

COLORADO CENTRE METROPOLITAN DISTRICT ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN

PCD File No. PPR-21-51

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

Change To: This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County for Grading and Erosion Control Plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.

GRADING & EROSION CONTROL PLAN

LEGEND

| | |
|--|--------------------------------------|
| | EX PROPERTY LINE |
| | EX RIGHT-OF-WAY |
| | EX BARBED WIRE FENCE |
| | EX SPLIT RAIL FENCE |
| | EX CHAIN LINK FENCE |
| | EX CONTOURS-MAJOR |
| | EX CONTOURS-MINOR |
| | EX FIRE HYDRANT |
| | EX WATER LINE |
| | EX SANITARY SEWER LINE |
| | EX FIRE HYDRANT |
| | CONTOURS-MAJOR |
| | CONTOURS-MINOR |
| | EROSION CONTROL SILT FENCE (INITIAL) |
| | EX VEGETATION (SIZE VARIES) |
| | PARKING LOT ISLAND LIGHT POLE |
| | VEHICLE TRACKING PAD (INITIAL) |
| | CHECK DAM (PERMANENT) |
| | STAGING AREA (INITIAL) |
| | CONCRETE WASHOUT (INITIAL) |
| | RIPRAP (FINAL) |
| | AREA OF CUT |
| | AREA OF FILL |
| | PRE-DEVELOPED FLOW DIRECTION |
| | DEVELOPED FLOW DIRECTION |

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SIGNATURE BLOCKS

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

RYAN M. MANGINO, PE #43304 _____ DATE _____

OWNER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

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 APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

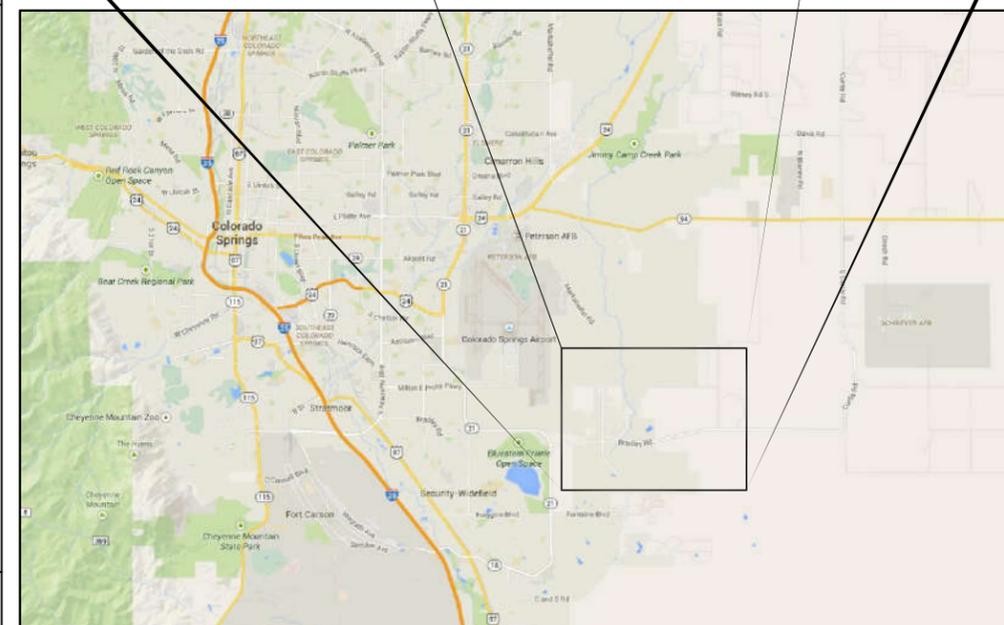
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

PRE-EXCAVATION CHECKLIST

| PRE-EXCAVATION CHECKLIST | COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES |
|--|---|
| <input type="checkbox"/> Gas and Other Utility Lines Shown on Construction Plans | WHITE PROPOSED EXCAVATION |
| <input type="checkbox"/> Utility Notification Center of Colorado (UNCC)-Call at Least Two (2) Business Days Ahead-1-800-922-1987 | MAGENTA TEMPORARY SURVEY MARKINGS |
| <input type="checkbox"/> Utilities <u>Located & Marked</u> on the Ground | RED ELECTRIC |
| <input type="checkbox"/> Employees Briefed on Marking and Color Codes* | YELLOW GAS, OIL, STEAM |
| <input type="checkbox"/> Employees Trained on Excavation and Safety Procedures for Natural Gas Lines | ORANGE COMMUNICATION, CATV |
| <input type="checkbox"/> When Excavation Approaches Gas Lines, Employees Must Expose Lines by Careful Probing and Hand-Digging | BLUE POTABLE WATER |
| | PURPLE IRRIGATION, RECLAIMED WATER, SLURRY LINES |
| | GREEN SEWER |



EROSION CONTROL NOTES:

- 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 FROM 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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION 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 STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND-DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND-DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE 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. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGE TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS, AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES 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, AND WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS 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 OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE WAS PREPARED BY EARTH ENGINEERING CONSULTANTS, LLC (DATED 09/08/14) AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (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 APPLICATIONS MATERIALS, CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

TIMING, CONSTRUCTION STAGING, AND SEQUENCING:

EXPECTED START DATE: FALL 2022
 INSTALL TEMPORARY EROSION CONTROL: 2-4 DAYS
 - PERIMETER SILT FENCING
 - VEHICLE TRACKING CONTROL PAD
 - CONCRETE WASHOUT
 - CURB SOCK

ROUGH GRADING - 5 DAYS
 INSTALL FINAL SITE IMPROVEMENTS - 10 MONTHS
 REMOVE TEMPORARY EROSION CONTROL - 5 DAYS

EARTHWORK SUMMARY:

PROPOSED SITE:
 CUT - 3,843.6 CY
 FILL - 1,688.6 (*1.15) = 1,941.9 CY
 NET - 1,911.7 CY CUT

DISTURBED AREA - 152,246 SF, 3.50 AC

EROSION CONTROL FACILITIES:

SILT FENCE - 1337 LF
 VEHICLE TRACKING PAD (VT) - 1
 CURB SOCK LOCATIONS - 1
 ROCK CHECK DAMS - 4
 CONCRETE WASHOUT - 1

| OVERALL LOT COVERAGE | |
|--|---------|
| AREA OF TRACT | 336,719 |
| AREA OF BUILDING (EXISTING TREATMENT FACILITY) | 3,727± |
| AREA OF BUILDING (PROPOSED ADMIN. BLDG.) | 4,542 |
| % TRACT COVERAGE WITH IMPROVEMENTS (INCLUDING PROPOSED ADMIN. BLDG.) | 15% |
| TOTAL IMPERVIOUS AREA (PROPOSED IMPROVEMENTS) | 36,376 |

GENERAL GRASS SEEDING NOTES:

- AN ESTABLISHED STAND OF GRASS IN THIS COLORADO CLIMATE IS DEFINED AS 2 TO 3 PLANTS IN A SQUARE FOOT AREA.
- GRASSES MUST BE PLANTED IN A FIRM, WEED-FREE SEEDBED, PRIMARILY BECAUSE SUCCESS DEPENDS UPON GOOD SOIL-TO-SEED CONTACT. IF YOU ARE BROADCASTING SEED, IT MUST BE RAKED INTO THE SOIL. NATIVE GRASS SEED IS PLANTED ONLY 1/4 TO 1/2 INCHES DEEP. LOOSE SOIL DRIES OUT QUICKLY AT THE SURFACE COMPARED TO FIRM SOIL.
- MOST GRASSES SHOULD BE PLANTED WITH A GRASS DRILL, BUT BROADCASTING CAN ALSO BE USED. A DOUBLE DISC DRILL WITH AN AGITATOR IS RECOMMENDED FOR SEEDING. IF USING A GRASS DRILL, THE AMOUNT OF SEED NEEDED WILL BE CUT IN HALF SINCE THE METHOD OF PLANTING IS MORE EFFICIENT.
- IN MOST CASES, A GRASS SEEDLING NEEDS NO FERTILIZER DURING ESTABLISHMENT. HOWEVER, ON DISTURBED SITES, SUCH AS AREAS AROUND A NEW HOUSE, WATER LINES, TRENCHING, ETC., SOIL AMENDMENTS MAY BE REQUIRED TO MAINTAIN THE VIGOR OF THE GRASSES.
- RECOMMENDED SEEDING DATES FOR COLORADO ARE NOVEMBER 1 TO MAY 1, WHEN THE SOIL IS NOT FROZEN. GRASSES SHOULD BE SEEDING WHEN SOIL MOISTURE AND TEMPERATURE ARE OPTIMUM FOR GERMINATION. GRASSES ARE DESIGNATED EITHER 'COOL' OR 'WARM' SEASON BASED ON THEIR GROWTH CYCLE. COOL-SEASON GRASSES CAN BE PLANTED WHEN TEMPERATURES ARE COOLER AND DAY LENGTHS ARE SHORT. WARM-SEASON GRASSES NEED WARMER TEMPERATURES AND LONGER DAY LENGTHS TO GROW.
- A PROPER SEEDBED IS FIRM AND FREE OF COMPETING VEGETATION. CORRECT FIRMNESS IS WHEN AN ADULT FOOTPRINT IS ONLY SLIGHTLY VISIBLE ON THE PREPARED BED PRIOR TO THE SEEDING OPERATION. THE SEEDBED CAN BE FIRMED, IF NEEDED, BY PULLING A COMMERCIAL OR HOMEMADE PACKER OR ROLLER. A FIRM SEEDBED IS ESSENTIAL FOR PROPER SEEDING DEPTH. A LOOSE, FLUFFY BED WILL PLACE SEEDS TOO DEEP FOR PROPER GERMINATION. SEEDING NATIVE GRASSES IN A SUITABLE COVER CROP IS RECOMMENDED. A SUITABLE COVER CROP DECREASES EVAPORATION TO RETAIN SOIL MOISTURE, AND KEEPS SOIL TEMPERATURES LOWER BECAUSE OF SHADING. IT PROTECTS YOUNG GRASS SEEDLINGS FROM STRONG WINDS, COLLECTS SNOW DURING WINTER, AND MINIMIZES THE WEED PROBLEM. THE COVER CROP SHOULD BE PLANTED IN THE SPRING MAY 15 THROUGH JULY 15 BUT PREFERABLY BEFORE JUNE 15. GRASS IS SEEDING DIRECTLY INTO THE STANDING STUBBLE IN THE FALL. IF YOU ARE HAYING THE COVER CROP, LEAVE 18 INCHES ON SANDY SOIL AND 12 INCHES ON LOAMY OR HEAVIER SOILS. RECOMMENDED COVER CROPS ARE STERILE FORAGE SORGHUM, LONG-SEASON MILO, MILLET, OATS, SUDAN GRASS, ETC. MOST GROWERS OF NATIVE GRASSES ARE CONVINCED THEY HAVE A FAILURE THE FIRST YEAR. MOST OF THE TIME THEY ACTUALLY HAVE A GOOD STAND. NATIVE GRASSES GROW DOWN, NOT UP, DURING THE ESTABLISHMENT YEAR. THE TOP GROWTH NORMALLY AMOUNTS TO A NARROW, STRAIGHT LEAF UNTIL LATE SUMMER. THESE SEEDLINGS CAN BE HARD TO SEE, EVEN FOR THE EXPERIENCED GROWER. BE PATIENT. DO NOT GRAZE FOR AT LEAST 2 TO 3 GROWING SEASONS AND AFTER THE GRASS IS ESTABLISHED.

MINIMUM BEST MANAGEMENT PRACTICES ELEMENTS:

- STEP 1- EROSION AND SEDIMENT CONTROL
 INSTALL SEDIMENT TRAPPING DEVICES (PERIMETER CONTROLS) PRIOR TO THE START OF CONSTRUCTION.
- STEP 2- SPILL PREVENTION AND RESPONSE
- STEP 3- MATERIAL MANAGEMENT
 MATERIAL AND EQUIPMENT STORAGE AREAS SHALL BE SECURE AND CONTAINED TO PREVENT DISCHARGE OF ANY MATERIAL IN RUNOFF. WASTE SHALL BE CONTAINED AND DISPOSED OF PROPERLY. MAINTAIN BMP'S DURING BUILDING AND UTILITY CONSTRUCTION.
- STEP 4- INSPECTION AND MAINTENANCE (SEE EROSION CONTROL NOTES)
- STEP 5- INSTALL FINAL STABILIZATION - PAVEMENT, LANDSCAPING, EROSION CONTROL BLANKETS, AND SEEDING.
- STEP 6- REMOVE TEMPORARY CONTROLS - SILT FENCING, CURB SOCK AFTER PERMANENT FEATURES ARE INSTALLED.

FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT:

FINAL STABILIZATION MEASURES INCLUDE PAVEMENT, PARTIAL LANDSCAPE, AND REVEGETATION.

ALL AREAS DISTURBED BY EARTHWORK SHALL BE PERMANENTLY REVEGETATED WITH GRASS MIX BY DRILL SEEDING. SEED MIX FOR THIS PROJECT SHALL BE AS FOLLOWS (SEE BELOW):

| TYPE: SHOTGUN MIX | | | |
|---------------------|-------------------------------|---------------|--|
| COMMON NAME | RECOMMENDED VARIETY | % OF SEED MIX | PLS RATE PER ACRE, DOUBLE IF BROADCAST |
| BLUESTEM, BIG | KAW, BISON, CHAMP | 20.0% | 1.08 |
| GRAMA, BLUE | LOVINGTON, HACHITA, ALMA | 10.0% | 0.12 |
| GREEN NEEDLEGRASS | LODORM | 10.0% | 0.48 |
| WHEATGRASS, WESTERN | ARRIBA, BARTON | 20.0% | 1.60 |
| GRAMA, SIDEOATS | VAUGHN, BUTTE, EL RENO, NINER | 10.0% | 0.46 |
| SWITCHGRASS | BLACKWELL, GREENVILLE | 10.0% | 0.20 |
| PRAIRIE SANDREED | GOSHEN, PRONGHORN | 10.0% | 0.32 |
| YELLOW INDIANGRASS | CHEYENNE, HOLT, LLANO | 10.0% | 0.51 |

JDS-HYDRO CONSULTANTS, INC.
 5440 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.
 COLORADO CENTRE METROPOLITAN DISTRICT
 ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
 GRADING & EROSION CONTROL NOTES

| NO. | DESCRIPTION | BY | APP. | DATE |
|-----|-------------|----|------|------|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |

100% DESIGN

Project No.: 247.07
 Date: 11/03/22
 Design: EMS
 Drawn: GGM/SKG
 Check: RMM

C1
 SHEET 1 OF

PCD File No. PPR-21-51

label all pond components and include pond details, location of tie in, ultimate discharge location, outfall protection, maintenance road, riprap type and gradation, etc.

add to legend: curb sock (interim)

provide detail for trapezoidal channel in accordance with drainage report

| LEGEND | |
|------------------------|------------------------------------|
| EX PROPERTY LINE | EX VEGETATION (SIZE VARIES) |
| EX RIGHT-OF-WAY | PARKING LOT ISLAND LIGHT POLE |
| EX BARBED WIRE FENCE | VEHICLE TRACKING PAD (INITIAL) |
| EX SPLIT RAIL FENCE | CHECK DAM (INITIAL) |
| EX CHAIN LINK FENCE | EROSION CONTROL BLANKET |
| EX CONTOURS-MAJOR | CONTOURS-MAJOR |
| EX CONTOURS-MINOR | CONTOURS-MINOR |
| EX FIRE HYDRANT | EX FIRE HYDRANT |
| EX WATER LINE | EX SANITARY SEWER LINE |
| EX SANITARY SEWER LINE | CONTOURS-MAJOR |
| EX FIRE HYDRANT | CONTOURS-MINOR |
| CONTOURS-MAJOR | SILT FENCE |
| CONTOURS-MINOR | |
| SILT FENCE | |
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| | CONCRETE WASHOUT (initial/interim) |
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DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

Label the emergency spillway location and provide construction details.

call out existing curb cut. is this showing a chase/pan to riprap rundown?

show all existing and proposed easements

label street name. clearly show what is existing and what is proposed. show areas of permanent stabilization including seeding/mulching, asphalt, concrete

Please add Pond design details to include forebay inlet, restrictor plate, "OS2 outlet structure" called out in FDR V2 pg 38, and orifice plate detail

Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin. Unresolved.

- GRADING AND EROSION CONTROL NOTES:**
1. SEED AND MULCH ALL DISTURBED AREAS THAT WILL NOT HAVE IMPROVEMENTS (I.E. PAVED ROADS, RIPRAP, ETC.).
 2. EROSION CONTROL BLANKETS ARE REQUIRED ON SLOPES 3:1 AND STEEPER. THERE ARE NO SLOPES ANTICIPATED TO BE 3:1 OR GREATER FOR THIS PROJECT.
 3. NO BATCH PLANTS ARE PROPOSED AS A PART OF THIS PROJECT.
 4. THERE ARE NO STREAM CROSSINGS WITHIN THE LIMITS OF THIS PROJECT.
 5. ACCESS POINTS AND SITE NOT ACCESSIBLE TO PUBLIC.
 6. ALL BMP'S ARE TEMPORARY AND MUST BE INSTALLED PRIOR TO LAND DISTURBANCE. NO BMP'S ARE PHASED FOR THIS PROJECT.
 7. PROPOSED BUILDING SITE/LANDSCAPING IS LOCATED OUTSIDE OF FLOODPLAIN.
 8. J-HOOKS TO BE INSTALLED WHEREVER SILT FENCE IS INSTALLED PERPENDICULAR TO CONTOURS.
 9. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 10. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES/WEEDS WITH APPROXIMATELY 75% GROUND COVER.

COLORADO CENTRE METROPOLITAN DISTRICT
 ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
 GRADING & EROSION CONTROL PLAN

| NO. | DESCRIPTION | BY | APP. | DATE |
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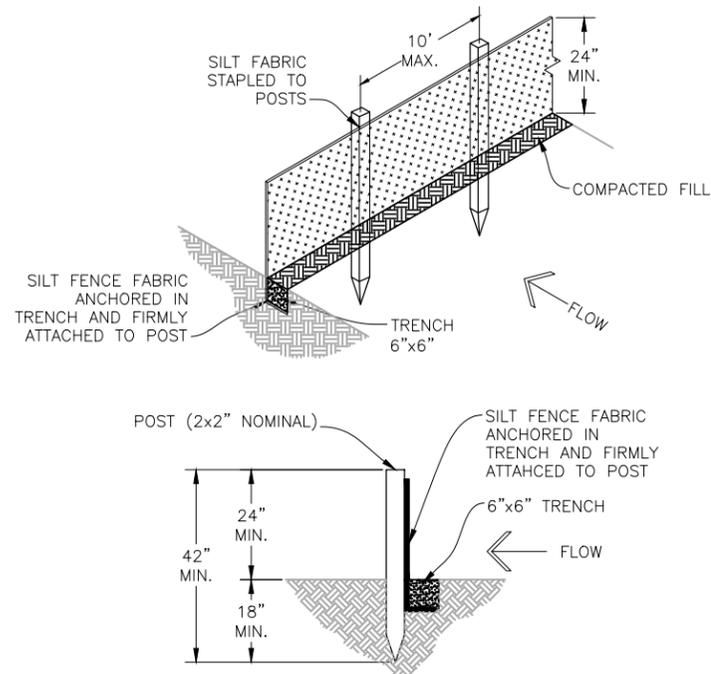
100% DESIGN

Project No.: 247.07
 Date: 11/03/22
 Design: EMS
 Drawn: GGM/SKG
 Check: RMM

PCD File No. PPR-21-51

C2
 SHEET 2 OF

2022/11/09 10:53 AM By: Ryan Mangino N:\Projects\247 Colorado Centre MD\247.07 Admin Building Support\Drawings\24707_Civil.dwg



SILT FENCE DETAIL

INSTALLATION REQUIREMENTS:

- SILT FENCES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- WHEN JOINTS ARE NECESSARY, SILT FENCE GEOTEXTILE SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST AND SECURELY SEALED.
- METAL POSTS SHALL BE "STUDDED TEE" OR "U" TYPE WITH MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT. WOOD POSTS SHALL HAVE A MINIMUM DIAMETER OR CROSS SECTION DIMENSION OF 2 INCHES.
- THE FILTER MATERIAL SHALL BE FASTENED SECURELY TO METAL POSTS USING WIRE TIES, OR TO WOOD POSTS WITH 3/4" LONG #9 HEAVY-DUTY STAPLES. THE SILT FENCE GEOTEXTILE SHALL NOT BE STAPLED TO EXISTING TREES.
- WHILE NOT REQUIRED, WIRE MESH FENCE MAY BE USED TO SUPPORT THE GEOTEXTILE. WIRE FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 3/4" LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 6 INCHES AND SHALL NOT EXTEND MORE THAN 3 FEET ABOVE THE ORIGINAL GROUND SURFACE.

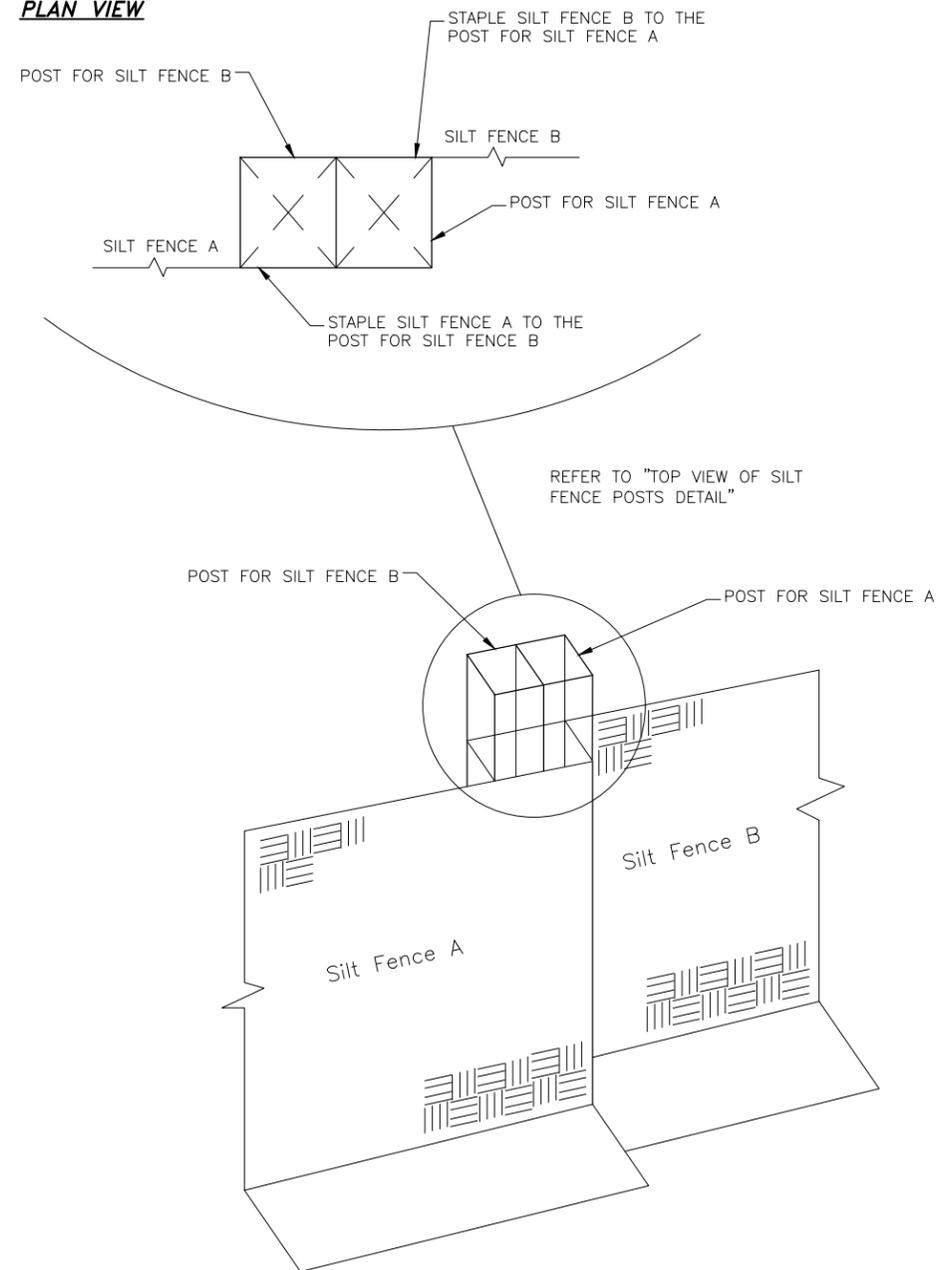
- ALONG THE TOE OF FILLS, INSTALL THE SILT FENCE ALONG A LEVEL CONTOUR AND PROVIDE AN AREA BEHIND THE FENCE FOR RUNOFF TO POND AND SEDIMENT TO SETTLE. A MINIMUM DISTANCE OF 5 FEET FROM THE TOE OF THE FILL IS RECOMMENDED.
- THE HEIGHT OF THE SILT FENCE FROM THE GROUND SURFACE SHALL BE MINIMUM OF 24 INCHES AND SHALL NOT EXCEED 36 INCHES. HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.

MAINTENANCE REQUIREMENTS:

- CONTRACTOR SHALL INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY DURING PERIODS OF NO RAINFALL. DAMAGED, COLLAPSED, UNENTRENCHED OR INEFFECTIVE SILT FENCES SHALL BE PROMPTLY REPAIRED OR REPLACED.
- SEDIMENT SHALL BE REMOVED FROM BEHIND SILT FENCE WHEN IT ACCUMULATES TO HALF THE EXPOSED GEOTEXTILE HEIGHT.
- SILT FENCES SHALL BE REMOVED WHEN ADEQUATE VEGETATIVE COVER IS ATTAINED.

A
C3 **SILT FENCE DETAIL**
SCALE: N.T.S.

PLAN VIEW



B
C3 **SILT FENCE POSTS DETAIL**
SCALE: N.T.S.

2022/11/04 1:33 PM By: Alexis (Lex) Yoder N:\Projects\247 Colorado Centre MD\24707 Admin Building Support\Drawings\Working\24707_Civil.dwg

JDS-HYDRO CONSULTANTS, INC.
5640 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

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COLORADO CENTRE METROPOLITAN DISTRICT
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
GRADING & EROSION CONTROL DETAILS 1

| NO. | DESCRIPTION | BY | APP. | DATE |
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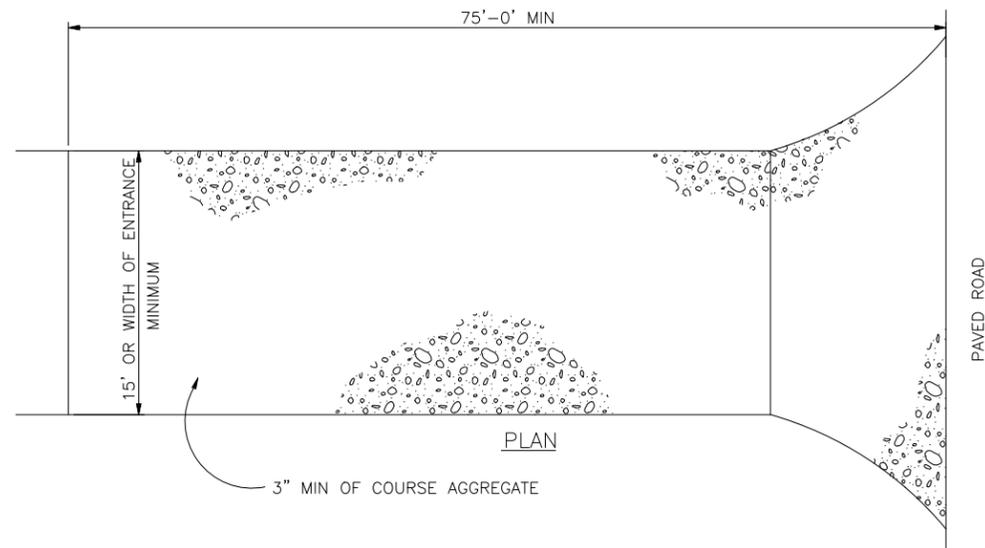
Project No.: 247.07
Date: 11/03/22
Design: EMS
Drawn: GGM/SKG
Check: RMM

C3

SHEET 3 OF

PCD File No. PPR-21-51

2022/11/04 1:33 PM By: Alexis (Lex) Yoder N:\Projects\247 Colorado Centre MD\247.07 Admin Building Support\Drawings\24707_Civil.dwg



VEHICLE TRACKING PAD DETAIL

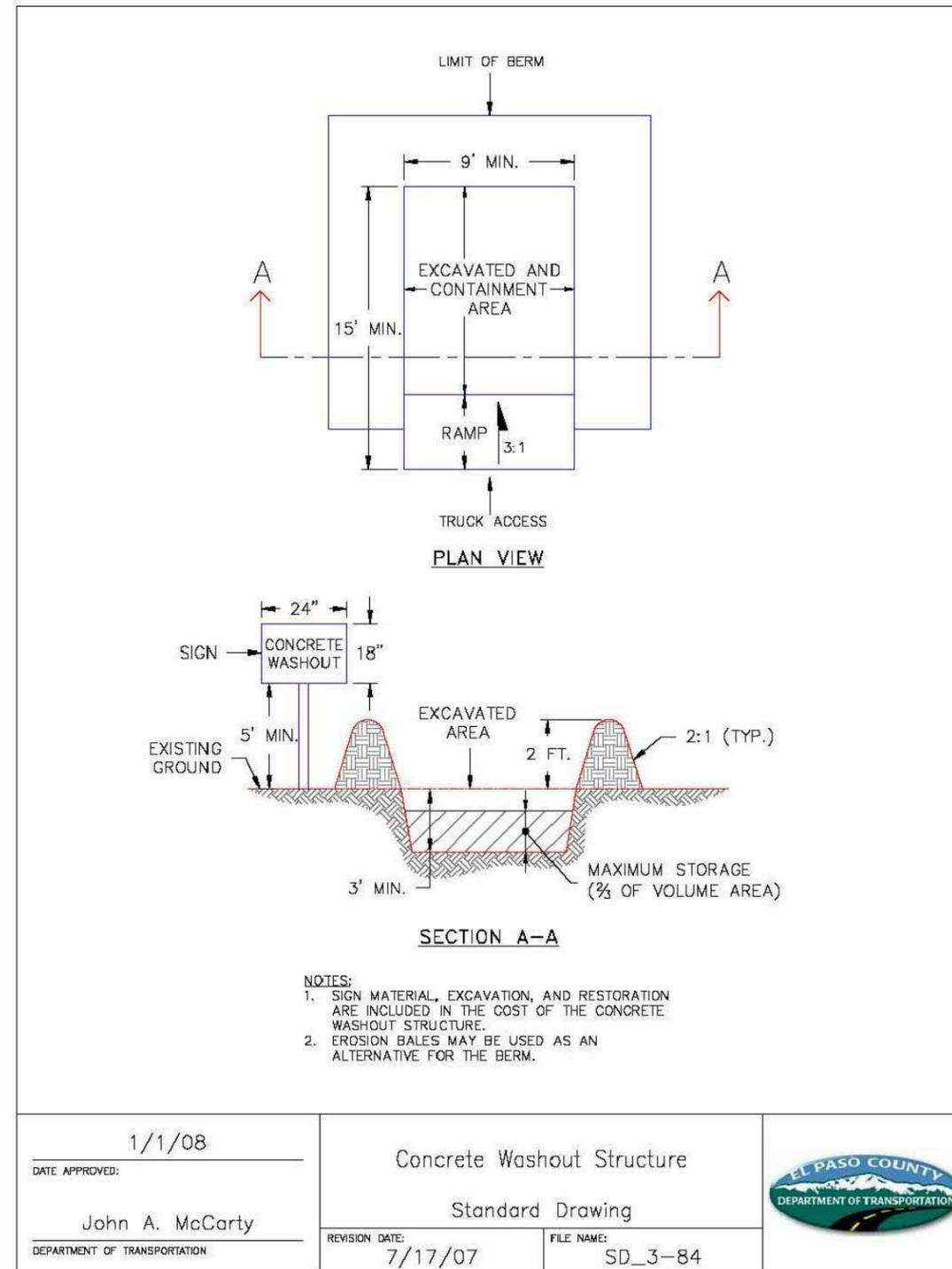
INSTALLATION REQUIREMENTS:

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.
5. TO BE REMOVED JUST PRIOR TO FINAL SURFACING AND STABILIZATION.

A
C4 VEHICLE TRACKING PAD DETAIL
SCALE: N.T.S.



- NOTES:**
1. SIGN MATERIAL, EXCAVATION, AND RESTORATION ARE INCLUDED IN THE COST OF THE CONCRETE WASHOUT STRUCTURE.
 2. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.

| | | | |
|------------------------------|----------------------------|-----------------------|--|
| DATE APPROVED: 1/1/08 | Concrete Washout Structure | | |
| John A. McCarty | Standard Drawing | | |
| DEPARTMENT OF TRANSPORTATION | REVISION DATE: 7/17/07 | FILE NAME: SD_3-84 | |

B
C4 CONCRETE WASHOUT STRUCTURE DETAIL
SCALE: N.T.S.

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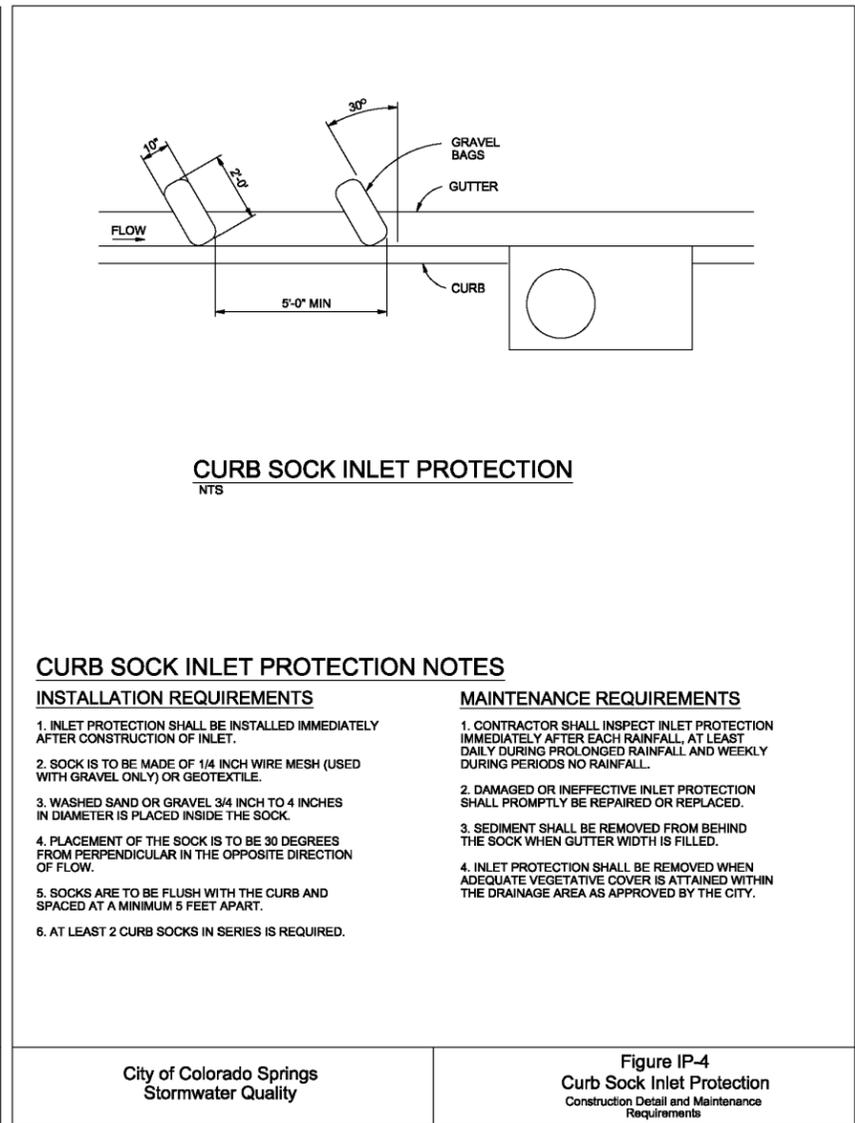
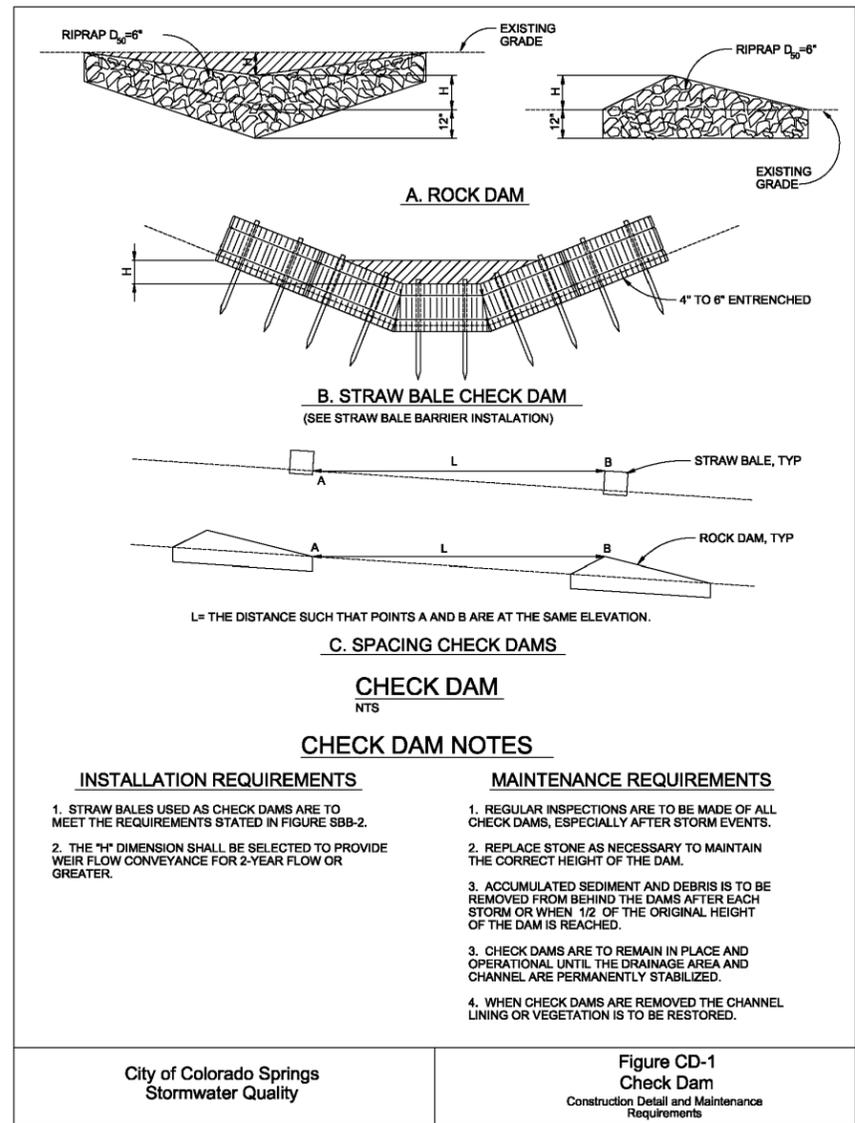
COLORADO CENTRE METROPOLITAN DISTRICT
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
GRADING & EROSION CONTROL DETAILS 2

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100% DESIGN

Project No.: 247.07
Date: 11/03/22
Design: EMS
Drawn: GGM/SKG
Check: RMM

C4
SHEET 4 OF



A
C5 CHECK DAM AND CURB SOCK INLET PROTECTION
SCALE: N.T.S.

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(719) 227-0072

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COLORADO CENTRE METROPOLITAN DISTRICT
ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
GRADING & EROSION CONTROL DETAILS 3

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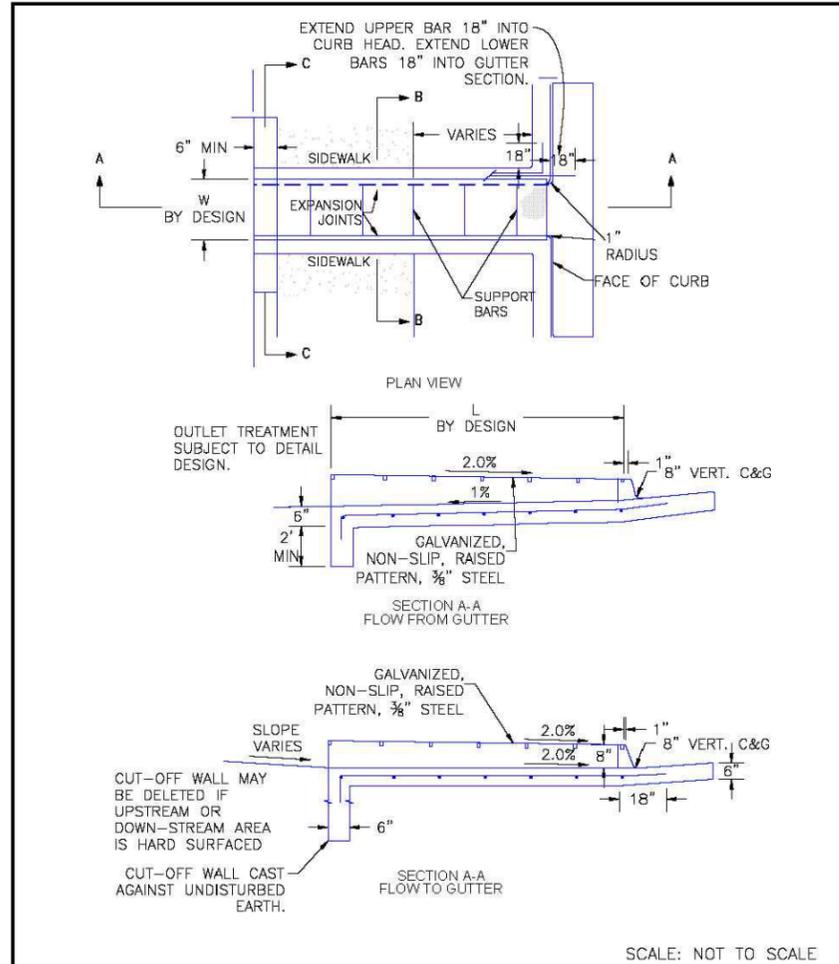
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Project No.: 247.07
Date: 11/03/22
Design: EMS
Drawn: GCM/SKG
Check: RMM

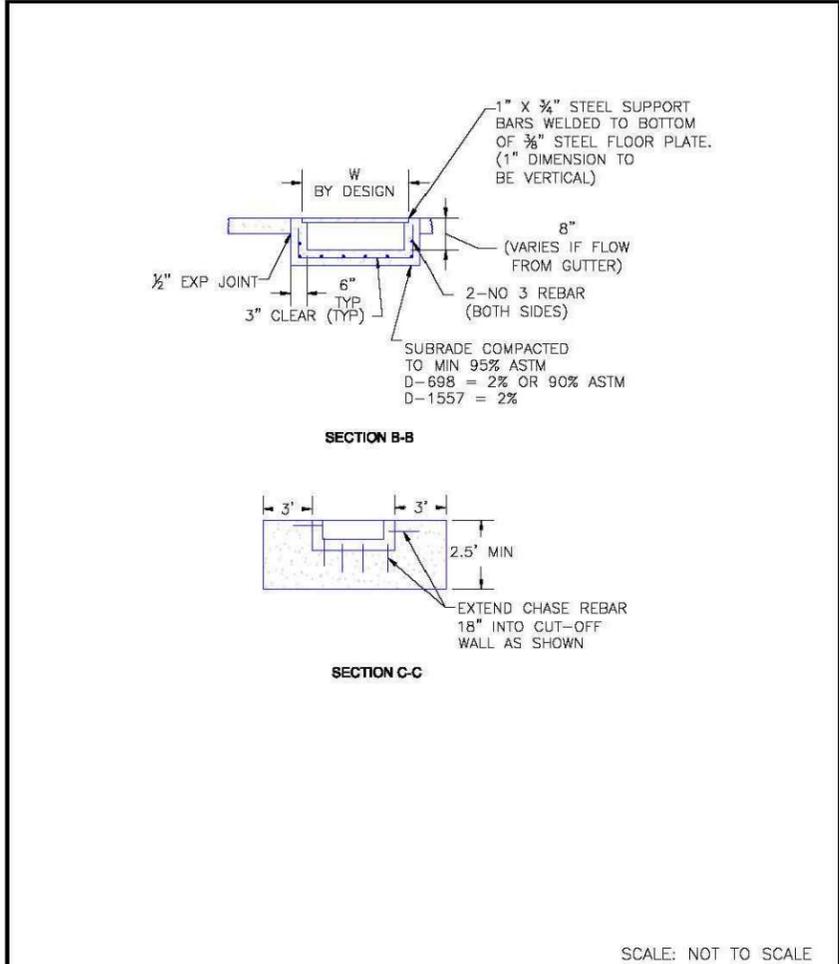
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SHEET 5 OF

PCD File No. PPR-21-51

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| | | |
|------------------------------|--|--------------------|
| 8/11/11 | Curb Opening with Drainage Chase Detail 1 of 2 | |
| DATE APPROVED: | Standard Drawing | |
| André P. Brackin | REVISION DATE: 12/8/15 | FILE NAME: SD_3-25 |
| DEPARTMENT OF TRANSPORTATION | | |



| | | |
|------------------------------|--|---------------------|
| 8/11/11 | Curb Opening with Drainage Chase Detail 2 of 2 | |
| DATE APPROVED: | Standard Drawing | |
| André P. Brackin | REVISION DATE: 11/10/04 | FILE NAME: SD_3-25A |
| DEPARTMENT OF TRANSPORTATION | | |

A CURB OPENING DETAILS
C6 SCALE: N.T.S.

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COLORADO CENTRE METROPOLITAN DISTRICT
 ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
 GRADING & EROSION CONTROL DETAILS 4

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Project No.: 247.07
 Date: 11/03/22
 Design: EMS
 Drawn: GCM/SKG
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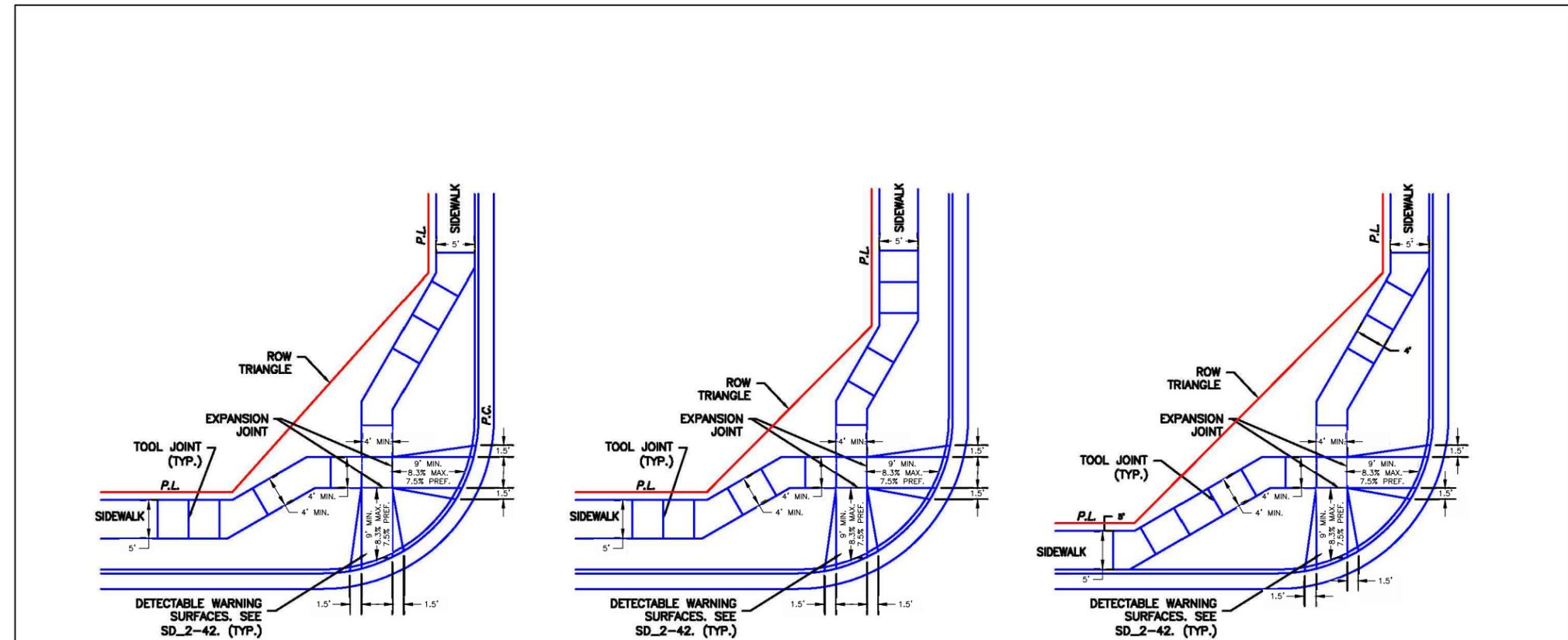
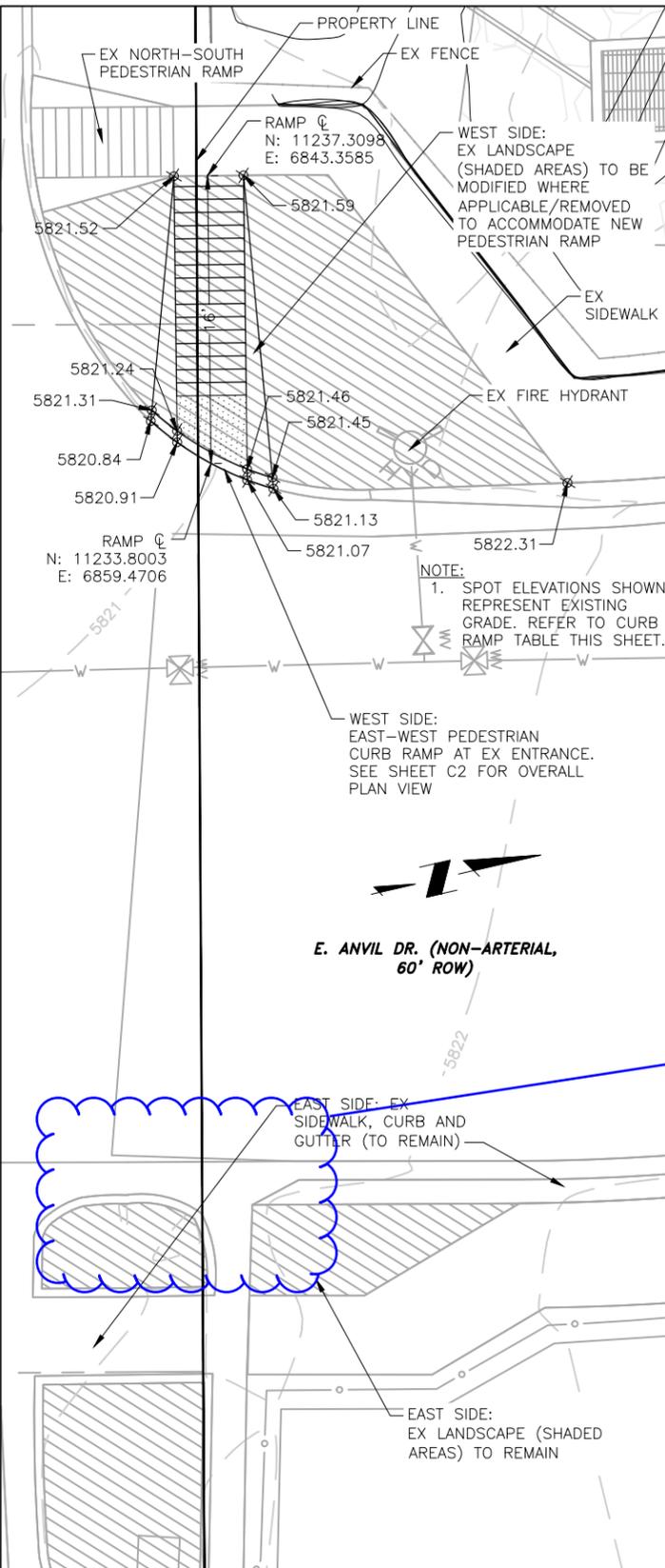
C6
 SHEET 6 OF

0' 5' 10'
 SCALE 11x17: 1" = 10'
 SCALE 24x36: 1" = 5'

- NOTES:
1. ALL UTILITIES NOT SHOWN FOR CLARITY. SEE SHEET C2.
 2. RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (1/8"). THE JOINT BETWEEN ROADWAY SURFACE AND GUTTER PAN SHALL BE FLUSH.

A PEDESTRIAN CURB RAMP
C7 AT E. ANVIL DR.
 SCALE:

| EAST-WEST PEDESTRIAN CURB RAMP | |
|--------------------------------|-------------|
| EXISTING EL | PROPOSED EL |
| 5821.59 | |
| 5821.46 | 5821.04 |
| 5821.45 | 5821.40 |
| 5821.13 | 5821.40 |
| 5821.07 | |
| 5820.91 | |
| 5820.84 | 5821.24 |
| 5821.31 | 5821.24 |
| 5821.24 | 5821.04 |
| 5821.52 | |



Add receiving ramp on east side

SCALE: NOT TO SCALE

| | | | |
|---|---|------------------------------|--|
| DATE APPROVED: 6/23/20 | Pedestrian Curb Ramp Detail Standard Drawing | | |
| Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS | REVISION DATE: 6/23/20 | FILE NAME: SD_2-40 | |

B PEDESTRIAN CURB RAMP STANDARD
C7 SCALE: N.T.S.

PCD File No. PPR-21-51

COLORADO CENTRE METROPOLITAN DISTRICT
 ADMINISTRATIVE BUILDING - SITE DEVELOPMENT PLAN
 GRADING & EROSION CONTROL DETAILS 5

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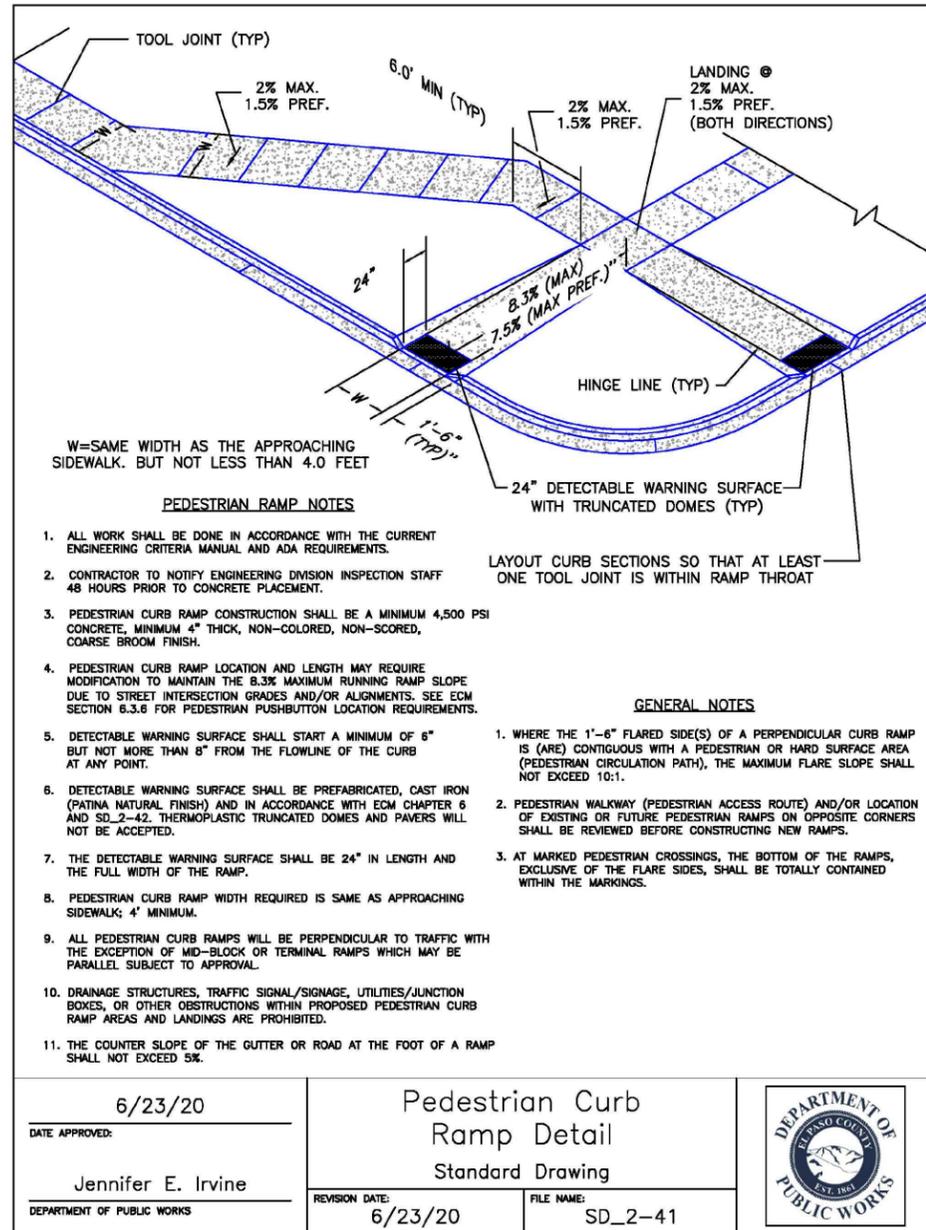
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Project No.: 247.07
 Date: 11/03/22
 Design: EMS
 Drawn: GGM/SKG
 Check: RMM

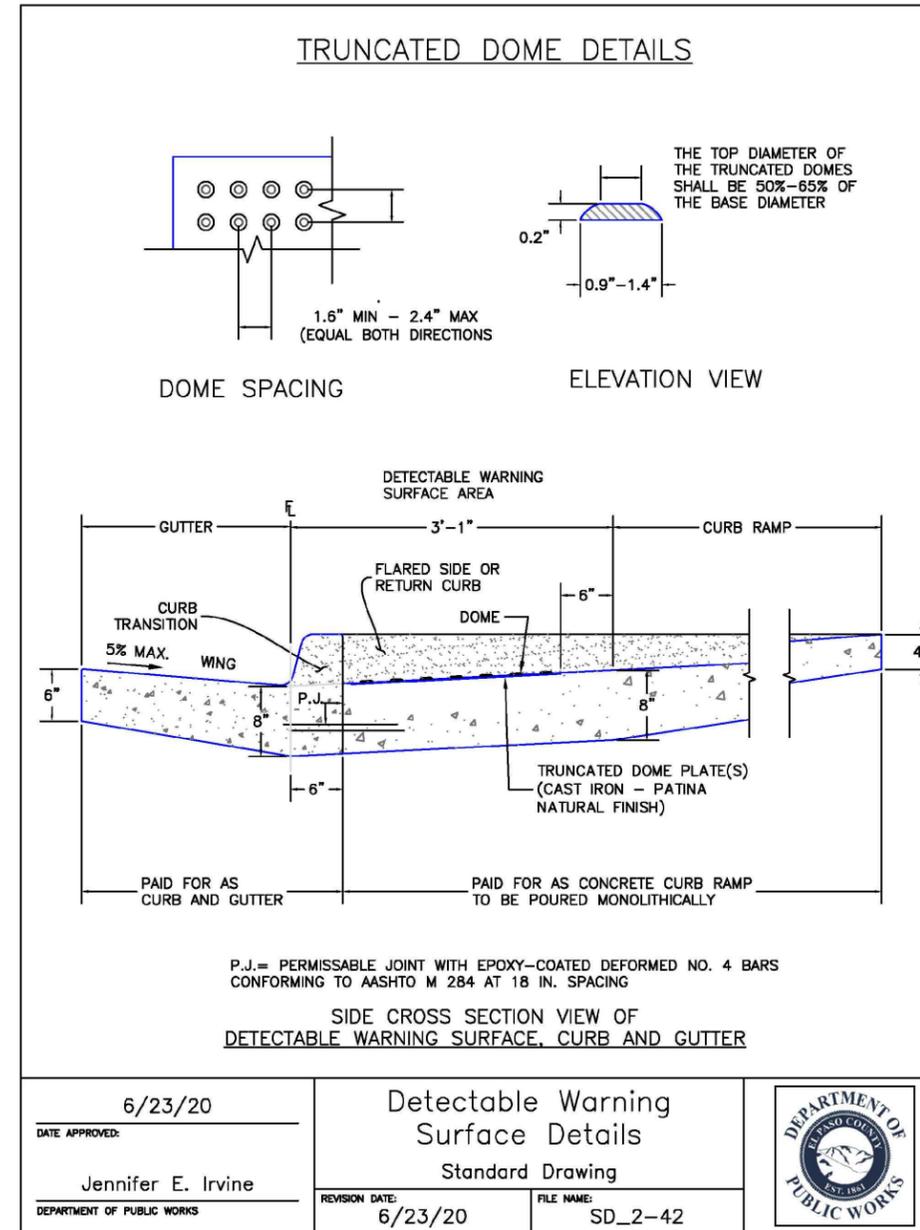
C7
 SHEET 7 OF

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 (719) 227-0072
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A
C8 PEDESTRIAN CURB RAMP
 SCALE: N.T.S.



B
C8 DETECTABLE WARNING SURFACE
 SCALE: N.T.S.

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Project No.: 247.07
 Date: 11/03/22
 Design: EMS
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C8
 SHEET 8 OF