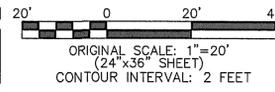


GRADING & EROSION CONTROL (GEC) PLAN SHEET INDEX

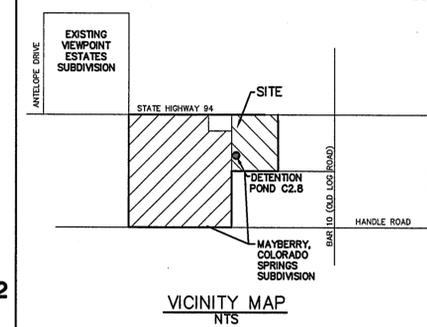
- C1.1 SITE GRADING & EROSION CONTROL PLAN
- C2.1 CIVIL NOTES & DETAILS
- C2.2 EROSION CONTROL NOTES & DETAILS

NOTE: STORMWATER DETENTION AND WATER QUALITY FOR THIS SITE (INCLUDING TEMPORARY SEDIMENT BASIN) IS PROVIDED IN OFF-SITE DETENTION POND C2.8



KEYED NOTES:

- 1 TOPSOIL & STRIPPINGS STOCKPILE AREA (SP)
- 2 CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA, MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
- 3 PREPARE AND COMPACT BUILDING FOUNDATION & SLAB PER PROJECT GEOTECHNICAL REPORT
- 4 PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" AGGREGATE BASE UNLESS NOTED OTHERWISE)
- 5 STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT, CONSTRUCTION WASTE, & STOCKPILES (CONTRACTOR MAY ADJUST AS NEEDED)
- 6 2' CURB CHASE W/4"x4"x2'D RIPRAP APRON (d50=12")



TRACT A FILING NO. 2

DESIGN ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

JOHN P. SCHWAB, P.E. #29891 *[Signature]* 10/12/21 DATE

OWNER/DEVELOPER'S STATEMENT:

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

COLORADO SPRINGS MAYBERRY, LLC *[Signature]* 10/12/2021 DATE
 MR. RANDY GOODSON
 32823 TEMECULA PARKWAY
 TEMECULA, CA 92592

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.

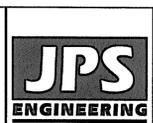
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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.

JENNIFER IRVINE, P.E., COUNTY ENGINEER / ECM ADMINISTRATOR *[Signature]*
 APPROVED Engineering Department 11/16/2021 5:16:36 PM
 EPC Planning & Community Development Department

EPC PROJ. NO. PPR-2012

INTELIFAB LOT 1, MAYBERRY, COLORADO SPRINGS, FIL. NO. 2



19 E. Wilamette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766



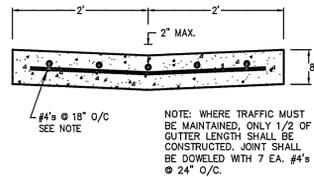
NO.	REVISION	DATE
1	DP SUBMITTAL	3/30/20
2	COUNTY COMMENTS	11/21/20
3	COUNTY COMMENTS	3/03/21

SITE GRADING & EROSION CONTROL PLAN

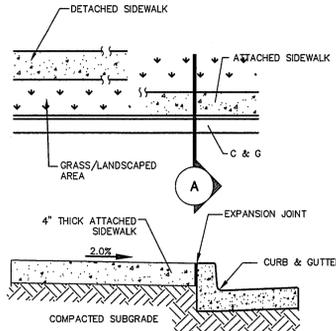
HORZ. SCALE: 1"=20'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 11/14/20	LAST MODIFIED: 3/03/21
PROJECT NO: 090001	MODIFIED BY: BJJ
SHEET:	

C1.1

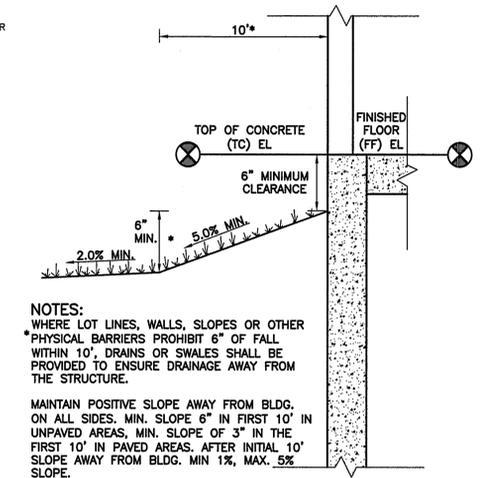
G:\Users\Owner\Dropbox\jpsprojects\090001\Ellicott\Intelifab\C1.1.dwg Mar 03, 2021 11:07am



TYPICAL CONCRETE CROSSPAN (A)
SCALE: 1" = 1'-0"



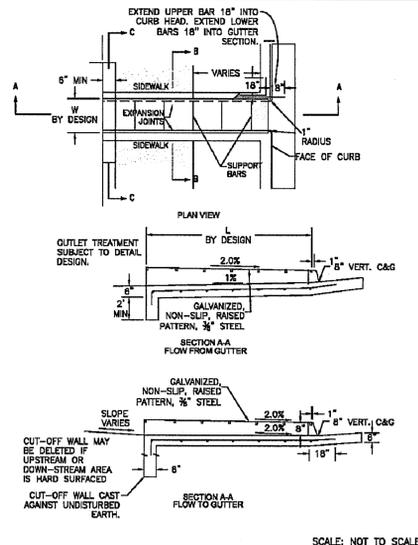
CONCRETE SIDEWALK DETAIL (B)
N.T.S.



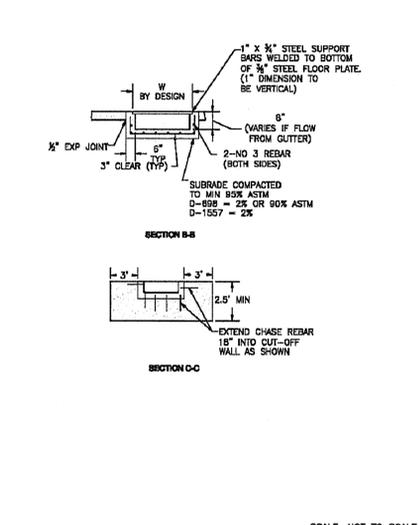
TYPICAL BUILDING DRAINAGE DETAIL (C)
SCALE: NTS

GENERAL CIVIL NOTES:

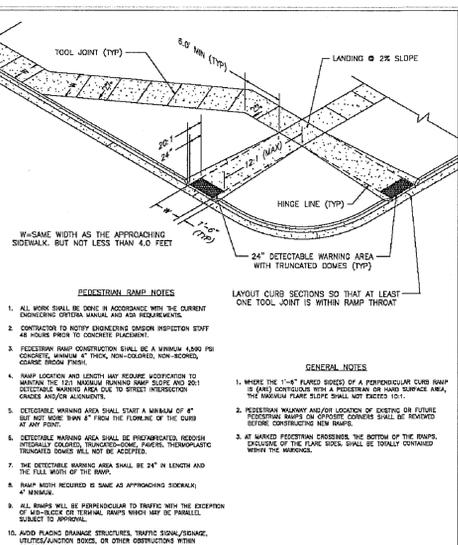
- All construction shall meet the following standards & specifications:
 - International Building Code as adapted by local jurisdiction.
 - Pikes Peak Regional Building Code, latest edition.
 - El Paso County Engineering Criteria Manual (ECM), latest edition.
 - Project Geotechnical Report.
- The contractor shall be responsible for the notification and field location 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 actual construction.
- The contractor shall have one (1) signed copy of these approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times:
 - El Paso County Engineering Criteria Manual.
- Storm drain pipe shall be rcp class iii with class c bedding unless otherwise noted.
- Stationing is at centerline unless otherwise noted. All elevations are at flowline unless otherwise noted. All dimensions are from face of curb unless otherwise noted. Lengths shown for storm sewer pipes are to center of manhole.
- Contractor shall coordinate with gas, electric, telephone and cable t.v. Utility suppliers for installation of all utilities. Minimum cover for all dry utilities shall be 36".
- Contractor shall remove and dispose of all existing structures, debris, waste and other unsuitable fill material found within the limits of excavation.
- Match into existing grades at 3:1 max cut and fill slopes.
- Revegetation of all disturbed areas shall be done with 4" topsoil and dry land grass seed after fine grading is complete ("foothills seed mix").
- Erosion control shall consist of silt fence and hay bales as shown on the drawing, and topsoil with grass seed, which will be watered until vegetation has been re-established.
- The erosion control measures outlined on this plan are the responsibility of the contractor to monitor and replace, regrade, and rebuild as necessary until vegetation is re-established.
- Contractor shall implement best management practices in a manner that will protect adjacent properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities within the project site.
- Additional erosion control measures may be required as determined by site conditions.
- The contractor will take the necessary precautions to protect existing utilities from damage due to this operation. Any damage to the utilities will be repaired at the contractor's expense, and any service disruption will be settled by the contractor.
- All backfill, sub-base, and/or base course material shall be compacted per the project geotechnical report and County specifications.
- Concrete used in curb and gutter, sidewalk, and crosspan construction shall meet County criteria.
- All finished grades shall have a minimum 1.0% slope to provide positive drainage.
- Contractor shall obtain all required permits prior to beginning work.



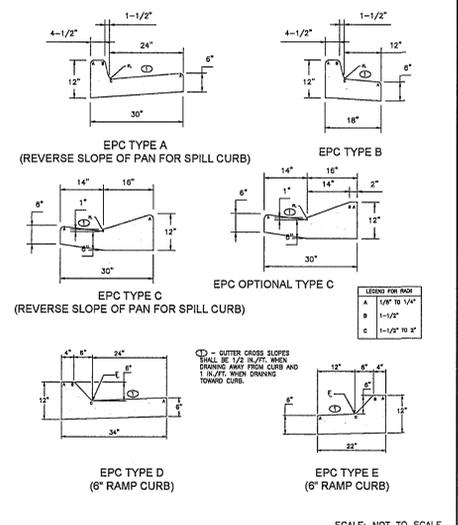
Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing
DATE APPROVED: 8/11/11
DESIGNED BY: André P. Brackin
REVISION DATE: 12/8/15
FILE NAME: SD_3-25



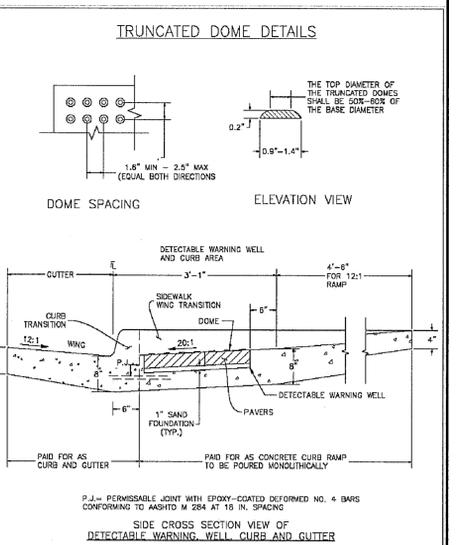
Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing
DATE APPROVED: 8/11/11
DESIGNED BY: André P. Brackin
REVISION DATE: 11/10/04
FILE NAME: SD_3-25A



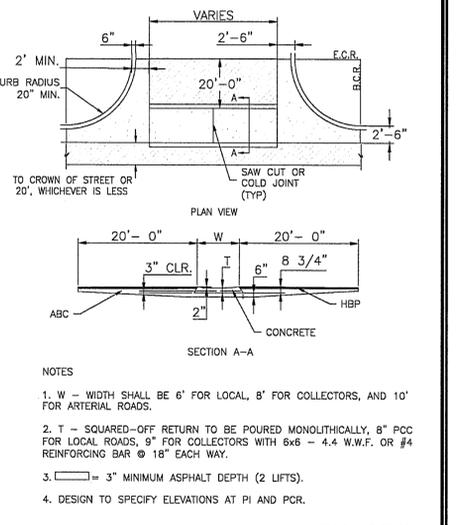
Pedestrian Intersection Ramp Standard Drawing
DATE APPROVED: 7/9/09
DESIGNED BY: André P. Brackin
REVISION DATE: 12/8/15
FILE NAME: SD_2-41



Typical Curb and Gutter Details Standard Drawing
DATE APPROVED: 8/11/11
DESIGNED BY: André P. Brackin
REVISION DATE: 12/8/15
FILE NAME: SD_2-20

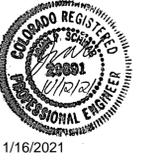


Truncated Dome Details Standard Drawing
DATE APPROVED: 1/1/08
DESIGNED BY: John A. McCarty
REVISION DATE: 11/25/15
FILE NAME: SD_2-42



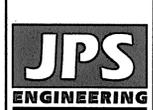
Typical Cross Pan Layout Detail Standard Drawing
DATE APPROVED: 8/11/11
DESIGNED BY: André P. Brackin
REVISION DATE: 12/8/15
FILE NAME: SD_2-26

SWMP NOTES:
1. EXISTING VEGETATION AT THE SITE CONSISTS OF NATIVE GRASSES
2. NO ASPHALT PATCH PLANTS ARE PROPOSED
3. NO STREAMS CROSS THE SITE



EPC PROJECT NO. PPR-2012

INTELFAB, COLORADO SPRINGS, FIL. NO. 2



19 E. Wilamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	DATE	REVISION
1	3/30/20	SDP SUBMITTAL
2	11/17/20	COUNTY COMMENTS
3	2/25/21	COUNTY COMMENTS

CIVIL NOTES & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RAMPART	CHECKED:	JPS
CREATED:	3/28/20	LAST MODIFIED:	2/25/21
PROJECT NO.:	090001	MODIFIED BY:	BJJ
SHEET:			

C2.1

