

LES SCHWAB TIRE CENTER 7105 N. MERIDIAN ROAD FALCON, COLORADO 80831

GRADING AND EROSION CONTROL PLAN

PROPERTY OWNER

PARK PLACE ENTERPRISES LLC 15 MIRANDA ROAD COLORADO SPRINGS, CO 80906

ENTITLEMENT CONSULTANT ARCHITECT

LANDSCAPE ARCHITECT CIVIL ENGINEER / SURVEYOR

GALLOWAY & COMPANY 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, CO 80111 TEL: (303) 770-8884 FAX: (303) 770-3636

ATTN: AARON MCLEAN (ENTITLEMENTS) ATTN: KYLE J. MATTHEWS (ARCHITECT) ATTN: KERRI LILJEGREN, RLA (LANDSCAPE ARCHITECT) ATTN: JOE PARK, P.E. (CIVIL ENGINEERING) ATTN: LYLE BISSEGGER, P.L.S. (SURVEY)

DEVELOPER/APPLICANT

SFP-E P.O. BOX 5350 BEND, OR 97708 (541) 416-5238 ATTN: GEORGE BUNTING

GEOTECHNICAL ENGINEER

WESTMINSTER, CO 80234 TEL: (303) 996-2999 ATTN: GLENN D. OHLSEN, P.E.

JURISDICTIONAL CONTACTS

PLANNING DEPARTMENT

EL PASO COUNTY-PLANNING 2880 INTERNATIONAL CIRCLE #110 COLORADO SPRINGS, CO 80910 TEL: (719) 520-6313 ATTN: NINA RUIZ

ENGINEERING DEPARTMENT

EL PASO COUNTY-ENGINEERING 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 TEL: (719) 520-6813 ATTN: ELIZABETH NIJKAMP

TEL: (719) 327-2880

UTILITY CONTACTS

POWER

MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E WOODMEN ROAD FALCON, CO 80831 TEL: (800) 388-9881

WATER

FALCON HIGHLANDS METROPOLITAN DISTRICT 111 SOUTH TEJON STREET #705 COLORADO SPRINGS, CO 80903 TEL: (719) 635-0330 ATTN: CYNTHIA BEYER

SANITARY SEWER

WOODMAN HILLS METRO DISTRICT 8046 EASTON ROAD FALCON, CO 80831 TEL: (719) 495-2500 x111 ATTN: DANNY EVERETT

PICKERING, COLE & HIVNER 1070 W. 124TH AVENUE, SUITE 300

BUILDING DEPARTMENT

PIKES PEAK REGIONAL BUILDING DEPARTMENT 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910

FIRE DEPARTMENT

FALCON FIRE DISTRICT 7030 OLD MERIDIAN ROAD FALCON, CO 80831 TEL: (719) 495-4050 ATTN: CHIEF TRENT HARWIG

CENTURYLINK TEL: (719) 633-2998 ATTN: JIM CONNELLY

GAS

COLORADO SPRINGS UTILITIES (719) 668-4462

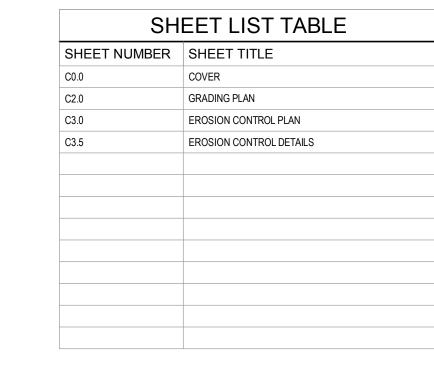
TELEPHONE

ATTN: BEN SCHMITT

EAST WOODMEN ROAD

VICINITY MAP

NOT TO SCALE



OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN

20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

MONITORING MAY BE REQUIRED.

GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND

COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE 21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH-LINE.

REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM 11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR 22. INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.

> 23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

EXISTING UTILITIES.

25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

BE CONSIDERED A PART OF THESE PLANS.

PROJECTS THAT WILL DISTURB 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:

> WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH ATTN: PERMITS UNIT

NOTE: CONTRACTOR IS RESPONSIBLE FOR CALCULATING AND VERIFYING ALL QUANTITIES PROVIDED ON PLANS PRIOR TO BIDDING AND CONSTRUCTION.

NOTE: CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS TESTS. REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING SURVEYOR MUST VERIFY ALL BENCHMARK. BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE EPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

DESIGN ENGINEER'S STATEMENT:

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

[NAME, P.E.#_

OWNER/DEVELORER'S STATEMENT

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

INAME, TITLE] **IBUSINESS NAME** Fill this information in [ADDRESS]

EL PASO COUNTY:

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

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

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

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

proposed plat name as

please add the new,

Colorado Springs, Co 80920

719.900.7220 O www.gallowayUS.com

COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY COPYRIGHTS AND INFRINGEMENTS WILL

BE ENFORCED AND PROSECUTED.

Date Issue / Description 3/27/18 CLIENT SET 4/6/18 SDP SUBMITTAL 6/4/18 2ND SDP SUBMITTAL

LST00067 Drawn By: Checked By 4/6/2018

COVER

File No.

PPR-18-016

9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL

. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.

STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OF THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE 10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO 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 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 TO REGULATIONS AND 12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.

4. 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. DURING CONSTRUCTION13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1. THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH 14. BUILDING, CONSTRUCTION, OR OTHER WASTE MATERIALS SHALL NOT24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF WORK PROGRESS AND CHANGES IN THE FIELD.

5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE 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 PCD INSPECTIONS STAFF.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR 16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM 27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.

7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED. IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.

8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE 19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE STORMWATER MANAGEMENT PLAN (SWMP).

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

> EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.

THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.

ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY 26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ___ DISPOSED OF IMMEDIATELY.

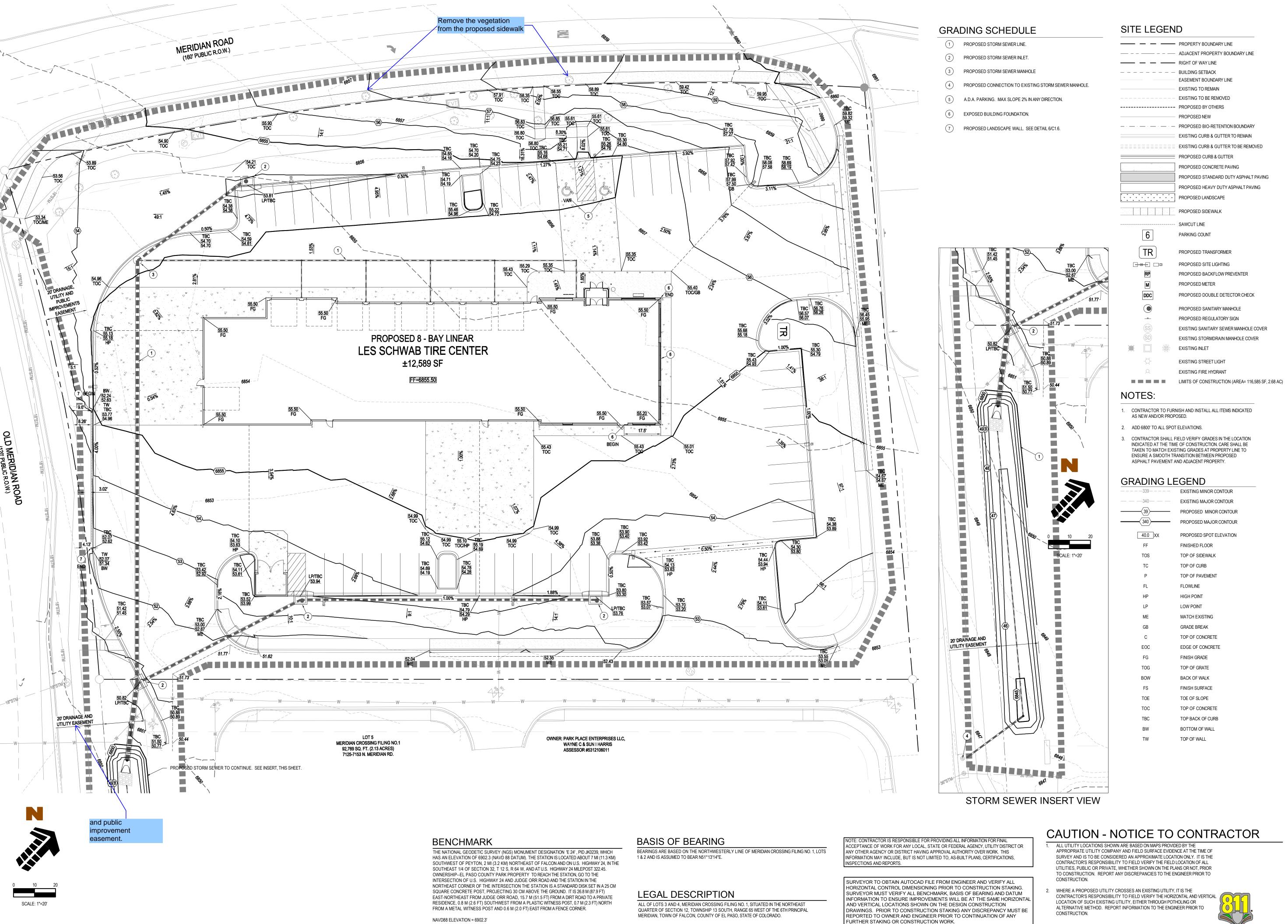
THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.

17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.

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.

POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT DENVER, CO 80246-1530



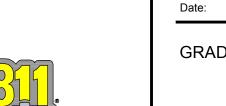
1755 Telstar Drive, Suite 107 Colorado Springs, Co 80920 719.900.7220 O www.gallowayUS.com

O2017. Galloway & Company, Inc. All Rights Reserve



COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF

SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



Know what's **below.** Call before you dig. **GRADING PLAN**

Checked By

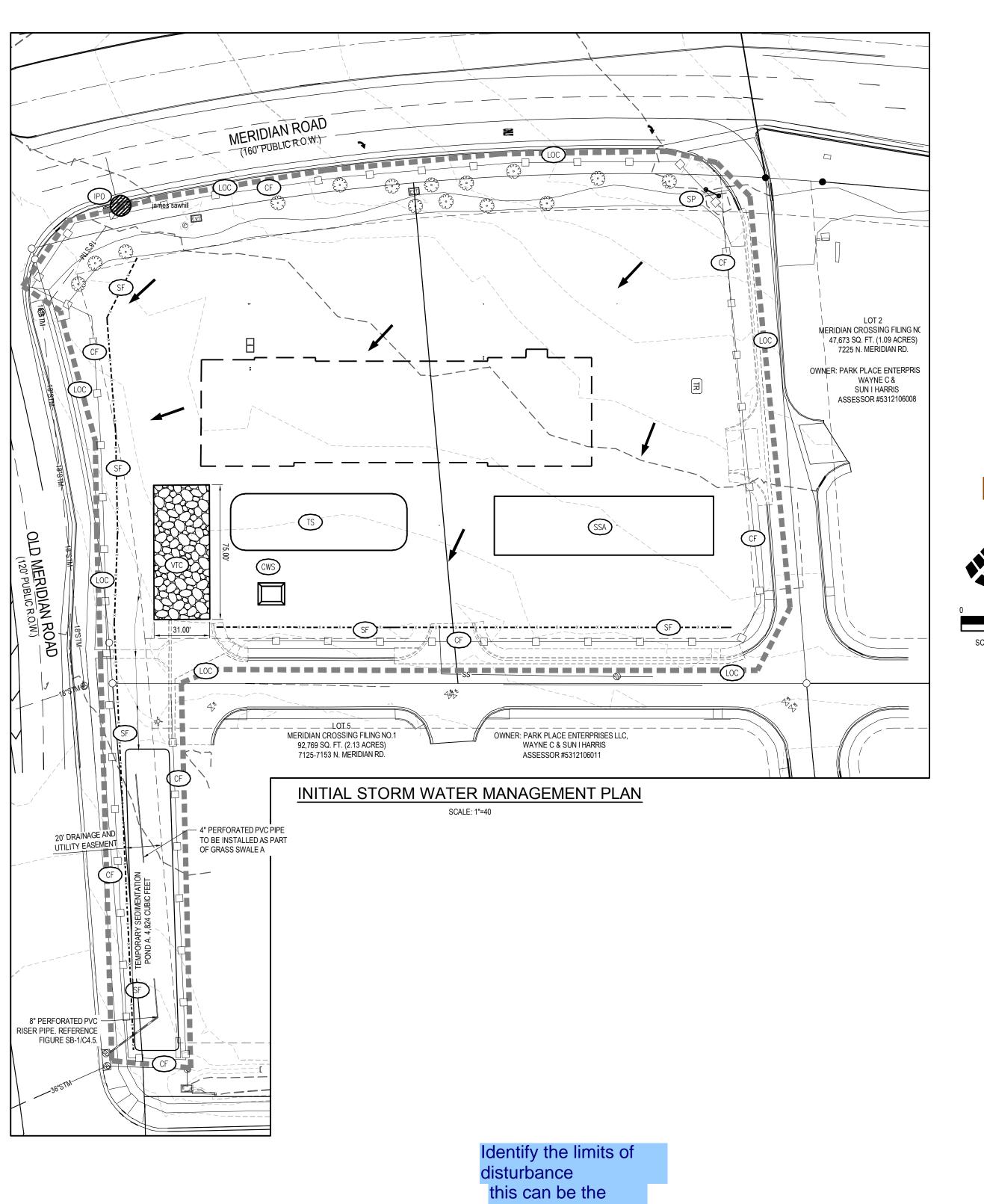
Date Issue / Description

6/8/18 2ND SDP SUBMITTAL

4/6/18 SDP SUBMITTAL

LST00067

4/6/2018

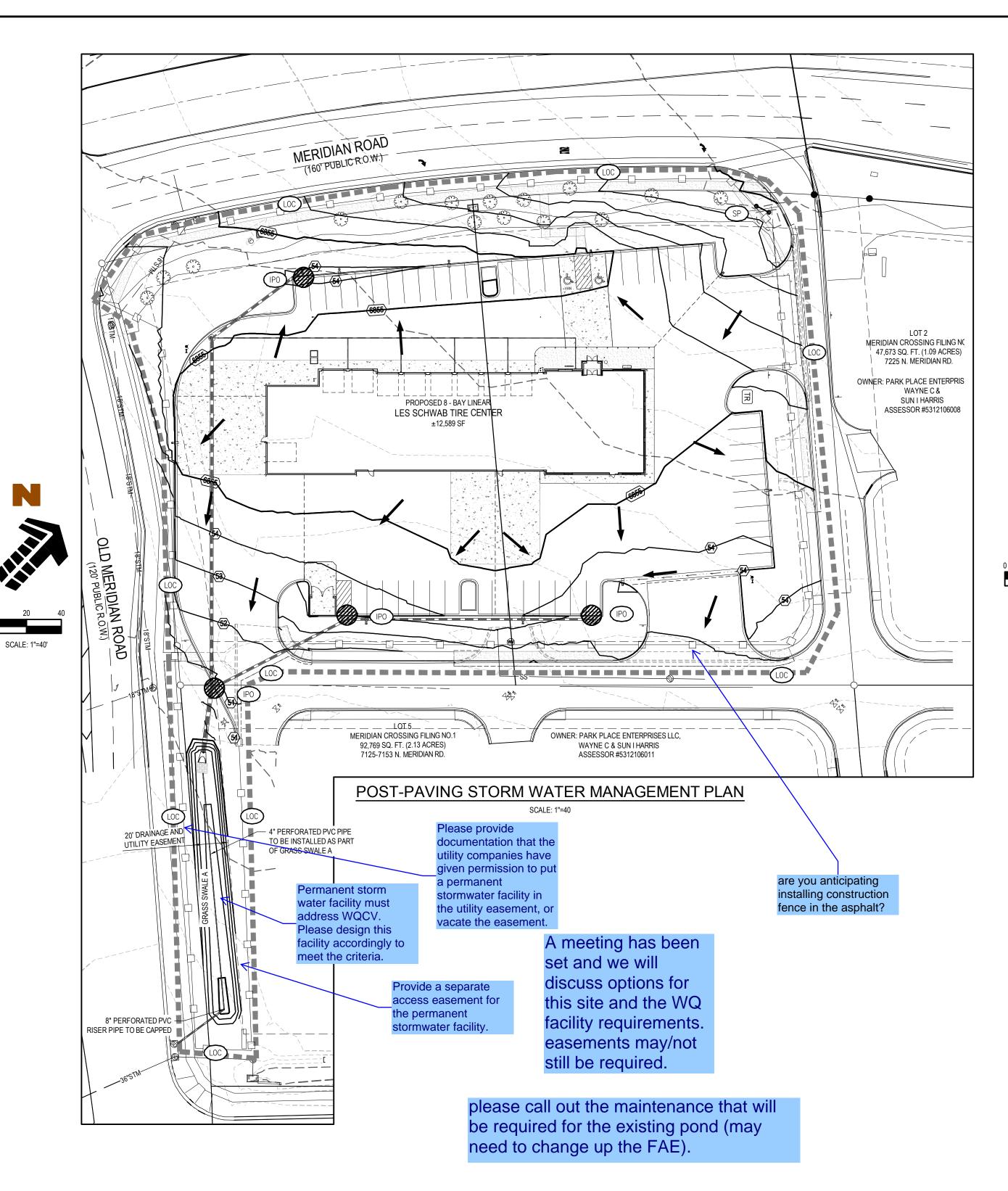


DD DIVERSION DITCH/BERM

RES PORTABLE RESTROOM

LS LANDSCAPE AREA

STABILIZED STAGING AREA



GRADING LEGEND

TOP OF CONCRETE

EDGE OF CONCRETE

FINISH GRADE

GRADING L	EGEND	LINUSION C	ON Madric as LOO, just
339	EXISTING MINOR CONTOUR		add to the legend.
— — — 340— — —	EXISTING MAJOR CONTOUR		FLOW ARKOVV
39	PROPOSED MINOR CONTOUR		LIMITS OF CONSTRUCTION (AREA= 116,585 SF, 2.68 AC)
340	PROPOSED MAJOR CONTOUR	—————— SF	SILT FENCE
40.0 XX	PROPOSED SPOT ELEVATION	-D	CONSTRUCTION FENCE
FF	FINISHED FLOOR		
TOS	TOP OF SIDEWALK	CWS	SMALL SITE CONCRETE WASHOUT AREA
TC	TOP OF CURB		
Р	TOP OF PAVEMENT		TEMPORARY STOCKPILE
FL	FLOWLINE		VEHICLE TRACKING CONTROL/CONSTRUCTION ENTRANCE
HP	HIGH POINT		
LP	LOW POINT	ECB)	EROSION CONTROL BLANKET
ME	MATCH EXISTING	(PO)	INLET PROTECTION
GB	GRADE BREAK	₩ (SP)	SWMP SITE POSTING
0	TOD OF CONCDETE		OWINI OTILI OOTINO

EROSION CONTRsame as LOC, just STORMWATER MANAGEMENT PLANS GENERAL NOTES add to the legend.

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.

- 2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
- 3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- 4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
- 5. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
- 6. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
- 7. APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
- 8. THE CONTRACTOR SHALL PROTECT STORM DRAIN INLETS DIRECTLY DOWNSTREAM OF CONSTRUCTION AREA NOT NECESSARILY SHOWN ON THIS PLAN.

DUST CONTROL GENERAL NOTES

THE CITY ENGINEER MAY REQUIRE THE SUBMITTAL OF A DUST PREVENTION AND CONTROL PLAN FOR GRADING AND CONSTRUCTION AS DEEMED NECESSARY. AT THE VERY MINIMUM THE FOLLOWING CONDITIONS CONCERNING THE CONTROL OF GRADING AND CONSTRUCTION DUST SHALL BE ADHERED TO, AS WELL AS FOLLOWING SCAQMD REQUIREMENTS WITH REGARDS TO FUGITIVE DUST.

NOT THERE IS CURRENT ACTIVITY ON THE SITE.

• FUGITIVE DUST EMISSIONS WILL BE CONTROLLED TWENTY-FOUR (24) HOURS A DAY, SEVEN (7) DAYS A WEEK, WHETHER OR

- THERE SHALL BE A 24-HOUR CONTACT NAME AND PHONE NUMBER FOR THE PERSON RESPONSIBLE FOR ENSURING THE CONTROL OF FUGITIVE DUST, WHETHER OR NOT THERE IS CURRENT ACTIVITY AT THE SITE.
- INSTALLATION OF WIND FENCING, AND THE TREATMENT OF STAGING AREAS.

DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO THE APPLICATION OF WATER OR DUST PALLIATIVES, THE

 WHEN AN ENTIRE PROJECT IS GRADED AND THE SUBSEQUENT CONSTRUCTION ON THE SITE IS TO BE COMPLETED IN PHASES, THE PORTION OF THE SITE NOT UNDER CONSTRUCTION SHALL BE TREATED WITH CHEMICAL STABILIZERS, OR PLANT MATERIALS AND AN IRRIGATION SYSTEM.

IF THE IMPORTING OR EXPORTING OF SOIL IS NECESSARY, DUST CONTROL SHALL INCLUDE PROCEDURES FOR THE CONTROL OF DUST RESULTING FROM THE LOADING, TRANSPORTATION AND UNLOADING OF SOIL FROM, TO OR WITHIN THE PROJECT AREA AND

BENCHMARK

THE NATIONAL GEODETIC SURVEY (NGS) MONUMENT DESIGNATION 'E 24', PID JK0239, WHICH HAS AN ELEVATION OF 6902.3 (NAVD 88 DATUM). THE STATION IS LOCATED ABOUT 7 MI (11.3 KM) SOUTHWEST OF PEYTON, 2 MI (3.2 KM) NORTHEAST OF FALCON AND ON U.S. HIGHWAY 24, IN THE SOUTHEAST 1/4 OF SECTION 32, T 12 S, R 64 W, AND AT U.S. HIGHWAY 24 MILEPOST 322.45. OWNERSHIP--EL PASO COUNTY PARK PROPERTY TO REACH THE STATION, GO TO THE INTERSECTION OF U.S. HIGHWAY 24 AND JUDGE ORR ROAD AND THE STATION IN THE NORTHEAST CORNER OF THE INTERSECTION THE STATION IS A STANDARD DISK SET IN A 25 CM SQUARE CONCRETE POST, PROJECTING 30 CM ABOVE THE GROUND. IT IS 26.8 M (87.9 FT) EAST-NORTHEAST FROM JUDGE ORR ROAD, 15.7 M (51.5 FT) FROM A DIRT ROAD TO A PRIVATE RESIDENCE, 0.8 M (2.6 FT) SOUTHWEST FROM A PLASTIC WITNESS POST, 0.7 M (2.3 FT) NORTH FROM A METAL WITNESS POST AND 0.6 M (2.0 FT) EAST FROM A FENCE CORNER.

NAVD88 ELEVATION = 6902.3'

LEGAL DESCRIPTION

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2 AND IS ASSUMED TO BEAR N51°13'14"E.

Colorado Springs, Co 80920

719.900.7220 O www.gallowayUS.com





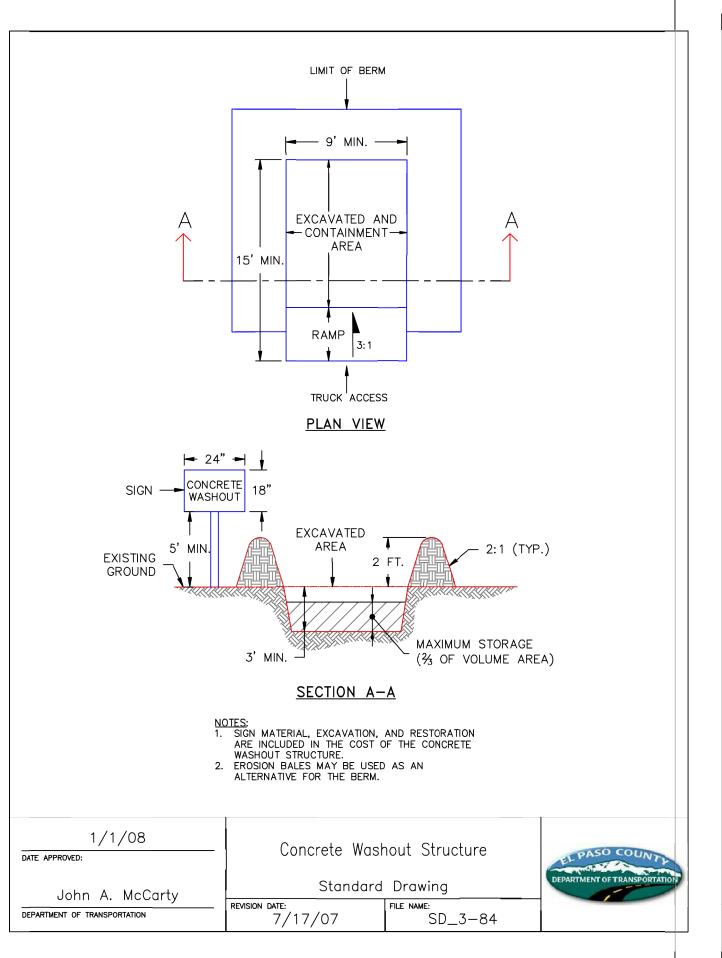
COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

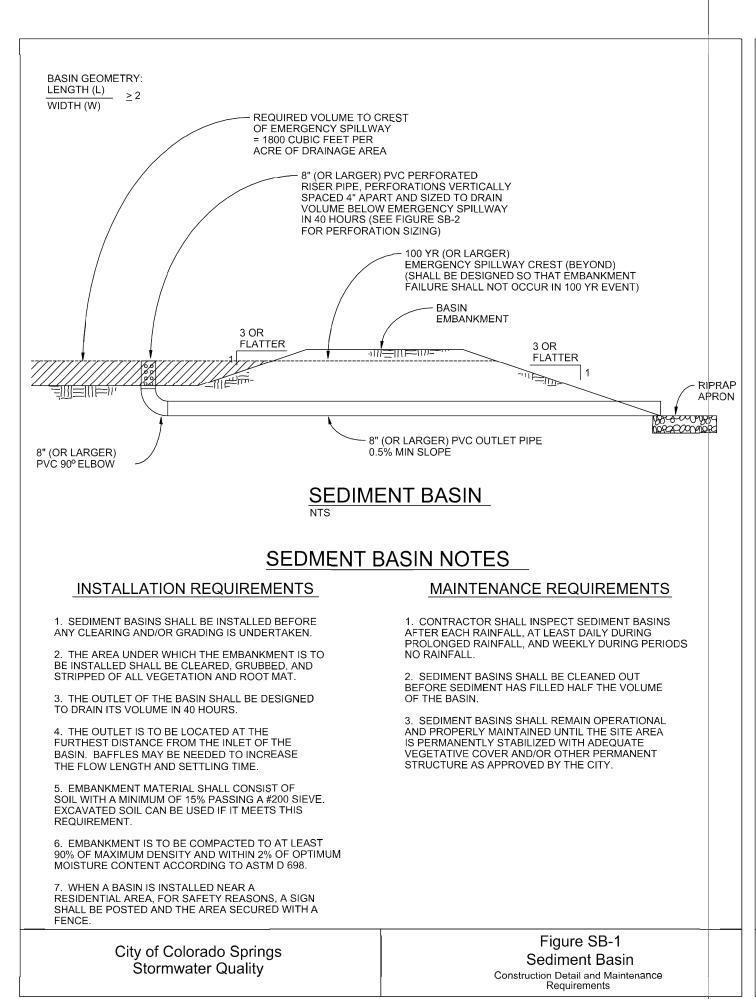
SCALE: 1"=40'

Date Issue / Description 0 3/27/18 CLIENT SET 1 4/6/18 SDP SUBMITTAL 2 6/8/18 2ND SDP SUBMITTAL

LST00067 Checked By 4/6/2018

EROSION CONTROL PLAN





3-32

OF THE STRUCTURE.

REPAIRED OR REPLACED.

AS APPROVED BY THE CITY.

MAINTENANCE REQUIREMENTS

WEEKLY DURING PERIODS OF NO RAINFALL.

DAMAGED, COLLAPSED, UNENTRENCHED OR

INEFFECTIVE SILT FENCES SHALL BE PROMPTLY

2. SEDIMENT SHALL BE REMOVED FROM BEHIND

Figure SF-2

Silt Fence

Construction Detail and Maintenance Requirements

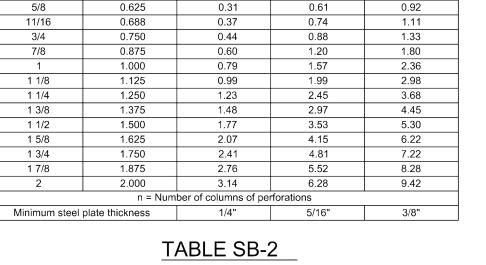
SILT FENCE WHEN IT ACCUMULATES TO HALF

3. SILT FENCES SHALL BE REMOVED WHEN

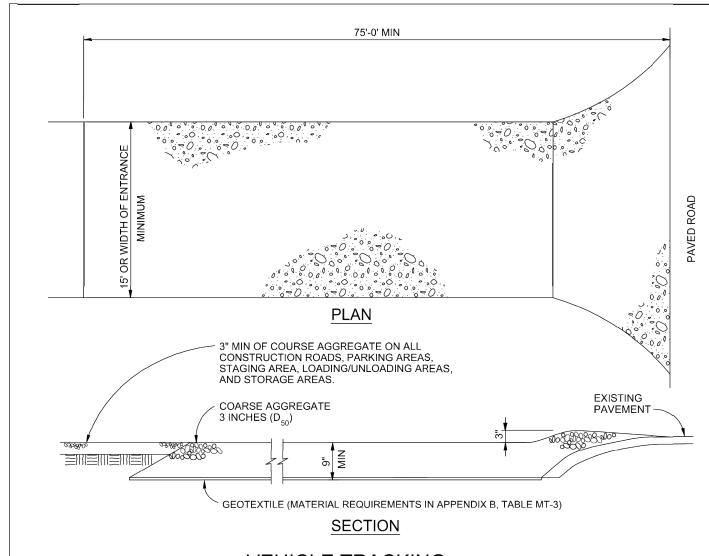
ADEQUATE VEGETATIVE COVER IS ATTAINED

THE EXPOSED GEOTEXTILE HEIGHT.

		per Row	(/		Depth at C	Outlet (ft)			
		1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5							
	2	15.04	7.71	5.10	3.76	2.95	2.41	2.02	1.73
f	1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87
Design Volume (acre-ft)	0.6	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52
	0.4	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35
	0.2	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17
ᇎᅡ	0.1	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09
흥ㅏ	0.06	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05
ے ا	0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03
sigi	0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02
i E	0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.0
cular	Perforatio	on Sizing							
	Perforation meter		Diameter			Area per	Row (in ²)	
Dia (in)	meter)	Hole [in)		n = 1		Row (in ² n = 2)	n = 3
Dia (in) 1/4	meter)	Hole D (in) 250		0.05		n = 2 0.10)	n = 3 0.15
Dia (in) 1/4 5/10	meter) .	Hole [(0.	in) 250 313		0.05 0.08		n = 2 0.10 0.15)	0.15 0.23
Dia (in) 1/4 5/10	meter) . 6	Hole [0. 0.	250 313 375		0.05 0.08 0.11		n = 2 0.10 0.15 0.22)	0.15 0.23 0.33
Dia (in) 1/4 5/10 3/8 7/10	meter) . 6 .	Hole E 0. 0. 0.	250 313 375 438		0.05 0.08 0.11 0.15		n = 2 0.10 0.15 0.22 0.30)	0.15 0.23 0.33 0.45
2 Dia (in) 1/4 5/10 3/8 7/10	meter)	Hole E (0. 0. 0.	250 313 375 438 500		0.05 0.08 0.11 0.15 0.20		n = 2 0.10 0.15 0.22 0.30 0.39)	0.15 0.23 0.33 0.45 0.59
Dia (in) 1/4 5/10 3/8 7/10 1/2 9/10	meter) 6 6 6 6	Hole E (0. 0. 0. 0.	250 313 375 438 500 563		0.05 0.08 0.11 0.15 0.20 0.25		n = 2 0.10 0.15 0.22 0.30 0.39 0.50		0.15 0.23 0.33 0.45 0.59
Dia (in) 1/4 5/10 3/8 7/10 1/2 9/10 5/8	meter)	Hole E (0. 0. 0. 0. 0.	in) 250 313 375 438 500 563		0.05 0.08 0.11 0.15 0.20 0.25 0.31		n = 2 0.10 0.15 0.22 0.30 0.39 0.50 0.61)	0.15 0.23 0.33 0.45 0.59 0.75
Dia (in) 1/4 5/10 3/8 7/10 1/2 9/10 5/8	meter)	Hole E 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0.	(in) 250 313 375 438 500 563 625 688		0.05 0.08 0.11 0.15 0.20 0.25 0.31		n = 2 0.10 0.15 0.22 0.30 0.39 0.50 0.61 0.74		0.15 0.23 0.33 0.45 0.59 0.75 0.92
Dia (in) 1/4 5/10 3/8 7/10 1/2 9/10 5/8 11/1 3/4	meter)	Hole E (0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0. 0.	(in) 250 313 375 438 500 563 625 688 750		0.05 0.08 0.11 0.15 0.20 0.25 0.31 0.37 0.44		n = 2 0.10 0.15 0.22 0.30 0.39 0.50 0.61 0.74 0.88		0.15 0.23 0.33 0.45 0.59 0.75 0.92 1.11
Dia (in) 1/4 5/10 3/8 7/10 1/2 9/10 5/8 1/1 3/4 7/8	meter)	Hole E ((0	(in) 250 313 375 438 500 563 625 688 750 875		0.05 0.08 0.11 0.15 0.20 0.25 0.31 0.37 0.44 0.60		n = 2 0.10 0.15 0.22 0.30 0.39 0.50 0.61 0.74 0.88 1.20		0.15 0.23 0.33 0.45 0.59 0.75 0.92 1.11 1.33
Dia (in) 1/4 5/10 3/8 7/10 1/2 5/8 1/1 3/4 7/8	meter)	Hole E ((0	(in) 250 313 375 438 500 563 625 688 750 875 000		0.05 0.08 0.11 0.15 0.20 0.25 0.31 0.37 0.44 0.60 0.79		n = 2 0.10 0.15 0.22 0.30 0.39 0.50 0.61 0.74 0.88 1.20		0.15 0.23 0.33 0.45 0.59 0.75 0.92 1.11 1.33 1.80 2.36
Dia (in) 1/4 5/10 3/8 7/10 1/2 9/10 5/8 1/1 3/4 7/8 1	meter)	Hole E (0. 0. 0. 0. 0. 0. 0. 0. 0. 1.	(in) 250 313 375 438 500 563 625 688 750 875 000 125		0.05 0.08 0.11 0.15 0.20 0.25 0.31 0.37 0.44 0.60 0.79 0.99		n = 2 0.10 0.15 0.22 0.30 0.39 0.50 0.61 0.74 0.88 1.20 1.57		0.15 0.23 0.33 0.45 0.59 0.75 0.92 1.11 1.33 1.80 2.36
Dia (in) 1/4 5/10 3/8 7/10 1/2 9/10 5/8 11/1 3/4 7/8	meter)	Hole E (0. 0. 0. 0. 0. 0. 0. 0. 1. 1.	(in) 250 313 375 438 500 563 625 688 750 875 000		0.05 0.08 0.11 0.15 0.20 0.25 0.31 0.37 0.44 0.60 0.79		n = 2 0.10 0.15 0.22 0.30 0.39 0.50 0.61 0.74 0.88 1.20		0.15 0.23 0.33 0.45 0.59 0.75 0.92 1.11 1.33 1.80 2.36



City of Colorado Springs Stormwater Quality	Figure SB-2 Outlet Sizing Application Techniques and Maintenance Requirements
3-:	33



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS 1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION

2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.

3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE. 4. CONSTRUCTION ROADS, PARKING AREAS,

LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED. 5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS 1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL

STABILIZED AREAS, ESPECIALLY AFTER STORM 2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY. 3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM

SEWER DRAINS. 4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY. 5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING

City of Colorado Springs Stormwater Quality

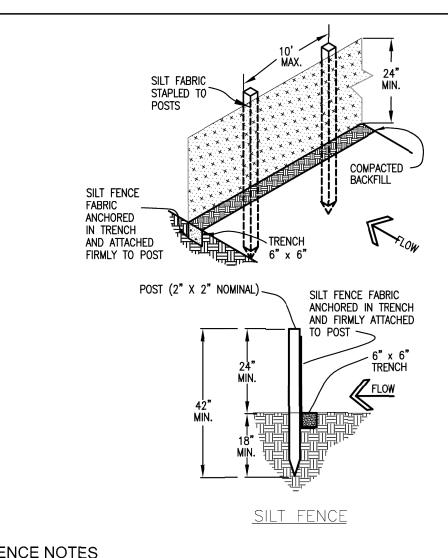
Figure VT-2 Vehicle Tracking Application Examples

Case 4 Case 3 Case 5 Placed around inlet. Placed on contour At the top See Inlet Protection Drainage area up to and/or toe of Fact Sheet. 1.0 Ac/100ft. a steep slope. Tvpical Construction \$ite Perimeter Case 1 Case 2 Placed on perimeter Placed on perimeter Drainage area >1.0 AC See Table SF-1 Drainage area <1.0 AC See Table SF-1

Silt Fence Used as		Case 2		
Perimeter Control	DA < 0.25 AC	0.25 < DA < 1 AC	DA > 1.0 A	
Continuous Grade	OK ⁽¹⁾	OK ⁽¹⁾	OK ⁽¹⁾	
Area of Concentrated Flow	ОК	NO ⁽²⁾	NO ⁽³⁾	

Figure SF-1 City of Colorado Springs Silt Fence Storm Water Quality Application Examples DEN/M/153722.CS.CB/FigSF-1/9-99

3-35



SILT FENCE NOTES INSTALLATION REQUIREMENTS

. SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

2. WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED. B. METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE

WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES. 4. THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL OR WOOD POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE

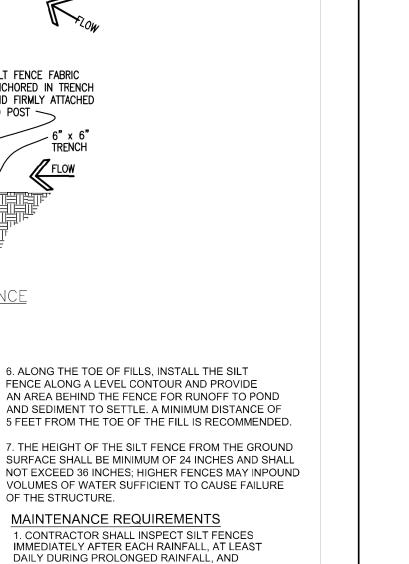
SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED

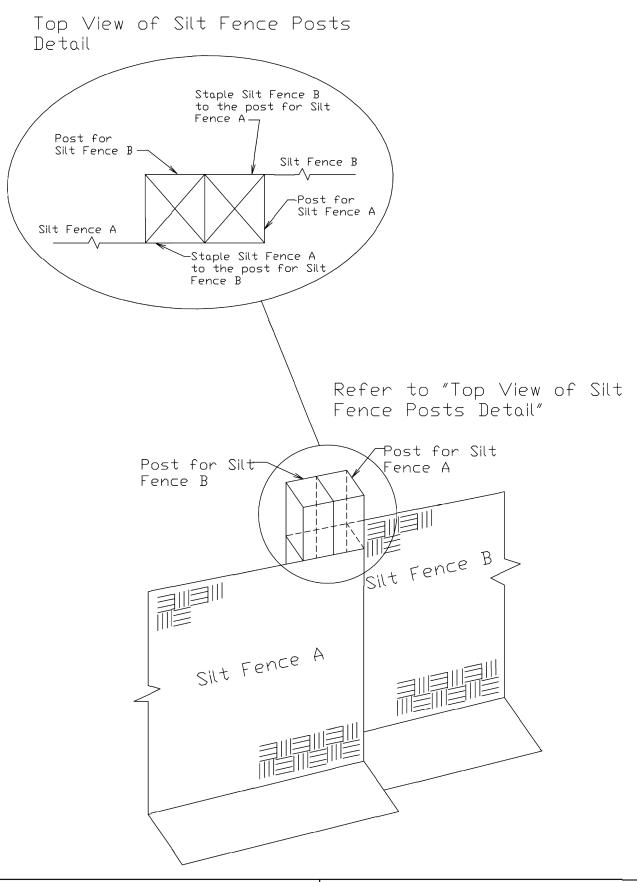
TO EXISTING TREES.

5. WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6" AND SHALL NOT EXTEND MORE THAN 3' ABOVE THE ORIGINAL GROUND SURFACE.

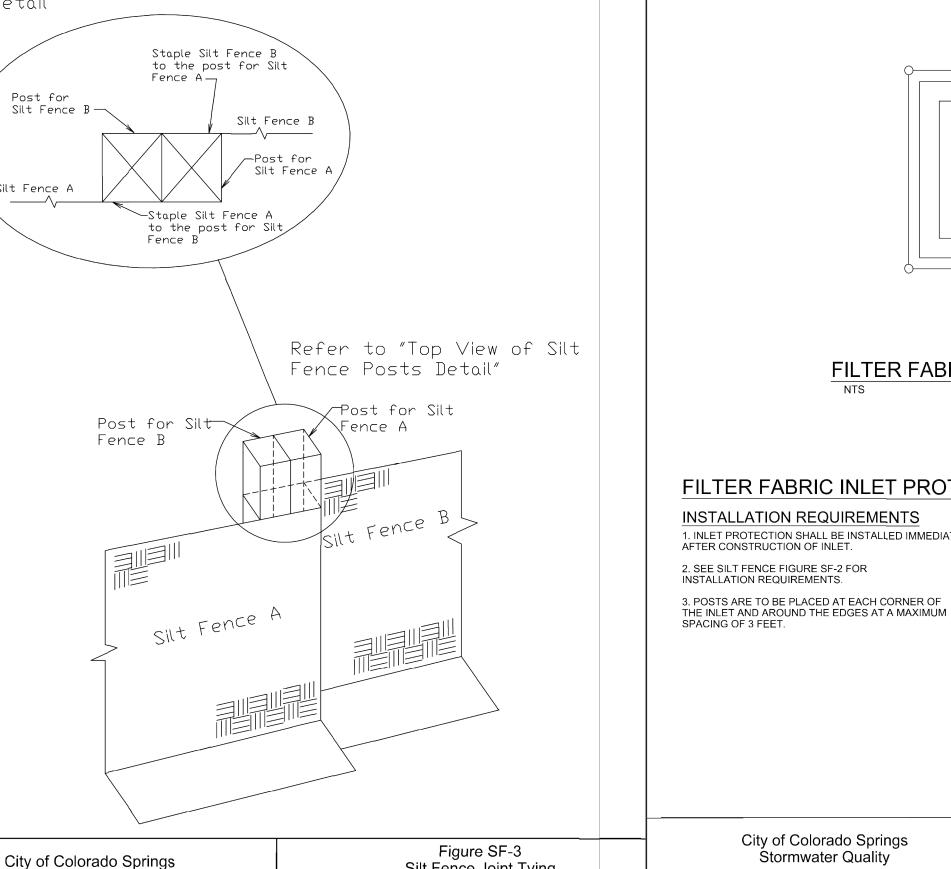
City of Colorado Springs

Stormwater Quality



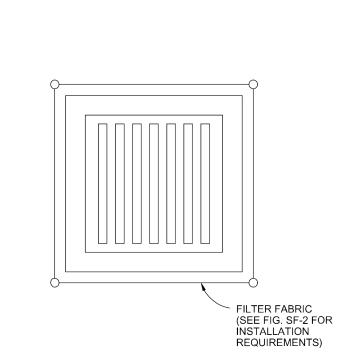


Stormwater Quality



Silt Fence Joint Tying

Construction Detail and Maintenance Requirements



FILTER FABRIC INLET PROTECTION

3-25

FILTER FABRIC INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS 1. INLET PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF INLET. 2. SEE SILT FENCE FIGURE SF-2 FOR

MAINTENANCE REQUIREMENTS 1. CONTRACTOR SHALL INSPECT INLET PROTECTION IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS NO RAINFALL.

2. DAMAGED, COLLAPSED, UNENTRENCHED OR NEFFECTIVE INLET PROTECTION SHALL BE PROMPTLY REPAIRED OR REPLACED.

3. SEDIMENT SHALL BE REMOVED FROM BEHIND FILTER FABRIC WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.

4. FILTER FABRIC PROTECTION SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED IN THE DRAINAGE AREA AS APPROVED BY THE CITY.

Filter Fabric Inlet Protection

Construction Detail and Maintenance Requirements

Figure IP-1

1755 Telstar Drive, Suite 107 Colorado Springs, Co 80920 719.900.7220 O www.gallowayUS.com O2017. Galloway & Company, Inc. All Rights Reserve



COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL

BE ENFORCED AND PROSECUTED.

Date Issue / Description 4/6/18 SDP SUBMITTAL 6/8/18 2ND SDP SUBMITTAL

LST00067 Checked By JDP

4/6/2018

EROSION CONTROL DETAILS

Markup Summary

Locked (15)

Subject: Engineer Page Label: 1 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:44:52 AM

Color: ■

Subject: Engineer Page Label: 1 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:44:53 AM

Color:

Subject: Engineer Page Label: 1 Lock: Locked Author: dsdnijkamp

Date: 7/12/2018 10:44:54 AM

Color:

PPR-18-016

Subject: Engineer Page Label: 1 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:44:54 AM

Color:

Subject: Engineer Page Label: 2 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:44:56 AM

Color:



Subject: Engineer Page Label: 2 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:44:57 AM

Color:



Subject: Engineer Page Label: 2 Lock: Locked Author: dsdnijkamp

Date: 7/12/2018 10:44:58 AM

Color: ■

Fill this information in accordingly

please add the new, proposed plat name as well.

File No. PPR-18-016

Remove the vegetation from the proposed

sidewalk

and public improvement easement.



Subject: Engineer Page Label: 3 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:44:59 AM

Color:

Permanent storm water facility must address WQCV. Please design this facility accordingly to meet the criteria.



Subject: Engineer Page Label: 3 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:45:00 AM

Color:

Please provide documentation that the utility companies have given permission to put a permanent stormwater facility in the utility easement, or vacate the easement.

Subject: Engineer Page Label: 3 Lock: Locked

Author: dsdgrimm Date: 7/12/2018 10:45:01 AM

Color:

Provide a separate access easement for the permanent stormwater facility.

Subject: Engineer Page Label: 3 Lock: Locked Author: dsdgrimm

Date: 7/12/2018 10:45:02 AM

Color:

Identify the limits of disturbance

Subject: Engineer Page Label: 3 Lock: Locked Author: dsdnijkamp

Date: 7/12/2018 10:45:04 AM

Color:

A meeting has been set and we will discuss options for this site and the WQ facility

requirements. easements may/not still be required.

Subject: Engineer Page Label: 3 Lock: Locked Author: dsdnijkamp

Date: 7/12/2018 10:45:06 AM

Color:

please call out the maintenance that will be required for the existing pond (may need to change up the FAE).

as LOC, just

Subject: Engineer Page Label: 3 Lock: Locked Author: dsdnijkamp

Date: 7/12/2018 10:45:07 AM

this can be the same as LOC, just add to the legend.

Color:

Subject: Engineer Page Label: 3 Lock: Locked Author: dsdnijkamp

Date: 7/12/2018 10:45:07 AM Color: ■

are you anticipating installing construction fence in the asphalt?