

# 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 BEND, OR 97708 (541) 416-5238

ENTITLEMENT CONSULTANT ARCHITECT

# LANDSCAPE ARCHITECT

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 ATTN: GEORGE BUNTING

# CIVIL ENGINEER / SURVEYOR GEOTECHNICAL ENGINEER

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

# FIRE DEPARTMENT

**BUILDING DEPARTMENT** 

PIKES PEAK REGIONAL BUILDING DEPARTMENT

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

2880 INTERNATIONAL CIRCLE

TEL: (719) 327-2880

COLORADO SPRINGS, CO 80910

# 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

## TELEPHONE

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

# GAS

COLORADO SPRINGS UTILITIES (719) 668-4462

ATTN: BEN SCHMITT

# EAST WOODMEN ROAD VICINITY MAP

NOT TO SCALE



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 AGENCY.

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 FUSHER IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST B REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

## STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

- . 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 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 THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, 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).

- 9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL 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.
- THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE 10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO 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.
- (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH 14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC EXISTING UTILITIES. 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

- OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- 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.
- 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.

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:

ATTN: PERMITS UNIT

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

# **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.

JOSEPH D. PARK, P.E. # 42470

# OWNER/DEVELOPER'S STATEMENT:

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

GEORGE BUNTING LES SCHWAB TIRE PO BOX 5350 BEND, OR 97708

# **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

1755 Telstar Drive, Suite 107 Colorado Springs, Co 80920

719.900.7220 O www.gallowayUS.com

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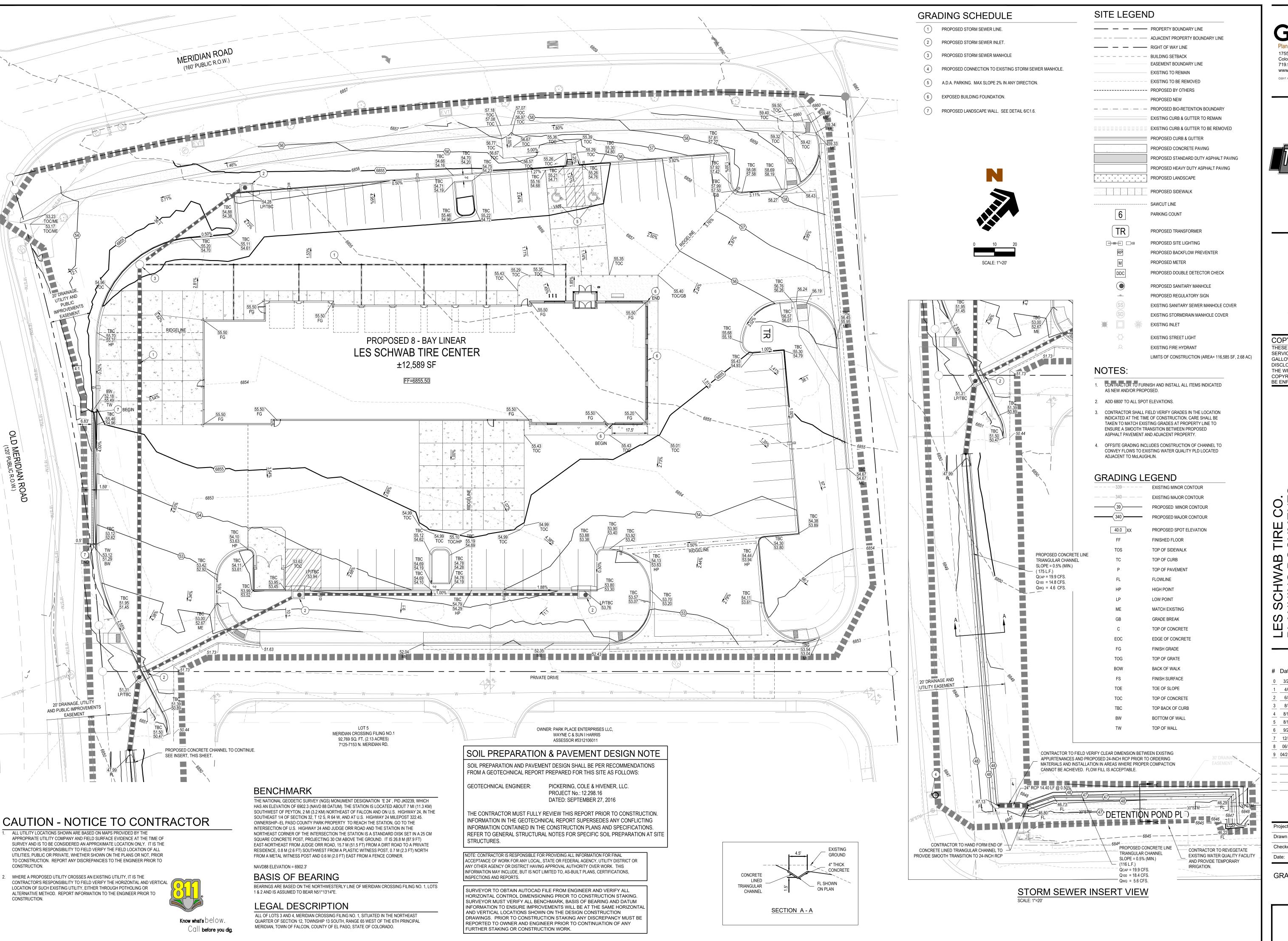
# Date Issue / Description 3/27/18 CLIENT SET 4/6/18 SDP SUBMITTAL 6/8/18 2ND SDP SUBMITTAL 8/7/18 BID SET 8/10/18 3RD SDP SUBMITTAL

8/15/18 NEW OUT TO BID 9/27/18 WATER DISTRICT SUBMITTAL BMG 12/19/18 4TH SDP SUBMITTAL 8 06/11/19 APPROVAL SET 9 04/21/2020 APPROVAL SET

LST00067 Drawn By: Checked By 4/6/2018

COVER

FILING No. PPR-18-016



Galloway

Planning Architecture Engineering

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

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NG DOCUMENTS AN CROSSING FILING No.

# Date Issue / Description Init.

0 3/27/18 CLIENT SET JDP

1 4/6/18 SDP SUBMITTAL JDP

2 6/8/18 2ND SDP SUBMITTAL JDP

3 8/7/18 BID SET JDP

4 8/10/18 3RD SDP SUBMITTAL JDP

5 8/15/18 NEW OUT TO BID JDP

6 9/27/18 WATER DISTRICT SUBMITTAL BMG

7 12/19/18 4TH SDP SUBMITTAL BMG

8 06/11/19 APPROVAL SET BMG

9 04/21/2020 APPROVAL SET BMG

 Project No:
 LST00067

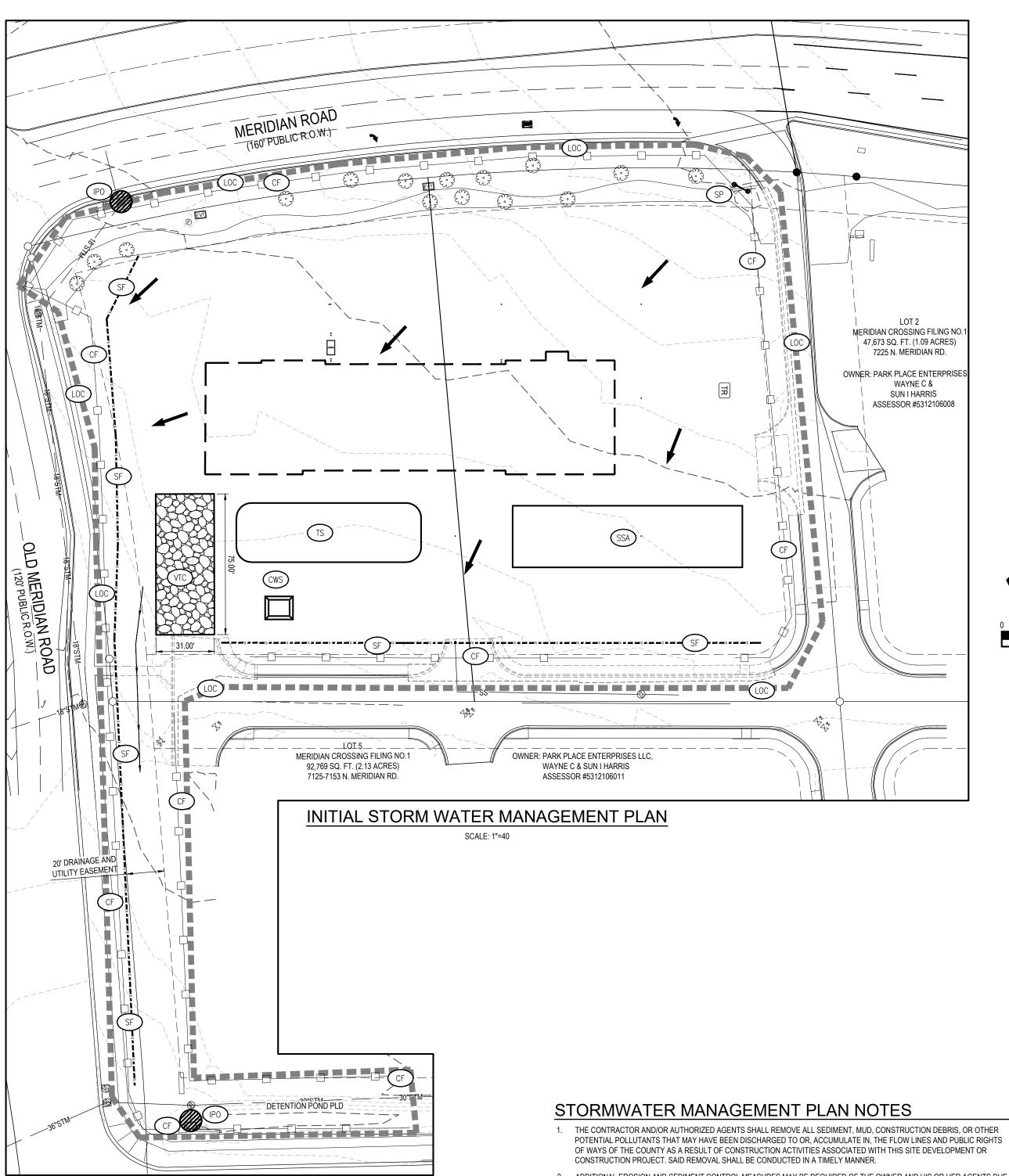
 Drawn By:
 JRP

 Checked By:
 JDP

 Date:
 4/6/2018

GRADING PLAN

C2.0



# **EROSION CONTROL LEGEND**

GRADING LEGEND

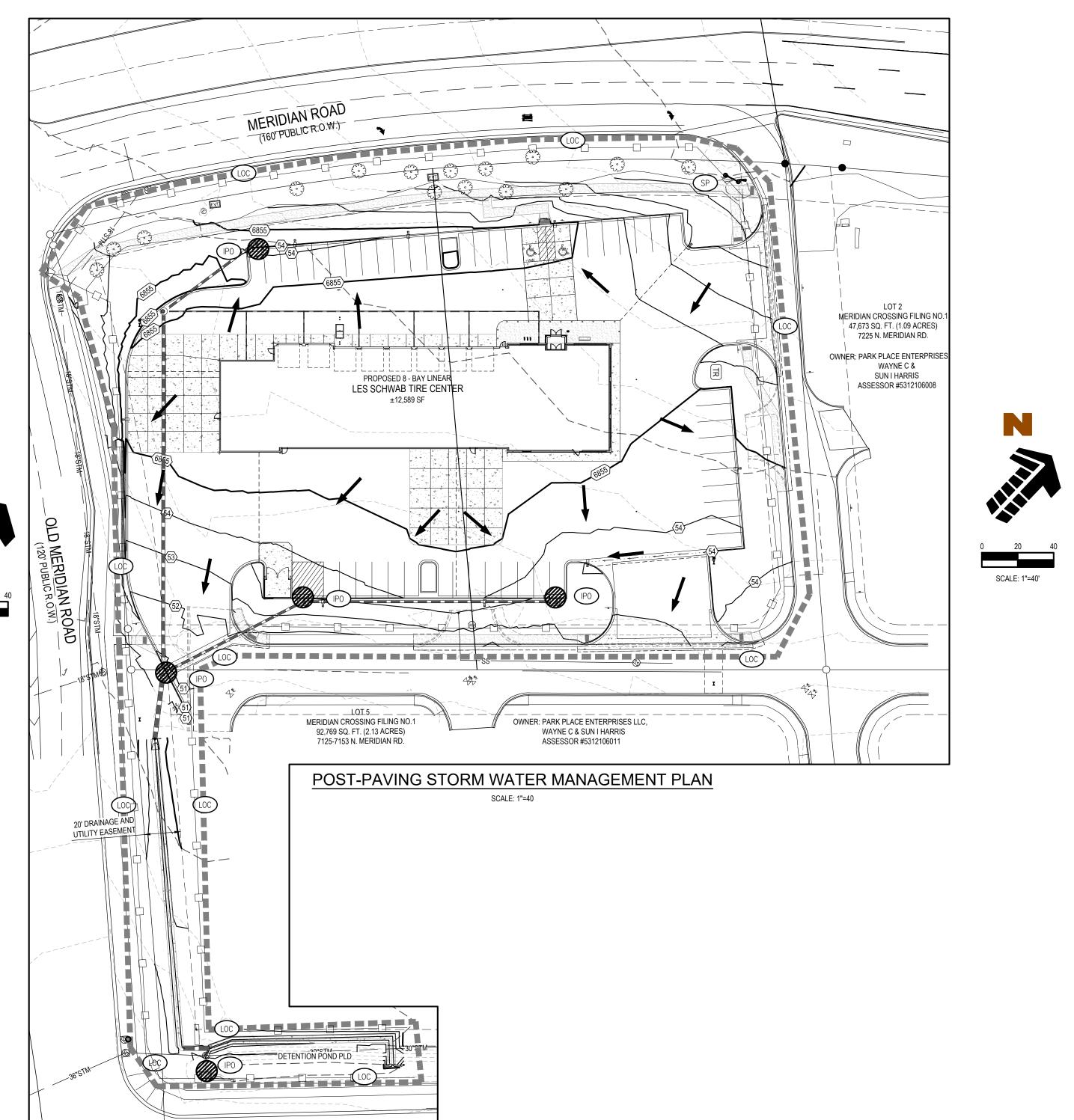
339	EXISTING MINOR CONTOUR		
340	EXISTING MAJOR CONTOUR	<b>→</b>	FLOW ARROW
39	PROPOSED MINOR CONTOUR		LIMITS OF CONSTRUCTION (AREA= 119,912 SF, 2.75 AC)
340	PROPOSED MAJOR CONTOUR		LIMITS OF DISTURBANCE (AREA= 119,912 SF, 2.75 AC)
40.0 XX	PROPOSED SPOT ELEVATION	<b></b> x <b></b> x <b></b> SF	SILT FENCE
FF	FINISHED FLOOR	-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\	CONSTRUCTION FENCE
TOS	TOP OF SIDEWALK		
TC	TOP OF CURB	CWS	SMALL SITE CONCRETE WASHOUT AREA
Р	TOP OF PAVEMENT		
FL	FLOWLINE		TEMPORARY STOCKPILE
HP	HIGH POINT	VIC)	VEHICLE TRACKING CONTROL (CONCERNICATION ENTRANCE
LP	LOW POINT		VEHICLE TRACKING CONTROL/CONSTRUCTION ENTRANCE
ME	MATCH EXISTING	ECB)	EROSION CONTROL BLANKET
GB	GRADE BREAK	(IPO)	INLET PROTECTION
С	TOP OF CONCRETE		
EOC	EDGE OF CONCRETE		SWMP SITE POSTING
FG	FINISH GRADE	SSA	STABILIZED STAGING AREA
			DIVERSION DITCH/BERM
		SDP	SILT DIKE ON PAVEMENT
		[* * * * * * * * * ] (LS)	LANDSCAPE AREA

(RES) PORTABLE RESTROOM

- 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.
- 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

6. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN

- 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.
- 9. THE EXISTING VEGETATION OF THE SITE INCLUDES GRASSES AND WEEDS AND COVERS APPROXIMATELY 2.0 ACRES OF THE
- 10. TOTAL SITE AREA IS 2.49 AC.; EXPECTED AREA TO UNDERGO DISTURBANCE IS APPROXIMATELY 2.75 AC. 11. SOIL EROSION POTENTIAL IS LOW. POTENTIAL IMPACTS UPON DISCHARGE INCLUDES TYPICAL SOIL EROSION.
- 12. OTHER POTENTIAL POLLUTION SOURCES INCLUDE AUTOMOBILE MAINTENANCE, LOCATED AT BUILDING ON SITE.
- 13. MATERIAL HANDLING PROCEDURES ARE INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
- 14. NO BATCH PLANTS ARE USED FOR THIS SITE.
- 15. OTHER STORM WATER POLLUTANT CONTROL PROCEDURES INCLUDE WASTE DISPOSAL AND OFFSITE SOIL TRACKING. 16. THERE ARE NO NON-STORMWATER COMPONENTS OF DISCHARGE ON PROJECT SITE, INCLUDING NATURAL SPRINGS, IRRIGATION DITCHES, ETC.
- 17. THE RECEIVING WATERS IS FALCON CREEK WHICH ULTIMATELY DISCHARGES INTO FOUNTAIN CREEK WHICH IS IN A FEMA DESIGNATED FLOOD PLAIN.
- 18. EXISTING STORM WATER OUTFALL IS LOCATED  $\frac{1}{4}$  MILES SOUTH OF THE SITE AT AN EXISTING RETENTION POND.
- 19. FINAL STABILIZATION INCLUDES PAVEMENT AND LANDSCAPING. LONG-TERM STORM WATER QUALITY IS OBTAINED BY ROUTING OF FLOWS THROUGH EXISTING WATER QUALITY POND PLD.
- 20. VEGETATIVE COVER DENSITY SHALL BE MINIMUM 70% OF PRE-DISTURBED LEVELS TO BE CONSIDERED STABILIZED. 21. CONTRACTOR TO INCLUDE SIGNATURE ON INSPECTION LOGS AND LOCATION OF SWMP RECORDS ON-SITE AT ALL TIMES IN ADDITION TO AUTHORITY HAVING JURISDICTION.



# **DUST CONTROL GENERAL NOTES**

NOT THERE IS CURRENT ACTIVITY ON THE SITE.

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. 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.
- DUST CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO THE APPLICATION OF WATER OR DUST PALLIATIVES, THE INSTALLATION OF WIND FENCING, AND THE TREATMENT OF STAGING AREAS.
- 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

# INSPECTION AND MAINTENANCE PROCEDURES FOR CONSTRUCTION

THE CORNERSTONE OF THE MAINTENANCE PROCEDURE IS CONTAINED IN THE APPROVED STORMWATER MANAGEMENT PLAN. QUALIFIED OWNERS REPRESENTATIVES AND GENERAL CONTRACTOR SITE SUPERINTENDENTS WILL BE TRAINED IN THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE POLLUTANT CONTROLS USED IN THE SWMP IN GOOD WORKING ORDER. THE SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR THE DAILY OVERSIGHT OF THE POLLUTION CONTROLS ALONG WITH THE EXECUTION OF THE SITE INSPECTION REPORT IN ACCORDANCE WITH THE SWMP. THE OWNER'S REPRESENTATIVE WILL ALSO HAVE PERIODIC INSPECTION REQUIREMENTS TO ENSURE PROPER EXECUTION OF SITE INSPECTIONS AND MAINTENANCE.

## NARRATIVE:

SCALE: 1"=40'

- DESCRIPTION OF BMPS TO BE USED, INCLUDING DIVERSION DITCHES / BERM, CHECK DAM, CONSTRUCTION ENTRANCE, INLET PROTECTION, SEDIMENT BASINS / TRAPS, SILT FENCE, AND FIBER FLOCCULENT TUBE (WATTLES) ARE INCLUDED IN THE APPROVED STORMWATER MANAGEMENT PLAN
- DESCRITION OF NON-STRUCTURAL BMPS INCLUDING DUST CONTROL, CONCRETE WASTE, EQUIPMENT/VEHICLE MAINTANENCE, FUEL TANKS, HAZARDOUS WASTE MANAGEMENT AND SPILL REPORTING, BUILDING MATERIALS AND SUPPLIES, OFFSITE VEHICLE TRACKING, SANITARY WASTE, SOLID WASTE MATERIAL, AND NON STORMWATER DISCHARGED ARE INCLUDED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
- DESCRIPTION OF CONSTRUCTION ACTIVITIES INCLUDING PRE (PHASE I) AND POST (PHASE II) SEQUENCING, TEMPORARY STABALIZATION, DEWATERING, AND PERMANENT STABILIZATION ARE INCLUDED IN THE APPROVED STORMWATER MANAGEMENT PLAN.

# SWMP REVISION NOTE:

AT NEARLY EVERY SITE, THE IMPLEMENTED BMPS WILL HAVE TO BE MODIFIED TO ADAPT TO CHANGING SITE CONDITIONS, OR TO ENSURE THAT POTENTIAL POLLUTANTS ARE CONSISTENTLY AND PROPERLY MANAGED. THE POLLUTANT SOURCES AND MANAGEMENT PRACTICES AT A SITE MUST BE REVIEWED ON AN ONGOING BASIS (AND SPECIFICALLY DURING THE REQUIRED INSPECTIONS LISTED IN PART I.D.6 OF THE CDPHE STORMWATER CONSTRUCTION PERMIT). WHEN BMPS OR OTHER SITE CONDITIONS CHANGE, THE SWMP MUST BE MODIFIED TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF BMPS, IDENTIFICATION OF NEW POTENTIAL POLLUTANT SOURCES, ADDITION OF BMPS, MODIFICATION OF BMP INSTALLATION AND IMPLEMENTATION CRITERIA OR MAINTENANCE PROCEDURES. AND CHANGES IN ITEMS INCLUDED IN THE SITE MAP AND/OR DESCRIPTION. SWMP REVISIONS MUST BE MADE PRIOR TO CHANGES IN SITE CONDITIONS, EXCEPT FOR RESPONSIVE SWMP CHANGES, AS FOLLOWS:

SWMP REVISIONS MUST BE MADE IMMEDIATELY AFTER CHANGES ARE MADE IN THE FIELD TO ADDRESS BMP INSTALLATION AND/OR IMPLEMENTATION ISSUES; OR

SWMP REVISIONS MUST BE MADE AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 72 HOURS, AFTER CHANGE(S) IN BMP INSTALLATION AND/OR IMPLEMENTATION OCCUR AT THE SITE THAT REQUIRE DEVELOPMENT OF MATERIALS TO MODIFY THE SWMP (E.G., DESIGN OF RETENTION POND CAPACITY)

THE SWMP SHOULD BE VIEWED AS A "LIVING DOCUMENT" THAT IS CONTINUOUSLY BEING REVIEWED AND MODIFIED AS PART OF THE OVERALL PROCESS OF ASSESSING AND MANAGING STORMWATER QUALITY ISSUES AT THE SITE.

## **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.

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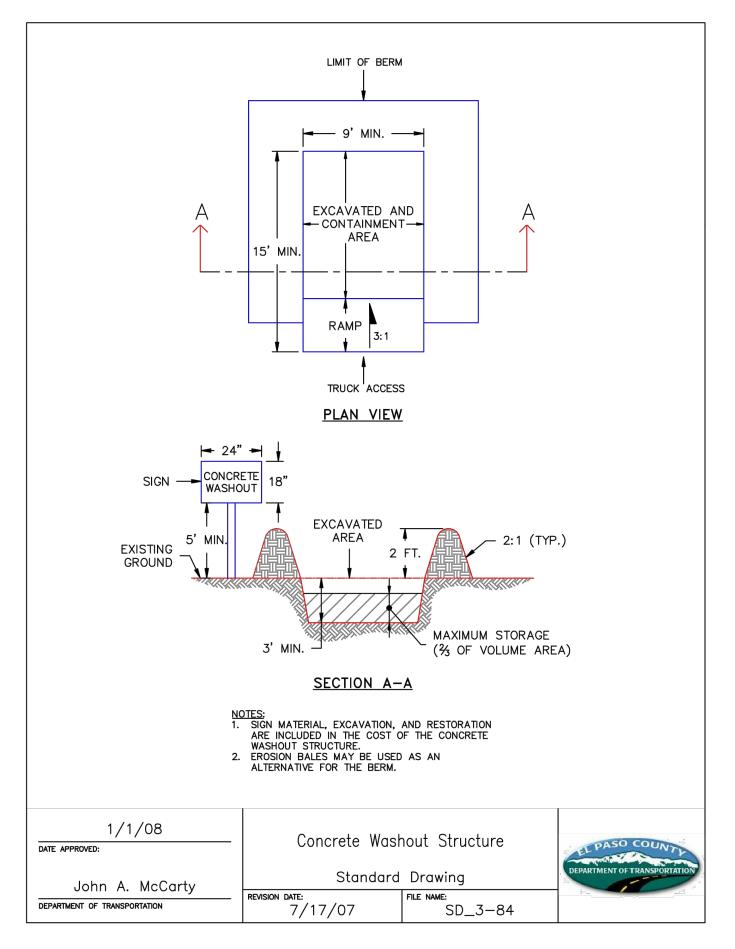
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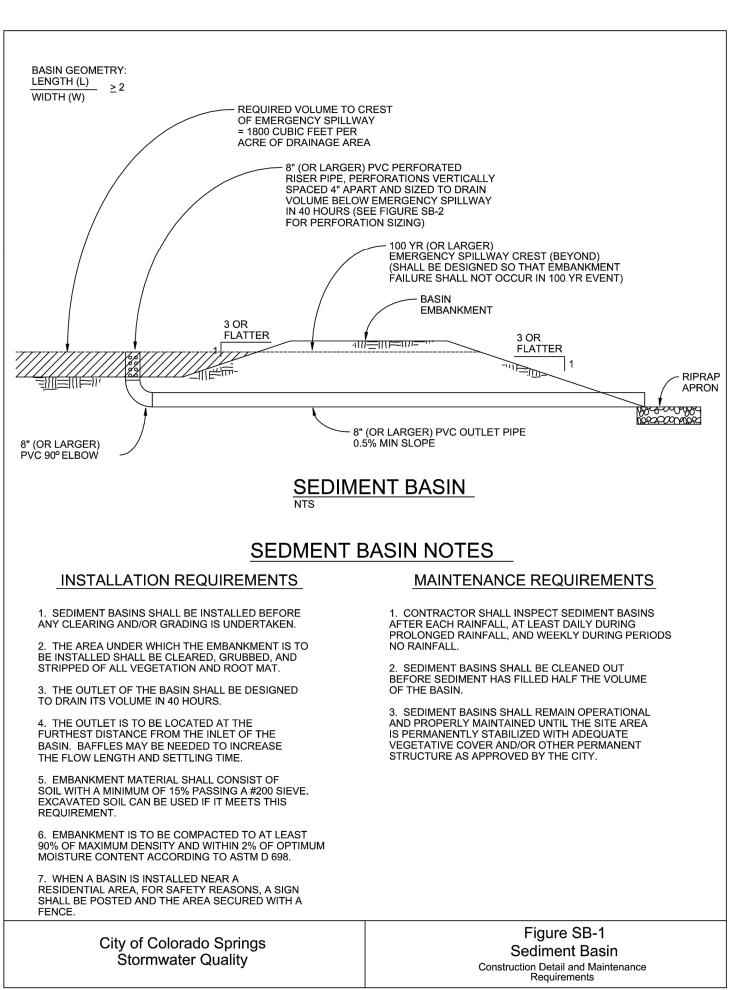
BE ENFORCED AND PROSECUTED.

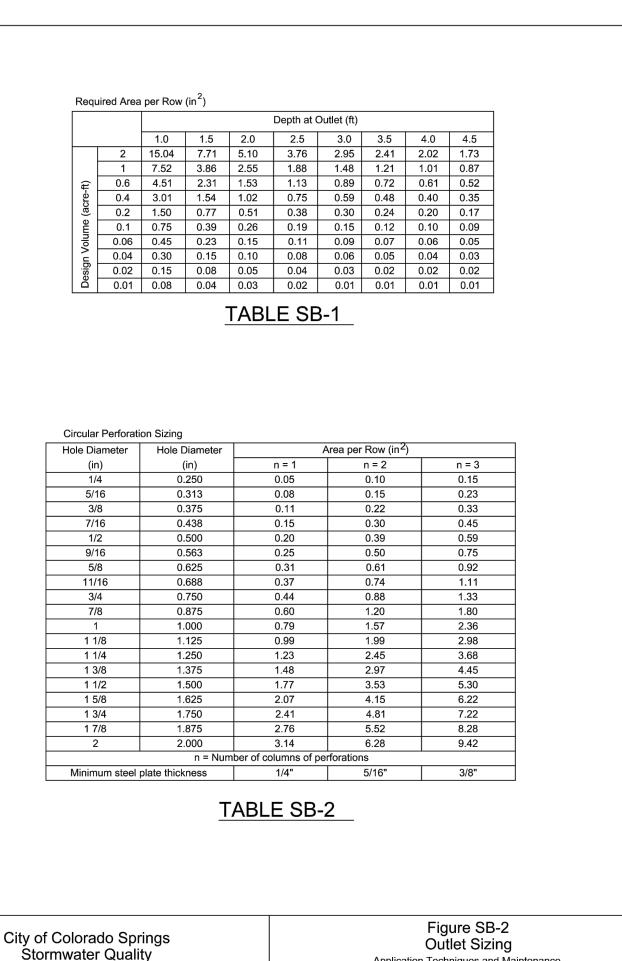
# Date Issue / Description 3/27/18 CLIENT SET 4/6/18 SDP SUBMITTAL 6/8/18 2ND SDP SUBMITTAL 8/7/18 BID SET 8/10/18 3RD SDP SUBMITTAL 8/15/18 NEW OUT TO BID 9/27/18 WATER DISTRICT SUBMITTAL BMG 12/19/18 4TH SDP SUBMITTAL 06/11/19 APPROVAL SET 9 04/21/2020 APPROVAL SET

LST00067 Checked By:

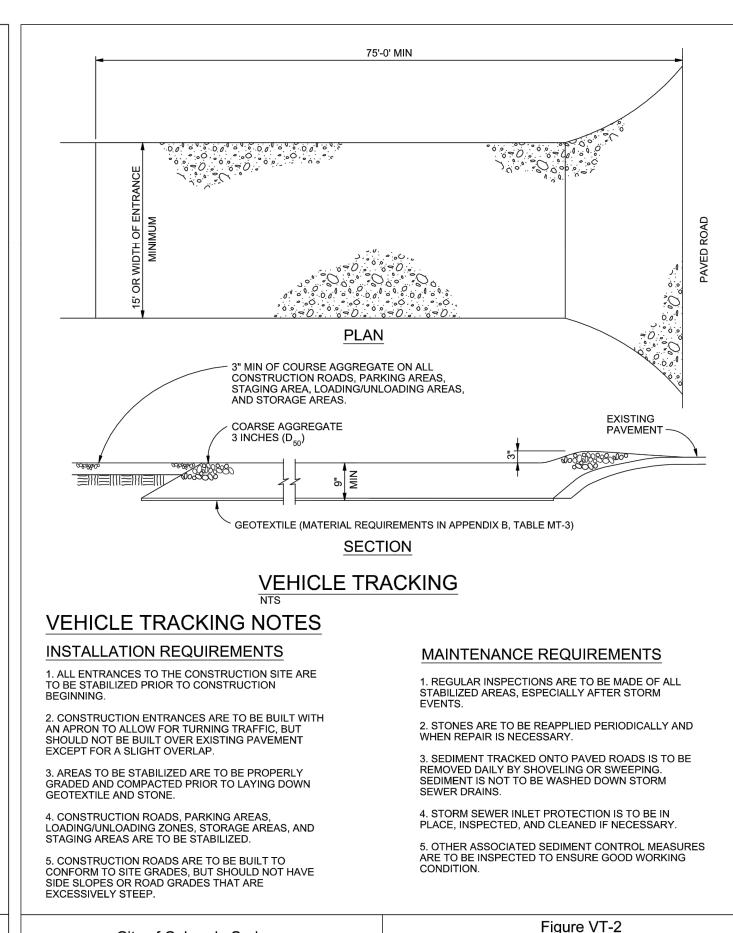
EROSION CONTROL PLAN





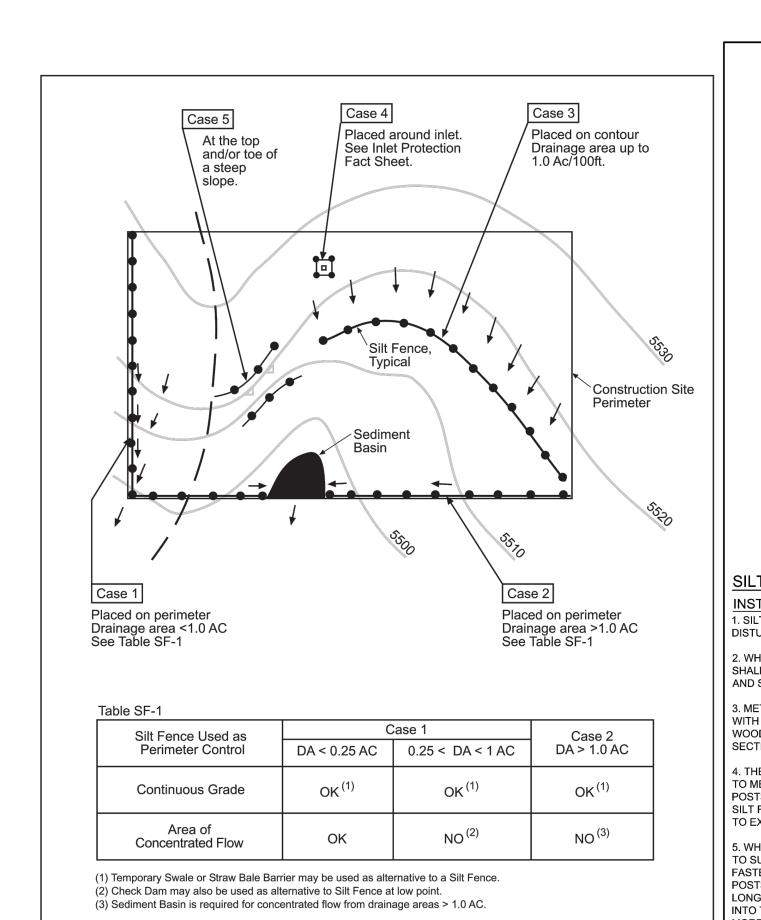


Application Techniques and Maintenance



City of Colorado Springs

Stormwater Quality



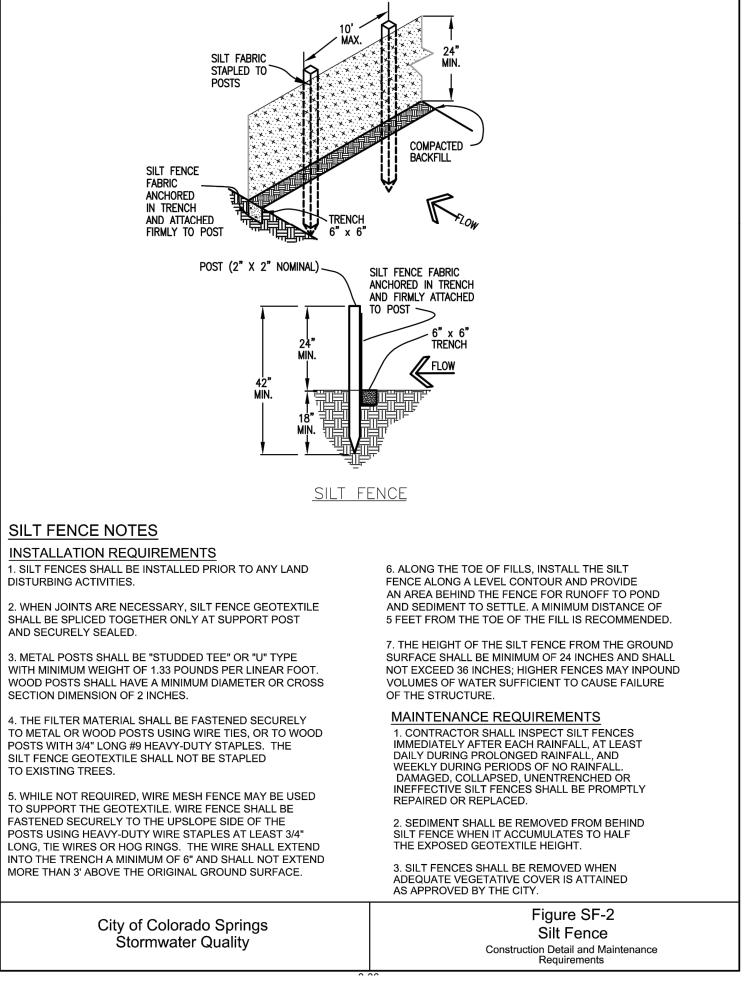
City of Colorado Springs

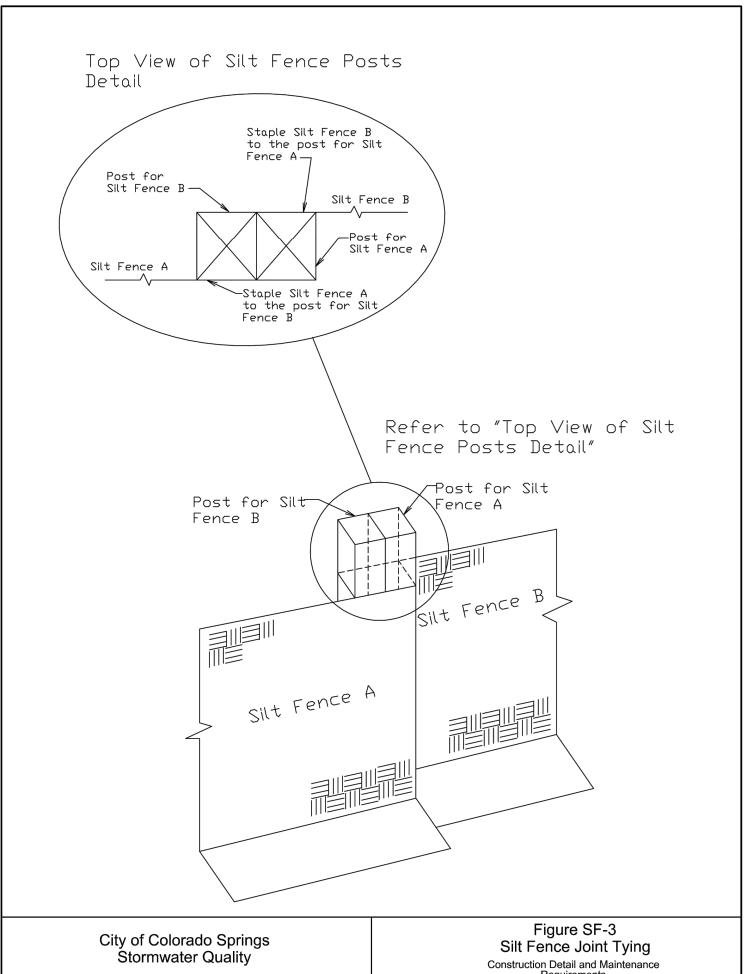
Storm Water Quality

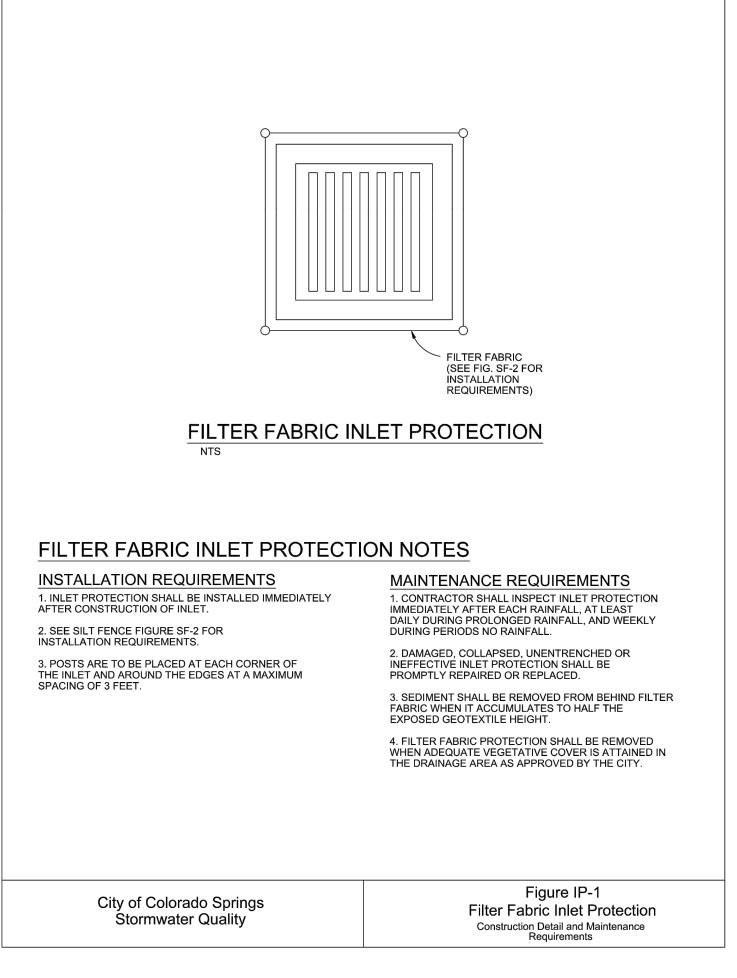
Figure SF-1

Silt Fence

Application Examples







Vehicle Tracking

Application Examples



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LST00067 Checked By JDP 4/6/2018

**EROSION CONTROL DETAILS**