

**GRADING, EROSION AND STORMWATER  
QUALITY CONTROL PLAN**  
for  
**Monument LDS Church**  
950 W. HWY 105  
Monument, Colorado

August 2024

Prepared For:

**LDS Church – Real Estate Division**  
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Prepared by:

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**GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN  
Monument LDS Church**

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## 1.0 STORMWATER QUALITY STATEMENT & OBJECTIVES

Stormwater quality best management practices shall be implemented to minimize soil erosion, sedimentation, increased pollutant loads and changed water flow characteristics resulting from land disturbing activity, to the maximum extent practicable, so as to minimize pollution of receiving waters.

Per Appendix A of the Colorado Department of Health, Water Quality Control Division's (the Division) "General Permit Application for Stormwater Discharge Associated with Construction Activities", the goal of the Stormwater Management Plan (SWMP) is:

"To identify possible pollutant sources that may contribute pollutants to stormwater, and identify Best Management Practices (BMPs) that, when implemented, will reduce or eliminate any possible water quality impacts. The SWMP must be completed and implemented at the time the project breaks ground, and revised if necessary as construction proceeds to accurately reflect the conditions and practices at the site."

This document is not intended to address training, site specific operational procedures, logistics, or other "means and methods" required to construct this project.

Drexel, Barrell & Co. has been retained to provide civil engineering services for the design of this project. Drexel, Barrell & Co. is not responsible for implementation and maintenance of the Stormwater Management Plan.

## **2.0 SITE DESCRIPTION**

### **2.1 DESCRIPTION OF CONSTRUCTION ACTIVITIES**

The project involves expanding the existing parking lot on the southeast side of the property. The parking lot addition will add 53 new parking stalls with one way traffic entering and exiting the proposed parking lot.

The site work will include overlot grading, drainage structures, and pavement construction (asphalt, sidewalk, a small retaining wall and concrete curb and gutter).

### **2.2 EXISTING SITE CONDITIONS**

The majority of the existing area is currently undeveloped and as determined by visual inspection, the site is currently covered with approximately 70% of native grass, evergreen trees and other vegetation. The site generally slopes from east to west.

### **2.3 ADJACENT AREAS**

The site is bounded on the north and west by Dirty Woman Creek drainageway, the east by Monument Academy, an elementary school, and on the south by Highway 105 which is currently undergoing an expansion. All of the construction activities are to take place on the site with the exception of a storm tie-in to the Hwy 105 drainage system. The surrounding areas should not be affected by the land disturbing and stabilization activities. There are no stream crossings located within the project area.

### **2.4 SOILS**

From the Natural Resources Conservation Service (NRCS), the soils on the site as mapped by the Soil Conservation Service (SCS) is partially underlain by the Alamosa loam (Soil No. 1), and by the Tomah-Crowfoot loamy sands (Soil No. 92). The soils are type 'D' and type 'B' hydrologic soil groups, respectively.

### **2.5 AREAS AND VOLUME STATEMENT**

The project site disturbance is less than 1 acre (0.7 acre). Unadjusted overlot earthwork volumes within the construction site are approximately 435 CY of cut and 74 CY of fill, with the intention of a balanced site.

## 2.6 CONTROLS AND MEASURES DURING CONSTRUCTION

Stabilization activities are anticipated to begin in summer/fall of 2024. A construction schedule will be prepared by the contractor prior to land disturbing activities. The general sequence of major construction activities is as follows:

1. Temporary Erosion Control Measures – Temporary erosion control measures, such as silt fence and construction of vehicle tracking pads and staging area will be completed prior to any other large scale activity. The vehicle tracking pad will ensure a reduction of tracking of soil on and off the construction site. The staging area will house the materials, petroleum product storage (if any), trash dumpster, sanitary facilities and hazardous spill clean-up areas. These are all potential pollutants that are not sediment related.
2. Trash and Debris Removal – Existing trash and debris shall be removed from the site and hauled to designated receiving facility.
3. Site Clearing – The area to be disturbed for construction will be cleared and grubbed, as necessary to the perimeter of erosion control. The sequence of the areas to be cleared and grubbed are subject to the contractor's means and methods of construction of the site; however, the general plan is to work from the north to south and east where the vehicle tracking pads are located in order to eliminate backtracking over areas that have already been completed.
4. Overlot Grading – Overlot grading will occur to bring the site to the proposed sub-grade elevations in paved areas, and to finished grade elevations in the landscape. Spoils from the site will be removed from the site and hauled to a designated receiving facility or location.
5. Utility Installation – Utility installation will one storm drain line and buried electric lines for proposed light poles. Utility locations will be obtained prior to commencement of construction activities.

6. Final Grading – The site will be brought to final elevations with the installation of the proposed paving and final blending to existing grades on the perimeter of the improvement area.
7. Permanent Re-vegetation – Erosion control blanket will be installed at all areas graded to a 3:1 slope. Areas not paved will be re-vegetated and/or landscaped by the contractor or owner on an as-needed basis. Vegetation and stabilization of soil will aid in the trapping of sediment and reducing soil erosion.
8. Removal of Temporary BMP's – Temporary erosion control measures may be removed once the site has achieved final 70 percent of pre disturbance levels and vegetation cover is capable of reducing soil erosion. All permanent BMPs shall be cleaned and functioning before any temporary BMPs are removed.
9. Housekeeping – The best BMP for a job site is good housekeeping around the site. Routine site trash pickup and routine BMP inspection and maintenance are paramount for keeping a job site clean and tidy. All petroleum storage areas in the staging area should be checked daily for leaks. Any leaks shall be reported to the site foreman for clean up. All personnel on site for both the contractor and subcontractors should be briefed on spill cleanup and containment procedures. Employees shall also be briefed as to where the spill cleanup materials can be found if a spill should occur. The spill plan shall be produced by the general contractor for the project and remain onsite for the duration of the project. Contractor shall coordinate with the school district and City to obtain the necessary contacts in the case that a spill occurs.

## 2.7 POTENTIAL POLLUTION SOURCES

The following is a summary of potential pollution sources and their associated measures intended to minimize the risk of pollution for this project.

- 1) Disturbed and stored soils: Straw waddles/fiber rolls, straw bale check dams and gravel bag check dams.

- 2) Vehicle tracking and sediments: VTC and Street Sweeping
- 3) Vehicle and equipment maintenance and fueling: Spill prevention procedures.
- 4) Dust or particulate generation from earthmoving activities and vehicle movement: water trucks for site watering.
- 5) On site waste management of solid wastes (construction debris): Waste container placement, covering and disposal.
- 6) Worker trash and portable toilets: Container placement, covering and disposal.
- 7) Equipment repair or maintenance beyond normal fueling operations: Spill prevention procedures.

The following items are not anticipated to be potential pollution sources for this project:

- 1) Management of contaminated soils.
- 2) Outdoor storage of fertilizers, chemicals or potentially polluting construction material.
- 3) Dedicated asphalt or concrete batch plants.

## 2.8 NON-STORMWATER DISCHARGES

Non-stormwater discharges possibly encountered during construction may include: watering down of the site, construction staging area, and excess dirt storage during high winds to minimize wind erosion and water utilized in soil compaction efforts. No groundwater or construction dewatering is anticipated.

## 2.9 RECEIVING WATER

Runoff generated by the proposed project will be passed to the onsite storm sewer system prior to discharging into the proposed storm sewer system that will be installed as part of CDOT highway 105 widening, ultimately to Dirty Woman Creek.

## 3.0 SITE MAP

Attached as part of this plan is a Site Map (See Appendix C). The drawing identifies the following:

- 1) Project area boundary
- 2) Area used for staging area
- 3) Location of erosion control facilities or structures (BMP's)
- 4) Boundaries of 100-year floodplains (if applicable)

The following items may not be indicated on the attached drawings, but will be determined by the individual contractors prior to and during construction activities:

- 1) Areas used for storage of construction materials, soils, or wastes
- 2) Location of portable toilets and waste receptacles
- 3) Location of additional BMP's that may become necessary as work progresses

These items shall be added to the Site Map by the Contractor.

## 4.0 BMP's FOR STORMWATER POLLUTION PREVENTION

Best management practices (BMPs) used throughout the site shall include: silt fence, inlet protection, vehicle tracking control and a concrete washout.



#### 4.1 EROSION CONTROL – STRUCTURAL PRACTICES

Silt fence shall be installed along the downstream perimeter boundary of the area to be disturbed. The silt fence location is shown on the Site Map and shall be in place before project grading and remain in place through final stabilization.

The vehicle tracking pad will be used at the construction access point on the southern access drive to the proposed parking lot to prevent mud from being tracked out to the existing pavement and Highway 105. Periodic clean up around the entrance area is expected nevertheless.

Upon installation of the site storm sewer system, inlet protection will be provided at each constructed inlet.

A concrete wash-out will be required for the anticipated concrete pouring operations to take place on the site for curb & gutter and sidewalk work. The concrete wash-out shall be installed prior to any concrete pouring operations taking place on the site and remain in place through the completion of site concrete work.

#### 4.2 EROSION CONTROL – NON-STRUCTURAL PRACTICES

Street sweeping around the construction site will be utilized when tracking of mud occurs on paved streets. The sweeping will be required after any significant tracking has occurred; significant meaning any visible amount that cannot be completely cleaned by hand. The adjacent paved drive surfaces will be cleaned at the end of each day of construction activities. Sweeping efforts will continue as necessary until construction operations are completed.

#### 4.3 MATERIALS HANDLING

Any waste material found on-site or generated by construction will be disposed of in a manner as to prevent pollutants in storm water discharges. In the event that waste is to be stored on-site, it shall be in an area located a minimum of 100 feet from all drainage courses, whenever possible. Whenever waste is not stored in a non-porous container, it shall be in an area enclosed by a compacted earthen ridge. If the enclosed waste area is located on porous soil, the area shall be covered with a non-porous liner to prevent soil

contamination. Whenever precipitation is predicted, the waste shall be covered with a non-porous cover, anchored on all sides to prevent its removal by wind, in order to prevent precipitation from leaching out potential pollutants from the waste.

Any designated fueling areas shall be located a minimum of 100 feet from all drainage courses, whenever possible. If the fueling area is located on porous soil, the area shall be covered with a non-porous lining to prevent soil contamination and any spillage shall be cleaned up immediately.

Whenever precipitation is predicted, any construction materials stored on site shall be covered with a non-porous cover, anchored on all sides to prevent its removal by wind, in order to prevent precipitation from leaching out potential pollutants from the materials.

Any chemical stored on site should be kept in an area with berms constructed around the perimeter in order to confine any spills or in a lockable storage container.

#### **4.4 GROUNDWATER & STORMWATER DEWATERING**

In the event that groundwater is encountered or stormwater enters an excavation and dewatering is necessary, a separate construction dewatering permit will be required.

#### **5.0 TIMING SCHEDULE**

The project is anticipated to begin construction in summer/fall of 2024 and be completed by fall of 2024. The contractor shall be responsible for producing a schedule that will show at a minimum: start and completion times including site grading operations, utility construction and the removal of the temporary erosion and sediment control measures.

#### **6.0 FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT**

Final stabilization shall not be considered complete until 70% of new vegetated cover is established on areas not to be hard-surfaced. Temporary sediment and erosion control measures installed prior to the construction phase will remain in place until this time. Any sediment that collects within the site's drainage system is considered unstabilized soil and

must be removed prior to the site being considered finally stabilized. The project does not rely on a control measure owner or operated by another entity.

## **7.0 INSPECTION AND MAINTENANCE**

A site inspection of all erosion control facilities will be conducted every 14 days and within 24 hours after every precipitation event or snowmelt event that causes surface erosion. The entrance to the construction site shall be inspected daily and existing street cleaned, as necessary, of all materials tracked out of the site.

The construction site perimeter, disturbed areas, and areas used for material storage that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWMP shall be observed to ensure that they are operating correctly.

Based on the results of the inspection, the description of potential pollutant sources and the pollution prevention and control measures that are identified in this plan shall be revised and modified as appropriate as soon as practicable after such inspection. Modification to control measures shall be implemented in a timely manner, but in no case more than seven (7) calendar days after the inspection.

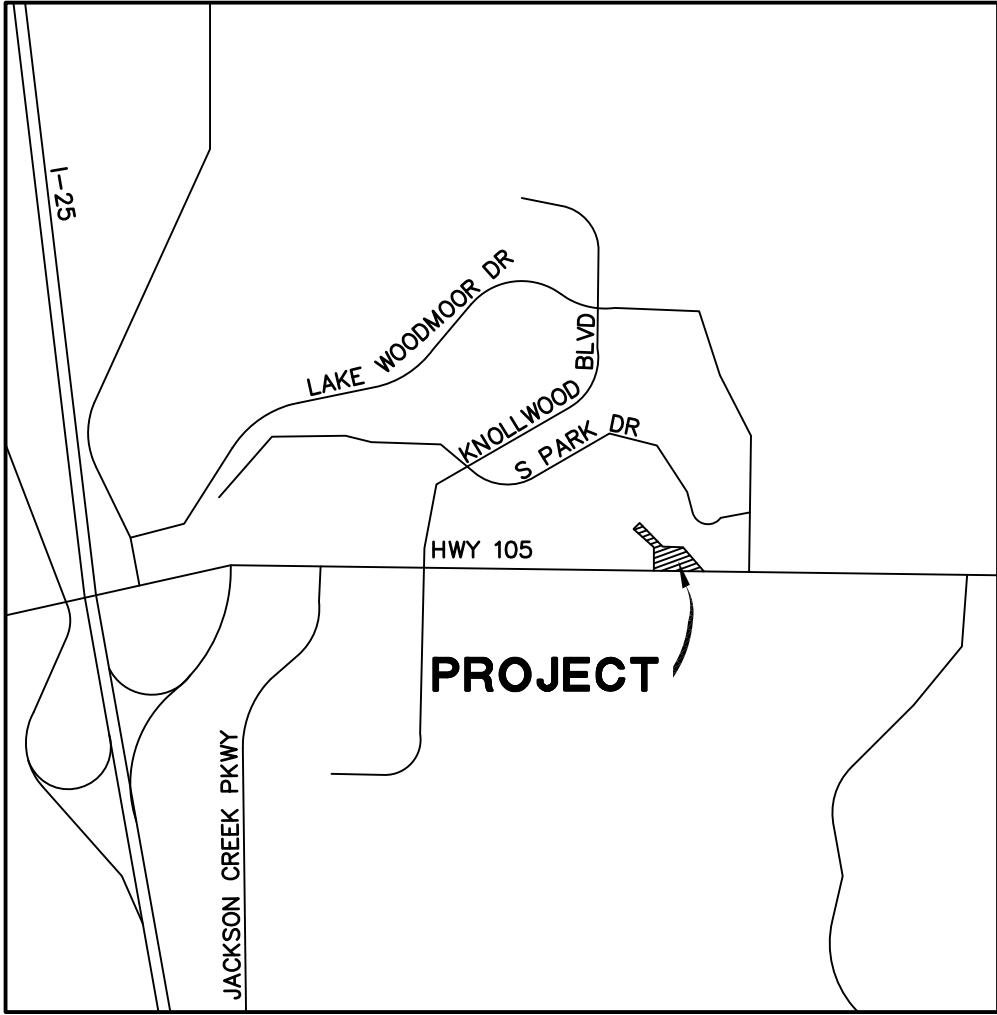
The operator shall be responsible for documenting inspections and maintaining records. Record keeping procedures should identify signatures on inspection logs and location of SWMP records on-site. Uncontrolled releases of mud or muddy water or measurable quantities of sediment found off the site shall be recorded with a brief explanation as to the measures taken to prevent future releases as well as any measure taken to clean up the sediment that has left the site. This record/log should be kept on site and made available to El Paso County or CDPHE personnel upon request.

All temporary and permanent erosion and sediment control facilities shall be maintained and repaired per manufacturer's specifications to assure continued performance of their intended function. Repairs should be completed within 24 to 48 hours. Silt fences may require periodic replacement.

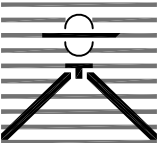
## 8.0 REFERENCES

- [1] General Permit Application and Stormwater Management Plan Preparation Guidance for Stormwater Discharges Associated with Construction Activities. Prepared by the Colorado Department of Health, Water Quality Control Division. Revised 7/2009.
- [2] City of Colorado Springs– Drainage Criteria Manual, Volume 2 “Stormwater Quality Procedures and Best Management Practices (BMPs). November 1, 2002, amended August 10, 2010.
- [3] NRCS Web Soil Survey, [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov)

**APPENDIX A**  
Vicinity Map



*Vicinity Map*  
Not to scale



**MONUMENT LDS CHURCH  
VICINITY MAP**

**Drexel, Barrell & Co.**  
Engineers • Surveyors

DATE:  
5-9-2024  
JOB NO:  
20841-00CSCV

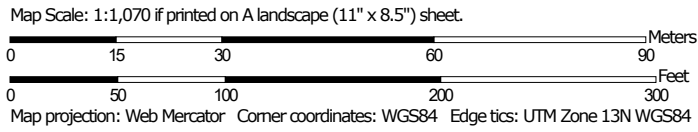
DWG. NO.  
**VMAP**  
SHEET 1 OF 1

**APPENDIX B**  
**SOILS INFORMATION**

Hydrologic Soil Group—El Paso County Area, Colorado



Soil Map may not be valid at this scale.





### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado  
 Survey Area Data: Version 21, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1	Alamosa loam, 1 to 3 percent slopes	D	1.1	73.3%
92	Tomah-Crowfoot loamy sands, 3 to 8 percent slopes	B	0.4	26.7%
<b>Totals for Area of Interest</b>			<b>1.5</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

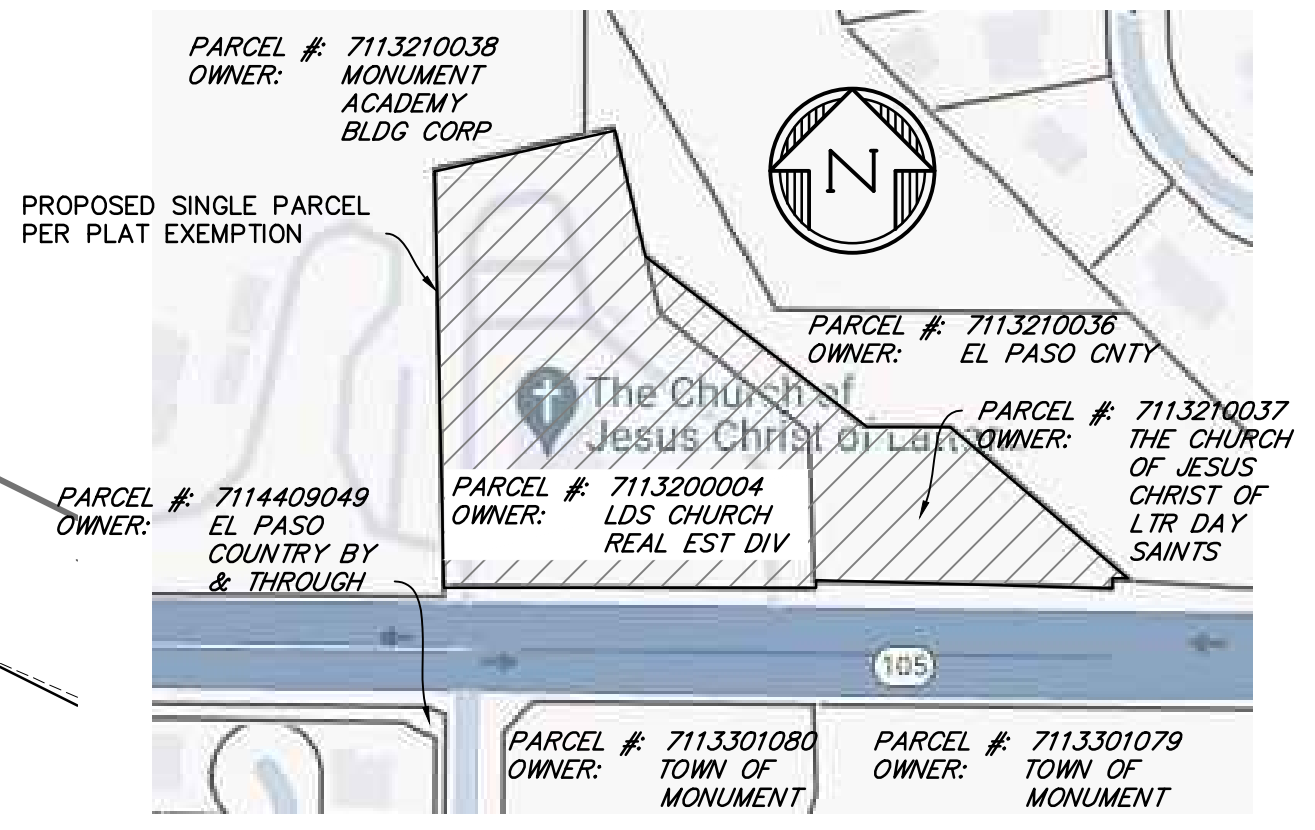
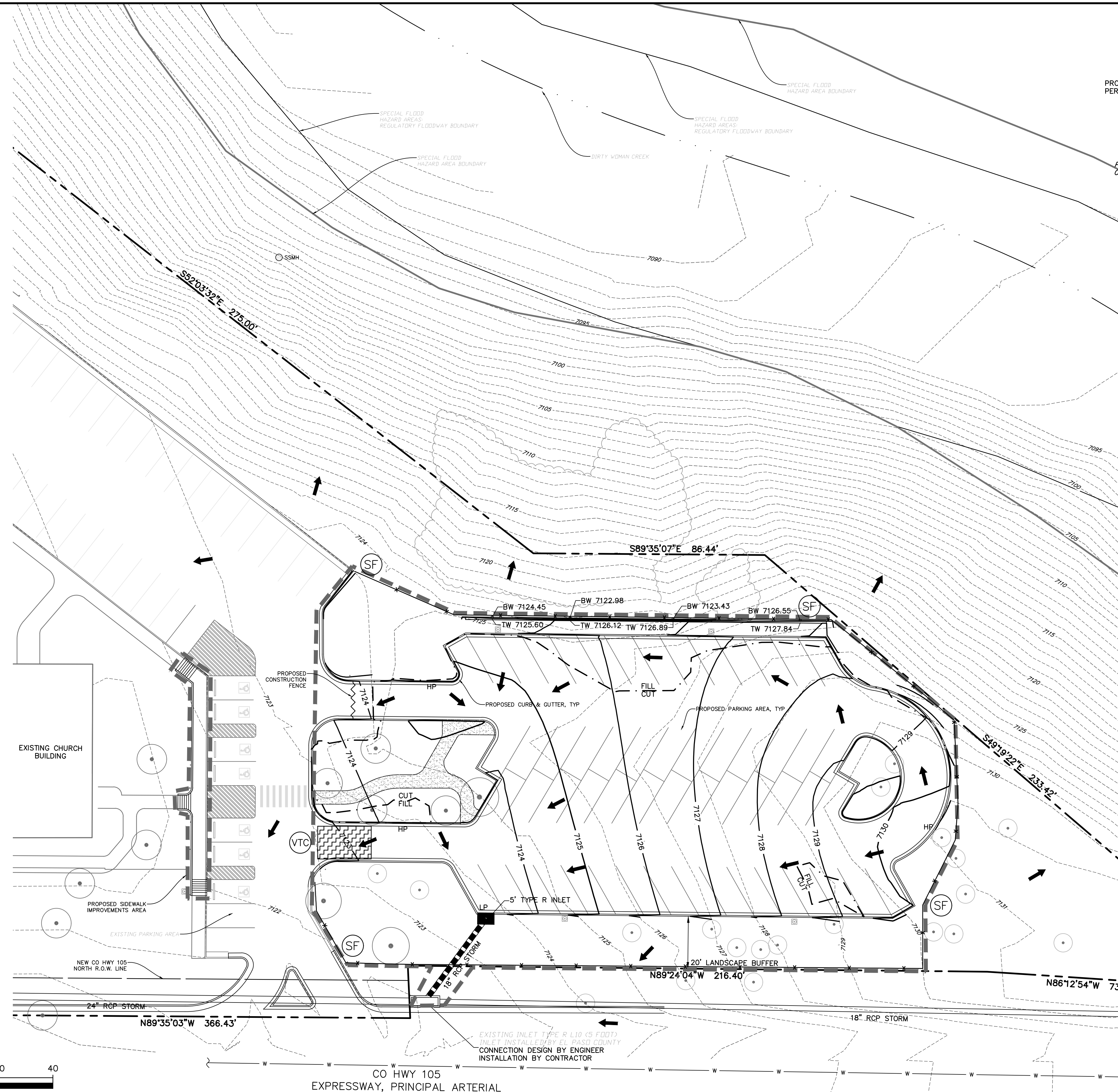
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**APPENDIX C**  
**SITE MAP**



PROPERTY OWNERSHIP MAP  
N.T.S.

**LEGEND**

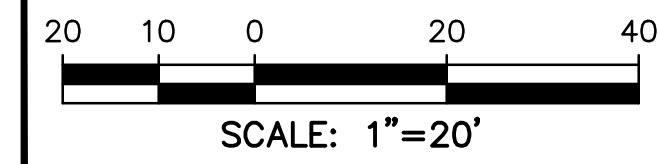
- PROPOSED INTERMEDIATE CONTOUR..... 7122
- PROPOSED INDEX CONTOUR..... 7120
- EX INTERMEDIATE CONTOUR..... 7164
- EX INDEX CONTOUR..... 7165
- DIRECTION OF FLOW.....
- HIGH POINT..... HP
- LOW POINT..... LP
- PROPOSED INLET.....
- PROPOSED MANHOLE.....
- EXISTING TREE (PONDEROSA PINE).....
- EXISTING MISC. VEGETATION.....
- EXISTING CREEK &.....
- PROPOSED RETAINING WALL.....
- BOTTOM OF WALL ELEVATION..... BW
- TOP OF WALL ELEVATION..... TW
- PROJECT BOUNDARY/PROPERTY LINE.....
- ROW.....
- LIMITS OF DISTURBANCE/CONSTRUCTION SITE BOUNDARY.....
- CUT/FILL LINE..... CUT FILL
- FINAL SEEDING/MULCHING (SEE DETAIL SHEET 5)..... (SM)
- INITIAL/INTERIM INLET PROTECTION (SEE DETAIL SHEET 4)..... (IP)
- INITIAL/INTERIM SILT FENCE (SEE DETAIL SHEET 5)..... (SF)
- NOTE:  
FIBER ROLL EROSION LOG CAN BE UTILIZED AS AN ALTERNATIVE TO SILT FENCING OR STRAW BALES. SEE CDOT STANDARD PLAN M-208-1 (SEE DETAIL SHEET 4)
- INITIAL/INTERIM CONCRETE WASHOUT AREA (SEE DETAIL SHEET 5)..... (CWA)
- INITIAL/INTERIM VEHICLE TRACKING CONTROL (SEE DETAIL SHEET 4)..... (VTC)
- INITIAL/INTERIM STABILIZED STAGING AREA (SEE DETAIL SHEET 5)..... (SSA)

**NOTES:**

1. WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
2. ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
3. THE NEED FOR DEWATERING IS NOT ANTICIPATED. IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.
4. THE SITE IS CURRENTLY VEGETATION.
5. NO BATCH PLANTS WILL BE UTILIZED ONSITE.
6. THE SITE IS NOT WITHIN 50FT OF ANY SURFACE WATERS.

**811** Know what's below. Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY PCD FILE NO: PPR-2419



PREPARED BY:



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CLIENT:

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SALT LAKE CITY, UT 84150

GRADING & EROSION CONTROL PLANS FOR:  
**MONUMENT LDS CHURCH  
PARKING ADDITION**  
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	5-21-2024
EPC COMMENTS	6-27-2024

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21841-00EC1-2



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

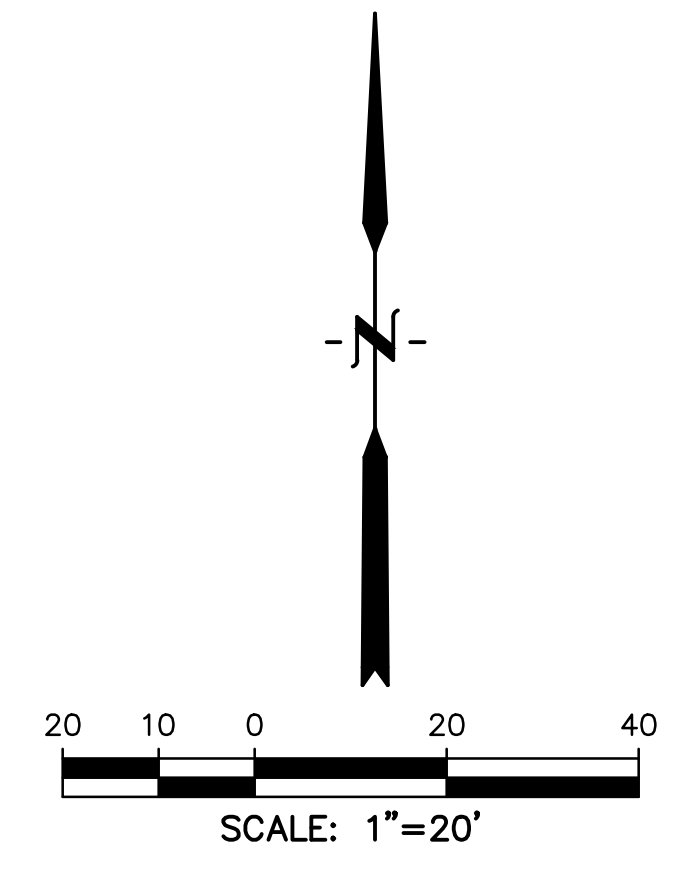
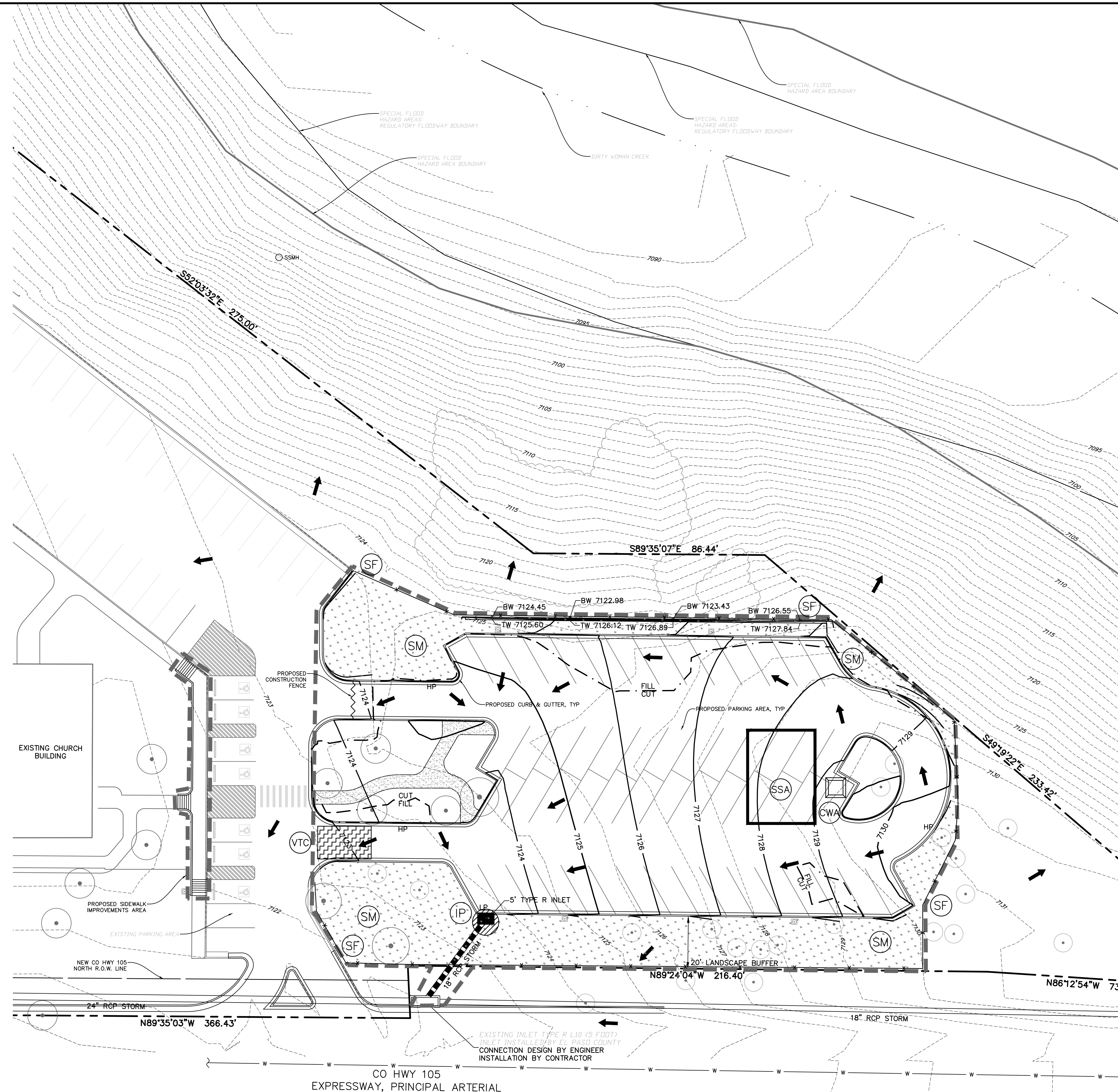
DRAWING SCALE:  
HORIZONTAL: 1" = 20'  
VERTICAL: N/A

**INITIAL GRADING  
& EROSION  
CONTROL PLAN**

PROJECT NO. 21841-00CSCV  
DRAWING NO.

**EC1**

SHEET: 2 OF 5



**LEGEND**

PROPOSED INTERMEDIATE CONTOUR.....	7122
PROPOSED INDEX CONTOUR.....	7120
EX INTERMEDIATE CONTOUR.....	7164
EX INDEX CONTOUR.....	7165
DIRECTION OF FLOW.....	↑
HIGH POINT.....	HP
LOW POINT.....	LP
PROPOSED INLET.....	⊥
PROPOSED MANHOLE.....	●
EXISTING TREE (PONDEROSA PINE).....	⊙
EXISTING MISC. VEGETATION.....	☁
EXISTING CREEK @.....	⊕
PROPOSED RETAINING WALL.....	▬
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4. THE SITE IS CURRENTLY VEGETATION.
5. NO BATCH PLANTS WILL BE UTILIZED ONSITE.
6. THE SITE IS NOT WITHIN 50FT OF ANY SURFACE WATERS.

**811** Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

EL PASO COUNTY PCD FILE NO: PPR-2419

PREPARED BY:

**DREXEL, BARRELL & CO.**  
Engineers-Surveyors  
101 SAHAWATCH ST. #100  
COLORADO SPGS, COLORADO 80903  
CONTACT: TIM D. MCCONNELL, P.E.  
(719)260-0887  
COLORADO SPRINGS • LAFAYETTE

CLIENT:

**LDS CHURCH—REAL ESTATE  
DIVISION**  
  
50 E NORTH TEMPLE  
#509-8866  
SALT LAKE CITY, UT 84150

GRADING & EROSION CONTROL PLANS FOR:  
**MONUMENT LDS CHURCH  
PARKING ADDITION**  
MONUMENT, COLORADO

ISSUE	DATE
INITIAL ISSUE	5-21-2024
EPC COMMENTS	6-27-2024

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21841-00EC1-2



PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1"=20'  
VERTICAL: N/A

**INTERIM/FINAL  
GRADING & EROSION  
CONTROL PLAN**

PROJECT NO. 21841-00CSCV  
DRAWING NO.

**EC2**

SHEET: 3 OF 5