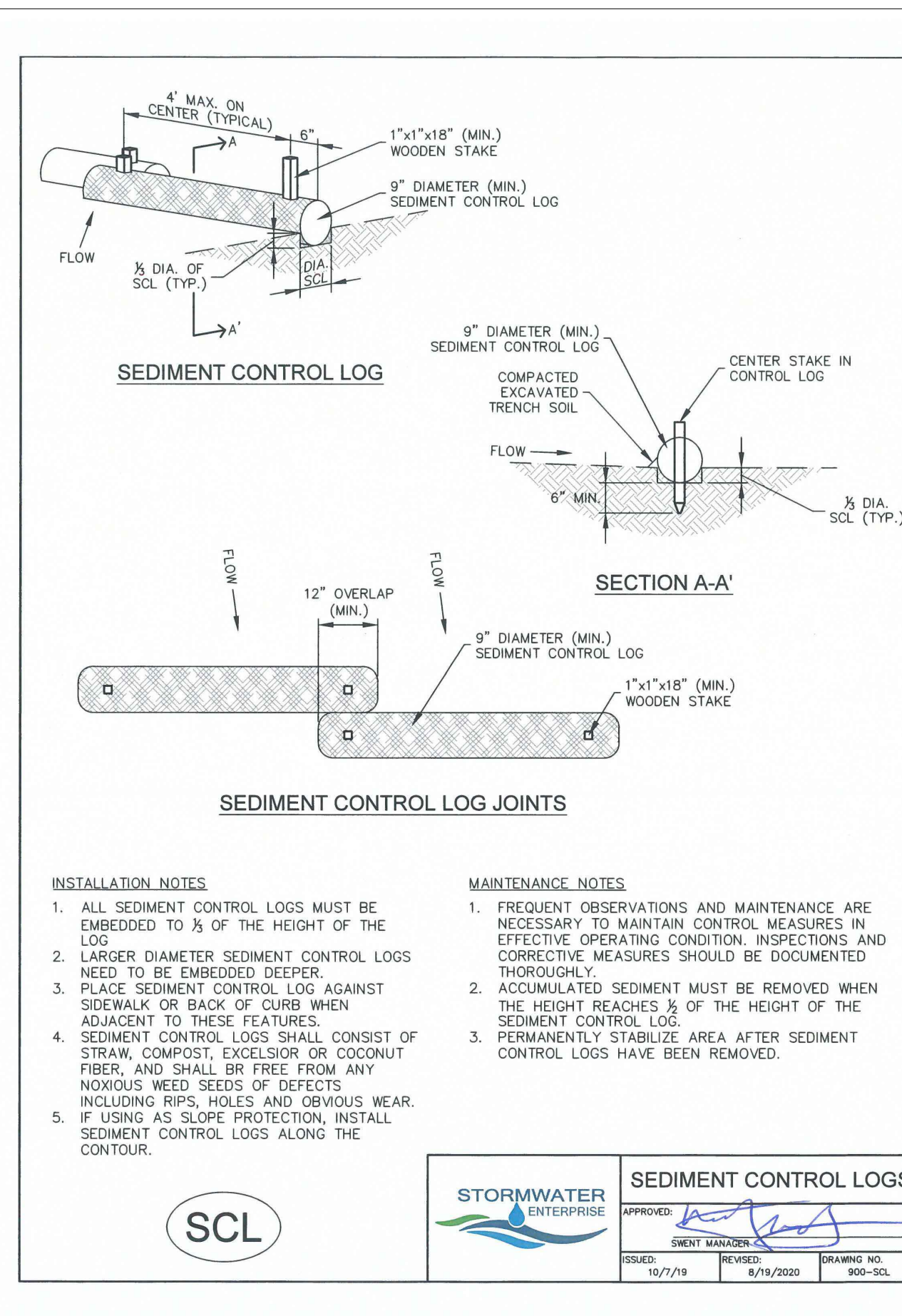
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	9/2
2	21	3	1 1/16
3	28	5	9/2
4	33 1/2	6	2 1/16
5	38 1/2	9	2 1/2
6	43	9	2 1/2
7	47 1/4	11	2 5/16
8	51	12	2 7/16
9	55	13	2 7/8
10	58 1/4	15	1 5/16
11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

SEDIMENT BASIN INSTALLATION NOTES

- 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.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- 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

- 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.
- 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).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

Kiowa Engineering Corporation
 5951 Middlefield Road, Suite 200
 Lubbock, TX 79424
 (803) 692-0369

AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
 2727 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: (602) 263-6502
 F: (602) 277-1026

SITE ADDRESS:
 U-HAUL at Falcon
 Rolling Thunder Way
 Falcon, CO 80831

SHEET CONTENTS:
 GRADING AND EC PLAN
 - DETAIL SHT

866077

DRAWN: JRD
 CHECKED: MWE
 DATE: 6/9/23

PCD File #
 PPR-22-56 & SF-22-40

© COPYRIGHT - AMERCO REAL ESTATE COMPANY

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

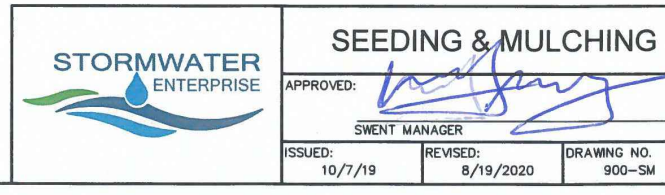
- IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE, AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
- SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
 - SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDING IS USED.
 - BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLIANT DRILL OR HYDRO-SEEDING.
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.



SM

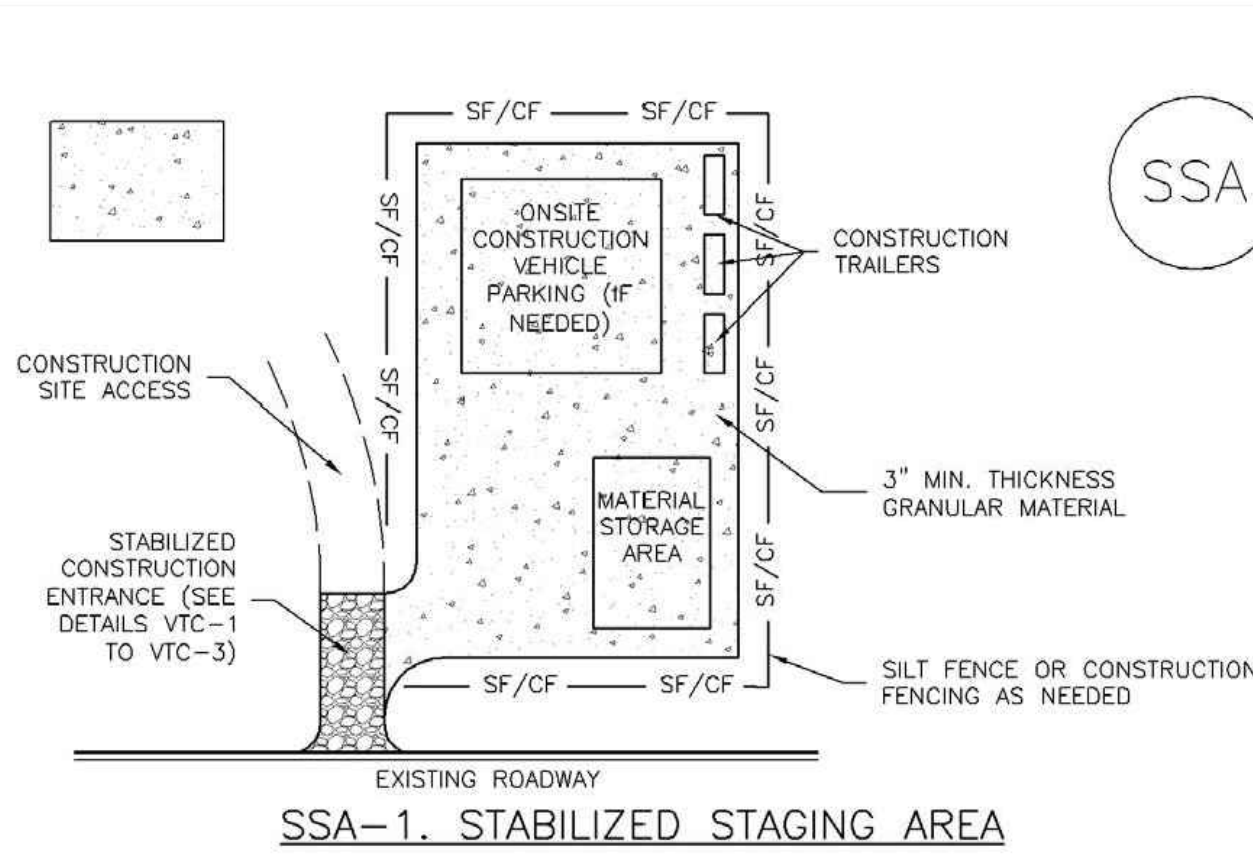
Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA 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.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- 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.

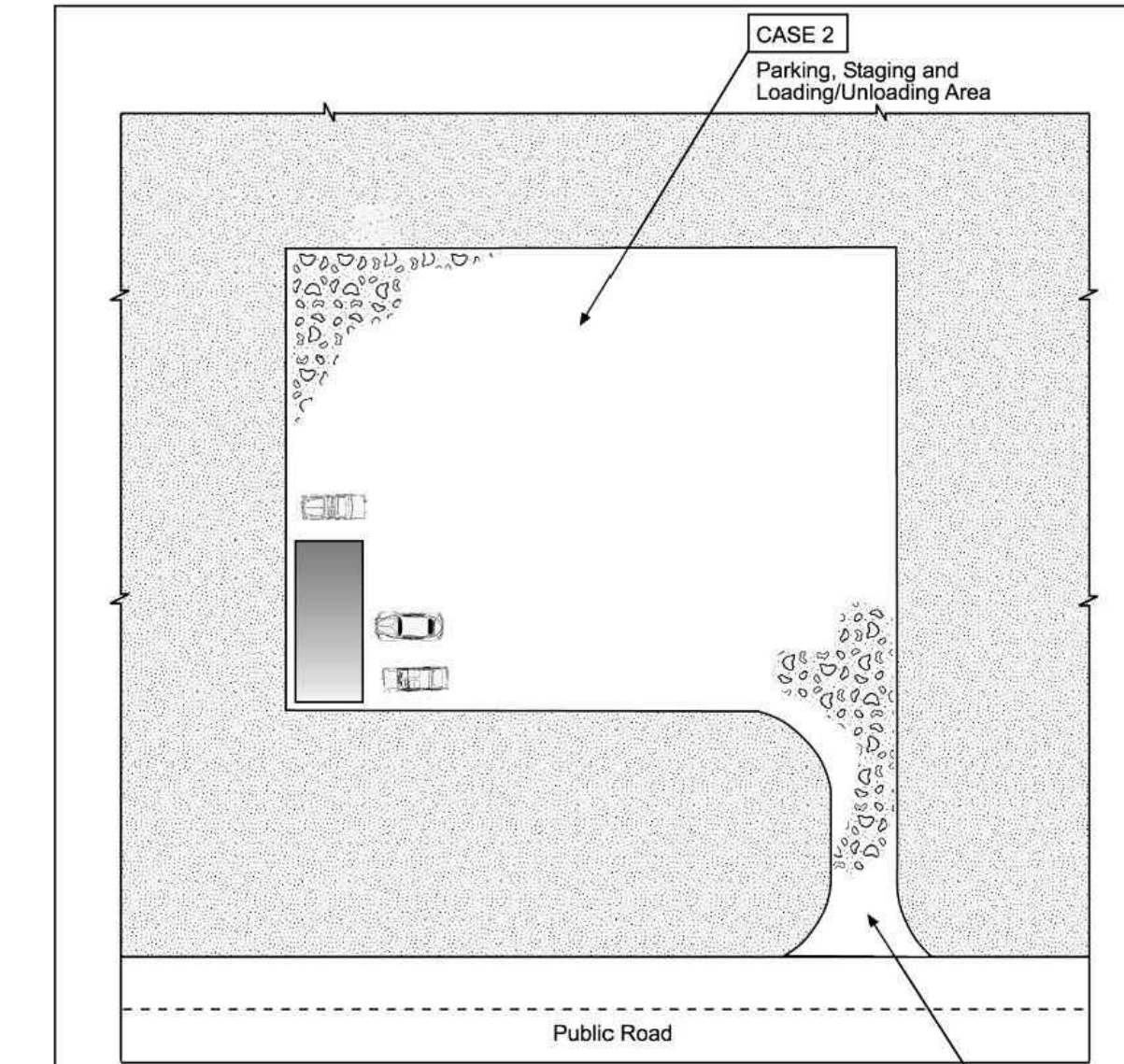
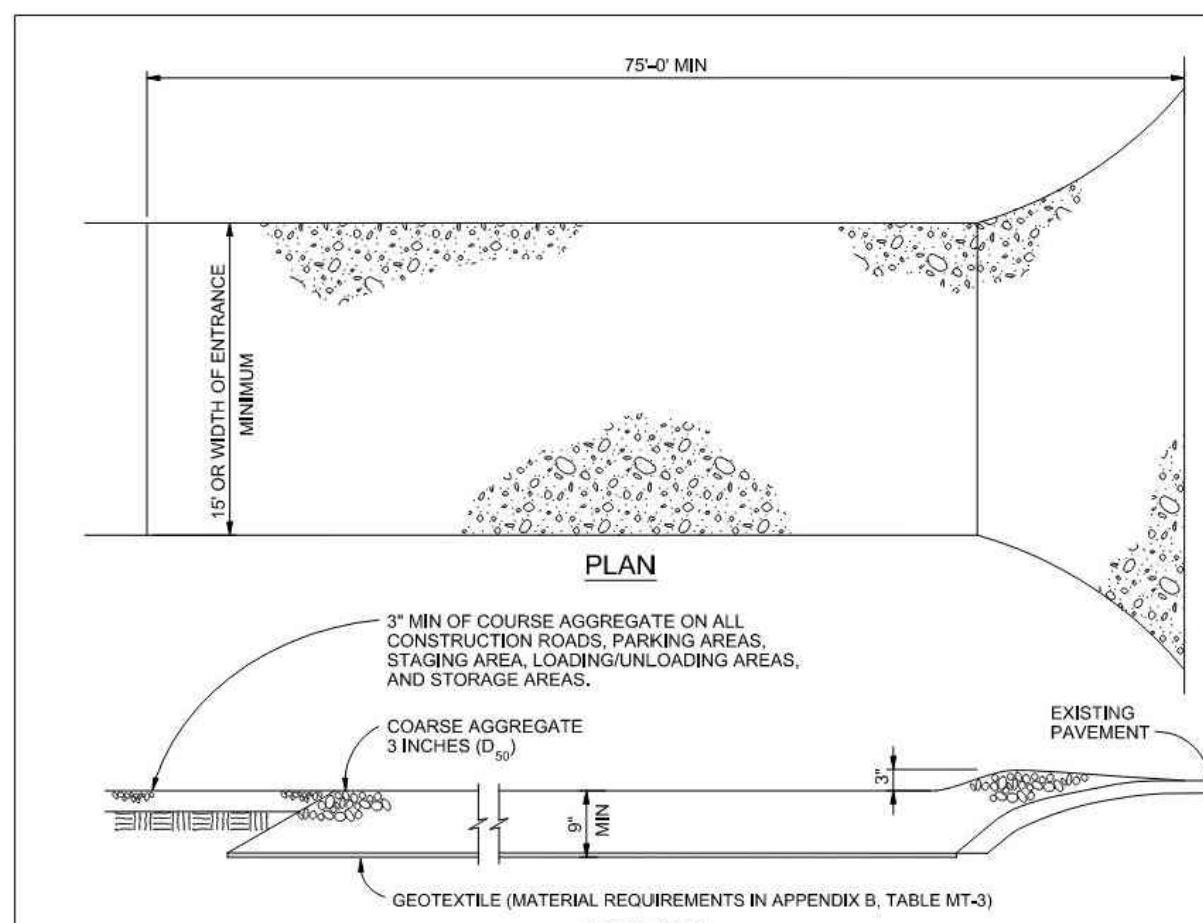


Table VT-1

	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
DENM15722 CS.CSPGVT-19-99 3-53

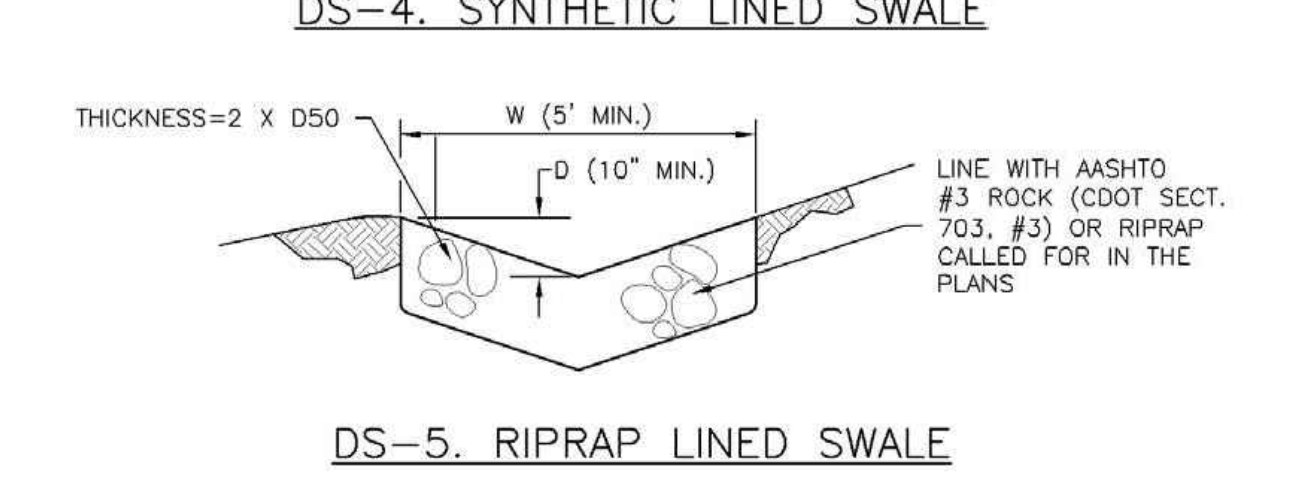
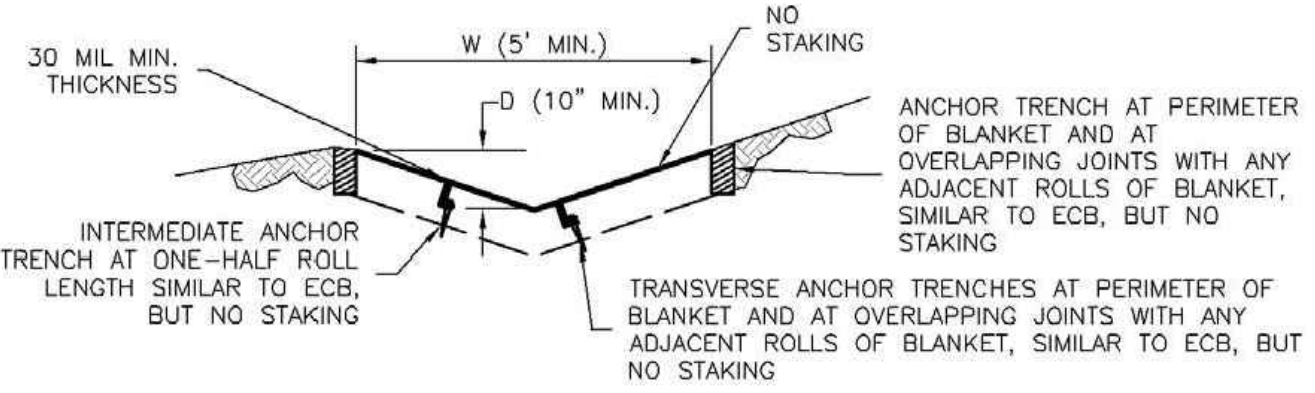
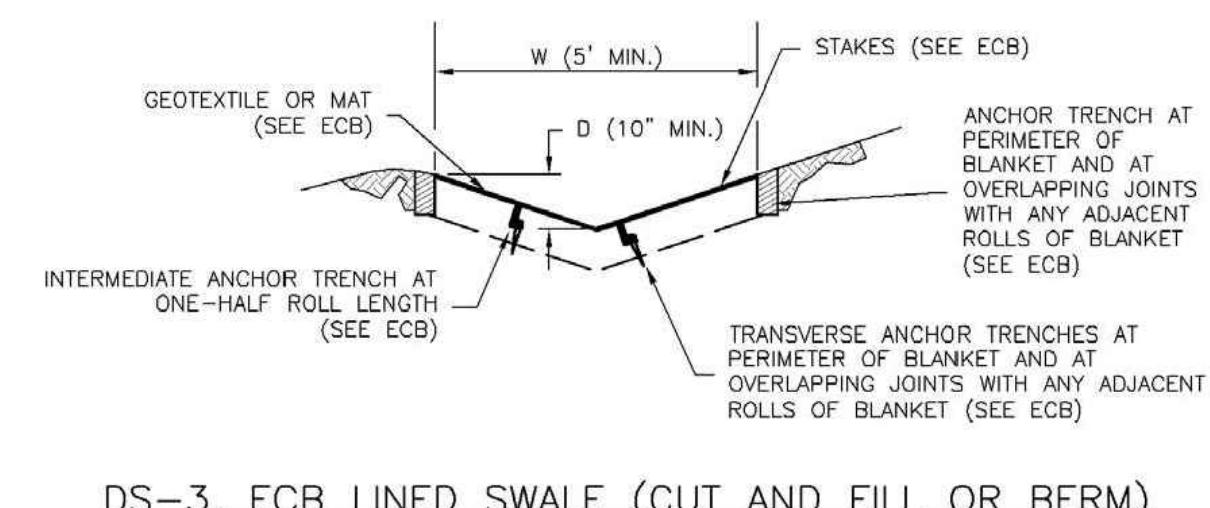
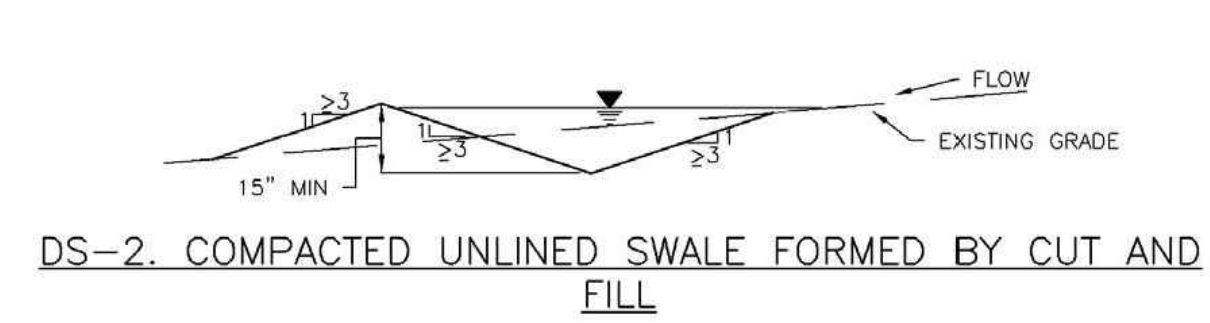
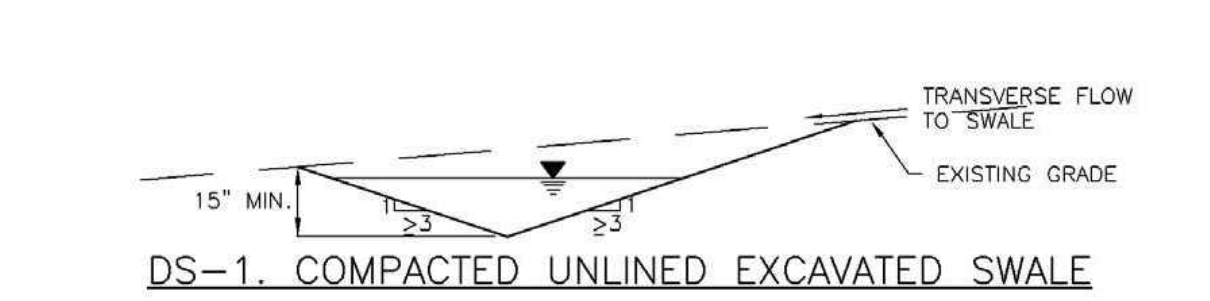
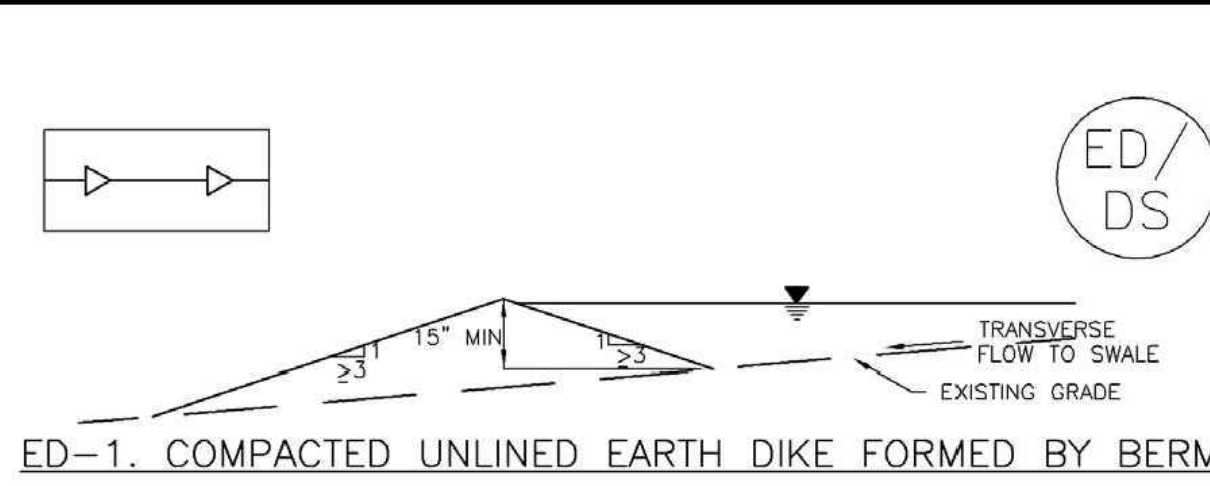


VEHICLE TRACKING NOTES

- INSTALLATION REQUIREMENTS**
- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION.
 - 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.
 - AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
 - CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
 - 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**
- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
 - STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
 - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
 - STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
 - OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality
Figure VT-2 Vehicle Tracking Application Examples
3-54

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

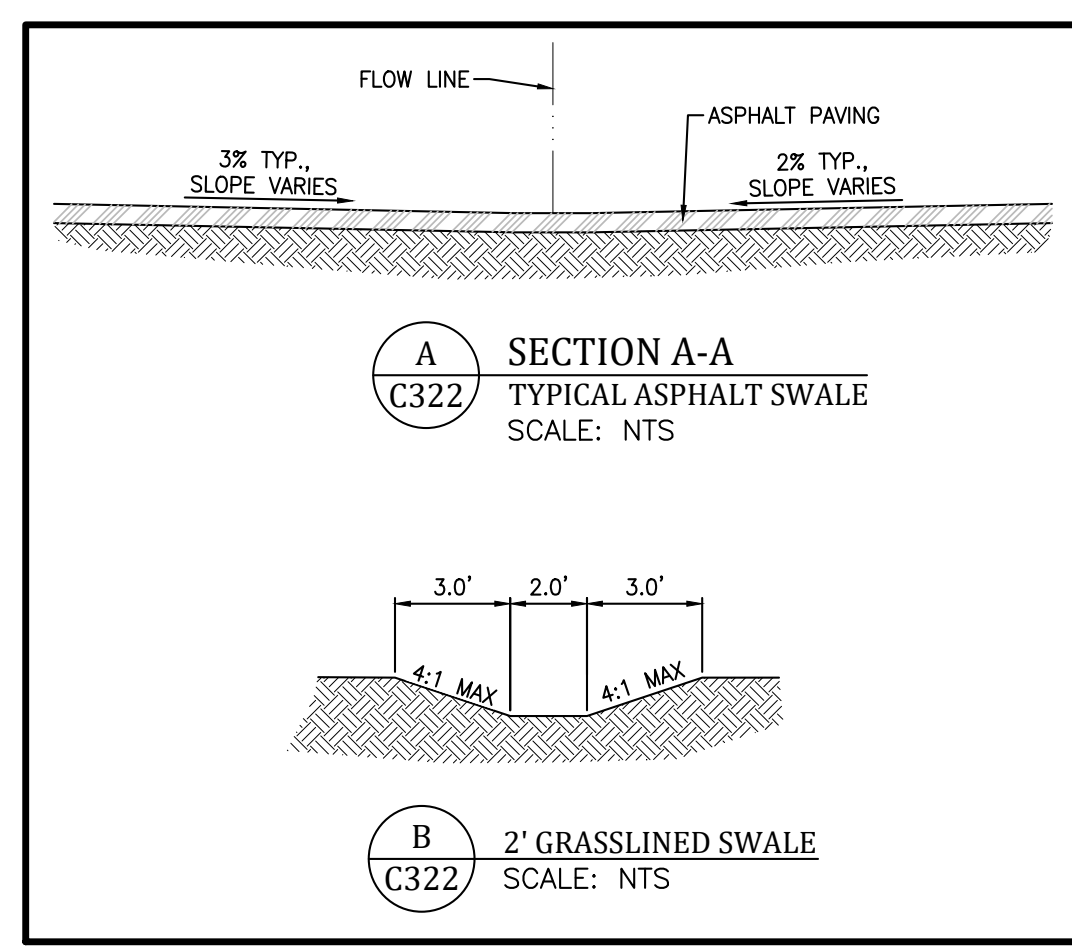


EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES

- SEE SITE PLAN FOR:
 - LOCATION OF DIVERSION SWALE
 - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
 - LENGTH OF EACH SWALE.
 - DEPTH, D, AND WIDTH, W DIMENSIONS.
 - FOR ECB/TRM LINED DITCH, SEE ECB DETAIL.
 - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
- EARTH DIKES AND SWALES INDICATED ON SWMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
- EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
- SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
- FOR LINED DITCHES, INSTALLATION OF ECB/TRM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
- WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

EARTH DIKE AND DRAINAGE SWALE 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.
- SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
- WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.



GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-HAUL at Falcon
Rolling Thunder Way
Falcon, CO 80831

SHEET CONTENTS:
GRADING AND EC PLAN
- DETAIL SH7

866077
DRAWN: JRD
CHECKED: MWE
DATE: 6/9/23
PCD File #
PPR-22-56 & SF-22-40

© COPYRIGHT AMERCO REAL ESTATE COMPANY