SITE DEVELOPMENT PLANS
for BRADLEY STORAGE, EL PASO COUNTY, COLORADO

SITE MAP

SITE DATA

OWNER
BRADLEY CONDOMINIUMS LLLP
P.O. BOX 1499
MONUMENT, CO 80132
(719) 641-5752

DEVELOPER
M&S ENTERPRISES, LLC
5410 POWERS CENTER PT, STE 210
COLORADO SPRINGS, CO 80920
(719) 635-5736

APPLICANT
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

ZONING
CURRENT & PROPOSED ZONING: CC (COMMERCIAL COMMUNITY)

BUILDING USE
MINI STORAGE / OFFICE

CONSTRUCTION SCHEDULE
START: SUMMER, 2017
FINISH: WINTER, 2017

TAX SCHEDULE NO.
6502000103

PROPERTY ADDRESS
4540 BRADLEY ROAD
COLORADO SPRINGS, CO 80911

COVERAGE DATA

LOT 1 (MINI STORAGE BUILDINGS)				
STORAGE / OFFICE BUILDING	75,450 SF	(33.5%)		
PAVEMENT (PARKING/WALK)	148,832 SF	(66.1%)		
LANDSCAPING	835 SF	(0.4%)		
TOTAL AREA	225,117 SF	(100.0%)	=	5.17± ACRES
LOT 2 (RV/VEHICLE STORAGE)				
PAVEMENT	175,280 SF	(100.0%)		
LANDSCAPING	0 SF	(0.0%)		
TOTAL AREA	175,280 SF	(100.0%)	=	4.02± ACRES
LOT 3 (UNDEVELOPED)				
NATURAL VEGETATION	31,694 SF	(100.0%)		
TOTAL AREA	31,694 SF	(100.0%)	=	0.73± ACRES
TRACT C (DRAINAGE BASIN)				
DRAINAGE STRUCTURES	2,135 SF	(4.4%)		
LANDSCAPING	46,709 SF	(95.6%)		
TOTAL AREA	48,844 SF	(100.0%)	=	1.12 ACRES

PARKING DATA
MINI STORAGE REQUIRED: 1 SPACE / 100 UNITS + 1 SPACE / EMPLOYEE
480 UNITS / 100 = 5 + 1 EMPLOYEE = 6 SPACES
PROVIDED: 7 SPACES (INCLUDING 2 HC SPACES)

RV STORAGE REQUIRED: 3 SPACES
PROVIDED: 4 SPACES (INCLUDING 1 HC SPACE)

BUILDING TYPE
BUILDING AREA - 86,000 SF
ONE STORY - TYPE II-B
NOT FIRE SPRINKLED

BUILDING HEIGHT
24 FT MAX. (ONE STORY)

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 00°18'36" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 334.20 FEET; THENCE NORTH 58° 09'38" EAST A DISTANCE OF 200.84 FEET; THENCE SOUTH 50° 42' 43" EAST A DISTANCE OF 164.04 FEET; THENCE SOUTH 64°15'42" EAST A DISTANCE OF 662.00 FEET TO A POINT ON THE NORTH LINE OF PARCEL A AS DESCRIBED IN BOOK 3662 AT PAGE 734; THENCE NORTH 85° 01' 17" EAST ALONG SAID NORTH LINE A DISTANCE OF 150.00 FEET; THENCE NORTH 58° 26' 58" EAST ALONG SAID NORTH LINE A DISTANCE OF 55.79 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL C AS DESCRIBED IN BOOK 3666 AT PAGE 512; THENCE SOUTH 39° 01' 17" WEST A DISTANCE OF 79.27 FEET TO TO A POINT ON THE NORTH RIGHT OF WAY OF BRADLEY ROAD AS RECORDED IN BOOK 602 AT PAGE 431 AND TO THE **POINT OF BEGINNING** OF THE TRACT TO BE DESCRIBED HEREBY:

THENCE NORTH 39° 01' 17" EAST ALONG THE NORTHWEST LINE OF SAID PARCEL C AND ITS SOUTHWESTERLY EXTENSION A DISTANCE OF 589.81 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 62° 21' 42" EAST ALONG THE NORTHWEST LINE OF SAID TRACT C, THE SOUTHEAST LINE OF TRACT B AS DESCRIBED IN BOOK 3662 AT PAGE 734 AND THE NORTHWEST LINE OF TRACT D AS DESCRIBED IN BOOK 3666 AT PAGE 512 A DISTANCE OF 528.74 FEET TO THE NORTHEAST CORNER OF SAID TRACT D;

THENCE SOUTH 33° 28' 10" EAST A DISTANCE OF 511.02 FEET;

THENCE SOUTH 20° 58' 28" EAST A DISTANCE OF 317.03 FEET TO A POINT ON SAID NORTH RIGHT OF WAY OF BRADLEY ROAD;

THENCE NORTH 89° 57' 54" WEST A DISTANCE OF 1262.56 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 537,232 SQUARE FEET OR 12.33 ACRES MORE OR LESS.

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY WESTWORKS ENGINEERING AND UPDATED BY MVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA's) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0763 F, EFFECTIVE MARCH 17, 1997.

OWNERS STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED ON THIS SITE DEVELOPMENT PLAN.

Dale Beggs Manager — 8-25-17
DALE BEGGS, MANAGER — DATE
M & S ENTERPRISES, LLC
5410 POWERS CENTER PT., SUITE 210
COLORADO SPRINGS, CO 80920

VICINITY MAP
N.T.S.

BENCHMARK
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
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N

20 0 30 80 150
SCALE: 1"=80' 1:960

MVE, INC. ENGINEERS & SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

PLAN

JAMB DETAIL
SCALE 1" = 8"

CAP DETAIL
SCALE 1" = 8"

FRONT

SIDE

NOTE: PRIME & PAINT ALL EXPOSED STEEL

TRASH ENCLOSURE PLAN & ELEVATIONS
SCALE 1" = 4.0'

THRESHOLD BOLT AT EACH DOOR LEAF

ENCLOSURE HARDWARE DETAILS
SCALE 1" = 2.0'

DEVELOPMENT PLAN SHEET INDEX:

DEVELOPMENT PLANS		
DP1.0	COVER SHEET	61071-DEV-CS
DP1.1	SITE PLAN	61071-DEV-SP
GRADING & EROSION CONTROL PLANS		
C1.0	COVER SHEET	61071-CON-CS
C1.1	GRADING PLAN NOTES & DETAILS	61071-CON-ND
C1.2	GRADING PLAN	61071-CON-GP
C1.3	DETENTION BASIN DETAILS	61071-CON-GP2
C1.4	EROSION CONTROL PLAN	61071-CON-EC
C1.5	EROSION CONTROL DETAILS	61071-CON-ED
STREET STRIPING AND SIGNING PLAN		
SSP1.1	STRIPING AND SIGNING PLAN	61071-CON-SSP
ARCHITECTURAL ELEVATIONS		
A1.1 - A1.5	BUILDING ELEVATIONS	61071-BLDG-EL1-5
LANDSCAPING PLANS		
LS-1	LANDSCAPING PLAN	
LS-2	LANDSCAPING DETAILS	
LIGHTING / PHOTOMETRIC PLAN		
ES1	PHOTOMETRIC PLAN DETAILS	
ES2	PHOTOMETRIC PLAN	
LIGHTING / PHOTOMETRIC PLAN		
SN1.1	SIGNAGE PLAN	61071-SIGN-PS

LEGEND

PROPERTY LINE
EASEMENT LINE
LOT LINE
BUILDING SETBACK LINE
ADJACENT PROPERTY LINE

EXISTING	PROPOSED
5985 INDEX CONTOUR	5985 INDEX CONTOUR
84 INTERMEDIATE CONTOUR	84 INTERMEDIATE CONTOUR
CONCRETE AREA	CONCRETE AREA
ASPHALT AREA	ASPHALT AREA
CURB AND GUTTER	CURB AND GUTTER
BUILDING/ BUILDING OVERHANG	BUILDING/ BUILDING OVERHANG
DECK	DECK
RETAINING WALL - SOLID/ ROCK	4' MAX RETAINING WALL - SOLID ROCK
SIGN	SIGN
BOLLARD	BOLLARD
WOOD FENCE	86.0 TW / 83.0 FG — TOP OF WALL/GRADE AT BOTTOM OF WALL
CHAIN LINK FENCE	86.85 / 83.35 — TOP OF CURB/FLOWLINE
BARBED WIRE FENCE	84.96 TSW — SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
TREE (EVERGREEN/DECIDUOUS)	FF = 5986.00 — FINISHED FLOOR ELEVATION
SHRUB	

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

BRADLEY STORAGE DEVELOPMENT PLAN

COVER SHEET

DP1.0 MVE PROJECT 61071
MVE DRAWING -DEV-CS

AUGUST 11, 2017
SHEET 1 OF 19

VICINITY MAP
N.T.S.

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N

10 0 20 40 80
1" = 40' 1:480

MVE, INC.
ENGINEERS, SURVEYORS
1903 lelaney street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

BRADLEY STORAGE
DEVELOPMENT PLAN

SITE PLAN

DP1.1 MVE PROJECT 61071
MVE DRAWING -DEV-SP

AUGUST 11, 2017
SHEET 2 OF 19

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GRADING AND EROSION CONTROL PLANS

for

BRADLEY STORAGE, EL PASO COUNTY, COLORADO

SITE MAP

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	LOT LINE
	BUILDING SETBACK LINE
	ADJACENT PROPERTY LINE

EXISTING		PROPOSED	
5985	INDEX CONTOUR	5985	INDEX CONTOUR
84	INTERMEDIATE CONTOUR	84	INTERMEDIATE CONTOUR
	CONCRETE AREA		CONCRETE AREA
	ASPHALT AREA		ASPHALT AREA
	CURB AND GUTTER		CURB AND GUTTER
	BUILDING/ BUILDING OVERHANG		BUILDING/ BUILDING OVERHANG
	DECK		DECK
	RETAINING WALL - SOLID/ ROCK		RETAINING WALL - SOLID ROCK
	SIGN		SIGN
	BOLLARD		BOLLARD
	WOOD FENCE	86.0 TW / 83.0 FG	TOP OF WALL/GRADE AT BOTTOM OF WALL
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	BARBED WIRE FENCE	84.96 / TSW	SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
	TREE (EVERGREEN/DECIDUOUS)	FF = 5986.00	FINISHED FLOOR ELEVATION
	SHRUB		
	ROCK		

OWNERS STATEMENT

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

Dale Beggs Manager — 8-25-17

DALE BEGGS, MANAGER — DATE
M & S ENTERPRISES, LLC
5410 POWERS CENTER PT., SUITE 210
COLORADO SPRINGS, CO 80920

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

8/25/17

DAVID R. GORMAN, P.E. — COLORADO REG. 31672 — DATE
FOR AND ON BEHALF OF M.V.E., INC.

COLORADO LICENSED DAVID R. GORMAN 31672 PROFESSIONAL ENGINEER

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.

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

PCD PROJECT NO. PPR-17-011

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SHEET INDEX

PLAN SET SHEET NO.	SHEET TITLE	MVE DRAWING NO.
C1.0	COVER SHEET	61071-CON-CS
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N

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SCALE: 1"=80' 1:960

MVE INC ENGINEERS, SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

BRADLEY STORAGE
DEVELOPMENT PLAN

GRADING & EROSION CONTROL COVER SHEET

C1.0 MVE PROJECT 61071
MVE DRAWING -CON-CS

AUGUST 11, 2017
SHEET 4 OF 19

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EL PASO COUNTY STANDARD GRADING AND EROSION CONTROL PLAN NOTES:

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

2. 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 OFF SITE WATERS, INCLUDING WETLANDS.

3. 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.

4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION, DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH 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 DSD INSPECTIONS STAFF.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR 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 PRESCRIBED 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 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, THESWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.

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 COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.

11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.

12. 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.

13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.

14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. 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 DISPOSED OF IMMEDIATELY.

16. 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.

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.

18. 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.

19. 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.

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.

21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.

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.

24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

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

26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY COLORADO ENGINEERING & GEOTECHNICAL GROUP, DATED OCTOBER 22, 2003 AND SHALL BE CONSIDERED A PART OF THESE PLANS.

27. AT LEAST TEN 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

ABBREVIATIONS

EL	ELEVATION	LF	LINEAR FEET
PC	POINT OF CURVATURE	CL	CENTERLINE
PI	POINT OF INTERSECTION	X.XX' R	DIMENSION RIGHT OF CL
PT	POINT OF TANGENCY	X.XX' L	DIMENSION LEFT OF CL
PCR	POINT OF CURVE RETURN	PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE	PVRC	POINT OF VERTICAL REVERSE CURVATURE
PVC	POINT OF VERTICAL CURVATURE		
PVI	POINT OF VERTICAL INTERSECTION	VC	VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENCY	AP	ANGLE POINT
GB	GRADE BREAK	STA	STATION
CSP	CORRUGATED STEEL PIPE	INV	INVERT
RCP	REINFORCED CONCRETE PIPE	RG	RAIN GARDEN
CBC	CONCRETE BOX CULVERT	SFB	SAND FILTER BASIN
TBC	TOP BACK CURB	TSW	TOP OF SIDEWALK
TC	TOP OF CURB	TW	TOP OF WALL
BT	BEGIN TAPER	FG/FW	FINISH GRADE / FACE OF WALL
ET	END TAPER	ME	MATCH EXISTING ELEVATION
EC	EDGE OF CONCRETE	DS	EXTERIOR ROOF DRAIN DOWNSPOUT
ROW	RIGHT-OF-WAY		
R	RADIUS		
T	TANGENT		
L	LENGTH		

TOPOGRAPHIC SURVEY NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.

2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY WESTWORKS ENGINEERING AND UPDATED BY MVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

EL PASO COUNTY STANDARD CONSTRUCTION NOTES

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   d. CDOT M & S STANDARDS

4. 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 FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE OWNER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.

10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

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

12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.

13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]

14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL NOTES

1. ALL CONSTRUCTION WITHIN EL PASO COUNTY PUBLIC RIGHT-WAYS SHALL BE IN ACCORDANCE WITH MOST CURRENT STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY.

2. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

3. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.

4. CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND SLOPE ANGLES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND ACCORDING TO SAFETY AND OSHA REGULATIONS.

5. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS SUCH AS SWMP, FUGITIVE DUST, ACCESS, C.O.E. 404, ESQCP PERMIT, ETC. PRIOR TO CONSTRUCTION.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR 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. SOIL PREPARATION, SEEDING, AND MULCHING WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED:

GRASS	VARIETY	AMOUNT IN PLS lbs. PER ACRE
SIDEOATS GRAMA	EL RENO	3.0 lbs.
WESTERN WHEATGRASS	BARTON	2.5 lbs.
SLENDER WHEAT GRASS	NATIVE	2.0 lbs.
LITTLE BLUESTEM	PASTURA	2.0 lbs.
SAND DROPSEED	NATIVE	0.5 lbs.
SWITCH GRASS	NEBRASKA 28	3.0 lbs.
WEEPING LOVE GRASS	MORPHA	1.0 lbs.
	TOTAL	14.0 lbs.

SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.

8. THE CONTRACTOR SHALL RESTORE ALL ROADWAYS IMPACTED BY HIS CONSTRUCTION ACTIVITY. GRAVEL ROADWAYS, TO THE EXTENT CONSTRUCTION ACTIVITY WILL IMPACT THEM, SHALL HAVE THE GRAVEL STRIPPED, STOCKPILED AND REINSTALLED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR THIS ACTIVITY. IN THE EVENT THE GRAVEL IS CONTAMINATED OR LOST, THE CONTRACTOR SHALL PROVIDE MAKEUP GRAVEL AT NO ADDITIONAL COST TO THE OWNER.

9. ANY SIGNS, DELINEATOR POSTS, MAIL BOXES, NEWSPAPER BOXES AND OTHER APPURTENANCES REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN LOCATION APPROVED BY OWNER AND IN AN ACCEPTABLE CONDITION AT NO ADDITIONAL COST TO THE OWNER.

10. IN THE EVENT THE CONTRACTOR REMOVES EXISTING FENCING, THE FENCING SHALL BE REINSTALLED IN A CONDITION, AS GOOD AS, OR BETTER THAN ORIGINALLY FOUND AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE ANY REQUIRED FENCE REMOVAL WITH THE LAND OWNER.

11. THE CONTRACTOR SHALL RESTORE DRAINAGE CONFIGURATIONS ALTERED AS A RESULT OF HIS CONSTRUCTION ACTIVITY.

12. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN THEPROPOSED EXCAVATION AREAS AND ANY POWER OR TELEPHONE POLE OR GUY WIRE. IN CASES WHERE FAILURE OF A POLE IS POSSIBLE, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY FOR ASSISTANCE TO TEMPORARILY BRACE OR SUPPORT THE POLE AS REQUIRED.

13. NO EXCAVATED MATERIAL SHALL BE PLACED UNDER OVERHEAD ELECTRIC CONDUCTORS OR AROUND POLES OR TEMPORARILY STORED UNDER LINES WITHOUT FIRST CONSULTING WITH THE ELECTRIC UTILITY TO DETERMINE IF ADEQUATE CLEARANCES WILL BE RETAINED. NO PERSON, TOOL OR EQUIPMENT SHALL OPERATE CLOSER THAN 10 FEET TO ANY PORTION OF ANY ENERGIZED LINE WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF COLORADO REVISED STATUTES 1973, SECTION 1, TITLE 9, ARTICLE 2.5, 102 AND 103.

14. PORTIONS OF THE PROJECT LIE WITHIN COUNTY ROAD RIGHTS-OF-WAY. TRAFFIC CONTROL SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND REQUIREMENTS SET FORTH BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION (DOT) WITHIN THEIR PERMIT PROVISIONS AS APPROPRIATE.

15. THE CONTRACTOR SHALL CONTACT THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION'S REPRESENTATIVE 48 HOURS PRIOR TO CONSTRUCTION IN COUNTY ROAD RIGHTS-OF-WAY. (EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, 3275 AKERS DRIVE, COLORADO SPRINGS, CO 80922. (719) 520-6460).

16. THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE PROVISIONS OF THE EL PASO COUNTY DOT UTILITY PERMIT. APPROVAL OF THE TRAFFIC CONTROL PLAN FOR ALL WORK CONTAINED WITHIN THE COUNTY RIGHTS-OF-WAY SHALL BE OBTAINED PRIOR TO THE INITIATION OF ANY CONSTRUCTION WITHIN THE RESPECTIVE RIGHT-OF-WAY.

17. COMPLETE CLOSURE OF ANY COUNTY ROAD SHALL NOT BE ALLOWED UNLESS APPROVED IN ADVANCE BY EL PASO COUNTY DOT. ANY CLOSURES PROPOSED SHALL ONLY BE CONSIDERED AFTER SUBMISSION AND APPROVAL OF AN ACCEPTABLE TRAFFIC CONTROL PLAN.

21. ASPHALT DESIGN SHALL BE ACCORDING TO GEOTECHNICAL TESTING AND DESIGN TO BE COMPLETED FOLLOWING ROUGH GRADING. THE DESIGN AND TESTING SHALL BE COMPLETED IN ACCORDANCE WITH EPC STANDARDS.

INTERIOR SITE CURB & GUTTER (SPILL)

SCALE 1" = 1.0'

INTERIOR SITE CURB & GUTTER (CATCH)

SCALE 1" = 1.0'

NOTE: WALL HEIGHTS ABOVE 4' REQUIRES STRUCTURAL APPROVAL THROUGH REGIONAL BUILDING DEPARTMENT

MASONRY BLOCK WALL DETAIL

NOT TO SCALE

4' CONCRETE DRAIN PAN DETAIL

SCALE: 1" = 1.0'

2' CONCRETE DRAIN PAN DETAIL

SCALE: 1" = 1.0'

A PAVEMENT DESIGN REPORT BY A GEOTECHNICAL ENGINEER SHALL BE PREPARED FOR THE PAVEMENT ON THE SITE TO CONFIRM THE PAVEMENT DESIGN AND SECTION SHOWN HEREON. THE PAVEMENT SECTION SHOWN REPRESENTS THE MINIMUM RECOMMENDED BY THE CIVIL ENGINEER FOR THIS USE.

INTERIOR DRIVE & PARKING LOT PAVEMENT SECTION

SCALE 1" = 1.0'

CALL BEFORE YOU DIG... COLORADO 811 CALL 811 OR 1-800-922-1987 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

VICINITY MAP
N.T.S.

BENCHMARK
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

MVE, INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

BRADLEY STORAGE
DEVELOPMENT PLAN

GRADING & EROSION CONTROL NOTES & DETAILS

C1.1 MVE PROJECT 61071
MVE DRAWING -CON-ND

AUGUST 11, 2017

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VICINITY MAP
N.T.S.

BENCHMARK
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

N

10 0 20 50 100
1" = 50' 1:600

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ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

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CHECKED BY

BRADLEY STORAGE
DEVELOPMENT PLAN

GRADING & EROSION CONTROL GRADING PLAN

C1.2 MVE PROJECT 61071
MVE DRAWING -CON-GP

AUGUST 11, 2017
SHEET 6 OF 19

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OVERFLOW SPILLWAY

SCALE: N.T.S.

VICINITY MAP

N.T.S.

BENCHMARK

BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

1" = 30' 1:360

PLAN VIEW

SECTION D-D

WQCV ORIFICE PLATE

SECTION B-B

SECTION A-A

PLAN VIEW

CONCRETE FOREBAY DETAIL "A"

SCALE: 1" = 4.0'

SECTION A-A

SECTION B-B

SECTION C-C

EXTENDED DETENTION BASIN OUTLET STRUCTURE DETAILS

SCALE: 1" = 2'

CONCRETE TRICKLE CHANNEL DETAIL

SCALE: 1" = 2.0'

SECTION A-A

PLAN VIEW

CONCRETE FOREBAY DETAIL "B"

SCALE: NOT TO SCALE

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ENGINEERS, SURVEYORS
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BRADLEY STORAGE
DEVELOPMENT PLAN

GRADING & EROSION CONTROL DETENTION POND DET.

C1.3

MVE PROJECT 61071
MVE DRAWING CON-GP2

AUGUST 11, 2017

SHEET 7 OF 19

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BMP LEGEND

MAP SYMBOL	KEY	DESCRIPTION
	CWA	CONCRETE WASHOUT AREA
SF	SF	SILT FENCE
SCL	SCL	SEDIMENT CONTROL LOG
	SBB	STRAW BALE BARRIER
	RS	ROCK SOCK
	ECB	EROSION CONTROL BLANKET
	VTC	VEHICLE TRACKING CONTROL
SW	SW	STREET SWEEPING
	SSA	STABILIZED STAGING AREA
MU	MU	MULCHING
SR	SR	SURFACE ROUGHENING
PS	PS	PERMANENT SEEDING
SB	SB	SEDIMENT BASIN (TEMPORARY)
UNDISTURBED AREA / LIMITS OF DISTURBANCE / DISTURBED AREA		LIMITS OF CONSTRUCTION SITE BOUNDARIES
CUT / FILL		LIMITS OF CUT/FILL
9		LIMITS OF SOIL TYPE

VICINITY MAP
N.T.S.

BENCHMARK
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

N

10 0 20 50 100
1" = 50' 1:600

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ENGINEERS SURVEYORS
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BRADLEY STORAGE
DEVELOPMENT PLAN

GRADING & EROSION CONTROL
EROSION CONTROL PLAN

C1.4 MVE PROJECT 61071
MVE DRAWING -CON-EC

AUGUST 11, 2017
SHEET 8 OF 19

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CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   —LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR—GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES:
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES:
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J—HOOK." THE "J—HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

SCL-1. SEDIMENT CONTROL LOG

SEDIMENT CONTROL LOG INSTALLATION NOTES:
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND—DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

SEDIMENT CONTROL LOG MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

SBB-1. STRAW BALE

STRAW BALE INSTALLATION NOTES:
1. SEE PLAN VIEW FOR:
   —LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
6. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALE(S) AND COMPACTED.
7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

STRAW BALE MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE STRAW BALE BARRIER.
6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

VICINITY MAP
N.T.S.

BENCHMARK
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
   —CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER—TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES
1. SEE PLAN VIEW FOR
   —LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   —TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH. CONSTRUCTION MAT OR TRM).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON—WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION. ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE EXIT MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

SR-1. SURFACE ROUGHENING
FOR STEEP SLOPES (3:1 OR STEEPER)

SR-2. SURFACE ROUGHENING
FOR LOW SLOPES (LESS THAN 3:1)

SURFACE ROUGHENING INSTALLATION NOTES:
1. SEE PLAN VIEW FOR:
   —LOCATION(S) OF SURFACE ROUGHENING.
2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE. SURFACE ROUGHENING IS NOT REQUIRED.
4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.
4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
5. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE—ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

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BRADLEY STORAGE
DEVELOPMENT PLAN

GRADING & EROSION CONTROL DETAILS

C1.5 MVE PROJECT 61071
MVE DRAWING -CON-ED

AUGUST 11, 2017
SHEET 9 OF 19

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BRADLEY STORAGE – BRADLEY ROAD

STRIPING & SIGNING PLAN

EL PASO COUNTY, COLORADO

THROUGH LANE ARROW ELONGATED

COMB TURN & THROUGH LANE ELONGATED

TURN ARROW ELONGATED FHWA

"ONLY" MARKING

STOP BAR

EL PASO COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.

3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.

5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.

6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.

7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".

8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.

9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.

10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.

11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.

12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.

13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.

14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

N

SCALE

40' 20' 0 25' 50' 100'

50' 30' 10'

1"=50' 1:600

REV.	DESCRIPTION	BY	DATE
1	UPDATE PLAN FOR 2017 PLAN APPROVALS	M.V.E.	6/26/2017

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CALL 1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

PREPARED FOR:
BRADLEY CONDOMINIUMS, LLC
2747 EAST BIJOU STREET
COLORADO SPRINGS, CO 80909
(719) 578-5001

FINAL DESIGN BY:
MONUMENT VALLEY ENGINEERS, INC.
1903 LELARAY STREET COLORADO SPRINGS, CO 80909
ENGINEERS * (719) 635-5736 * SURVEYORS
DESIGNED BY CCC DATE 10-04-05
DRAWN BY TAC DATE 10-04-05
CHECKED BY _____ DATE _____
60772009
DISK NO.

BASE MAPPING BY:
WestWorks Engineering
9 BROOK STREET
MANITOU SPRINGS, CO 80829
719-685-1670

BRADLEY STORAGE – BRADLEY ROAD

STRIPING & SIGNING PLAN

DRAWN BY: PFM
CHECKED BY:
SCALE: 1"=50'
DATE: 06/06/06
JOB NUMBER: 90221
SHEET: 7 OF 7

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X	FLOOR PLAN NOTES:
1.	24 GA. METAL ROOF PANEL (TERRA COTTA).
2.	26 GA. ARCHITECTURAL WALL PANELS (SAND TAN).
3.	
4.	
5.	

1 / A1.1 NORTH ELEVATION- BUILDING 'A'
1/8" = 1'-0"

2 / A1.1 SOUTH ELEVATION- BUILDING 'A'
1/8" = 1'-0"

3 / A1.1 EAST ELEVATION- BUILDING 'A'
1/8" = 1'-0"

4 / A1.1 WEST ELEVATION- BUILDING 'A'
1/8" = 1'-0"

5 / A1.1 NORTH & SOUTH ELEVATIONS- BUILDINGS 'B' & 'C'
1/8" = 1'-0"

6 / A1.1 EAST & WEST ELEVATIONS- BUILDINGS 'B' & 'C'
1/8" = 1'-0"

VICINITY MAP
N.T.S.

BENCHMARK
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

NOTE: ELEVATIONS SHOWN HEREON ARE ILLUSTRATIVE IN NATURE FOR THE SITE DEVELOPMENT PLANS. THESE ARE NOT TO BE USED FOR CONSTRUCTION.

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BRADLEY STORAGE
DEVELOPMENT PLAN

BUILDING ELEVATIONS

A1.1 MVE PROJECT 61071
MVE DRAWING -BLDG-EL1

AUGUST 11, 2017
SHEET 10 OF 19

1 A1.2 WEST ELEVATION- BUILDING 'D'
1/8" = 1'-0"

2 A1.2 SOUTH ELEVATION- BUILDING 'D'
1/8" = 1'-0"

3 A1.2 NORTH ELEVATION- BUILDING 'D'
1/8" = 1'-0"

4 A1.2 EAST ELEVATION- BUILDING 'D'
1/8" = 1'-0"

5 A1.2 WEST ELEVATION- BUILDING 'E'
1/8" = 1'-0"

6 A1.2 SOUTH ELEVATION- BUILDING 'E'
1/8" = 1'-0"

7 A1.2 NORTH ELEVATION- BUILDING 'E'
1/8" = 1'-0"

8 A1.2 EAST ELEVATION- BUILDING 'E'
1/8" = 1'-0"

X	FLOOR PLAN NOTES:
1.	24 GA. METAL ROOF PANEL (TERRA COTTA).
2.	26 GA. ARCHITECTURAL WALL PANELS (SAND TAN).
3.	METAL DOORS TYP. (TERRA COTTA).

VICINITY MAP
N.T.S.

BENCHMARK
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BRADLEY STORAGE
DEVELOPMENT PLAN

BUILDING ELEVATIONS

A1.2 MVE PROJECT 61071
MVE DRAWING -BLDG-EL2

AUGUST 11, 2017
SHEET 11 OF 19

1 A1.3 WEST ELEVATION- BUILDING 'F'
1/8" = 1'-0"

2 A1.3 SOUTH ELEVATION- BUILDING 'F'
1/8" = 1'-0"

3 A1.3 NORTH ELEVATION- BUILDING 'F'
1/8" = 1'-0"

X	FLOOR PLAN NOTES:
1.	24 GA. METAL ROOF PANEL (TERRA COTTA).
2.	26 GA. ARCHITECTURAL WALL PANELS (SAND TAN).
3.	METAL DOORS TYP. (TERRA COTTA).

4 A1.3 EAST ELEVATION- BUILDING 'F'
1/8" = 1'-0"

VICINITY MAP
N.T.S.

BENCHMARK
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BRADLEY STORAGE
DEVELOPMENT PLAN

BUILDING ELEVATIONS

A1.3 MVE PROJECT 61071
MVE DRAWING -BLDG-EL3

AUGUST 11, 2017
SHEET 12 OF 19

1 / A1.4 SOUTH ELEVATION- BUILDINGS 'G', 'H', 'J', 'K', 'L' & 'M'
1/8" = 1'-0"

2 / A1.4 NORTH ELEVATION- BUILDING 'G', 'H', 'J', 'K', 'L' & 'M'
1/8" = 1'-0"

X	FLOOR PLAN NOTES:
1.	24 GA. METAL ROOF PANEL (TERRA COTTA).
2.	26 GA. ARCHITECTURAL WALL PANELS (SAND TAN).
3.	METAL DOORS TYP. (TERRA COTTA).

3 / A1.4 WEST ELEVATION- BUILDINGS 'G', 'H', 'J', 'K' & L
1/8" = 1'-0"

4 / A1.4 EAST ELEVATION- BUILDINGS 'G', 'H', 'J', 'K' & L
1/8" = 1'-0"

VICINITY MAP
N.T.S.

BENCHMARK
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BRADLEY STORAGE
DEVELOPMENT PLAN

BUILDING ELEVATIONS

A1.4 MVE PROJECT 61071
MVE DRAWING -BLDG-EL4

AUGUST 11, 2017
SHEET 13 OF 19

1 / A1.4 SOUTH ELEVATION- BUILDINGS 'G', 'H', 'J', 'K', 'L' & 'M'
1/8" = 1'-0"

2 / A1.4 NORTH ELEVATION- BUILDING 'G', 'H', 'J', 'K', 'L' & 'M'
1/8" = 1'-0"

X	FLOOR PLAN NOTES:
1.	24 GA. METAL ROOF PANEL (TERRA COTTA).
2.	26 GA. ARCHITECTURAL WALL PANELS (SAND TAN).
3.	METAL DOORS TYP. (TERRA COTTA).

3 / A1.5 EAST ELEVATION- BUILDING 'M'
1/8" = 1'-0"

4 / A1.5 WEST ELEVATION- BUILDING 'M'
1/8" = 1'-0"

VICINITY MAP
N.T.S.

BENCHMARK
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BRADLEY STORAGE
DEVELOPMENT PLAN

BUILDING ELEVATIONS

A1.5 MVE PROJECT 61071
MVE DRAWING -BLDG-EL5

AUGUST 11, 2017
SHEET 14 OF 19

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Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Setback Plant Abbr. Denoted on Plan
Bradley Road	Major arterial	25' / 25'	940'	1 / 20'	47 / 47	(B-SB)*
East boundary	Same zone boundary	N / A	674'	N / A	N / A	N / A
West boundary	Non arterial	10' / 3.5' ave.*	353'	1 / 30'	12 / 12	(W-SB)
North boundary	Same zone boundary	N / A	626'	N / A	N / A	N / A
Northeast boundary	Same zone boundary	N / A	279'	N / A	N / A	N / A

*Alternative Landscape Plan requested for West boundary landscape setback width.

Parking

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan
7	1 /1	(PL)

Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
408,508 s.f.	5%	20,425 s.f. / 53,540 s.f.*	41 / 41

Shrub Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan
N / A	(IN)

*Alternative Landscape Plan requested to use 53,540 s.f. pond area toward internal requirements.

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Provided
Bradley Road	25' / 25'	940'	47 / 47	24 / 25

Area Calculations

Proposed building area:	86,000 s.f. total
Developed lot size:	225.117 s.f.
Parking spaced required:	6 spaces
Parking spaced provided:	7 spaces
% of site with buildings:	38%
% of site with asphalt & gravel:	61%
% of site with landscaping:	1%

0 20 40 80 120

SCALE: 1"=40'

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1.5" 'CIMARRON' CRUSHED ROCK, 3" DEPTH OVER LANDSCAPE FABRIC

NON-IRRIGATED NATIVE GRASS (LOW-GROW NATIVE SEED MIX)

EROSION CONTROL NETTING

NOT FOR CONSTRUCTION

JWLA
Jon Walsh, Landscape Architect LLC
P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
(719) 358-2559 fax
jwlandarch@gmail.com

PROJECT FILE: □r□d□□□□r□□□□□□□□□□□□d□□

DEVELOPMENT PLAN FOR

BRADLEY STORAGE- LOTS 1 AND 2

El Paso County, CO

PROJECT NAME:

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SHEET TITLE:

DATE: □□□□□□□□□□□□□

REVISION NO.

STAMP:

SHEET NO. □□□

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NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.

1 □□□d□□□□Tr□□□□□□□□□□□□□□

NOT TO SCALE

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
3. REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
5. AVOID FALL PLANTING IF POSSIBLE

2 □□□□r□□□Tr□□□□□□□□□□□□□□

NOT TO SCALE

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SCALE: NOT TO SCALE

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1. ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES 1-800-922-1987 PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
5. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
6. CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (OR MORE RECENT) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
7. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE . MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

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1. FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
2. CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
   2" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR ALL MULCH AND ROCK COVER BEDS.
   1" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR NATIVE SEED AREAS.
   CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
3. ALL AREAS SHOWN AS 'NATIVE SEED' TO BE SEEDED WITH 'LOW GROW NATIVE SEED MIX' (PAWNEE BUTTE SEED, INC.) BY DRILL SEEDING, HYDRO-MULCHING, OR BROADCAST SEEDING AT A RATE OF 1 LB. PER 1,000 SQ. FT. RAKED INTO THE TOP 1/4" OF SOIL. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. . ALL SEEDED AREAS TO RECEIVE EROSION CONTROL BLANKET- 'R1 EXCEL' WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. SPECIFIED MULCH TO BE PLACED AROUND THE BASE OF EACH PROPOSED TREE IS TO CONSIST OF 'COURSE TREE' MULCH (ROCKY TOP RESOURCES).
5. ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'CIMARRON GRANITE' CRUSHED ROCK (C&C SAND), SPREAD OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6' O.C. MAX.

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1. **PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. OF IMPORTED GRADE A TOPSOIL (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
2. **PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAILS.

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1. ALL PROPOSED TREES AND SHRUBS ARE TO BE WATERED BY A PROPOSED DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER, RAIN SENSOR, BACKFLOW PREVENTER (INSTALLED PER LOCAL CODES), AND TWO QUICK COUPLERS EVENLY SPACED ALONG BRADLEY ROAD FRONTAGE. TREES TO HAVE (4) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL, SHRUBS TO HAVE (2) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. ALL DRIP PIPE SHALL BE SECURED WITH 6" METAL STAKES AND BURIED.
2. ALL DISTURBED NATIVE SEED AREAS TO RECEIVE TEMPORARY IRRIGATION UNTIL NATIVE GRASS IS ESTABLISHED. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION. HOSES ARE TO BE CONNECTED TO BUILDING HOSE BIBS AND IRRIGATION QUICK COUPLERS TO MANUALLY WATER PROPOSED NATIVE SEED AREAS WITH PORTABLE SPRINKLERS UNTIL ESTABLISHED.

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TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	ACE AMU	7	Acer ginnala / Amur Maple	1.5" Cal.	B & B
	ACE HOT	6	Acer tatancum `Hot Wings` / Hot Wings Tatanan Maple	1.5" Cal.	B & B
	CEL OCC	7	Celtis occidentalis / Common Hackberry	1.5" Cal.	B & B
	GLE SH2	14	Gleditsia tracanthos inermis `Shademaster` TM / Shademaster Locust	1.5" Cal.	B & B
	JUN SCO	33	Juniperus scopulorum / Rocky Mountain Juniper	6` Ht.	
	PIN EDU	14	Pinus cembroides edulis / Pinyon Pine	6` Ht.	B & B
	PIN NIG	9	Pinus nigra / Austnan Black Pine	6` Ht.	B & B
	PIN PON	8	Pinus ponderosa / Ponderosa Pine	6` Ht.	B & B

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	JUN TA2	11	Juniperus sabina `Tamaniscifolia` / Tammy Juniper	5 gal
	PER AT2	11	Perovskia atnplicifolia / Russian Sage	5 gal

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INITIAL PLANTING

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCHING OR BROADCAST SEEDING AT THE RATE SPECIFIED RAKING INTO TOP ¼" TO ½" OF SOIL. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP ¼" TO ½" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

TRASH ENCLOSURE PLAN & ELEVATIONS

SCALE 1" = 4.0'

FOR INFORMATION PURPOSES ONLY: REFER TO CIVIL AND ARCHITECTURAL DRAWINGS FOR CONSTRUCTION DETAILS.

NOT FOR CONSTRUCTION

JWLA
JON WALSH, LANDSCAPE ARCHITECT LLC
P.O. Box 354
Palmer Lake, CO 80133
(719) 640-9428
(719) 358-2559 fax
jwlandarch@gmail.com

PROJECT FILE: □r□d□□□□r□□□□□□□□□□□□□□d□□

DEVELOPMENT PLAN FOR
BRADLEY STORAGE- LOTS 1 AND 2
El Paso County, CO

PROJECT NAME: □□□□□□□□□ □□□□□□M□□T □□□□

SHEET TITLE:

DATE: □□□□□□□□□□□□

REVISION NO.

STAMP:

SHEET NO. □□□□

STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone	+	1.6 fc	12.4 fc	0.0 fc	-- fc

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MTG	LAMPS QUAN	LAMPS WATT	LAMPS TYPE	VOLTS	TOTAL WATTS	MFGR	CATALOG NO.	NOTES
AA	LED WALLPACK TYPE IV DISTRIBUTION	SURFACE 9'-0" AFG			LED	120	29	HUBBELL	LNC2-12LUP-4K-2-BRONZE SCP - PROGRAMMABLE MOTION CONTROL	3
AE	LED WALLPACK	SURFACE 9'-0" AFG			LED	120	29	HUBBELL	LNC2-12LUP-4K-4=BRONZE SCP - PROGRAMMABLE MOTION CONTROL	3 & 4

GENERAL NOTES:
FLUORESCENTS SHALL HAVE 0.125" LENS & 10% RAPID START ELECTRONIC BALLASTS.
FLUORESCENT LAMPS SHALL BE LOW-MERCURY, 3500K, 85 CRI OR BETTER.
COMPACT FLUORESCENT LAMPS SHALL BE 3500K, 82 CRI OR BETTER.
COMPACT FLUORESCENT BALLASTS SHALL INCLUDE AN END-OF-LIFE CIRCUIT OPTION.
EM BALLASTS SHALL PROVIDE 1000 LUMENS MINIMUM.
ACCEPTABLE MANUFACTURES INCLUDE MH LIGHTING, LITHONIA, LIGHTOLIER, COOPER AND DAYBRITE
ALL DEVICES SHOWN ARE EXISTING
ALL EXTERIOR FIXTURES TO BE BRONZE IN COLOR

NOTES:
1. COORDINATE FINAL HEIGHT AND LOCATION WITH STRUCTURE.
2. PROVIDE WITH EMERGENCY BALLAST
3. PROVIDE W/ PROGRAMMABLE MOTION CONTROL. SET AT 10% FACTORY SETTING.
4. COORDINATE FINAL COLOR WITH ARCHITECT AND ENGINEER BEFORE ORDERING.

2 / ES1 TYPE "AA" FIXTURE
SCALE: NONE

REVISIONS:

McShea Consulting, LLC
MECHANICAL + ELECTRICAL + PLUMBING
4445 Northpark Dr. Suite 200
Colorado Springs, CO 80907
www.mcsheaconsulting.com

STORAGE TIME
BRADLEY ROAD
EL PASO COUNTY, COLORADO

ISSUE HISTORY:

	PERMIT	5-23-17

JOB NO.
DRAWN BY MRM
CHECKED BY MRM
DATE 5-23-17

DRAWING TITLE
ELECTRICAL SITE PLAN
SCHEDULES & DETAILS

DRAWING NO.
ES1

1 / ES2 ELECTRICAL SITE PLAN

SCALE: 1' = 30'

REVISIONS:

McShea Consulting, LLC
MECHANICAL + ELECTRICAL + PLUMBING
4445 Northpark Dr. Suite 200
Colorado Springs, CO 80907
www.mcsheaconsulting.com

STORAGE TIME
BRADLEY ROAD
EL PASO COUNTY, COLORADO

ISSUE HISTORY:

	PERMIT	5-23-17

JOB NO.
DRAWN BY MRM
CHECKED BY MRM
DATE 5–23–17

DRAWING TITLE
ELECTRICAL SITE PLAN
SCHEDULES & DETAILS

DRAWING NO.
ES2

NOTE: SIGN AREA = 40 SF

BUILDING SIGN
SCALE: 1" = 2'

2
A1.1
SOUTH ELEVATION- BUILDING 'A'
1/8" = 1'-0"

NOTE: SIGN AREA = 40 SF

FREE-STANDING SIGN
SCALE: 1" = 2'

SITE PLAN
SCALE: 1" = 20'

VICINITY MAP
N.T.S.

BENCHMARK
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF BRADLEY ROAD, ASSUMED TO BEAR N89°57'54"W.
ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)

MVE, INC.
ENGINEERS SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

BRADLEY STORAGE
DEVELOPMENT PLAN

Sign Plan

SN1.1 MVE PROJECT 61071
MVE DRAWING -SIGN-PS

MAY 12, 2017
SHEET 19 OF 19

SURGE ELECTRIC SIGNS
(720) 229-8167
surgeelectricsigns@hotmail.com

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