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Claremont Business Park 2 Filing No. 1). 3

COUNTY OF EL PASO, STATE OF COLORADO
STREET IMPROVEMENT PLANS
(INCLUDING STORM SEWER)

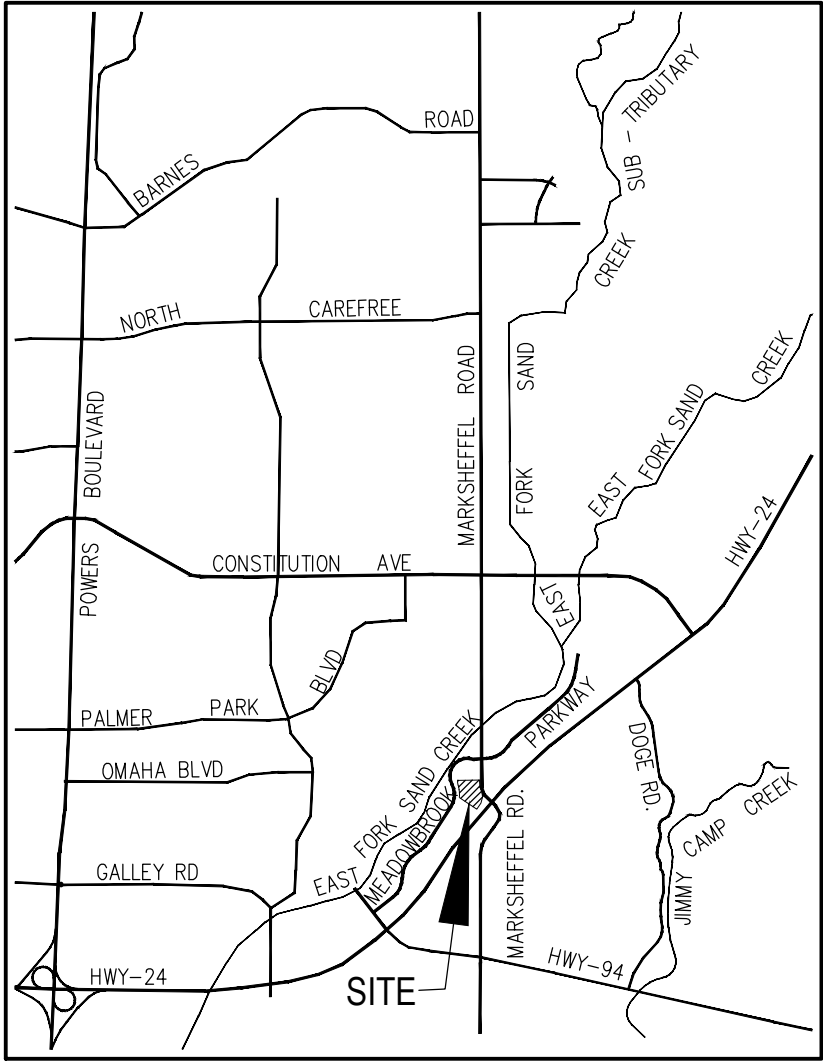
APRIL 2020

AGENCIES:

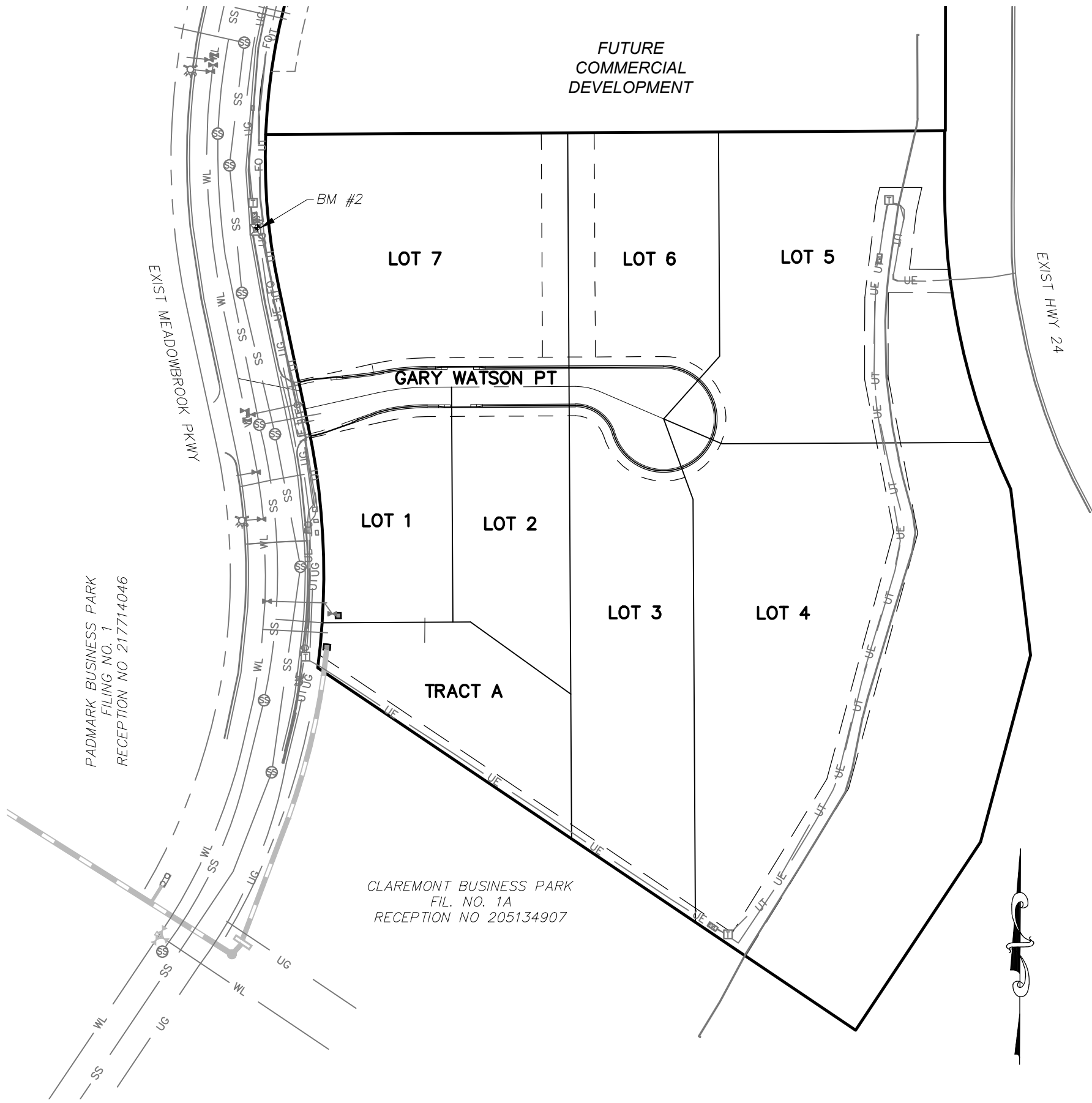
- OWNER/DEVELOPER: HAMMERS CONSTRUCTION, INC
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599
- CIVIL ENGINEER: M & S CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK, 5TH FLOOR
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ P.E. (719) 955-5485
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING
AND COMMUNITY 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

REVISED TO
DANIEL

Remove an



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

- 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'
- 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 PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

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

HAMMERS CONSTRUCTION, INC. DATE

ADDRESS: 1411 WOOLSEY HEIGHTS, COLORADO SPRINGS, CO 80915

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.

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

SHEET INDEX

- | | |
|----------|---|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | NOTE & DETAIL SHEET |
| SHEET 3 | STREET IMPROVEMENT PLANS |
| SHEET 4 | SIGNAGE AND STRIPING PLAN |
| SHEET 5 | STORM SEWER NOTES |
| SHEET 6 | STORM SEWER PLAN & PROFILE |
| SHEET 7 | STORM SEWER PLAN & PROFILE |
| SHEET 8 | WATER QUALITY POND 2 SITE PLAN |
| SHEET 9 | OUTLET STRUCTURE POND 2 DETAILS |
| SHEET 10 | WATER QUALITY POND 2 DETAILS & POND 1 TEMPORARY SEDIMENT POND |
| SHEET 11 | STANDARD DETAILS |
| SHEET 12 | STANDARD DETAILS |

EL PASO COUNTY FILE NO. SF-20-0014

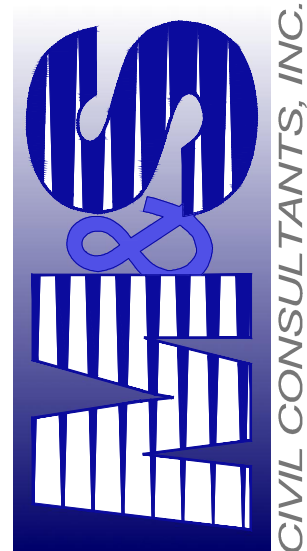
UPDATED

Claremont Business Park 2 Filing No. 1

STREET IMPROVEMENT PLANS

PROJECT NO. 44-037	SCALE: HORIZONTAL: N/A VERTICAL: N/A	DATE: 04/28/2020
DESIGNED BY: GW	CLIP	SHEET 1 OF 12
DRAWN BY: VAS	CLIP	S101
CHECKED BY:		

102 PIKES PEAK AVE, SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



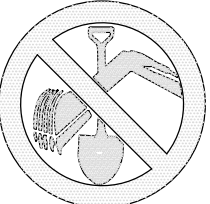
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

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

REVISIONS: NO. DATE: BY: DESCRIPTION: APPROVD. BY: DATE:

THE ENGINEER PREPARED 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.

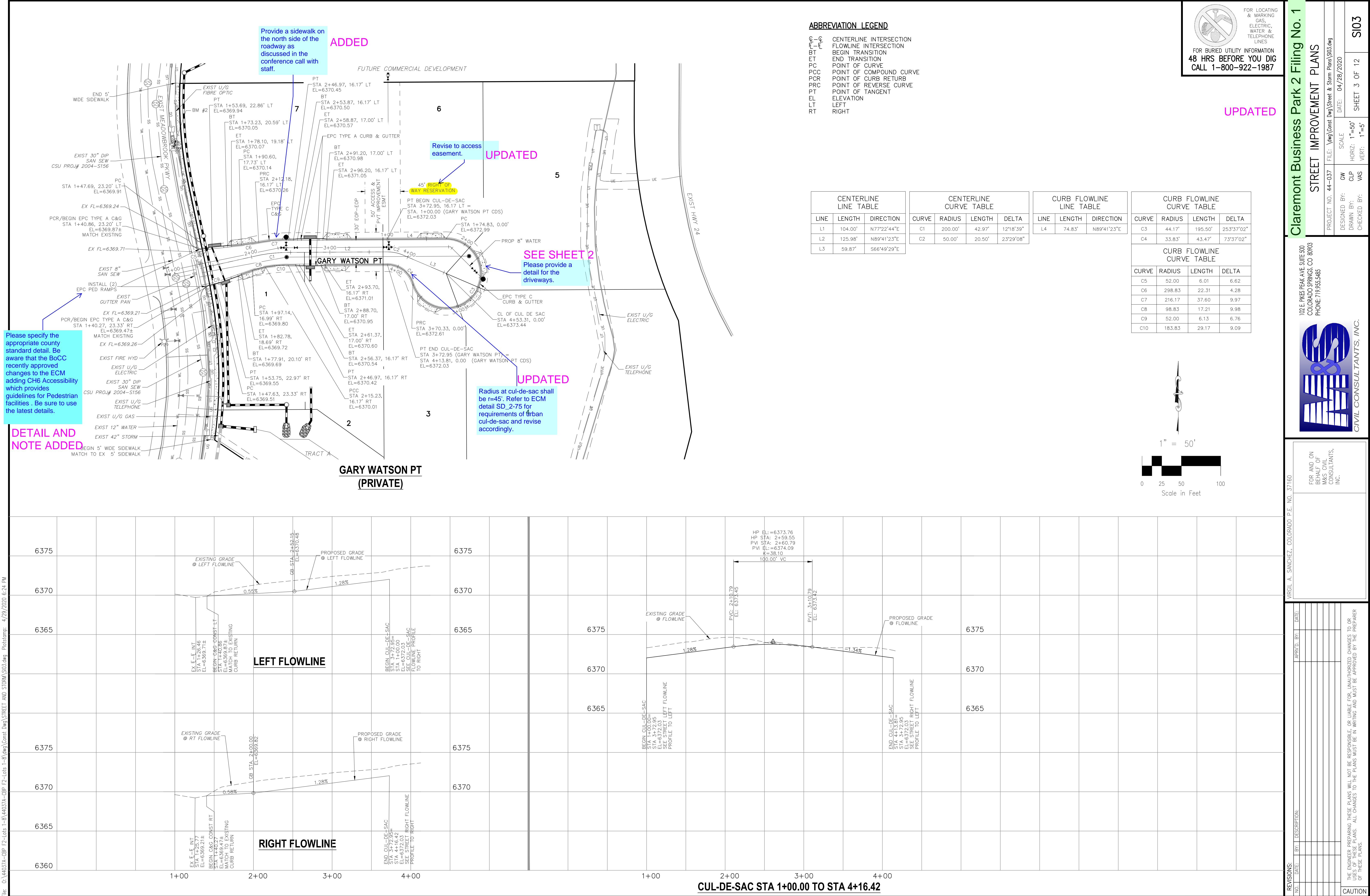
CAUTION



FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES
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CALL 1-800-922-1987

UPDATED

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



UPDATED

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: SHEET 3 OF 12

DRAWN BY: CLP HORIZ: 1"=50'

CHECKED BY: VAS VERT: 1"=5'

S103

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

CIVIL CONSULTANTS, INC.

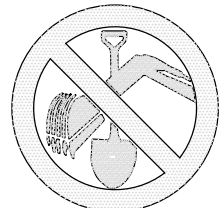
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

REVISIONS:

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

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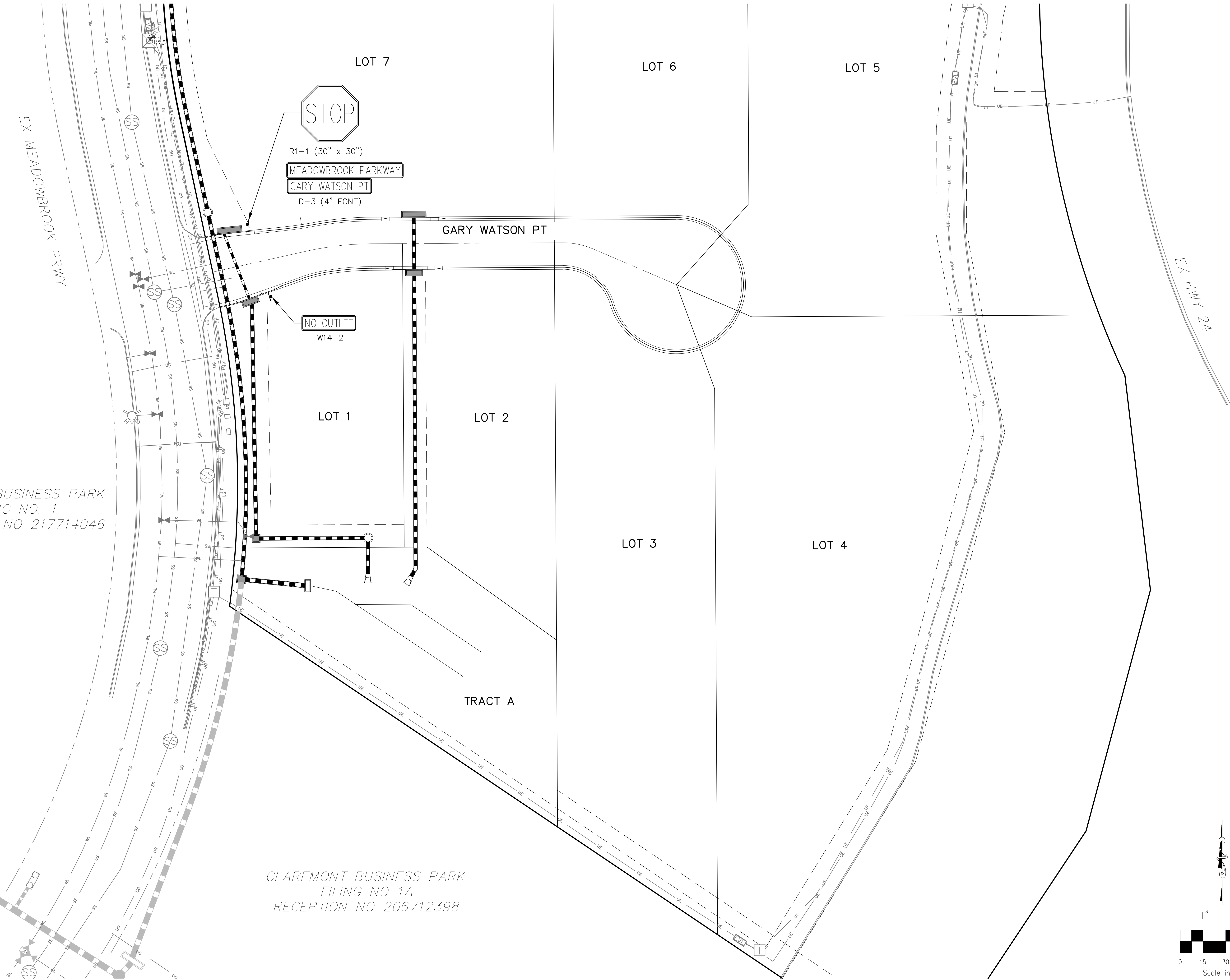
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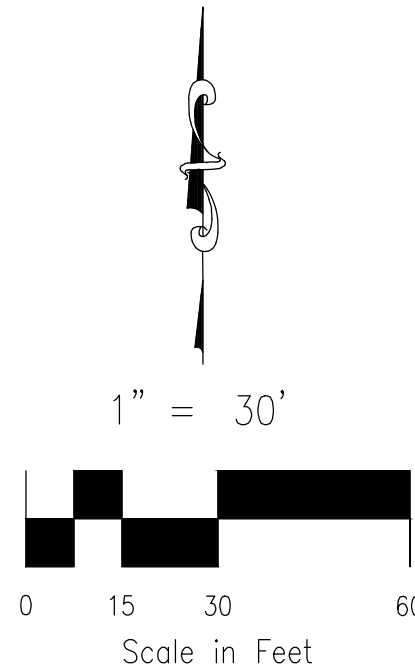
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PADMARK BUSINESS PARK
FILING NO. 1
RECEPTION NO 217714046



CLAREMONT BUSINESS PARK
FILING NO 1A
RECEPTION NO 206712398



UPDATED

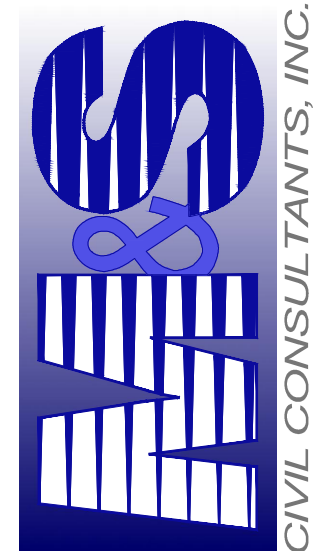
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OF THESE PLANS.

CAUTION

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

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



CIVIL CONSULTANTS, INC.

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

Claremont Business Park 2 Filing No. 1

SIGNAGE AND STRIPING PLAN

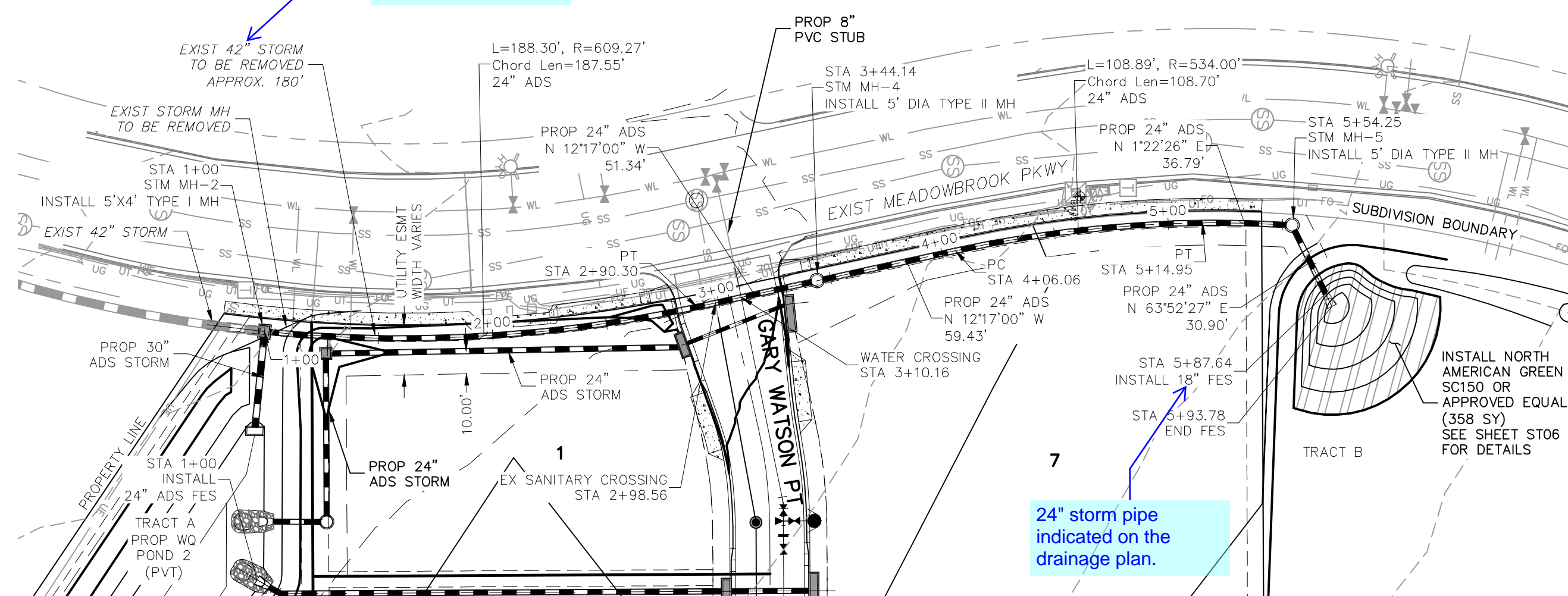
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DESIGNED BY: GW	HORIZONTAL: N/A	
DRAWN BY: CLP	VERTICAL: N/A	
CHECKED BY: WAS		
		SHEET 4 OF 12
		S104



UPDATED

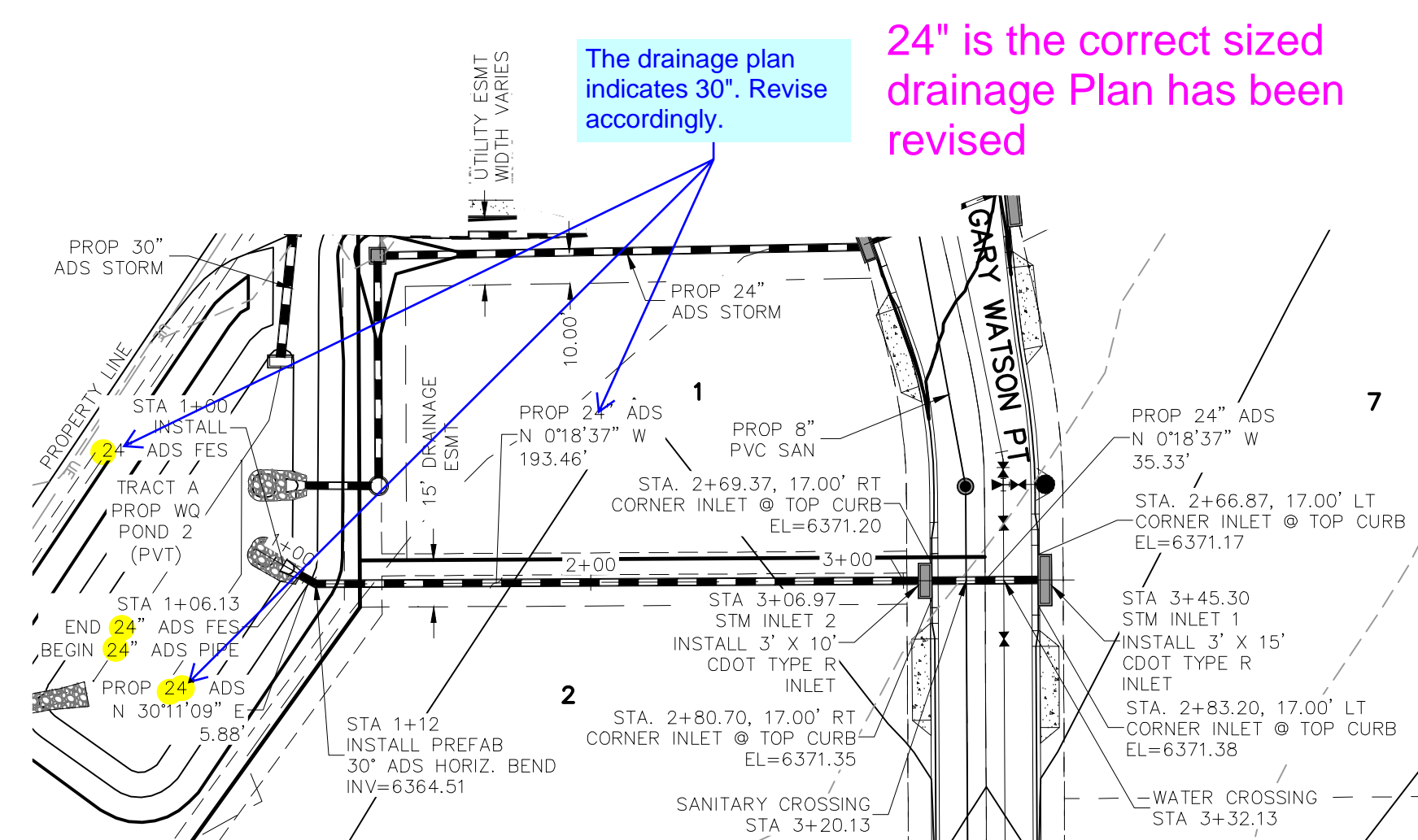
UPDATED

The drainage plan indicates a 36" storm sewer to be removed. Revise accordingly.



UPDATED

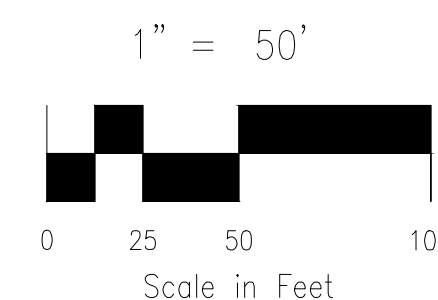
STORM 5
STA 1+00.00 TO STA 5+92.88
(PRIVATE)



The drainage plan indicates 30". Revise accordingly.

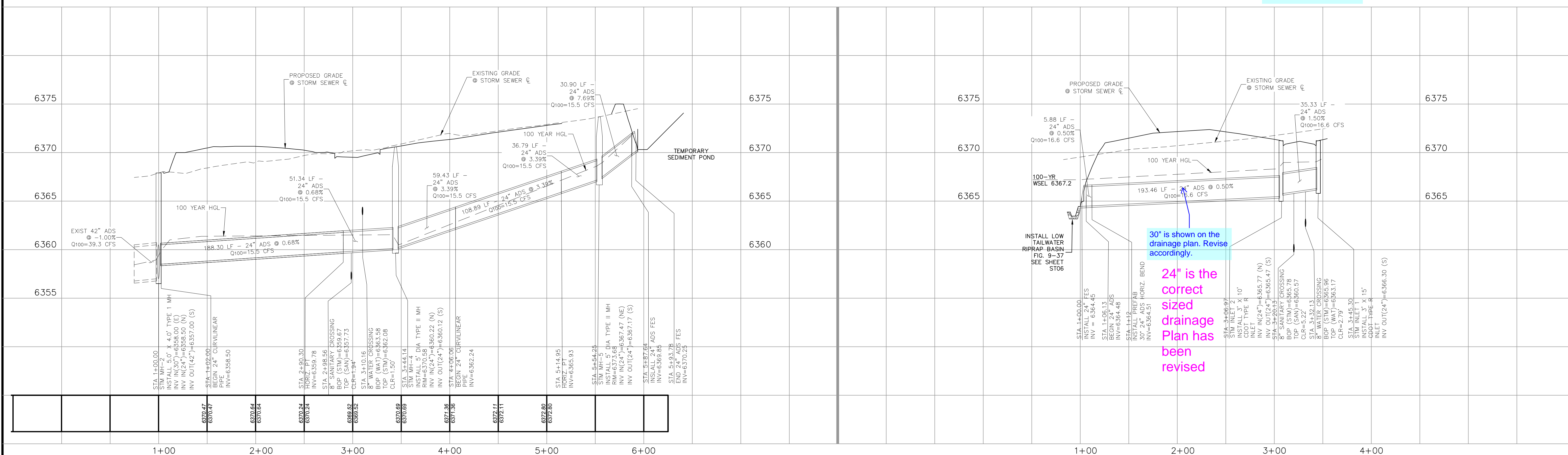
24" is the correct sized
drainage Plan has been
revised

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



added

Identify the vertical scale

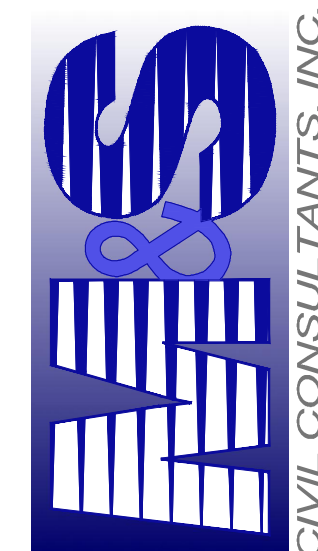


24" is the correct sized drainage Plan has been revised

30" is shown on the drainage plan. Revise accordingly.


PROJECT NO. 44-037 DESIGNED BY: GW DRAWN BY: CLP CHECKED BY: VAS	SCALE: HORIZONTAL: N/A VERTICAL: N/A		DATE: 04/28/2020
			ST02

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



IRIBEL A. SANCHEZ, COLORADO P.E. NO. 37160	FOR AND ON BEHALF OF MKS CIVIL CONSULTANTS, INC.
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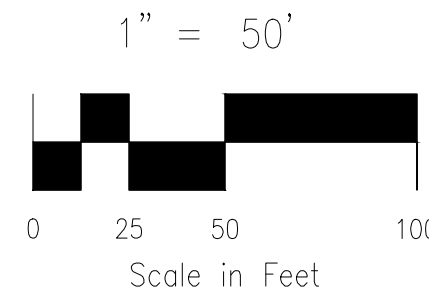
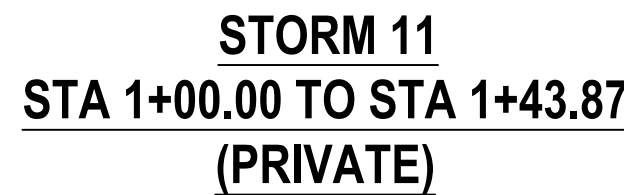


S&W
CIVIL CONSULTANTS, INC.

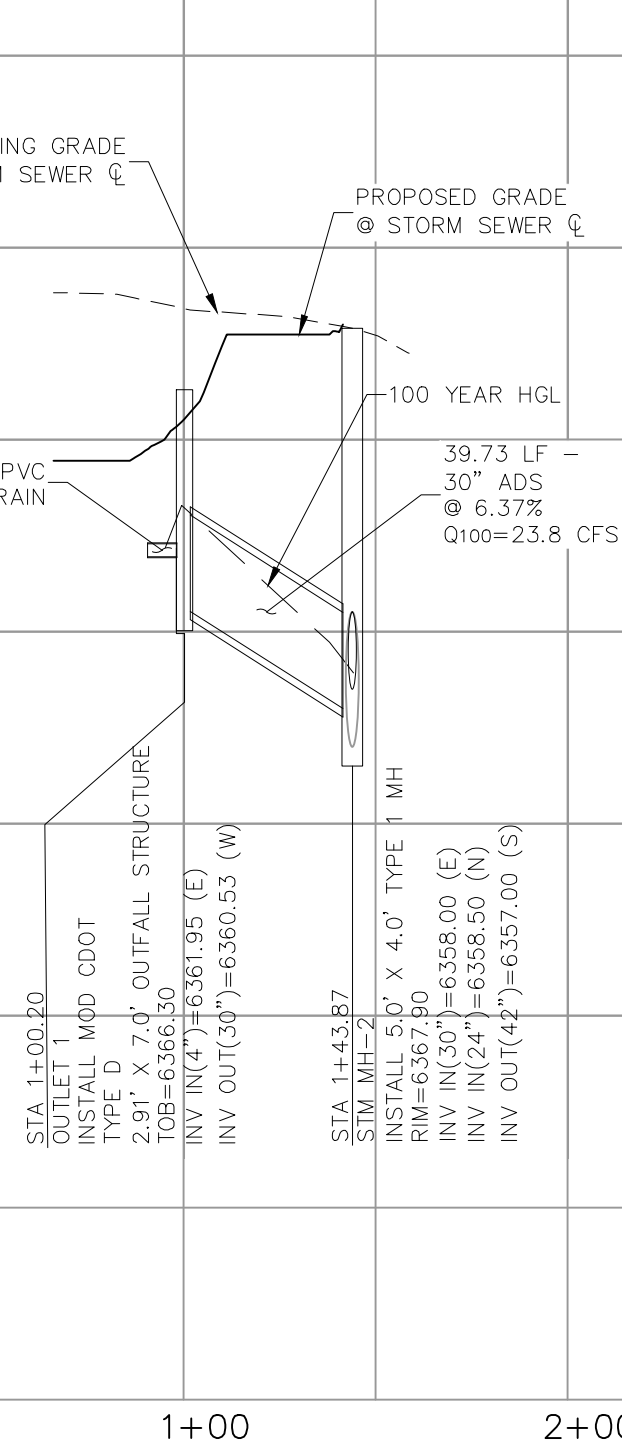
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ST03

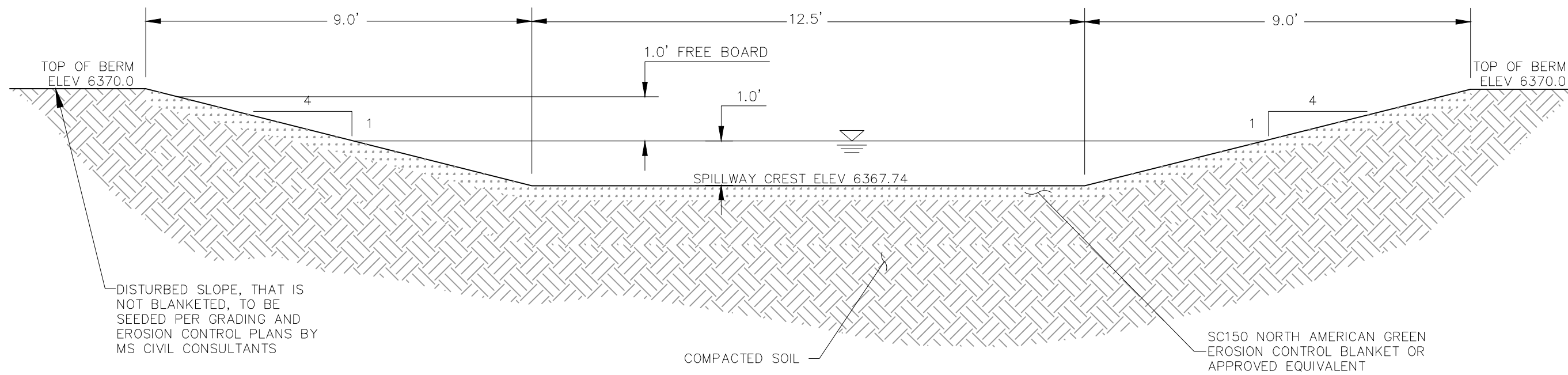


Please also identify the vertical scale



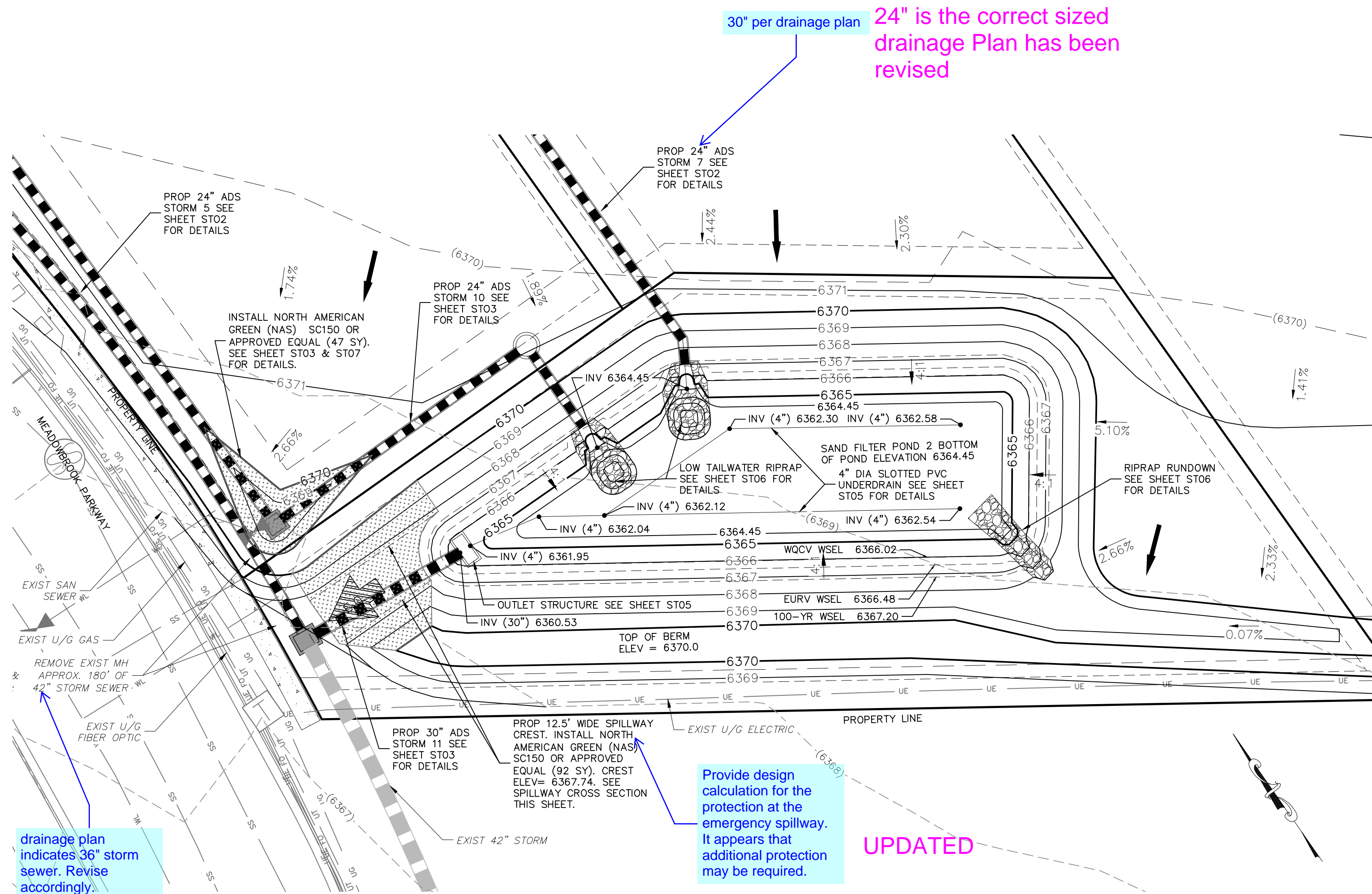


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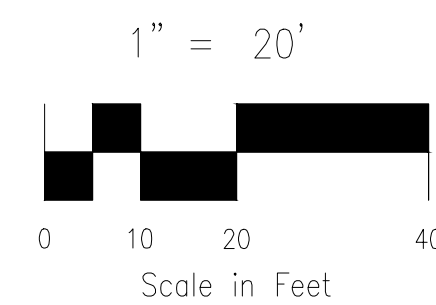


SAND FILTER WATER QUALITY POND 2 (PRIVATE) SPILLWAY SECTION

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

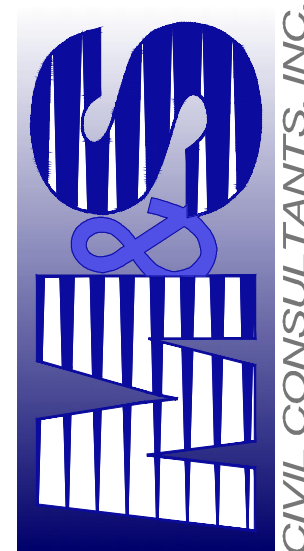
GRADING NOTES:

1. ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
2. 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.
3. 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.
4. 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.
5. 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
	SC150 NORTH AMERICAN GREEN EROSION CONTROL BLANKET OR EQUIVALENT
	EX. FLOW ARROW
	PROP. FLOW ARROW
	PROPERTY LINE
	PROP STORM SEWER PIPE
	EASEMENT LINE
	EMERGENCY OVERFLOW

102 E. Pikes Peak Ave., STE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

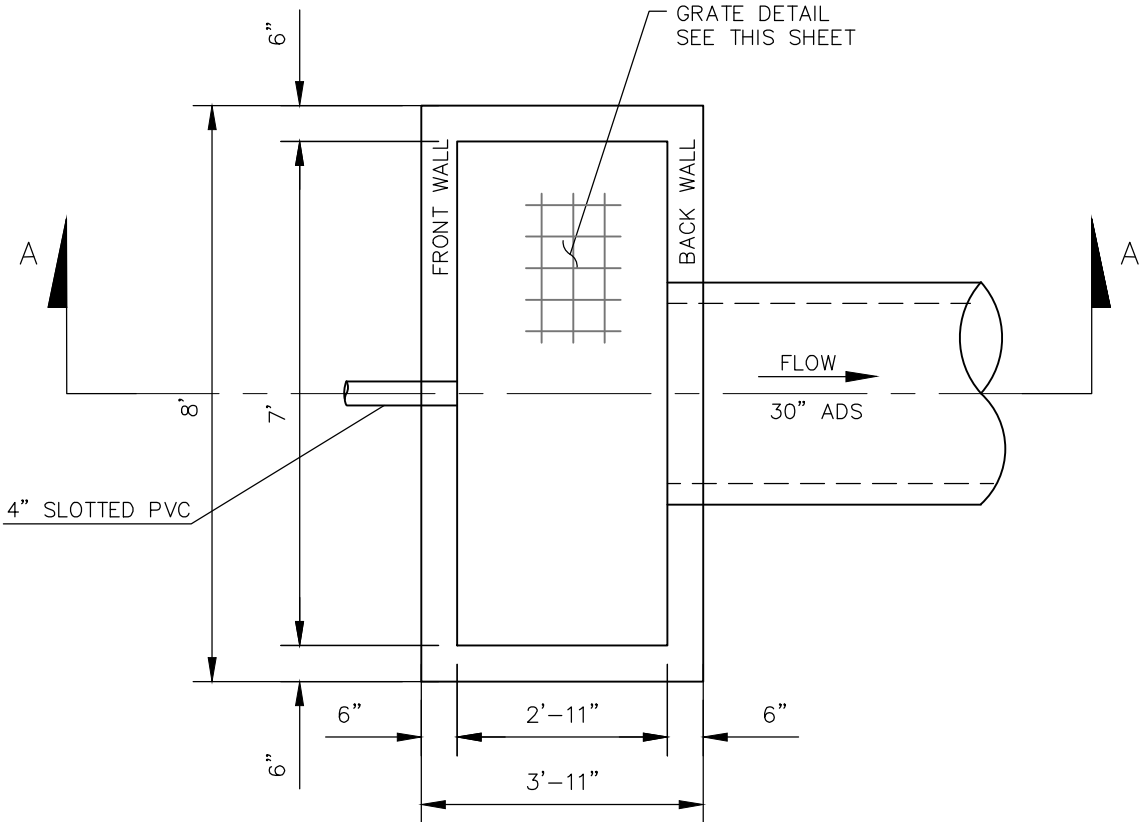
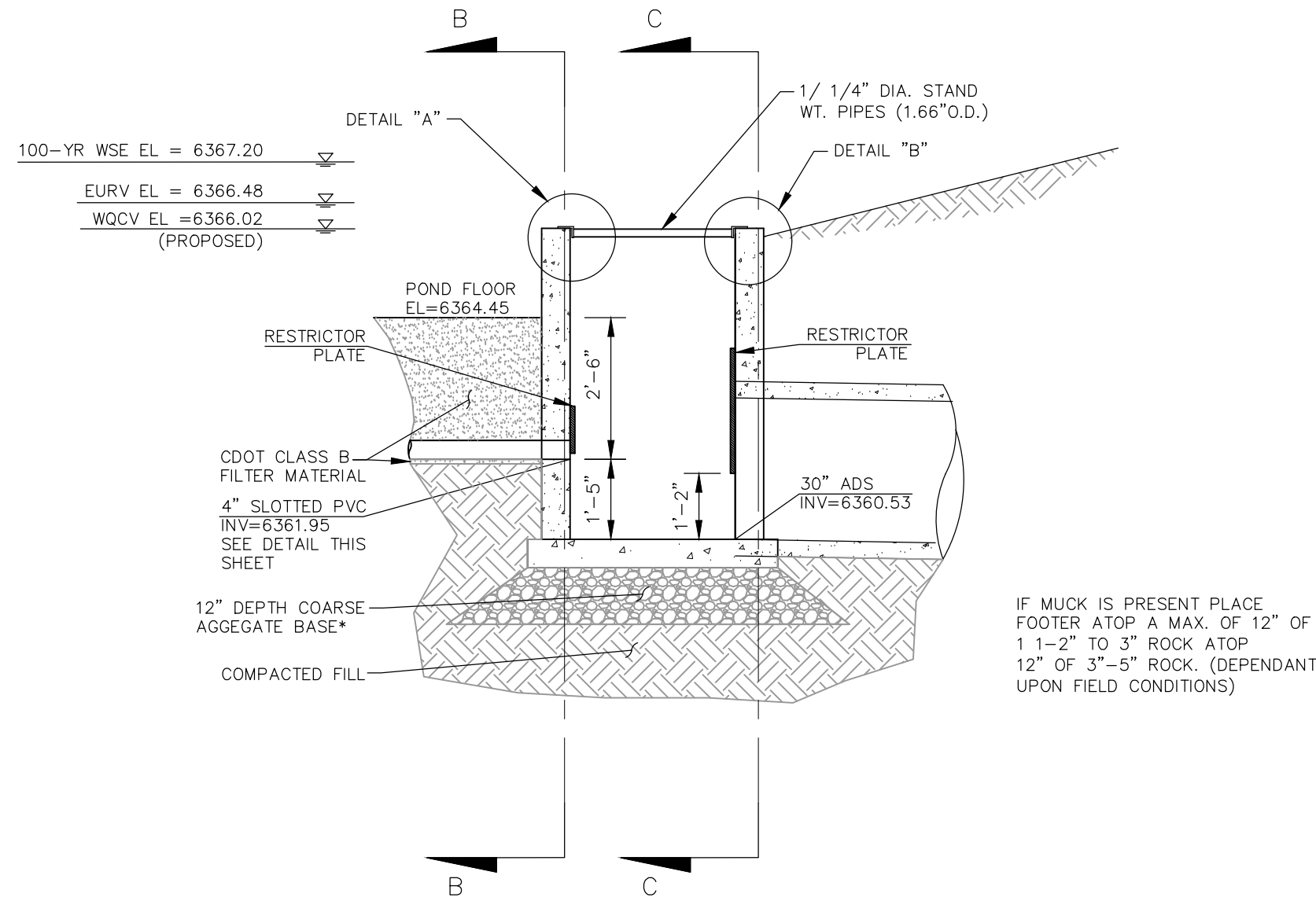


FOR AND ON
BEHALF OF
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INC.

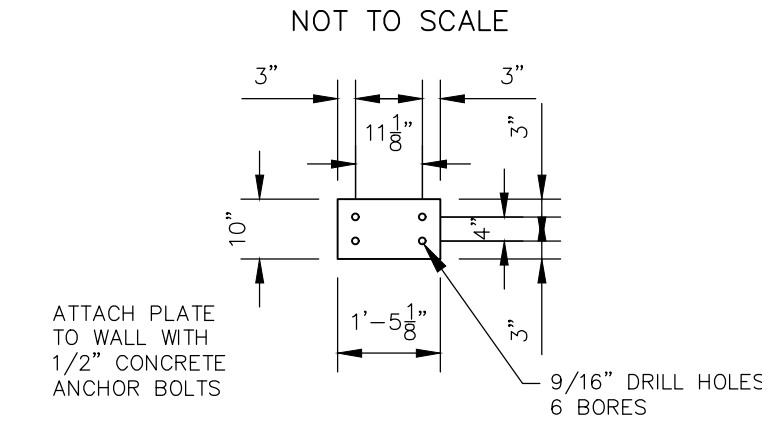
REVISIONS:
NO. DATE BY DESCRIPTION APPROVED BY DATE

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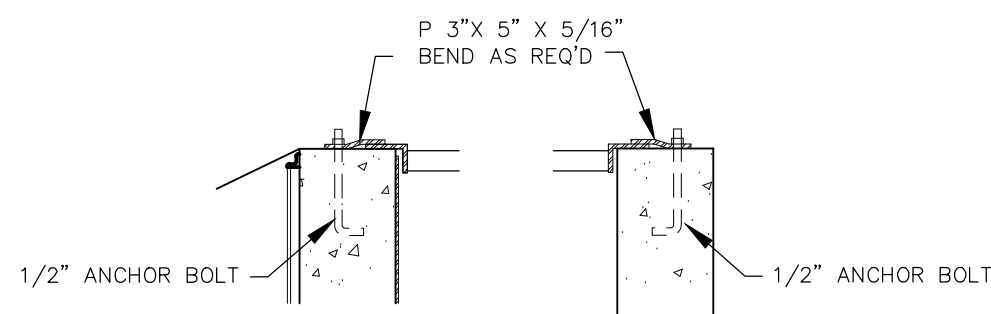
CAUTION



**RESTRICTOR PLATE~30"
OUTFALL PIPE**

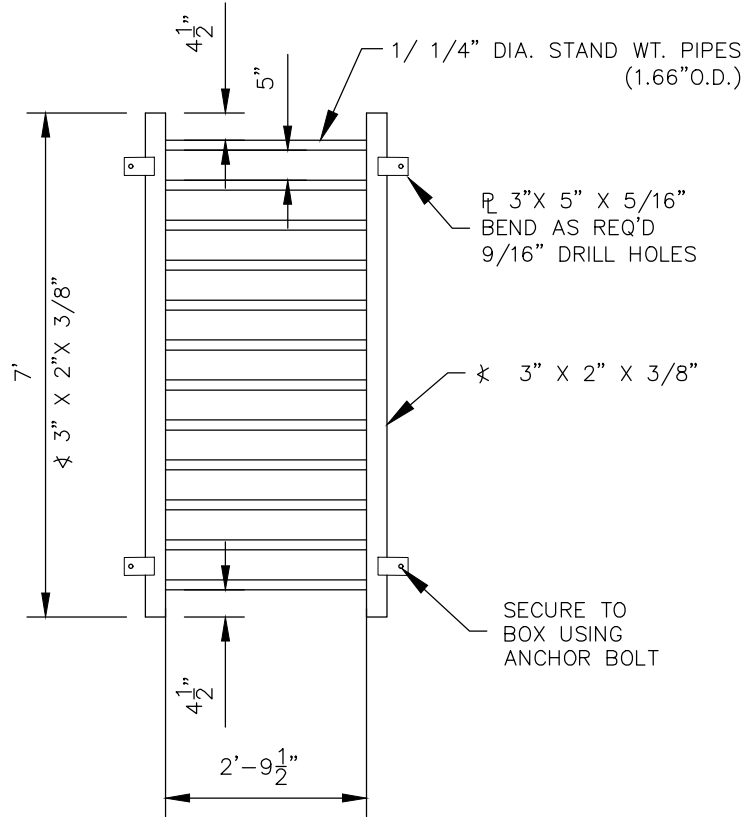


RESTRICTOR PLATE~4" UNDERDRAIN
NOT TO SCALE



**GRATE
DETAIL "A"**

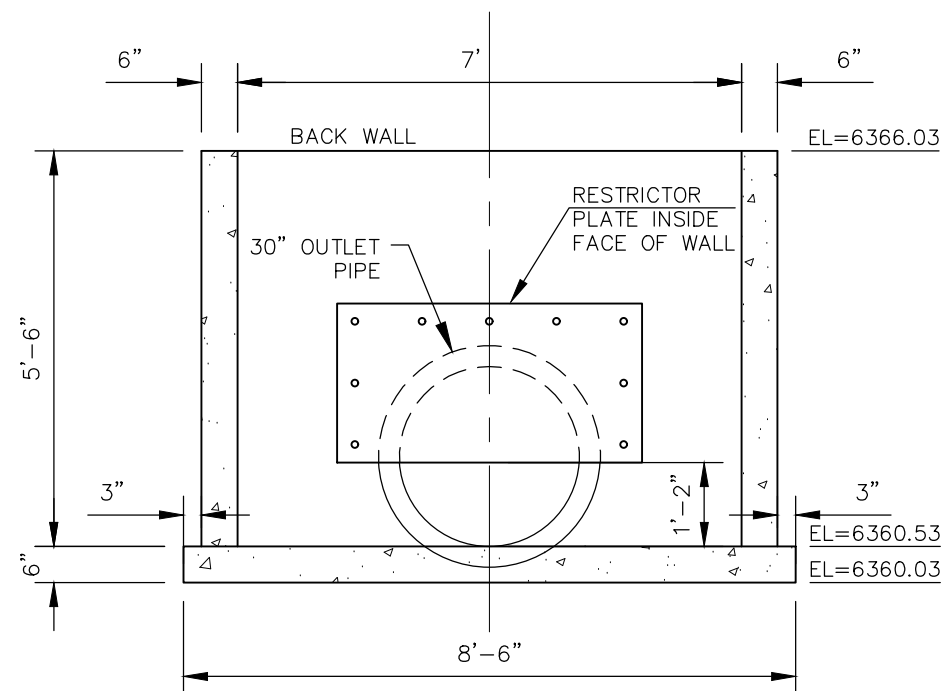
**GRATE
DETAIL "B"**



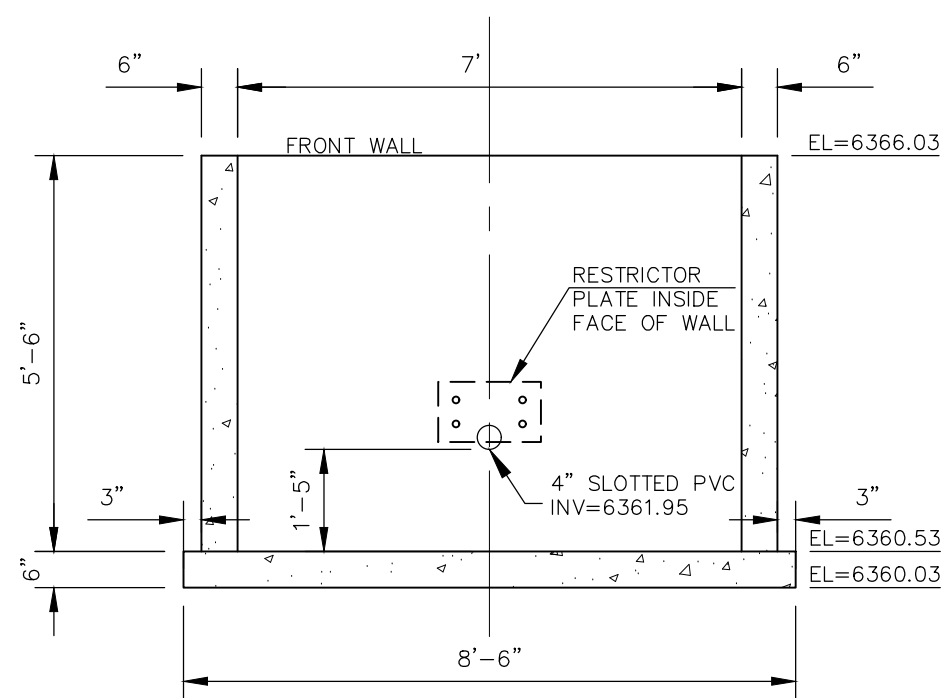
NOTE:
ALL GRATES,
IMBEDS, AND
FASTENERS SHALL
BE FABRICATED
USING GALVANIZED
STEEL, UNLESS
OTHERWISE NOTED.

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

GRATE PLAN
NOT TO SCALE



SECTION C-C BACK WALL
NOT TO SCALE



SECTION B-B FRONT WALL
NOT TO SCALE

Table SF-1. Gradation specifications for CDOT Class B or C filter material
(Source: CDOT Table 703-7)

Sieve Size	CDOT Class B filter material	CDOT Class C filter material
Mass Percent Passing Square Mesh Sieves		
37.5 mm (1.5")	100	
19.0 mm (0.75")		100
4.75 mm (No.4)	20-60	60-100
1.18 mm (No. 16)	10-30	
300 um (No. 50)	0-10	10-30
150 um (No. 100)		0-10
75 um (No. 200)	0-3	0-3

Table SF-2. Dimensions for Slotted Pipe¹

Pipe Size	Slot Length	Maximum Slot Width	Slot Centers	Open Area (per foot)
4"	1-1/16"	0.032"	0.413"	1.90 in ²
6"	1-3/8"	0.032"	0.516"	1.98 in ²

¹ Pipe must conform to requirements of ASTM designation F949. There shall be no evidence of splitting, cracking, or breaking when the pipe is tested per ASTM test method D2412 in accordance with F949 section 7.5 and ASTM F794 section 8.5. Context A-2000 slotted pipe (or equal).

T-6

Sand Filter

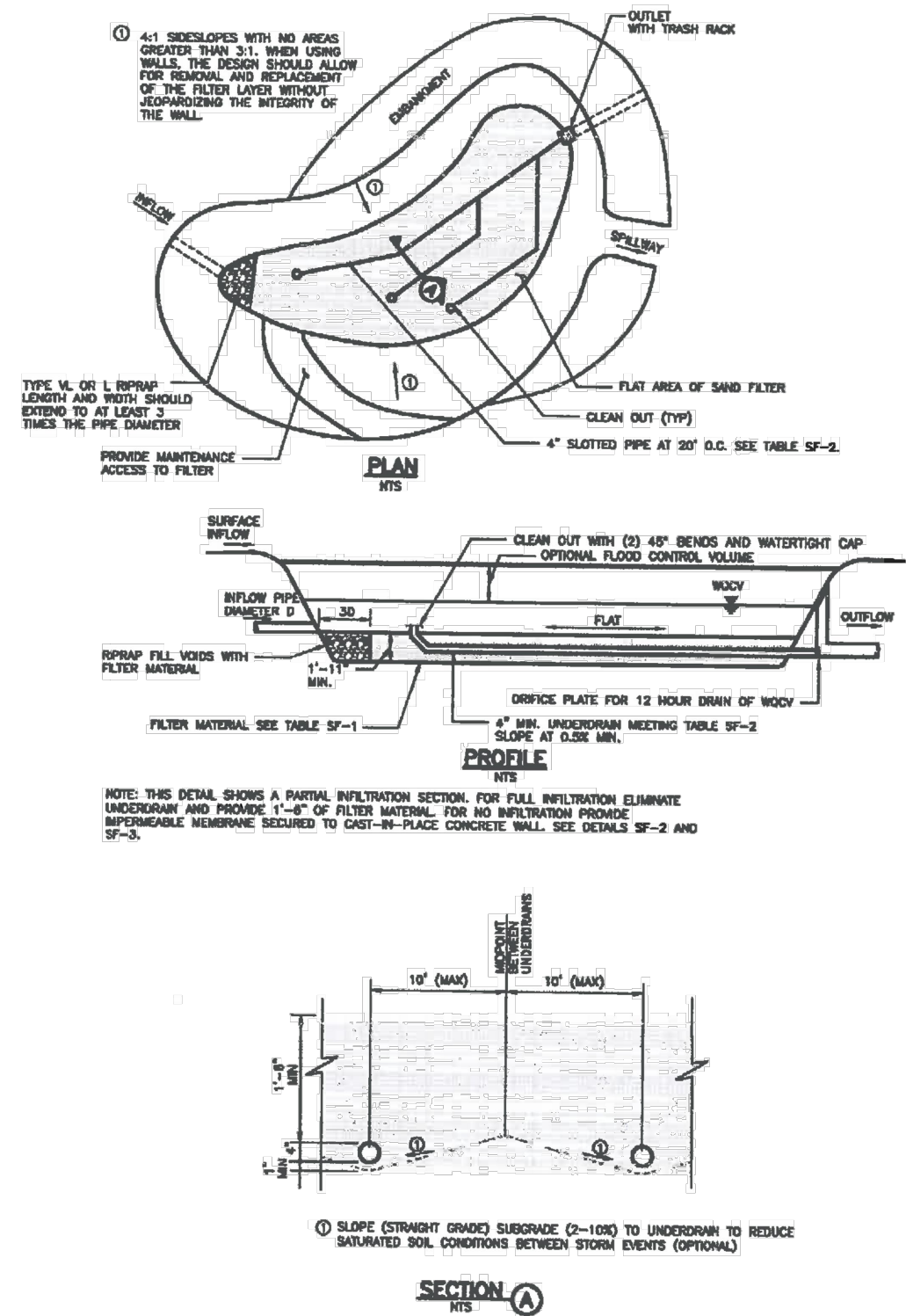
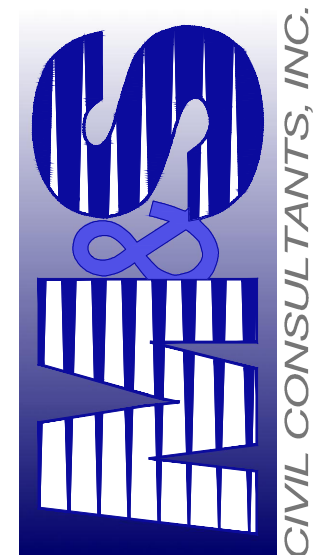


Figure SF-1. Sand Filter Plan and Sections
SF-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

UPDATED

102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
PHONE: 719.555.5485



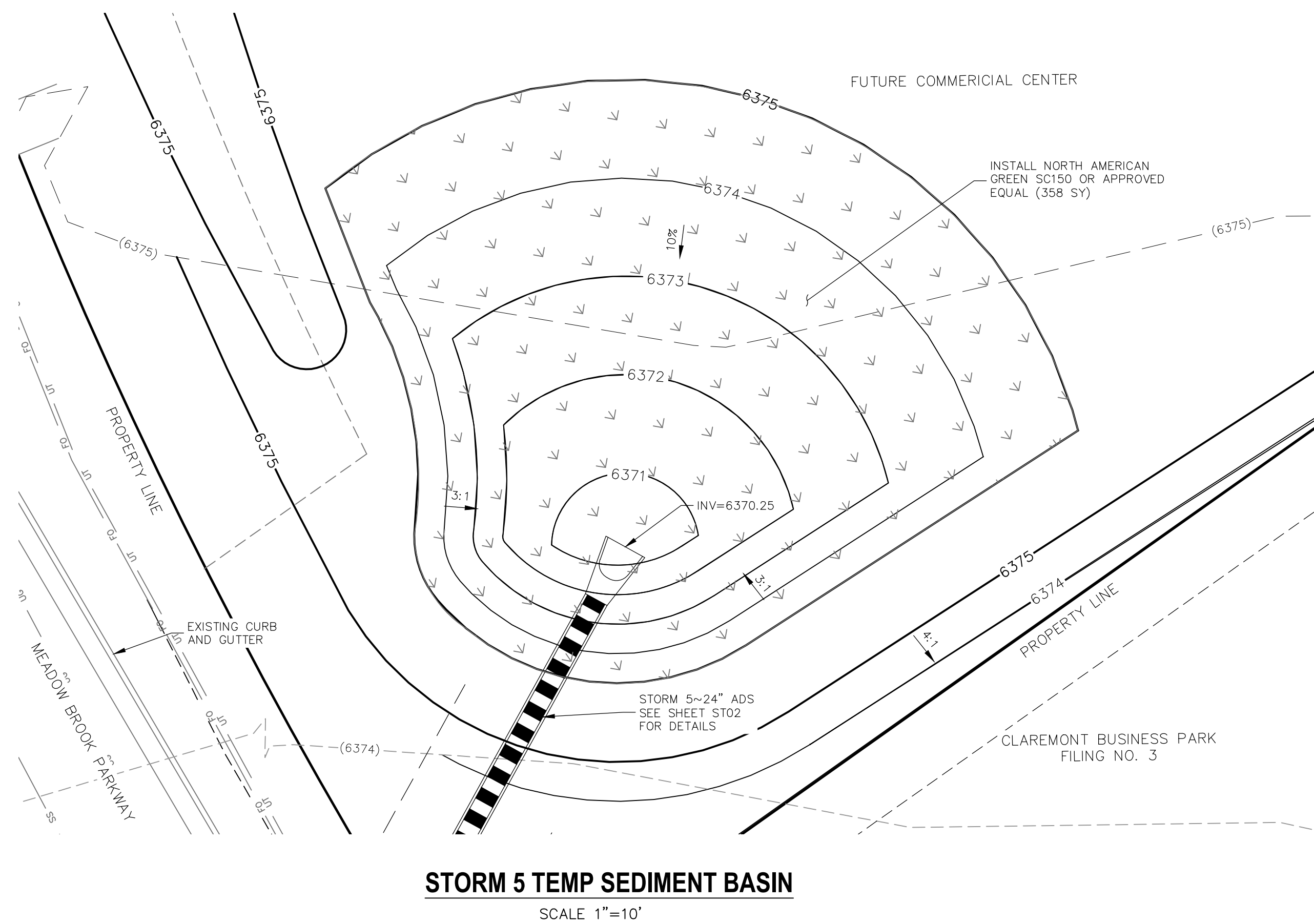
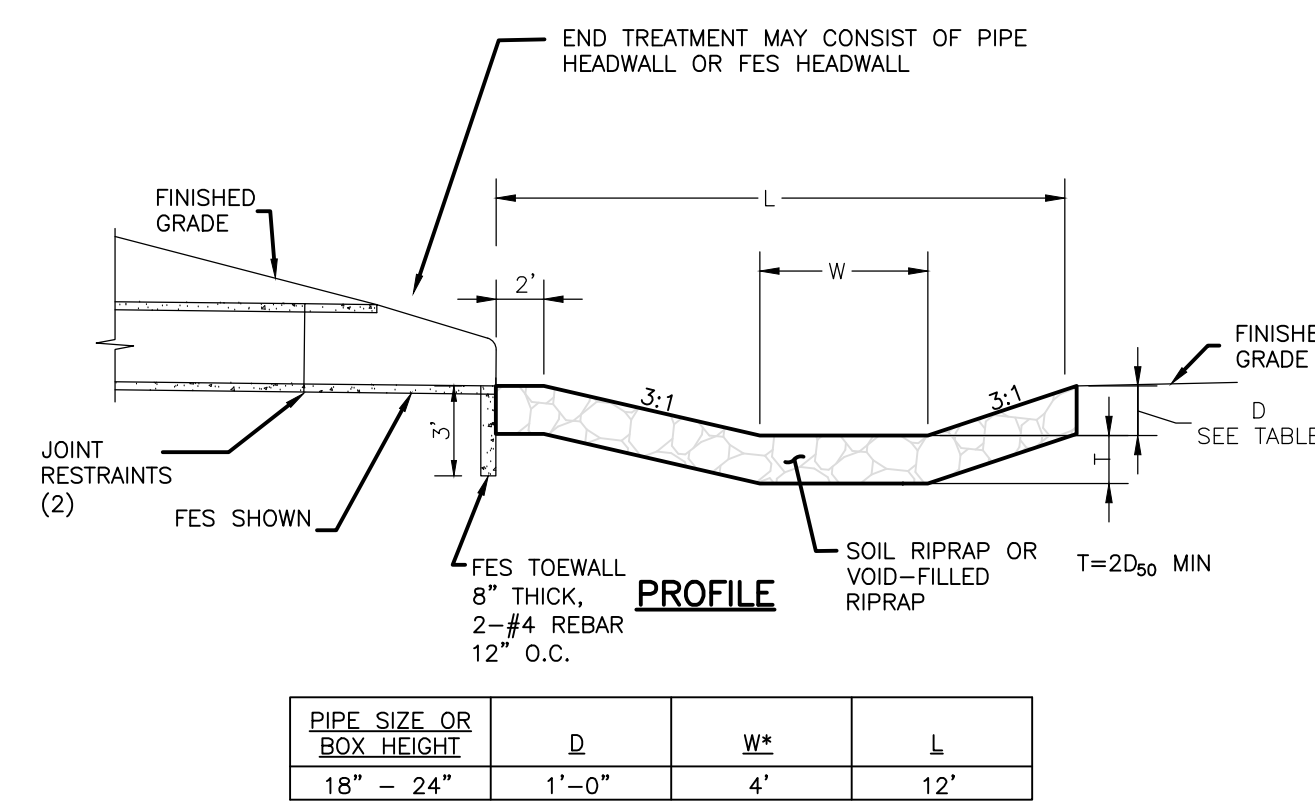
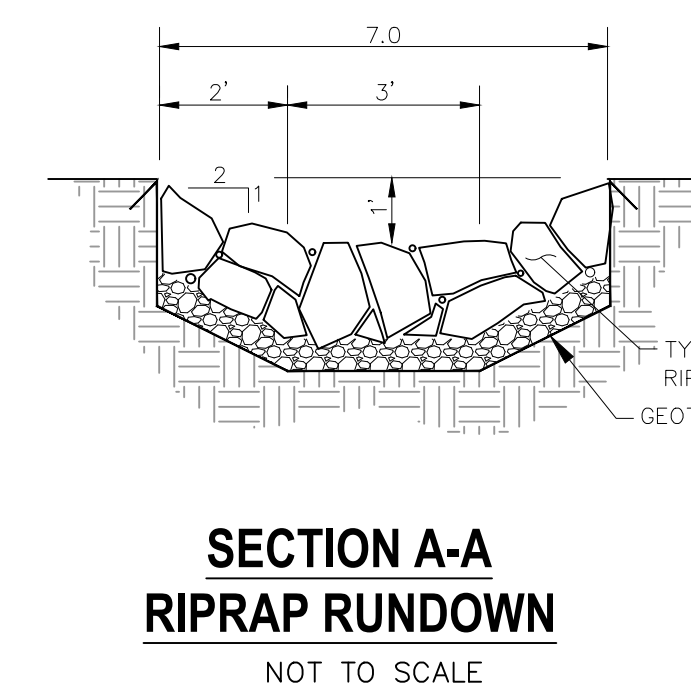
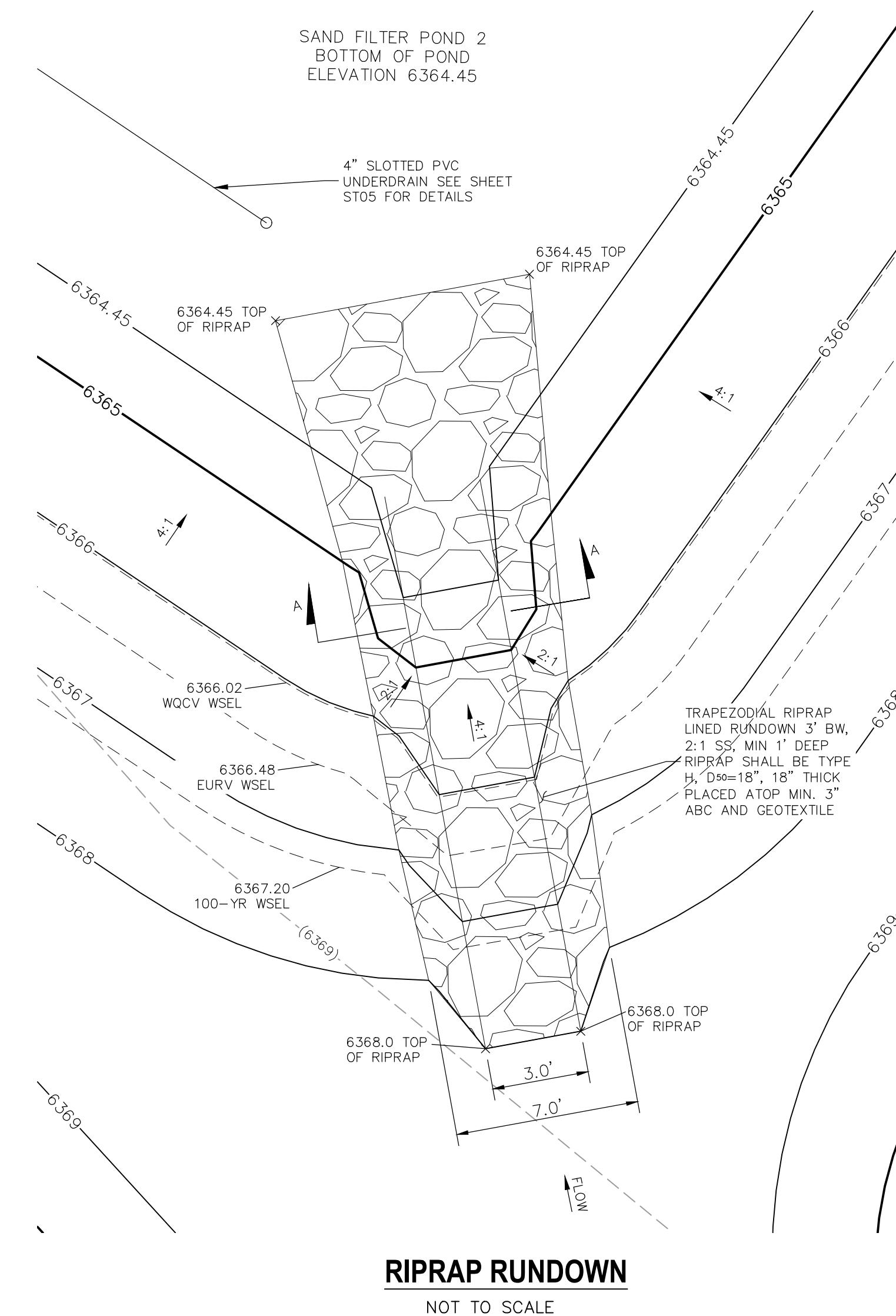
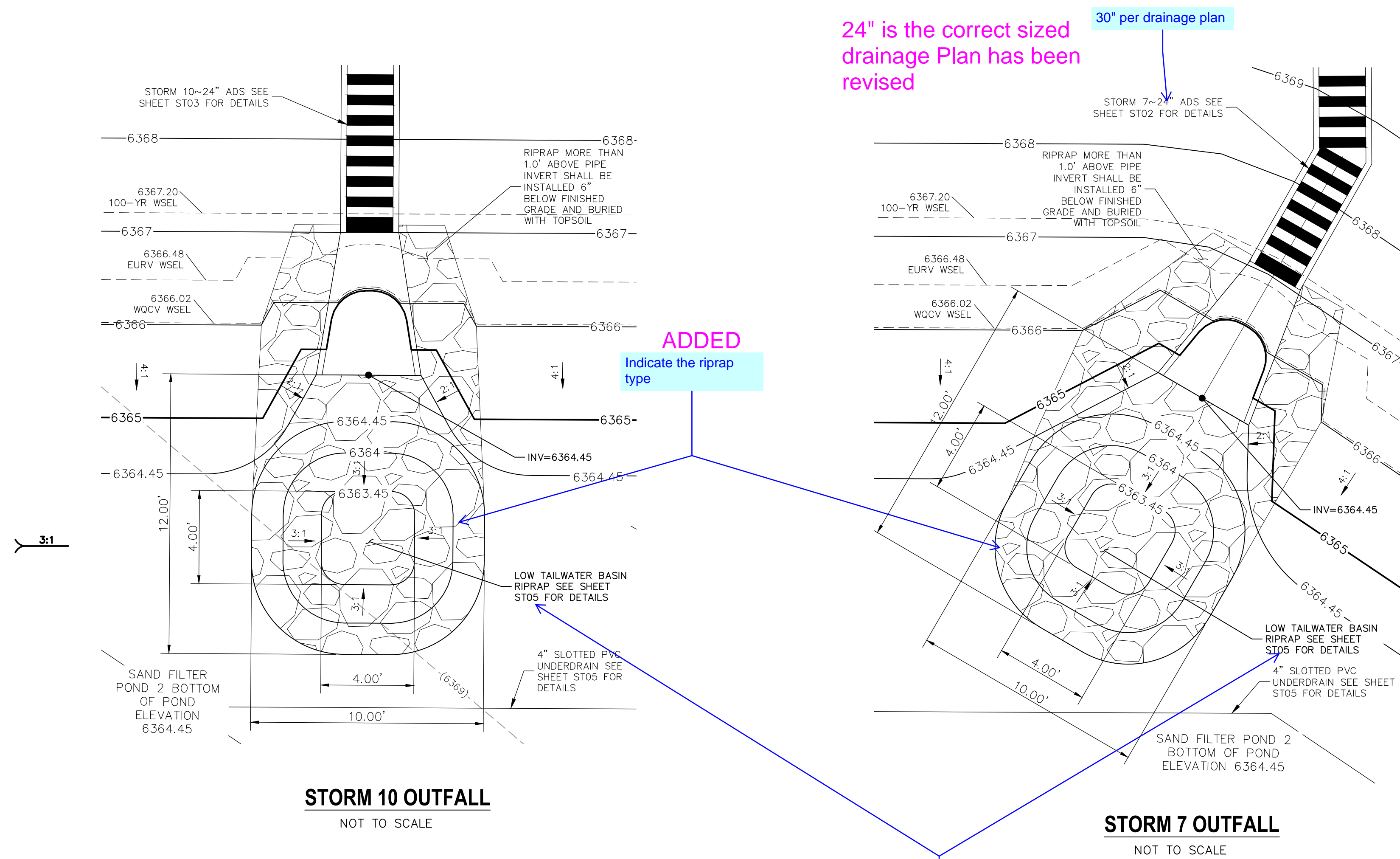
FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

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

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

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



Title: 0: \\44037A-CBP F2-Lots 1-8\\dwg\\Const Dwg\\ST06.dwg Plotstamp: 4/28/2020 2:25 PM

