

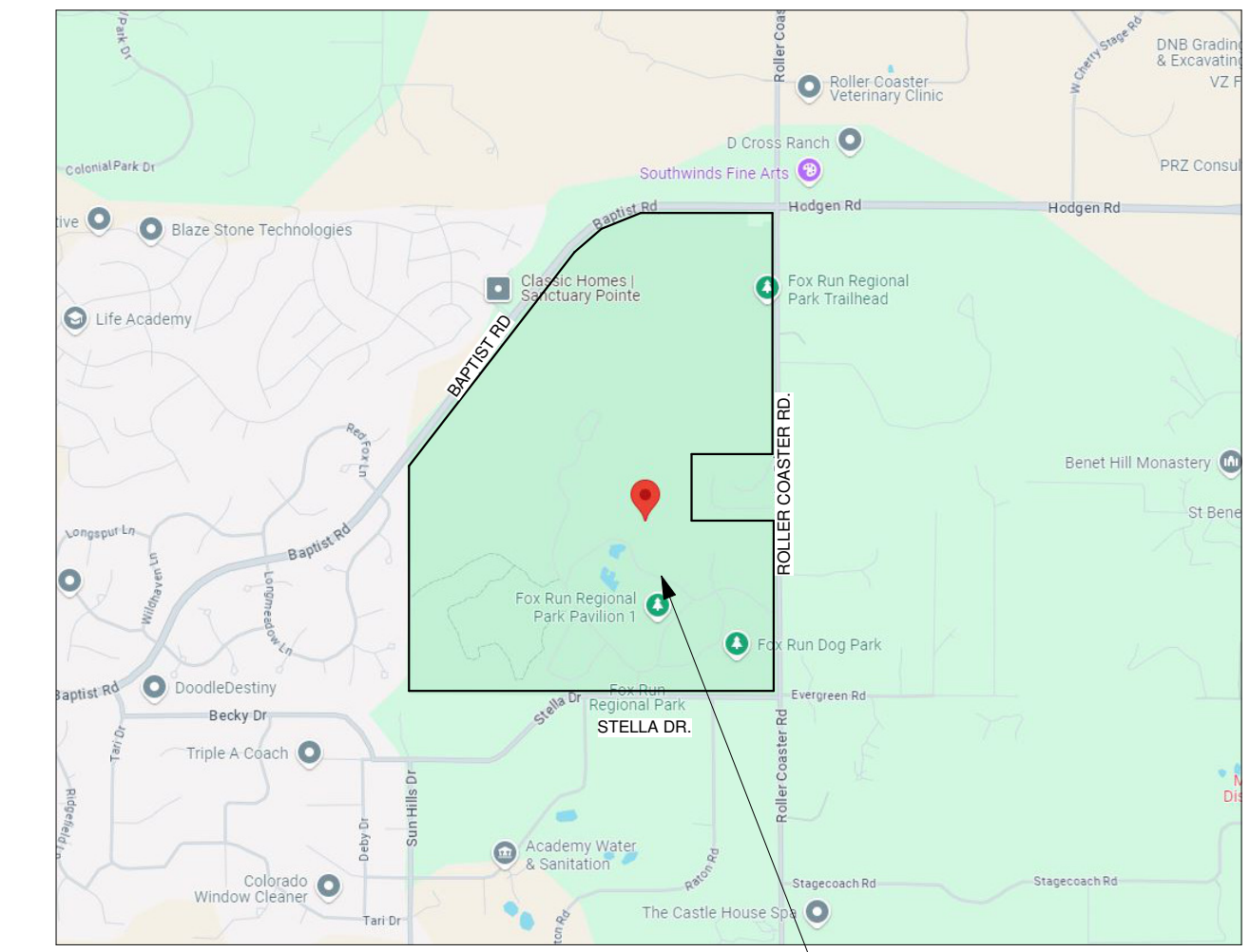
# FOX RUN NATURE CENTER

## FOX RUN REGIONAL PARK, EL PASO COUNTY, COLORADO



### PARK MAP

SCALE: NTS



### VICINITY MAP

SCALE: NTS



### PROJECT DATA

#### OWNER:

EL PASO COUNTY  
200 S CASCADE AVE STE 150  
COLORADO SPRINGS CO, 80903  
719-520-7529  
JASON MEYER  
TODD MARTS

#### APPLICANT:

BASELINE CORPORATION  
1046 ELKTON DRIVE  
COLORADO SPRINGS, CO 80907  
719 531-6200  
STEVE BAGGS

#### PROJECT ADDRESS:

2110 STELLA DR  
COLORADO SPRINGS, COLORADO  
809021

#### TAX SCHEDULE NUMBER:

610000297

#### LEGAL DESCRIPTION:

NW4 & SW4, EX NE4SW4 OF SEC 28-11-66 E2SE4, S2SE4NE4, THAT PART OF N2SE4NE4 OF SEC 29 LY SELY OF A STRAIGHT LN CONNECTING SW4 AND NE COR OF SD N2 SEC 29-11-66

#### LOT SIZE:

389.5 ACRES

#### ZONING:

RR-5

#### PROJECT DESCRIPTION:

NEW SINGLE STORY, TWO BUILDING NATURE CENTER WITH A VIEWING TOWER AND CANOPY WALK. THE NON-COMBUSTIBLE CONSTRUCTION BUILDING WITH MULTI-PURPOSE ROOM, EXHIBIT SPACE, OUTDOOR DECK, OFFICES, STORAGE AND RESTROOMS

#### TOTAL BUILDING AREA:

8,245 SQFT WITH A 4,565 SQFT OUTDOOR PATIO

#### NUMBER OF LEVELS:

1 STORY WITH CANOPY WALK AND VIEWING PLATFORM

#### BUILDING HEIGHT:

75'-0"

#### PARKING CALCULATIONS:

PARKING SPACES 39 SPACES  
ACCESSIBLE PARKING SPACES 2 SPACES  
TOTAL SPACES 41 SPACES  
BUS PARKING 3 SPACES

Please include:  
-Lot area coverage calculation  
-Total gross building square footage  
-Open space and impermeable surface percentage

### CIVIL SHEET INDEX

- C1 EXISTING CONDITIONS & DEMO PLAN I
- C2 EXISTING CONDITIONS & DEMO PLAN II
- C3 SITE PLAN
- C4 STRIPING PLAN
- C5 DRIVEWAY & PARKING AREA GRADING PLAN
- C6 BUILDING GRADING PLAN
- C7 ROAD RECLAMATION GRADING PLAN
- C8 WALL PLAN AND PROFILE I
- C9 WALL PLAN AND PROFILE II
- C10 WALL PLAN AND PROFILE III
- C11 WALL PLAN AND PROFILE IV
- C12 UTILITY SERVICES PLAN
- C13 OFF-SITE WATER SYSTEM PLAN
- C14 ON-SITE WATER SYSTEM PLAN
- C15 OVERALL STORM SYSTEM PLAN
- C16 ROOF DRAIN AND PATIO PLAN AND PROFILE
- C17 POND PLAN AND PROFILE
- C18 DETAILS
- G1-4 OWTS PLANS

NOTE:  
THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDING SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

File No.  
PPR2349

### PROJECT TEAM

#### OWNER:

El Paso County  
200 S Cascade Ave Ste 150  
Colorado Springs CO, 80903  
719-520-7529  
Jason Meyer  
Todd Marts

#### STRUCTURAL ENGINEER:

RMG Engineers  
2910 Austin Bluffs Parkway  
Colorado Springs, CO 80918  
719 548-0600  
Mike Thompson

#### ARCHITECT:

TDG Architecture  
201 E. Las Animas Street, Ste. 113  
Colorado Springs, CO 80903  
719-623-5641  
Sharon Allen  
Mark Tremmel

#### GREEN INITIATIVES, MECHANICAL, ELECTRICAL, ENGINEER:

PCD Engineering, Inc.  
4303 E. Brighton Boulevard, Suite #3  
Denver, CO 80216  
303 733-3078  
Jacob Goodman, LEEDap, BEMP  
Alex Pontasch  
Walter Shoup

#### LANDSCAPE ARCHITECT:

Tapis Associates  
540 Buckeye, Terrace Level  
Colorado Springs, CO 80919  
719 593-1540  
Priscilla Marbaker

#### GEOTECHNICAL ENGINEERING:

RMG Engineers  
2910 Austin Bluffs Parkway  
Colorado Springs, CO 80918  
719 548-0600  
Kelli Zigler, PE

#### EXHIBIT DESIGNER:

Studio Tectonic  
400 Marine Street, Carriage House  
Boulder, CO 80302  
720 398-3030  
Seth Frankel  
Zach Mosely

#### TRAFFIC ENGINEER:

SM Rocha, LLC  
8703 Yates Drive, Suite 210  
Westminster, CO 80031  
719 203-6639  
Mike Rocha, TOPS, TSOS  
Brandon Wilson

#### CIVIL ENGINEER:

Baseline Engineering Corporation  
112 N. Rubey Drive, #210  
Golden, CO 80403  
303 940-9966  
Steven G. Baggs, PE  
Alan Lunsford

#### COST ESTIMATOR:

Colarelli Construction  
111 S. Tejon St., Suite 112  
Colorado Springs, CO 80903  
719 475-7997  
Mike Senger

REVISIONS		
DATE	FOR	

NOT FOR CONSTRUCTION

TDG Architecture

201 East Las Animas, Suite 113  
Colorado Springs, CO 80903  
719-623-5641 (Phone)  
719-623-5643 (Fax)

FOX RUN NATURE CENTER

Fox Run Regional Park  
2110 Stella Drive  
Colorado Springs, CO 80921

DEVELOPMENT PLAN - COVER SHEET

DATE: 10/24/24

DRAWN BY: tdg

CHECKED BY: TDG

PROJECT NO.: 22164

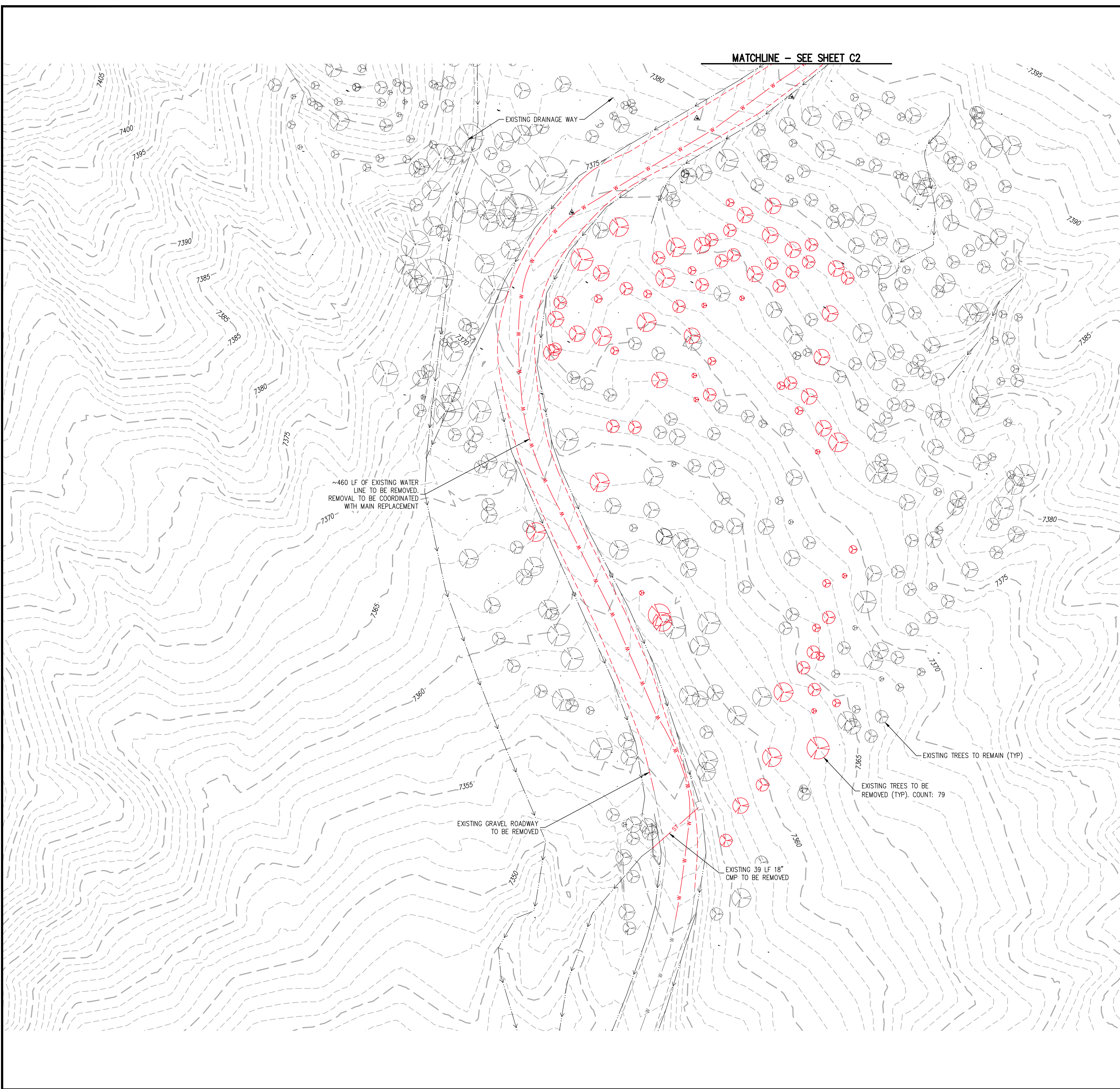
SHEET:

DP-CS

1 OF XX



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Demo Plan.dwg, 10/25/2024, 12:42:03 PM, Alon Lunsford

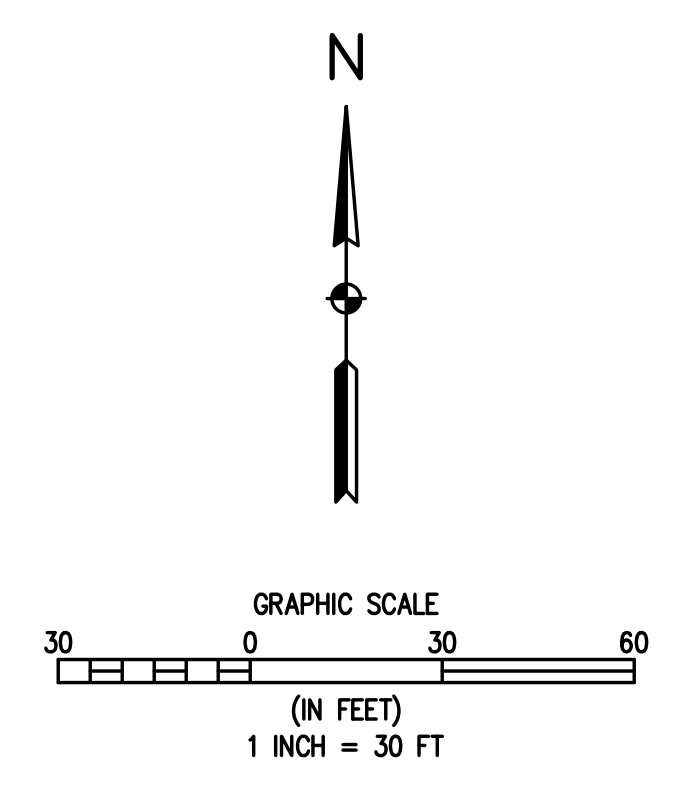


**LEGEND**

EXISTING LINETYPES		DEMO LINETYPES		
---	5280	---	---	MAJOR CONTOUR (5' INTERVAL)
---	81	---	---	MINOR CONTOUR (1' INTERVAL)
---	---	---	---	EDGE OF GRAVEL
---	---	---	---	WATER LINE
EXISTING SYMBOLS	DEMO SYMBOLS			
(Symbol)	(Symbol)	CONIFEROUS TREE		

**DEMOLITION NOTES:**

1. IN GENERAL, DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO TREES, GRAVEL ROAD, STORM SEWER CULVERTS, WATER MAIN, ETC. REMOVAL ITEMS ARE SHOWN ON THE DEMOLITION PLAN.
2. CONTRACTOR TO COORDINATE WITH PROJECT TEAM AND EL PASO COUNTY STAFF PRIOR TO REMOVAL OF ANY TREES. THE TREES SHOWN ARE PER FIELD SURVEY FOR TREES 4' AND LARGER SO ADDITIONAL TREES MAY BE ENCOUNTERED THAT NEED TO BE PROTECTED OR REMOVED. TREE REMOVAL WILL ADHERE TO THE TREE PROTECTION PLAN TO AVOID REMOVAL OF OR DAMAGE TO TREES THAT ARE TO REMAIN. TREES ARE TO BE DISPOSED OF AT AN APPROVED OFFSITE LOCATION UNLESS OTHERWISE DIRECTED BY EL PASO COUNTY PARKS PERSONNEL.
3. REMOVAL OF THE WATER MAIN SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE DONALA WATER & SANITATION DISTRICT. REMOVAL OF THE EXISTING WATER MAIN IN ACCORDANCE WITH THE APPROVED PLANS WILL REQUIRE A TEMPORARY WATER SERVICE PLAN TO MAINTAIN THE WATER SERVICE FOR THE PORTIONS OF THE FOX RUN PARK THAT ALSO UTILIZE THIS MAIN.
4. DISPOSAL OF REMOVAL ITEMS SHALL BE TO AN APPROVED OFFSITE LOCATION UNLESS OTHERWISE DIRECTED BY EL PASO COUNTY PERSONNEL.



**BASELINE**  
Engineering - Planning - Surveying  
12 N RIBBY DRIVE SUITE 210 • GOLDEN COLORADO 80403  
P. 303.940.9666 • F. 303.940.9665 • www.baselinecorp.com

DESIGNED BY	AJL	DATE	06/26/2024
DRAWN BY	AJL	PREPARED BY	
CHECKED BY	SGB	REVISION DESCRIPTION	60% DESIGN SET

**EL PASO COUNTY PARKS**  
FOX RUN NATURE CENTER  
EXISTING CONDITIONS & DEMO PLAN I

EL PASO COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY NOT FOR CONSTRUCTION**

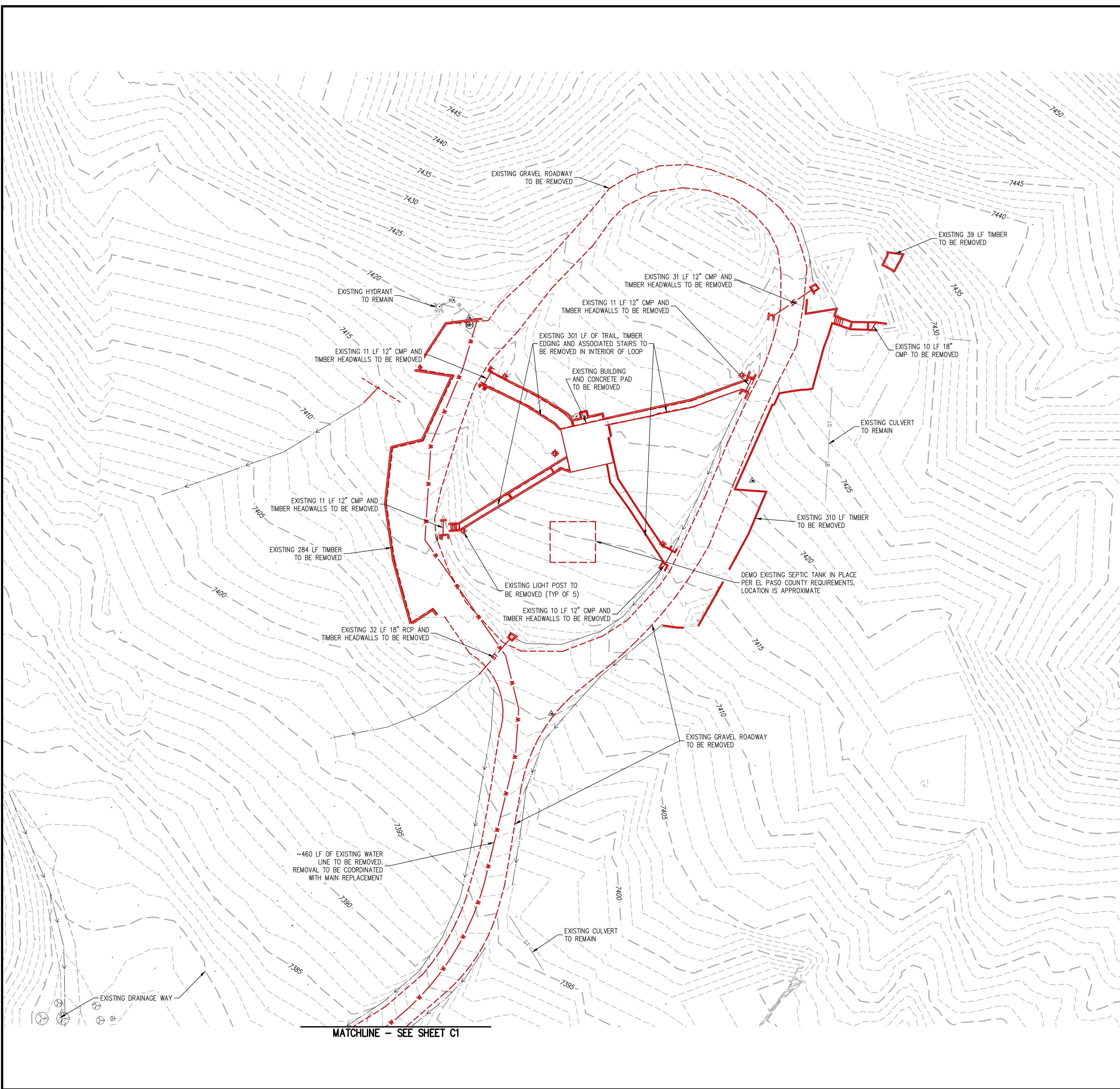
FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Demo Plan.dwg
SHEET	1 OF 16

C1



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Demo Plan.dwg, 10/25/2024 12:42:09 PM, Alon Lunsford



**LEGEND**

EXISTING LINETYPES		DEMO LINETYPES		
---	5280	---		MAJOR CONTOUR (5' INTERVAL)
---	81	---		MINOR CONTOUR (1' INTERVAL)
---		---		EDGE OF GRAVEL
---		---		WATER LINE
EXISTING SYMBOLS	DEMO SYMBOLS			
		CONIFEROUS TREE		

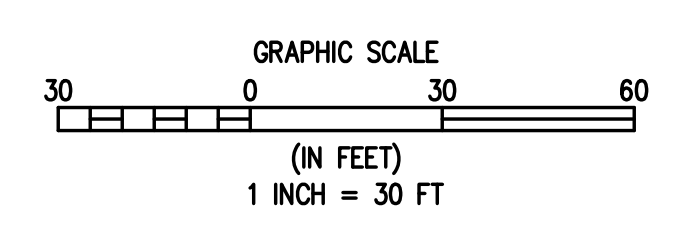
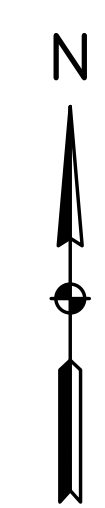
**DEMOLITION NOTES:**

1. IN GENERAL, DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO TREES, GRAVEL ROAD, STORM SEWER CULVERTS, WATER MAIN, ETC. REMOVAL ITEMS ARE SHOWN ON THE DEMOLITION PLAN.
2. CONTRACTOR TO COORDINATE WITH PROJECT TEAM AND EL PASO COUNTY STAFF PRIOR TO REMOVAL OF ANY TREES. THE TREES SHOWN ARE PER FIELD SURVEY FOR TREES 4' AND LARGER SO ADDITIONAL TREES MAY BE ENCOUNTERED THAT NEED TO BE PROTECTED OR REMOVED. TREE REMOVAL WILL ADHERE TO THE TREE PROTECTION PLAN TO AVOID REMOVAL OF OR DAMAGE TO TREES THAT ARE TO REMAIN. TREES ARE TO BE DISPOSED OF AT AN APPROVED OFFSITE LOCATION UNLESS OTHERWISE DIRECTED BY EL PASO COUNTY PARKS PERSONNEL.
3. REMOVAL OF THE WATER MAIN SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE DONALA WATER & SANITATION DISTRICT. REMOVAL OF THE EXISTING WATER MAIN IN ACCORDANCE WITH THE APPROVED PLANS WILL REQUIRE A TEMPORARY WATER SERVICE PLAN TO MAINTAIN THE WATER SERVICE FOR THE PORTIONS OF THE FOX RUN PARK THAT ALSO UTILIZE THIS MAIN.
4. DISPOSAL OF REMOVAL ITEMS SHALL BE TO AN APPROVED OFFSITE LOCATION UNLESS OTHERWISE DIRECTED BY EL PASO COUNTY PERSONNEL.

DESIGNED BY	DATE
AJL	06/26/2024
DRAWN BY	PREPARED BY
AJL	
CHECKED BY	REVISION DESCRIPTION
SGB	60% DESIGN SET

**EL PASO COUNTY PARKS**  
EL PASO COUNTY  
FOX RUN NATURE CENTER  
EXISTING CONDITIONS & DEMO PLAN II

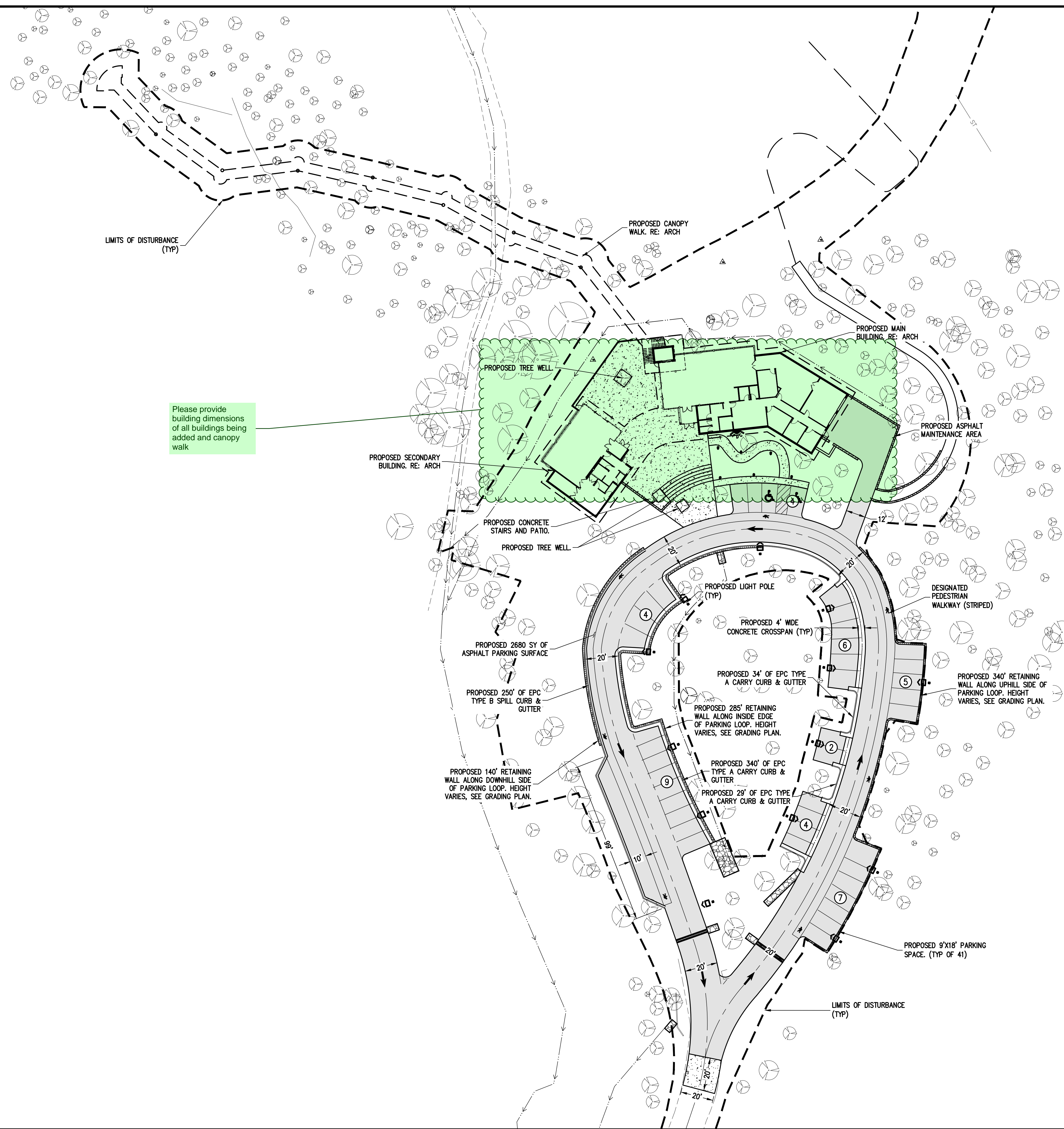
PREPARED UNDER THE DIRECT SUPERVISION OF	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Demo Plan.dwg
SHEET	2 OF 16



MATCHLINE - SEE SHEET C1



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Site Plan.dwg, 10/25/2024 12:42:25 PM, Alon Lunsford



Please provide building dimensions of all buildings being added and canopy walk

**LEGEND**

	EXISTING LINETYPES		PROPOSED LINETYPES		EDGE OF ASPHALT
					EDGE OF BUILDING
					RETAINING WALL
					CURB AND GUTTER (SPILL/CATCH)

	EXISTING SYMBOLS		PROPOSED SYMBOLS	CONIFEROUS TREE
				ADA PARKING STALL

	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	CONCRETE PAVING
	PEDESTRIAN WALKWAY

- SITE NOTES:**
- IN GENERAL, THE SITE PLAN IDENTIFIES THOSE ITEMS INCLUDED FOR THE CONSTRUCTION OF THE FOX RUN NATURE CENTER INCLUDING THE BUILDINGS, CANOPY WALK, PAVED ACCESS ROAD, PAVED PARKING, ADA ACCESS ROUTES, BUILDING ACCESS & MAINTENANCE AREAS, CONCRETE PLAZA, RETAINING WALLS, ETC.
  - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
  - THE LOOPED ACCESS ROAD WILL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT REQUIREMENTS AND EL PASO COUNTY STANDARDS. PAVEMENT SECTION AND SUBGRADE PREPARATION PER GEOTECHNICAL REPORT.
  - CURB & GUTTER SHALL OF THE TYPE INDICATED ON THE PLANS AND IN ACCORDANCE WITH EL PASO COUNTY STANDARD DETAILS. CONCRETE CROSS PAN AS SHOWN ON THE PLANS SHALL BE IN ACCORDANCE WITH THE EL PASO COUNTY STANDARD DETAIL AS MODIFIED BY THE PLANS TO A 4 FOOT WIDTH. CONCRETE STRENGTH SHALL BE 4500 PSI MINIMUM.
  - CONCRETE PLAZA AND SIDEWALK TO BE CONSTRUCTED TO CURRENT EL PASO COUNTY STANDARDS. CONCRETE THICKNESS TO BE 5" WITH A MINIMUM STRENGTH OF 4500 PSI.
  - PARKING LOT STRIPING INCLUDES PARKING STALL STRIPING, ADA STRIPING AND DESIGNATED PEDESTRIAN WALKWAY STRIPING AS INDICATED ON THE PLANS. STRIPING TO MEET EL PASO COUNTY REQUIREMENTS.
  - RETAINING WALLS ARE TO BE CONSTRUCTED TO HEIGHTS INDICATED ON THE PLANS.
  - TREE WELLS TO BE FORMED WITH STRUCTURAL CONCRETE WALLS AND PEDESTRIAN SAFE TREE WELL GRATES. TREE WELL DIMENSIONS TO BE VERIFIED BY THE LANDSCAPE ARCHITECT AND EL PASO COUNTY PARKS PERSONNEL. VERIFY DIMENSIONS SHOWN ON PLANS.
  - SITE LIGHTING TO BE INSTALLED IN ACCORDANCE WITH ELECTRICAL SITE PLAN AND DETAILS.
  - SEE ARCHITECTURAL SITE PLAN FOR ARCHITECTURAL FEATURES AND DETAILS.

N

GRAPHIC SCALE  
0 30 60  
(IN FEET)  
1 INCH = 30 FT

**EL PASO COUNTY PARKS**  
FOX RUN NATURE CENTER  
SITE PLAN

EL PASO COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION

DESIGNED BY	AJL	DATE	06/26/2024
DRAWN BY	AJL	PREPARED BY	
CHECKED BY	SGB	REVISION DESCRIPTION	60% DESIGN SET

INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Site Plan.dwg
SHEET	3 OF 16

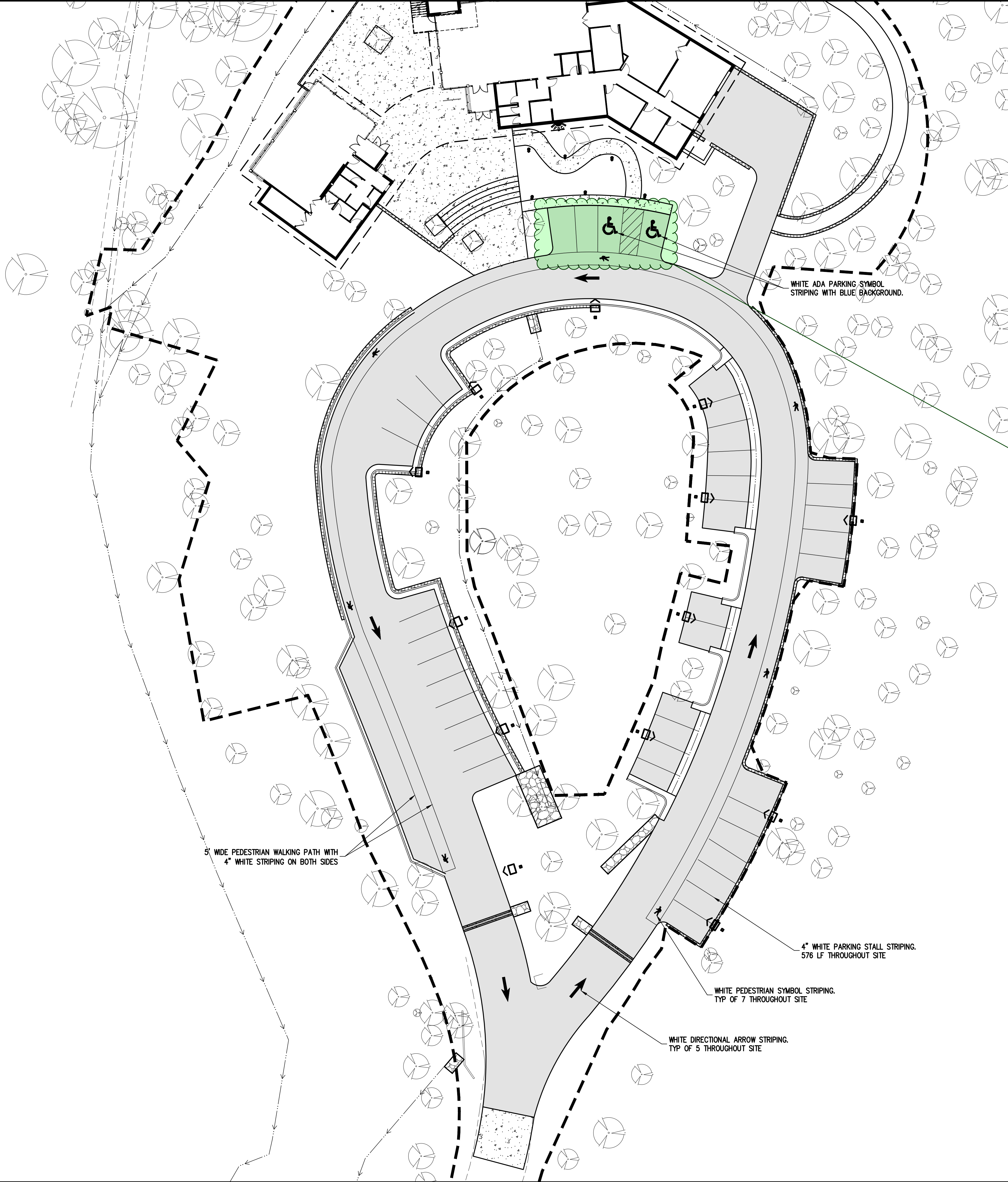
C3

**BASELINE**  
Engineering - Planning - Surveying

112 N. RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9666 • F. 303.940.9665 • WWW.BASELINECORP.COM



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Striping Plan.dwg, 10/25/2024 12:42:38 PM, Alan Lunsford



**LEGEND**

	EXISTING LINETYPES		PROPOSED LINETYPES		EDGE OF ASPHALT
					EDGE OF BUILDING
					RETAINING WALL
					CURB AND GUTTER (SPILL/CATCH)

	EXISTING SYMBOLS		PROPOSED SYMBOLS		CONIFEROUS TREE
					ADA PARKING STALL

	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	CONCRETE PAVING
	PEDESTRIAN WALKWAY

please provide dimensions of parking spots

8" WIDE PEDESTRIAN WALKING PATH WITH 4" WHITE STRIPING ON BOTH SIDES

4" WHITE PARKING STALL STRIPING. 576 LF THROUGHOUT SITE

WHITE PEDESTRIAN SYMBOL STRIPING. TYP OF 7 THROUGHOUT SITE

WHITE DIRECTIONAL ARROW STRIPING. TYP OF 5 THROUGHOUT SITE

WHITE ADA PARKING SYMBOL STRIPING WITH BLUE BACKGROUND.

N

GRAPHIC SCALE  
20 0 20 40  
(IN FEET)  
1 INCH = 20 FT

**EL PASO COUNTY PARKS**  
FOX RUN NATURE CENTER  
STRIPING PLAN

EL PASO COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION

DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SGB
DATE	06/26/2024
PREPARED BY	
REVISION DESCRIPTION	60 % DESIGN SET

INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Striping Plan.dwg
SHEET	4 OF 16

**C4**

**BASELINE**  
Engineering - Planning - Surveying  
12 N RIBEY DRIVE SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com



**LEGEND**

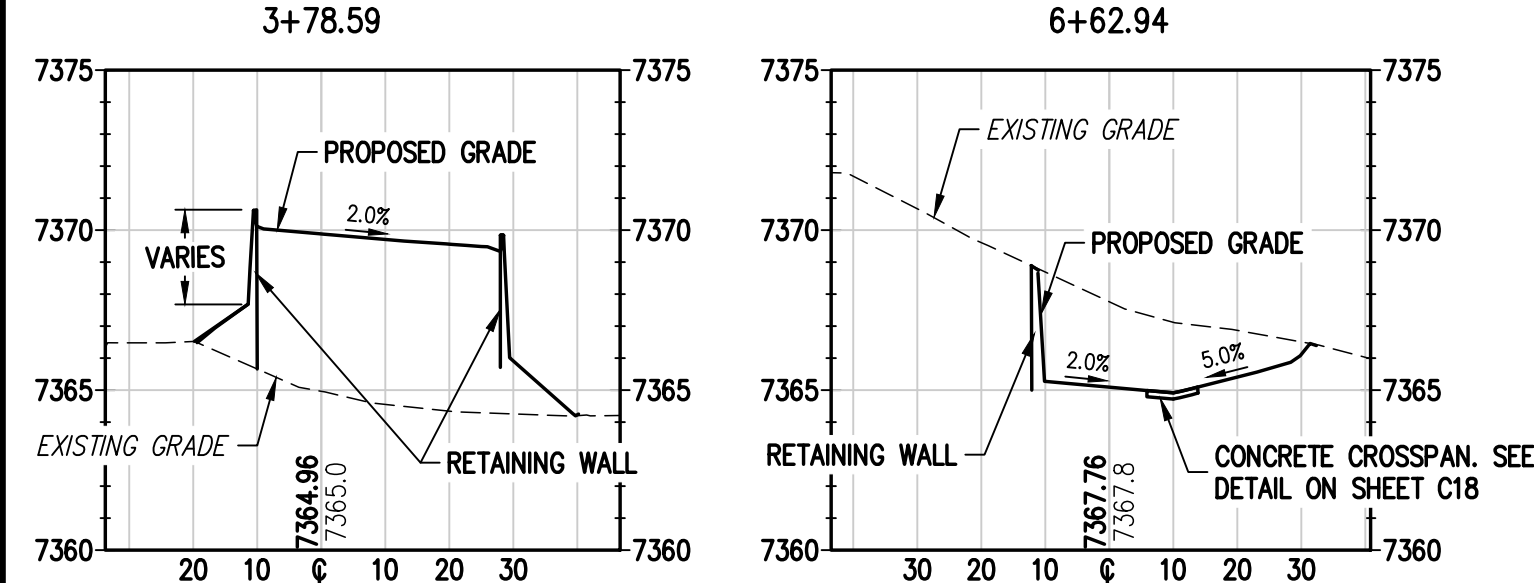
EXISTING LINETYPES	PROPOSED LINETYPES	
5280	5280	MAJOR CONTOUR (5' INTERVAL)
81	81	MINOR CONTOUR (1' INTERVAL)
		EDGE OF GRAVEL
		EDGE OF ASPHALT
	SF	SILT FENCE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		CONIFEROUS TREE
		NOMINAL SLOPE ON CUT OR FILL
		SPOT ELEVATION
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES

	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	CONCRETE PAVING

**ESTIMATED EARTHWORK QUANTITIES**

-DISTURBED AREA = 1.56 ACRES  
 -CUT = 1300 CY  
 -FILL = 3800 CY  
 -APPROX EXTRA CUT ALLOWANCE FOR FLATWORK = 700 CY  
 -NET = 1800 CY (FILL)



**B** LOOP ROAD SECTION  
 SCALE: 1" = 30'

**A** LOOP ROAD SECTION  
 SCALE: 1" = 30'

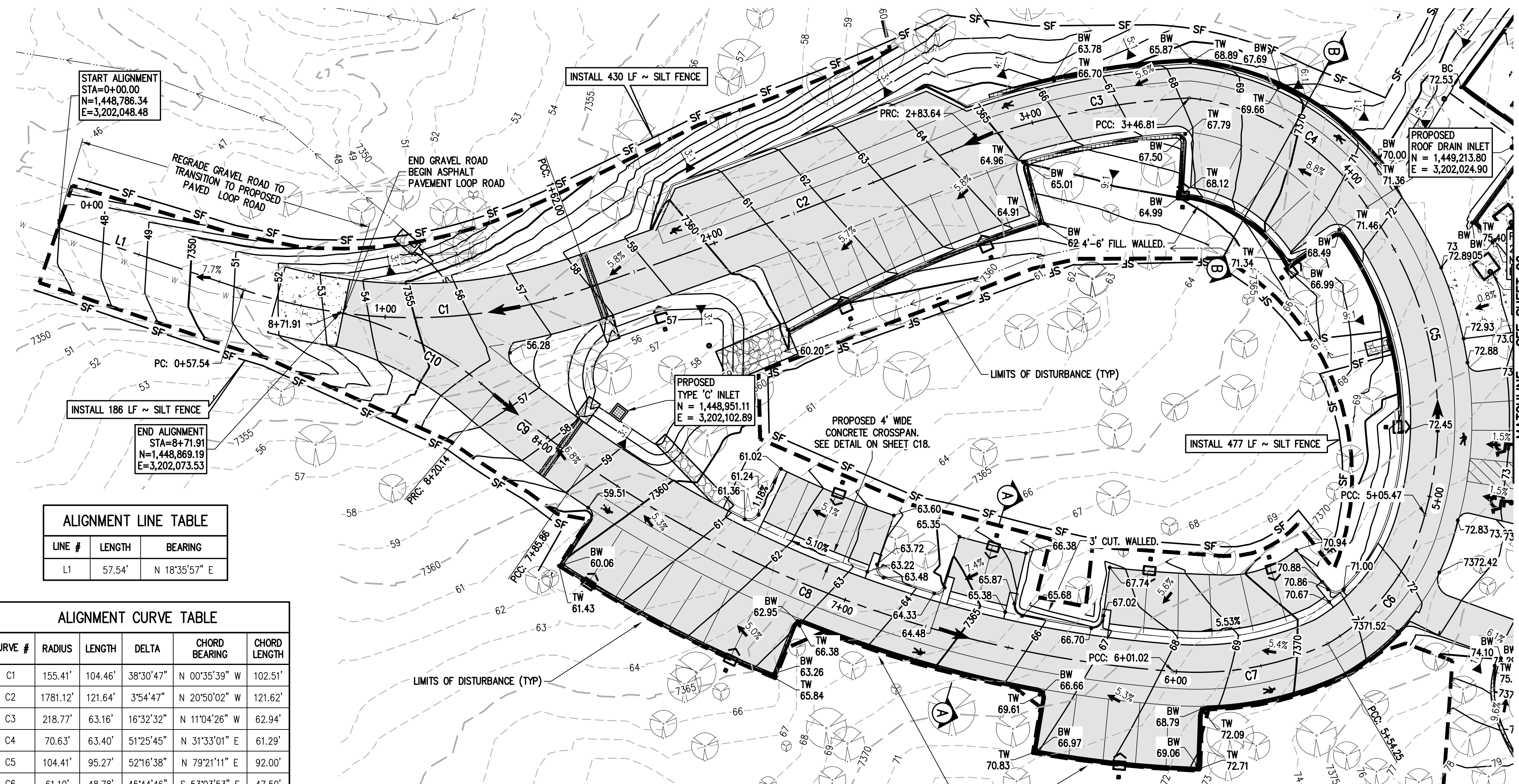
SEE GRADING & EROSION CONTROL NOTES ON SHEET C11

**ALIGNMENT LINE TABLE**

LINE #	LENGTH	BEARING
L1	57.54'	N 18°35'57" E

**ALIGNMENT CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	155.41'	104.46'	38°30'47"	N 00°35'39" W	102.51'
C2	1781.12'	121.64'	3°54'47"	N 20°50'02" W	121.62'
C3	218.77'	63.16'	16°32'32"	N 11°04'26" W	62.94'
C4	70.63'	63.40'	51°25'45"	N 31°33'01" E	61.29'
C5	104.41'	95.27'	52°16'38"	N 79°21'11" E	92.00'
C6	61.10'	48.78'	45°44'46"	S 53°03'53" E	47.50'
C7	91.30'	46.76'	29°20'53"	S 10°07'05" E	46.25'
C8	349.31'	184.84'	30°19'07"	S 19°20'37" W	182.69'
C9	350.75'	34.28'	5°35'57"	S 37°29'23" W	34.26'
C10	104.11'	51.77'	28°29'35"	S 28°04'09" W	51.24'



PVI STA: 4+29.84  
 PVI ELEV: 7372.68  
 K: 4.57  
 A: -5.47%  
 LVC: 25.00

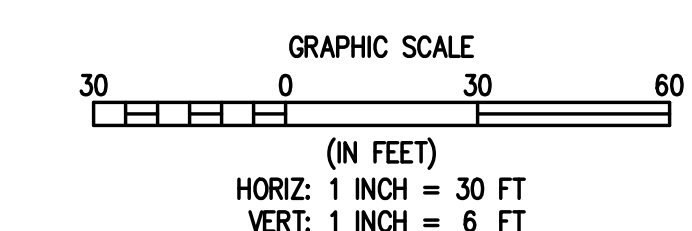
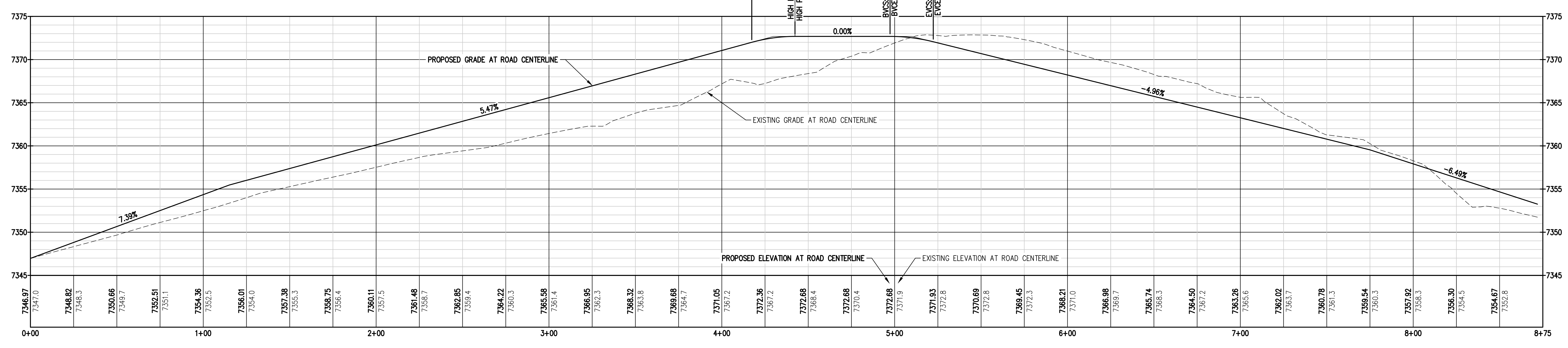
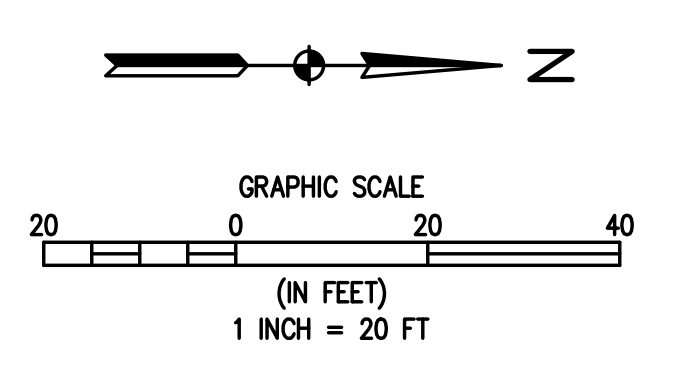
BVC: 4+17.34  
 BVCE: 7372.00

HIGH PT STA: 4+42.34  
 HIGH PT ELEV: 7372.68

PVI STA: 5+09.83  
 PVI ELEV: 7372.68  
 K: 3.04  
 A: -4.96%  
 LVC: 25.00

BVC: 4+97.33  
 BVCE: 7372.68

EVC: 5+22.33  
 EVCE: 7372.06



DESIGNED BY	DATE
AJL	06/26/2024
DRAWN BY	CHECKED BY
AJL	SCB
REVISION DESCRIPTION	DATE
60% DESIGN SET	

EL PASO COUNTY  
 EL PASO COUNTY PARKS  
 FOX RUN NATURE CENTER  
 DRIVEWAY & PARKING AREA GRADING PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF  
 BASELINE CORPORATION

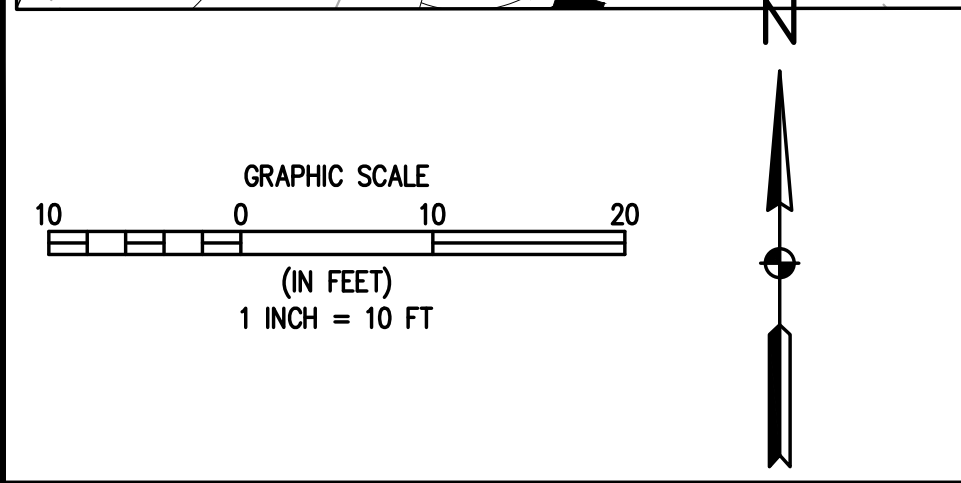
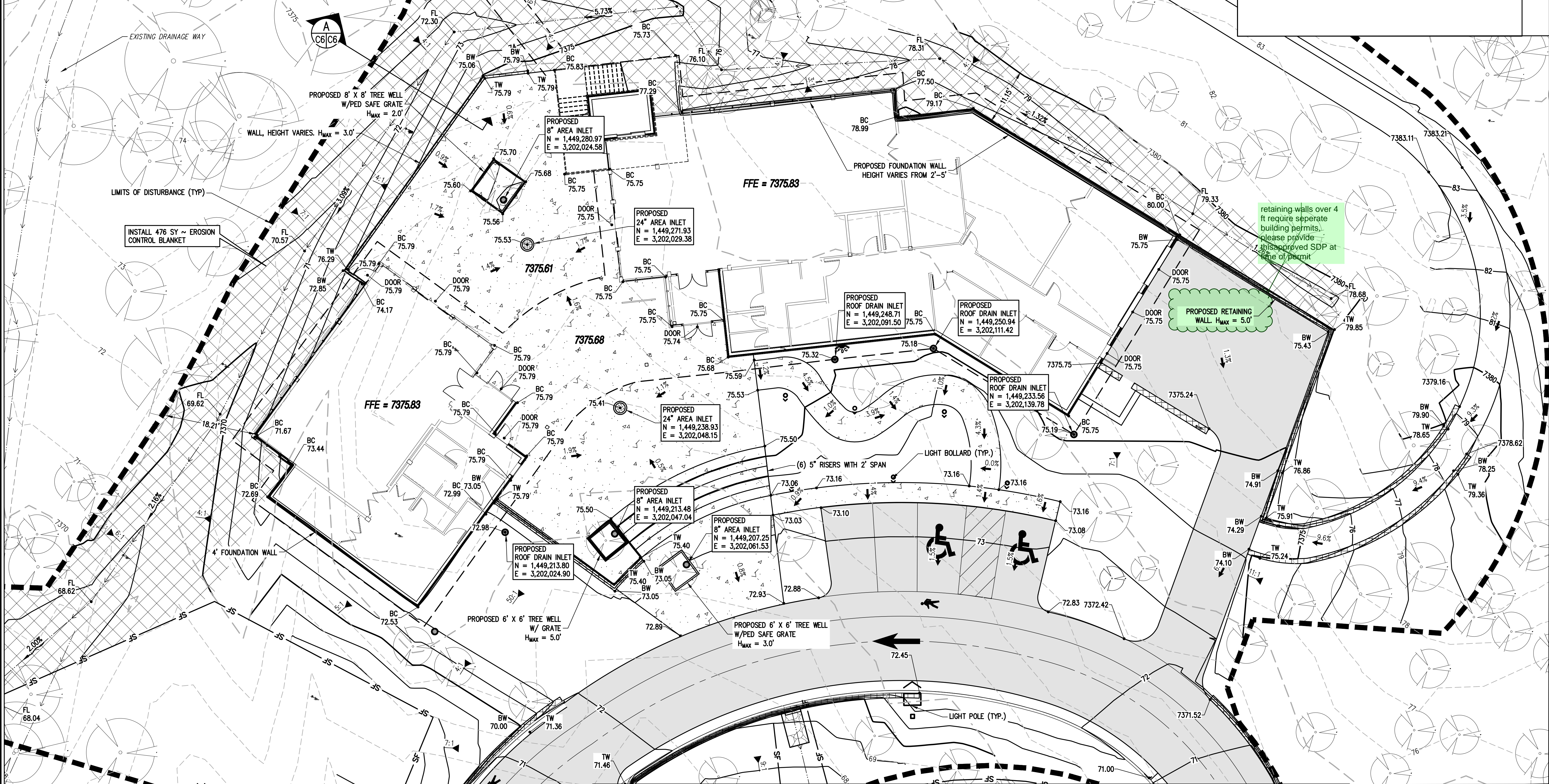
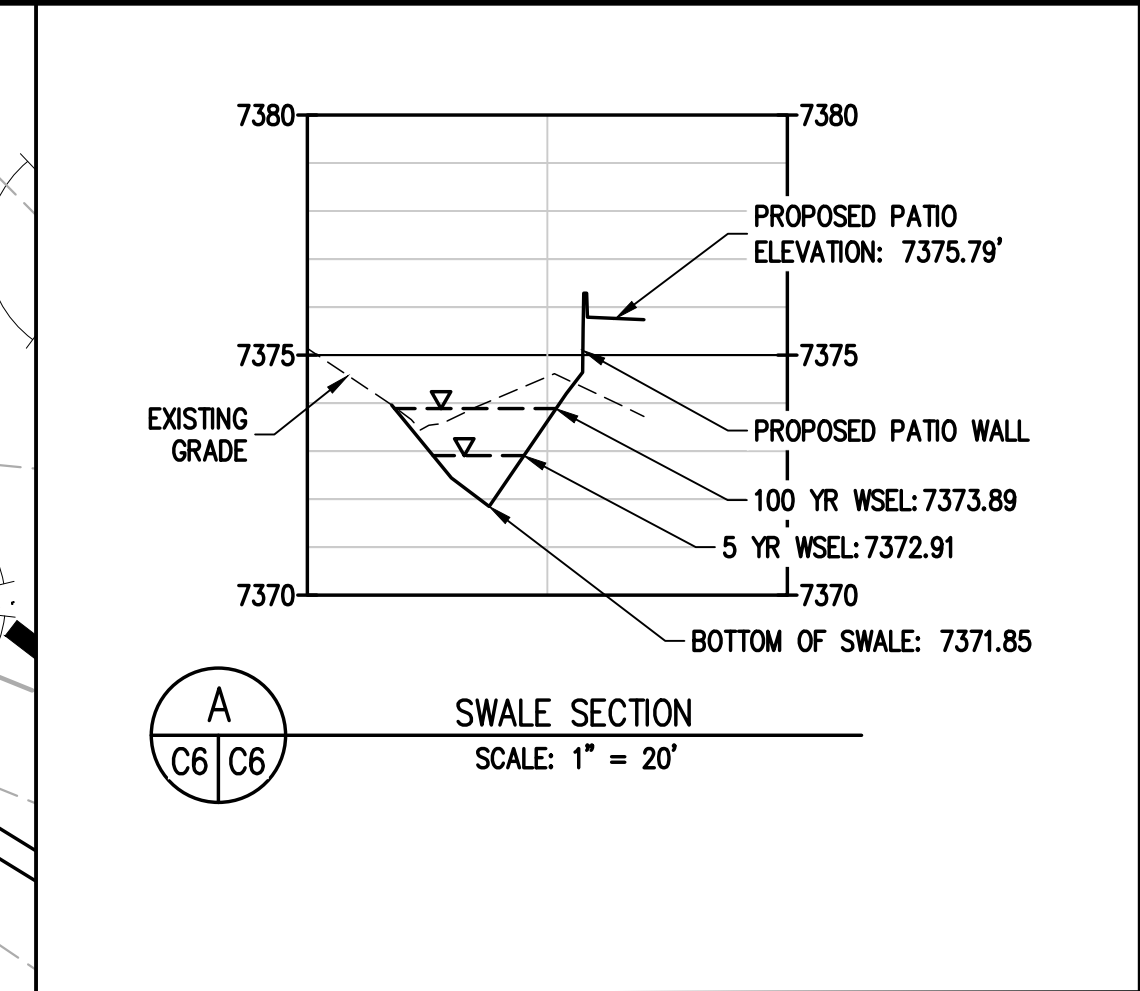
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Grading Plan.dwg
SHEET	5 OF 16

**C5**



**GRADING & EROSION CONTROL NOTES:**

- SITE GRADING TO BE COMPLETED TO THE LINES AND GRADES INDICATED ON THE PLANS. IN GENERAL, THE SITE GRADING INCLUDES OVERLOT GRADING FOR THE BUILDINGS, ACCESS ROAD AND PARKING LOT, PLAZA AND LANDSCAPE AREAS, DRAINAGE SWALES AND A WATER QUALITY FACILITY.
- ELEVATIONS AND TREE LOCATIONS ARE BASED ON FIELD SURVEY BY BASELINE ENGINEERING. TREES SMALLER THAN 4" IN DIAMETER AND ADJUSTMENT OF THE SITE SINCE THE SURVEY WAS COMPLETED MAY RESULT IN ADDITIONAL TREES WITHIN THE DEMOLITION AND PRESERVATION AREAS.
- SUBGRADE REQUIREMENTS FOR THE BUILDING, ACCESS ROAD, PARKING LOT AND HARDSCAPE AREAS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THE SITE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
- EXTREME CAUTION SHALL BE USED TO PROTECT TREES AND VEGETATION AREAS INDICATED TO REMAIN ON THE CIVIL AND LANDSCAPE PLANS. LIMITS OF DISTURBANCE ARE NOTED ON THE DESIGN PLANS. ADJUSTMENT OF THESE LIMITS IS SUBJECT TO APPROVAL BY THE DESIGN TEAM AND/OR EL PASO COUNTY STAFF. THESE LIMITS MAY BE AFFECTED BY TREE PROTECTION REQUIREMENTS AND OTHER FIELD CONDITIONS.
- AN AREA OF DISTURBANCE IS INDICATED FOR THE CANOPY WALK PORTION OF THE SITE. GRADING IS NOT REQUIRED FOR THIS PORTION OF THE PROJECT OTHER THAN GRADING DISTURBANCE FROM THE INSTALLATION OF THE SUPPORT TOWERS AND CONSTRUCTION ACCESS. THE AREA UNDER THE CANOPY WALK WILL BE REVEGETATED TO ITS NATURAL STATE UPON COMPLETION OF THE PROJECT.
- GRADING OPERATIONS SHALL NOT COMMENCE UNTIL INITIAL CONSTRUCTION BMPs ARE IN PLACE IN ACCORDANCE WITH THE APPROVED GRADING & EROSION CONTROL PLAN.
- INITIAL CONSTRUCTION BMPs INCLUDE SILT FENCING ON DOWN STREAM PERIMETER OF SITE AND EROSION BLANKETS ON THE MAIN DIVERSION SWALE. WATER QUALITY FACILITY TO BE UTILIZED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
- INTERIM CONSTRUCTION BMPs TO INCLUDE INLET PROTECTION WHERE APPLICABLE, ROCK CHECKS IN THE GRADED ROADWAY FLOWLINE, CONCRETE WASHOUT, VEHICLE TRACKING CONTROL AND SILT FENCE AT CANOPY WALK SUPPORT TOWER CONSTRUCTION LOCATIONS.
- FINAL CONSTRUCTION BMPs INCLUDE RESEEDING AND REVEGETATION OF THE SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS.



**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	EXISTING SYMBOLS	PROPOSED SYMBOLS	DESCRIPTION
--- 5280 ---	--- 5280 ---	○	○	MAJOR CONTOUR (5' INTERVAL)
--- 81 ---	--- 81 ---	○	○	MINOR CONTOUR (1' INTERVAL)
---	---	---	---	EDGE OF GRAVEL
---	---	---	---	EDGE OF ASPHALT
---	---	---	---	SILT FENCE
		○	○	CONIFEROUS TREE
		▲	▲	NOMINAL SLOPE ON CUT OR FILL
		●	●	SPOT ELEVATION
		→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		■	■	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
		■	■	CONCRETE PAVING
		■	■	EROSION CONTROL BLANKET

**BASELINE**  
Engineering - Planning - Surveying  
12 N. RIBBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9966 • F. 303.940.9966 • www.baselinecorp.com

DESIGNED BY	DATE	REVISION DESCRIPTION
A/JL	06/26/2024	60% DESIGN SET
A/JL		
A/JL		
SGB		

EL PASO COUNTY  
FOX RUN NATURE CENTER  
BUILDING GRADING PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**

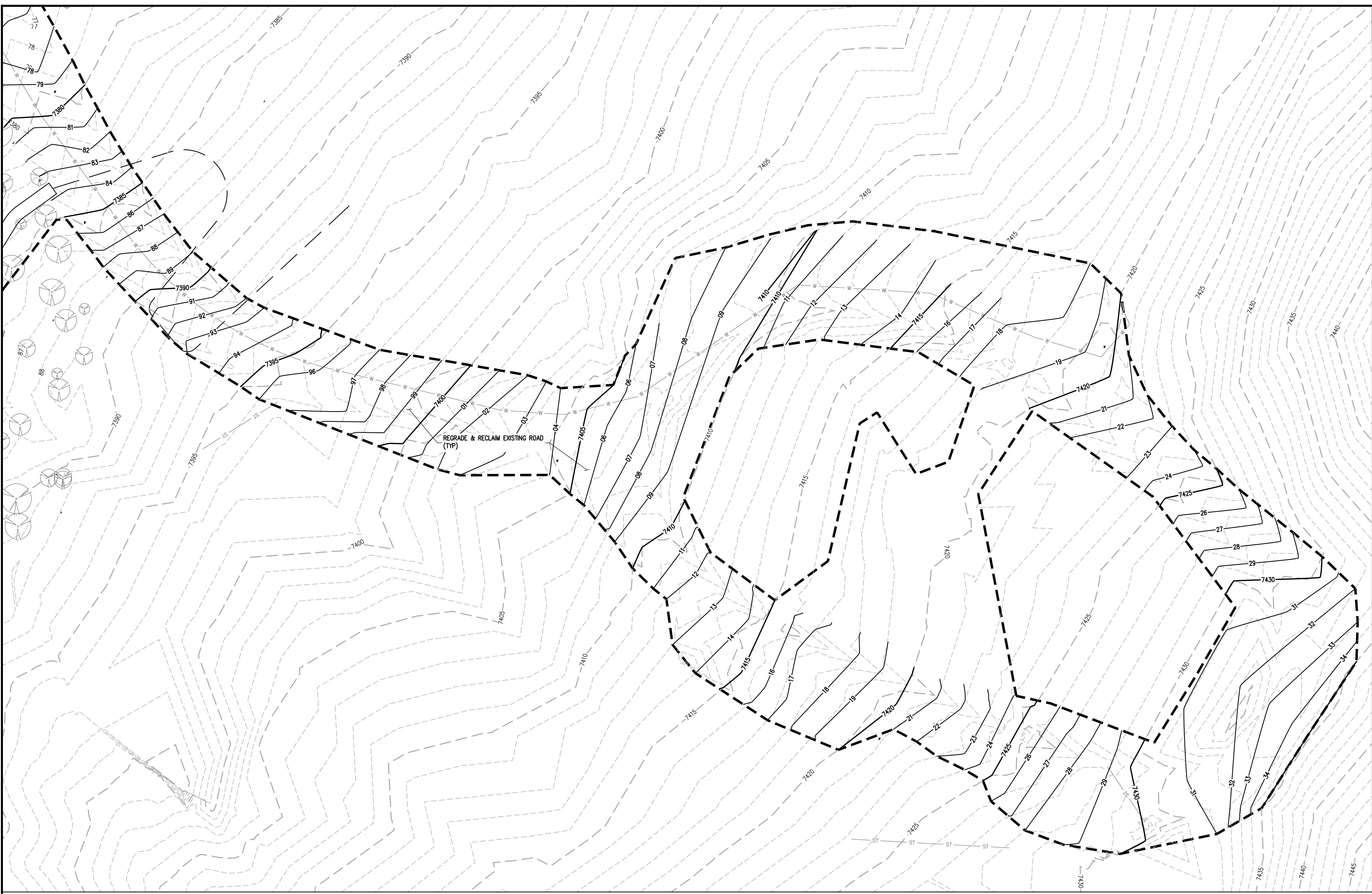
FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL: XX/XX/XX  
DRAWING SIZE: 24" X 36"  
SURVEY FIRM: BASELINE  
SURVEY DATE: 10/31/2023  
JOB NO.: C035069  
DRAWING NAME: 35069 Grading Plan.dwg  
SHEET 6 OF 16

C6

R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Grading Plan.dwg, 10/25/2024 12:43:40 PM, Alan Lunsford



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Grading Plan.dwg, 10/25/2024 12:43:46 PM, Alan Lunsford



<p><b>GRAPHIC SCALE</b></p> <p>0 20 40</p> <p>(IN FEET)</p> <p>1 INCH = 20 FT</p>	<p><b>LEGEND</b></p> <table border="0"> <tr> <th>EXISTING LINETYPES</th> <th>PROPOSED LINETYPES</th> <th></th> </tr> <tr> <td>--- 5280 ---</td> <td>— 5280 —</td> <td>MAJOR CONTOUR (5' INTERVAL)</td> </tr> <tr> <td>--- 81 ---</td> <td>— 81 —</td> <td>MINOR CONTOUR (1' INTERVAL)</td> </tr> <tr> <td>---</td> <td>---</td> <td>EDGE OF GRAVEL</td> </tr> <tr> <td>---</td> <td>---</td> <td>EDGE OF ASPHALT</td> </tr> <tr> <td>---</td> <td>— SF —</td> <td>SILT FENCE</td> </tr> </table>	EXISTING LINETYPES	PROPOSED LINETYPES		--- 5280 ---	— 5280 —	MAJOR CONTOUR (5' INTERVAL)	--- 81 ---	— 81 —	MINOR CONTOUR (1' INTERVAL)	---	---	EDGE OF GRAVEL	---	---	EDGE OF ASPHALT	---	— SF —	SILT FENCE	<table border="0"> <tr> <th>EXISTING SYMBOLS</th> <th>PROPOSED SYMBOLS</th> <th></th> </tr> <tr> <td></td> <td></td> <td>CONIFEROUS TREE</td> </tr> <tr> <td></td> <td></td> <td>NOMINAL SLOPE ON CUT OR FILL</td> </tr> <tr> <td></td> <td></td> <td>SPOT ELEVATION</td> </tr> <tr> <td></td> <td></td> <td>FLOW DIRECTION, TYPICALLY ON PAVED SURFACES</td> </tr> </table>	EXISTING SYMBOLS	PROPOSED SYMBOLS				CONIFEROUS TREE			NOMINAL SLOPE ON CUT OR FILL			SPOT ELEVATION			FLOW DIRECTION, TYPICALLY ON PAVED SURFACES	<table border="0"> <tr> <td></td> <td>ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION</td> </tr> <tr> <td></td> <td>CONCRETE PAVING</td> </tr> <tr> <td></td> <td>EROSION CONTROL BLANKET</td> </tr> </table>		ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION		CONCRETE PAVING		EROSION CONTROL BLANKET
EXISTING LINETYPES	PROPOSED LINETYPES																																									
--- 5280 ---	— 5280 —	MAJOR CONTOUR (5' INTERVAL)																																								
--- 81 ---	— 81 —	MINOR CONTOUR (1' INTERVAL)																																								
---	---	EDGE OF GRAVEL																																								
---	---	EDGE OF ASPHALT																																								
---	— SF —	SILT FENCE																																								
EXISTING SYMBOLS	PROPOSED SYMBOLS																																									
		CONIFEROUS TREE																																								
		NOMINAL SLOPE ON CUT OR FILL																																								
		SPOT ELEVATION																																								
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES																																								
	ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION																																									
	CONCRETE PAVING																																									
	EROSION CONTROL BLANKET																																									

**BASELINE**  
Engineering · Planning · Surveying  
12 N RIBEY DRIVE SUITE 210 • GOLDEN, COLORADO 80403  
P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

DESIGNED BY AJL	DATE 06/26/2024	PREPARED BY AJL	CHECKED BY SGB
REVISION DESCRIPTION 60% DESIGN SET			
EL PASO COUNTY FOX RUN NATURE CENTER ROAD RECLAMATION GRADING PLAN			
PREPARED UNDER THE DIRECT SUPERVISION OF <b>PRELIMINARY NOT FOR CONSTRUCTION</b>			
FOR AND ON BEHALF OF BASELINE CORPORATION			
INITIAL SUBMITTAL XX/XX/XX		SURVEY DATE 10/31/2023	
DRAWING SIZE 24" X 36"		JOB NO. C035069	
DRAWING NAME 35069 Grading Plan.dwg		SHEET 7 OF 16	

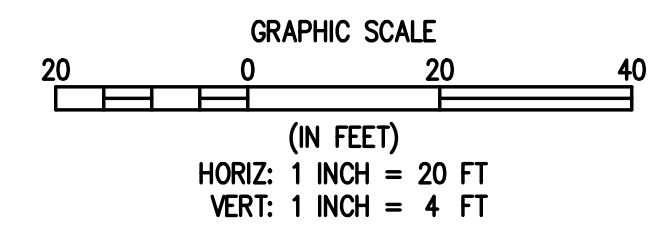
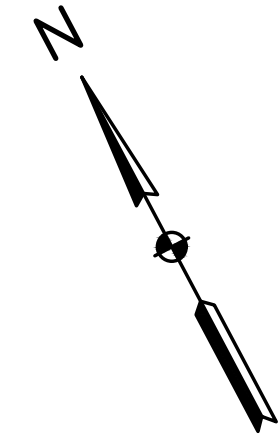
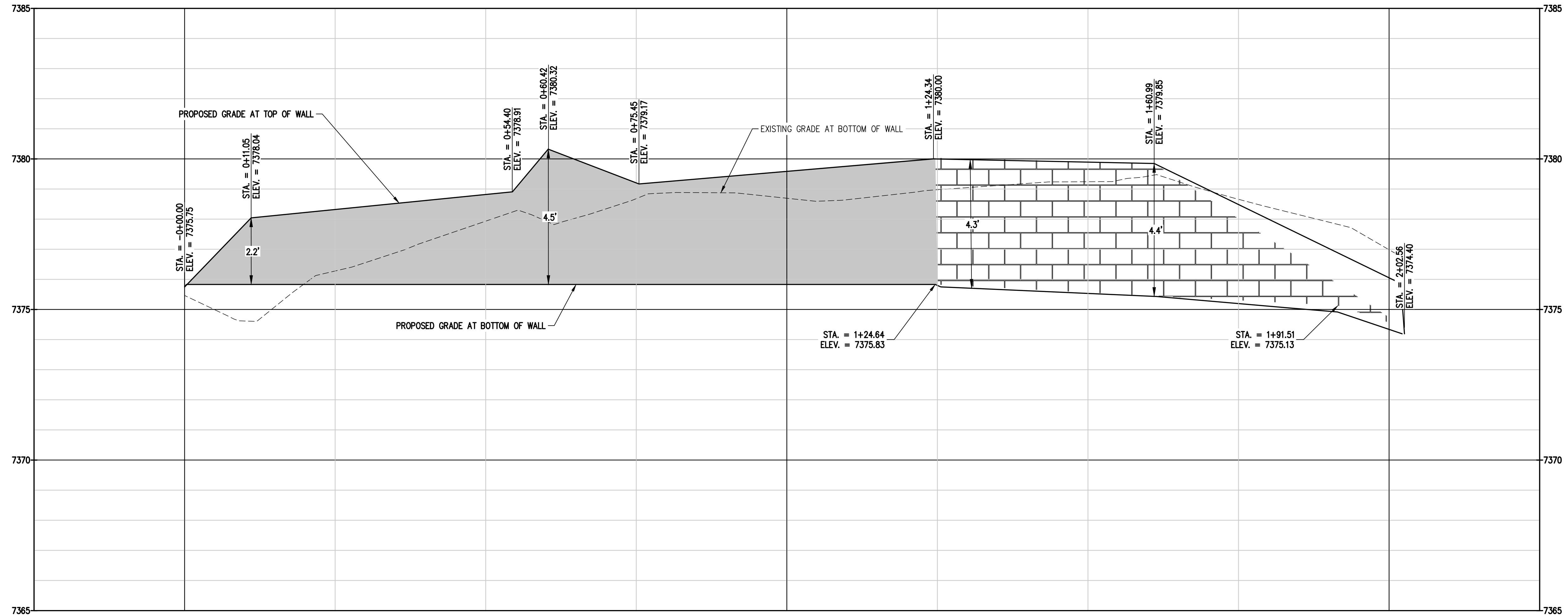
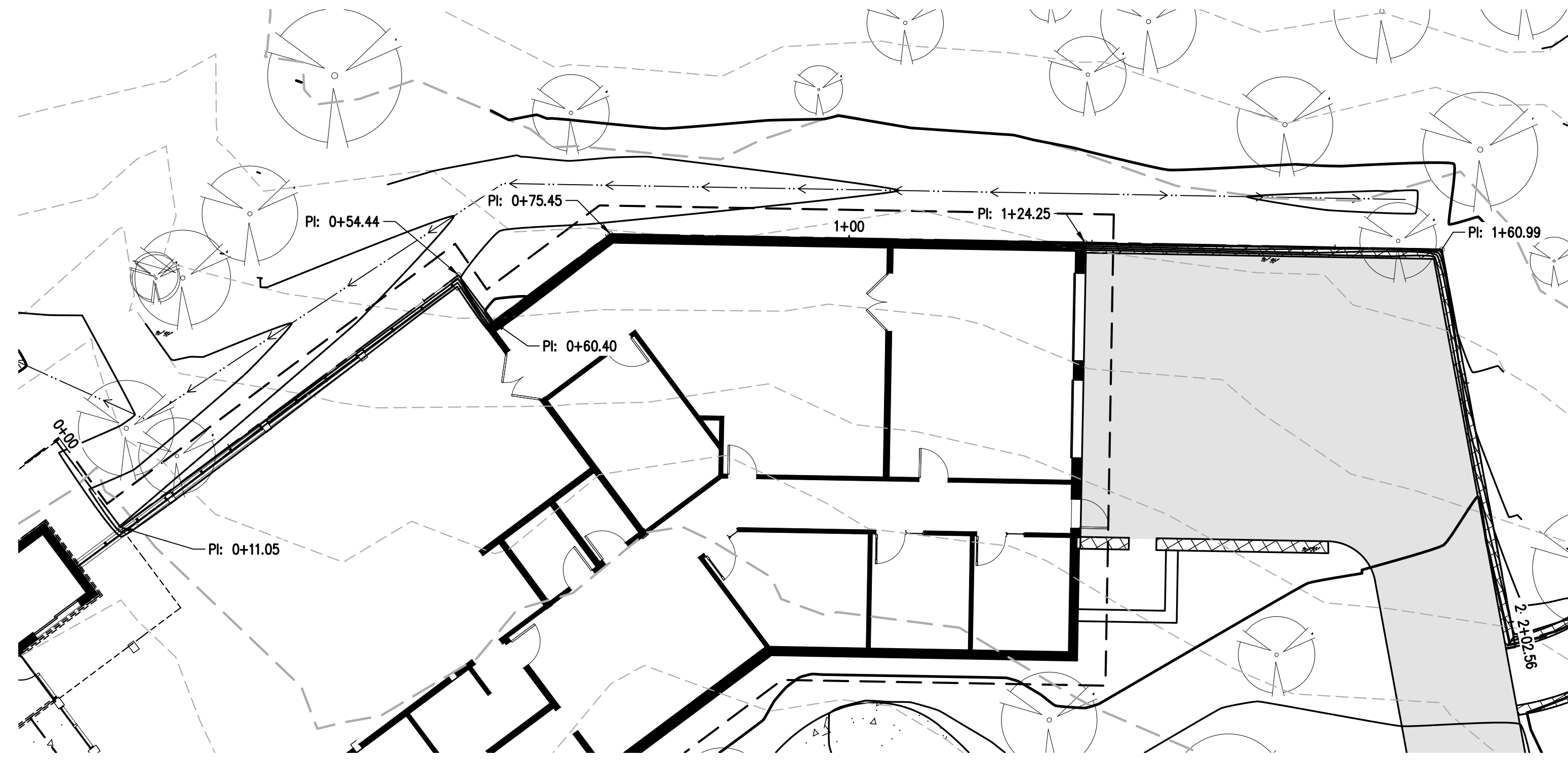
C7







R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Grading Details.dwg, 10/25/2024 12:44:15 PM, Alan Lunford



1  
C9 WALL PLAN AND PROFILE II

DESIGNED BY	DATE
AJL	06/26/2024
DRAWN BY	PREPARED BY
AJL	
CHECKED BY	REVISION DESCRIPTION
SGB	60% DESIGN SET

**EL PASO COUNTY PARKS**  
EL PASO COUNTY  
**FOX RUN NATURE CENTER**

PREPARED UNDER THE DIRECT SUPERVISION OF

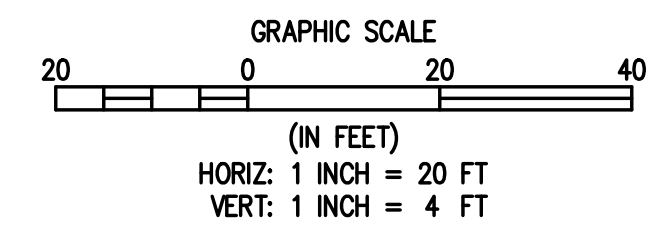
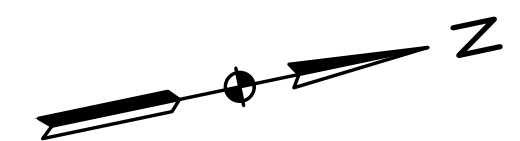
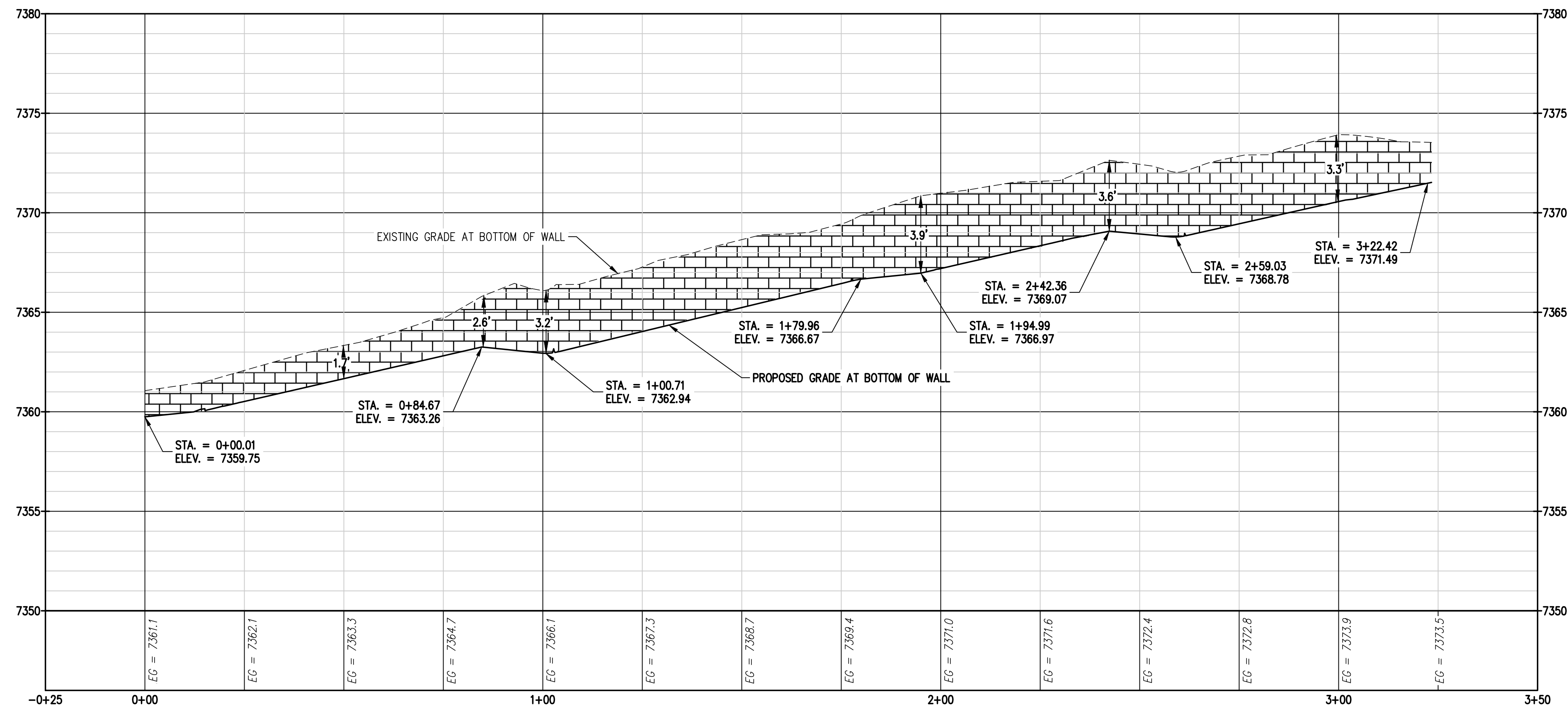
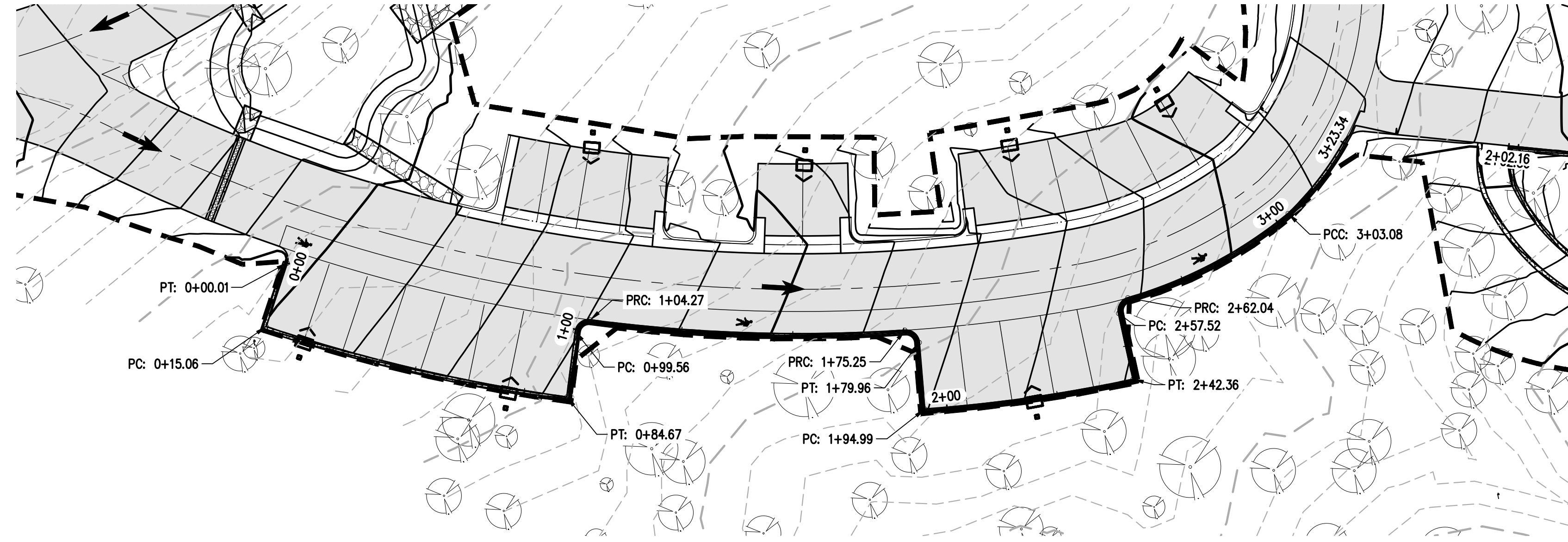
**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF  
BASELINE CORPORATION

INITIAL SUBMITTAL	SURVEY DATE
XX/XX/XX	10/31/2023
DRAWING SIZE	JOB NO.
24" X 36"	C035069
DRAWING NAME	SHEET
35069 Grading Details.dwg	OF 16



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Grading Details.dwg, 10/25/2024 12:44:18 PM, Alan Lunsford



1  
C10 WALL PLAN AND PROFILE III

DESIGNED BY	DATE
AJL	06/26/2024
DRAWN BY	PREPARED BY
AJL	60% DESIGN SET
CHECKED BY	REVISION DESCRIPTION
SCB	60% DESIGN SET

**EL PASO COUNTY PARKS**  
EL PASO COUNTY  
FOX RUN NATURE CENTER

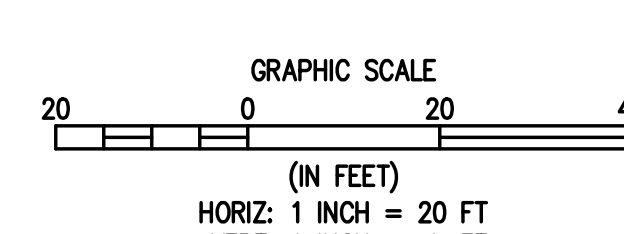
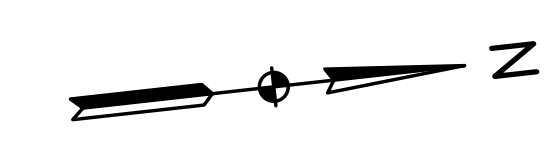
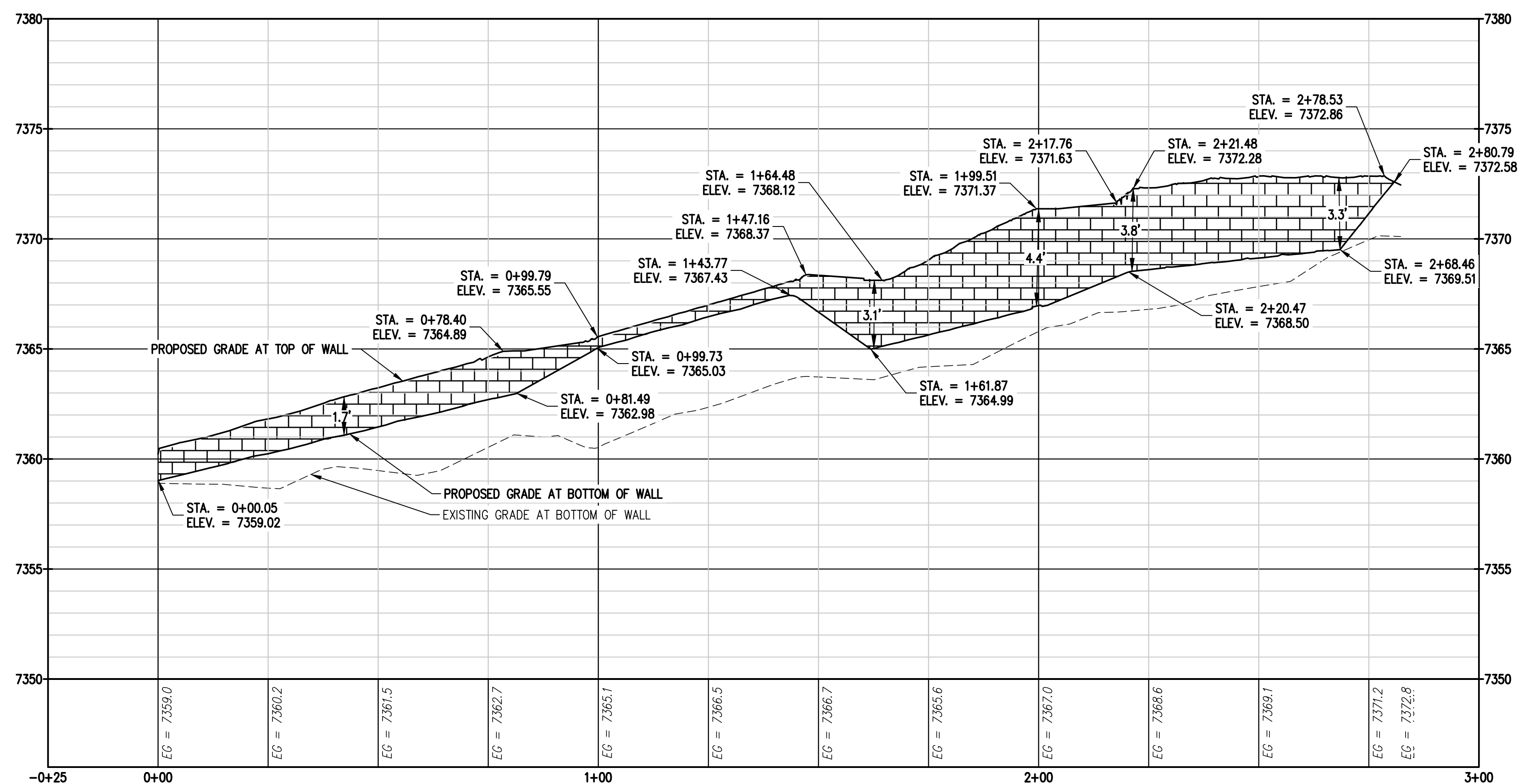
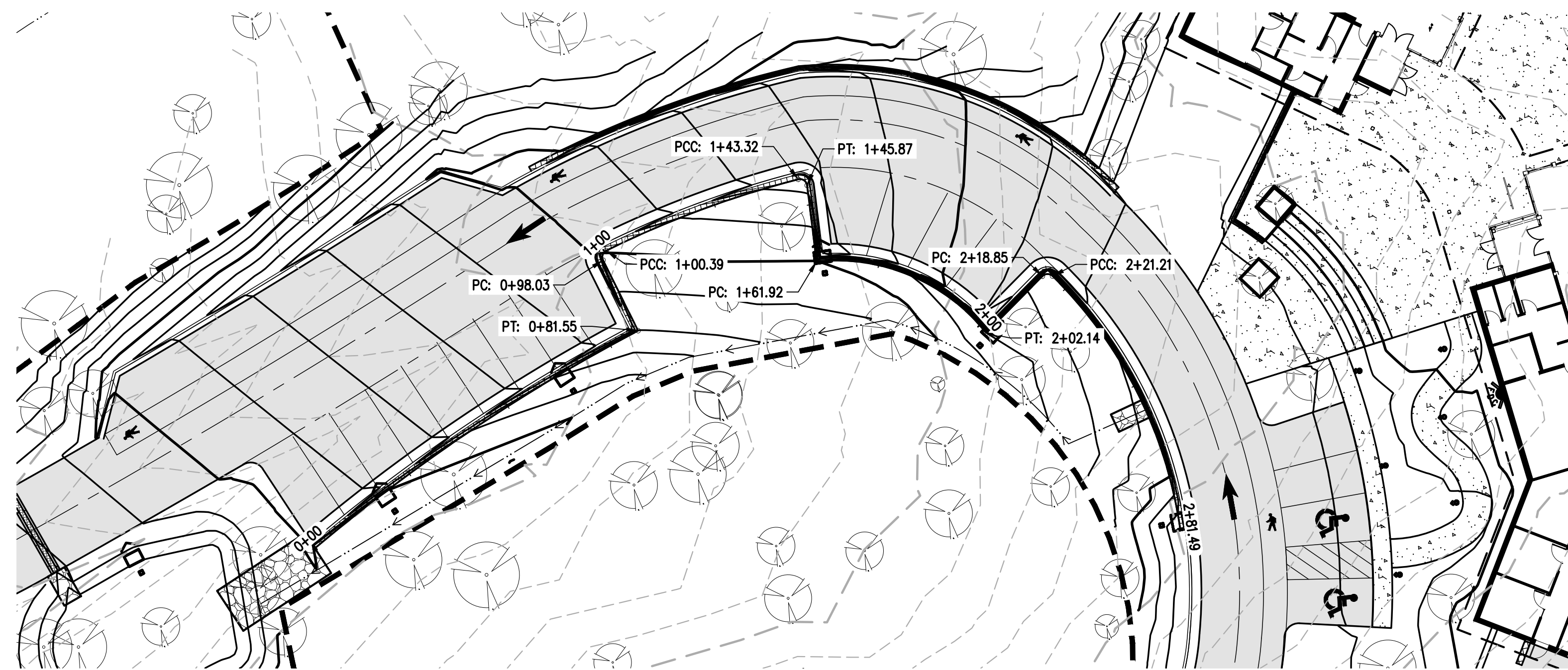
PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF	
BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
BASELINE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Grading Details.dwg
SHEET	OF 16



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Grading Details.dwg, 10/25/2024 12:44:22 PM, Alan Lunsford



1  
C11 WALL PLAN AND PROFILE IV

DESIGNED BY	DATE
AJL	06/26/2024
DRAWN BY	PREPARED BY
AJL	
CHECKED BY	REVISION DESCRIPTION
SGB	60% DESIGN SET

EL PASO COUNTY PARKS  
EL PASO COUNTY  
FOX RUN NATURE CENTER

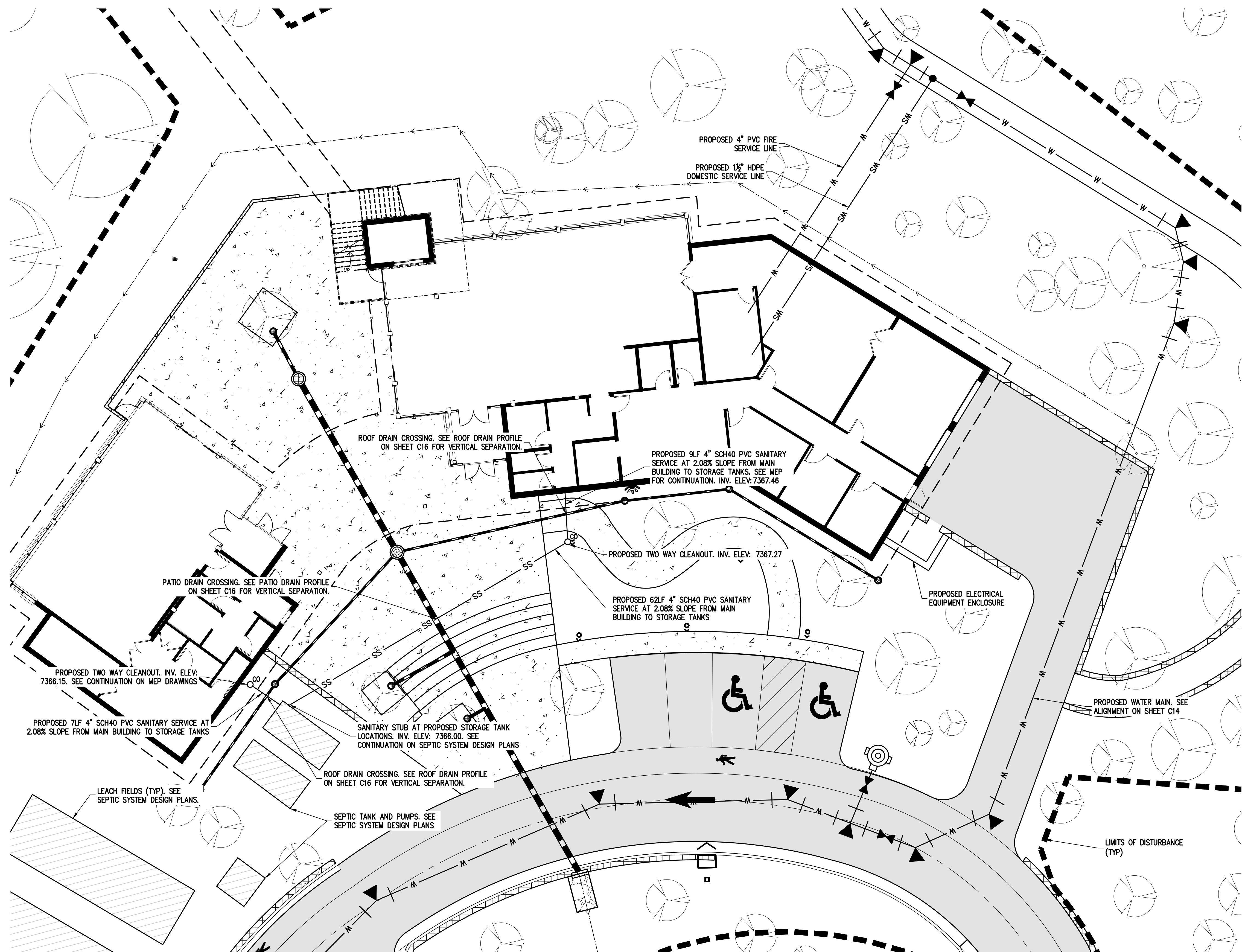
PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**  
FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL XX/XX/XX  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE  
BASELINE 10/31/2023  
JOB NO. C035069  
DRAWING NAME  
35069 Grading Details.dwg  
SHEET OF 16



DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SGB
DATE	06/26/2024
PREPARED BY	
REVISION DESCRIPTION	60% DESIGN SET

EL PASO COUNTY PARKS  
 EL PASO COUNTY  
 FOX RUN NATURE CENTER  
 UTILITY SERVICES PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**  
 FOR AND ON BEHALF OF  
 BASELINE CORPORATION  
 INITIAL SUBMITTAL xx/xx/xx  
 DRAWING SIZE 24" X 36"  
 SURVEY FIRM SURVEY DATE  
 BASELINE 10/31/2023  
 JOB NO. C035069  
 DRAWING NAME  
 35069 Utility Plan.dwg  
 SHEET 12 OF 16  
 C12



**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	
5280	5280	MAJOR CONTOUR (5' INTERVAL)
81	81	MINOR CONTOUR (1' INTERVAL)
		EDGE OF GRAVEL
		EDGE OF ASPHALT
SAN	SAN	SANITARY SEWER MAIN
W	W	WATER LINE
ST	ST	STORM SEWER

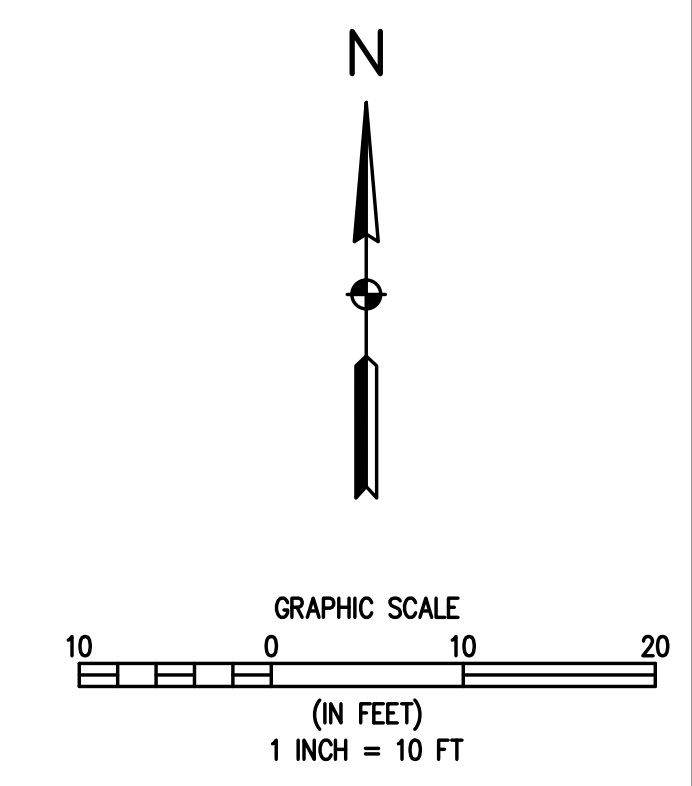
EXISTING SYMBOLS	PROPOSED SYMBOLS	
(Tree symbol)	(Tree symbol)	CONIFEROUS TREE
(Circle symbol)	(Circle symbol)	CLEANOUT
(Square symbol)	(Square symbol)	TYPE 'C' INLET

(Hatched box)	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
(Dotted box)	CONCRETE PAVING

**UTILITY NOTES**

- IN GENERAL, THE SITE UTILITY CONSTRUCTION CONSISTS OF THE UPSIZING AND RELOCATION OF THE EXISTING 4" WATER MAIN TO A 6" WATER MAIN, INSTALLATION OF A DOMESTIC SERVICE AND A FIRE MAIN, INSTALLATION OF WASTEWATER SERVICES FOR EACH BUILDING AND CONSTRUCTION OF AN ONSITE WASTEWATER TREATMENT SYSTEM.
- ALL CONSTRUCTION OF THE WATER MAIN, FIRE MAIN AND WATER SERVICE SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE DONALA WATER & SANITATION DISTRICT.
- WATER MAIN REPLACEMENT WILL REQUIRE REMOVAL OF THE EXISTING 4" WATER MAIN AND SHALL BE IN COMPLIANCE WITH ALL REQUIREMENTS OF THE DONALA WATER & SANITATION DISTRICT. REMOVAL OF THE EXISTING WATER MAIN IN ACCORDANCE WITH THE APPROVED PLANS WILL REQUIRE A TEMPORARY WATER SERVICE PLAN TO MAINTAIN THE WATER SERVICE FOR THE OTHER PORTIONS OF THE FOX RUN PARK THAT ALSO UTILIZE THIS MAIN. IT IS ANTICIPATED THAT A PHASED REMOVAL AND REPLACEMENT WILL BE REQUIRED FOR THE WATER MAIN TO ALLOW FOR A TEMPORARY WATER PLAN AS EACH SEGMENT OF THE 4" MAIN IS REMOVED.
- THE PROPOSED 6" WATER MAIN FOLLOWS THE EXISTING MAIN ROUTE IN THE ROAD WITH THE EXCEPTION OF THE AREA WHERE IT IS ROUTED AROUND THE PROPOSED BUILDING. ALL WATER MAIN AND WATER SERVICE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST DONALA WATER & SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- WATER SERVICES FOR THE FOX RUN NATURE CENTER INCLUDE A 1.5" (10 EQUIVALENT) HDPE DOMESTIC WATER SERVICE AND A 4" PVC FIRE MAIN AS SHOWN ON THE PLANS. METER AND BACKFLOW EQUIPMENT WILL BE LOCATED INSIDE THE BUILDING.
- A PROPOSED FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION ARE LOCATED ON THE FRONT SIDE OF THE MAIN BUILDING.
- WASTEWATER SERVICES WILL LEAVE EACH PROPOSED BUILDING AS SHOWN ON THE PLANS. THE 4" PVC SERVICES WILL CONNECT TO THE PROPOSED SEPTIC SYSTEM AS SHOWN ON THE PLANS. SEE SEPTIC SYSTEM PLANS FOR ADDITIONAL DETAILS.
- AN ELECTRIC EQUIPMENT ENCLOSURE IS PROVIDED AT THE SOUTHEAST CORNER OF THE PROPOSED MAIN BUILDING. ELECTRIC SERVICE EXTENSION TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Utility Plan.dwg, 10/25/2024, 12:45:07 PM, Alon Lunsford



DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SGB
DATE	06/26/2024
PREPARED BY	
REVISION DESCRIPTION	60% DESIGN SET

EL PASO COUNTY PARKS	EL PASO COUNTY
FOX RUN NATURE CENTER	
OFF-SITE WATER SYSTEM PLAN	
PREPARED UNDER THE DIRECT SUPERVISION OF	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
FOR AND ON BEHALF OF	
BASELINE CORPORATION	
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Utility Plan.dwg
SHEET	13 OF 16

**LEGEND**

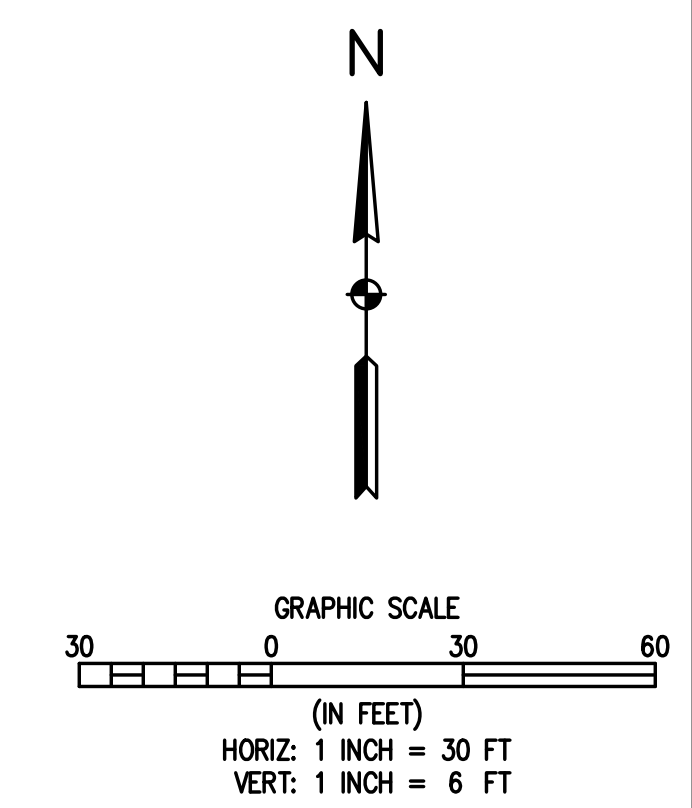
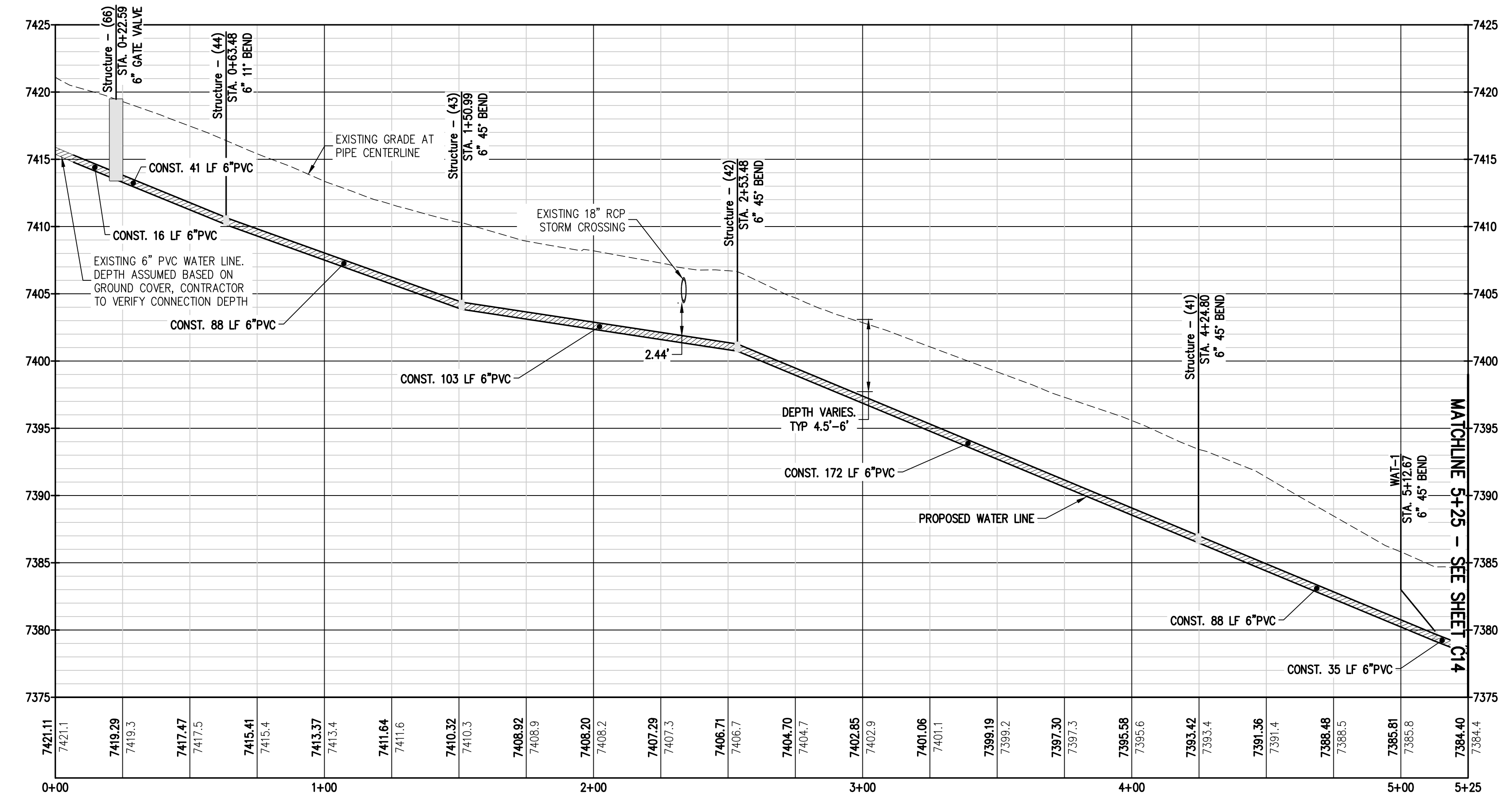
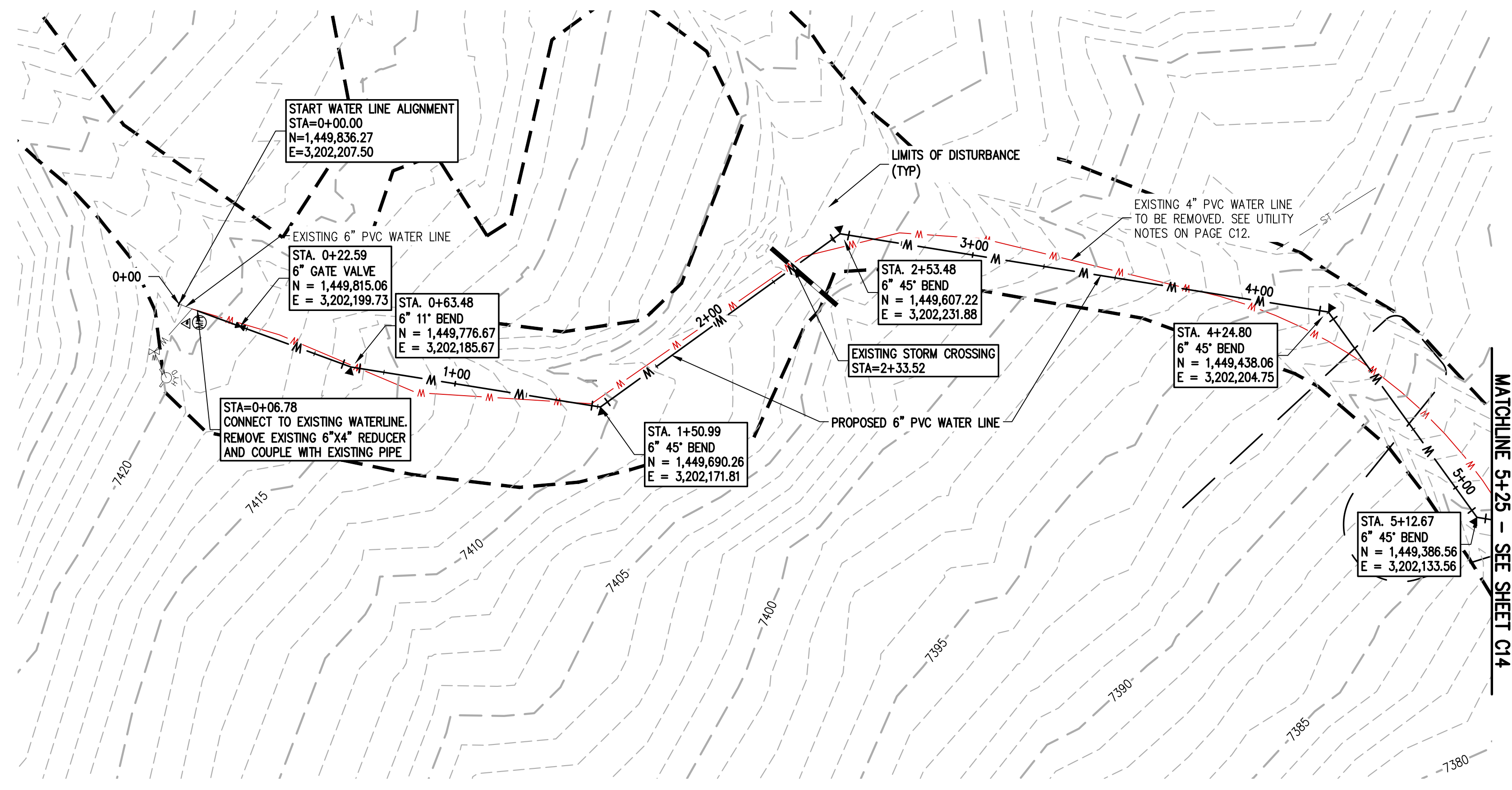
EXISTING LINETYPES	PROPOSED LINETYPES	
---5280---	---5280---	MAJOR CONTOUR (5' INTERVAL)
---81---	---81---	MINOR CONTOUR (1' INTERVAL)
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT
---SAN---	---SAN---	SANITARY SEWER MAIN
---W---	---W---	WATER LINE
---ST---	---ST---	STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		CONIFEROUS TREE
		CLEANOUT
		TYPE 'C' INLET

	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	CONCRETE PAVING



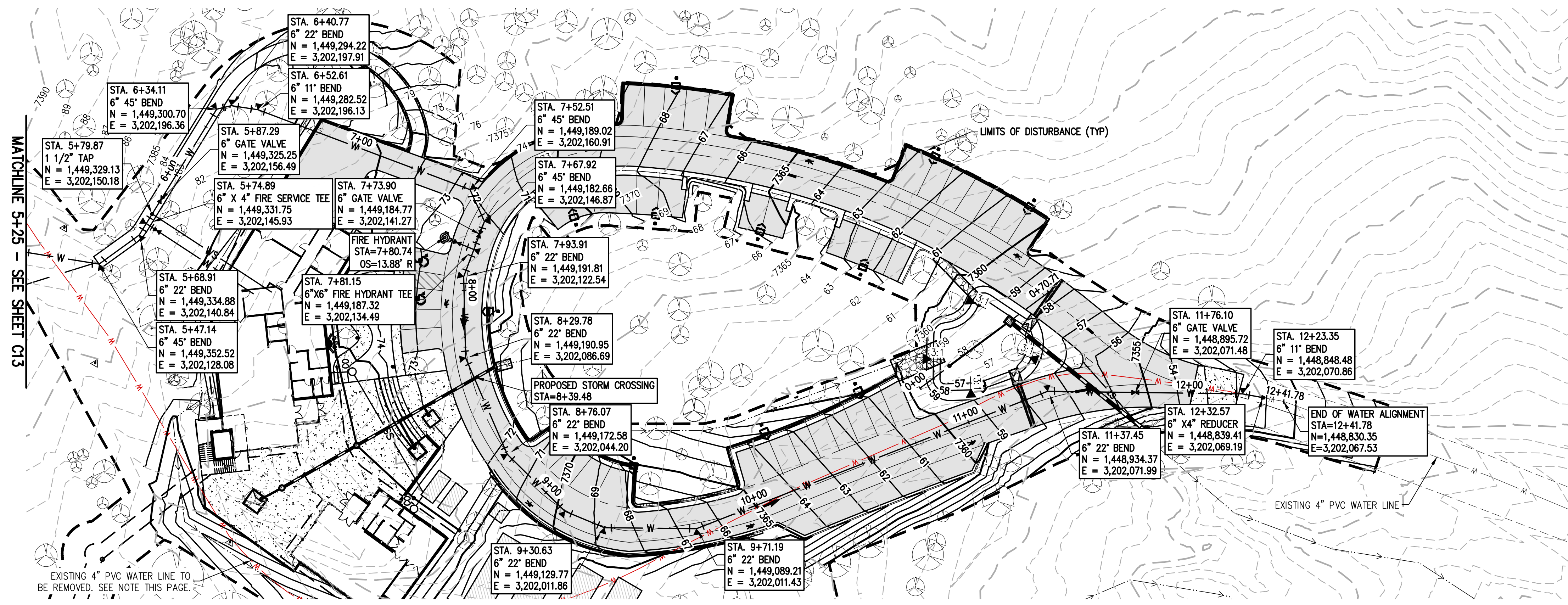
R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Utility Plan.dwg, 10/25/2024 12:45:15 PM, Alan Lunsford



DESIGNED BY	AJL
DATE	06/26/2024
PREPARED BY	60 % DESIGN SET
REVISION DESCRIPTION	

**EL PASO COUNTY PARKS**  
**FOX RUN NATURE CENTER**  
ON-SITE WATER SYSTEM PLAN

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	10/31/2023
JOB NO.	C035069
DRAWING NAME	35069 Utility Plan.dwg
SHEET	14 OF 16



**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	
--- 5280 ---	--- 5280 ---	MAJOR CONTOUR (5' INTERVAL)
- - - 81 - - -	- - - 81 - - -	MINOR CONTOUR (1' INTERVAL)
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT
---	---	SANITARY SEWER MAIN
---	---	WATER LINE
---	---	STORM SEWER

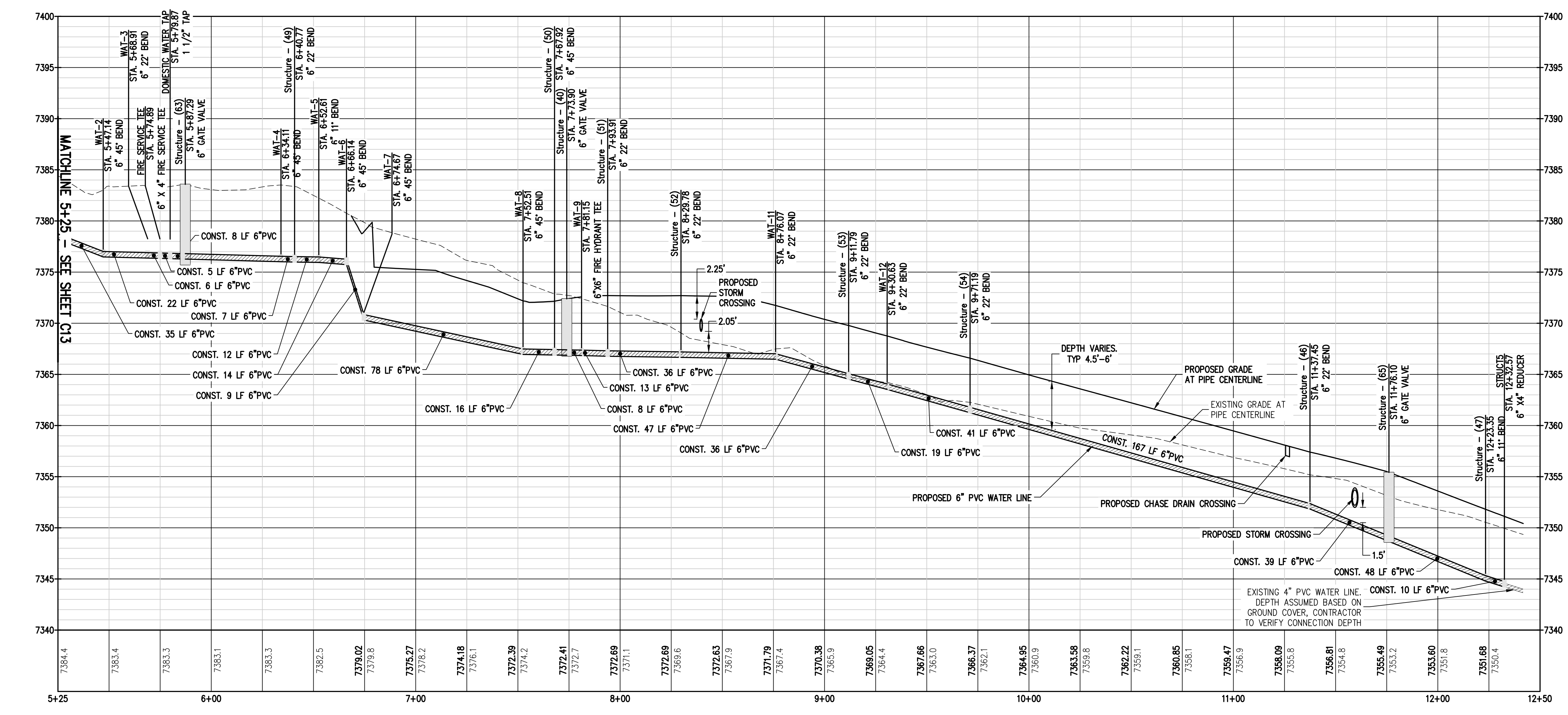
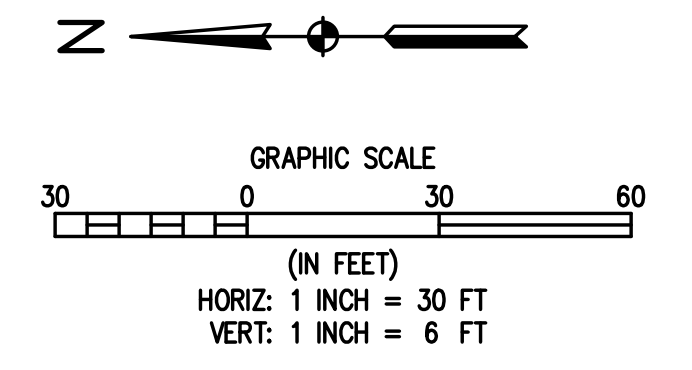
  

EXISTING SYMBOLS	PROPOSED SYMBOLS	
⊗	⊗	CONIFEROUS TREE
○	○	CLEANOUT
■	■	TYPE 'C' INLET

ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION

CONCRETE PAVING



R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Utility Plan.dwg, 10/25/2024 12:45:25 PM, Alon Lunsford



DESIGNED BY: AJL  
 DRAWN BY: AJL  
 CHECKED BY: SGB

DATE: 06/26/2024

PREPARED BY: 60% DESIGN SET

REVISION DESCRIPTION

EL PASO COUNTY  
 FOX RUN NATURE CENTER  
 OVERALL STORM SYSTEM PLAN

FOR AND ON BEHALF OF  
 BASELINE CORPORATION

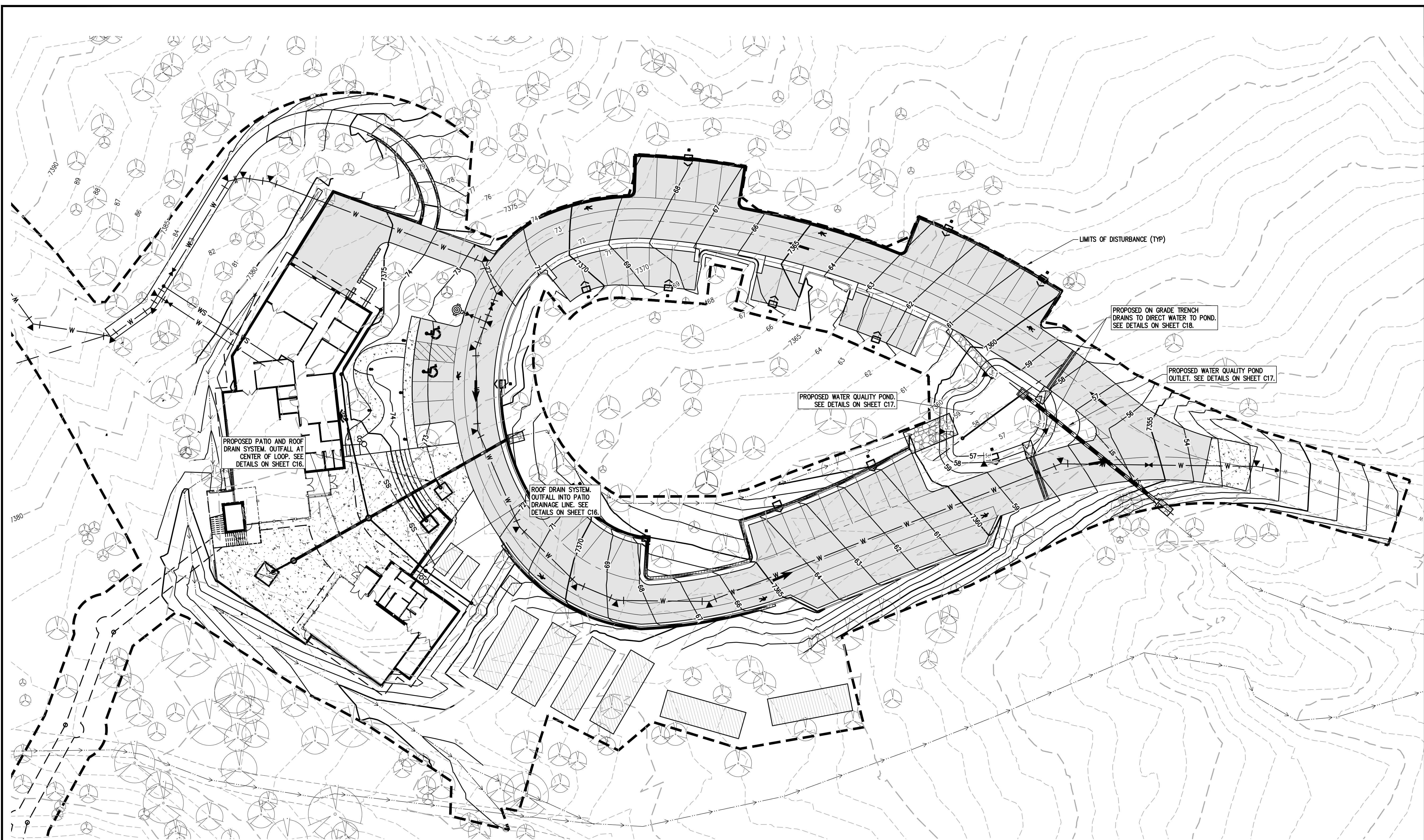
INITIAL SUBMITTAL: XX/XX/XX  
 DRAWING SIZE: 24" X 36"  
 SURVEY FIRM: BASELINE  
 SURVEY DATE: 10/31/2023  
 JOB NO.: C035069

DRAWING NAME: 35069 Utility Plan.dwg  
 SHEET 15 OF 16

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PREPARED UNDER THE DIRECT SUPERVISION OF

C15



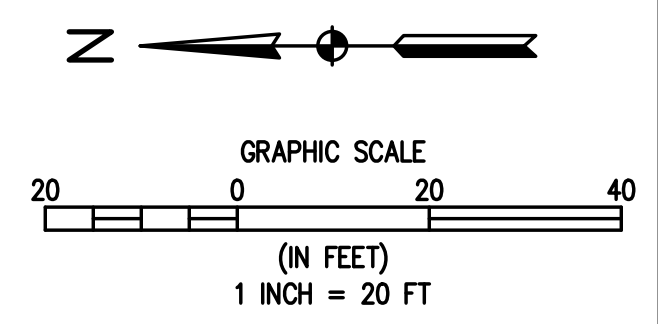
**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	
--- 5280 ---	--- 5280 ---	MAJOR CONTOUR (5' INTERVAL)
--- 81 ---	--- 81 ---	MINOR CONTOUR (1' INTERVAL)
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT
--- SAN ---	--- SAN ---	SANITARY SEWER MAIN
--- W ---	--- W ---	WATER LINE
--- ST ---	--- ST ---	STORM SEWER

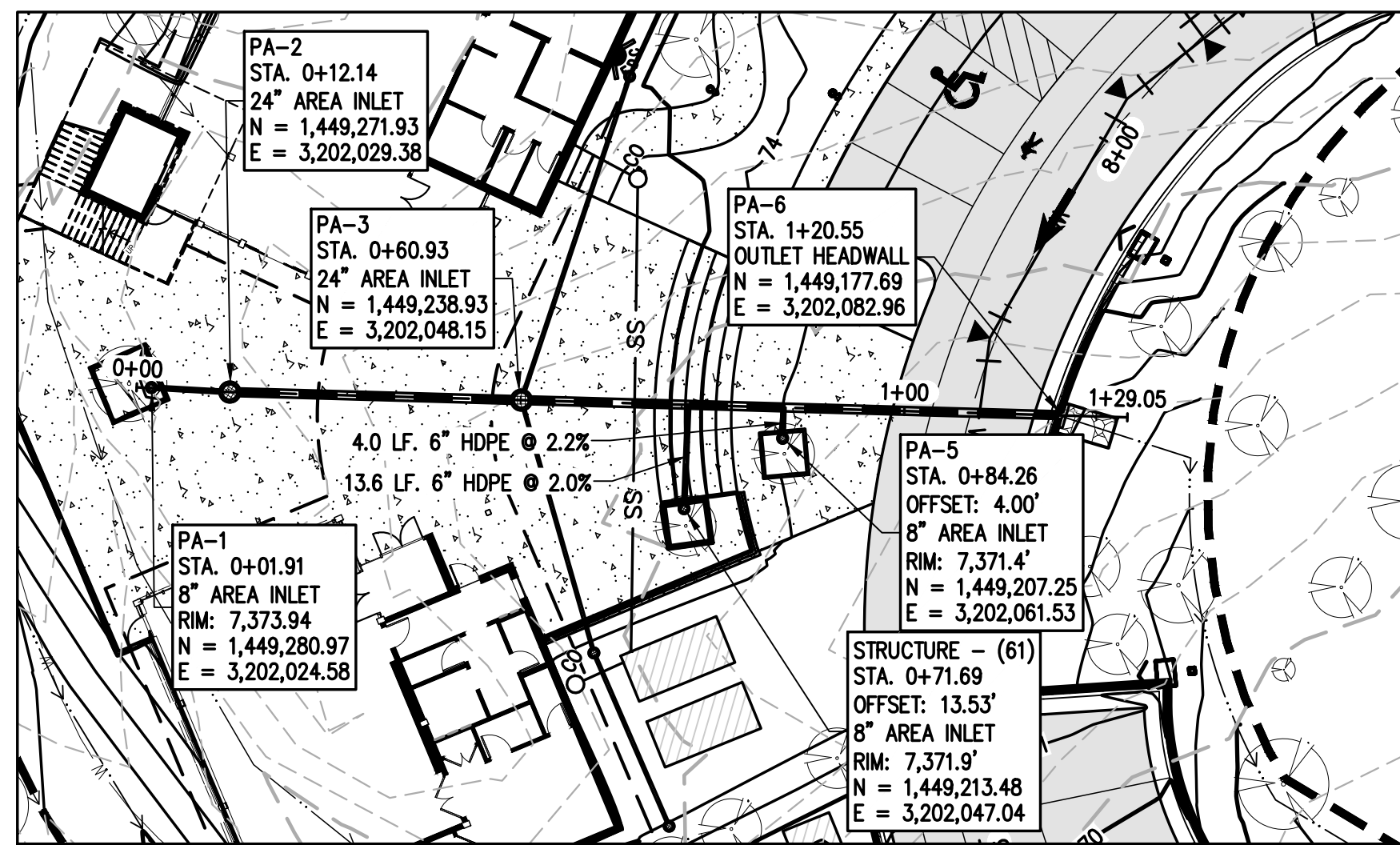
EXISTING SYMBOLS	PROPOSED SYMBOLS	
⊗	⊗	CONIFEROUS TREE
●	○	CLEANOUT
■	■	TYPE 'C' INLET
■	■	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
■	■	CONCRETE PAVING

**STORMWATER NOTES**

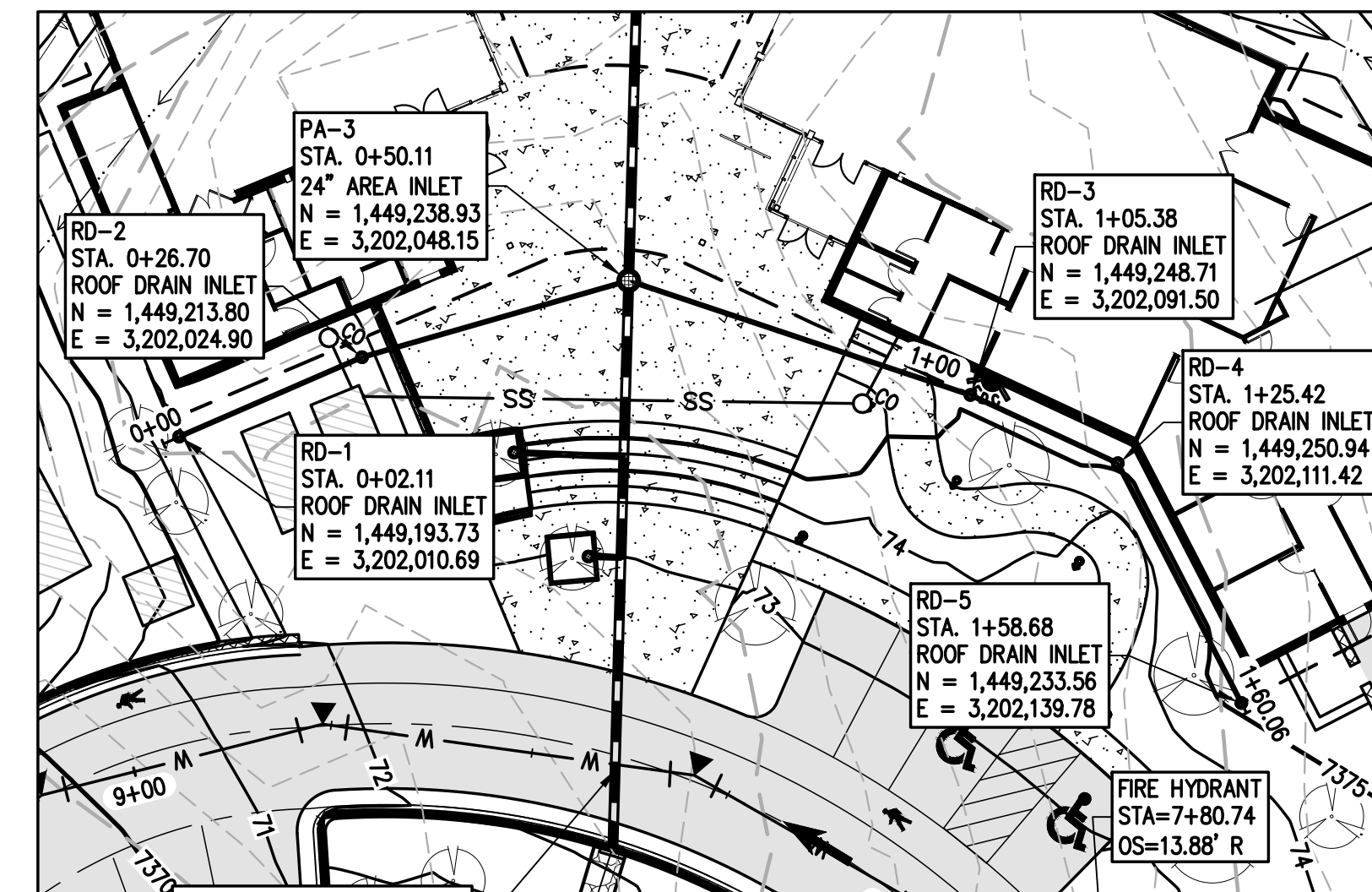
- STORMWATER FACILITIES TO BE CONSTRUCTED TO THE LINES AND GRADES INDICATED ON THE PLANS. IN GENERAL, THE STORMWATER FACILITIES INCLUDE A DIVERSION SWALE TO DIRECT OFFSITE RUNOFF AROUND THE PROPOSED BUILDING AND IMPROVEMENTS; STORM SEWER FACILITIES AS REQUIRED TO COLLECT RUNOFF FROM THE PLAZA AREA, ROOF DRAINS, TREE WELLS AND THE ACCESS ROAD/PARKING LOT; AND A WATER QUALITY FACILITY TO TREAT DEVELOPED RUNOFF.
- A DIVERSION SWALE WILL BE GRADED AS SHOWN ON THE PLANS TO DIVERT OFFSITE RUNOFF FROM THE NORTH AND NORTHWEST AROUND THE PROPOSED IMPROVEMENTS. SWALE DEPTH VARIES TO A MAXIMUM DEPTH OF 3.15 FEET +/- . SWALE SIDE SLOPE TO BE 4:1 AND WILL BE PROTECTED WITH AN EROSION BLANKET FOR ITS FULL SECTION AS VEGETATION IS RE-ESTABLISHED.
- STORM SEWER WILL BE CONSTRUCTED IN THE PLAZA AREA TO COLLECT RUNOFF FROM THE PLAZA, ROOF DRAINS AND TREE WELLS. STORM SEWER PIPING WILL BE HDPE PIPE OF THE SIZES INDICATED AND INSTALLED TO THE GRADES SHOWN ON THE PLANS. PLAZA INLETS WILL BE 24" DIAMETER AREA INLETS WITH PEDESTRIAN SAFE GRATES AND TREE WELL INLETS WILL BE 8" DIAMETER AREA INLETS. ROOF DRAINS WILL BE CONNECTED TO THE PLAZA DRAIN AS INDICATED ON THE PLANS. THE PLAZA STORM SEWER WILL OUTFALL INTO THE AREA INSIDE THE ACCESS ROAD LOOP. A RIPRAP PAD WILL PROTECT THE OUTFALL AND THE NATURAL CONTOURS WILL DIRECT THE RUNOFF TO THE WATER QUALITY FACILITY.
- TRENCH DRAINS WILL BE CONSTRUCTED ACROSS THE ACCESS ROAD ON EACH SIDE OF THE WATER QUALITY FACILITY TO DIRECT ROAD RUNOFF INTO THE FACILITY.
- THE WATER QUALITY FACILITY WILL BE A RAIN GARDEN FACILITY THAT INCLUDES A GROWING MEDIUM WITH A 4" DIAMETER SLOTTED UNDERDRAIN, TYPE C OUTLET STRUCTURE AND AN 18" RCP OUTLET PIPE. ROCK RIPRAP RUNDOWNS ARE TO BE CONSTRUCTED TO DIRECT ROADWAY RUNOFF INTO THE WATER QUALITY FACILITY. CONSTRUCT WATER QUALITY FACILITY PER APPROVED PLANS AND PER PERTINENT EL PASO COUNTY CRITERIA.
- ALL STORMWATER CONSTRUCTION TO BE IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT AND EL PASO COUNTY ENGINEERING CRITERIA MANUAL UNLESS OTHERWISE NOTED.
- REVEGETATION OF THE WATER QUALITY FACILITY TO BE IN ACCORDANCE WITH RAIN GARDEN REQUIREMENTS AND THE APPROVED LANDSCAPE PLANS.



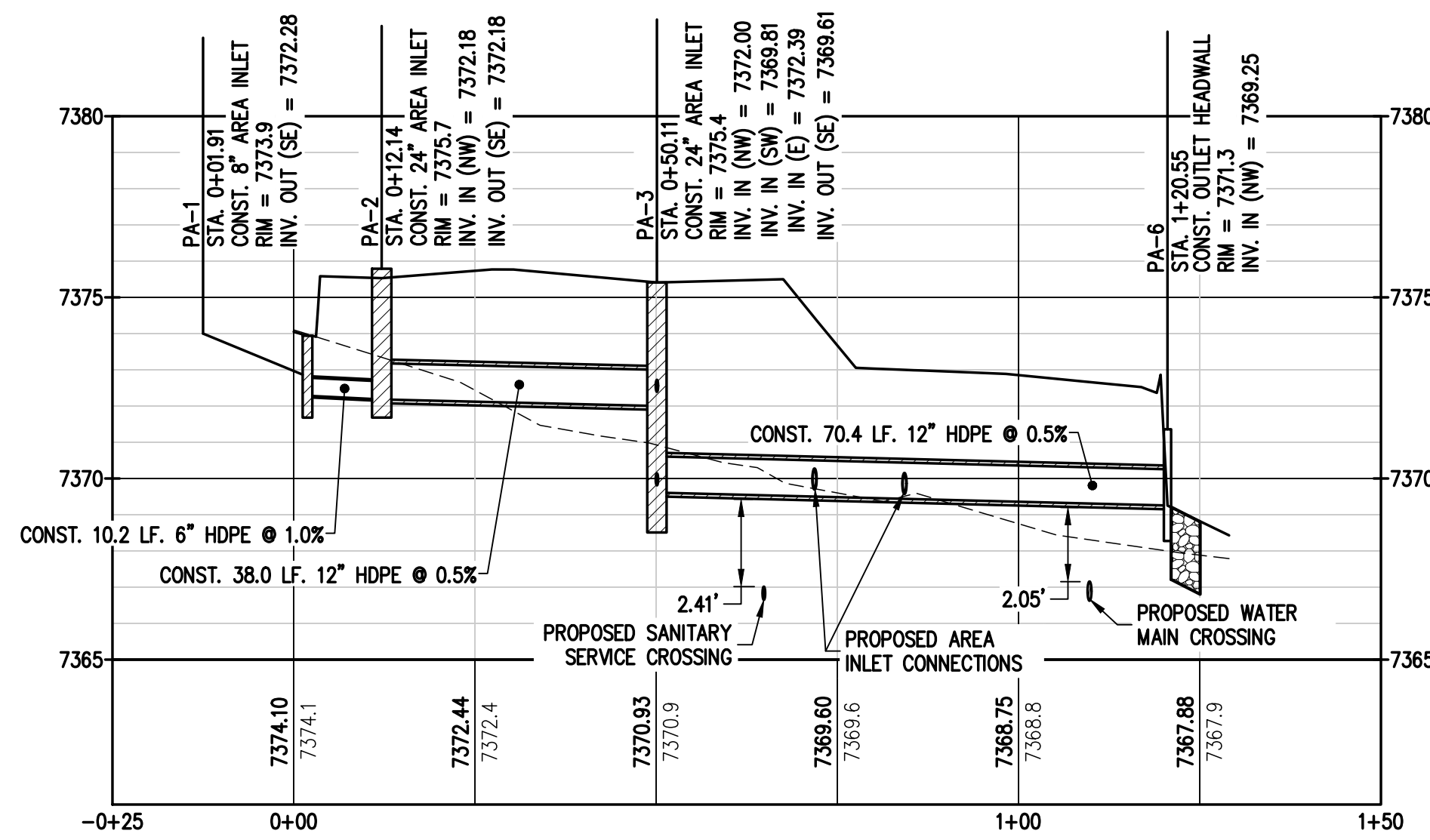




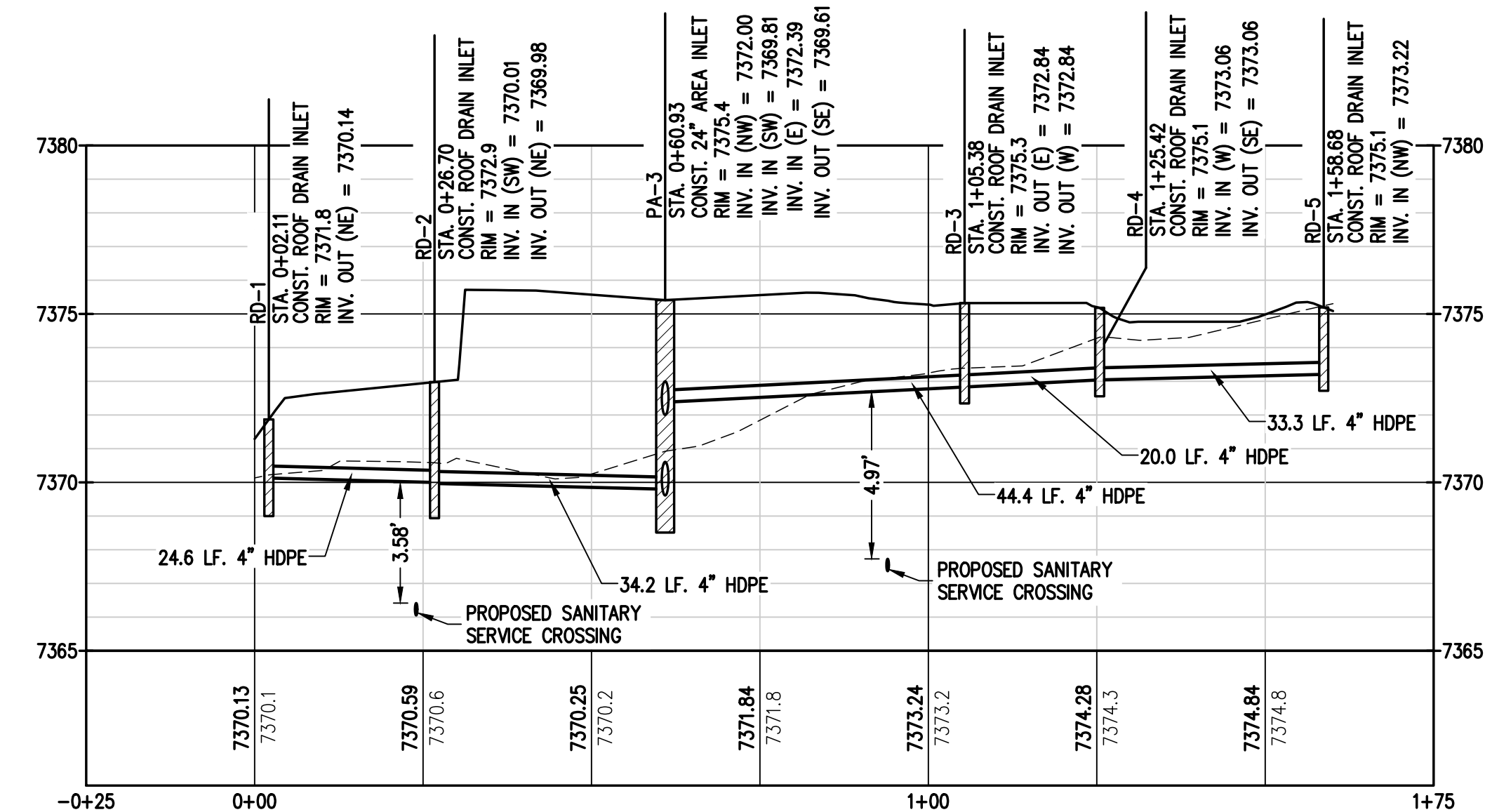
**PATIO DRAIN PLAN**



**ROOF DRAIN PLAN**



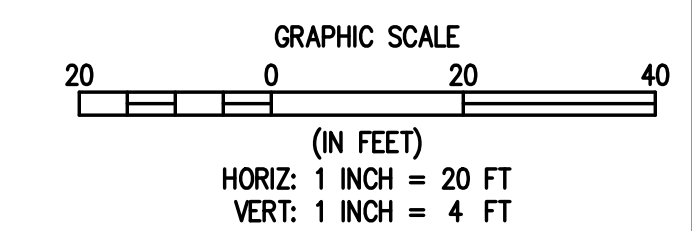
**PATIO DRAIN PROFILE**



**ROOF DRAIN PROFILE**

**LEGEND**

EXISTING LINETYPES	PROPOSED LINETYPES	EXISTING SYMBOLS	PROPOSED SYMBOLS
--- 5280 ---	— 5280 —	○	○
--- 81 ---	— 81 —	●	○
---	---	○	○
---	---	■	■
---	---	■	■
---	---	■	■
---	---	■	■
---	---	■	■
---	---	■	■
---	---	■	■
---	---	■	■
---	---	■	■



DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
AJL	06/26/2024		60% DESIGN SET
AJL			
AJL			
SCB			

**EL PASO COUNTY PARKS**  
EL PASO COUNTY  
**FOX RUN NATURE CENTER**  
ROOF DRAIN AND PATIO PLAN AND PROFILE

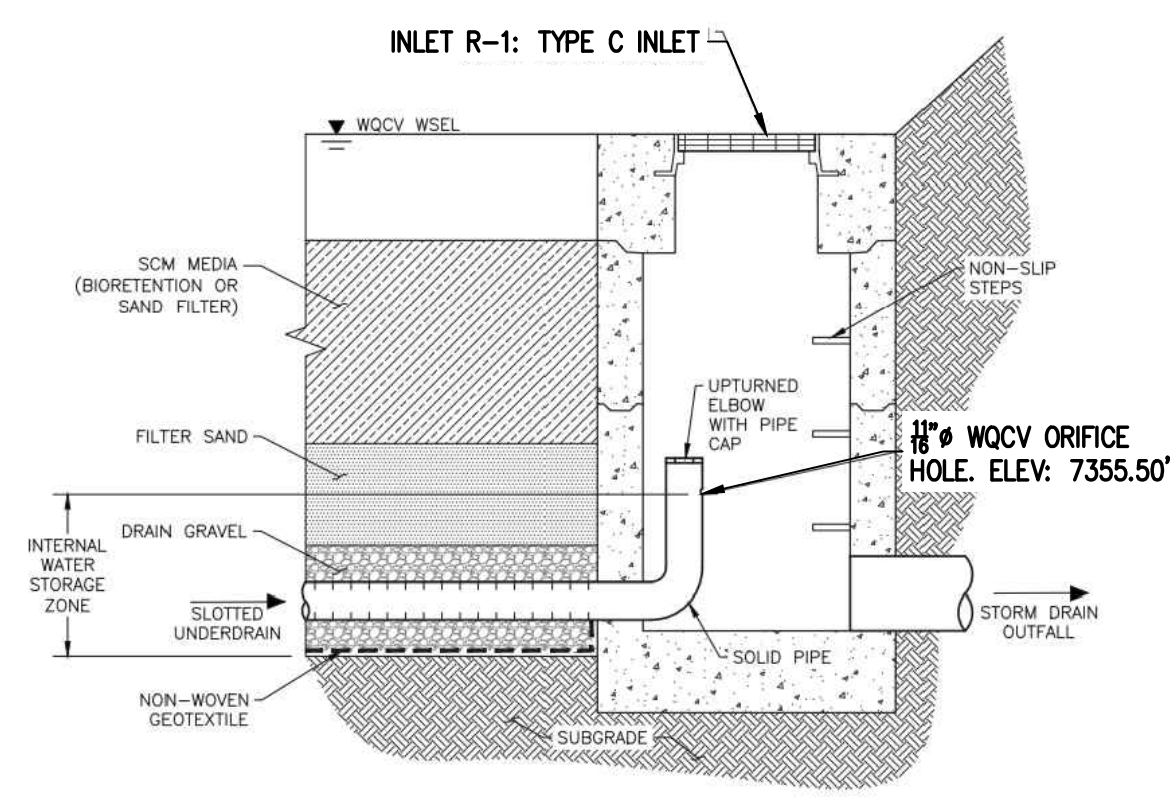
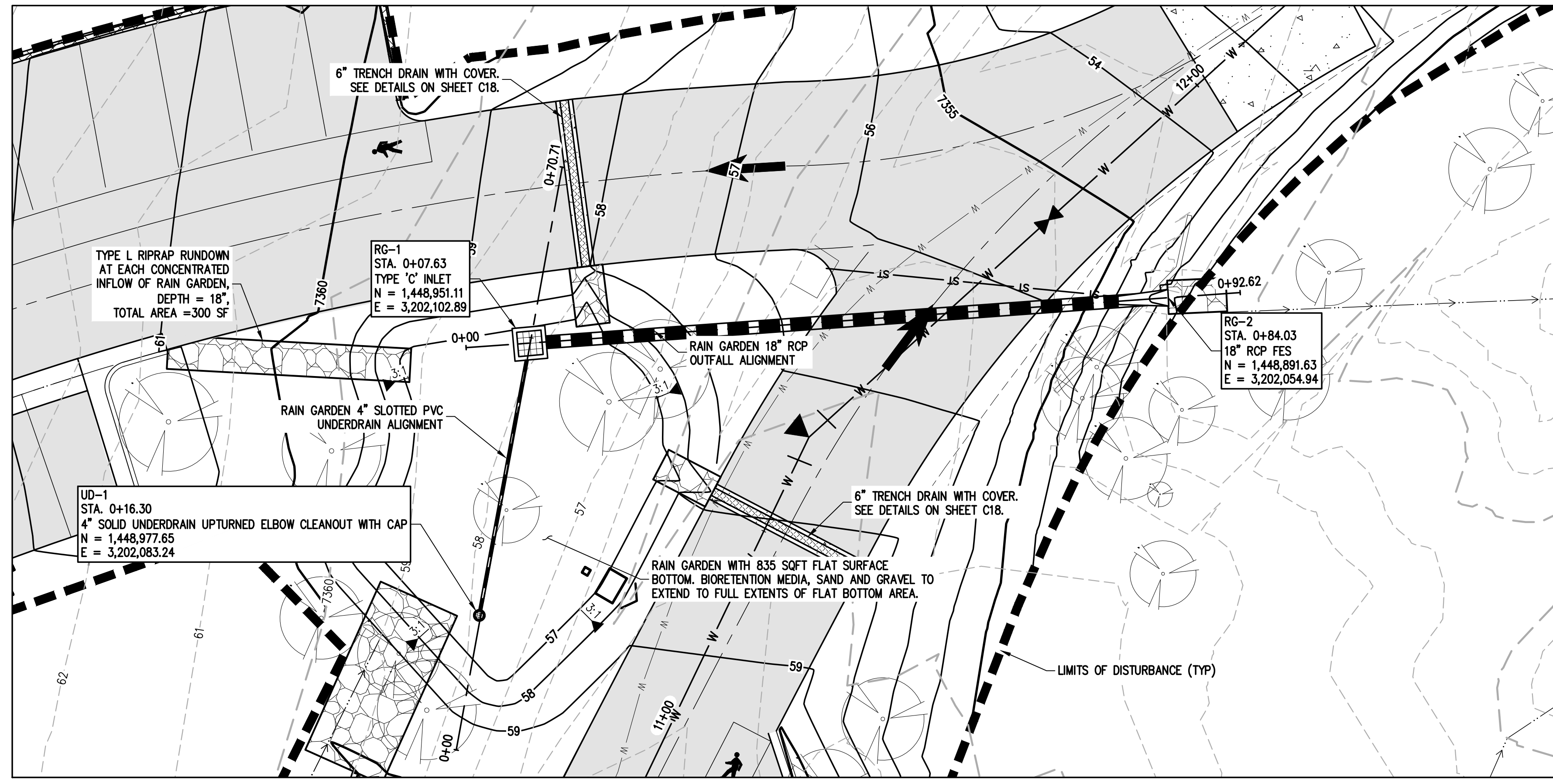
PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**  
FOR AND ON BEHALF OF BASELINE CORPORATION  
INITIAL SUBMITTAL XX/XX/XX  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE  
BASELINE 10/31/2023  
JOB NO. C035069  
DRAWING NAME  
35069 Utility Plan.dwg  
SHEET 16 OF 16  
C16



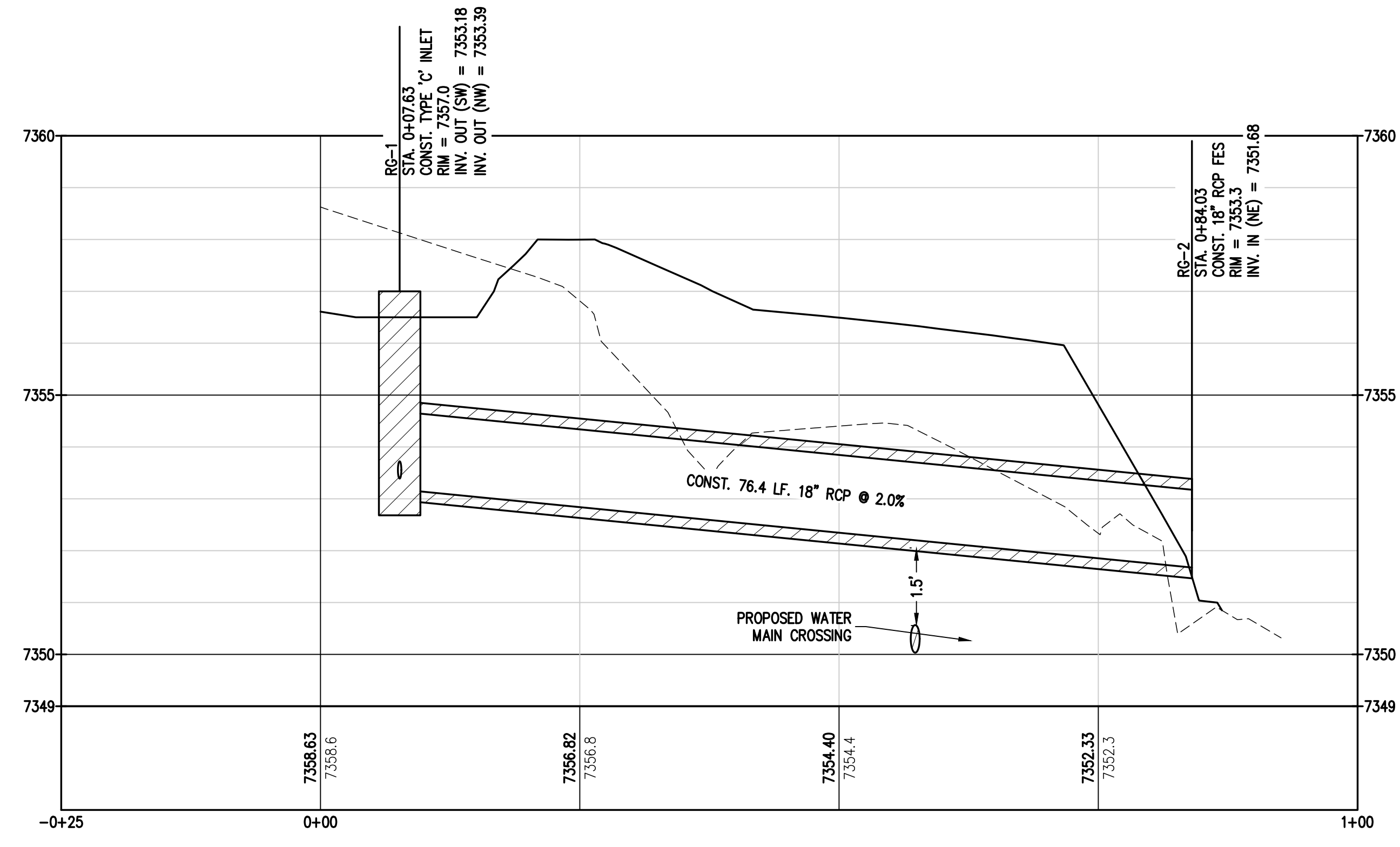
DESIGNED BY	AJL
DRAWN BY	AJL
CHECKED BY	SGB
DATE	06/26/2024
PREPARED BY	60 % DESIGN SET
REVISION DESCRIPTION	

EL PASO COUNTY PARKS  
FOX RUN NATURE CENTER  
POND PLAN AND PROFILE  
EL PASO COUNTY

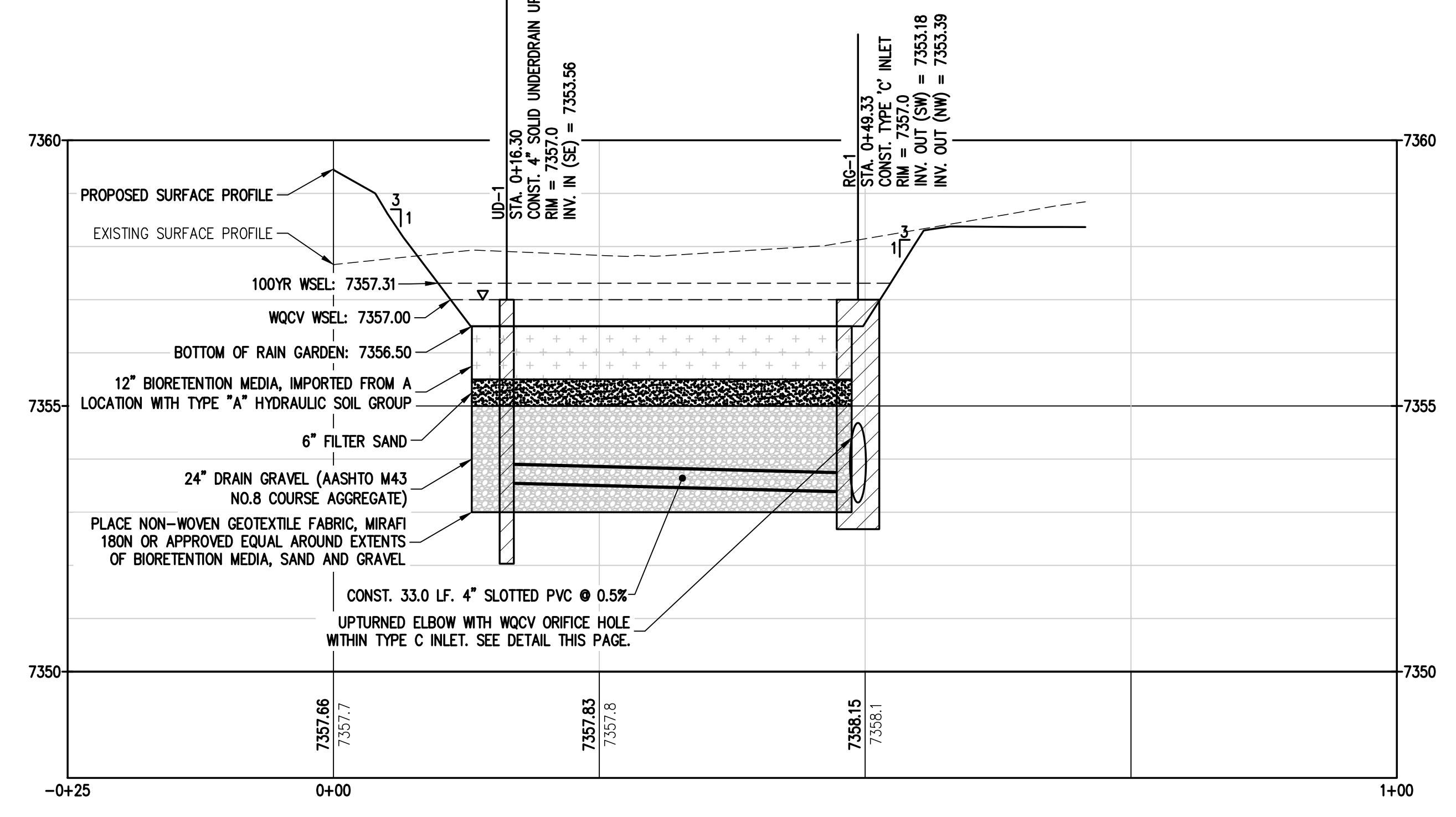
FOR AND ON BEHALF OF  
BASELINE CORPORATION  
INITIAL SUBMITTAL XX/XX/XX  
DRAWING SIZE 24" X 36"  
SURVEY FIRM SURVEY DATE  
BASELINE 10/31/2023  
JOB NO. C035069  
DRAWING NAME  
35069 Utility Plan.dwg  
SHEET 17 OF 16  
C17



**RAIN GARDEN INLET WITH UPTURNED ELBOW**



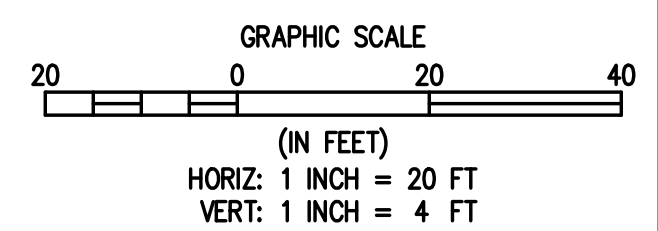
**RAIN GARDEN 18" RCP OUTFALL PROFILE**



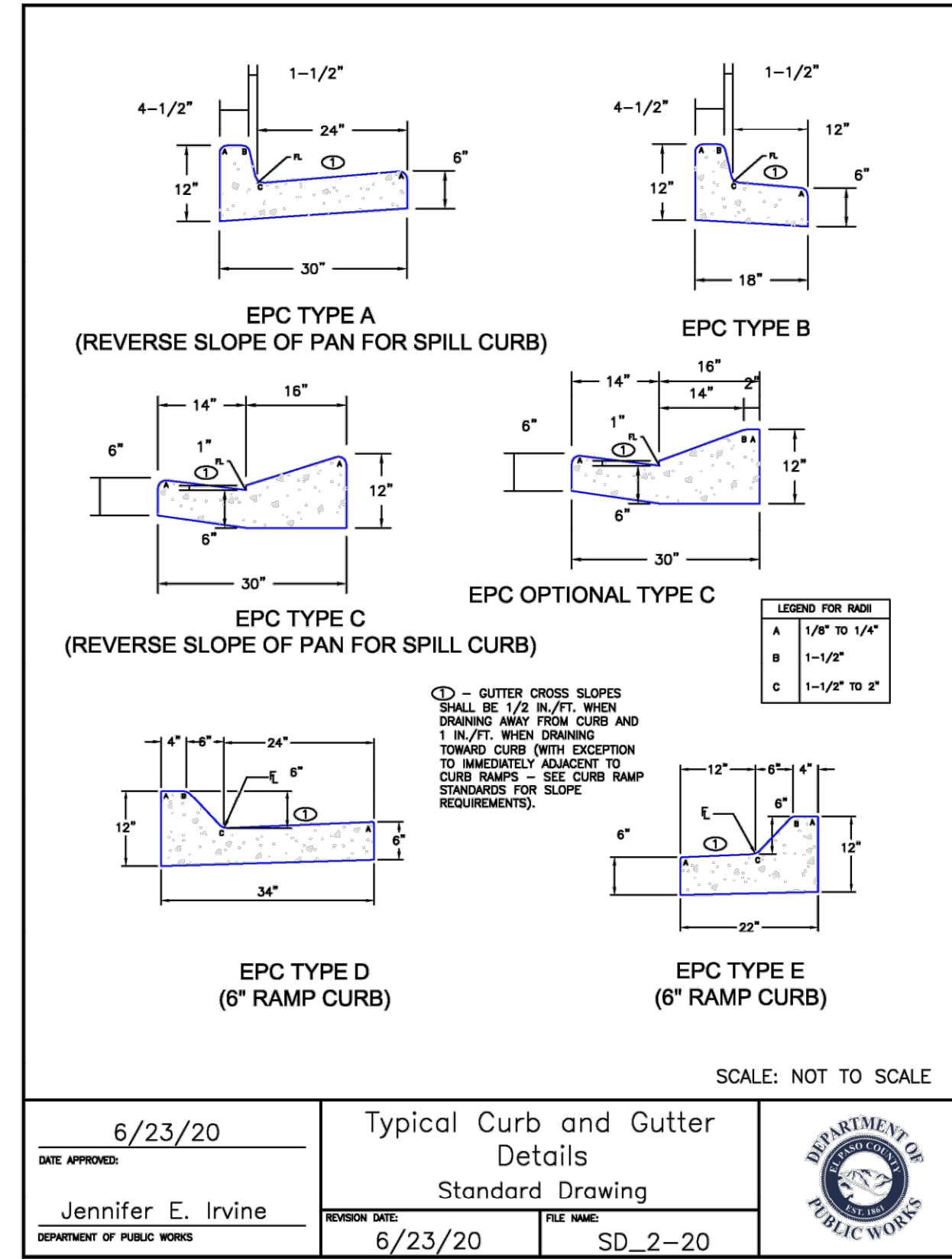
**RAIN GARDEN 4" SLOTTED PVC UNDERDRAIN PROFILE**

**LEGEND**

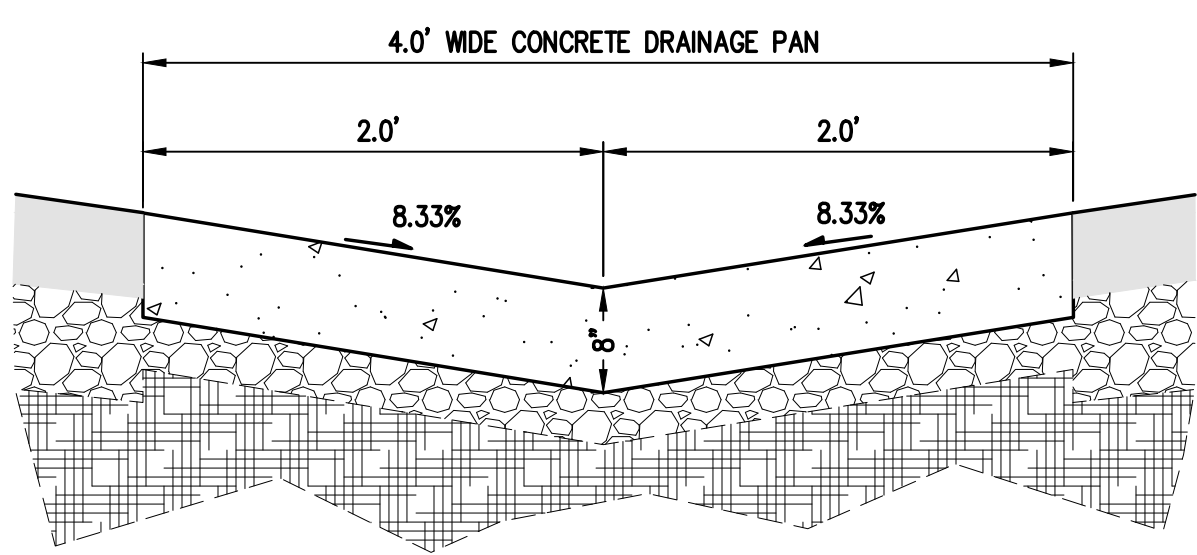
5280	5280	MAJOR CONTOUR (5' INTERVAL)
81	81	MINOR CONTOUR (1' INTERVAL)
		EDGE OF GRAVEL
		EDGE OF ASPHALT
SAN	SAN	SANITARY SEWER MAIN
W	W	WATER LINE
ST	ST	STORM SEWER
		CONIFEROUS TREE
		CLEANOUT
		TYPE 'C' INLET
		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
		CONCRETE PAVING



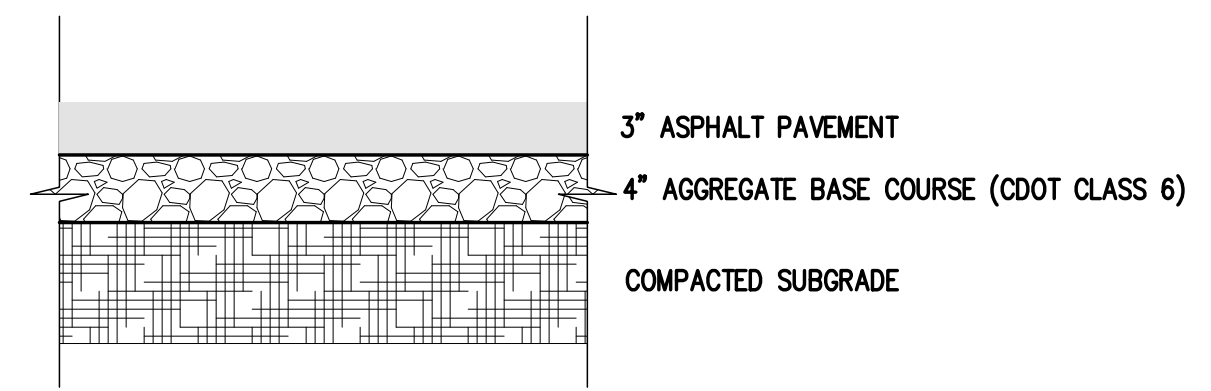




DATE APPROVED: 6/23/20	DESIGNER: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-20
------------------------	------------------------------	------------------------	--------------------



CONCRETE PAN SECTION



ASPHALT PAVEMENT SECTION

**NOTE:**  
ASPHALT SECTION SHOWN BASED ON TABLE D-2- MINIMUM PAVEMENT SECTIONS IN EL PASO COUNTY ENGINEERING CRITERIA MANUAL FOR LOCAL ROADS. FINAL PAVEMENT SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER IN PAVEMENT DESIGN REPORT.

**STEEL GRATE QUANTITIES**

NO. PIECES	DESCRIPTION	LENGTH PER FT. (LBS.)	WEIGHT (LBS.)
4	S4 x 7.7 BEAM	41"	7.90
2	3/2" x 1/4" FLAT	26 3/4"	2.98
2	3" x 1/4" FLAT	26 3/4"	2.55

TOTAL LBS. = 131

**QUANTITIES FOR ONE INLET**

H (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQD.
2'-6"	1.0	76
3'-0"	1.1	81
3'-6"	1.2	87
4'-0"	1.3	102
4'-6"	1.5	117
5'-0"	1.6	123
5'-6"	1.7	138
6'-0"	1.9	143
6'-6"	2.0	159
7'-0"	2.1	164
7'-6"	2.2	180
8'-0"	2.4	185
8'-6"	2.5	200
9'-0"	2.6	206
9'-6"	2.8	221
10'-0"	2.9	236
11'-6"	3.3	252

**GENERAL NOTES**

- INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A MIN. 2 INCH CLEARANCE, CUT OR BEND AROUND PIPES AS REQUIRED.
- CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 x 6 - W4.4 x W4.4 (8' x 6' - W2.1 x W2.1).
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO AASHTO M 199.
- SEE STANDARD PLAN M-504-11 FOR REINFORCEMENT AROUND THE PIPE OPENING.
- ALL INLETS SHALL HAVE A 4 INCH DIA. MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

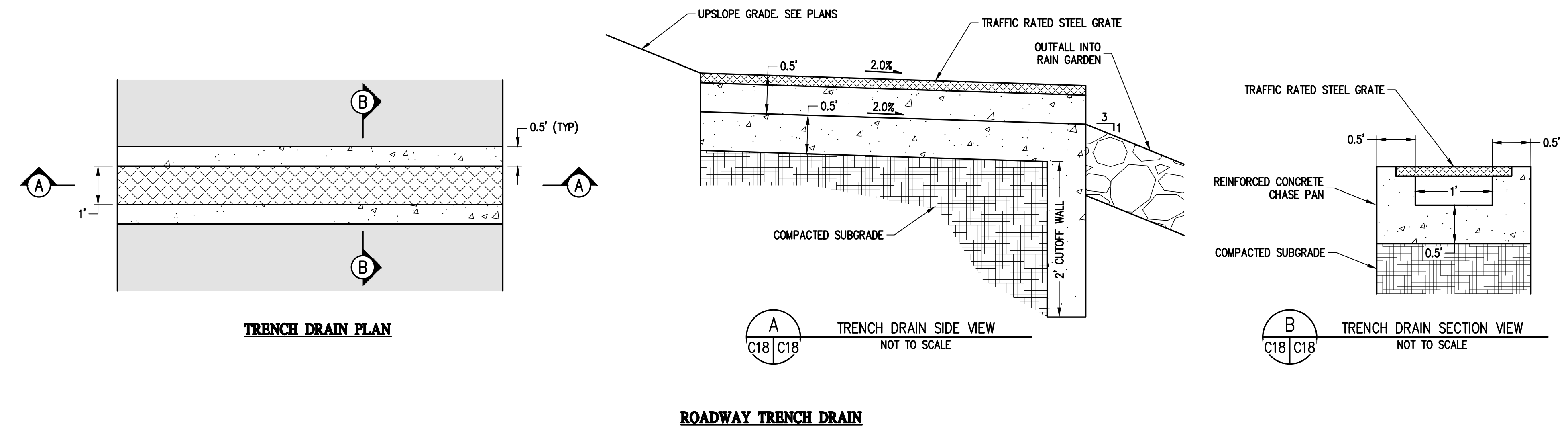
**BAR LIST FOR H = 2 FT.-6 IN. AND BENDING DIAGRAM**

MARK	NO. REIN.	HEIGHT	LENGTH
401	2	2'-2 1/2"	8'-0"
401	6	2'-7"	8'-8"
402	4	11"	15'-4"

1" INCREASE DIMENSION 6 IN. FOR EACH 6 IN. INCREASE OF "H" ABOVE 2 FT.-6 IN.

ADD ONE BAR FOR EACH FT. INCREASE OF "H" ABOVE 2 FT.-6 IN.

402 BARS SHALL BE EQUALLY SPACED FROM EACH OTHER.



ROADWAY TRENCH DRAIN

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: _____	2829 West Howard Place	M-604-10
Designer Initials: JBK	Comments: _____	CDOT HQ, 3rd Floor	Standard Sheet No. 1 of 1
Last Modification Date: 07/31/19	_____	Denver, CO 80204	
Detailer Initials: LTA	_____	Phone: 303-757-9021 FAX: 303-757-9868	
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	_____	Project Development Branch	Project Sheet Number: _____

**INLET, TYPE C**

Issued by the Project Development Branch July 31, 2019

DESIGNED BY	DATE
A/JL	06/26/2024
DRAWN BY	PREPARED BY
A/JL	06/26/2024
CHECKED BY	REVISION DESCRIPTION
SCB	60% DESIGN SET

**EL PASO COUNTY PARKS**  
EL PASO COUNTY  
**FOX RUN NATURE CENTER**  
DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF  
**PRELIMINARY NOT FOR CONSTRUCTION**

FOR AND ON BEHALF OF	INITIAL SUBMITTAL	XX/XX/XX
BASELINE CORPORATION	DRAWING SIZE	24" x 36"
	SURVEY FIRM	SURVEY DATE
	BASELINE	10/31/2023
JOB NO.	C035069	
DRAWING NAME	35069 Details.dwg	
SHEET	18	OF 16

C18

R:\35069 Fox Run Nature Center\Drawings\Construction Documents\35069 Details.dwg, 10/25/2024 12:46:09 PM, Alan Lunsford



**NOTES:**

Site conditions require a designed septic system. We recommend a septic tank and pressurized absorption field system. A pumping chamber with control panel will be required.

**DESIGN CRITERIA:**

El Paso County Health Department: Onsite Wastewater Treatment System (OWTS) Regulations Dated May 23, 2018 effective July 7, 2018.

**PROFILE PITS:**

Six test pit excavation were observed by Entech Engineering, Inc. The results of those observations are included in a OWTS Site Evaluation dated November 17, 2023, Revised March 8, 2024, Entech Job No. 231597. A Long Term Acceptance Rate (LTAR) value of 0.35 gallons per square foot per day was recommended for Treatment Level 1, Soil Type 3. A Maximum Long Term Acceptance Rate (LTAR) value of 0.80 gallons per square foot per day was recommended for Treatment Level 3, with a 3'-0" Sand Filter provided the sand clay loam is fully penetrated. Bedrock was not encountered in the test pits. Redoximorphic Features were not encountered in the test pits.

**DESIGN DATA - Pike's Peak Maintenance Building:**

5 Full Time Employees @ 15 Gallons Per Day Per Person = 75 Gallons Per Day (GPD)  
385 Short Term Visitors @ 5 Gallons Per Day Per Person = 1,925 Gallons Per Day (GPD)  
390 Person Occupancy Load = 2,000 Gallons Per Day (GPD)

**DESIGN FLOW:**

2,000 GPD

**SOIL TYPE:**

Type 1, R-0, Maximum LTAR of 0.80 with Minimum 3'-0" Sand Filter, Treatment Level 3

**SEPTIC TANK:**

The septic tank capacity should be a minimum of 4,000 gallons (suitable for 2,000 GPD flow rate). The septic tank shall comply with El Paso County Health Department regulations. The tank should be checked periodically and pumped as needed. Risers for tank shall also be traffic rated.

**TRAFFIC RATED PUMPING CHAMBER:**

A Lindsay Pre-Cast or similar pumping chamber with a minimum capacity of 1,000 gallons shall be sealed at all joints and shall be coated with a suitable asphaltic waterproofing. A pump with a high water alarm shall be installed in the pumping chamber. The pumping chamber shall comply with El Paso County Health Department regulations. Periodic monitoring of water usage is recommended to adjust dosing to 5 to 6 doses per day, with a 330 gallon minimum dose. Install check valve / air release valve to permit line to drain to pumping tank or to field.

**INSTALLATION OBSERVATION:**

The installation of the septic system shall be observed to check compliance with the design. Recommended observations include:

- 1) A meeting with Entech, builder, homeowner, and the installer to stake the field locations.
- 2) Site observation during and after each bed is excavated (BEFORE SAND PLACEMENT).
- 3) Site observation of pipe installation, distribution valves and manifold assembly, pumping chamber, and verify that the stand pipes have been installed;
- 4) final site observation including soil cover over the bed.

**PRE-CONSTRUCTION MEETING:**

Contractor should contact Entech Engineering, Inc. to discuss installation and scheduling of recommended observations. A site meeting with an engineer from Entech Engineering, Inc., a El Paso County Health Officer and the OWTS contractor is required prior to excavation or installation of the field. The absorption field location will be finalized by the pre-construction meeting. The installed system minimum horizontal distances must be maintained from pertinent physical features according to El Paso County Health Department Regulations.

**WATER**

Any well must be located a minimum of 100 feet away from the soil treatment area. The soil treatment area shall be 25 feet from any drainage.



**VICINITY MAP**  
SCALE: N.T.S.

Remove



MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	BY:

**ENTECH ENGINEERING, INC.**  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5599

ON-SITE WASTEWATER TREATMENT SYSTEM  
2110 STELLA DRIVE  
EL PASO COUNTY, COLORADO  
FOR: TREMMEL DESIGN GROUP

<b>DRAWN BY:</b> R. JAQUET
<b>DESIGNED BY:</b> R. JAQUET
<b>CHECKED BY:</b> R. JAQUET
<b>DATE:</b> 3/8/2024
<b>SCALE:</b> AS SHOWN
<b>JOB NO.:</b> 231597
<b>SHEET NO.:</b> 1 OF 4

**CALCULATIONS**

**390 PERSONS**

**LTAR (0.80) 3'-0" SAND FILTER**

**BASIC REQUIRED AREA**

$$A = \frac{Q}{LTAR}$$

**FOR BED SYSTEM (CHAMBERS)**

Q = 2,000 GPD  
0.80 - SAND FILTER, TREATMENT LEVEL 1 (LTAR)  
10 - BED (PRESSURE DISTRIBUTION)  
10 - SIZE ADJUSTMENT FACTOR (CHAMBERS)

$$A = \frac{(2,000)(10)(10)}{0.80}$$

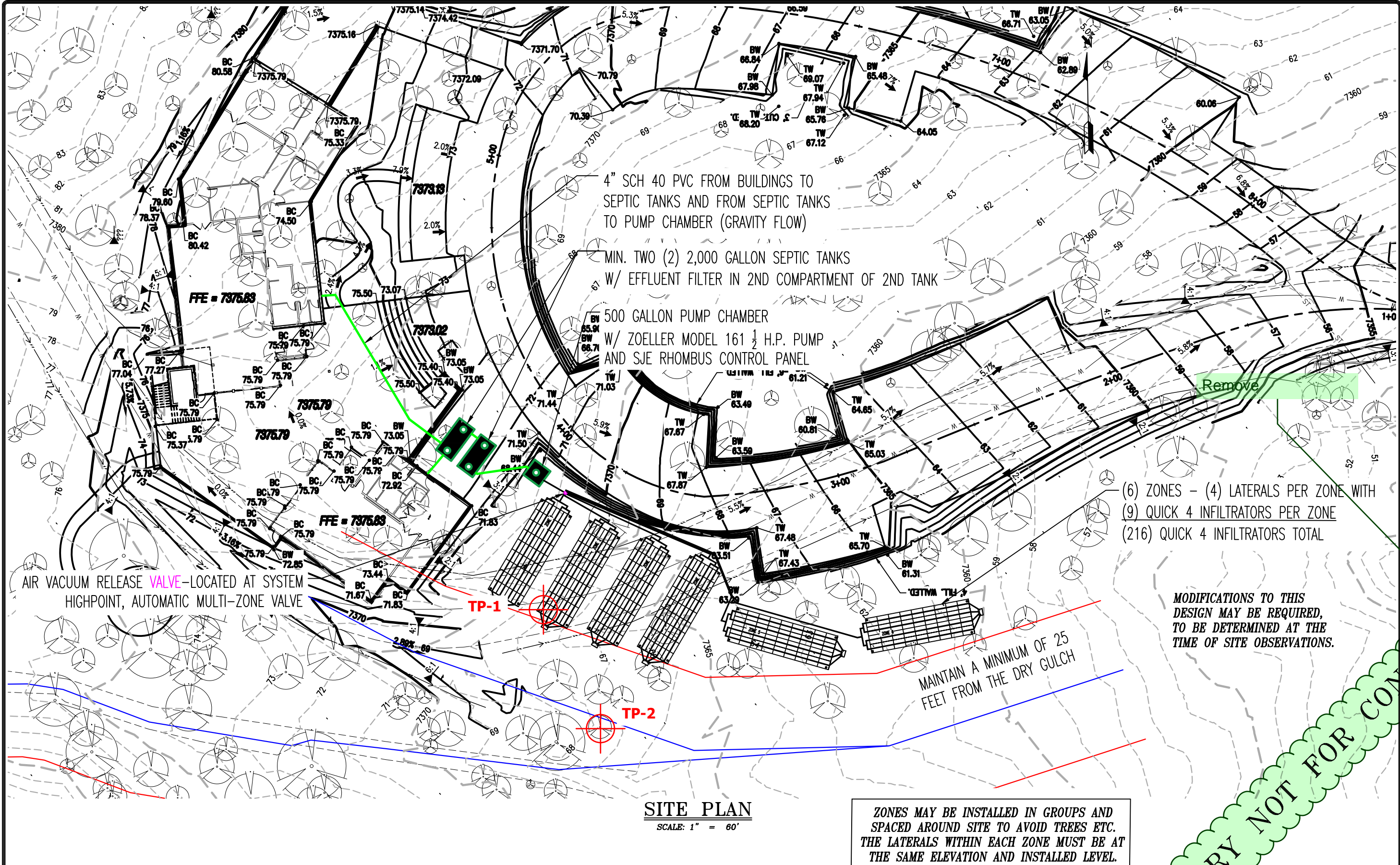
A = 2,500 SF      **USE 2,592 SF**

QUICK 4 =  $\frac{2,592}{12} = 216$       **USE 216**

**TOTAL - 216 QUICK 4 INFILTRATORS**

**(6) BEDS WITH (4) ROWS OF 9 INFILTRATORS FOR TOTAL OF 216 INFILTRATORS**





**SITE PLAN**  
SCALE: 1" = 60'

ZONES MAY BE INSTALLED IN GROUPS AND SPACED AROUND SITE TO AVOID TREES ETC. THE LATERALS WITHIN EACH ZONE MUST BE AT THE SAME ELEVATION AND INSTALLED LEVEL.

MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.

NOTE: BUILDERS/OWNERS SHOULD REVIEW THEIR COVENANTS TO VERIFY IF THERE ARE SETBACK OR LAND-CLEARING RESTRICTIONS THAT MIGHT AFFECT SYSTEM INSTALLATION, PRIOR TO CONSTRUCTION.

NOTE: THE CONFIGURATION OF THE BED SYSTEM CAN BE ALTERED TO ACCOMMODATE SITE SPECIFIC CONDITIONS AS APPROVED BY ENTECH

NOTE: LOCATE VALVE BOX AT THE "HIGH POINT" IN THE SYSTEM AND PROVIDE AIR RELEASE VALVE.

NOTE: ENGINEER TO REVIEW PROPOSED LAYOUT PRIOR TO CONSTRUCTION W/ OWNER & INSTALLER.

THE MAXIMUM SOIL COVER OVER THE TOP OF A SEPTIC TANK IS 48" UNLESS OTHERWISE APPROVED BY EL PASO COUNTY

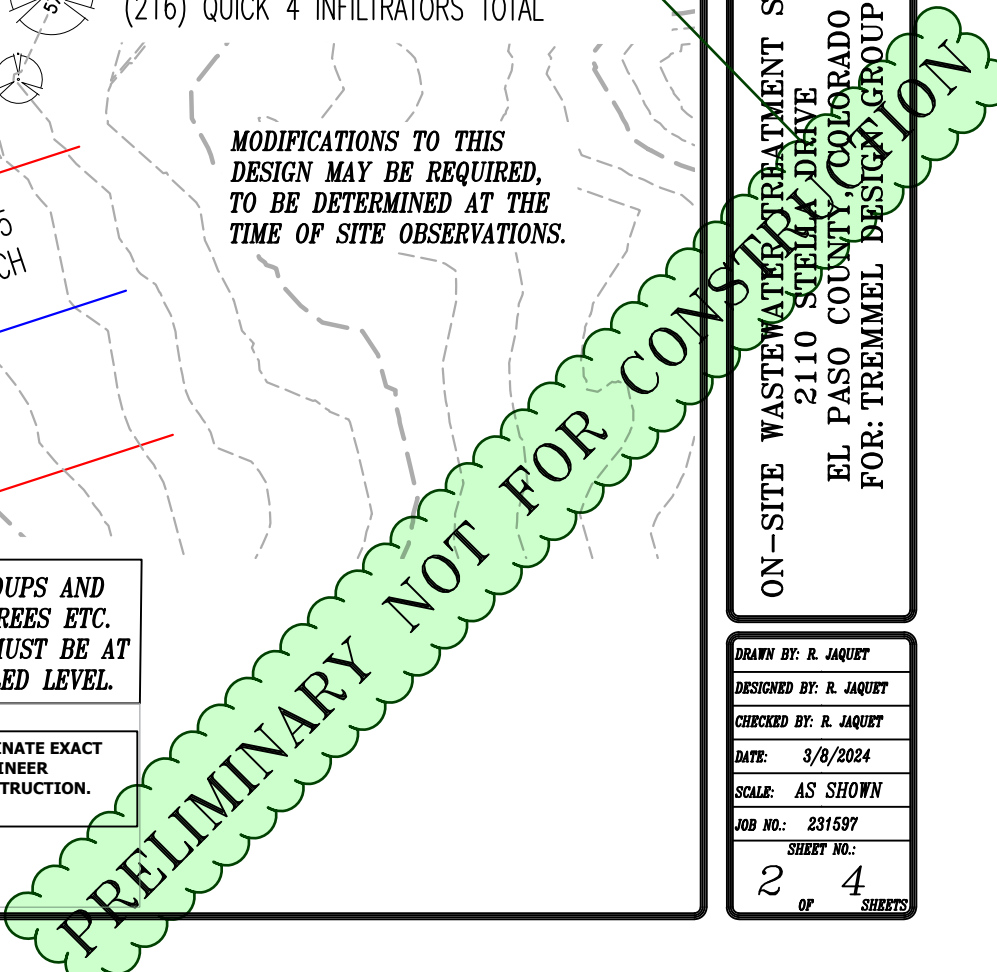
ORIENTATION APPROXIMATE; COORDINATE EXACT LOCATION & ORIENTATION WITH ENGINEER ON-SITE, PRIOR TO CLEARING & CONSTRUCTION.

REVISIONS	BY:

**ENTECH ENGINEERING, INC.**  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907  
(719) 531-5599

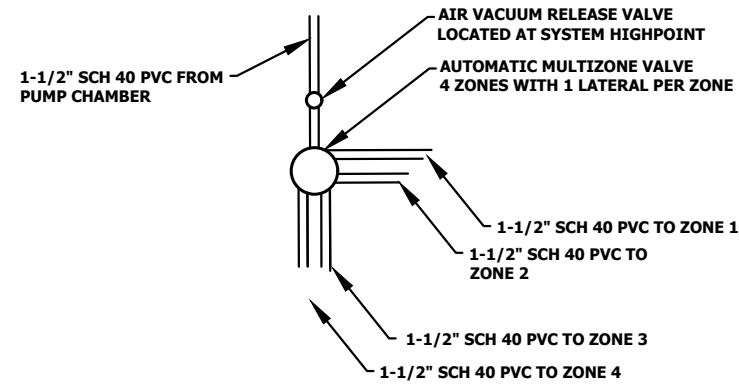
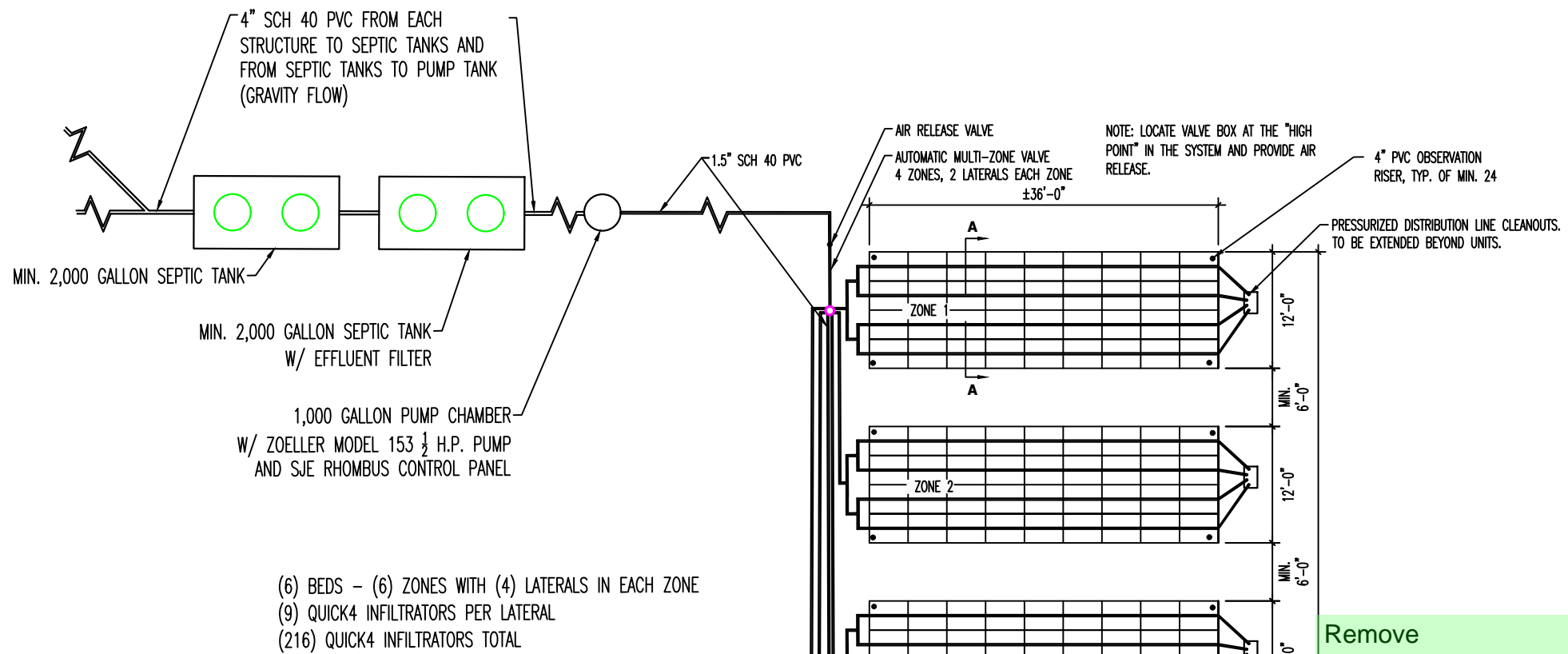
ON-SITE WASTEWATER TREATMENT SYSTEM  
2110 STEELX DRIVE  
EL PASO COUNTY, COLORADO  
FOR: TREMMEL DESIGN GROUP

DRAWN BY: R. JAQUET
DESIGNED BY: R. JAQUET
CHECKED BY: R. JAQUET
DATE: 3/8/2024
SCALE: AS SHOWN
JOB NO.: 231597
SHEET NO.: 2 OF 4





ZONES MAY BE INSTALLED IN GROUPS AND SPACED AROUND SITE TO AVOID TREES ETC. THE LATERALS WITHIN EACH ZONE MUST BE AT THE SAME ELEVATION AND INSTALLED LEVEL.



**MULTIZONE DETAIL**

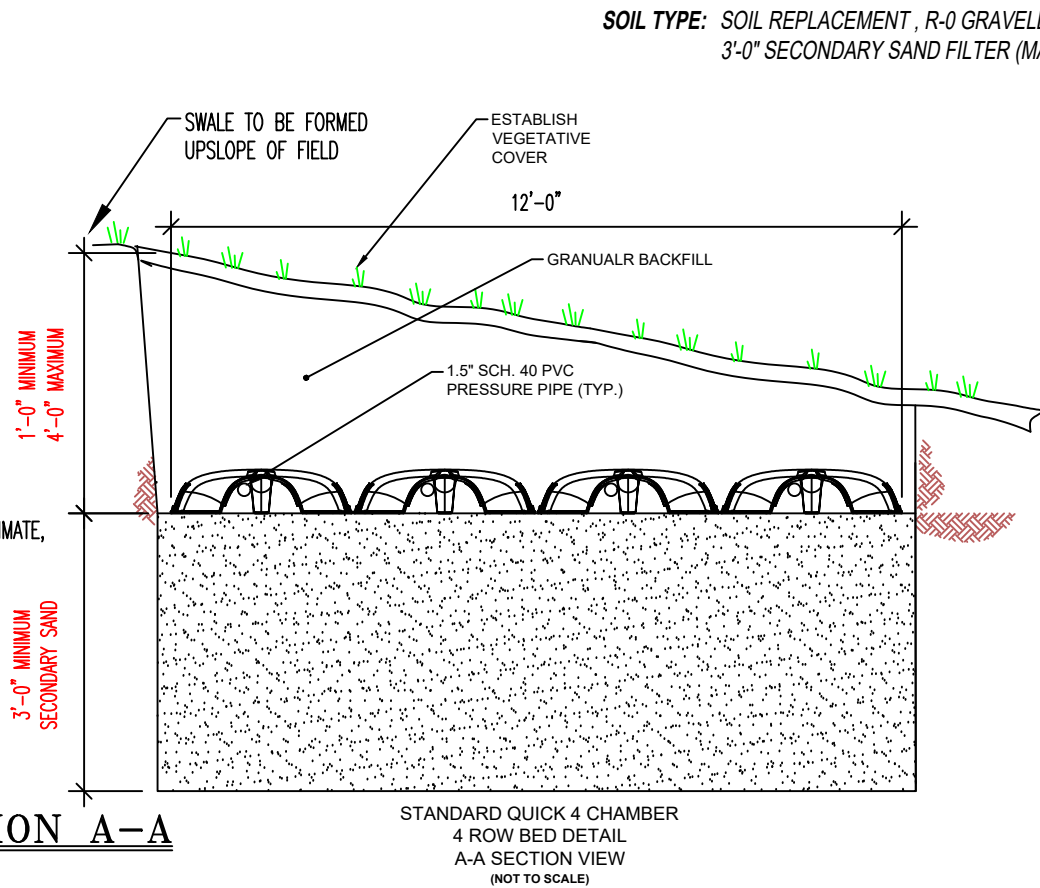
SCALE: NOT TO SCALE

"Secondary" sand media requirements:  
Effective size: 0.15-0.60 mm  
Uniformity coefficient: ≤7.0  
Percent fines passing #200 sieve: ≤ 3.0

Sieve	% Passing
# 3/8	100
# 4	95-100
# 8	85-100
# 16	50-85
# 30	25-60
# 50	10-30
# 100	Less than 8
# 200	Less than OR equal to 3

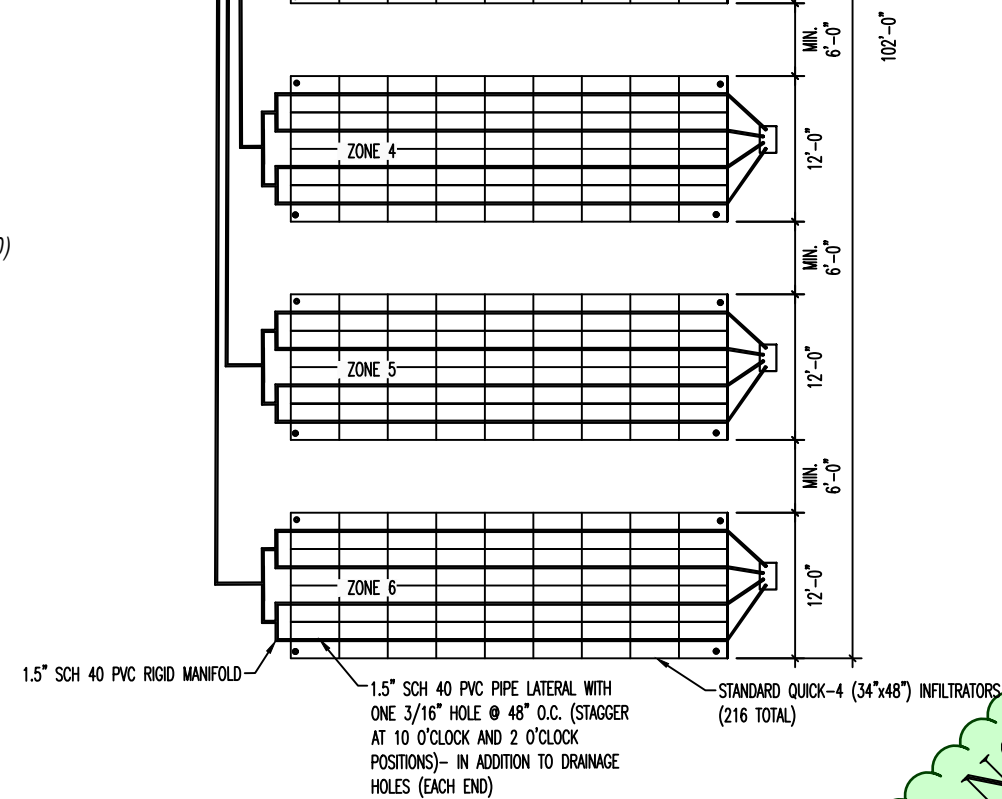
NOTE: EXCAVATION DEPTH IS APPROXIMATE, FIELD DETERMINE

12" MINIMUM COVER OVER LOW PROFILE ARC36 INFILTRATORS



**SECTION A-A**

SOIL TYPE: SOIL REPLACEMENT, R-0 GRAVELLY LOAMY SAND  
3'-0" SECONDARY SAND FILTER (MAXIMUM LTAR = 0.80)



**ABSORPTION FIELD LAYOUT**

SCALE: NOT TO SCALE

MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	BY:

**ENTECH ENGINEERING, INC.**  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5599

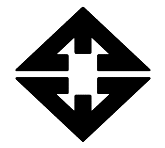
ON-SITE WASTEWATER TREATMENT SYSTEM  
2110 STELLA DRIVE  
EL PASO COUNTY, COLORADO  
FOR: TREMMEL DESIGN GROUP

DRAWN BY:	R. JAQUET
DESIGNED BY:	R. JAQUET
CHECKED BY:	R. JAQUET
DATE:	3/8/2024
SCALE:	AS SHOWN
JOB NO.:	231597
SHEET NO.:	3 OF 4 SHEETS



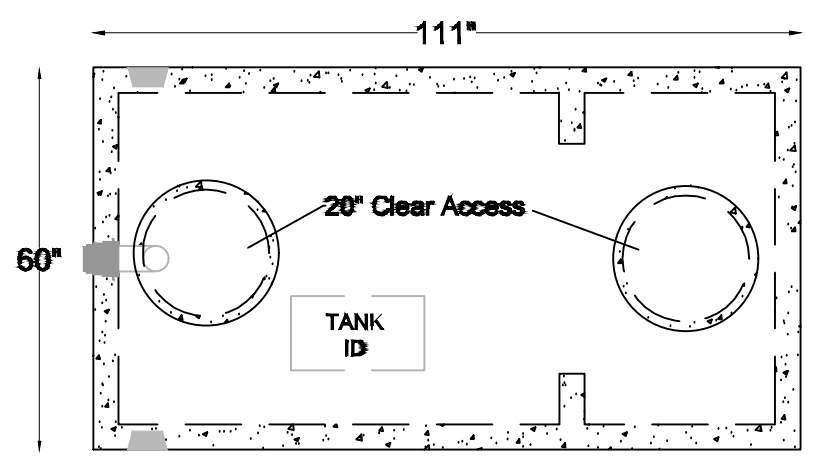
REVISIONS	BY:

**ENTECH**  
ENGINEERING, INC.  
505 ELKTON DRIVE  
COLORADO SPRINGS, CO. 80907 (719) 531-5599

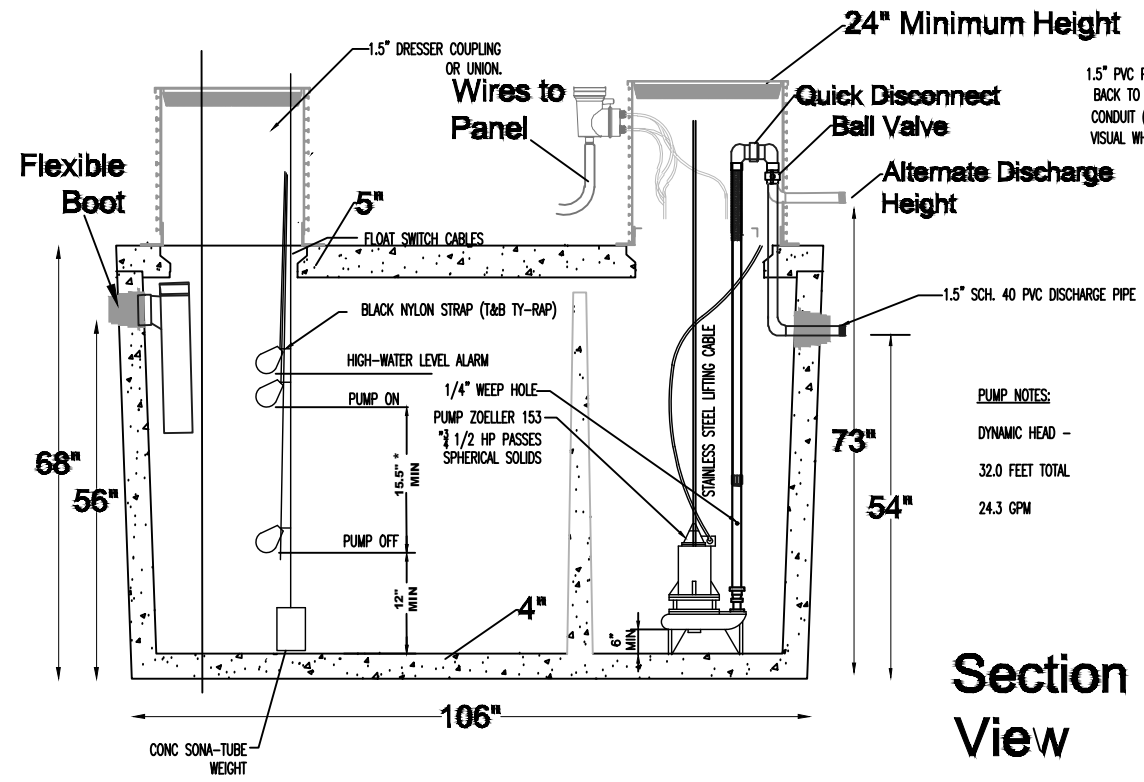


ON-SITE WASTEWATER TREATMENT SYSTEM  
2110 STEINBAUGH DRIVE  
EL PASO COUNTY, COLORADO  
FOR: TREMMEL DESIGN GROUP

DRAWN BY:	R. JAQUET
DESIGNED BY:	R. JAQUET
CHECKED BY:	R. JAQUET
DATE:	3/8/2024
SCALE:	AS SHOWN
JOB NO.:	231597
SHEET NO.:	4
OF SHEETS	4



**Top View**



**Section View**

1.5" PVC PIPE TO BED - SLOPE BACK TO SUMP (0.5% MINIMUM) CONDUIT (ALARM TO BUILDING W/AUDIO AND VISUAL WHEN HIGH WATER LEVEL IS REACHED)

**PUMP NOTES:**  
DYNAMIC HEAD - 32.0 FEET TOTAL  
24.3 GPM

**FLOAT NOTES:**  
FLOATS FOR PUMP MUST BE ON A SEPARATE "FLOAT TREE." OFF-FLOAT MUST BE LOCATED ABOVE THE PUMP LEVEL.  
FLOATS SHALL BE SET TO ACHIEVE 330 GALLONS MINIMUM DOSE.

\* - DIMENSION FOR 1,000 GALLON RECTANGULAR PUMP CHAMBER (111" X 60")

\* - 15.5" SEPARATION ASSUMES VALLEY PRE-CAST, ONE COMPARTMENT TANK DIMENSION WILL CHANGE DEPENDING UPON ACTUAL TANK DIMENSIONS.

**MODIFICATIONS TO THIS DESIGN MAY BE REQUIRED, TO BE DETERMINED AT THE TIME OF SITE OBSERVATIONS.**

**1,000 GALLON PUMP CHAMBER**  
SCALE: N.T.S.

**PRELIMINARY NOT FOR CONSTRUCTION**