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PHASES TRUCK AND AUTO REPAIR
MINOR AMENDMENT
1670 PAONIA STREET
COLORADO SPRINGS, COLORADO



VICINITY MAP

SCALE: N.T.S.

FEMA FLOODPLAIN STATEMENT:
FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE
MAP 08041C0752G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES
THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO NOT BE
WITHIN A FLOOD ZONE (AREAS TO BE DETERMINED OUTSIDE 500 YEAR
FLOODPLAIN.)

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

ENGINEER OF RECORD SIGNATURE _____ DATE _____

OWNER'S STATEMENT:

I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER SIGNATURE _____ DATE _____

EL PASO COUNTY:

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

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

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

COUNTY ENGINEER/ECM ADMINISTRATOR _____ DATE _____

EL PASO COUNTY GRADING AND EROSION CONTROL STANDARD NOTES:

- 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 OFFSITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED SEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS 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 PRIOR TO IMPLEMENTATION.
- 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. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE STABILIZED.
- 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 ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- ANY EARTH DISTURBANCE 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 INFEASIBLE.
- 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 SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY.
- DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT MAY NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER, 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.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE 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.
- BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL HAVE ADEQUATE SECONDARY CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH FLOW LINE.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- A SOILS REPORT FOR THIS SITE HAS NOT BEEN DEVELOPED. THE SITE IS KNOWN TO CONSIST OF BRESSER SANDY LOAM NRCS (HYDROLOGIC SOIL GROUP B) FOR PART OF THE SOUTHWEST BERM, AND THE REST OF THE SITE CONSISTS OF BLAKELAND LOAMY SAND (NRCS HYDROLOGIC SOIL GROUP A).
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR 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: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT WATER QUALITY CONTROL DIVISION WQCD - PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

PARKING SUMMARY: SEE 7.4.203

NEW PARKING REQUIRED: 1-STORY AUTOMOTIVE REPAIR GARAGE (9,030 SF)
1 SPACE PER 200 SF OF AUTO SERVICE = 42 SPACES
1 SPACE PER 400 SF OF OFFICE SPACE = 2 SPACES
ADA PARKING: 1 - 11' x 18' STALL (VAN ACCESSIBLE)
1 - 8' x 18' STALL
TOTAL REQUIRED = 44 SPACES

NOTE: NO PARKING IS PERMITTED WITHIN ACCESS DRIVE.

DEVELOPMENT DETAILS:

EXISTING LAND USE: AUTOMOTIVE REPAIR GARAGE (1-2 CAD-0)
PROPOSED LAND USE: AUTOMOTIVE REPAIR GARAGE (1-2 CAD-0)

PROPERTY DESCRIPTION:

LOT 5, BLOCK 1 OF THE PALMER PARK BUSINESS CENTER SUBDIVISION PLAT NO. 3, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION FILING NO. 6746 OF THE EL PASO COUNTY RECORDS

THE DESCRIBED TRACT CONTAINS 112,385 SQUARE FEET, BEING 2.58 ACRES, MORE OR LESS.

EXISTING ZONING: 1-2 CAD-0

SITE AREA: 112,385 SF (2.58 AC.)

PROPOSED BUILDING HEIGHT: MAX HEIGHT = 20 FEET

PROPOSED BUILDING FOOTPRINT: 9,030 SQUARE FEET

PERCENT LOT COVERAGE BY BUILDING: 8.03%

PERCENT LOT COVERAGE BY IMPERVIOUS SURFACES (LESS BUILDING): XXX ACRE / 2.58 LOT ACREAGE = XXXXX%

APPROXIMATE SCHEDULE OF DEVELOPMENT: JUNE 2021 - OCTOBER 2021

SITE NOTES:

- THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND ELEVATIONS.
- ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS OR CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PAONIA STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE OF ALL LANDSCAPE AREAS AND FENCES SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
- THE DRIVE ACCESS WILL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
- DIRECT VEHICULAR ACCESS WILL BE ALLOWED ONLY FROM PAONIA STREET.
- NO PARKING ON THE ACCESS DRIVES IS PERMITTED.

SIGN INSTALLATION NOTES:

- SIGNS SHALL BE LOCATED AND INSTALLED PER CITY OF COLORADO SPRINGS ENGINEERING STANDARDS AND REFERENCES.
- BOTTOM OF ALL SIGNS SHALL BE INSTALLED AT LEAST 7' ABOVE THE ADJACENT FINISHED GRADE OR TOP BACK OF CURB, AS APPLICABLE.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.

ROCKY MOUNTAIN GROUP



ARCHITECTURAL
STRUCTURAL
FORENSICS

EASTERN COLORADO
2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
719-434-5630 - WWW.RMG-ENGINEERS.COM
EASTERN COLORADO, DENVER, COLORADO, COLORADO SPRINGS, COLORADO

FOR CIVIL ONLY

PHASES TRUCK AND AUTO REPAIR

1670 PAONIA STREET

COLORADO SPRINGS, COLORADO

CASCO CONSTRUCTION CORP.

SHEET NAME
COVER

ENG: RDL
DRAWN: AMC
CHECKED: RDL

DATE
05/26/2021

REVISION DATE

JOB NO.

179592

SHEET NO.

C-01

of 10

PCD FILING NO.: PPR-21-021

NOTE:

1. SURVEY LINEWORK AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY RMG-ROCKY MOUNTAIN GROUP. HORIZONTAL DATUM IS NAD83 COLORADO STATE PLANE CENTRAL U.S. FOOT (C083-NF) AND VERTICAL DATUM IS NAVD83. THE CONTRACTOR SHALL CALIBRATE TO ELEVATION DATUM AS NEEDED.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
3. NOT ALL UTILITIES MAY BE SHOWN, ESPECIALLY UTILITIES SUCH AS FIBER OPTIC CABLES, TELEPHONE, TELEVISION, PHONE, ETC.
4. THERE IS NO SITE LIGHTING PROPOSED. ALL PHOTOMETRICS TO BE VIA THE PRE-ENGINEERED METAL BUILDING LIGHTING AS DEPICTED ON THE ARCHITECTURAL PLANS AND/OR PEMB MANUFACTURER PLANS.
5. SEE TYPICAL PAVEMENT SECTION DETAILS ON SHEET C-06.
6. THERE ARE 42 PARKING SPACES LABELED AND ACCOUNTED FOR ON THE NORTH AND SOUTH SIDE OF THE PROPOSED PEMB (PER CITY CODE 7.4.203).
7. THE EAST END OF THE PARCEL CARRIES TWO ADDITIONAL 9'X18' HANDICAP STALLS TO BE STRIPED TO THE EXISTING TWO 11'X18' ADA VAN ACCESSIBLE STALL (PER CITY CODE 7.4.203).
8. REFER TO SHEET C-06 FOR PARKING TALL AND PAVEMENT DETAILS.
9. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL OR STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
10. SIGNAGE TO BE INSTALLED INDICATING THAT OUTSIDE DRIVE AISLE ARE FIRE ACCESS LANES AND PARKING IS NOT PERMITTED.
11. DISTURBED AREAS WITH EXISTING VEGETATION ARE TO BE REVEGETATED WITH SEEDING AND MULCHING WITH A DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS.
12. ALL AREAS NOT COVERED BY SOD ARE TO BE SEEDDED WITH DRY LAND GRASS MIXTURE. TO BE MOWED AND MAINTAINED.
13. PER EL PASO COUNTY'S LANDSCAPE POLICY AND DESIGN MANUAL, PART 3, SECTION 1, REQUIRES AN ADDITIONAL FOR EVERY 15 PARKING SPACES. WITH 42 PROPOSED PARKING SPOTS, 3 ADDITIONAL TREES HAVE BEEN ADDED.
14. AN EXISTING STORMWATER QUALITY STRUCTURE TOWARDS THE REAR OF THE LOT LOCATED ON THE WEST SIDE IS TO BE MAINTAINED AND CLEARED OF IMPOSING VEGETATION WITHIN 50 FEET OF THE DRAINAGE CHANNEL BY THE OWNER.
15. EXISTING LANDSCAPE IS FOUND AT THE FRONTAGE AND SIDES. THE REAR OF THE LOT IS SPARSELY COVERED IN NATIVE GRASSES AND SHRUBS.

*THIS PROPERTY DOES NOT FALL WITHIN THE CITY'S STREAM SIDE ZONE.

Cut/Fill Volumes		
Cut volume (unadjusted)	288.70 Cu. Yd.	
Fill volume (unadjusted)	1369.46 Cu. Yd.	
Net volume (unadjusted)	1080.75 Cu. Yd. <Fill>	
Cut/Fill Volumes (33% SWELL/COMPACTION FACTORS)		
Cut volume (adjusted)	383.97 Cu. Yd.	
Fill volume (adjusted)	1821.38 Cu. Yd.	
Net volume (adjusted)	1437.40 Cu. Yd. <Fill>	

GENERAL NOTES:

- A. ANTICIPATED START-BEGINNING OF MAY 2021
- B. EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: BEGINNING OF OCTOBER 2021.
- C. TOTAL AREA TO BE CLEARED, EXCAVATED, OR GRADED: 37,800 SF (0.87 AC.)
- D. RECEIVING WATERS: SAND CREEK
- E. SOILS INFORMATION: USDA CLASSIFIED AS BLAKELAND LOAMY SAND AND BLENDON SANDY LOAM, HYDROLOGIC SOIL GROUP A AND B RESPECTIVELY.

PHASING NOTES:

1. THE ANTICIPATED SEQUENCE OF CONSTRUCTION ARE AS FOLLOWS:
 - 1.1. INSTALLATION OF INITIAL CONTROL MEASURES, CLEARING AND GRUBBING, CONSTRUCTION STAKING, VEHICLE TRACKING ACCESS INSTALLATION (BASE COURSE OF DRIVE ACCESS TO VTC DETAILS STANDARDS) - MAY 2021, DURATION: 1 WEEK
 - 1.2. EXCAVATION FOR FOUNDATIONS AND UTILITIES COMMON TRENCHES - JUNE 2021, DURATION: 2 WEEKS
 - 1.3. FOUNDATION AND UTILITIES INSTALLATIONS INCLUDING TIE IN TO EXISTING MAINS - JUNE 2021, DURATION: 2 WEEKS
 - 1.4. INSTALLATION OF INTERIM CONTROL MEASURES, BACKFILL AND FINE GRADING, HARDSCAPE INSTALLATION INCLUDING WALLS - JULY 2021, DURATION: 4 WEEKS
 - 1.5. STRUCTURE ERECTIONS AND OFFICE BUILDING CONSTRUCTION - AUGUST 2021, DURATION: 6 WEEKS
 - 1.6. INSTALLATION OF FINAL CONTROL MEASURES, FINE GRADING, PERMANENT STABILIZATION AND SEEDING - SEPTEMBER 2021, DURATION: 2 WEEKS
 - 1.7. PROJECT CLOSE OUT - OCTOBER 2021.

NOTES:

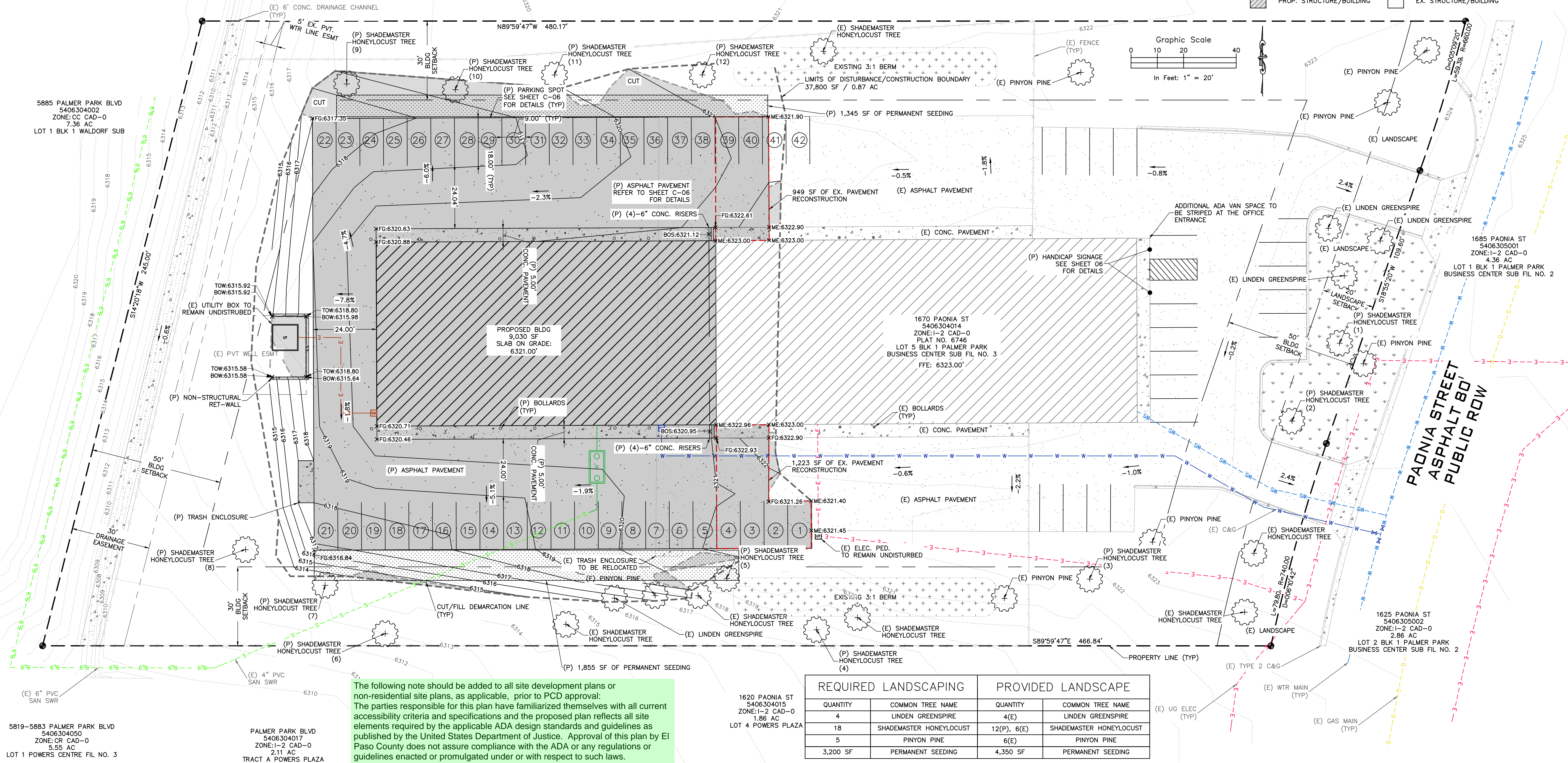
1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (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 THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS ALSO BE SEEDDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.
9. STABILIZATION METHODS AND RECOMMENDATIONS ARE INCLUDED AS PART OF THE GEOTECHNICAL REPORT AND SHALL CONFORM TO ASTM STANDARDS FOR THE SOIL CONDITIONS AS WELL AS FOLLOW SECTION 3.7 GRADING AND COMPACTION OF THE DRAINAGE CRITERIA MANUAL VOLUME 1, CHAPTER 14.
- 9.1. IN AREAS TO BE SEEDDED, THE UPPER 3 INCHES OF THE SOIL SHOULD NOT BE HEAVILY COMPACTED AND SHOULD BE IN A FRIABLE CONDITION. LESS THAN AN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. DIFFERENCES IN TEXTURE AND DENSITY OF SUBSOIL AND TOPSOIL LAYERS CAN CREATE SOIL STRATIFICATION. THIS STRATIFICATION CAUSES POOR INTERNAL DRAINAGE FROM ONE TEXTURE TO ANOTHER AND CAN INHIBIT NORMAL ROOT GROWTH. LEFT TO CORRECT ITSELF NATURALLY, THIS CONDITION MAY TAKE DECADES AND MAY NEVER APPROACH AN IDEAL SITUATION. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY SHOULD 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. THE IDEAL WOULD BE TO PRODUCE A SOIL SIMILAR TO THAT ENCOUNTERED IN A NATURAL, DESIRABLE SOIL CONDITION.
10. SEE GRADING AND EROSION CONTROL NARRATIVE REPORT FOR SOIL CONDITIONS.
11. CONTRACTOR TO LOCATE/VERIFY LOCATION OF EXISTING UTILITIES AND FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION.
12. ALL UTILITY INSTALLATIONS WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE COVERED UNDER THIS PLAN. LOCATIONS OF UTILITIES WITHIN THE LIMITS OF DISTURBANCE MAY BE MODIFIED AFTER PLAN APPROVAL AS A FIELD CHANGE. UTILITY INSTALLATIONS RELATED TO THE PRIVATE DEVELOPMENT THAT EXTEND BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE CONSIDERED TO BE PART OF THE LARGER DEVELOPMENT, AND THEREFORE REQUIRE A PLAN MODIFICATION OR SEPARATE PLAN FOR THE ADDITIONAL DISTURBANCE AREA.
13. APPLICANT REPRESENTS AND WARRANTS THAT THEY HAVE THE LEGAL AUTHORITY TO GRADE AND/OR CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY. THE CITY HAS NOT REVIEWED THE DEVELOPER'S AUTHORITY TO MODIFY ADJACENT PROPERTY.
14. SEE SHEETS C-05, C-06 & C-07 FOR BMP DETAILS.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF DISTURBANCE/CONSTRUCTION BOUNDARY
- CUT/FILL DEMARCATION LINE
- PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
- FLOWLINE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SPOT ELEVATION

SITE HATCHING

- PROP. ASPHALT PAVEMENT
- EX. ASPHALT PAVEMENT
- PROP. CONCRETE PAVEMENT
- EX. CONCRETE PAVEMENT
- PROP. STRUCTURE/BUILDING
- EX. STRUCTURE/BUILDING



The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

REQUIRED LANDSCAPING		PROVIDED LANDSCAPE	
QUANTITY	COMMON TREE NAME	QUANTITY	COMMON TREE NAME
4	LINDEN GREENSPIRE	4(E)	LINDEN GREENSPIRE
18	SHADEMASTER HONEYLOCUST	12(P), 6(E)	SHADEMASTER HONEYLOCUST
5	PINYON PINE	6(E)	PINYON PINE
3,200 SF	PERMANENT SEEDING	4,350 SF	PERMANENT SEEDING

ROCKY MOUNTAIN GROUP

Geotechnical
Materials Testing
Civil Planning

ARCHITECTURAL
STRUCTURAL
FORENSICS

2910 ALBERTA BLVD PARKWAY, COLORADO SPRINGS, CO 80918
(719) 488-2145 - WWW.RMGENGINEERS.COM
SOUTHERN CALIFORNIA DIVISION, 1000 NORTH BRIDGEMAN, COLORADO SPRINGS, CO 80905

PHASES TRUCK AND AUTO REPAIR

1670 PAONIA STREET

COLORADO SPRINGS, COLORADO

CASCO CONSTRUCTION CORP.

SHEET NAME

SITE & GRADING PLAN

PROJECT STATUS

PERMIT

ENG: RDL

DRAWN: AMC

CHECKED: RDL

DATE

05/26/2021

#	REVISION	DATE
1		
2		
3		
4		
5		
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7		
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JOB NO.

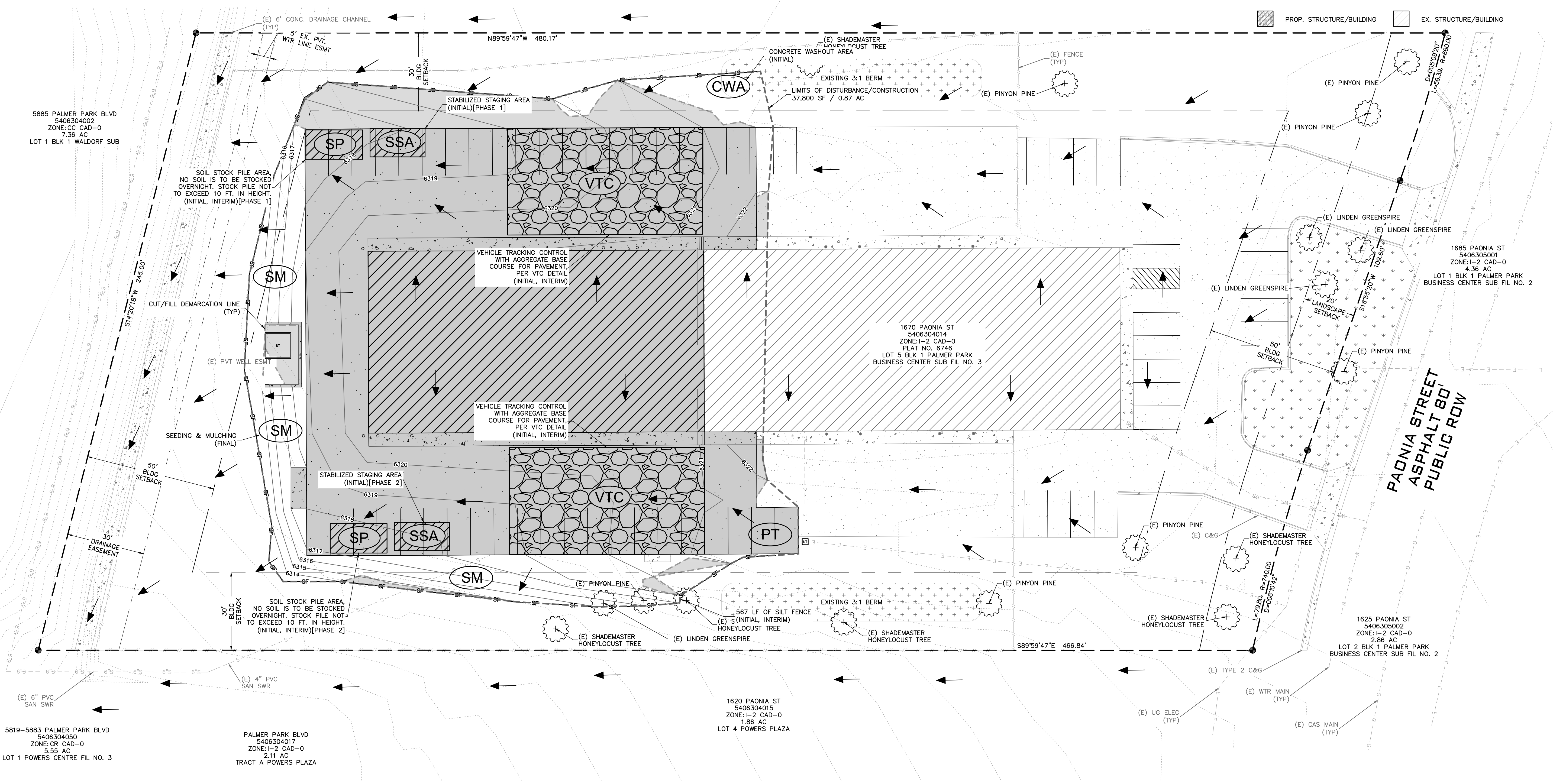
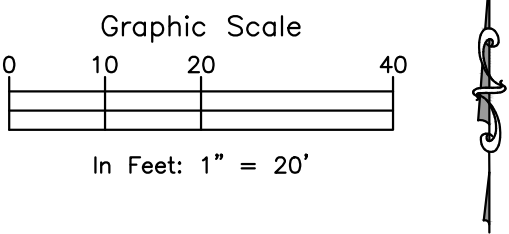
179592

SHEET NO.

C-02

of 10

PCD FILING NO.: PPR-21-021



FEMA FLOODPLAIN STATEMENT:
ACCORDING TO FEMA FLOODPLAIN MAP 08041C0752G
DATED 12/07/2018, THE PROPERTY FALLS WITHIN
ZONE X, AREA OF MINIMAL FLOOD HAZARD.

EROSION CONTROL LEGEND

- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT AREA
- SCL SEDIMENT CONTROL LOGS
- SM SEEDING & MULCHING
- SP STOCKPILE AREA
- VTC VEHICLE TRACKING CONTROL
- PT PORTABLE TOILET

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF DISTURBANCE
- CUT/FILL DEMARCATION LINE
- PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
- FLOWLINE
- SHEET FLOW/DRAINAGE DIRECTION
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SPOT ELEVATION
- SITE HATCHING
 - PROP. ASPHALT PAVEMENT
 - EX. ASPHALT PAVEMENT
 - PROP. CONCRETE PAVEMENT
 - EX. CONCRETE PAVEMENT
 - PROP. STRUCTURE/BUILDING
 - EX. STRUCTURE/BUILDING

ROCKY MOUNTAIN GROUP

ARCHITECTS
STRUCTURAL
ENGINEERS

Geotechnical
Materials Testing
Civil Planning

1719 ALBERTA BLVD
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303.733.8888
WWW.RMG-ENGINEERS.COM

PHASES TRUCK AND AUTO REPAIR

1670 PAONIA STREET
COLORADO SPRINGS, COLORADO
CASCO CONSTRUCTION CORP.

EROSION CONTROL PLAN

PERMIT

DATE: 05/26/2021

#	REVISION	DATE
1	ISSUED FOR PERMIT	05/26/2021
2		
3		
4		
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9		
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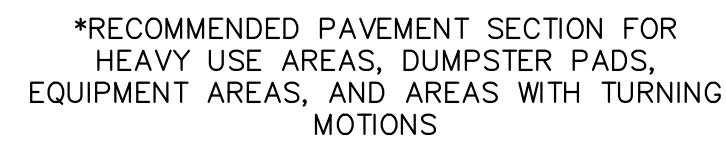
JOB NO. 179592

SHEET NO. C-03 of 10

LAST SAVED: 5/26/2021 1:10:04 PM. PATH: T:\Projects\Site Specific\2021\179592\Cad\Drawings\From RMG\Sheet Set\02-179592-Palmer-Erosion Control Plan.rvt

PAVEMENT MATERIALS SHOULD BE SELECTED, PREPARED, AND PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY RMG-ROCKY MOUNTAIN GROUP DATED XXXX, 2021 AS WELL AS THE CITY OF COLORADO SPRINGS ENGINEERING DEPARTMENT AND THE PIKES PEAK REGION ASPHALT PAVING SPECIFICATIONS. TESTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROCEDURES PRESENTED IN THE REPORT AND SPECIFICATIONS.

ON-SITE SOILS ENCOUNTERED IN THE TEST BORINGS ARE SUITABLE AS SUBGRADE MATERIAL. ALL SUBGRADE MATERIAL PLACED BELOW PAVEMENTS SHOULD BE MOISTURE CONDITIONED AND COMPACTED IN ACCORDANCE WITH THE STRUCTURAL FILL-GENERAL SECTION OF THE GEOTECHNICAL REPORT PREPARED BY RMY-ROCKY MOUNTAIN GROUP. PRIOR TO PLACEMENT OF THE PAVEMENT SECTION, THE FINAL SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 12-INCHES, ADJUSTED TO WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AND RECOMPACTED. THE SUBGRADE SHOULD THEN BE PROOF-ROLLED WITH A HEAVY, PNEUMATIC TIRED VEHICLE.



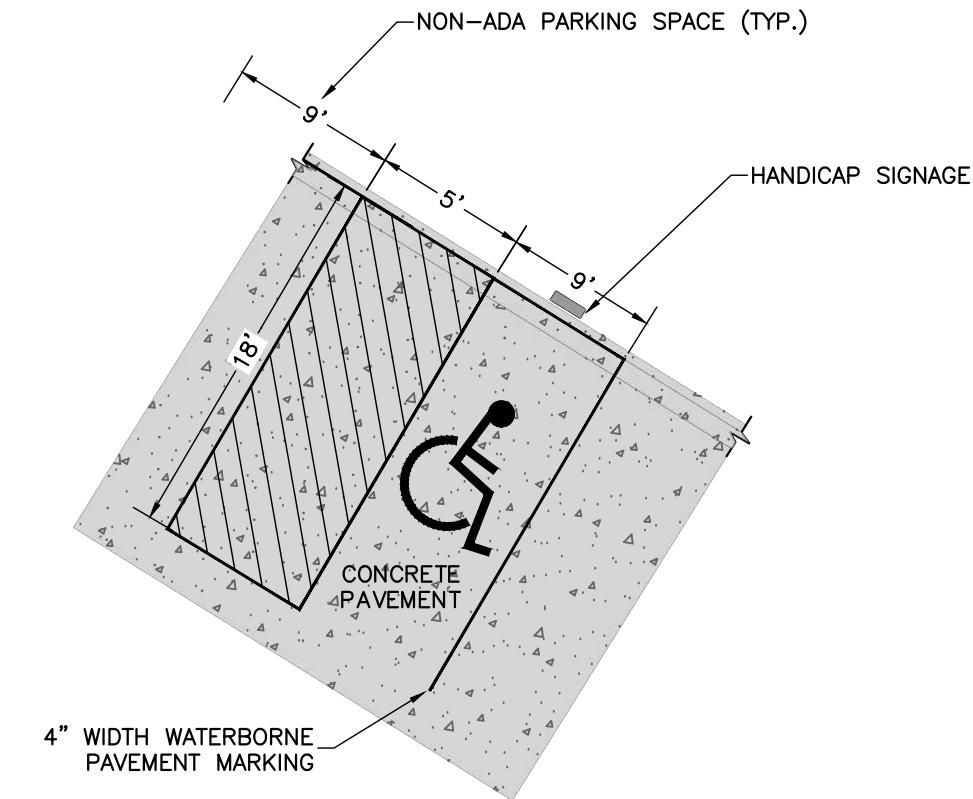
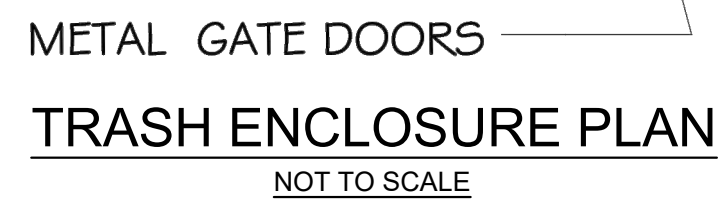
The diagram illustrates a cross-section of a road repair project. It shows a 2-foot wide patch area. The existing pavement consists of a 2-inch asphalt T-patch and a varied existing pavement depth. The new construction includes a 2-inch saw cut with a wet blade, a repaved section at finished grade, a 6-inch new ABC layer, and a 12-inch new subgrade. The existing subgrade is also shown.

5" PCCP

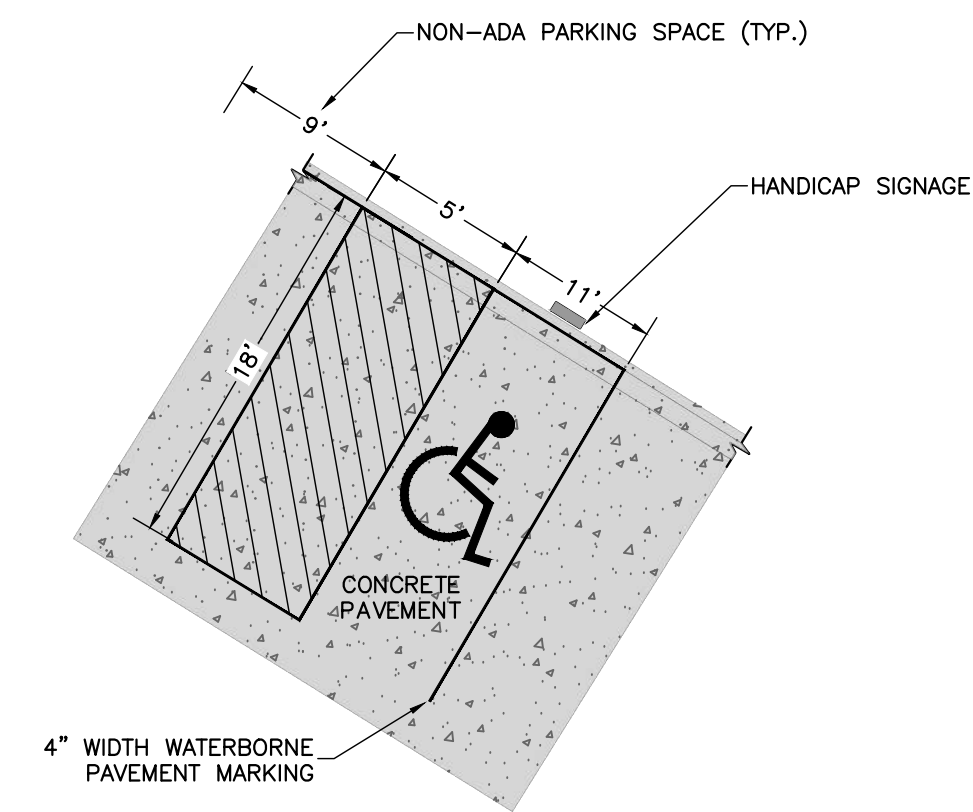
6" ABC

12" SUBGRADE

*CONTRACTOR SHALL ADHERE TO AND BE FAMILIAR WITH ACI 330R-08 (LATEST REVISION) STANDARDS FOR CONCRETE JOINTING AND PLACEMENT (INCLUDING BUT NOT LIMITED TO SECTIONS 3.7, 3.8, 3.9).



*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.



*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.