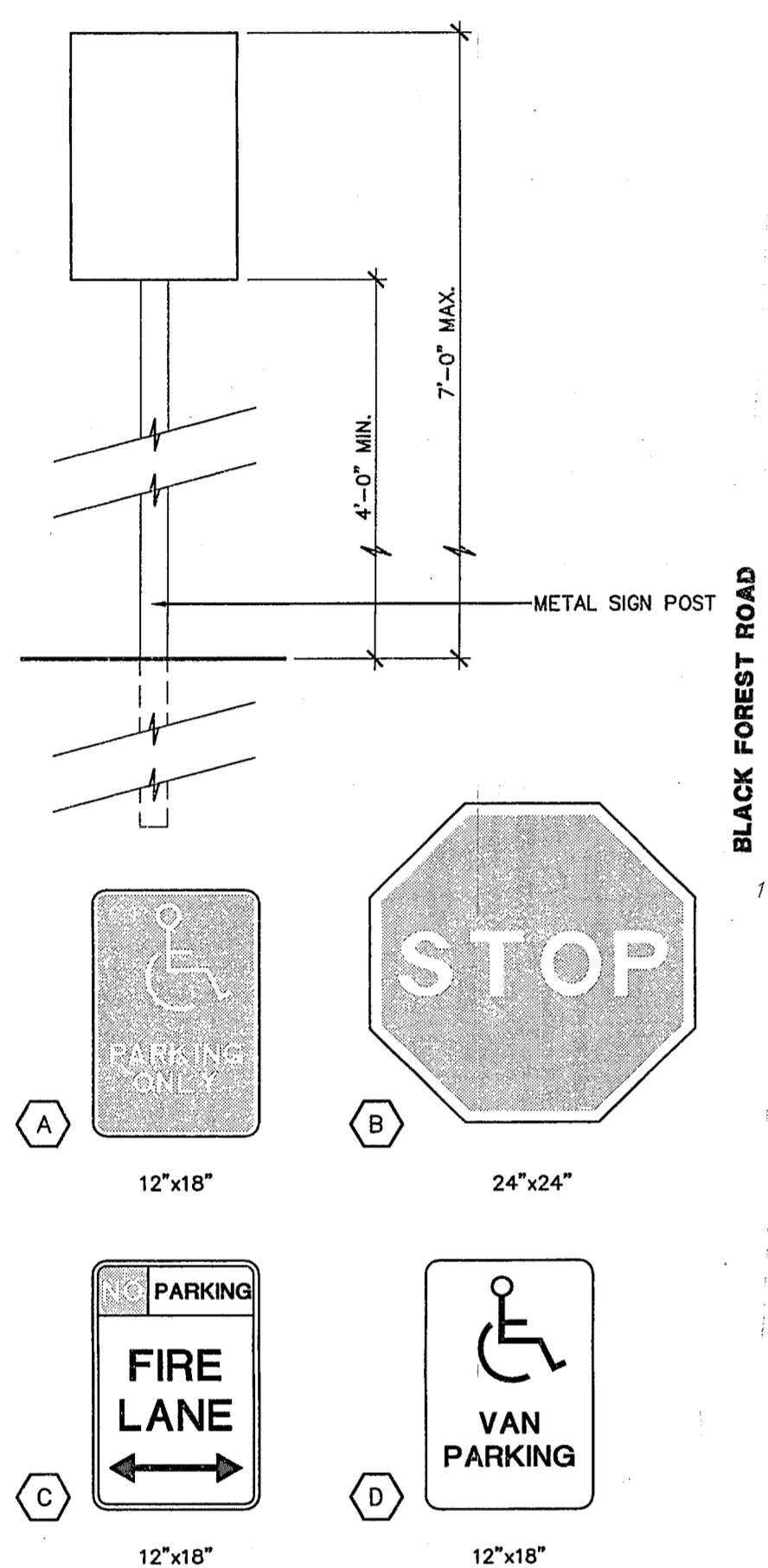


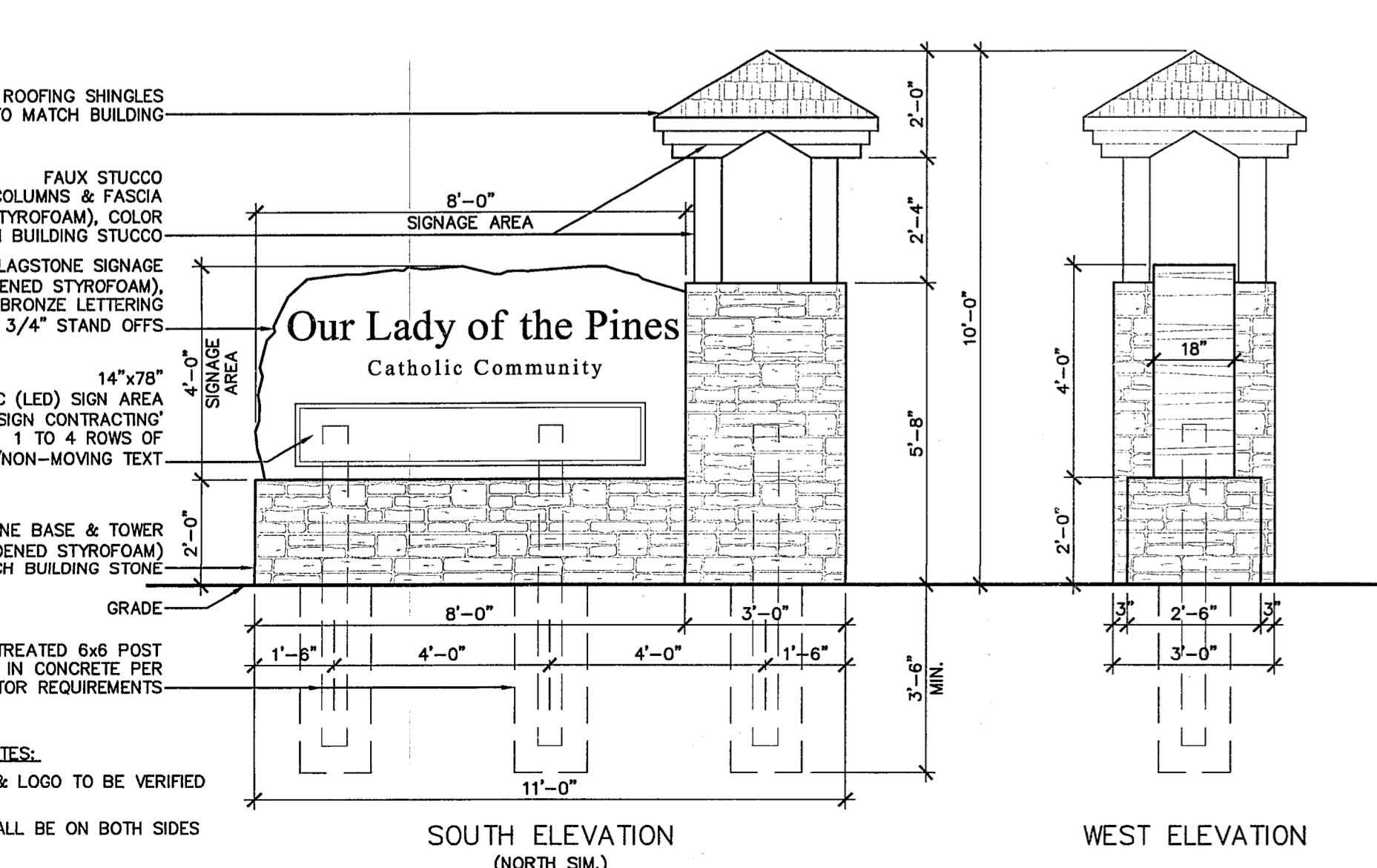
**SHEET INDEX**

A-1	IMMEDIATE PROPOSED SITE PLAN
A-2	PHASING PLAN & DETAILS
A-3	FUTURE PROPOSED ELEVATIONS
C-4	CIVIL COVER SHEET
C-5	CIVIL GRADING PLAN
C-6	CIVIL DETAILS
C-7	CIVIL DETAILS
C-8	CIVIL DETAILS
L-9	LANDSCAPE PLAN
L-10	IRRIGATION PLAN
E-11	SITE LIGHTING PLAN
E-12	ELECTRICAL LEGEND & DETAILS

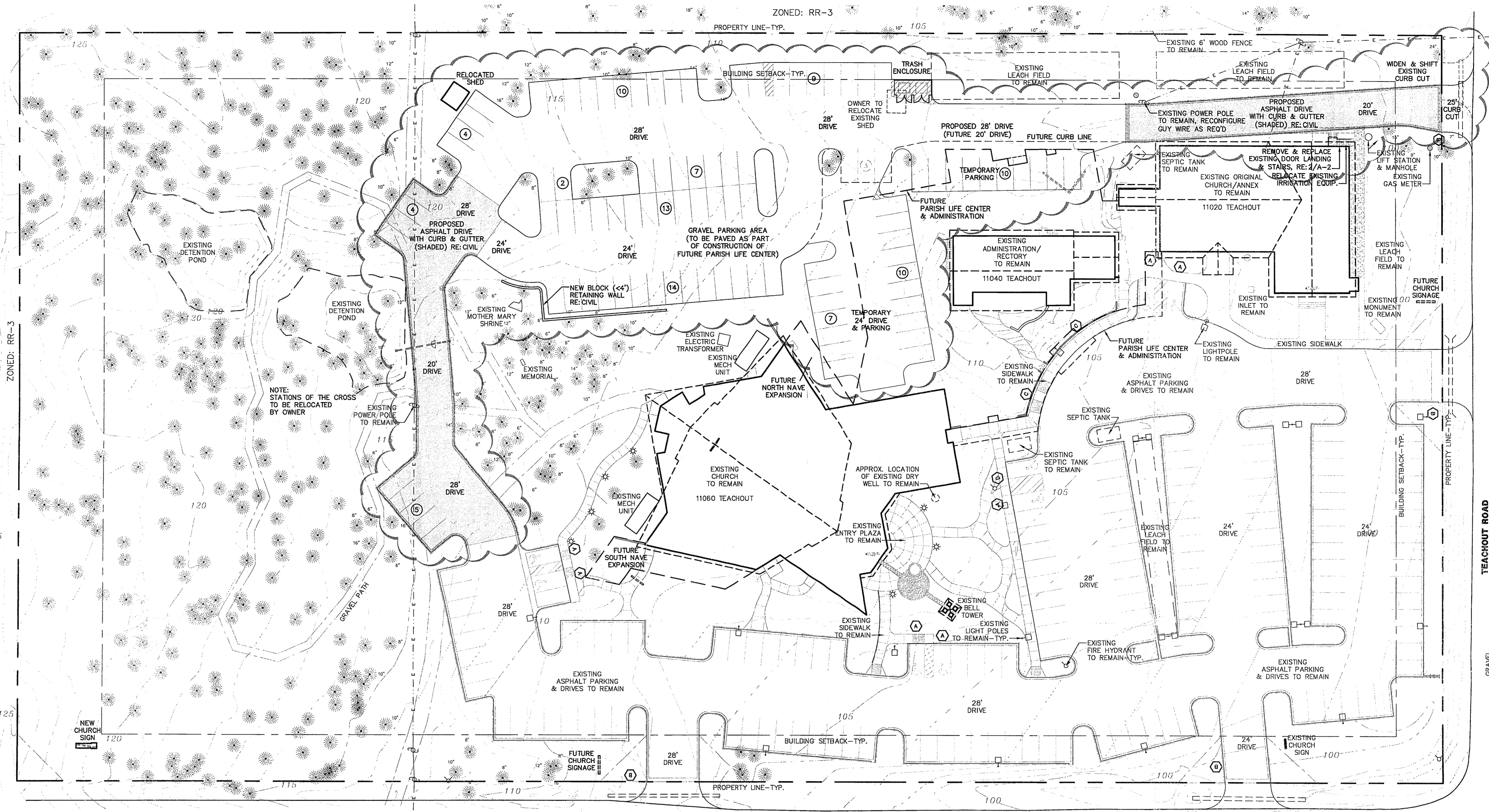


1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
3. F.V. EXISTING SIGNS AND RELOCATE/REUSE WHERE APPLICABLE (NOT SHOWN).

**2 SITE SIGNAGE LEGEND**  
1" = 1'-0"



**3 MONUMENT SIGN ELEVATIONS (DOUBLE SIDED)**  
3/8" = 1'-0"



**1 IMMEDIATE PROPOSED SITE PLAN**  
1" = 30'-0"

**OWNER**  
MOST REVEREND MICHAEL J. SHERIDAN,  
BISHOP OF COLORADO SPRINGS  
c/o THE DIOCESE OF COLORADO SPRINGS  
228 West Cascade Avenue  
Colorado Springs, Colorado 80903  
(719) 495-4686 Telephone

**APPLICANT**  
TAYLOR ARCHITECTURE & DESIGN, LLC  
Zachary Taylor, AIA  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
(719) 310-9518 Telephone

**OWNER'S REPRESENTATIVE**  
Brian Livie  
(719) 660-5259 Telephone

**ACREAGE**  
~6.98 ACRES

**ZONING**  
RR-3

**CONSTRUCTION SCHEDULE - PROPOSED**  
START: SPRING 2016  
FINISH: SPRING 2016

**TAX SCHEDULE NO.**  
5220005032

**LEGAL DESCRIPTION**  
LOT 12 BLK 1 BY RESOLUTION NO 87-120 IN BK 5373-129 PARK FOREST ESTATES FILE NO 1, EX PT CONV TO BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY BY REC# 205159080, RECORDED ON OCT 6, 2005

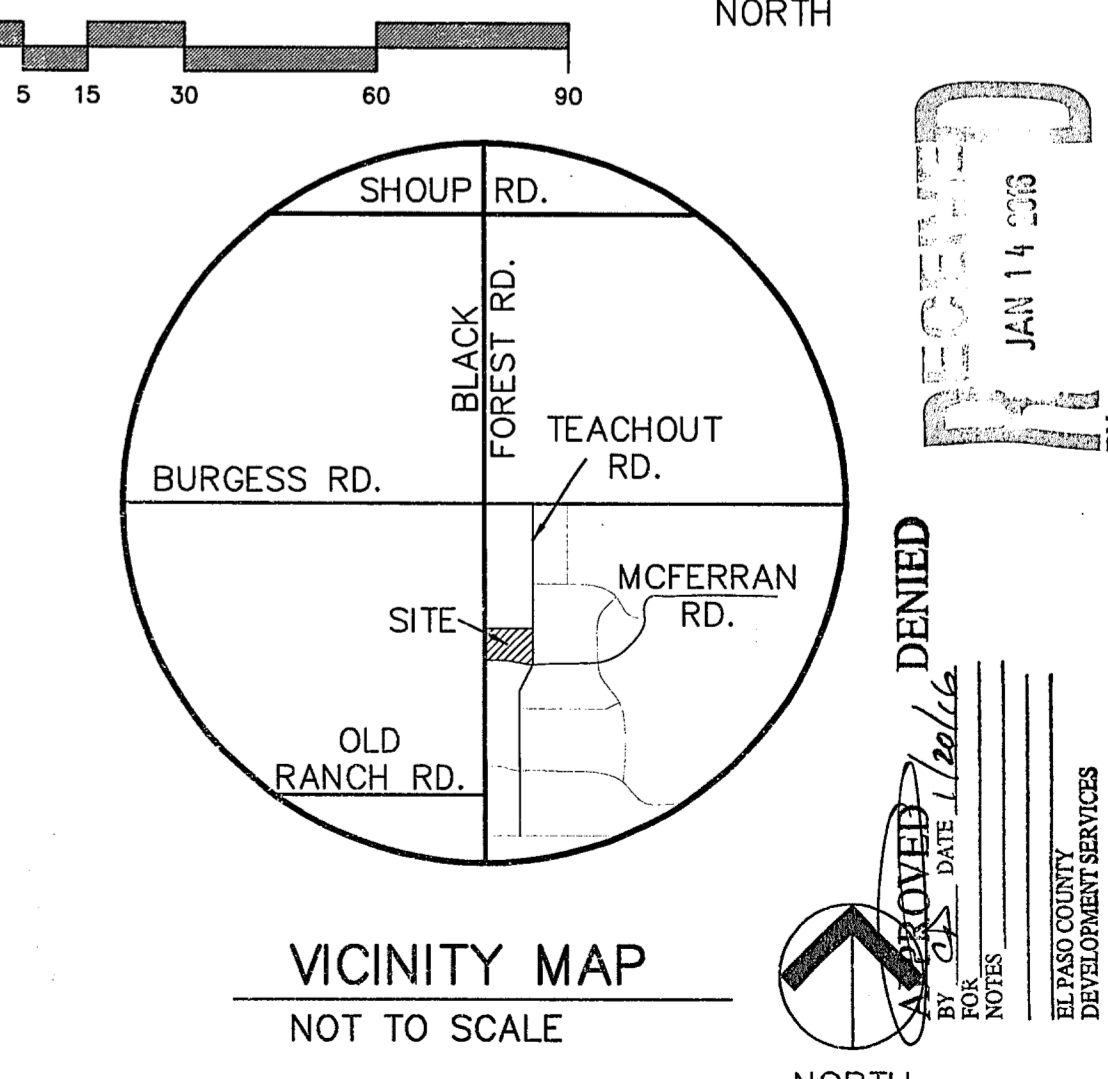
**CONSTRUCTION TYPE**  
III-A (FIRE SPRINKLED)

**SITE DATA (COVERAGE) - PROPOSED**

22,624 SQ.FT.	7%	EXISTING BUILDING COVERAGE
72,749 SQ.FT.	24%	EXISTING PAVEMENT COVERAGE
10,418 SQ.FT.	3%	PROPOSED PAVEMENT COVERAGE
32,599 SQ.FT.	11%	PROPOSED GRAVEL PARKING COVERAGE
165,564 SQ.FT.	55%	EXISTING LANDSCAPING COVERAGE
<b>303,954 SQ.FT.</b>	<b>100%</b>	<b>TOTAL (~6.98 ACRES)</b>

**PARKING DATA - PROPOSED**

<b>REQUIRED PARKING (EXISTING)</b>	<b>161 SPACES</b>
644 SEATS / 4 INCLUDING 6 HC SPACES (WITH MINIMUM 1 HC VAN SPACE)	
<b>PROVIDE PARKING</b>	<b>145 SPACES</b>
EXISTING PARKING TO REMAIN INCLUDING 8 HC SPACES (WITH 1 VAN)	
NEW PAVED PARKING	9 SPACES
NEW GRAVEL PARKING	86 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>240 SPACES</b>
INCLUDING 8 HC SPACES (WITH 1 VAN)	



**FILE NO.: PPR-15-037**

**TAYLOR ARCHITECTURE & DESIGN, LLC**  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
Tel: (719) 310-9518  
Email: taylordesign01@gmail.com

**OUR LADY OF THE PINES PARKING LOT EXPANSION**  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908

STATE OF COLORADO  
ZACHARY JACK TAYLOR  
401318  
12-16-16  
LICENSED ARCHITECT

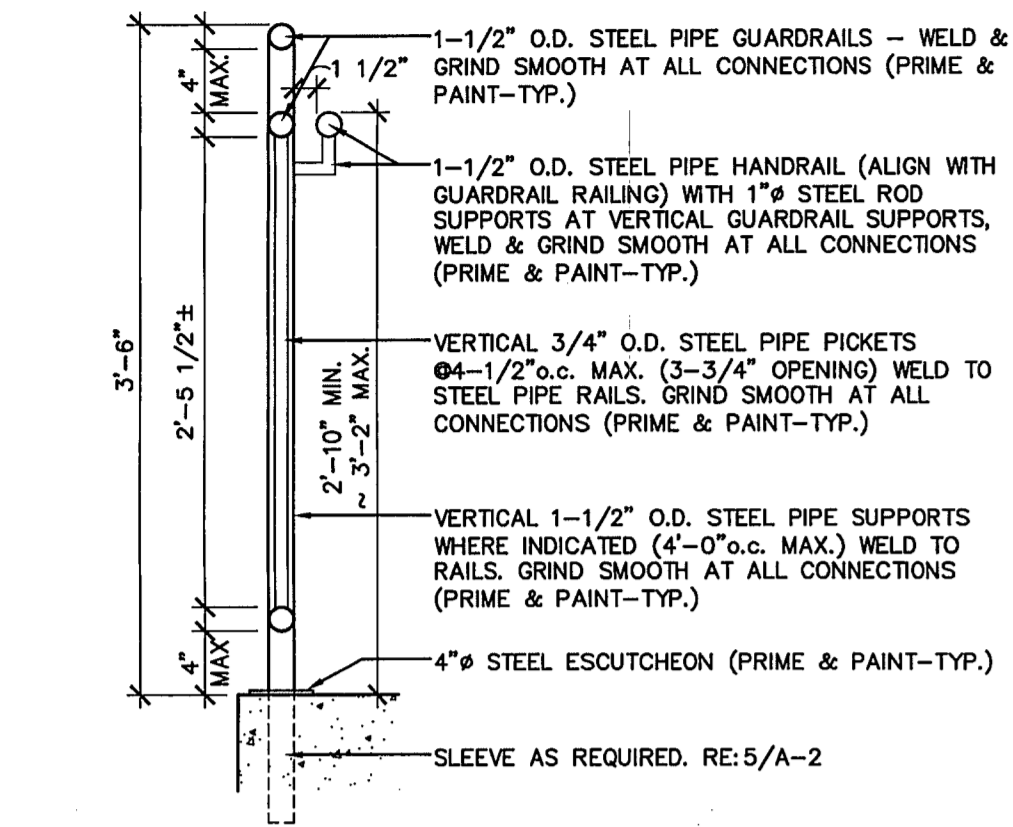
**DEVELOPMENT PLAN**

NO.	DATE	REVISIONS
1	08.12.15	INITIAL COUNTY SUBMITTAL
2	09.28.15	RESPONSE TO COUNTY COMMENTS
3	12.09.15	RESPONSE TO COUNTY COMMENTS II
4	01.14.16	FINAL COUNTY SUBMITTAL

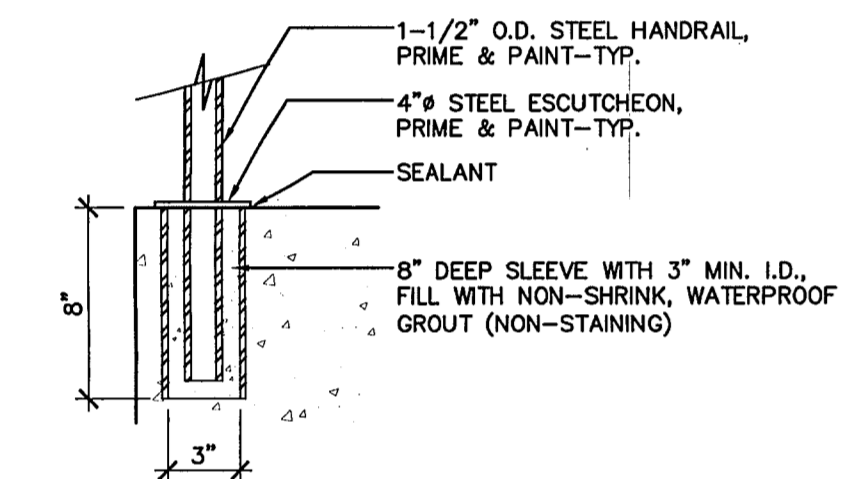
DATE: **JANUARY 16, 2016**

PROJECT NO. **T1514**

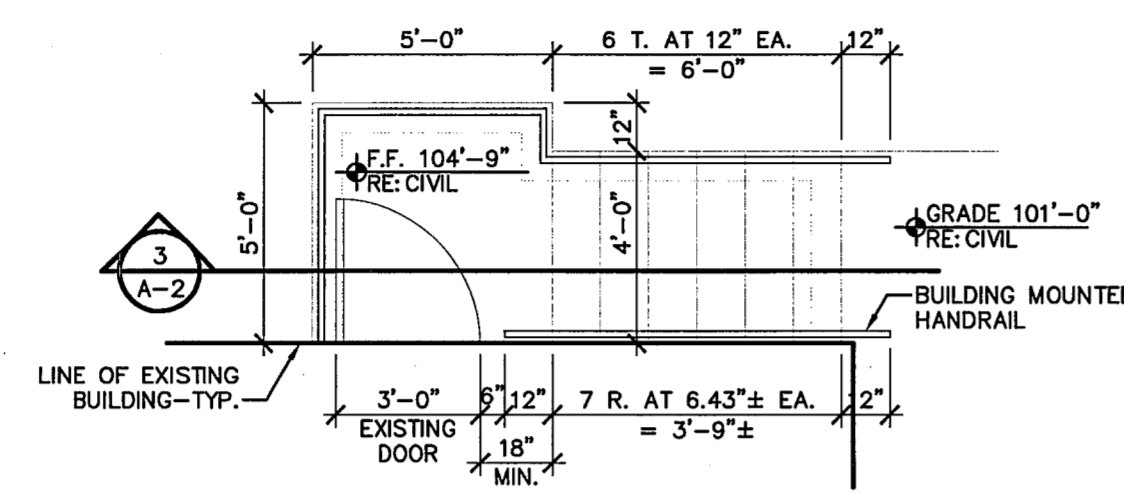
SHEET **A-1**  
OF 12 SHEETS



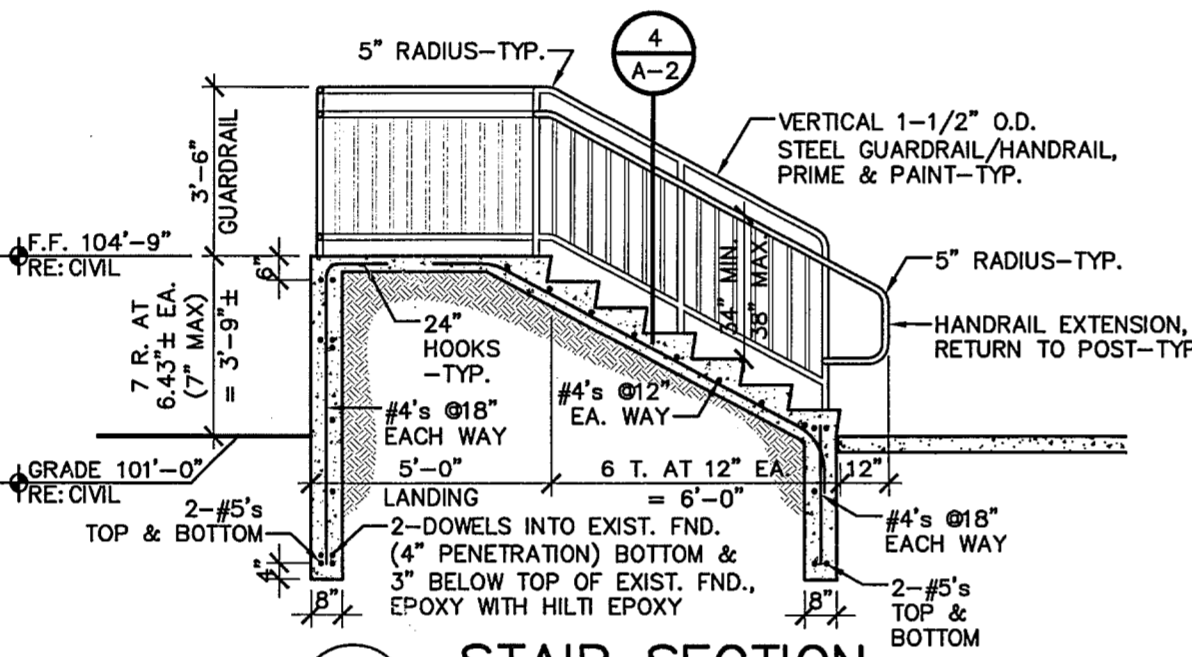
4 TYPICAL HANDRAIL/GUARDRAIL  
1" = 1'-0"



5 TYPICAL SLEEVE DETAIL  
1-1/2" = 1'-0"

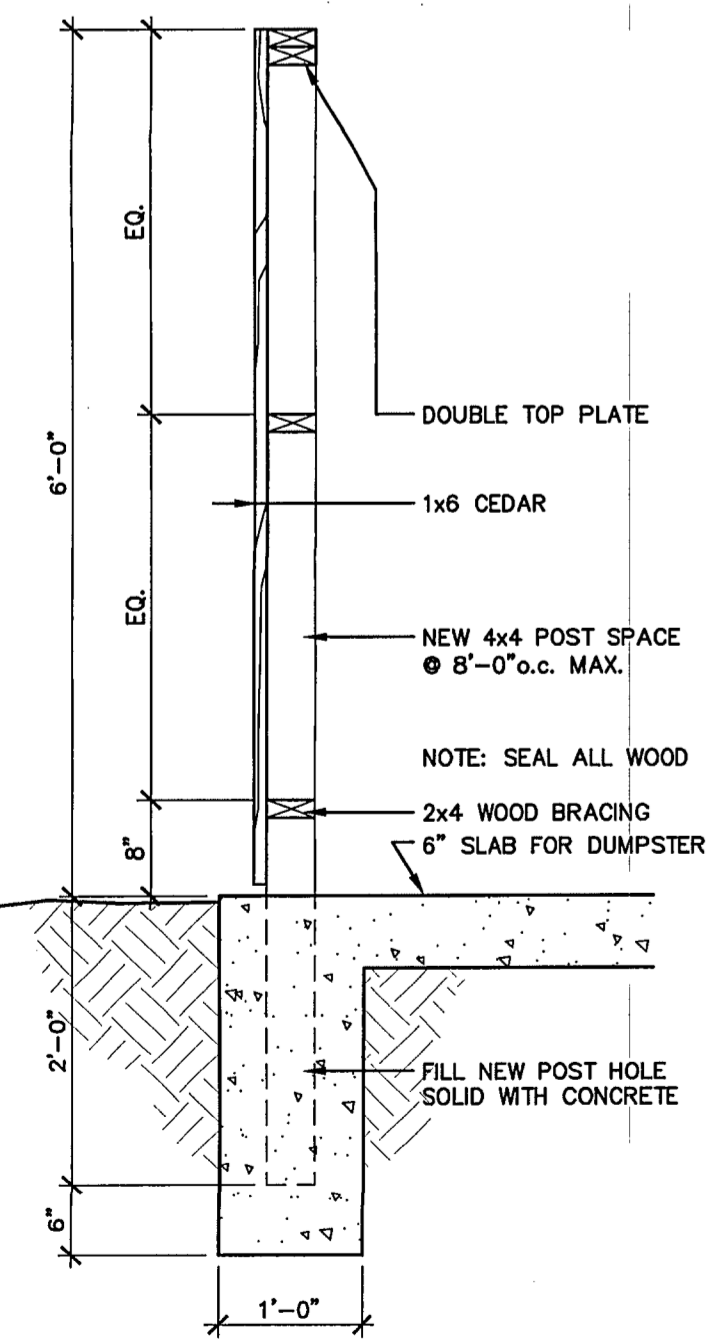


2 ENLARGED STAIR PLAN  
1/4" = 1'-0" (PHASE 1)

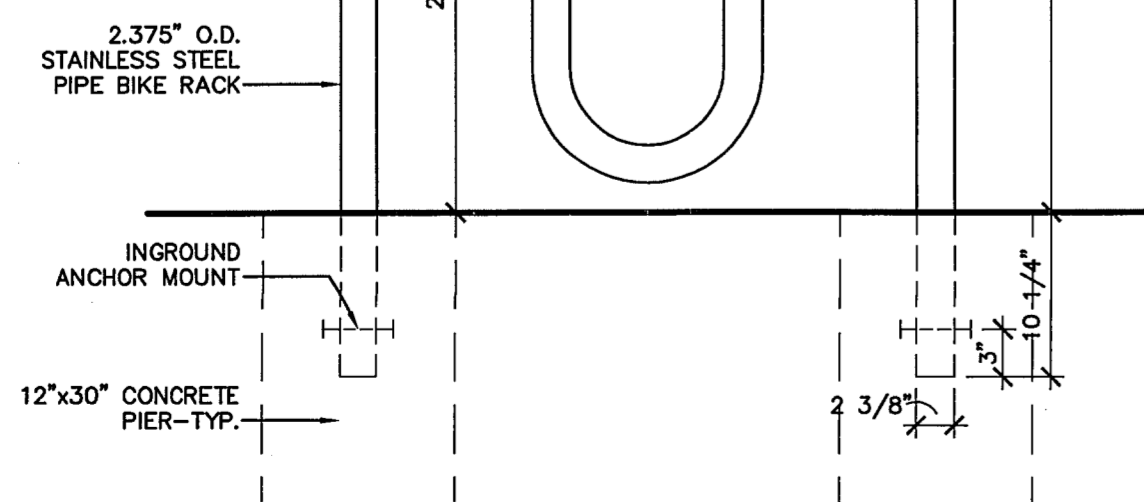


3 STAIR SECTION  
1/4" = 1'-0"

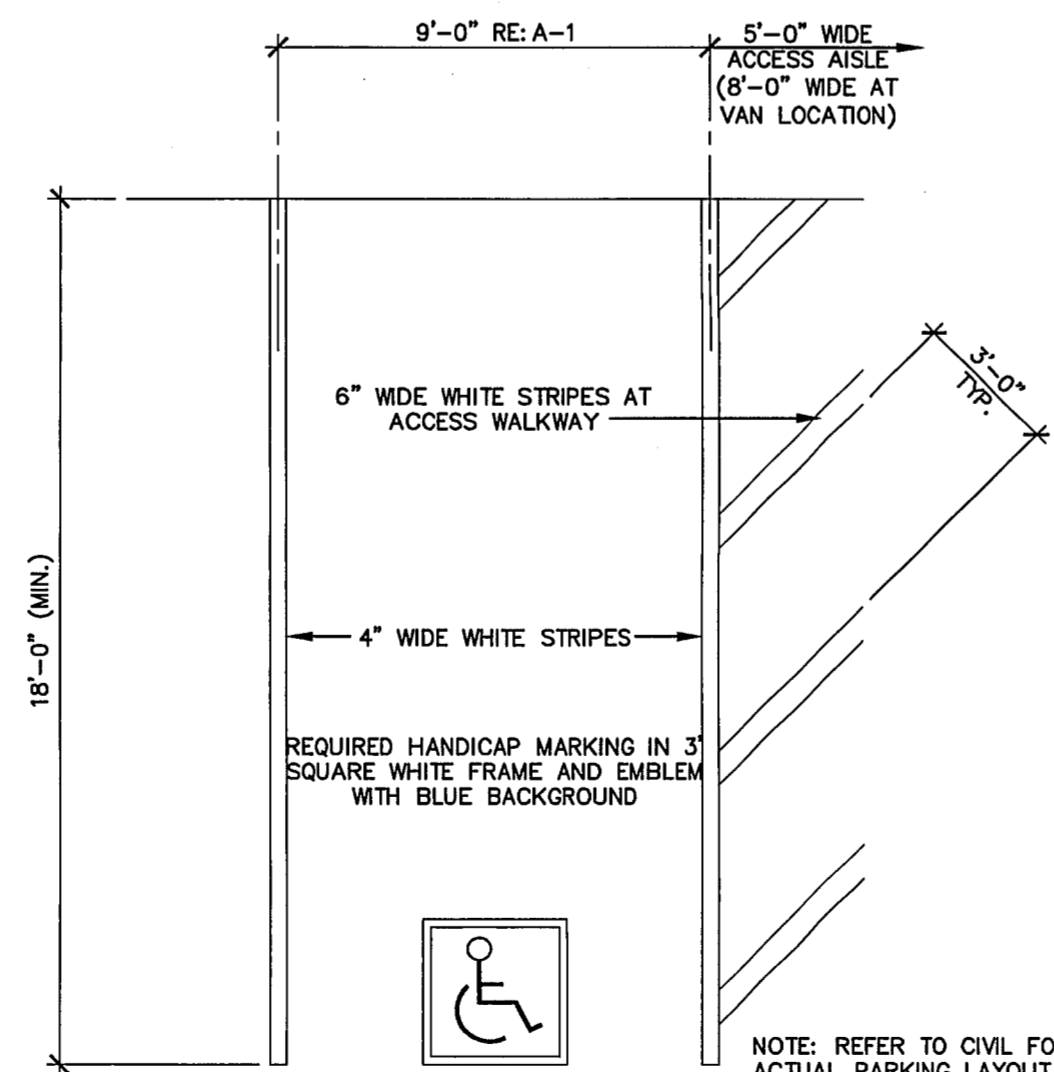
NOTES:  
1. MAINTAIN 1 1/2" CLEARANCE TO ALL ADJACENT SURFACES  
2. PROVIDE BRACKETS AS REQUIRED.



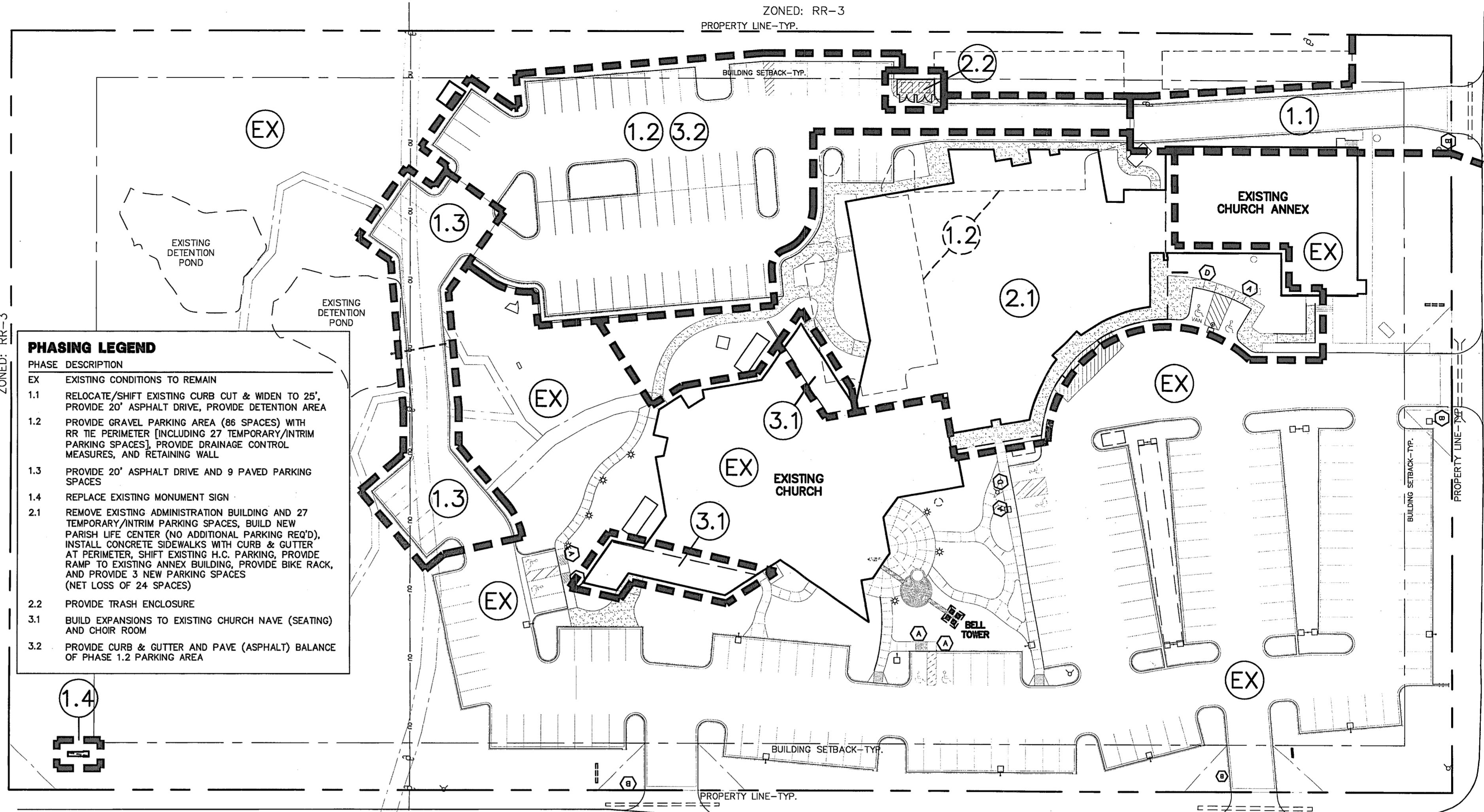
8 WOOD TRASH ENCLOSURE DETAIL  
3/4" = 1'-0" (PHASE 2)



7 BIKE RACK DETAIL  
1" = 1'-0" (PHASE 2)



6 TYPICAL HANDICAP PARKING SPACE  
1/4" = 1'-0"



**PHASING LEGEND**  
PHASE DESCRIPTION  
EX EXISTING CONDITIONS TO REMAIN  
1.1 RELOCATE/SHIFT EXISTING CURB CUT & WIDEN TO 25', PROVIDE 20' ASPHALT DRIVE, PROVIDE DETENTION AREA  
1.2 PROVIDE GRAVEL PARKING AREA (86 SPACES) WITH RR TIE PERIMETER (INCLUDING 27 TEMPORARY/INTRIM PARKING SPACES), PROVIDE DRAINAGE CONTROL MEASURES, AND RETAINING WALL  
1.3 PROVIDE 20' ASPHALT DRIVE AND 9 PAVED PARKING SPACES  
1.4 REPLACE EXISTING MONUMENT SIGN  
2.1 REMOVE EXISTING ADMINISTRATION BUILDING AND 27 TEMPORARY/INTRIM PARKING SPACES, BUILD NEW PARISH LIFE CENTER (NO ADDITIONAL PARKING REQ'D), INSTALL CONCRETE SIDEWALKS WITH CURB & GUTTER AT PERIMETER, SHIFT EXISTING H.C. PARKING, PROVIDE RAMP TO EXISTING ANNEX BUILDING, PROVIDE BIKE RACK, AND PROVIDE 3 NEW PARKING SPACES (NET LOSS OF 24 SPACES)  
2.2 PROVIDE TRASH ENCLOSURE  
3.1 BUILD EXPANSIONS TO EXISTING CHURCH NAVE (SEATING) AND CHORUS ROOM  
3.2 PROVIDE CURB & GUTTER AND PAVE (ASPHALT) BALANCE OF PHASE 1.2 PARKING AREA

**OWNER**

MOST REVEREND MICHAEL J. SHERIDAN,  
BISHOP OF COLORADO SPRINGS  
c/o THE DIOCESE OF COLORADO SPRINGS  
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Zachary Taylor, AIA  
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Colorado Springs, Colorado 80907  
(719) 310-9518 Telephone

**OWNER'S REPRESENTATIVE**

Brian Livie  
(719) 660-5259 Telephone

**ACREAGE**

~6.98 ACRES

**ZONING**

RR-3

**CONSTRUCTION SCHEDULE - FUTURE**

START: 2020 T.B.D.  
FINISH: 2020 T.B.D.

**TAX SCHEDULE NO.**

5220005032

**LEGAL DESCRIPTION**

LOT 12 BLK 1 BY RESOLUTION NO 87-120 IN BK 5373-129 PARK FOREST ESTATES FIL NO 1, EX PT CONV TO BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY BY REC# 205159080, RECORDED ON OCT 6, 2005

**CONSTRUCTION TYPE**

III-A (FIRE SPRINKLED)

**SITE DATA (COVERAGE) - FUTURE**

39,161 SQ.FT.	13%	TOTAL BUILDING COVERAGE
119,717 SQ.FT.	39%	TOTAL PAVEMENT COVERAGE
145,076 SQ.FT.	48%	TOTAL LANDSCAPING COVERAGE
303,954 SQ.FT.	100%	TOTAL (~6.98 ACRES)

**PARKING DATA - FUTURE**

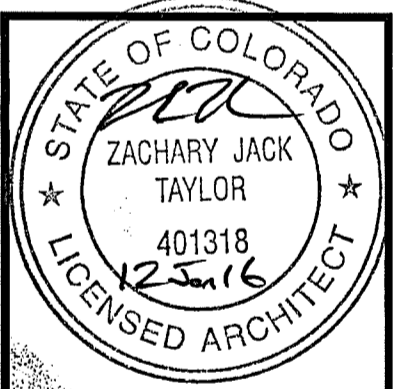
NAVE SEATING TABULATION (18" PER SEAT)	
NORTH NAVE EXPANSION	109 SEATS
SOUTH NAVE EXPANSION	109 SEATS
NAVE EXPANSION SUBTOTAL	218 SEATS
EXISTING	644 SEATS
TOTAL CHURCH SEATING	862 SEATS

REQUIRED PARKING	
862 SEATS /4	216 SPACES
INCLUDING 7 HC SPACES	
(WITH MINIMUM 1 HC VAN SPACE)	

PROVIDE PARKING	
EXISTING PARKING TO REMAIN	152 SPACES
RECONFIGURED HC SPACES	2 SPACES
GRAVEL PARKING TO BE PAVED	62 SPACES
TOTAL PARKING PROVIDED	216 SPACES
INCLUDING 8 HC SPACES (WITH 2 VAN)	

**TAYLOR ARCHITECTURE & DESIGN, LLC**  
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Tel: (719) 310-9518  
Email: taylorjdesign01@gmail.com

**OUR LADY OF THE PINES PARKING LOT EXPANSION**  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908



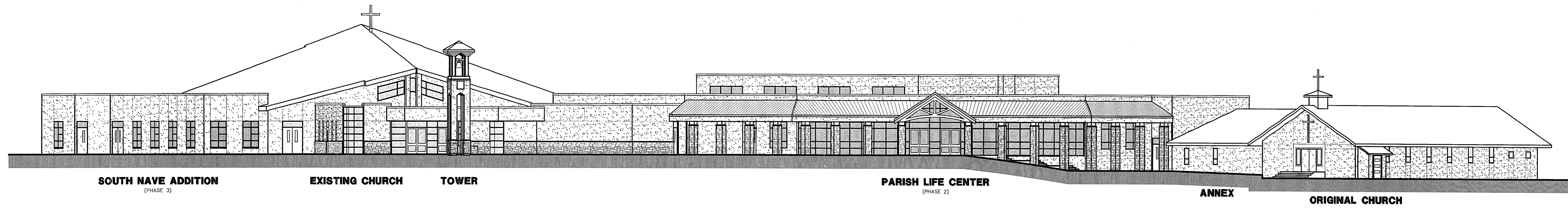
**DEVELOPMENT PLAN**

NO.	DATE	REVISIONS	INITIAL COUNTY SUBMITTAL	RESPONSE TO COUNTY COMMENTS	RESPONSE TO COUNTY COMMENTS II	FINAL COUNTY SUBMITTAL
8	08.12.15					
9	09.28.15					
10	12.09.15					
11	01.14.16					

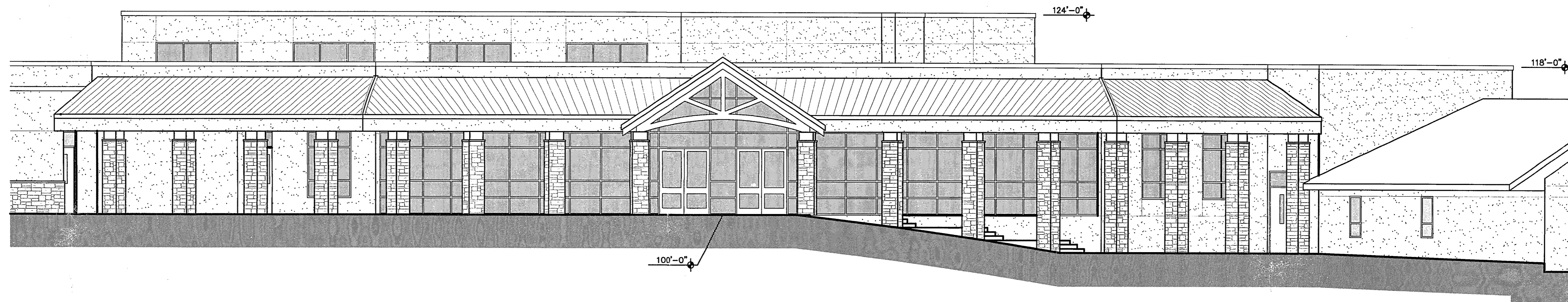
DATE  
**JANUARY 16, 2016**

PROJECT NO.  
**T1614**

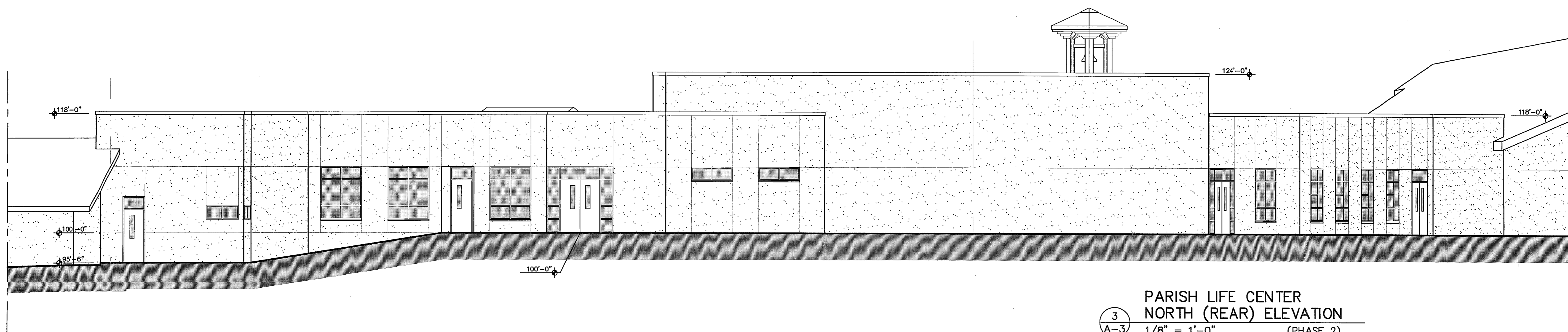
SHEET  
**A-2**  
OF 12 SHEETS



1  
A-3 **SOUTHEAST BUILDING ELEVATION**  
1/16" = 1'-0"



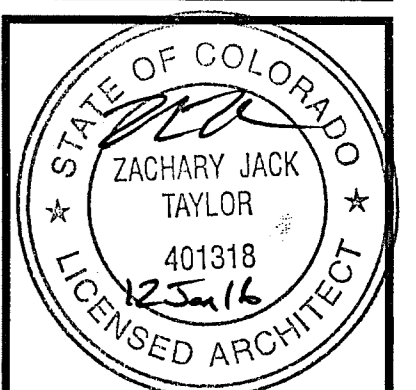
2  
A-3 **PARISH LIFE CENTER  
SOUTHEAST (FRONT) ELEVATION**  
1/8" = 1'-0" (PHASE 2)



3  
A-3 **PARISH LIFE CENTER  
NORTH (REAR) ELEVATION**  
1/8" = 1'-0" (PHASE 2)

**TAYLOR ARCHITECTURE  
& DESIGN, LLC**  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
Tel: (719) 310-9518  
Email: taylor@taylorad.com

**OUR LADY OF THE PINES  
PARKING LOT EXPANSION**  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908



DEVELOPMENT PLAN		REVISIONS
NO.	DATE	INITIAL COUNTY SUBMITTAL
8	08.12.15	RESPONSE TO COUNTY COMMENTS I
9	09.28.15	RESPONSE TO COUNTY COMMENTS II
10	12.09.15	RESPONSE TO COUNTY COMMENTS III
11	01.14.16	FINAL COUNTY SUBMITTAL

DATE  
**JANUARY 16, 2016**

PROJECT NO.  
**T1514**

SHEET  
**A-3**  
OF 12 SHEETS

**FILE NO.: PPR-15-037**

# GRADING & EROSION CONTROL PLAN

## for OUR LADY OF THE PINES PARKING LOT EXPANSION, EL PASO COUNTY, COLORADO

### EL PASO COUNTY STANDARD GRADING AND EROSION CONTROL PLAN NOTES:

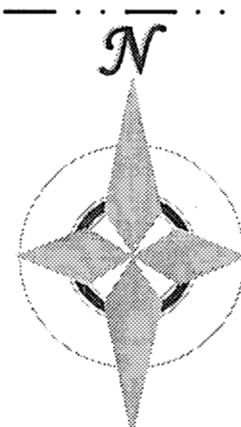
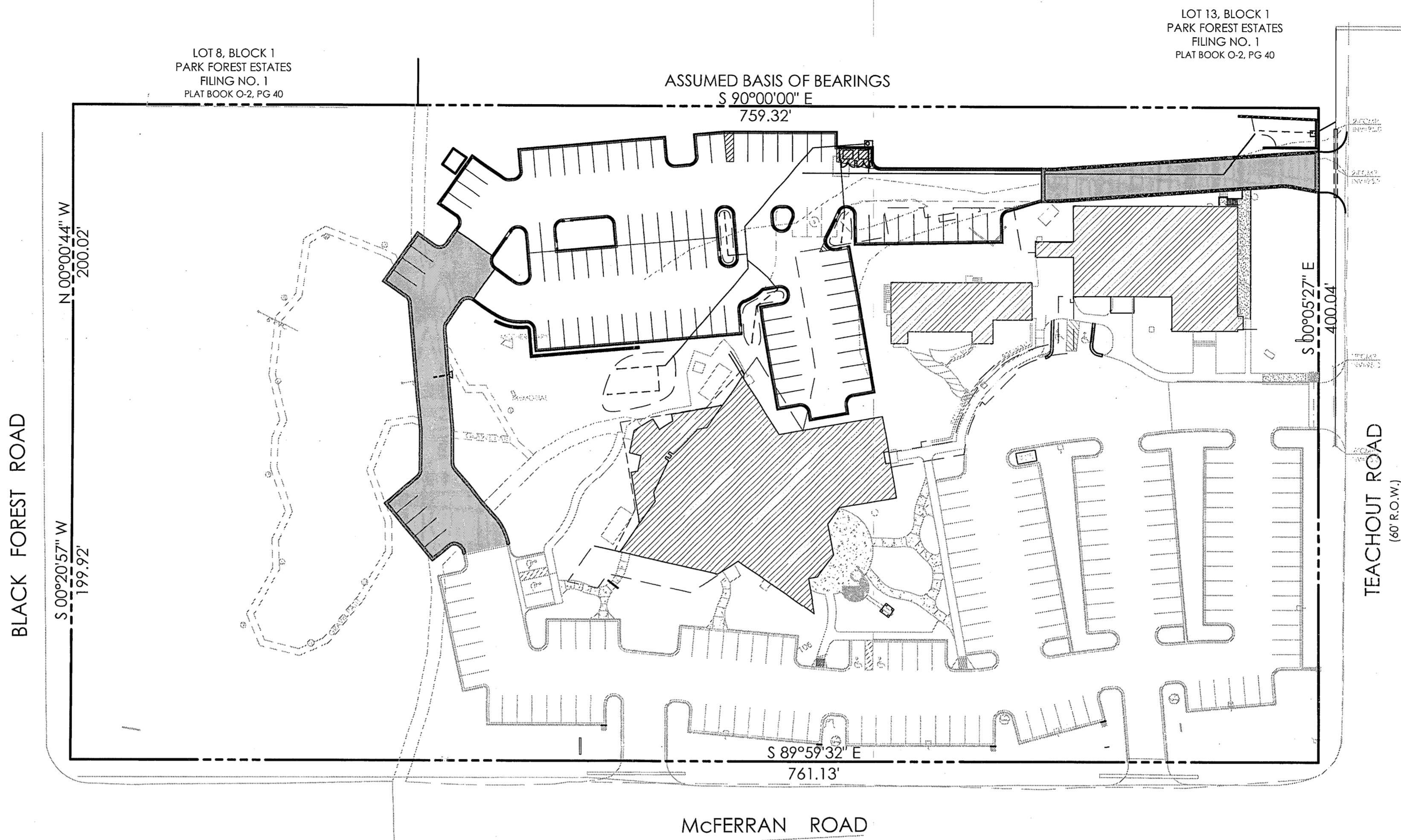
- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRE-CONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTORS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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 CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER. SHALL BE LOCATED ON-SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY OSD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APURTANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY COLORADO ENGINEERING & GEOTECHNICAL GROUP, DATED OCTOBER 22, 2003 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WQCD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1533  
ATTN: PERMITS UNIT

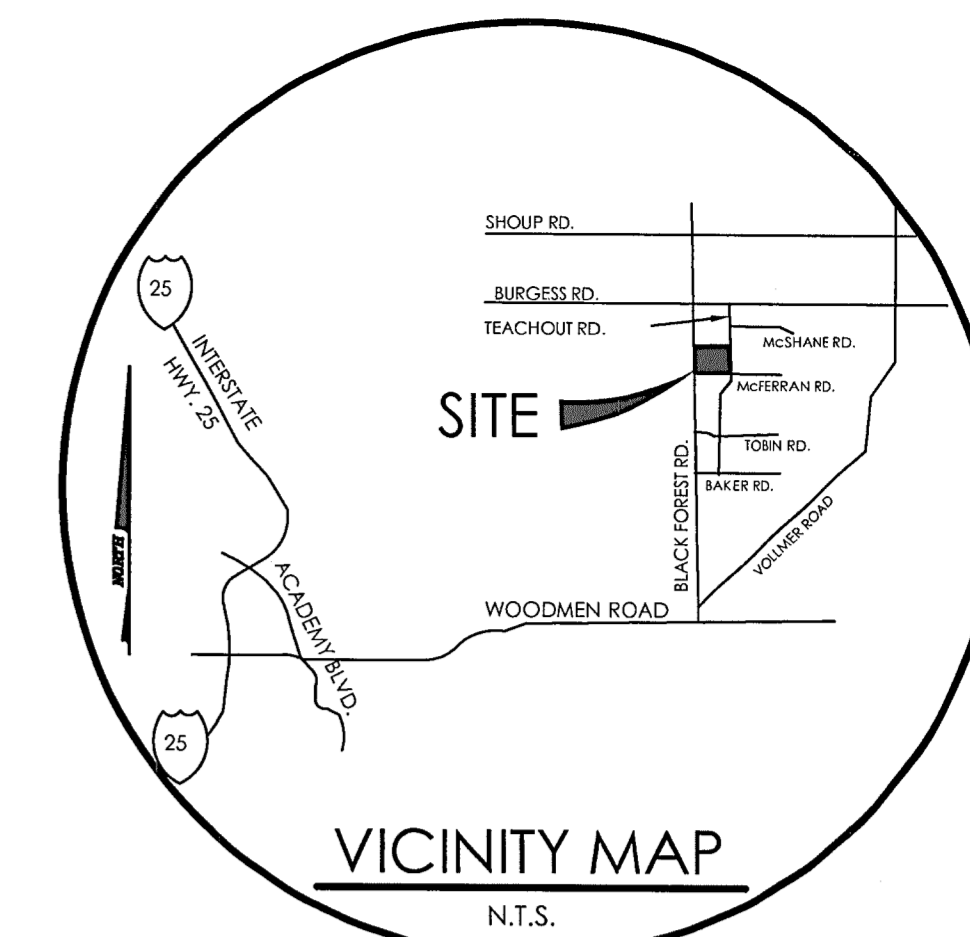
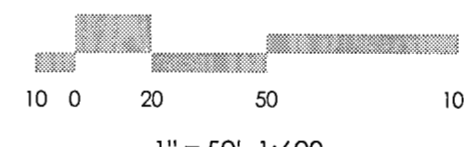
### TOPOGRAPHIC SURVEY NOTES

- THIS TOPOGRAPHIC MAP WAS CREATED FROM DATA GATHERED FROM A FIELD SURVEY CONDUCTED ON THE GROUND IN DECEMBER OF 2010 AND ALSO FROM A 2002 TOPOGRAPHIC MAP BY ROCKY MOUNTAIN LAND SERVICES.
- ALL EXISTING UTILITIES SHOWN ON THIS SURVEY ARE FROM UTILITY MAIN LOCATION RECORD MAPS AND UTILITY SERVICE LOCATION RECORD MAPS OBTAINED FROM UTILITY PROVIDERS AND SURFACE EVIDENCE AS SURVEYED IN THE FIELD. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.
- VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.
- BENCHMARK (BM): THE BENCHMARK FOR THIS TOPOGRAPHIC MAP IS THE TOP OF 8" SPIKE IN RAILROAD THE CURB AT SOUTHEAST CORNER OF PROPERTY, ASSUMED ELEVATION = 100.00

CALL BEFORE YOU DIG...  
48 HOURS BEFORE YOU DIG...  
CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER.  
CALL 811 OR 1-800-922-1987



### SITE MAP



### AGENCIES

**OWNER**  
DIOCESE OF COLORADO SPRINGS  
228 NORTH CASCADE AVE  
COLORADO SPRINGS, CO 80903

**ENGINEER**  
M.V.E., INC.  
1903 LELARAY STREET, STE 200  
COLORADO SPRINGS, CO 80909  
(719) 635-5736

**STREETS AND RIGHTS-OF-WAY**  
PUBLIC SERVICES DEPARTMENT - TRANSPORTATION DIV.  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
(719) 520-6440

**ELECTRIC**  
MOUNTAIN VIEW ELECTRIC ASSOCIATION  
11140 EAST WOODMEN ROAD  
FALCON, CO 80831  
(719) 495-2283

**TELEPHONE**  
CENTURYLINK  
555 TECH CENTER DRIVE SUITE 110  
COLORADO SPRINGS, CO 80919  
866.301.9889

### SHEET INDEX

PLAN SET SHEET NO.	SHEET TITLE	MVE DRAWING NO.
C-4	COVER SHEET	61027-GEC-CS
C-5	GRADING & EROSION CONTROL PLAN	61027-GEC-GP
C-6	GENERAL NOTES & DETAILS	61027-GEC-DS1
C-7	EROSION CONTROL DETAILS	61027-GEC-DS2

### OWNERS STATEMENT

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

*Michael J. Sheridan*  
MOST REVEREND MICHAEL J. SHERIDAN,  
BISHOP OF COLORADO SPRINGS  
DIOCESE OF COLORADO SPRINGS  
228 N. CASCADE AVENUE  
COLORADO SPRINGS, CO 80903

1-13-16  
DATE

### ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED PLANS AND SPECIFICATIONS, AND SAID DETAILED PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN. SAID DETAILED DRAINAGE PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR DRAINAGE FACILITY IS DESIGNED. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS MADE IN PREPARATION OF THE DETAILED DRAINAGE PLANS AND SPECIFICATIONS.

*Charles C. Brackin, P.E.*  
CHARLES C. BRACKIN, P.E.  
FOR AND ON BEHALF OF M.V.E., INC.  
COLORADO NO. 13342

1-12-16  
DATE

### 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.

*Andre Brackin*  
ANDRE BRACKIN, P.E.  
COUNTY ENGINEER / ECM ADMINISTRATOR

1-15-16  
DATE

TITLE:  
OHP  
PARKING LOT  
DRAWING NO.  
61027-SP-CS  
MVE PROJ. NO.  
61027  
DRAWN: CCC  
ENGINEER: CCC  
CHECKED:

MONUMENT VALLEY  
ENGINEERS INC.

ENGINEERS • SURVEYORS  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
Phone (719) 635-5736  
Fax (719) 635-5450  
E-mail mve@mcvll.com

TAYLOR ARCHITECTURE  
& DESIGN, LLC  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
Tel. (719) 310-9518  
Email: taylordesign01@gmail.com

OUR LADY OF THE PINES  
PARKING LOT EXPANSION  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908

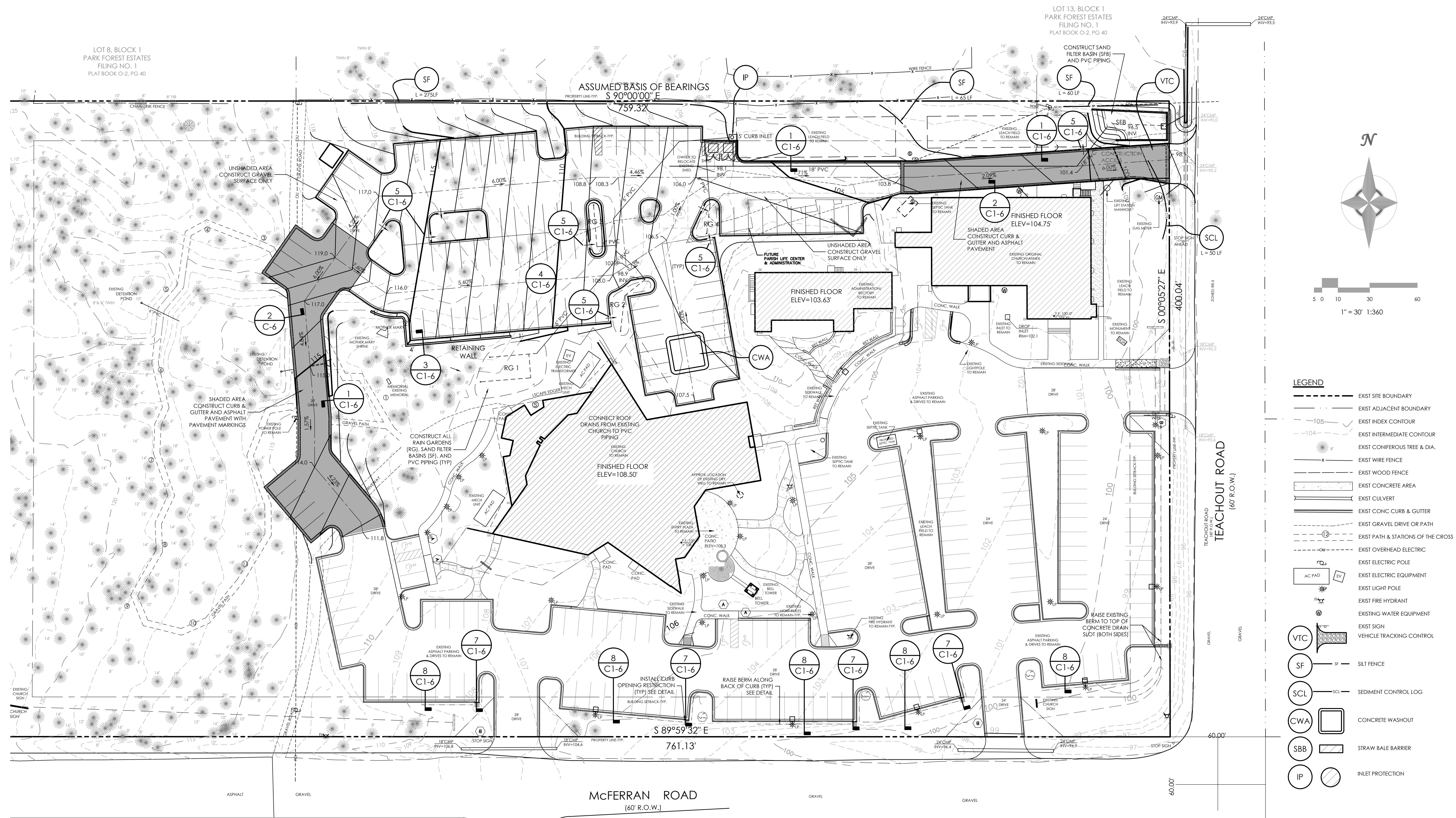
DEVELOPMENT PLAN / DES. DEVELOPMENT		REVISIONS
NO.	DATE	INITIAL COUNTY SUBMITTAL
8	08.12.15	RESPONSE TO COUNTY COMMENTS
9	09.28.15	RESPONSE TO COUNTY COMMENTS II
10	12.08.15	RESPONSE TO COUNTY COMMENTS II
11	01.14.16	FINAL COUNTY SUBMITTAL

DATE  
JANUARY 16, 2016

PROJECT NO.  
T1514

SHEET  
C-4  
OF 12 SHEETS

FILE NO.: PPR-15-037  
SITE DEVELOPMENT PLAN



- LEGEND**
- EXIST SITE BOUNDARY
  - EXIST ADJACENT BOUNDARY
  - 105 --- EXIST INDEX CONTOUR
  - 104 --- EXIST INTERMEDIATE CONTOUR
  - EXIST CONIFEROUS TREE & DIA.
  - EXIST WIRE FENCE
  - EXIST WOOD FENCE
  - EXIST CONCRETE AREA
  - EXIST CULVERT
  - EXIST CONC CURB & GUTTER
  - EXIST GRAVEL DRIVE OR PATH
  - EXIST PATH & STATIONS OF THE CROSS
  - EXIST OVERHEAD ELECTRIC
  - EXIST ELECTRIC POLE
  - EXIST ELECTRIC EQUIPMENT
  - EXIST LIGHT POLE
  - EXIST FIRE HYDRANT
  - EXIST WATER EQUIPMENT
  - EXIST SIGN
  - VTC --- VEHICLE TRACKING CONTROL
  - SF --- SILT FENCE
  - SCL --- SEDIMENT CONTROL LOG
  - CWA --- CONCRETE WASHOUT
  - SBB --- STRAW BALE BARRIER
  - IP --- INLET PROTECTION

**TAYLOR ARCHITECTURE & DESIGN, LLC**  
 1528 North Nevada Avenue  
 Colorado Springs, Colorado 80907  
 Tel: (719) 310-9518  
 Email: taylor@tayloranddesign.com

**OUR LADY OF THE PINES PARKING LOT EXPANSION**  
 11020 TEACHOUT DRIVE  
 COLORADO SPRINGS, COLORADO 80908

DEVELOPMENT PLAN / DES. DEVELOPMENT		
NO.	DATE	REVISIONS
8	08.12.15	INITIAL COUNTY SUBMITTAL
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10	12.09.15	RESPONSE TO COUNTY COMMENTS II
11	01.14.16	FINAL COUNTY SUBMITTAL

DATE  
**JANUARY 16, 2016**

PROJECT NO.  
**T1514**

SHEET  
**C-5**  
 OF 12 SHEETS

TITLE: <b>OLP PARKING LOT</b>	<b>MONUMENT VALLEY ENGINEERS INC.</b> ENGINEERS • SURVEYORS 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone: (719) 635-5736 Fax: (719) 635-5450 E-mail: mve@mvecivil.com
DRAWING NO. <b>61027-SP-GP</b>	
MVE PROJ. NO. <b>61027</b>	
DRAWN: <b>CCC</b>	
ENGINEER: <b>CCC</b>	
CHECKED:	

**FILE NO.: PPR-15-037**  
**SITE DEVELOPMENT PLAN**

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**EL PASO COUNTY STANDARD CONSTRUCTION NOTES**

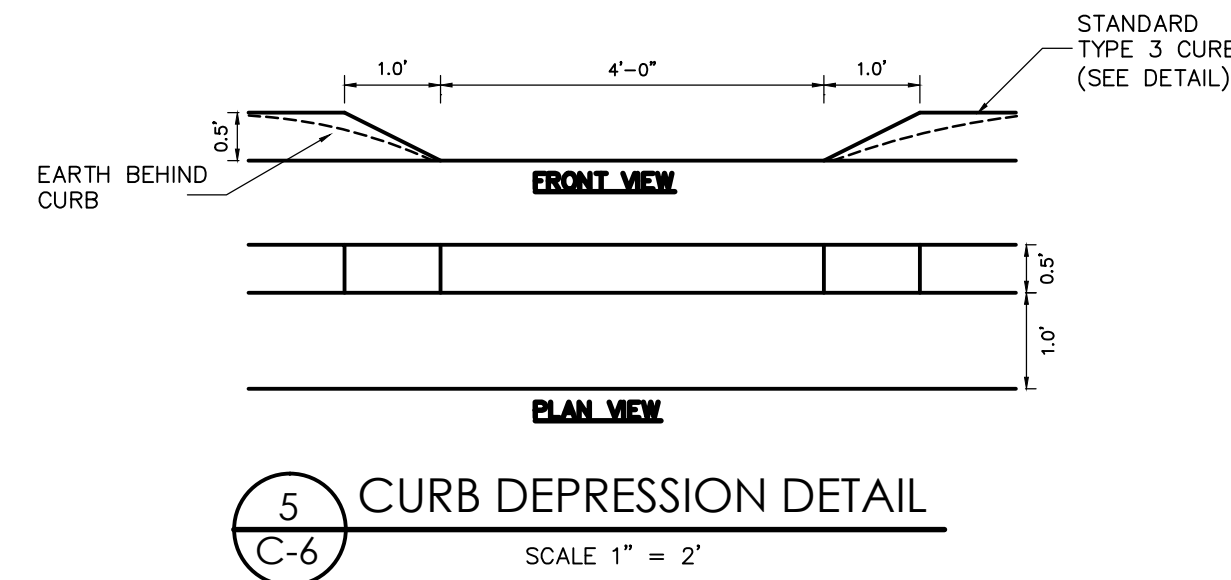
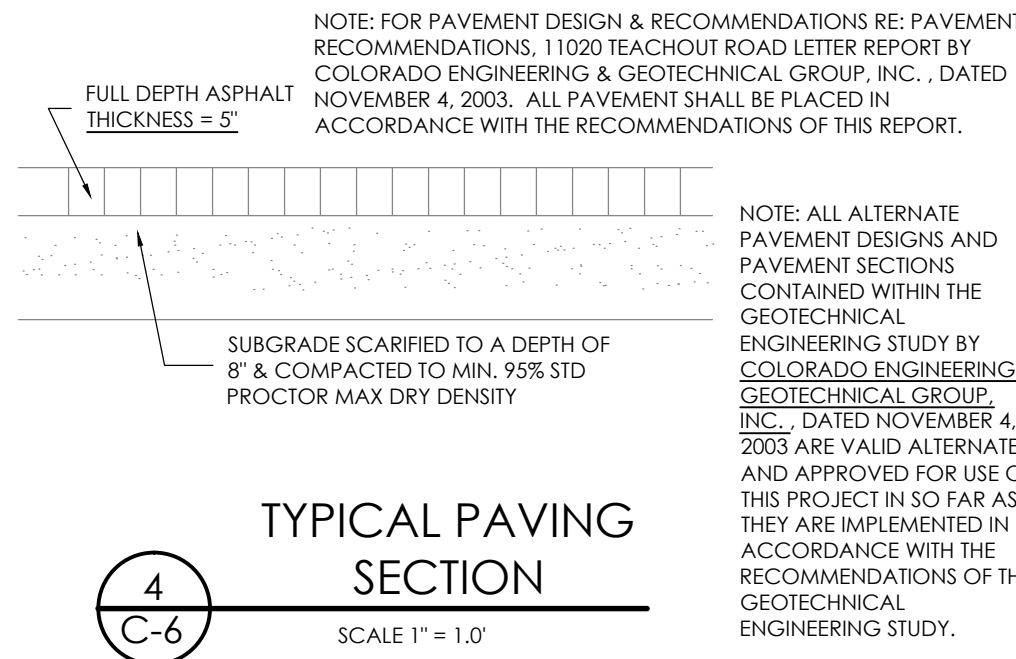
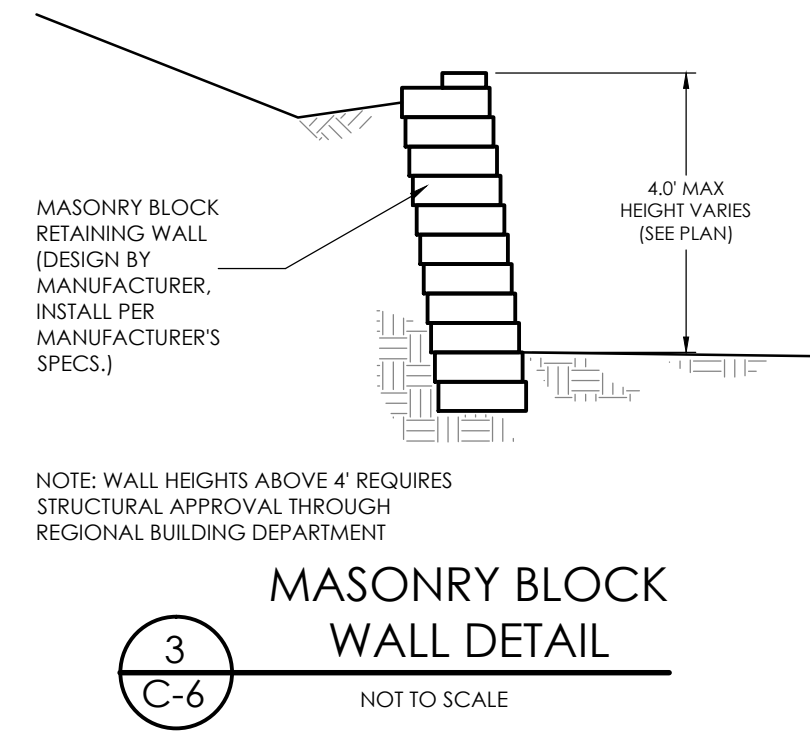
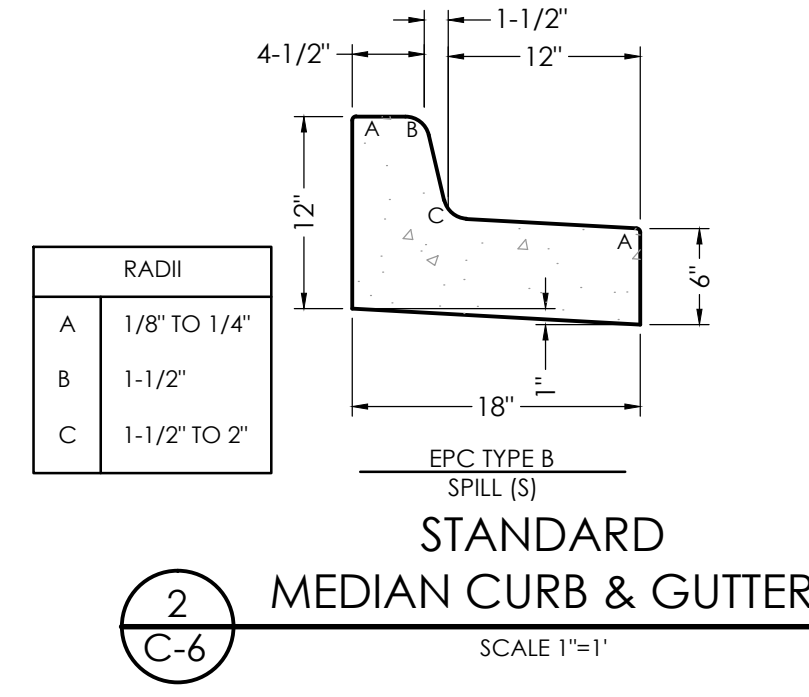
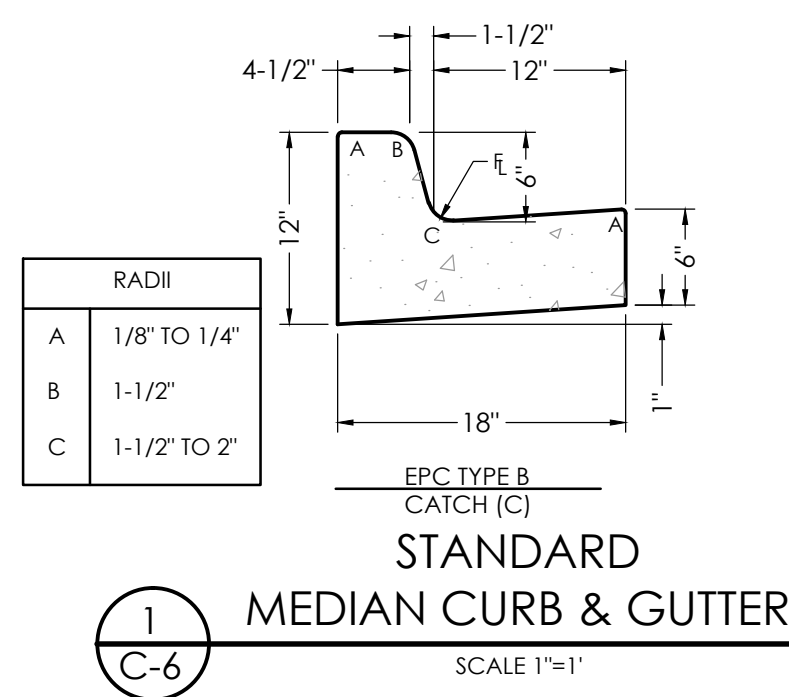
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
- 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:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - CDOT M & S STANDARDS
- 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 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.
- 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 OWNER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
- 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.

**GENERAL NOTES**

- ALL CONSTRUCTION WITHIN EL PASO COUNTY PUBLIC RIGHT-WAYS SHALL BE IN ACCORDANCE WITH MOST CURRENT STANDARDS AND SPECIFICATIONS OF EL PASO COUNTY.
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
- BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL OF HIS OPERATIONS ON THE SITE. CONTRACTOR SHALL OBSERVE ALL SAFETY AND OSHA REGULATIONS DURING CONSTRUCTION OPERATIONS. TRENCH WIDTHS AND SLOPE ANGLES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND ACCORDING TO SAFETY AND OSHA REGULATIONS.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS SUCH AS SWMP, FUGITIVE DUST, ACCESS, C.O.E. 404, ESQCP PERMIT, ETC. PRIOR TO CONSTRUCTION.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- SOIL PREPARATION, SEEDING, AND MULCHING WILL BE REQUIRED ON ALL DISTURBED AREAS NOT SURFACED. THE FOLLOWING TYPES AND RATES SHALL BE USED:
 

GRASS	VARIETY	AMOUNT IN PLS lbs. PER ACRE
SIDEOTS GRAMA	EL RENO	3.0 lbs.
WESTERN WHEATGRASS	BARTON	2.5 lbs.
SLENDER WHEAT GRASS	NATIVE	2.0 lbs.
LITTLE BLUESTEM	PASTURA	2.0 lbs.
SAHD DROPSEED	NATIVE	0.5 lbs.
SWITCH GRASS	NEBRASKA 28	3.0 lbs.
WEEPING LOVE GRASS	MORPHA	1.0 lbs.
<b>TOTAL</b>		<b>14.0 lbs.</b>

SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE. BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
- THE CONTRACTOR SHALL RESTORE ALL ROADWAYS IMPACTED BY HIS CONSTRUCTION ACTIVITY. GRAVEL ROADWAYS, TO THE EXTENT CONSTRUCTION ACTIVITY WILL IMPACT THEM, SHALL HAVE THE GRAVEL STRIPPED, STOCKPILED AND REINSTALLED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR THIS ACTIVITY. IN THE EVENT THE GRAVEL IS CONTAMINATED OR LOST, THE CONTRACTOR SHALL PROVIDE MAKEUP GRAVEL AT NO ADDITIONAL COST TO THE OWNER.
- ANY SIGNS, DELINEATOR POSTS, MAIL BOXES, NEWSPAPER BOXES AND OTHER APPURTENANCES REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN LOCATION APPROVED BY OWNER AND IN AN ACCEPTABLE CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THE CONTRACTOR REMOVES EXISTING FENCING, THE FENCING SHALL BE REINSTALLED IN A CONDITION, AS GOOD AS, OR BETTER THAN ORIGINALLY FOUND AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE ANY REQUIRED FENCE REMOVAL WITH THE LAND OWNER.
- THE CONTRACTOR SHALL RESTORE DRAINAGE CONFIGURATIONS ALTERED AS A RESULT OF HIS CONSTRUCTION ACTIVITY.
- SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN THE PROPOSED EXCAVATION AREAS AND ANY POWER OR TELEPHONE POLE OR GUY WIRE. IN CASES WHERE FAILURE OF A POLE IS POSSIBLE, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY FOR ASSISTANCE TO TEMPORARILY BRACE OR SUPPORT THE POLE AS REQUIRED.
- NO EXCAVATED MATERIAL SHALL BE PLACED UNDER OVERHEAD ELECTRIC CONDUCTORS OR AROUND POLES OR TEMPORARILY STORED UNDER LINES WITHOUT FIRST CONSULTING WITH THE ELECTRIC UTILITY TO DETERMINE IF ADEQUATE CLEARANCES WILL BE RETAINED. NO PERSON, TOOL, OR EQUIPMENT SHALL OPERATE CLOSER THAN 10 FEET TO ANY PORTION OF ANY ENERGIZED LINE WITHOUT FIRST COMPLYING WITH THE PROVISIONS OF COLORADO REVISED STATUTES 1973, SECTION 1, TITLE 9, ARTICLE 2.5, 102 AND 103.
- PORTIONS OF THE PROJECT LIE WITHIN COUNTY ROAD RIGHTS-OF-WAY. TRAFFIC CONTROL SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND REQUIREMENTS SET FORTH BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION (DOT) WITHIN THEIR PERMIT PROVISIONS AS APPROPRIATE.
- THE CONTRACTOR SHALL CONTACT THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION'S REPRESENTATIVE 48 HOURS PRIOR TO CONSTRUCTION IN COUNTY ROAD RIGHTS-OF-WAY. (EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, 3275 AKERS DRIVE, COLORADO SPRINGS, CO 80922, (719) 520-6460).
- THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE PROVISIONS OF THE EL PASO COUNTY DOT UTILITY PERMIT. APPROVAL OF THE TRAFFIC CONTROL PLAN FOR ALL WORK CONTAINED WITHIN THE COUNTY RIGHTS-OF-WAY SHALL BE OBTAINED PRIOR TO THE INITIATION OF ANY CONSTRUCTION WITHIN THE RESPECTIVE RIGHT-OF-WAY.
- COMPLETE CLOSURE OF ANY COUNTY ROAD SHALL NOT BE ALLOWED UNLESS APPROVED IN ADVANCE BY EL PASO COUNTY DOT. ANY CLOSURES PROPOSED SHALL ONLY BE CONSIDERED AFTER SUBMISSION AND APPROVAL OF AN ACCEPTABLE TRAFFIC CONTROL PLAN.
- ASPHALT DESIGN SHALL BE ACCORDING TO GEOTECHNICAL TESTING AND DESIGN TO BE COMPLETED FOLLOWING ROUGH GRADING. THE DESIGN AND TESTING SHALL BE COMPLETED IN ACCORDANCE WITH EPC STANDARDS.

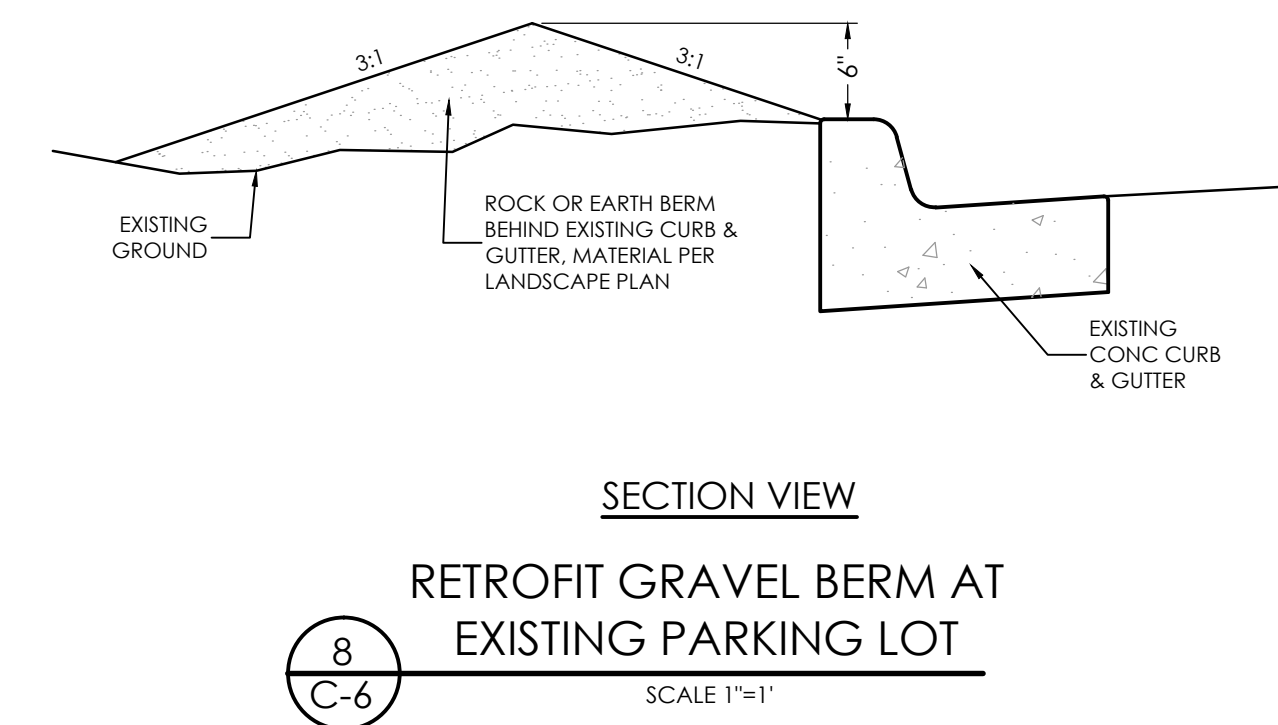
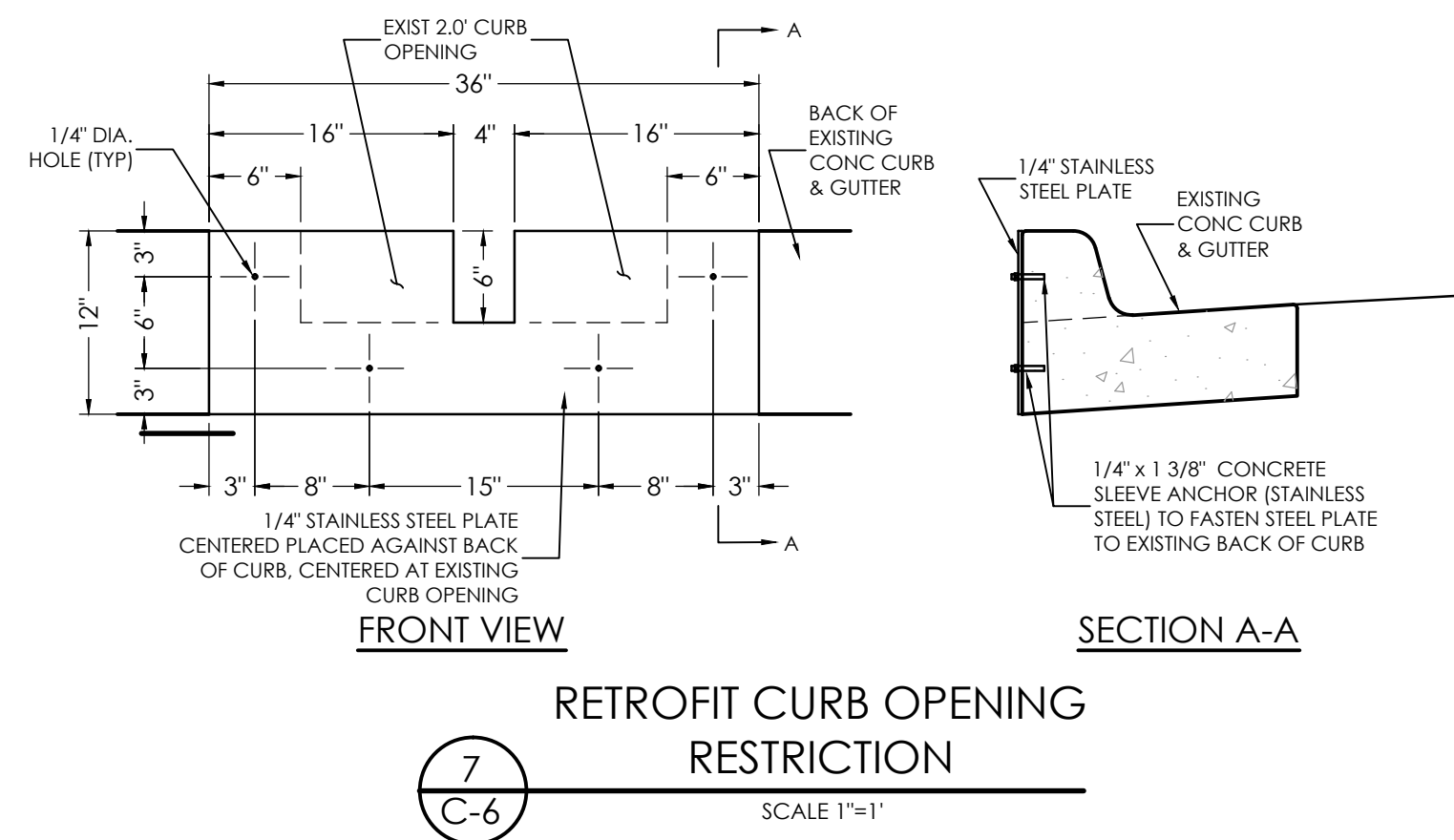


**ABBREVIATIONS**

EL	ELEVATION	ROW	RIGHT-OF-WAY
PC	POINT OF CURVATURE	R	RADIUS
PI	POINT OF INTERSECTION	T	TANGENT
PT	POINT OF TANGENCY	L	LENGTH
PCR	POINT OF CURVE RETURN	LF	LINEAR FEET
PRC	POINT OF REVERSE CURVATURE	CL	CENTERLINE
PVC	POINT OF VERTICAL CURVATURE	X.XX' R	DIMENSION RIGHT OF CL
PVI	POINT OF VERTICAL INTERSECTION	X.XX' L	DIMENSION LEFT OF CL
PVT	POINT OF VERTICAL TANGENCY	PL	PROPERTY LINE
GB	GRADE BREAK	PVRC	POINT OF VERTICAL REVERSE CURVATURE
CSP	CORRUGATED STEEL PIPE	VC	VERTICAL CURVE
RCP	REINFORCED CONCRETE PIPE	AP	ANGLE POINT
CBC	CONCRETE BOX CULVERT	STA	STATION
TBC	TOP BACK CURB	INV	INVERT
TC	TOP OF CURB	RG	RAIN GARDEN
BT	BEGIN TAPER	SFB	SAND FILTER BASIN
ET	END TAPER		
EC	EDGE OF CONCRETE		

**TOPOGRAPHIC SURVEY NOTES**

- THIS TOPOGRAPHIC MAP WAS CREATED FROM DATA GATHERED FROM A FIELD SURVEY CONDUCTED ON THE GROUND IN DECEMBER OF 2010 AND ALSO FROM A 2002 TOPOGRAPHIC MAP BY ROCKY MOUNTAIN LAND SERVICES.
- ALL EXISTING UTILITIES SHOWN ON THIS SURVEY ARE FROM UTILITY MAIN LOCATION RECORD MAPS AND UTILITY SERVICE LOCATION RECORD MAPS OBTAINED FROM UTILITY PROVIDERS AND SURFACE EVIDENCE AS SURVEYED IN THE FIELD. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.
- VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.
- BENCHMARK(BM): THE BENCHMARK FOR THIS TOPOGRAPHIC MAP IS THE TOP OF 8" SPIKE IN RAILROAD TIE CURB AT SOUTHEAST CORNER OF PROPERTY. ASSUMED ELEVATION = 100.00



**TAYLOR ARCHITECTURE & DESIGN, LLC**  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
Tel: (719) 310-9518  
Email: taylordesign01@gmail.com

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Colorado Springs, Colorado 80907  
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Email: taylordesign01@gmail.com

**OUR LADY OF THE PINES PARKING LOT EXPANSION**  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908

**DEVELOPMENT PLAN / DES. DEVELOPMENT**

NO.	DATE	REVISIONS
1	08.12.15	INITIAL COUNTY SUBMITTAL
2	09.28.15	RESPONSE TO COUNTY COMMENTS
3	12.09.15	RESPONSE TO COUNTY COMMENTS II
4	01.14.16	FINAL COUNTY SUBMITTAL

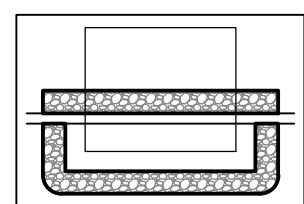
DATE:  
**JANUARY 16, 2016**

PROJECT NO.  
**T1514**

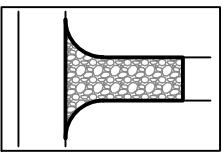
SHEET  
**C-6**  
OF 12 SHEETS

TITLE: <b>OLP PARKING LOT</b>	<b>MONUMENT VALLEY ENGINEERS INC.</b>
DRAWING NO. <b>61027-SP-DS1</b>	ENGINEERS * SURVEYORS 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone (719) 635-5736 Fax (719) 635-5450 E-mail mve@mvecivil.com
MVE PROJ. NO. <b>61027</b>	
DRAWN: CCC	
ENGINEER: CCC	
CHECKED:	

**FILE NO.: PPR-15-037**  
**SITE DEVELOPMENT PLAN**



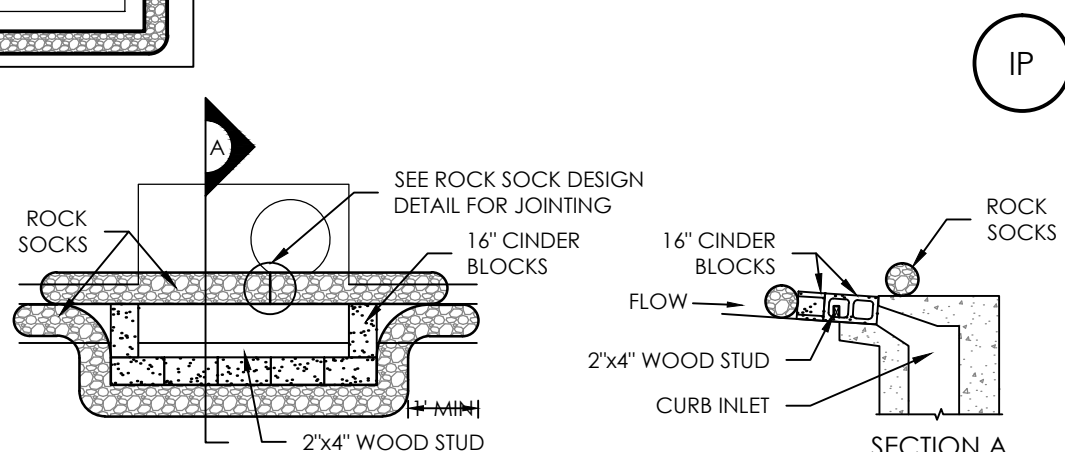
VTC



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
- TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

- STABILIZED CONSTRUCTION ENTRANCE EXIT MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.



IP

IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE 'CINDER' BLOCKS SHALL BE Laid ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

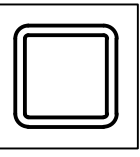
GENERAL INLET PROTECTION INSTALLATION NOTES

- 1. SEE PLAN VIEW FOR:
- LOCATION(S) OF INLET PROTECTION.
- TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5 IP-6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS).

INLET PROTECTION MAINTENANCE NOTES

- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

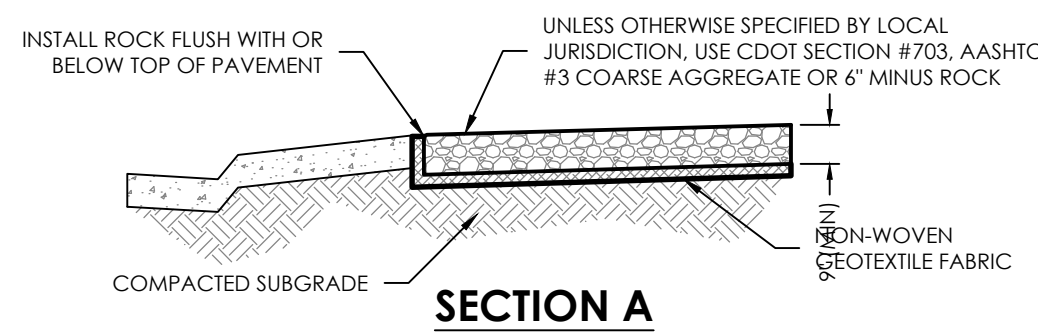
CWA



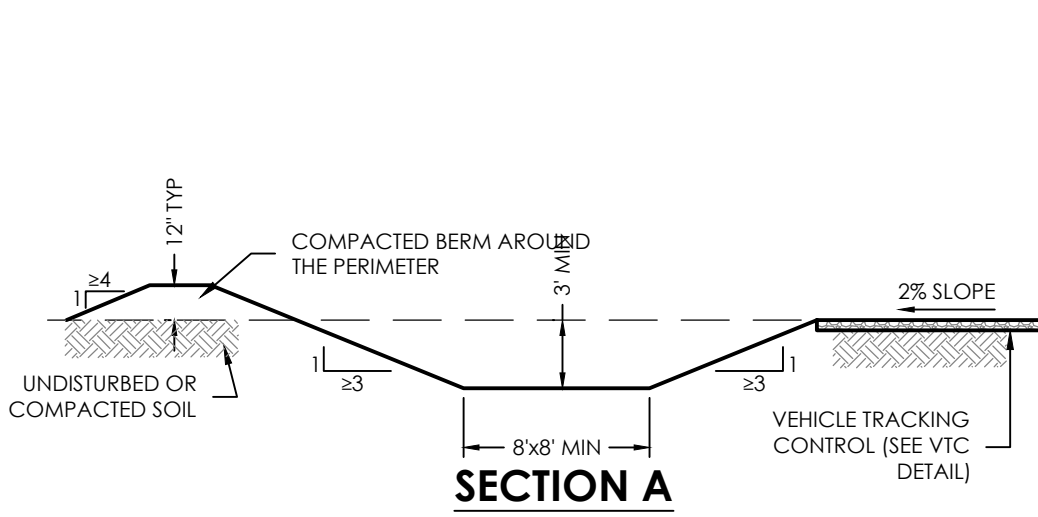
CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES.

- CWA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.



CWA-1. CONCRETE WASHOUT AREA



CWA-1. CONCRETE WASHOUT AREA

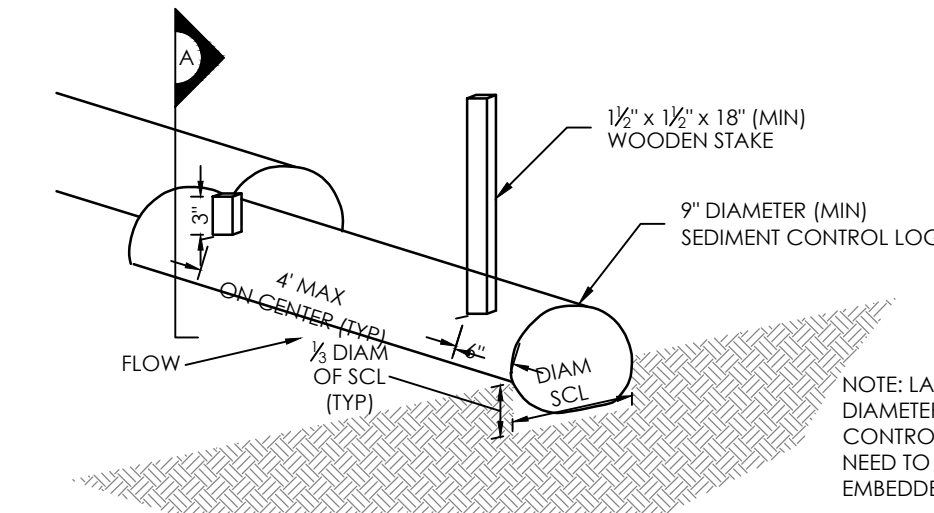
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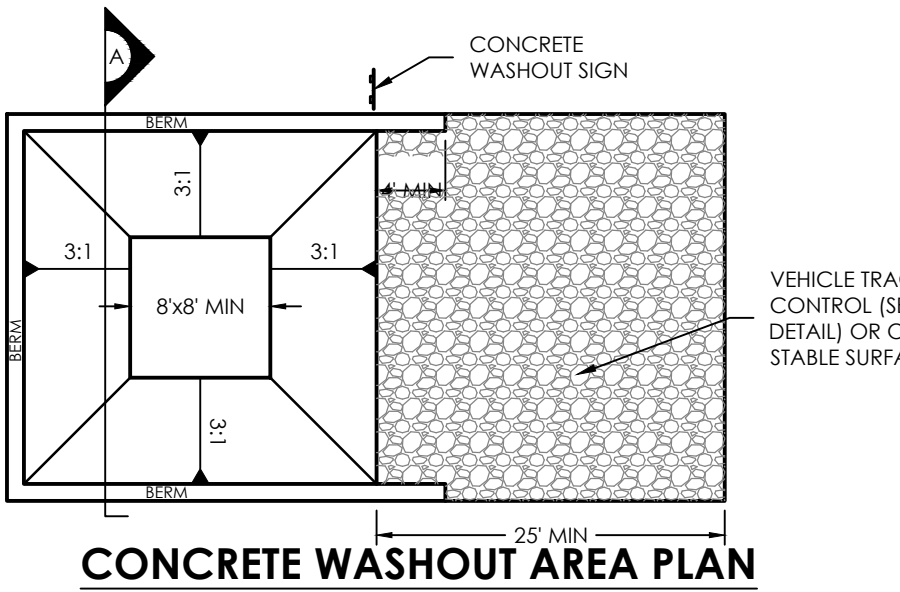
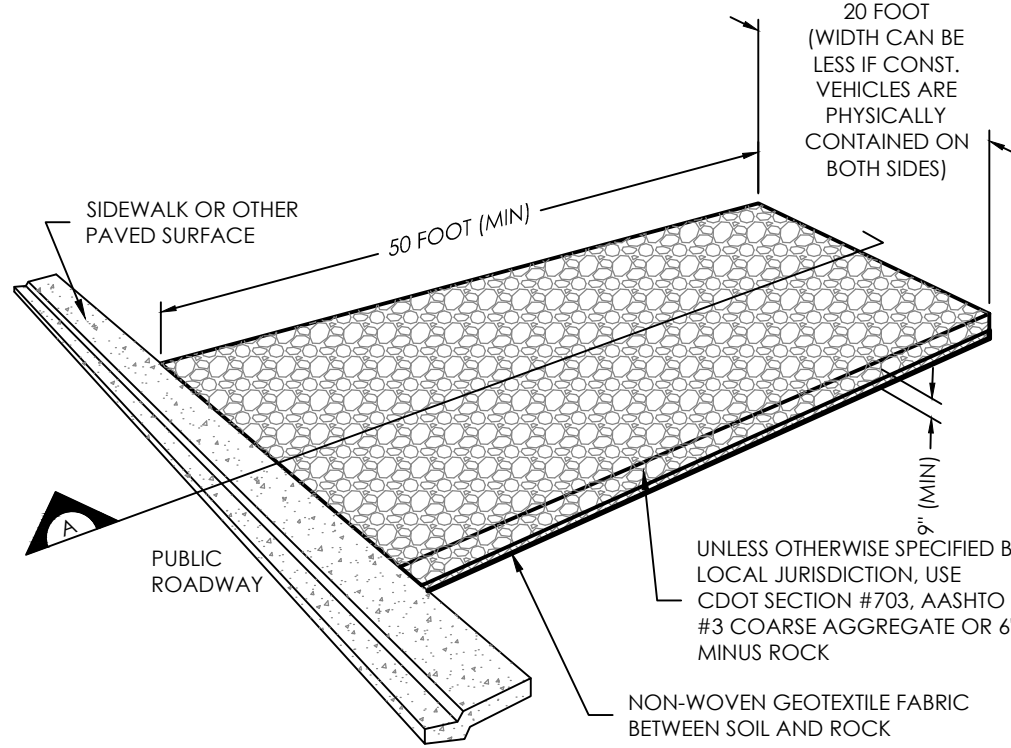
SCL-1. SEDIMENT CONTROL LOG

- SEDIMENT CONTROL LOG INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

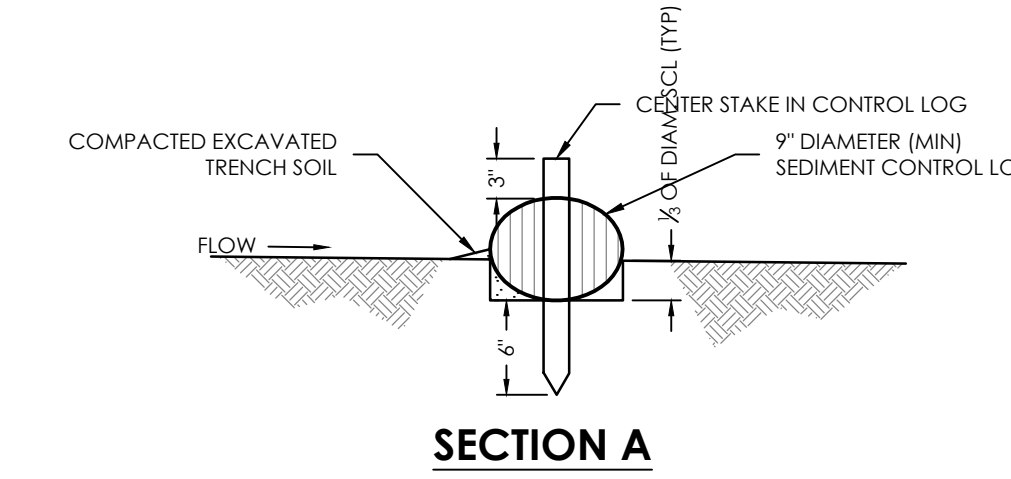
- SEDIMENT CONTROL LOG MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.



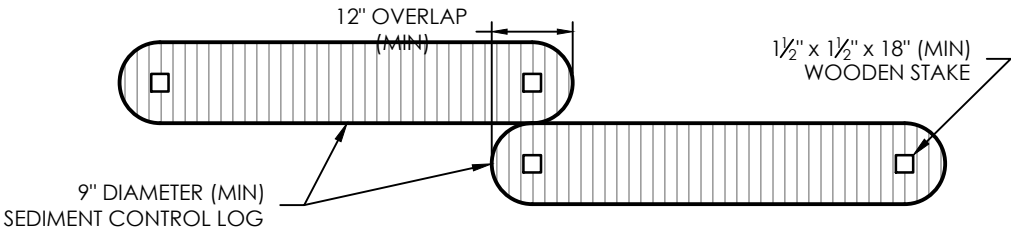
SEDIMENT CONTROL LOG



CONCRETE WASHOUT AREA PLAN

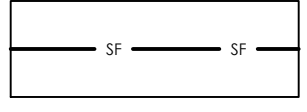


SECTION A



SEDIMENT CONTROL LOG JOINTS

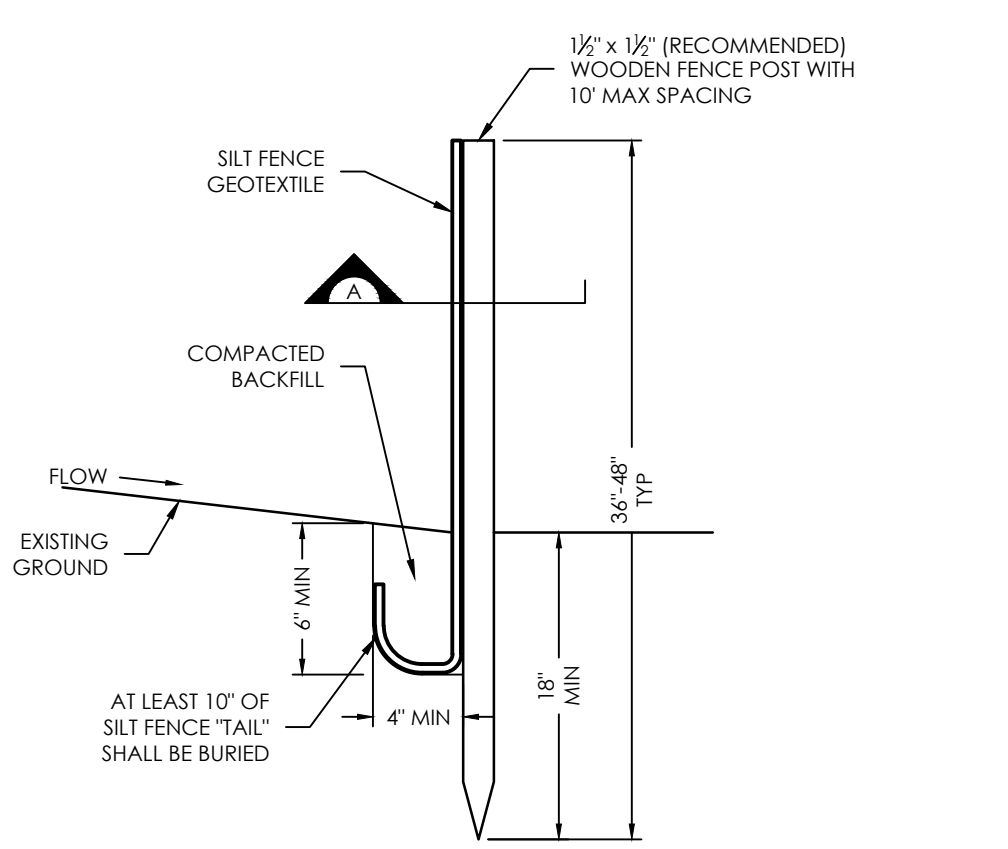
SF



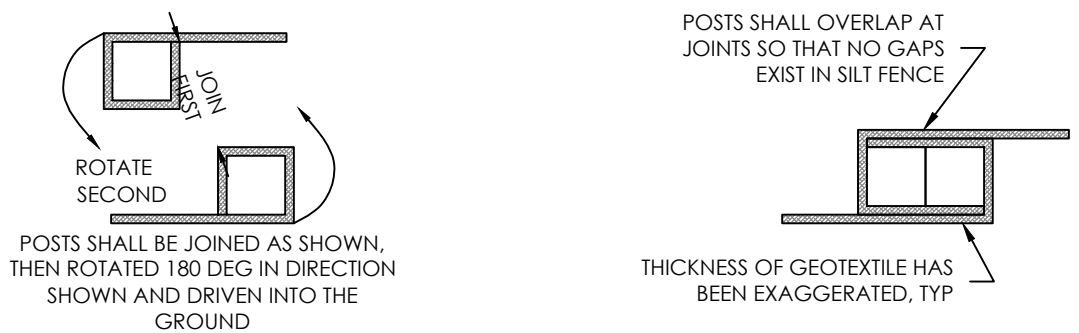
SF-1. SILT FENCE

- SILT FENCE INSTALLATION NOTES
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

- SILT FENCE MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

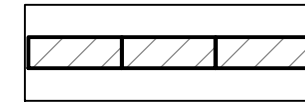


SILT FENCE



SECTION A

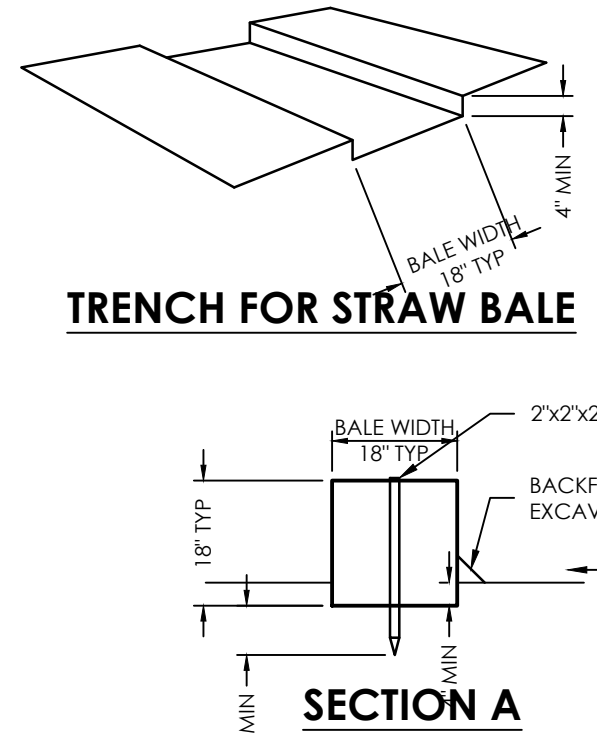
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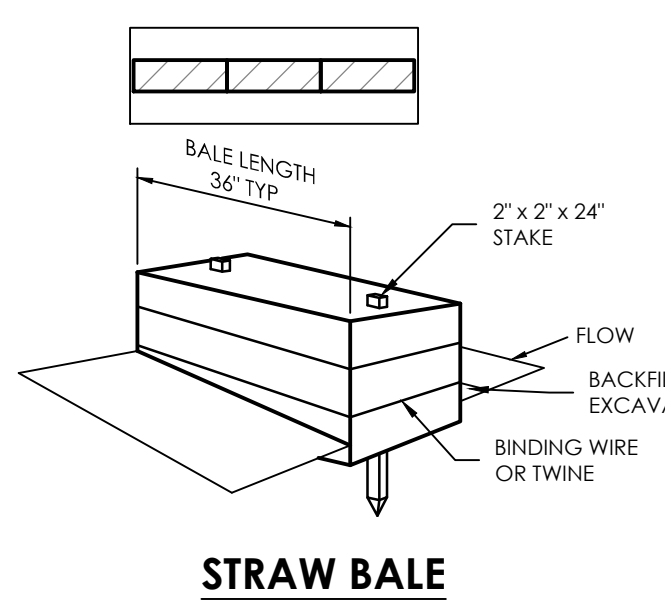
SBB-1. STRAW BALE

- STRAW BALE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.

- STRAW BALE MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.



SBB-1. STRAW BALE



STRAW BALE

TRENCH FOR STRAW BALE

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OUR LADY OF THE PINES
PARKING LOT EXPANSION
11020 TEACHOUT DRIVE
COLORADO SPRINGS, COLORADO 80908

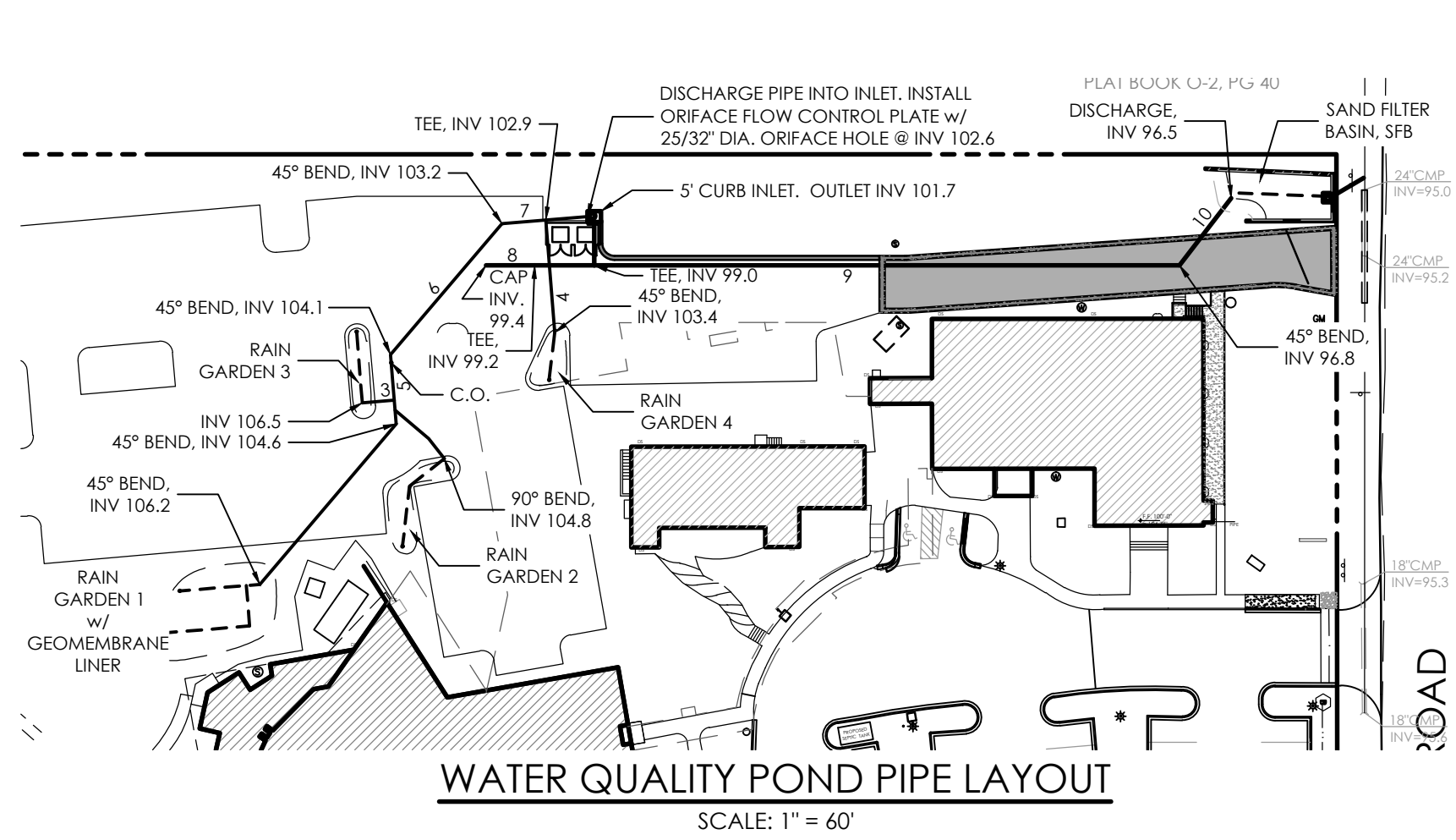
Table with columns: NO., DATE, REVISIONS, INITIAL COUNTY SUBMITTAL, RESPONSE TO COUNTY COMMENTS I, RESPONSE TO COUNTY COMMENTS II, FINAL COUNTY SUBMITTAL. Rows 1-11.

DATE
JANUARY 16, 2016

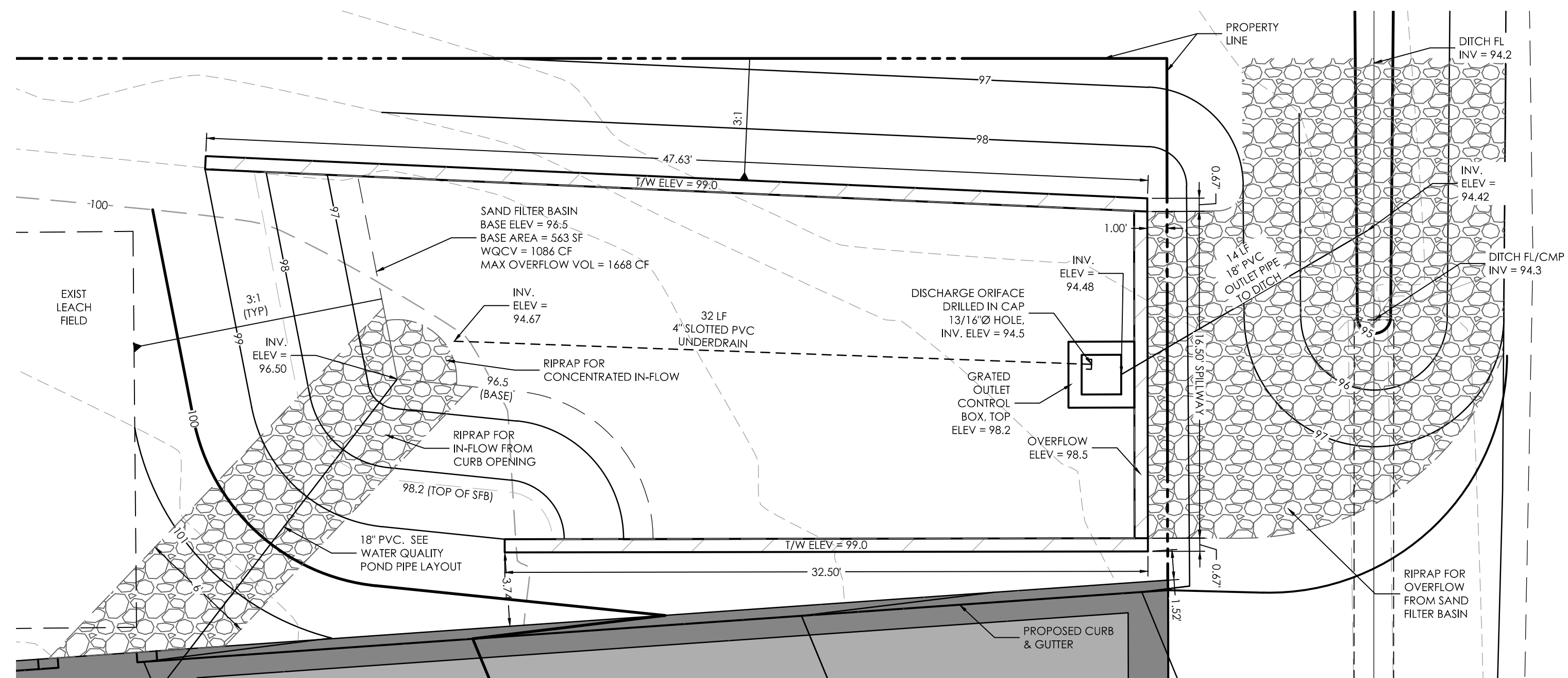
PROJECT NO.
T1514
SHEET
C-7
OF 12 SHEETS

MONUMENT VALLEY ENGINEERS INC.
ENGINEERS \* SURVEYORS
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
Phone: (719) 635-5736
Fax: (719) 635-5450
E-mail: mve@mvecivil.com

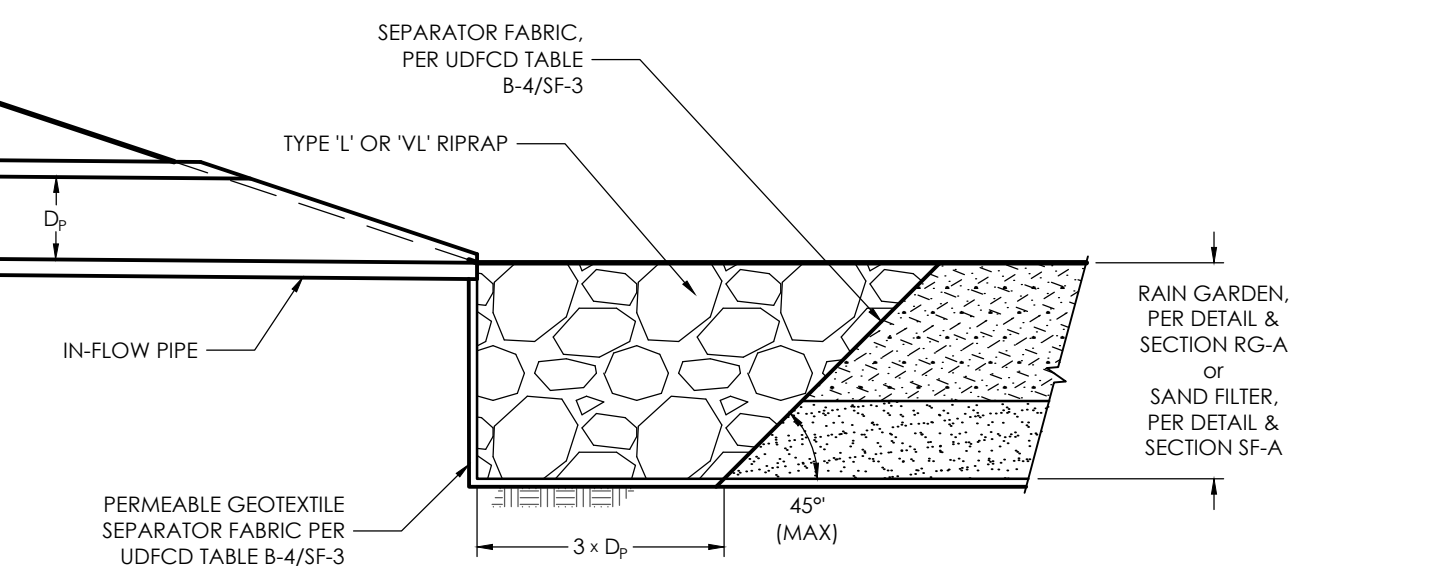
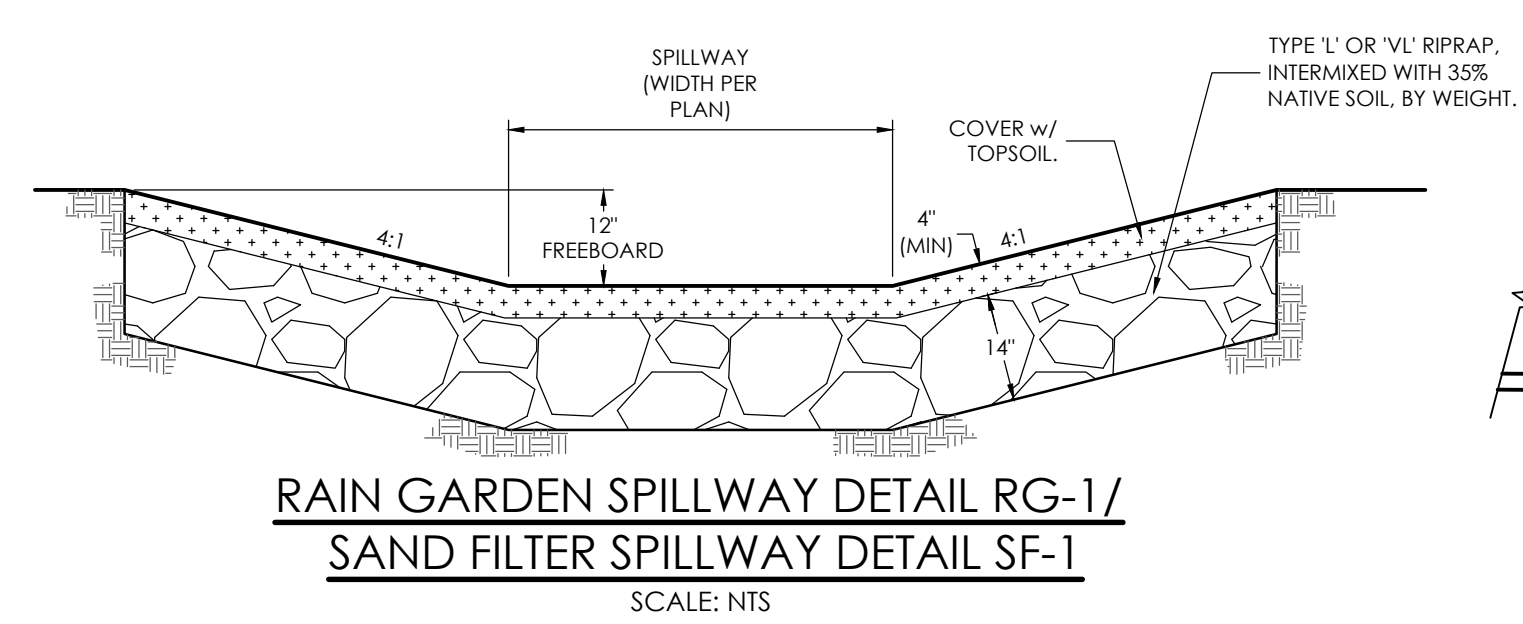
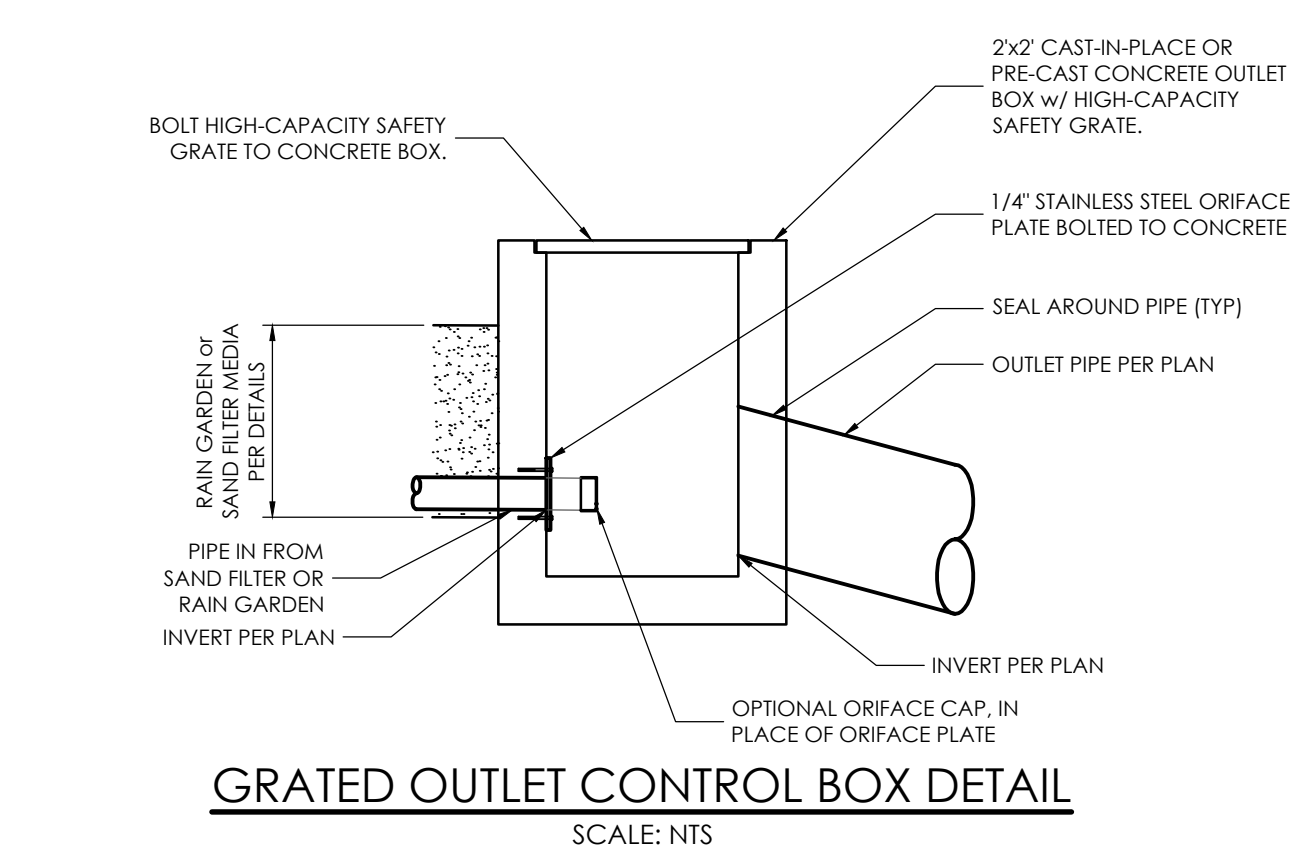
FILE NO.: PPR-15-037
SITE DEVELOPMENT PLAN



PIPE ID	DIAMETER (INCHES)	MATERIAL	LENGTH (FEET)	SLOPE (%)
1	6	PVC	77.8	2.06%
2	6	PVC	25.6	1.17%
3	6	PVC	11.9	17.65%
4	6	PVC	41.7	0.50%
5	6	PVC	25.8	1.55%
6	6	PVC	63.6	1.42%
7	6	PVC	31.6	1.42%
8	18	PVC	40.0	1.00%
9	18	PVC	216.3	1.00%
10	18	PVC	31.3	1.00%



SAND FILTER BASIN	BASE AREA (SQ. FEET)	FILTER BASIN VOLUME (FT <sup>3</sup> )	FILTER BASIN BASE ELEV	POND DEPTH (FT)	EMERGENCY OVERFLOW ELEVATION
SFB	563	1086	94.5	1.7	98.5



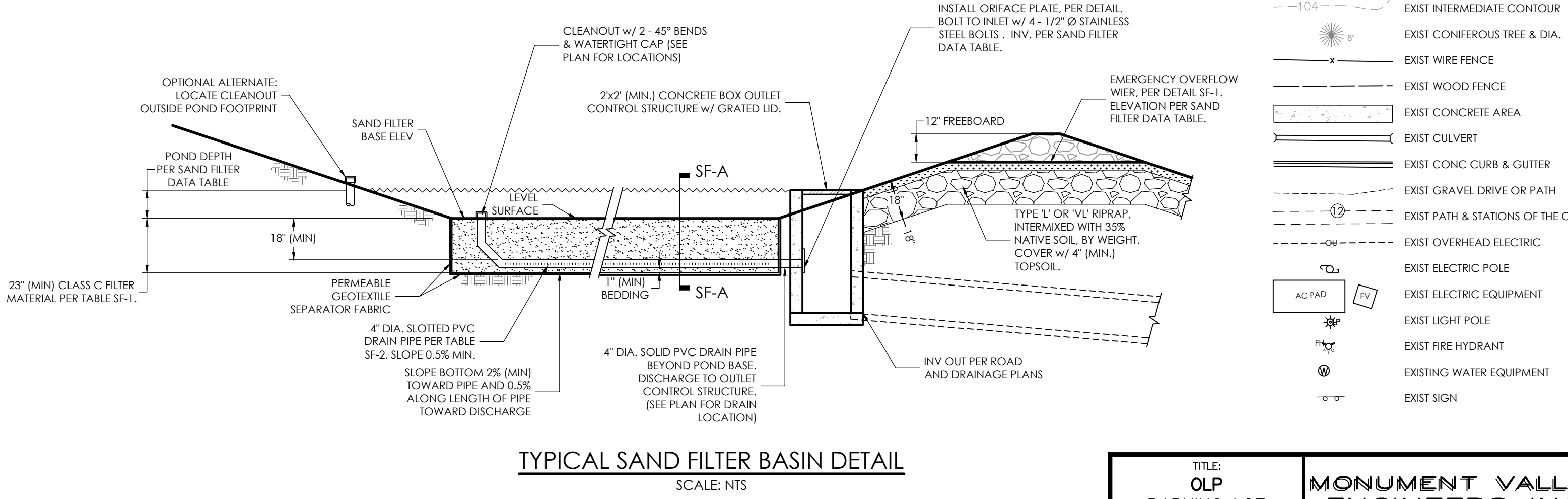
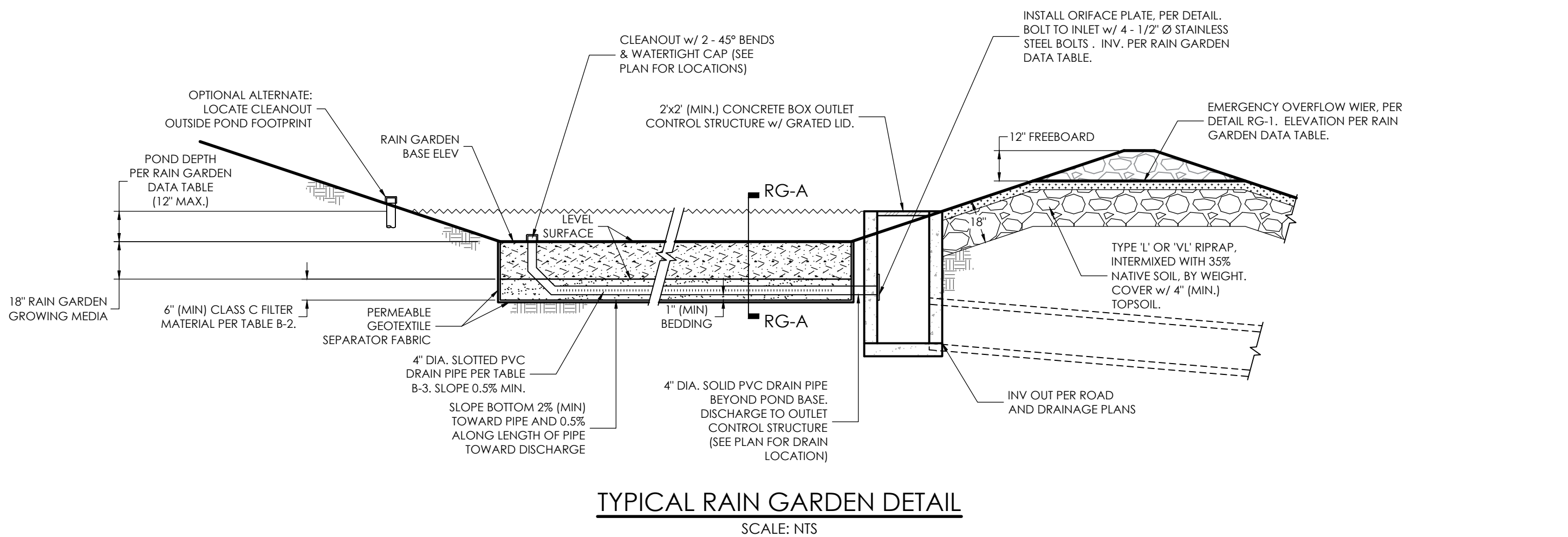
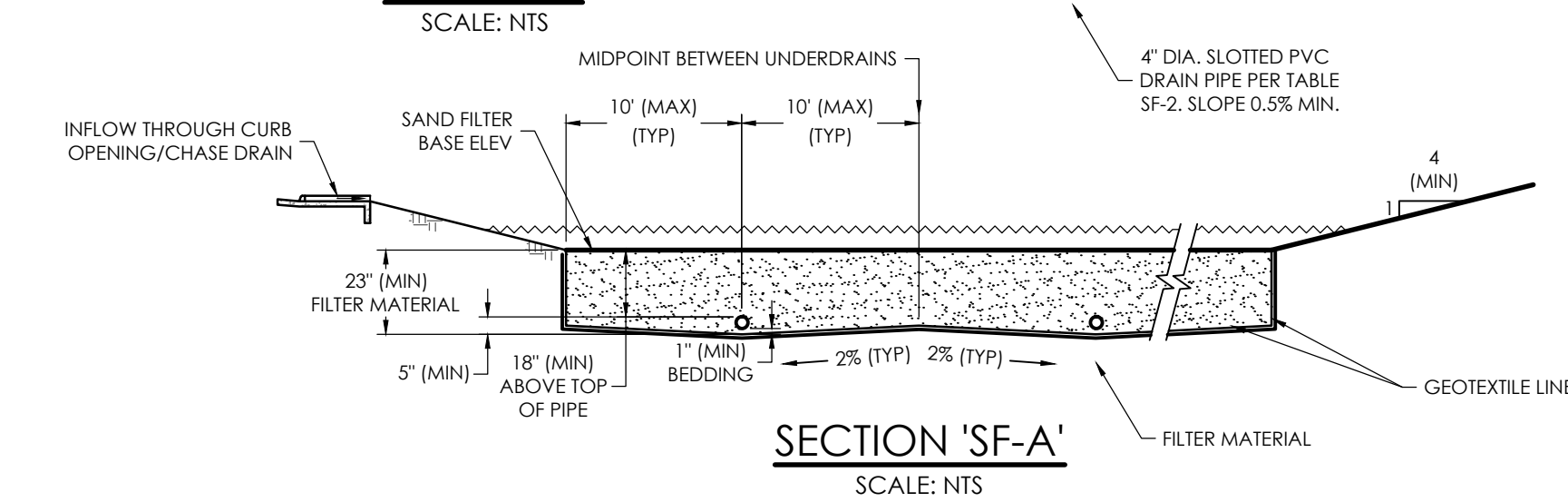
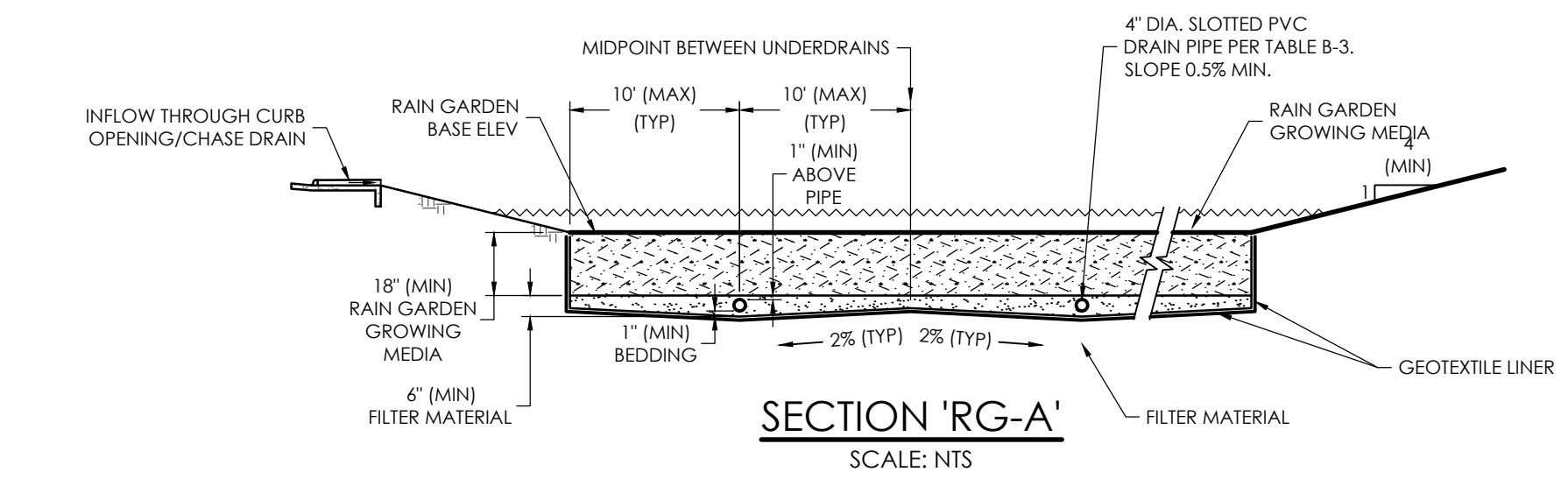
RAIN GARDEN	BASE AREA (SQ. FEET)	RAIN GARDEN VOLUME (FT <sup>3</sup> )	RAIN GARDEN BASE ELEV	POND DEPTH (FT)	EMERGENCY OVERFLOW ELEVATION
1	750	1125	108.5	1.0	109.5
2	226	275	106.5	1.0	107.5
3	137	172	108.1	1.0	109.1
4	146	173	105.5	1.0	106.5

TABLE RG-1 / TABLE SF-2	CLASS C FILTER MATERIAL GRADATION
SEIVE SIZE	% PASSING
1/4"	100
NO. 4	60-100
NO. 50	10-30
NO. 100	0-10
NO. 200	0-3

TABLE RG-1 / TABLE SF-2	DIMENSIONS FOR SLOTTED PIPE			
PIPE DIAMETER	SLOT LENGTH	MAX. SLOT WIDTH	SLOT CENTERS	OPEN AREA (PER FOOT)
4"	1-1/16"	0.032"	0.413"	1.90IN <sup>2</sup>

**RAIN GARDEN NOTES:**  
REFERENCE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3, SECTION I-3, FOR RAIN GARDEN DETAILS AND SPECIFICATIONS AS IDENTIFIED.

- GROWING MEDIA** (BY VOLUME, USE 7.5% COMPOST MATERIAL; 7.5% LOOSELY PACKED SHREDDED PAPER; 85% COURSE SAND)
  - COMPOST MATERIAL - CLASS 1 STA REGISTERED COMPOST PER UDFCD TABLE B-1 w/ BULK DENSITY APPROX. 1000 LB/CY
  - SHREDDED PAPER - LOOSELY PACKED w/ BULK DENSITY APPROX. 50-100 LB/CY
  - COURSE SAND - EITHER CLASS C FILTER MATERIAL - PER TABLE B-2, OR SAND MEETING ASTM C-33.
- FILTER MATERIAL** - CLASS C FILTER MATERIAL - PER TABLE B-2
- PERMEABLE GEOTEXTILE SEPARATOR FABRIC** - PER UDFCD TABLE B-4
- VEGETATION** - SELECT PLANTS THAT ARE DROUGHT RESISTANT AND THRIVE IN SANDY SOIL. OPTIONAL: USE NATIVE SEED MIX PER UDFCD TABLE B-6. AGGRESSIVE WEED CONTROL PROCEDURES WILL HELP THE DESIRED VEGETATION TO BECOME ESTABLISHED.
- CONCENTRATED INFLOW** - PER DETAIL RG-1



**LEGEND**

- EXIST SITE BOUNDARY
- EXIST ADJACENT BOUNDARY
- EXIST INDEX CONTOUR
- EXIST INTERMEDIATE CONTOUR
- EXIST CONIFEROUS TREE & DIA.
- EXIST WIRE FENCE
- EXIST WOOD FENCE
- EXIST CONCRETE AREA
- EXIST CULVERT
- EXIST CONC CURB & GUTTER
- EXIST GRAVEL DRIVE OR PATH
- EXIST PATH & STATIONS OF THE CROSS
- EXIST OVERHEAD ELECTRIC
- EXIST ELECTRIC POLE
- EXIST ELECTRIC EQUIPMENT
- EXIST LIGHT POLE
- EXIST FIRE HYDRANT
- EXISTING WATER EQUIPMENT
- EXIST SIGN

**TAYLOR ARCHITECTURE & DESIGN, LLC**  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
Tel: (719) 310-9518  
Email: taylordesign01@gmail.com

**OUR LADY OF THE PINES PARKING LOT EXPANSION**  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908

**DEVELOPMENT PLAN / DES. DEVELOPMENT**

NO.	DATE	REVISIONS
1	08.12.15	INITIAL COUNTY SUBMITTAL
2	09.28.15	RESPONSE TO COUNTY COMMENTS
3	12.09.15	RESPONSE TO COUNTY COMMENTS II
4	01.14.16	FINAL COUNTY SUBMITTAL

DATE  
**JANUARY 16, 2016**

PROJECT NO.  
**T1514**

SHEET  
**C-8**  
OF 12 SHEETS

TITLE:  
**OLP PARKING LOT**

DRAWING NO.  
**61027-SP-WQ**

MVE PROJ. NO.  
**61027**

DRAWN BY:  
**BJW**

ENGINEER:  
**CCC**

CHECKED:

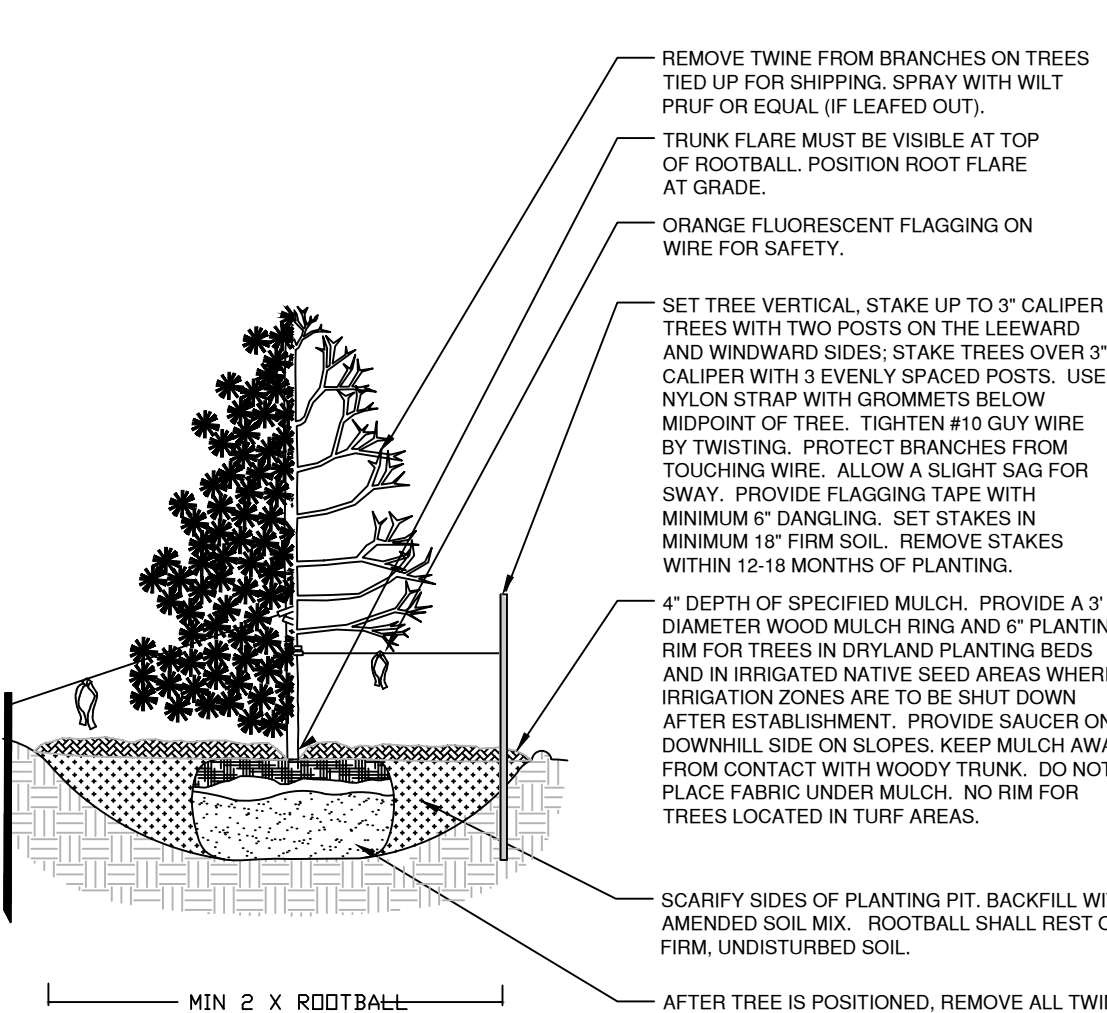
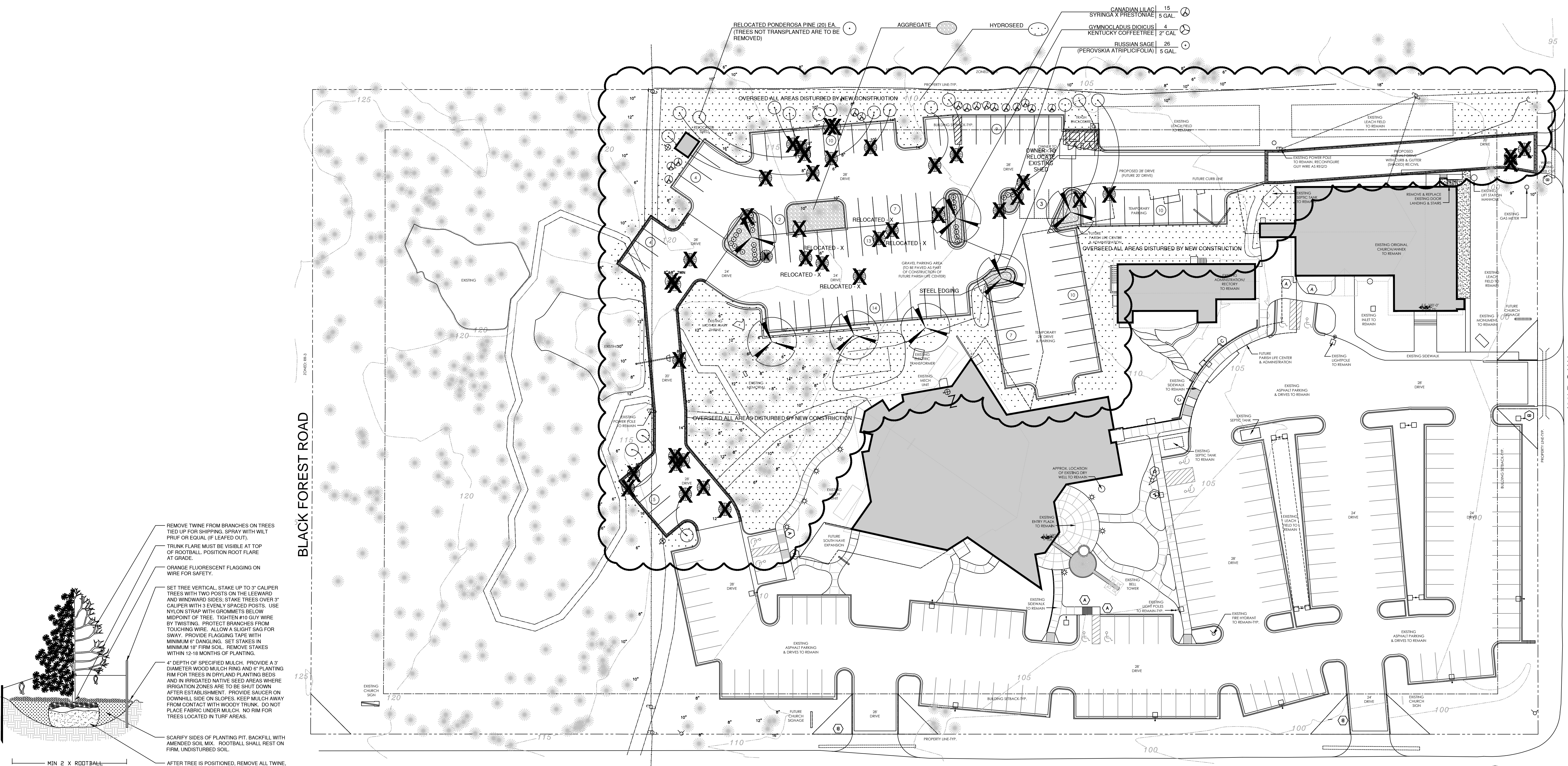
**MONUMENT VALLEY ENGINEERS INC.**

ENGINEERS • SURVEYORS  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
Phone: (719) 635-5736  
Fax: (719) 635-5450  
E-mail: mve@mvevil.com

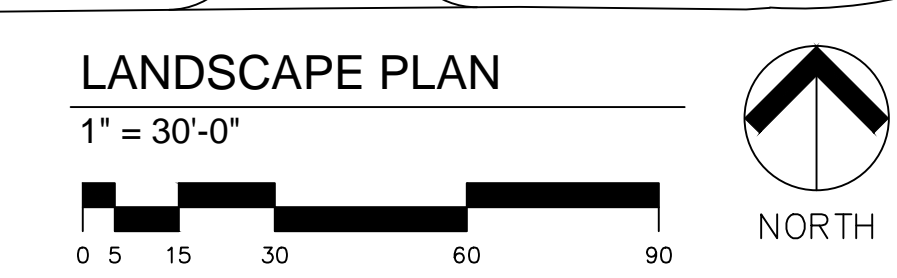
**FILE NO.: PPR-15-037**

**SITE DEVELOPMENT PLAN**





TREE PLANTING DETAIL  
NOT TO SCALE



**LANDSCAPE SCHEDULE:**  
Planting Schedule:

SYM.	CODE	QTY.	BOTANICAL/COMMON NAME	KEY (APP. B)	MATURE HT./WD.	PLANTING SIZE	NOTES
<b>TREES</b>							
PL	7		KENTUCKY COFFEETREE (Gymnocladus dioica)	45A	40-60'	2.00' cal.	B&B Nursery Grown. Size to meet or exceed min. size
X	20		EXISTING PONDEROSA PINE (To be relocated on-site or removed) (To Remove) (To Remain)		Varies	Existing	Relocated trees to be transplanted with appropriate size tree spade
<b>SHRUBS</b>							
⊙	15		CANADIAN LILAC (Syringa X Prestoniae)	457S	6-10'	5 gal.	Container Grown. Size to meet or exceed min. size
⊙	28		RUSSIAN SAGE (Perovskia atriplicifolia)	1256D	3-4'	5 gal.	Container Grown. Size to meet or exceed min. size
<b>SYMBOL KEY:</b>							
✓	GALVANIZED STEEL TRIM EDGE 4"x14" pinned at 24" intervals to separate all turfgrass from mulched shrub beds.						
⊙	NATIVE SEED - LOW GROW MIX (40 LBS/ ACRE) (Soil prep. and finish grade per Spec) (Erosion Control Blanket on slopes 4:1 or greater)						
⊙	FINE COLORED TREE MULCH (Brown) - 3" depth - No underlayment						
⊙	FINE PALLET MULCH - 3" depth - No underlayment						
⊙	3/8" WASHED RIVER COBBLE LEACH FIELD MATERIAL (To be installed by Others) COBBLE w/ UNDERLAYMENT. TO BE APPROVED BY LANDSCAPE ARCHITECT						
⊙	3/8" BREEZE GRAVEL TO BE SELECTED BY LANDSCAPE ARCHITECT (3" depth w/ fabric underlayment)						
<b>LANDSCAPE MATERIAL TO BE INSTALLED BY THE OWNER</b>							
ALL LANDSCAPE MATERIALS INCLUDING VEGETATION, DISCOVERY, MULCHING AND ASSOCIATED LABOR ARE TO BE INSTALLED BY THE OWNER AT THEIR DISCRETION. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITIES FOR ANY AND ALL WARRANTIES, ERRORS AND OMISSIONS, OR ANYTHING ELSE RELATED TO LANDSCAPE CONSTRUCTION. THE OWNER ASSUMES ALL RESPONSIBILITY FOR COMPLYING TO EL PASO COUNTY LANDSCAPE REQUIREMENTS AS ILLUSTRATED BY THE LANDSCAPE ARCHITECT ON THE LANDSCAPE DRAWINGS.							

**SITE CATEGORY CALCULATION FORMATS**

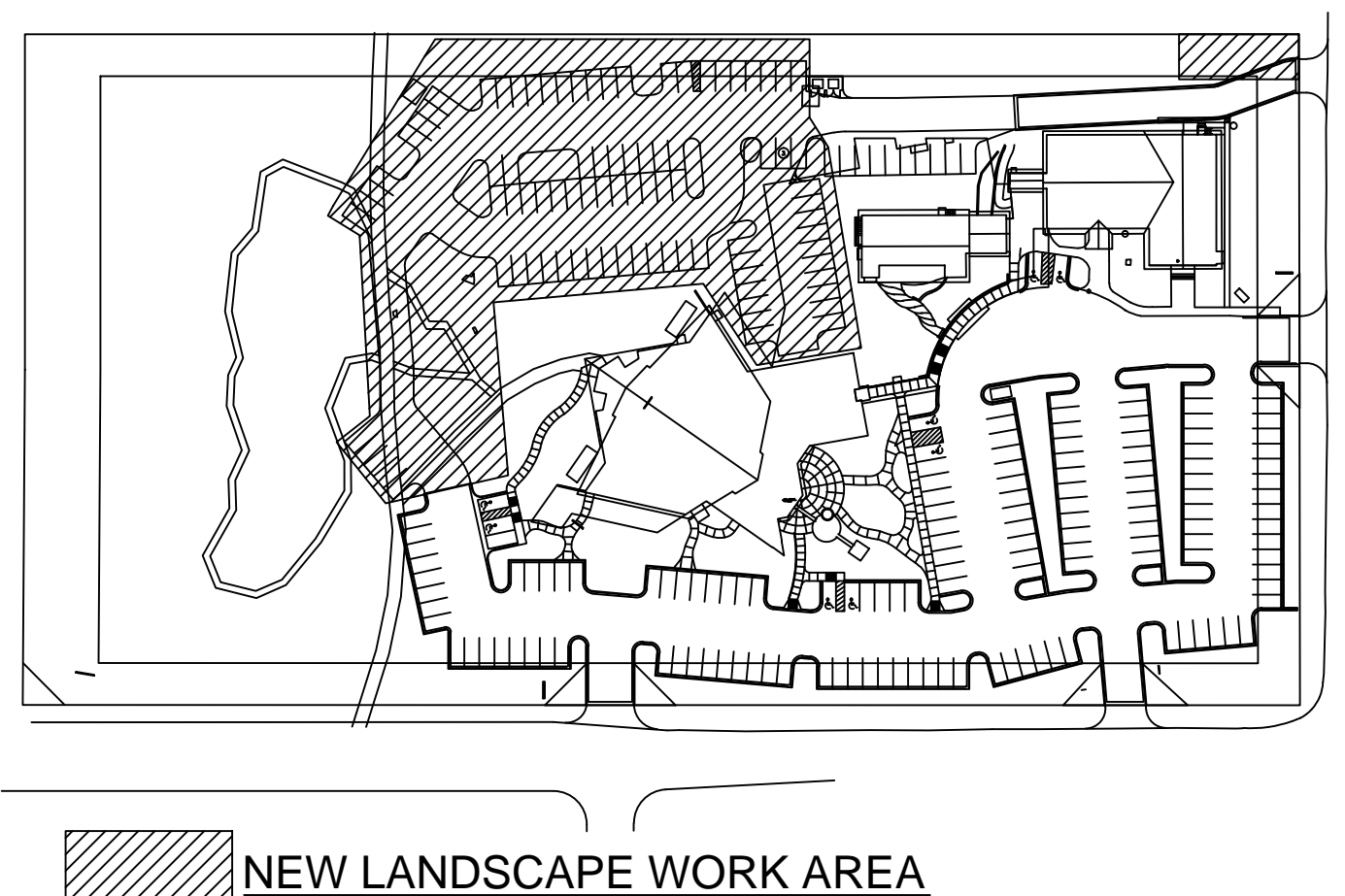
LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)		Width (in ft.)	Linear Footage	Tree/Foot Required
Street Name or Zone Boundary (elev.)	Street Classification	Req./Prov.	Footage	Required
North Boundary	Zone Boundary	0/10'	761'	1/30'
Black Forest Road	Minor-Arterial	20/20'	407'	1/25'
Teachout Rd.	Collector	10/10'	407'	1/30'
McFerran Rd.	Collector	10/10'	761'	1/30'
No. of Trees Req./Prov.	Shrub Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	
26/ 26 (existing trees)	n/a	NB	75%/100%	
16/ 16 (existing trees)	n/a	BF	75%/100%	
14/ 14 + (existing trees)	n/a	TR	75%/100%	
26/ 26 (existing trees)	n/a	MR	75%/100%	
<b>MOTOR VEHICLE LOTS</b>				
No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage (ft.)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
146	10/10	McFerran Rd.	251'	165'
95 additional	77			
Min. 3' Screening Plant Req. Per Foot	Req. (50%) / Prov.	Abbr. on Plan	Veg. Req. / Provided	
55/55	27/27	PL (new pk lot trees)	100%/100%	
30/30	15/15	EX-PL (ex. pk lot trees)		
<b>INTERNAL LANDSCAPING</b>				
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	
374,400	5%	18,720 / 18,720	374 (new) / 222 (existing internal trees)	
Note: Net Site Area (SF) includes Internal Landscape Area indicated for this parking lot addition				
Shrub Substitutes Required / Provided	Denoted on Plan	Veg. Req. / Provided		
n/a	IN	75%/100%		

**NOTES:**

- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW GROTTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED), AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.

**GENERAL NOTES:**

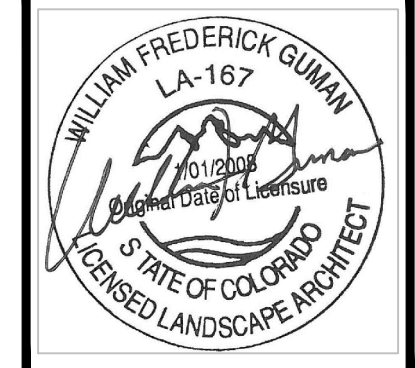
- DRAWINGS ARE DIAGRAMMATIC; PRECISE PLACEMENT OF COMPONENTS MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, THOSE QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSIDERED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- ALL TREES TO HAVE 4" DEPTH WOOD MULCH RING, SOIL, AND NATIVE SEED AREAS AS SHOWN IN THE DETAILS.
- THERE SHALL BE A 3 FOOT CLEAR SPACE MAINTAINED AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEEDED AREAS ON SLOPES INDICATED ON DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED. TILL INTO THE TOP 6" OF SOIL.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE DONE BY THE OWNER UPON COMPLETION OF LANDSCAPE INSTALLATIONS.



**William Guman & Associates, Ltd.**  
3120  
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Email: info@guman.net  
MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

**TAYLOR ARCHITECTURE & DESIGN, LLC**  
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**OUR LADY OF THE PINES PARKING LOT EXPANSION**  
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**DEVELOPMENT PLAN**

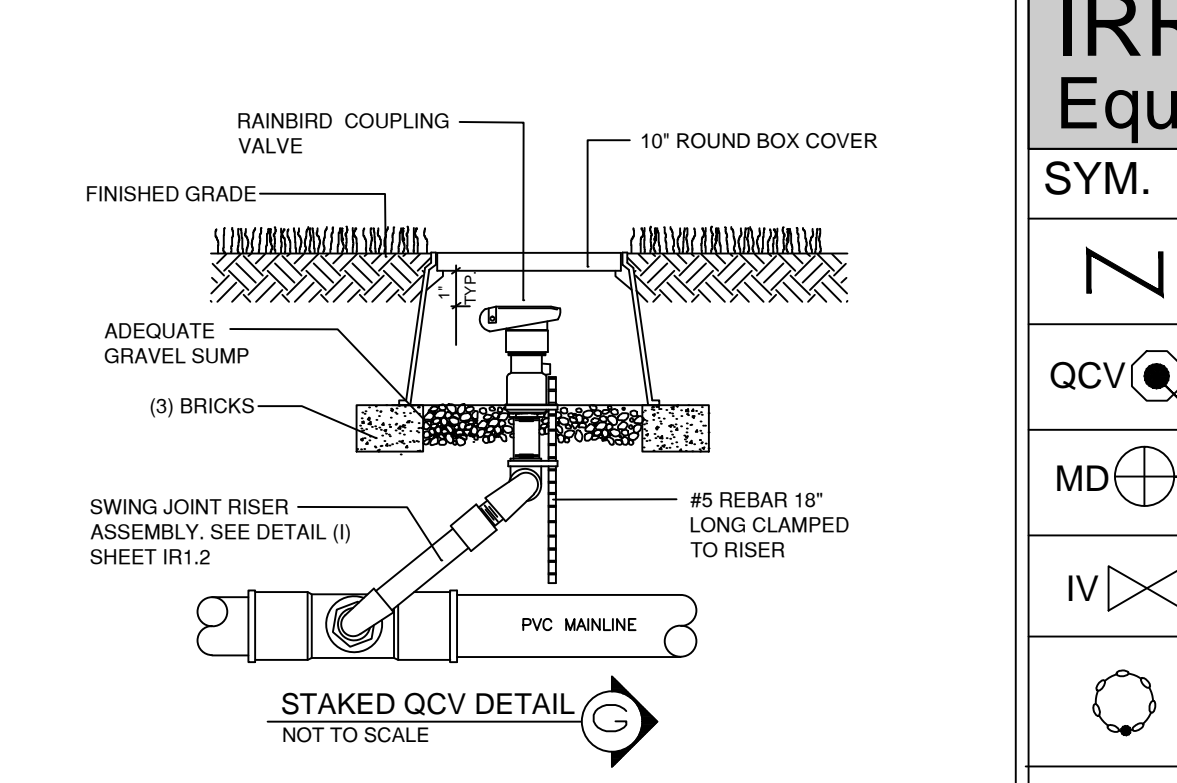
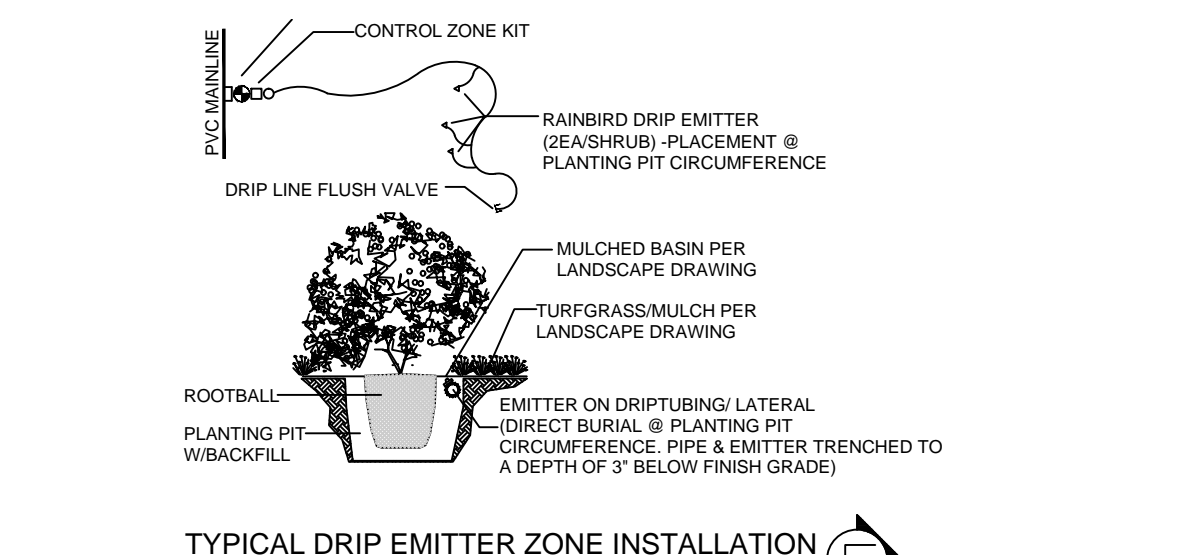
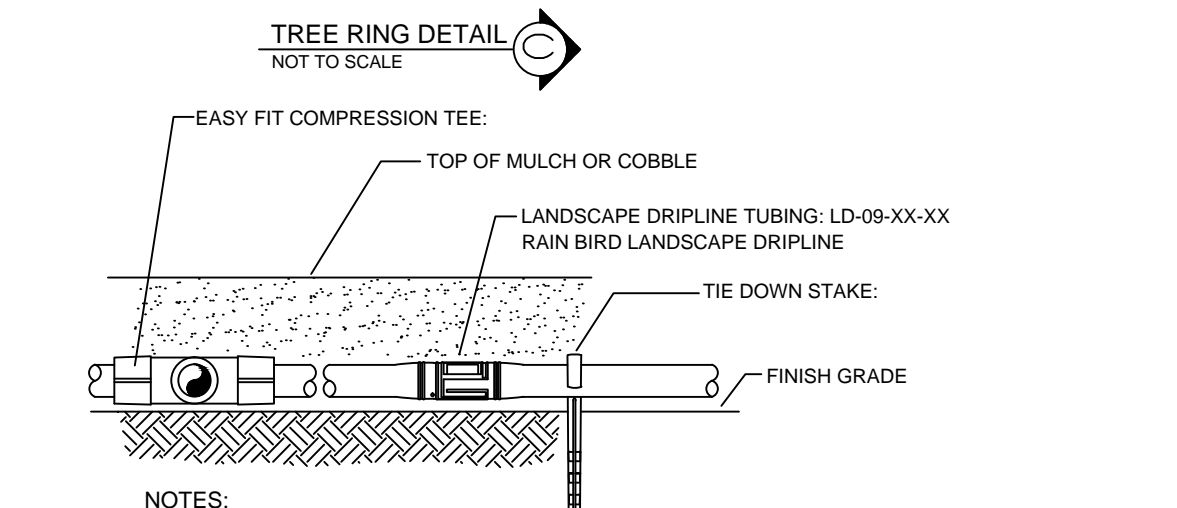
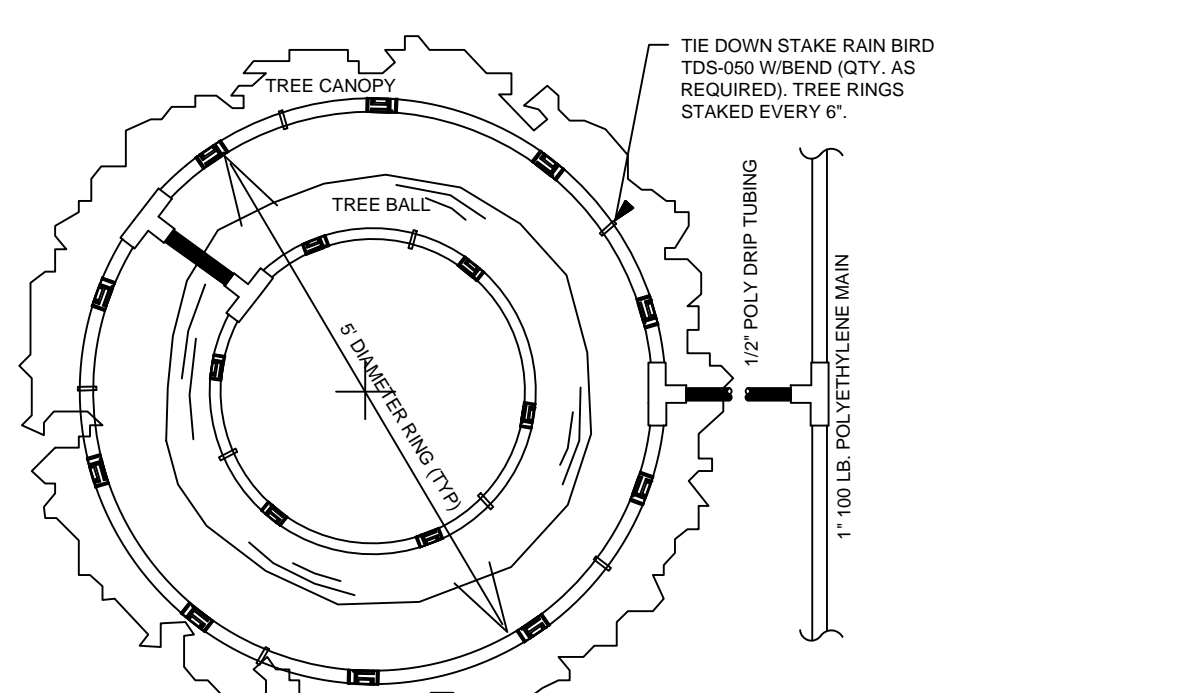
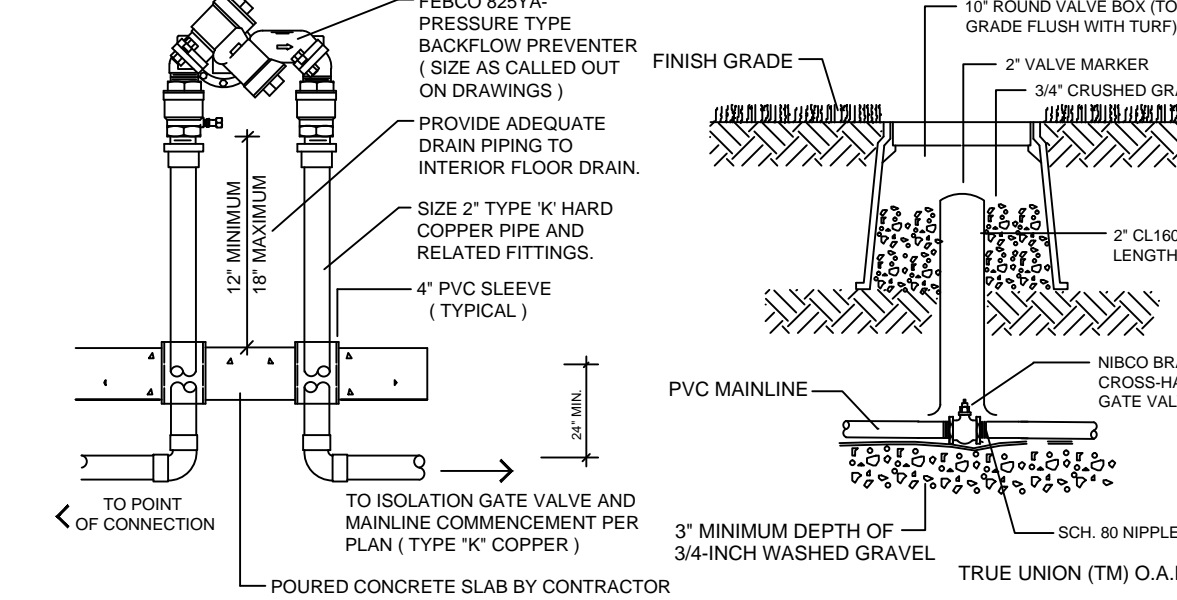
NO.	DATE	REVISIONS
8	06/12/15	INITIAL COUNTY SUBMITTAL
9	09/28/15	RESPONSE TO COUNTY COMMENTS
10	12/09/15	RESPONSE TO COUNTY COMMENTS II
11	01/14/16	FINAL COUNTY SUBMITTAL

DATE  
**JANUARY 16, 2016**

PROJECT NO.  
**T1514**

SHEET  
**L-9**  
OF 12 SHEETS

**FILE NO.: PPR-15-037**



IRRIGATION SCHEDULE: Equipment Schedule:		
SYM.	SIZE	DESCRIPTION/REMARKS
W	1.00"	WATTS No. 909 Reduced Pressure Zone Backflow Preventer w/air cap & funnel attachment for indoor installation.
QCV	.75"	RAINBIRD 44NP Quick Coupling Valve w/RB Quick Coupling Valve Key and Hose Swivel
MD	1.00"	WATTS NO. WBV 2-piece Standard Port Brass Valve (manual drains)
IV	1.00"	NIBCO No. T-29K Bronze Threaded Irrigation Isolation Gate Valve w/Non-Rising Cross Handle
TR	.50"	RAINBIRD XFCV-09-12 Dripline Tubing Tree Ring (per Detail)

SLEEVE SIZE  
 SLEEVE DEPTH

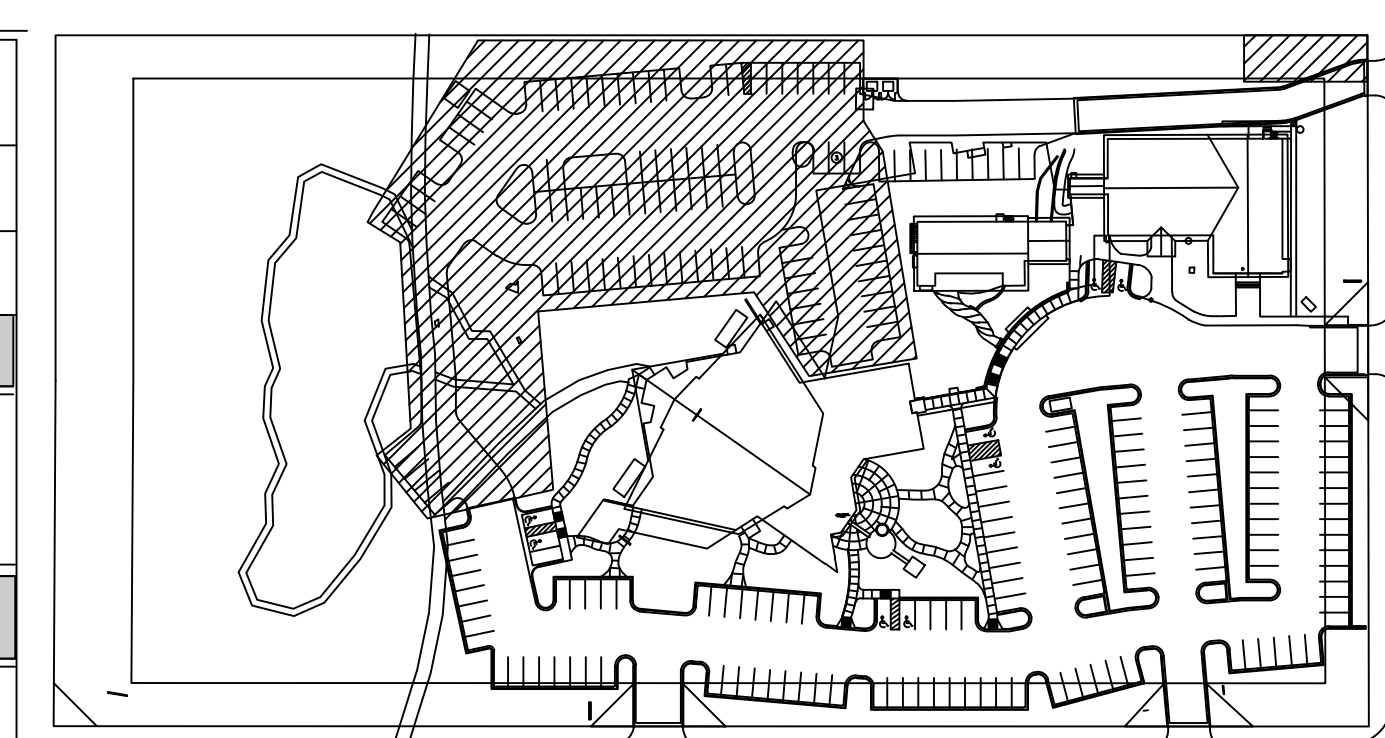
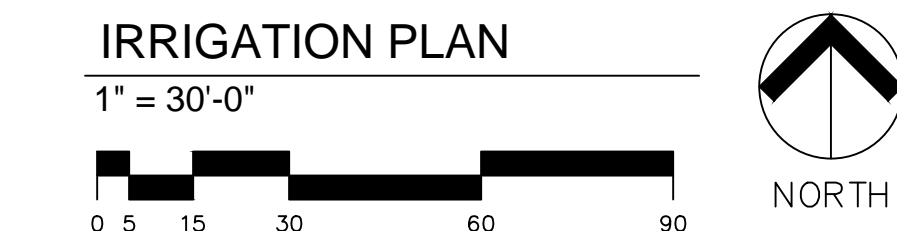
	1.00"	Schedule 40 PVC Mainline (BOE, NSF rated, Solvent Weld) or 100 lb. Polyethylene Mainline, NSF rated
	.75"	XERI-TUB 700
	2.00"- 4.00"	Class 200 PVC Sleeve

Statement of Compliance:  
THIS IRRIGATION SYSTEM PLAN WAS PREPARED BY WILLIAM F. GUMAN, ASLA (CO #391719 - Full Member), IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS LANDSCAPE ORDINANCE REQUIREMENTS.

GENERAL NOTES:  
A. IRRIGATION SYSTEM IS MANUALLY OPERATED.  
B. DRAWING IS DIAGRAMMATIC; PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. FIELD CHANGES WHICH DO NOT ALTER DESIGN  
C. INTENT MAY BE PERFORMED BY INSTALLER. QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS PREVAIL OVER SCHEDULED QUANTITIES.  
D. INSTALLER IS RESPONSIBLE FOR SCHEDULING WORK AND PROVIDING EQUIPMENT NEEDED TO SATISFY REQUIREMENTS OF A "PHASED"  
E. INSTALLATION. COORDINATE CONSTRUCTION TO RESULT IN A COMPLETE AND OPERABLE SYSTEM.



McFERRAN ROAD  
(60' R.O.W.)  
GRAVEL



**William Guman**  
& Associates, Ltd.

731 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
719.633.9700  
Email: [info@guman.net](mailto:info@guman.net)

MEMBER AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

DEVELOPMENT PLAN

NO.	DATE	REVISIONS
8	08.12.15	INITIAL COUNTY SUBMITTAL
9	09.28.15	RESPONSE TO COUNTY COMMENTS
10	12.09.15	RESPONSE TO COUNTY COMMENTS II
11	01.14.16	FINAL COUNTY SUBMITTAL

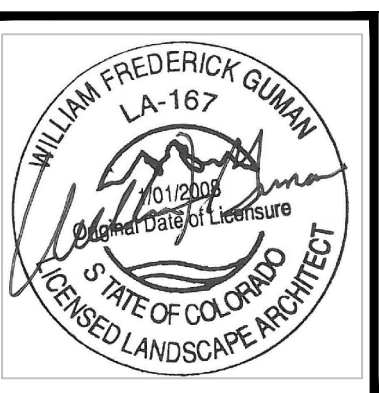
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PROJECT NO.  
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SHEET  
**L-10**  
OF 12 SHEETS

TAYLOR ARCHITECTURE  
& DESIGN, LLC  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
Tel. (719) 310-9518  
Email: [taylordesign01@gmail.com](mailto:taylordesign01@gmail.com)

OUR LADY OF THE PINES  
PARKING LOT EXPANSION  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908

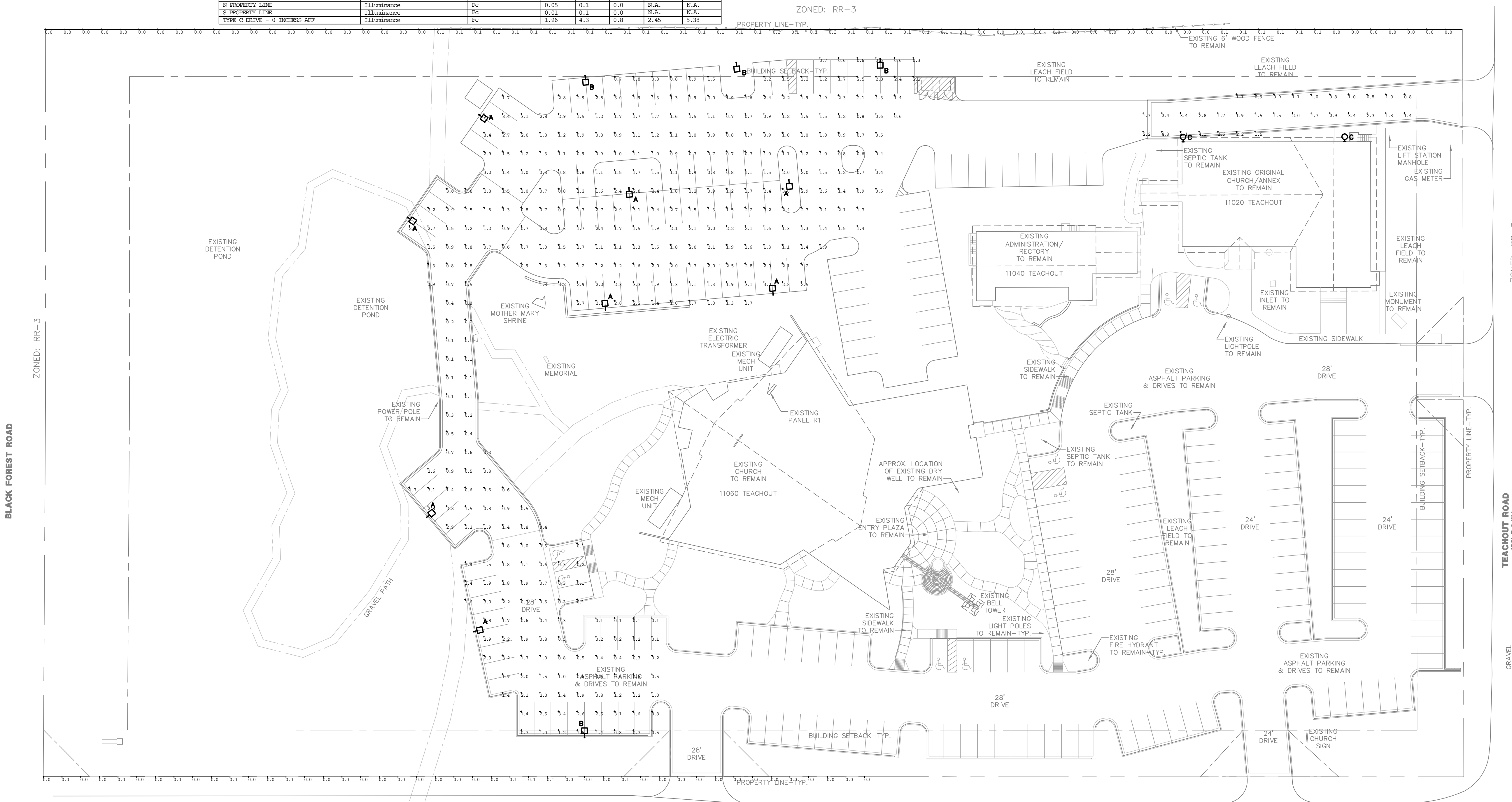


FILE NO.: PPR-15-037

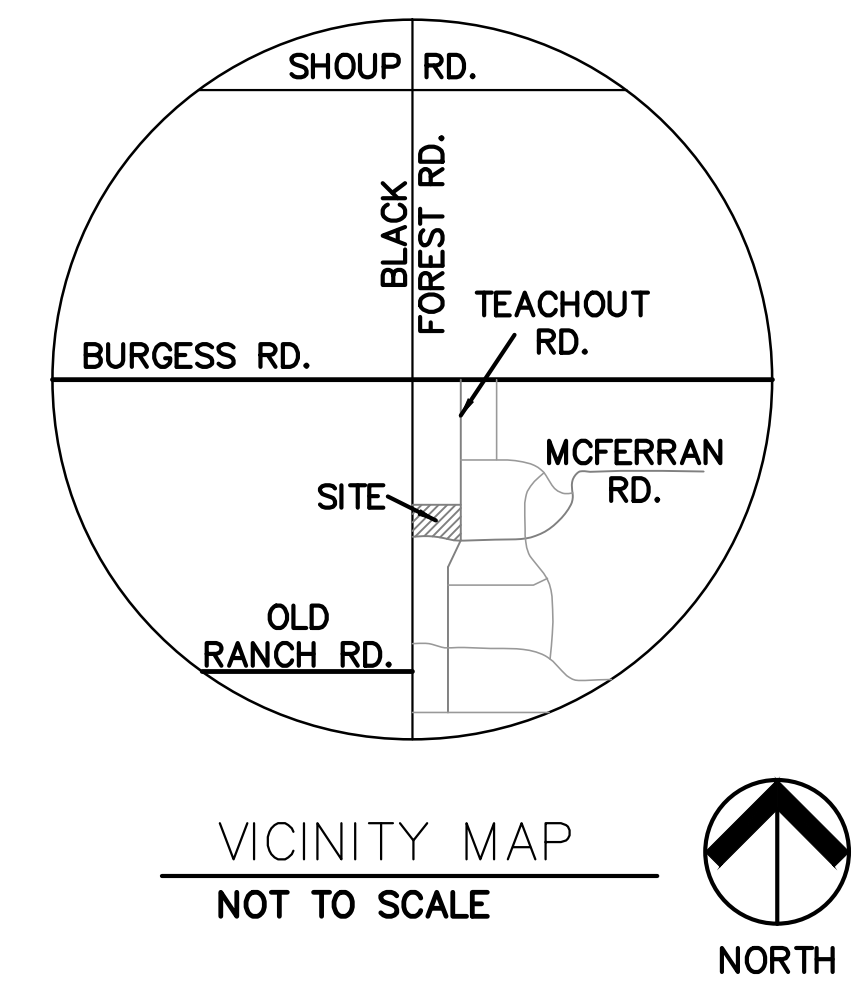
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LUF	Description
□	8	A	SINGLE	18000	0.598	AR3 250MM-2028
□	4	B	SINGLE	18000	0.598	AR3 250MM-2028 JS
○	2	C	SINGLE	N.A.	0.833	MDLR2E35-120LAR

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
0 INGRESS AFF	ILLUMINANCE	FC	1.42	3.8	0.1	14.20
N PROPERTY LINE	ILLUMINANCE	FC	0.05	0.1	0.0	N.A.
S PROPERTY LINE	ILLUMINANCE	FC	0.01	0.1	0.0	N.A.
TYP. C DRIVE - 0 INGRESS AFF	ILLUMINANCE	FC	1.26	4.2	0.8	2.45



**1**  
E-11 ELECTRICAL SITE DEVELOPMENT LIGHTING PLAN  
1" = 30'-0"  
0 5 15 30 60 90  
NORTH



**McShea Consulting, LLC**  
MECHANICAL - ELECTRICAL - PLUMBING  
4445 Northpark Dr., Suite 200  
Colorado Springs, CO 80907  
www.mcsheaconsulting.com

**TAYLOR ARCHITECTURE & DESIGN, LLC**  
1528 North Nevada Avenue  
Colorado Springs, Colorado 80907  
Tel: (719) 310-9516  
Email: taylordesign01@gmail.com

**OUR LADY OF THE PINES  
PARKING LOT EXPANSION**  
11020 TEACHOUT DRIVE  
COLORADO SPRINGS, COLORADO 80908

PROFESSIONAL ENGINEER  
01/14/16

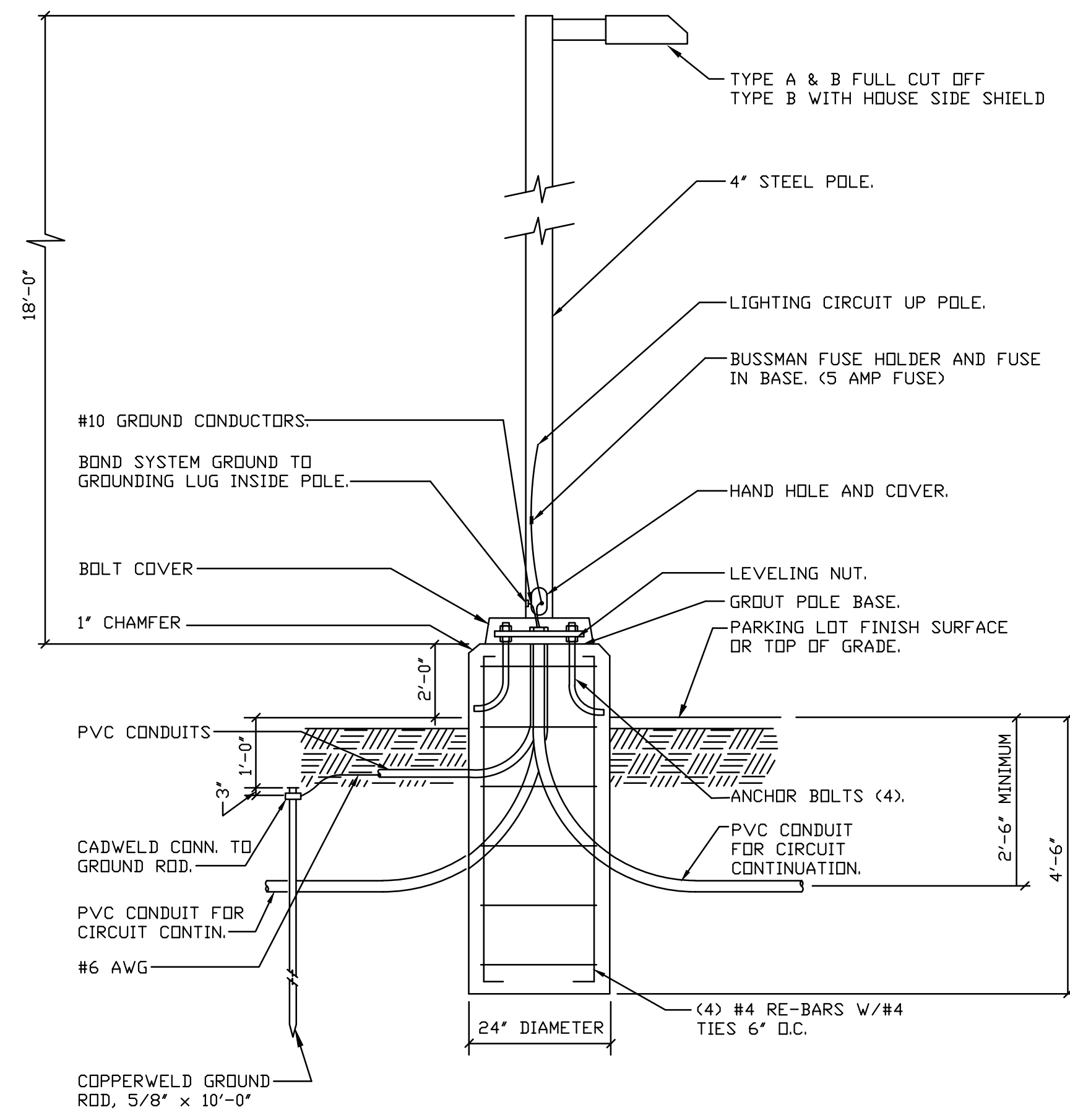
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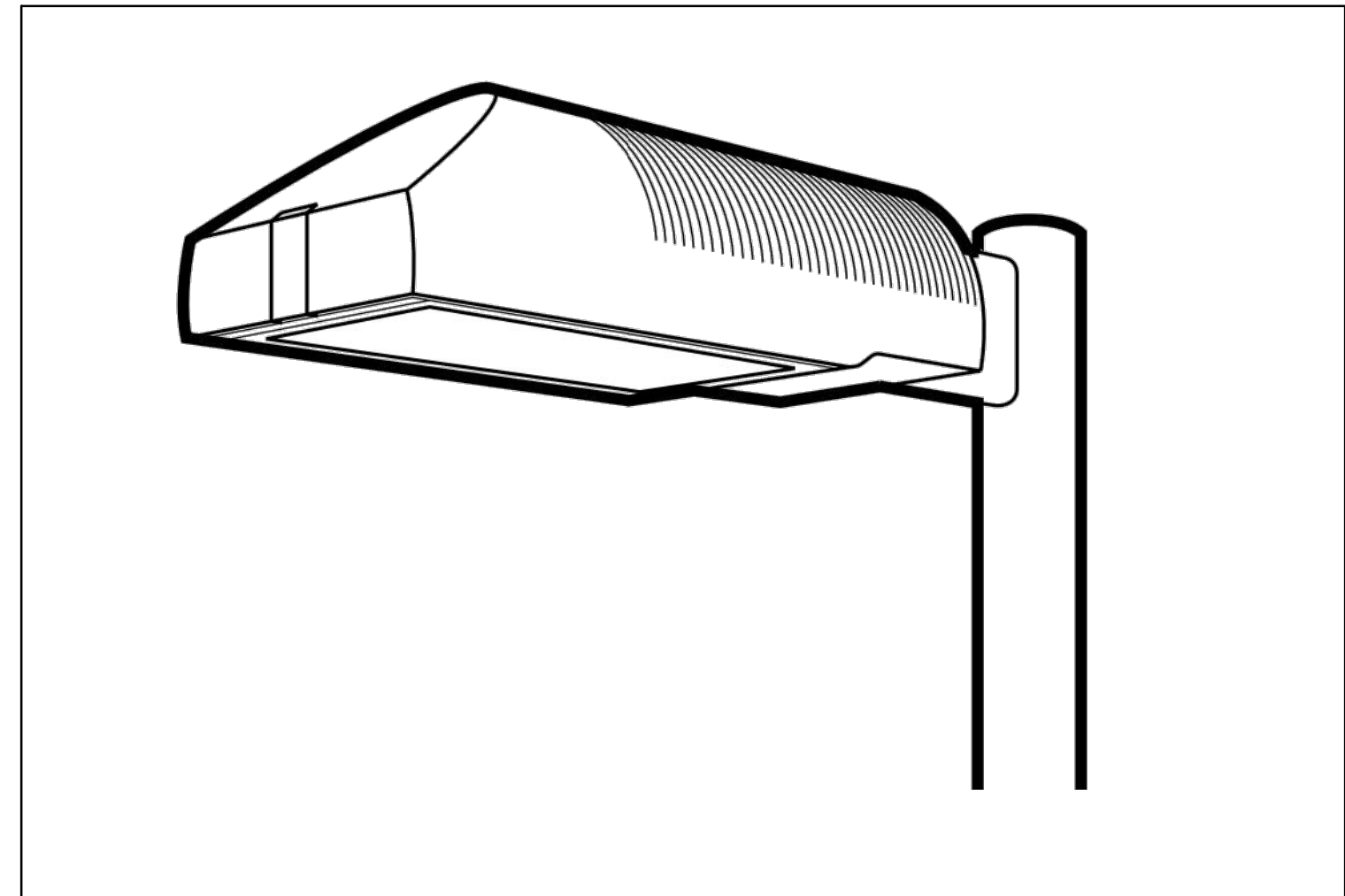
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SHEET  
**E-11**  
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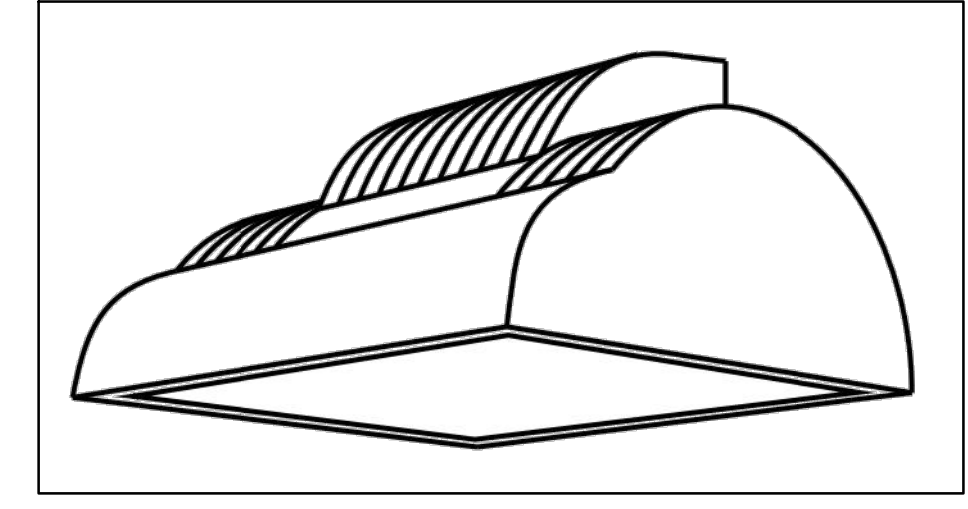
**FILE NO.: PPR-15-037**



1 TYPE A & B POLE BASE DETAIL  
SCALE: NONE



2 FIXTURE TYPE A, B & EXISTING  
SCALE: NONE



3 FIXTURE TYPE C  
SCALE: NONE



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SHEET  
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