

LAND FIRST INC
8090 TREY LANE
PARCEL NO: 53010-01-023
ZONE: CS
USE: VACANT

TRACT B
FUTURE
COMMERCIAL

ORIGINAL SCALE: 1"=20' (24"x36" SHEET)
CONTOUR INTERVAL=1' PROPOSED
CONTOUR INTERVAL=2' EXISTING

AREA TO BE
DISTURBED

PROPOSED
DRIVEWAY RAMP
PER EPC STD
SD_2-25 (MATCH
INTO EXISTING C&G)
PROPOSED CURB
& GUTTER

PROPOSED
RETAINING
WALL

PROPOSED CURB
& GUTTER (TYP)

PROPOSED
LOT LINE

PROPOSED
BUILDING ADDITION
4,171 SF
FF-65315

LOT 3B
EXISTING
VETERINARY CLINIC
FF-65315

EXISTING
BUILDING

EXISTING ASPHALT
PARKING AREA

EXISTING CURB
& GUTTER

EXISTING 2' CURB
OPENINGS W/ RIPRAP
APRON

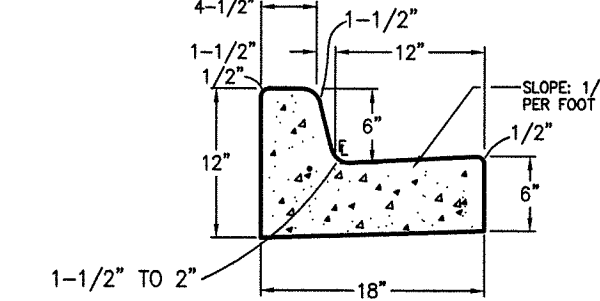
EXISTING DETENTION/WATER
QUALITY POND

MERIDIAN PARK DRIVE
80'-0" R.O.W.

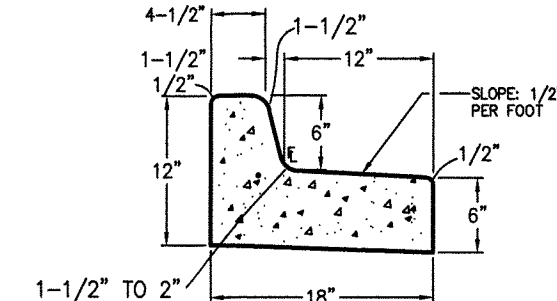
$\Delta = 63^{\circ}36'44"$
 $L = 38.86'$
 $R = 35.00'$
 $\Delta = 08^{\circ}40'54"$
 $L = 8.33'$
 $R = 55.00'$

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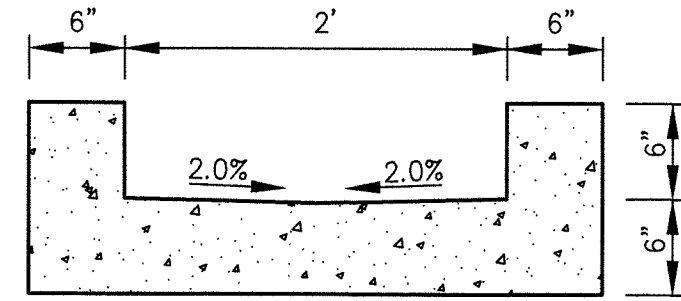
TRACT A



TYPE 3 CARRY CURB (A)

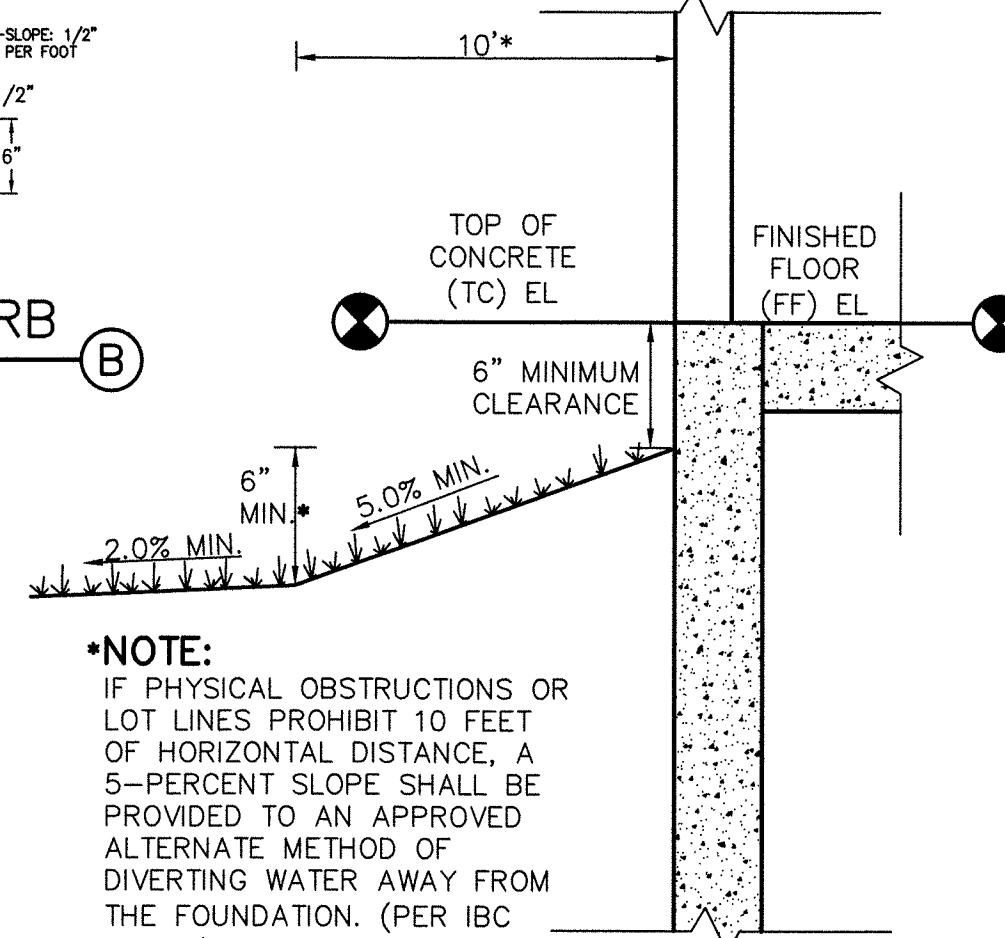


TYPE 3 SPILL CURB (B)



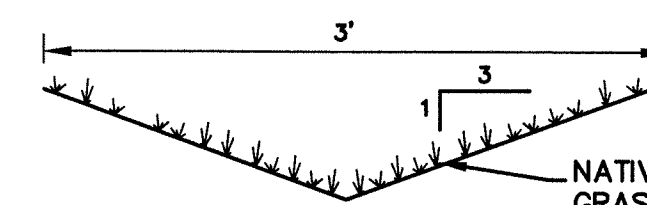
CURB OPENING SECTION (C)

SCALE: 1"=1' H&V



TYPICAL BUILDING
DRAINAGE DETAIL (D)

SCALE: NTS



TYPICAL GRASS SWALE SECTION (E)

NTS

HANDICAP ACCESS NOTES:

1. RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.
2. ACCESS AISLES MAY NOT EXCEED A 2% (1:48) SLOPE IN ANY DIRECTION.
3. HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).
4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
5. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.

EROSION CONTROL:

- (RR) RIPRAP APRON (MIN. 5'x5'x2' THICK W/d50=12" RIPRAP)
- (VTC) VEHICLE TRACKING PAD
- (SF) SILT FENCE
- (SM) SEED & MULCH
- (ECB) EROSION CONTROL BLANKET
- (CWA) CONCRETE WASHOUT BASIN
- (IP) INLET PROTECTION

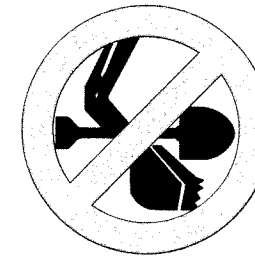
GENERAL CIVIL NOTES:

1. All construction shall meet the following standards & specifications:
 - * 2009 International Building Code.
 - * Pikes Peak Regional Building Code, latest edition.
 - * El Paso County Engineering Criteria Manual (ECM), latest edition.
 - * Project Geotechnical Report.
2. The contractor shall be responsible for the notification and field location of all existing utilities, whether shown on the plans or not, before beginning construction. Location of existing utilities shall be verified by the contractor prior to actual construction.
3. The contractor shall have one (1) signed copy of these approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times:
 - a. El Paso County Engineering Criteria Manual.
4. Storm drain pipe shall be rcp class iii with class c bedding unless otherwise noted.
5. Stationing is at centerline unless otherwise noted. All elevations are at flowline unless otherwise noted. All dimensions are from face of curb unless otherwise noted. Lengths shown for storm sewer pipes are to center of manhole.
6. Contractor shall coordinate with gas, electric, telephone and cable t.v. Utility suppliers for installation of all utilities. Minimum cover for all dry utilities shall be 36".
7. Contractor shall remove and dispose of all existing structures, debris, waste and other unsuitable fill material found within the limits of excavation.
8. Match into existing grades at 3:1 max cut and fill slopes.
9. Revegetation of all disturbed areas shall be done with 4" topsoil and dry land grass seed after fine grading is complete ("foothills seed mix").
10. Erosion control shall consist of silt fence and hay bales as shown on the drawing, and topsoil with grass seed, which will be watered until vegetation has been re-established.
11. The erosion control measures outlined on this plan are the responsibility of the contractor to monitor and replace, regrade, and rebuild as necessary until vegetation is re-established.
12. Contractor shall implement best management practices in a manner that will protect adjacent properties and public facilities from the adverse effects of erosion and sedimentation as a result of construction and earthwork activities within the project site.
13. Additional erosion control measures may be required as determined by site conditions.
14. 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.
15. All backfill, sub-base, and/or base course material shall be compacted per the project geotechnical report and County specifications.
16. Concrete used in curb and gutter, sidewalk, and crossspan construction shall meet County criteria.
17. All finished grades shall have a minimum 1.0% slope to provide positive drainage.
18. Contractor shall obtain all required permits prior to beginning work.

JPS
ENGINEERING

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Colorado Springs, CO
80903

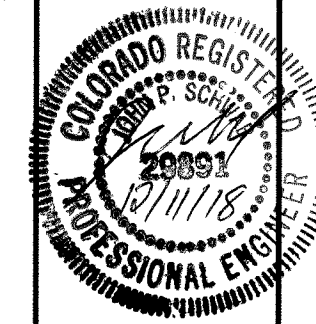
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www.jpsengr.com



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

TENDER CARE VETERINARY CENTER

SITE GRADING EROSION CONTROL PLAN



HORZ. SCALE: 1"=20'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: CLASSIC	CHECKED: JPS
CREATED: 7/31/14	LAST MODIFIED: 10/09/18
PROJECT NO: 071403	MODIFIED BY: BJJ

SHEET: C1