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 NAVD88. 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 STALL 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 SEEDED 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.

*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 SHALL ALSO BE SEEDED. 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 SEEDED, 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. CONSEQUENTLY, 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.

LANDSCAPING LEGEND

QUANTITY	COMMON TREE NAME
4	LINDEN GREENSPIRE
18	SHADEMASTER HONEYLOCUST
5	PINYON PINE
3,200 SF	PERMANENT SEEDING

Please provide required landscaping vs. provided landscaping

LEGEND

PROPERTY LINE
EASEMENT LINE
SETBACK LINE
LIMITS OF DISTURBANCE
CUT / FILL — CUT/FILL DEMARCATION LINE
PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
BM — FLOWLINE
SHEET FLOW/DRAINAGE DIRECTION
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
SPOT ELEVATION

SITE HATCHING

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

Graphic Scale
0 10 20 40
In Feet: 1" = 20'

5885 PALMER PARK BLVD
5406304002
ZONE:CC CAD–0
7.36 AC
LOT 1 BLK 1 WALDORF SUB

1670 PAONIA ST
5406304014
ZONE:I–2 CAD–0
PLAT NO. 6746
LOT 5 BLK 1 PALMER PARK BUSINESS CENTER SUB FIL NO. 3
FFE: 6323.00'

1685 PAONIA ST
5406305001
ZONE:I–2 CAD–0
4.36 AC
LOT 1 BLK 1 PALMER PARK BUSINESS CENTER SUB FIL NO. 2

1625 PAONIA ST
5406305002
ZONE:I–2 CAD–0
2.86 AC
LOT 2 BLK 1 PALMER PARK BUSINESS CENTER SUB FIL NO. 2

1620 PAONIA ST
5406304015
ZONE:I–2 CAD–0
1.86 AC
LOT 4 POWERS PLAZA

5819–5883 PALMER PARK BLVD
5406304050
ZONE:CR CAD–0
5.55 AC
LOT 1 POWERS CENTRE FIL NO. 3

PALMER PARK BLVD
5406304017
ZONE:I–2 CAD–0
2.11 AC
TRACT A POWERS PLAZA

PROPOSED BLDG 9,030 SF SLAB ON GRADE: 6321.00'

949 SF OF EX. PAVEMENT RECONSTRUCTION
1,223 SF OF EX. PAVEMENT RECONSTRUCTION
1,345 SF OF PERMANENT SEEDING
1,855 SF OF PERMANENT SEEDING

PAONIA STREET ASPHALT 80' PUBLIC ROW

ROCKY MOUNTAIN GROUP
Professional Land Surveying
RMG
Engineering
Architectural Structural Forensics
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NOT FOR CONSTRUCTION FOR CMRL ONLY

PHASES TRUCK AND AUTO REPAIR
1670 PAONIA STREET
COLORADO SPRINGS, COLORADO
CASCO CONSTRUCTION CORP.

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SHEET NAME: SITE & GRADING PLAN
PROJECT STATUS: PERMIT

ENG.	RDL
DRAWN	AMC
CHECKED	RDL
DATE	02/01/2021

#	REVISION	DATE
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JOB NO. 179592
SHEET NO. C–02 of 08