

CClaremout Business Park 2 Filing No. 1). 3

COUNTY OF EL PASO, STATE OF COLORADO

STREET IMPROVEMENT PLANS

(INCLUDING STORM SEWER)

APRIL 2020

AGENCIES:

OWNER/DEVELOPER: HAMMERS CONSTRUCTION, INC.
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599

CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK, 5TH FLOOR
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485

COUNTY ENGINEERING: EL PASO COUNTY PLANNING
AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
JEFF RICE, P.E. (719) 520-6300

TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
3275 AKERS DRIVE
COLORADO SPRINGS, CO 80922
JENNIFER IRVINE, P.E. (719) 520-6460

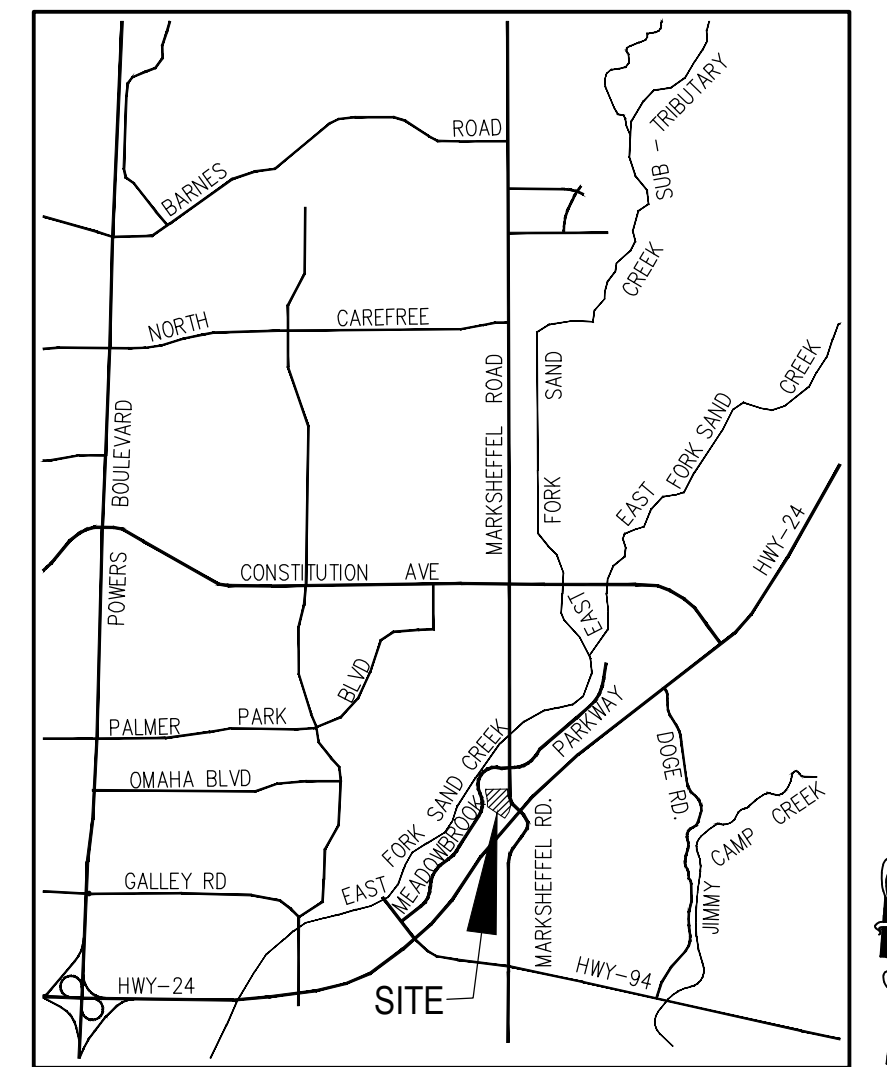
WATER RESOURCES: CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915-1721
JEFF MUNGER
(719) 597-5080

FIRE DISTRICT: CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
(719) 591-0960

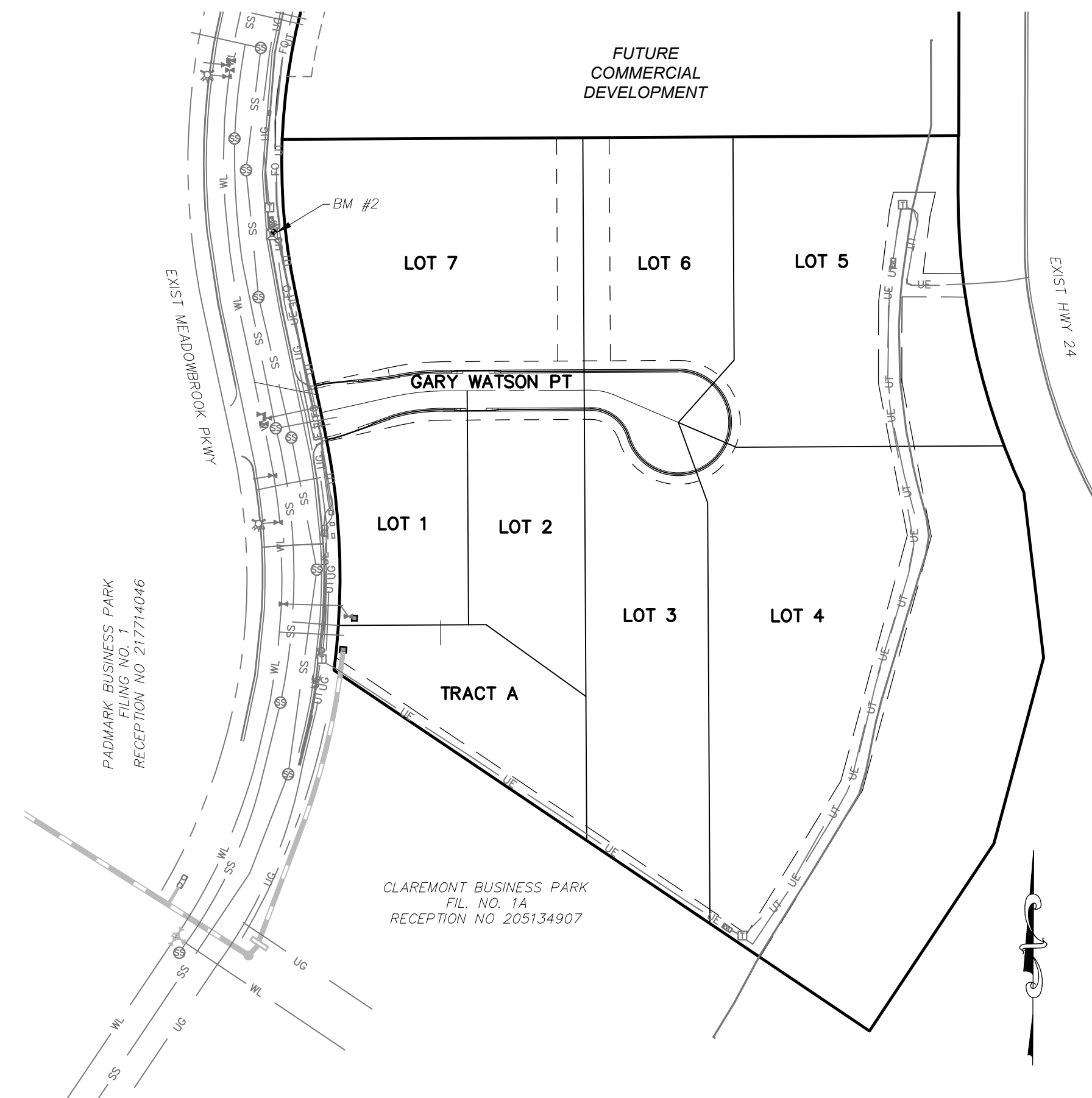
GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
7710 DURANT DR.
COLORADO SPRINGS, CO 80947
TIM WENDT (719) 668-3556

ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
(719) 495-2283

COMMUNICATIONS: QWEST COMMUNICATIONS
(U.N.C.C. LOCATORS) (800) 922-1987
AT&T (LOCATORS) (719) 635-3674



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF LOT 2, "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 206712398, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°18'18"E, A DISTANCE OF 218.26 FEET.

BENCHMARKS

1. BL33 BEING A BERNTSEN TOP SECURITY MONUMENT IN RANGE BOX 5' SOUTH OF SOUTH ROW FENCE OF HWY 24 UNDER CENTERLINE OF TRANSMISSION LINE.
ELEVATION = 6455.17'
2. CONTROL POINT 1, SET PK NAIL IN NE CORNER OF ELECTRIC TRANSFORMER PAD
ELEVATION = 6372.26'

DESIGN ENGINEER'S STATEMENT

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

OWNER/DEVELOPER'S STATEMENT:

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

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.

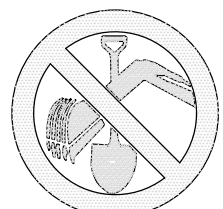
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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 DIRECTORS DISCRETION.

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EL PASO COUNTY FILE NO. SF-20-0014



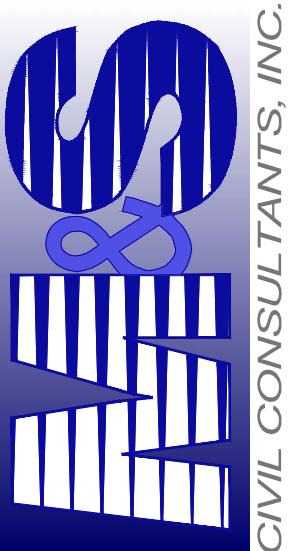
FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

Claremont Business Park 2 Filing No. 1

PROJECT NO. 44-037		SCALE:		DATE: 04/28/2020	
DESIGNED BY:	GW	HORIZONTAL:			
DRAWN BY:	CLP	VERTICAL:			
CHECKED BY:	VAS			SHEET 1 OF 12	
				SI01	

102 Pikes Peak Ave, Suite 500
Colorado Springs, CO 80903
Phone: 719.955.5485



FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

WIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

[illegible]

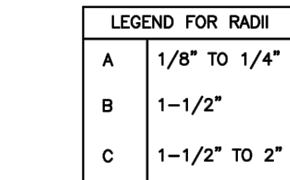
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
5. ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
8. ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
9. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT THE TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO CONSTRUCTION.

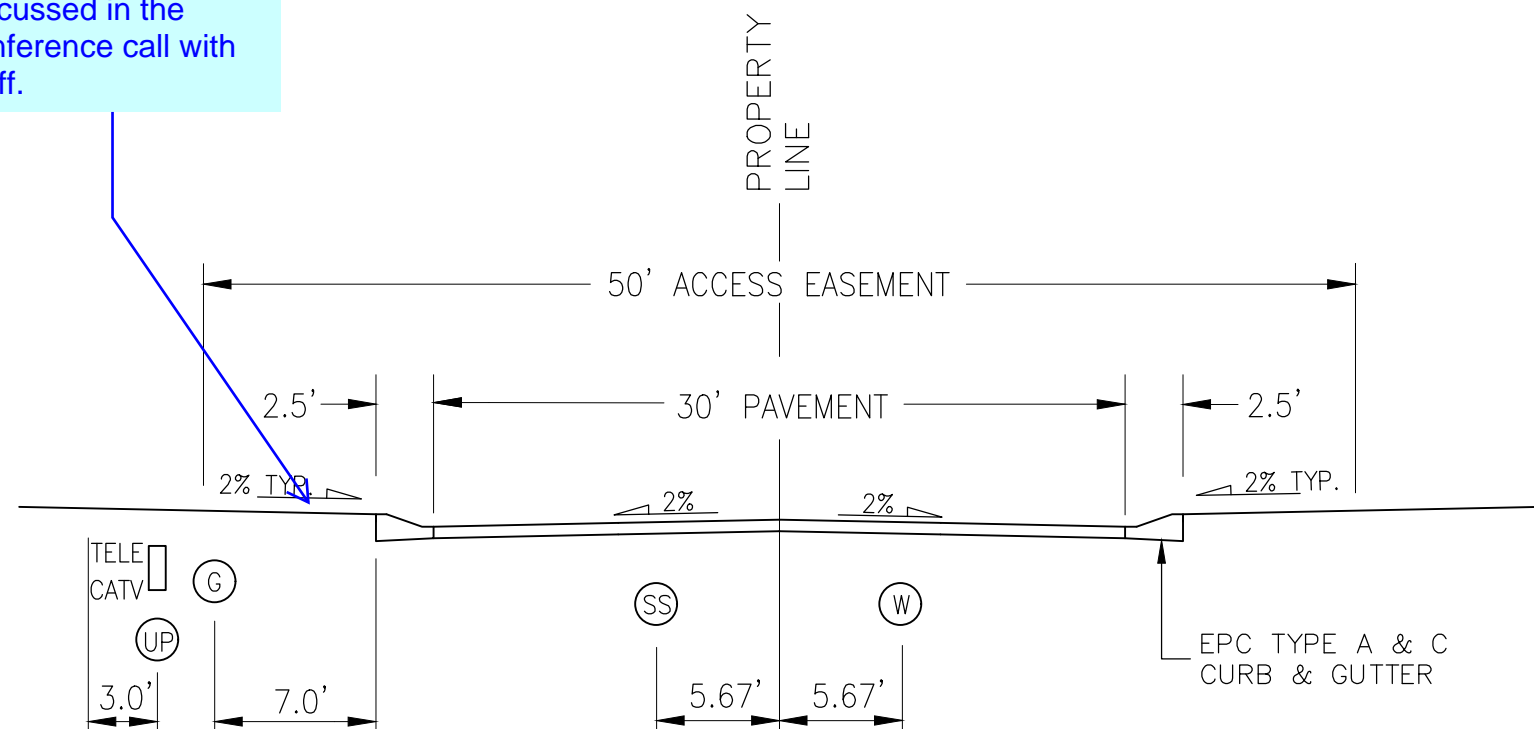
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT 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 PCD.
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 INSTALLATIONS, REFER TO THE CDOT STANDARD SPECIFICATIONS 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 12" MIN 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 15ML 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 DEVELOPMENT SERVICES (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 PCD PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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 DESIGN 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 DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PCD – 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.
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. 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 PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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 PCD AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY PCD, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. 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.



TYPICAL CURB AND GUTTER DETAIL (SD 2-20C)

Provide sidewalk at the north side of the private road as discussed in the conference call with staff.



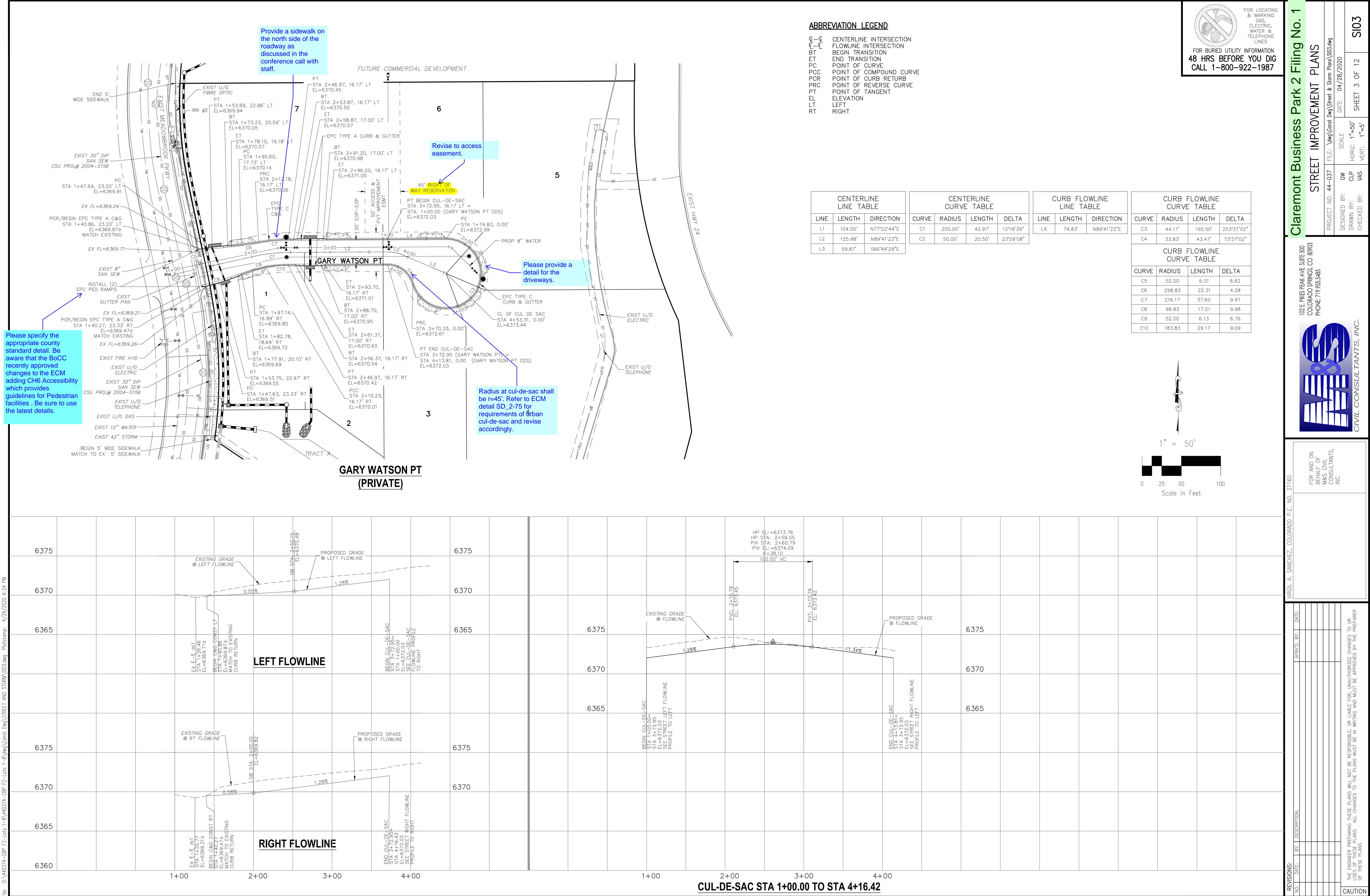
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DESIGN SPEED 35 MPH



EL PASO COUNTY FILE NO. SF-20-0014

File: Q:\44037A-CBP F2-Lots 1-8\44037A-CBP F2-Lots 1-8.dwg Const Dwg\STREET AND STORM\S03.dwg Plotstamp: 4/29/2020 6:24 PM



FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

Claremont Business Park 2 Filing No. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 44-037 FILE: Yang\Const Dwg\Street & Storm Plans\S03.dwg
DATE: 04/28/2020

DESIGNED BY: GW SCALE
DRAWN BY: CLP HORIZ: 1"=50'
CHECKED BY: VAS VERT: 1"=5'

SHEET 3 OF 12 S103

102 E. PIKES PEAK AVE. SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

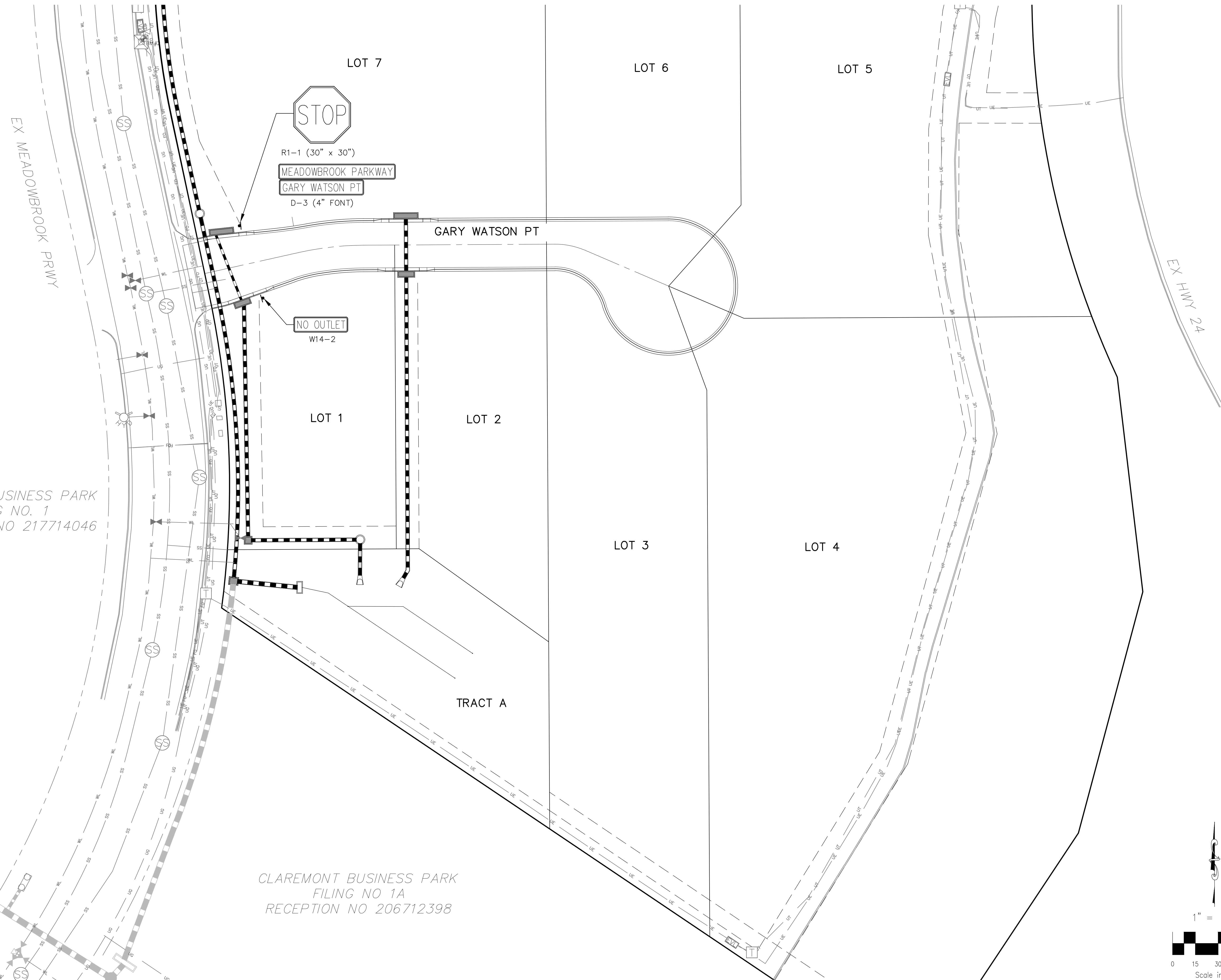
REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROVED BY:	DATE:

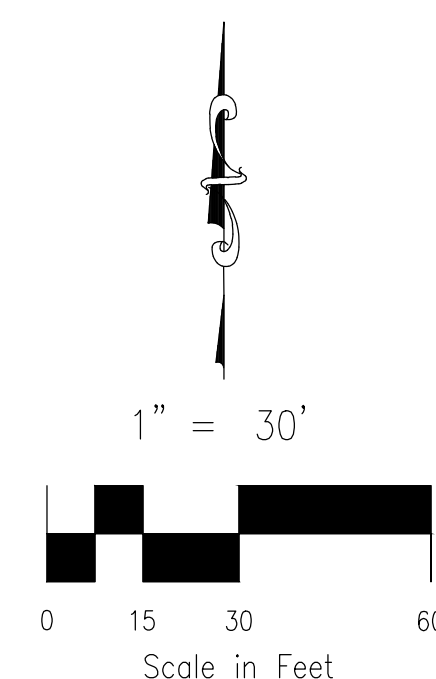
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CAUTION

PADMARK BUSINESS PARK
FILING NO. 1
RECEPTION NO 217714046



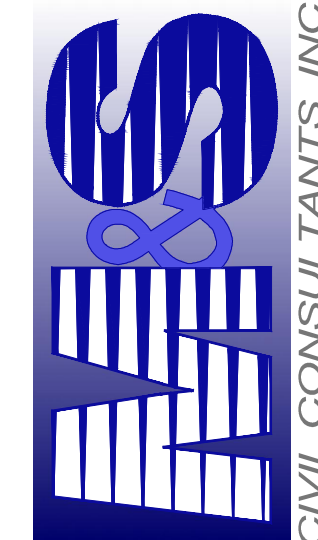
CLAREMONT BUSINESS PARK
FILING NO 1A
RECEPTION NO 206712398

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VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.



102 E. PIKES PEAK AVE, SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

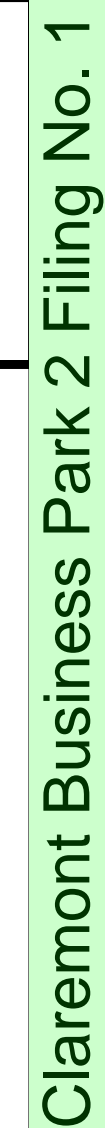
Claremont Business Park 2 Filing No. 1

SIGNAGE AND STRIPING PLAN

PROJECT NO. 44-037	DESIGNED BY: GW
	DRAWN BY: CLP
	CHECKED BY: VAS

SCALE:	DATE: 04/28/2020
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SHEET 4 OF 12

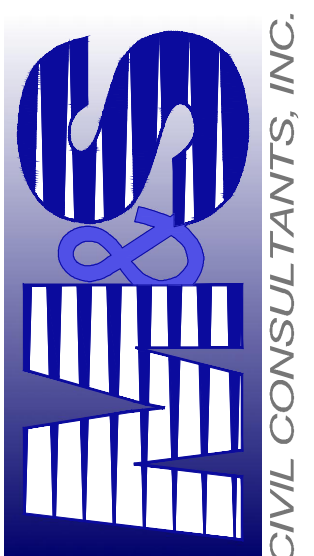


STORM SEWER PLAN & PROFILE

PROJECT NO. 44-037	SCALE:	DATE: 04/28/2020
	HORIZONTAL:	

DESIGNED BY:	GW	N/A	SHEET 6 OF 12	ST02
DRAWN BY:	CLP	VERTICAL:		
CHECKED BY:	VAS	N/A		

102 E. PIKES PEAK AVE., STE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



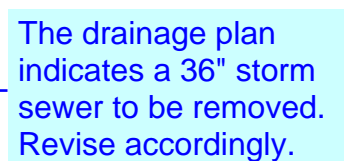
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

RGIL A. SANCHEZ, COLORADO P.E. NO. 37160

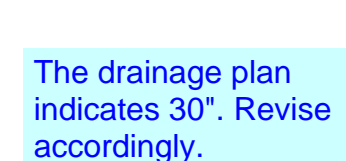
REVISIONS:

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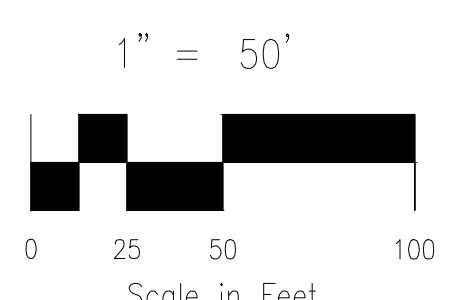
CALITIO



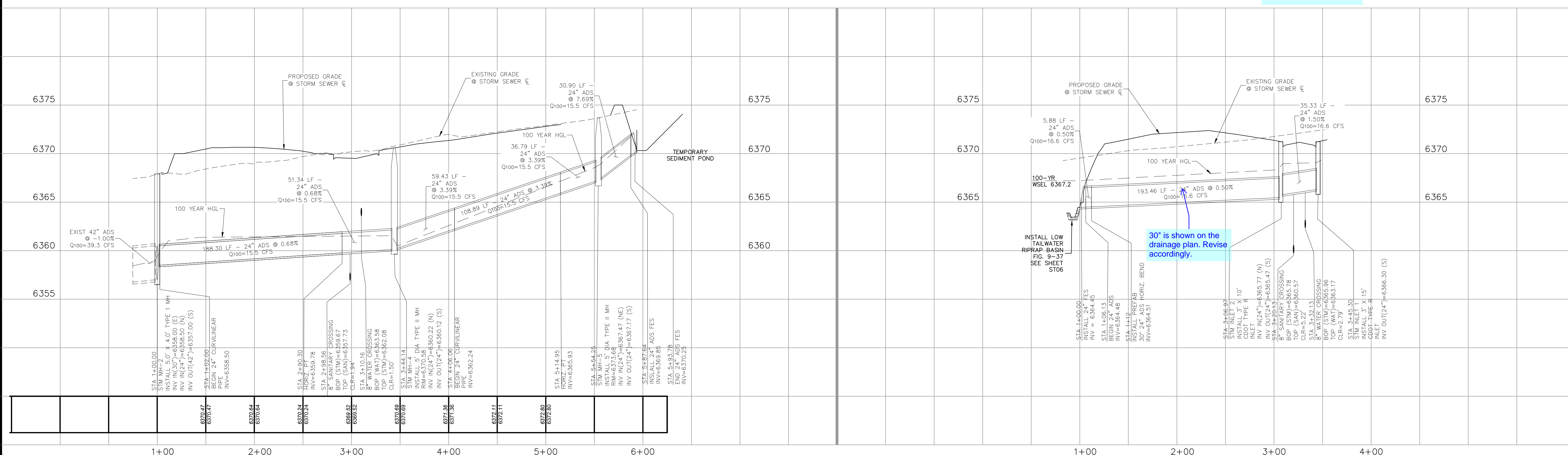
STORM 5
STA 1+00.00 TO STA 5+92.88
(PRIVATE)



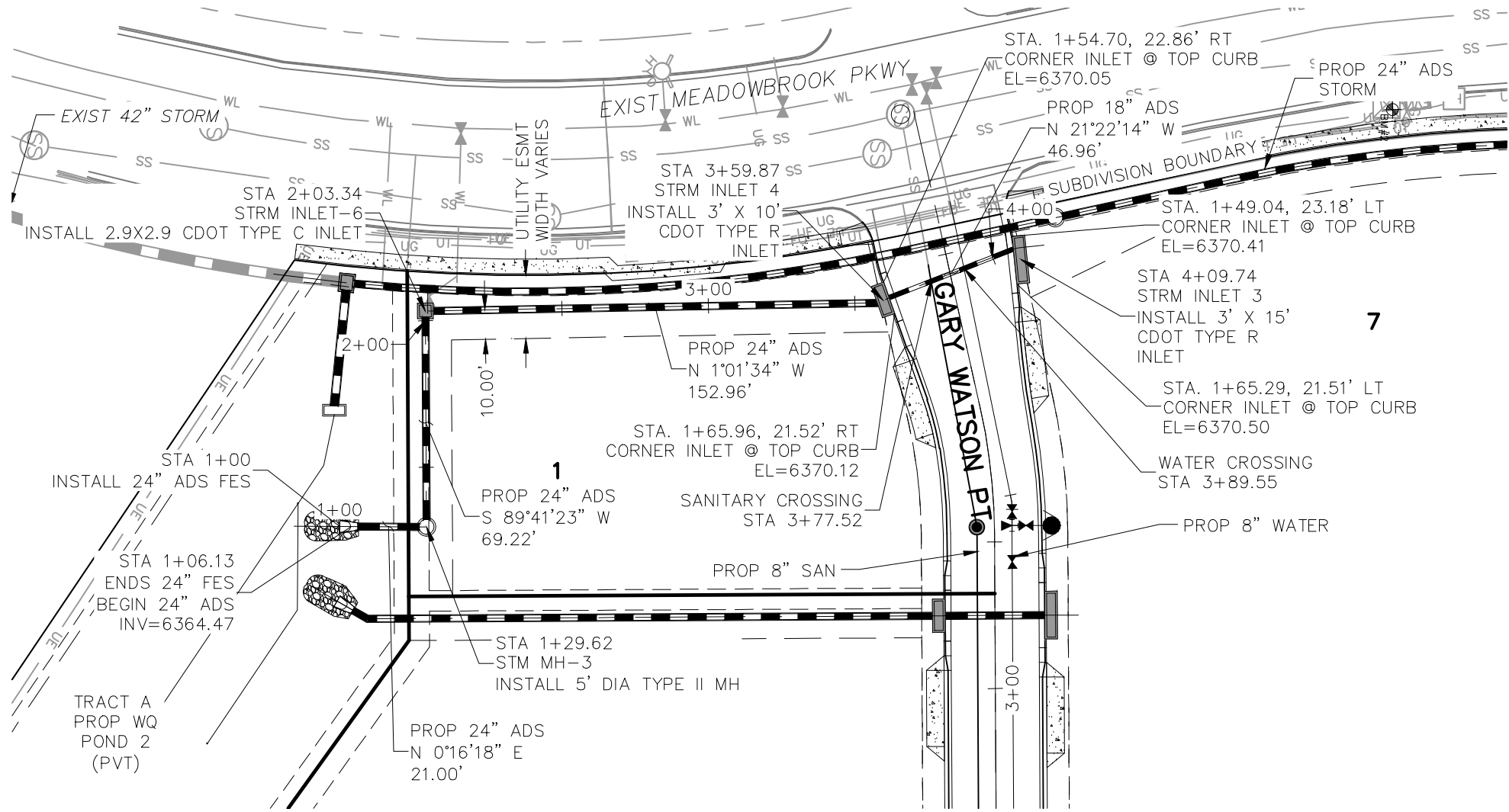
STORM 7
STA 1+00.00 TO STA 3+45.30
(PRIVATE)



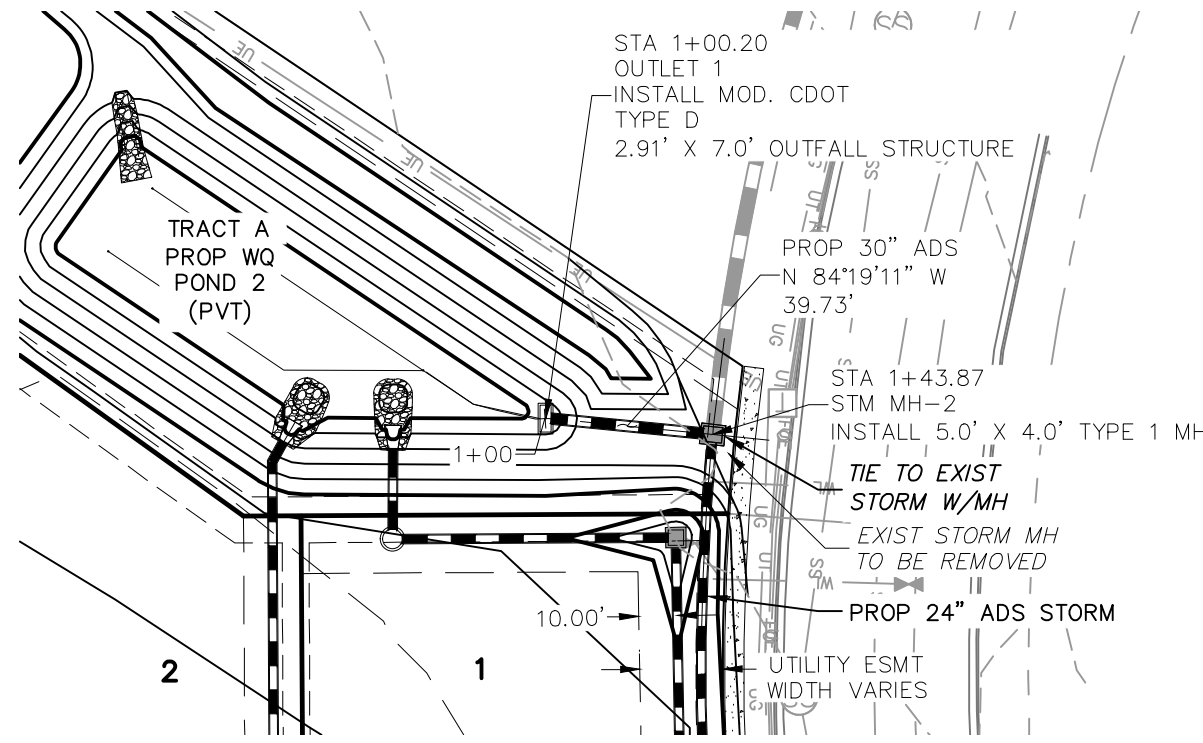
Identify the vertical scale



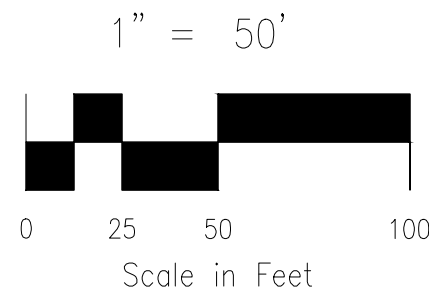
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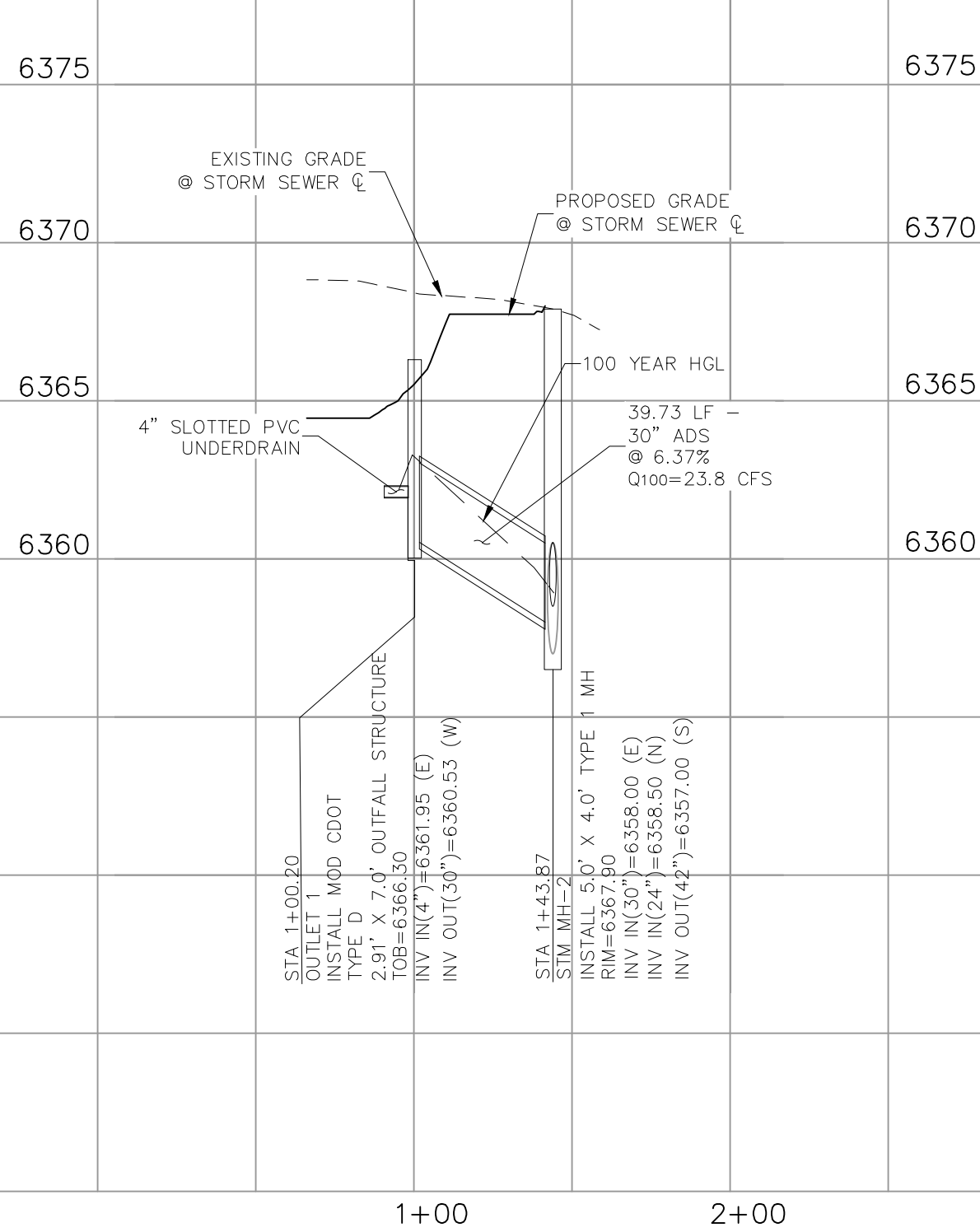
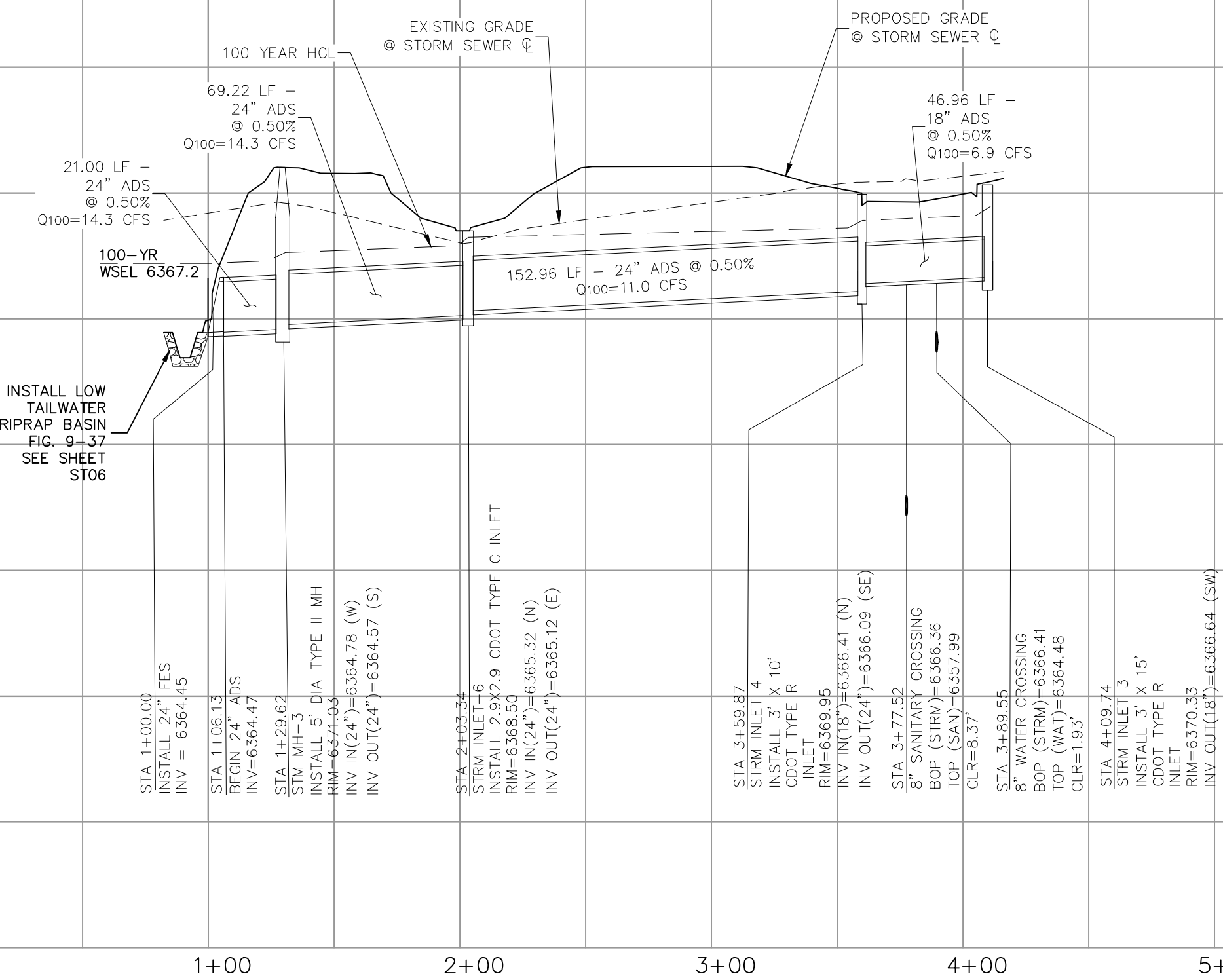
STORM 10
STA 1+00.00 TO STA 4+07.61
(PRIVATE)



STORM 11
STA 1+00.00 TO STA 1+43.87
(PRIVATE)



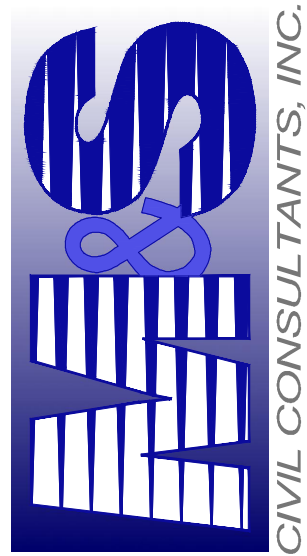
Please also identify the vertical scale



Claremont Business Park 2 Filing No. 1

STORM SEWER PLAN AND PROFILE	
PROJECT NO. 44-037	DATE: 04/28/2020
DESIGNED BY: GW	SCALE: HORIZONTAL: N/A
DRAWN BY: CLP	VERTICAL: N/A
CHECKED BY: VAS	SHEET 7 OF 12
ST03	

102 E. Pikes Peak Ave., Ste 500
Colorado Springs, CO 80903
PHONE: 719.555.5485



VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

FOR AND ON
BEHALF OF
W&S CIVIL
CONSULTANTS,
INC.

REVISIONS:

NO.	DATE:	BY:	DESCRIPTION:	APPROV. BY:	DATE:

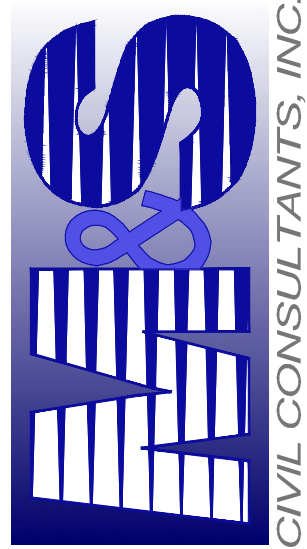
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION



WATER QUALITY POND 2 SITE PLAN		PROJECT NO. 44-037	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 04/28/2020	SHEET 8 OF 12	ST04
DESIGNED BY: GW		DRAWN BY: CLP		CHECKED BY: WAS		

102 E. Pikes Peak Ave., Ste 500
Colorado Springs, CO 80903
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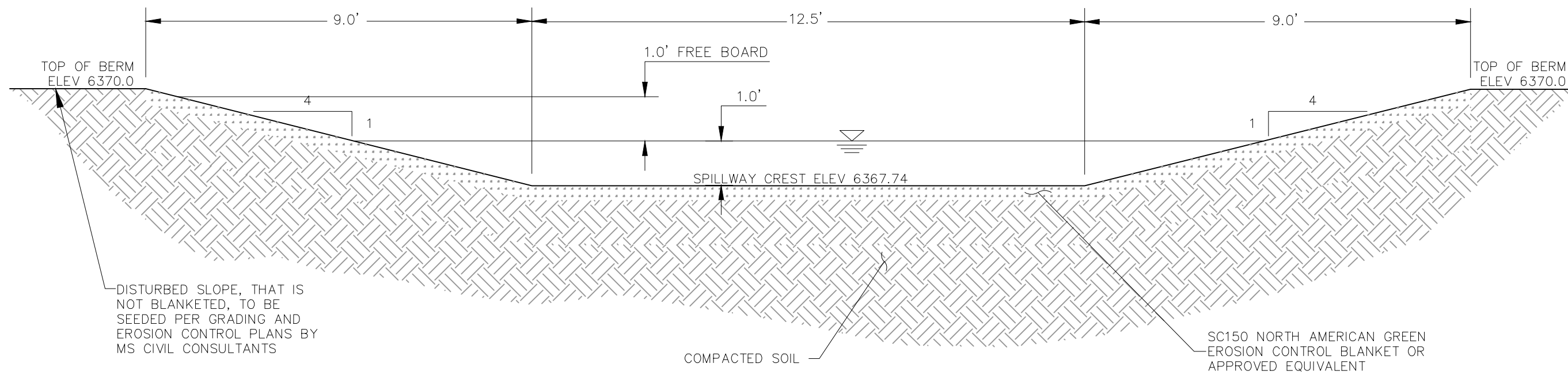


FOR AND ON BEHALF OF
WAS CIVIL CONSULTANTS, INC.

YRACIL A. SANCHEZ, COLORADO P.E. NO. 37160

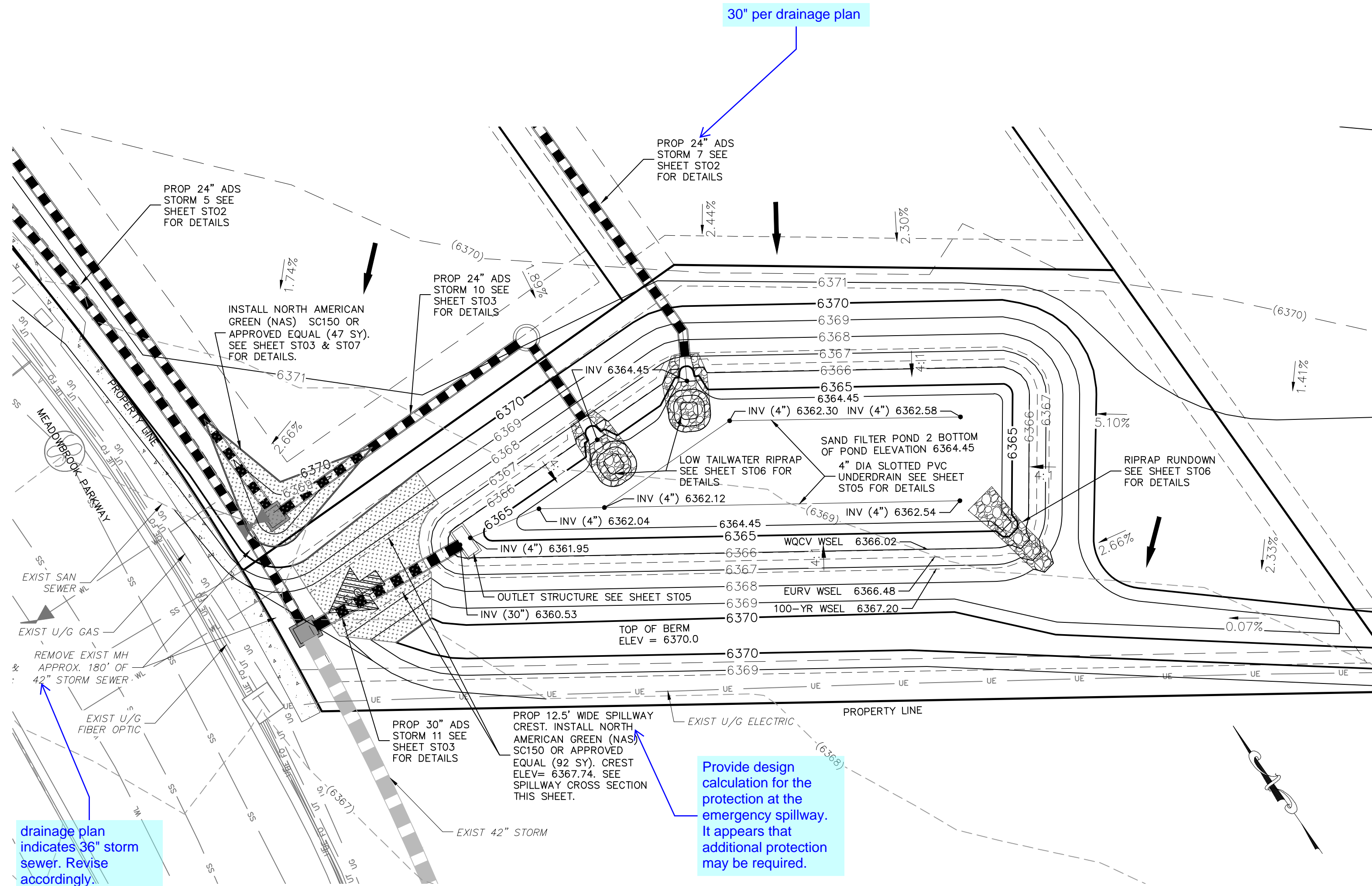
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CAUTION

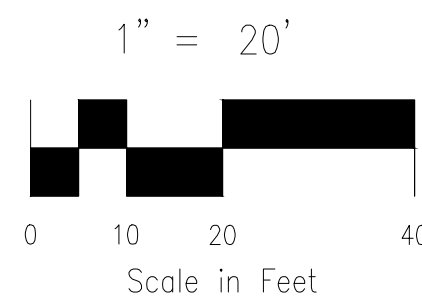


SAND FILTER WATER QUALITY POND 2 (PRIVATE) SPILLWAY SECTION

NOT TO SCALE



SAND FILTER WATER QUALITY POND 2 (PRIVATE)



POND 2 WATER QUALITY DETENTION BASIN DATA

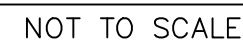
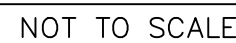
WQ WATER SURFACE EL=6366.02
WQ VOLUME=0.143 AC-FT
EURV WATER SURFACE EL=6366.48
EURV VOLUME=0.197 AC-FT
100-YR WATER SURFACE EL=6367.20
SPILLWAY CREST EL=6367.74
TOP OF EMBANKMENT EL=6370.00
100-YR VOLUME=0.300 AC-FT
100-YR INFLOW=46.3 CFS
100-YR RELEASE=23.8 CFS

GRADING NOTES:

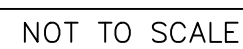
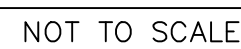
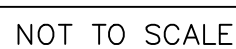
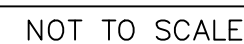
- ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
- EARTHEN CUT AND FILL SLOPES SHALL BE 3:1 MAXIMUM. SLOPES IN EXCESS OF 4:1 SHALL BE COVERED WITH SOIL RETENTION BLANKET OVER 4" MIN. THICKNESS OF TOPSOIL AND SEEDED.
- IF THE PROJECT IS CONSTRUCTED DURING THE SUMMER WHEN SEEDING IS NOT ALLOWED, APPLY 1-1/2 TONS OF CERTIFIED WEED FREE MULCH PER ACRE MECHANICALLY CRIMPED INTO THE SOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES THE PROPOSED SILT FENCE SHOWN ON THE EROSION CONTROL SHEET SHALL BE CONSTRUCTED. THE FENCE SHALL BE REMOVED UPON THE LATER OF STABILIZATION OF THE SITE OR COMPLETION OF CONSTRUCTION.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EURV OR WQCV OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKETS SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6 FEET ON EITHER SIDE OF CONCRETE LOW-FLOW CHANNELS. THE BLANKETS SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS (STRAW COCONUT OR 100 PERCENT COCONUT). SITE-SPECIFIC CONDITIONS MAY REQUIRE ADDITIONAL BLANKET OR OTHER EROSION CONTROL MEASURES.

LEGEND

EX	EXISTING
FUT	FUTURE
PROP	PROPOSED
~	PROP MAJ CONT
---	PROP MIN CONT
---	EXIST MAJ CONT
---	EXIST MIN CONT
[RIPRAP]	RIPRAP
[SC150]	SC150 NORTH AMERICAN GREEN EROSION CONTROL BLANKET OR EQUIVALENT
[ARROW]	EX. FLOW ARROW
[ARROW]	PROP. FLOW ARROW
---	PROPERTY LINE
---	PROP STORM SEWER PIPE
---	EASEMENT LINE
[HATCH]	EMERGENCY OVERTFLOW



ALL GRATE
DIMENSIONS TO BE
FIELD VERIFIED
PRIOR TO
FABRICATION. ALL
GRATE MATERIAL
SHALL BE
GALVANIZED.

November 2015

