

SOLACE APARTMENTS

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE P.M.

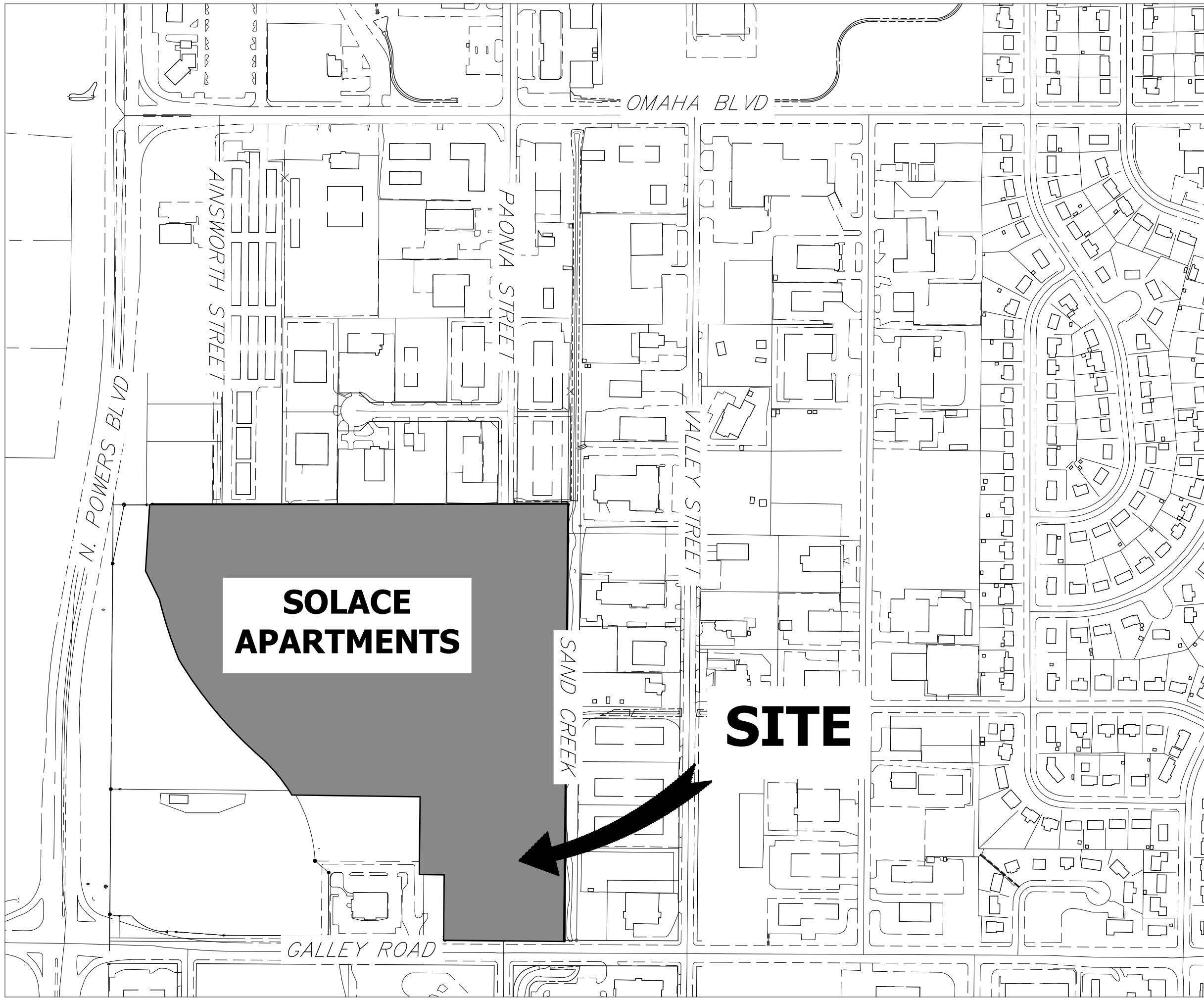
EL PASO COUNTY, COLORADO

GRADING AND EROSION CONTROL PLANS

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

ABBREVIATIONS

| | | | | | |
|-------|---------------------------------------|------|----------------------------------|-------|---|
| AC | ACRE | FDP | FINAL DEVELOPMENT PLAN | PL | PROPERTY LINE |
| AD | ALGEBRAIC DIFFERENCE | FDR | FINAL DRAINAGE REPORT | PR | PROPOSED |
| AH | AHEAD | FES | FLARED END SECTION | PRC | POINT OF REVERSE CURVATURE |
| ARCH | ARCHITECT | FG | FINISHED GRADE | PT | POINT OF TANGENCY |
| ASCE | AMERICAN SOCIETY OF CIVIL ENGINEERS | FH | FIRE HYDRANT | PV | PLUG VALVE |
| ASSY | ASSEMBLY | FL | FLOWLINE | PVC | POLYVINYL CHLORIDE |
| AVE | AVENUE | FIL | FILING | R | RADIUS |
| BB | BOX BASE | FO | FIBER OPTIC CABLE | ROP | REINFORCED CONCRETE PIPE |
| BK | BACK | GB | GRADE BREAK | RD | ROAD |
| BNDY | BOUNDARY | GE | GAS EASEMENT | ROW | RIGHT OF WAY |
| BOP | BOTTOM OF PIPE | GIS | GEOGRAPHIC INFORMATION SYSTEM | RT | RIGHT |
| BOV | BLOW OFF VALVE | GL | GAS LINE | S | SOUTH |
| BFV | BUTTERFLY VALVE | GPS | GLOBAL POSITIONING SYSTEM | STE | STEEL |
| BLVD | BOULEVARD | GV | GATE VALVE | SAN | SANITARY SEWER |
| BW | BOTTOM OF WALL | HC | HANDICAP | SF | SQUARE FEET |
| C&G | CURB & GUTTER | HDC | HIGH DEFLECTION COUPLING | ST | STREET |
| CATV | CABLE TELEVISION | HDP | HIGH DENSITY POLYETHYLENE | STA | STATION |
| CB | CATCH BASIN | HGL | HYDRAULIC GRADE LINE | STM | STORM SEWER |
| CBC | CONCRETE BOX CULVERT | HOA | HOME OWNERS ASSOCIATION | SY | SQUARE YARD |
| CDOT | COLORADO DEPARTMENT OF TRANSPORTATION | HP | HIGH POINT | SY-IN | SQUARE YARD INCH |
| CD | CUL-DE-SAC | I | INLET | TB | THRUST BLOCK |
| CFS | CUBIC FEET PER SECOND | IE | IRRIGATION EASEMENT | TBC | TOP BACK OF CURB |
| CL | CENTER LINE | INT | INTERSECTION | TBW | TOP BACK OF WALK |
| CLOMR | CONDITIONAL LETTER OF MAP REVISION | INV | INVERT | TEL | TELEPHONE |
| CLR | CLEAR | IRR | IRRIGATION | TOA | TOP OF ASPHALT |
| CMP | CORRUGATED METAL PIPE | KB | KICK (THRUST) BLOCK | TOB | TOP OF BOX |
| CO | CLEAN OUT | LE | LANDSCAPE EASEMENT | TOC | TOP OF CURB OR CONCRETE |
| CONC | CONCRETE | LF | LINEAR FEET | TOF | TOP OF FOUNDATION |
| CR | CIRCLE | LN | LANE | TOP | TOP OF PIPE |
| CSP | CORRUGATED STEEL PIPE | LOMR | LETTER OF MAP REVISION | TW | TOP OF WALL |
| CT | COURT | LP | LOW POINT | TYP | TYPICAL |
| CTRB | CONCRETE THRUST REDUCER | LS | LUMP SUM | UDFCD | URBAN DRAINAGE AND FLOOD CONTROL DISTRICT |
| CY | CUBIC YARD | LT | LEFT | UE | UTILITY EASEMENT |
| DBPS | DRAINAGE BASIN PLANNING STUDY | MAX | MAXIMUM | U&DE | UTILITY & DRAINAGE EASEMENT |
| DE | DRAINAGE EASEMENT | MDDP | MASTER DEVELOPMENT DRAINAGE PLAN | UGE | UNDERGROUND ELECTRIC |
| DIA | DIAMETER | MH | MANHOLE | VCP | VITRIFIED CLAY PIPE |
| DIP | DUCTILE IRON PIPE | MIN | MINIMUM | VPC | VERTICAL POINT OF CURVATURE |
| DR | DRIVE | N | NORTH | VPI | VERTICAL POINT OF INTERSECTION |
| DRC | DESIGN REVIEW COMMITTEE | NRCP | NON-REINFORCED CONCRETE PIPE | VPT | VERTICAL POINT OF TANGENCY |
| DU | DWELLING UNITS | ODP | OFFICIAL DEVELOPMENT PLAN | VTC | VEHICLE TRACKING CONTROL |
| E | EAST | OHE | OVERHEAD ELECTRIC | W | WEST |
| EA | EACH | OHU | OVERHEAD UTILITY | WL | WATER LINE |
| EGL | ENERGY GRADE LINE | PC | POINT OF CURVATURE | WM | WATER MAIN |
| EL | ELEVATION | PCC | POINT OF COMPOUND CURVATURE | WRD | WATER RESOURCES DEPARTMENT |
| ELEC | ELECTRIC | PCR | POINT OF CURB RETURN | WS | WATER SURFACE |
| EOA | EDGE OF ASPHALT | PDP | PRELIMINARY DEVELOPMENT PLAN | WSE | WATER SURFACE ELEVATION |
| ESMT | EASEMENT | PE | PROFESSIONAL ENGINEER | WTR | WATER |
| EST | ESTIMATE | PI | POINT OF INTERSECTION | YR | YEAR |
| EX | EXISTING | PKWY | PARKWAY | | |



VICINITY MAP
SCALE: 1" = 300'

SHEET INDEX

| | |
|------|---|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3-4 | INITIAL GRADING AND EROSION CONTROL PLANS |
| 5-6 | FINAL GRADING AND EROSION CONTROL PLANS |
| 7-10 | GRADING AND EROSION CONTROL DETAILS |

TOTAL 10

Add EPC Signature Block (GEC Checklist jj)

El Paso County (standalone GEC Plan):

County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/ or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/ or accuracy of this document.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and Engineering Criteria Manual, as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Director's discretion.

County Engineer/ECM Administrator

Date

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DANE OLMSTEAD

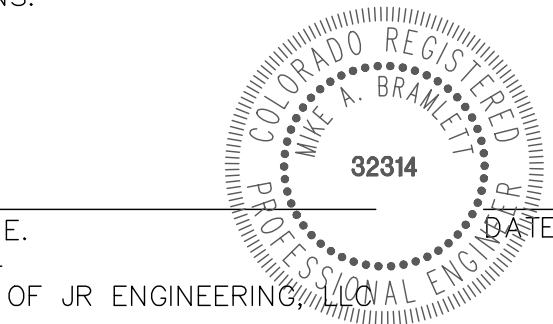
DATE

JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
CHICAGO, IL 60607

ENGINEER'S STATEMENT

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 PLANS.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



CTL THOMPSON
INCORPORATED



Know what's below.
Call before you dig.

Add PCD File Number SF-20-032 to each Sheet

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, IL 60607
OFFICE PHONE (734) 216-2577

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

| BY | DATE | No. | REVISION |
|----|------|-----|----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SOLACE APARTMENTS

COVER SHEET

SHEET 1 OF 10

JOB NO. 25174.00






























































GRADING AND EROSION CONTROL STANDARD NOTES

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTION.
2. 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.
3. 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.
4. 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.
5. 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 ANY COUNTY STAFF.
6. 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.
7. 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.
8. 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.
9. 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.
10. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
11. 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.
12. 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 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 LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
13. 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.
14. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED 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.
15. DURING DETAHERING 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 DETAHERING PERMIT IS IN PLACE.
16. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
17. 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.
18. 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.
19. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
20. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, STUMP REMAINS, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
21. 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.
22. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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.
23. 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 ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
24. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
25. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, PUBLIC LAW 6, C.R.S.) 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.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
28. 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.
29. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [REDACTED] AND SHALL BE CONSIDERED A PART OF THESE PLANS.
30. 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. IF 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:

LAYER LINETYPE LEGEND

| | EXISTING | PROPOSED |
|--------------------------|----------|----------|
| PHASE LINE | | |
| MATCH LINE | | |
| SECTION LINE | | |
| BOUNDARY LINE | | |
| PROPERTY LINE | | |
| EASEMENT LINE | | |
| RIGHT OF WAY | | |
| R.O.W. A LINE | | |
| CENTERLINE | | |
| CITY LIMITS | | |
| WIRE FENCE | | |
| CHAIN LINK FENCE | | |
| WOOD FENCE | | |
| MASONRY FENCE | | |
| GUARDRAIL | | |
| CONC. BARRIER | | |
| CABLE TV | | |
| ELECTRIC | | |
| FIBER OPTIC | | |
| GAS MAIN | | |
| IRRIGATION MAIN | | |
| OIL/PETRO. MAIN | | |
| OVERHEAD UTILITY | | |
| SANITARY SEWER | | |
| STORM DRAIN | | |
| TELEPHONE | | |
| WATER MAIN | | |
| RAW WATER LINE | | |
| SWALE/WATERWAY FLOWLINE | | |
| DIVERSION DITCH | | |
| DIVERSION CHANNEL | | |
| MAJOR DRAINAGE BASIN | | |
| MINOR DRAINAGE BASIN | | |
| TOP OF SLOPE | | |
| TOE OF SLOPE | | |
| EDGE OF WATER | | |
| INDEX CONTOUR | | |
| INTERMEDIATE CONTOUR | | |
| DEPRESSION CONT. (INDEX) | | |
| DEPRESSION CONT. (INTER) | | |
| TOP OF CUTS | | |
| TOE OF FILLS | | |
| CUT AND FILL LINE | | |
| SILT FENCE | | |
| 100 YEAR FLOODPLAIN | | |
| 500 YEAR FLOODPLAIN | | |
| FLOODWAY | | |
| BASE FLOOD ELEVATION | | |
| EDGE OF WETLANDS | | |
| STONE WALL | | |
| STORMWATER FLOW ARROWS | | |

UTILITIES LEGEND

| | EXISTING | PROPOSED |
|-----------------------------------|--|--|
| STORM SEWER | | |
| MANHOLE |  |  |
| STORM INLET | |  |
| AREA INLET - SQUARE |  | |
| AREA INLET - ROUND |  | |
| FLARED END SECTION |  |  |
| RIPRAP |  |  |
| SANITARY SEWER | | |
| LINE MARKER | Mkr San ⁰ | |
| SERVICE MARKER |  | |
| CLEAN-OUT |  |  |
| MANHOLE W/ DIRECTIONAL FLOW ARROW |  |  |
| WATER LINE | | |
| LINE MARKER | Mkr W ⁰ | |
| SERVICE MARKER |  | |
| FIRE HYDRANT |  |  |
| FIRE CONNECTION | |  |
| MANHOLE |  |  |
| BEND | |  |
| BLOW-OFF VALVE |  |  |
| WELL |  WELL |  WELL |
| METER |  |  |
| VALVE |  |  |
| REDUCER | |  |
| THRUST BLOCK | |  |
| CROSS | |  |
| PLUG W/ THRUST BLOCK |  |  |
| TEE | |  |
| REVERSE ANCHOR | |  |
| ANODE | |  |
| AIR & VACUUM VALVE ASSEMBLY | |  |
| TRANSMISSION BLOW-OFF ASSEMBLY | |  |
| GAS LINE | | |
| MARKER | Mkr G ⁰ | |
| SERVICE MARKER |  | |
| METER |  |  |
| VALVE |  |  |
| PLUG |  |  |
| TEE | |  |
| DRY UTILITIES | | |
| CABLE TV MARKER | Mkr TV ⁰ | |
| CABLE TELEVISION PEDESTAL |  | |
| ELECTRIC MARKER | Mkr E ⁰ | |
| ELECTRIC SERVICE MARKER |  | |
| ELECTRICAL PEDESTAL |  | |
| ELECTRICAL METER |  | |
| ELECTRICAL MANHOLE |  | |
| FIBER-OPTIC MARKER | Mkr FO ⁰ | |
| IRRIGATION PEDESTAL |  | |
| TELEPHONE MARKER | Mkr T ⁰ | |
| TELEPHONE PEDESTAL |  | |
| TELEPHONE MANHOLE |  | |
| UTILITY POLE |  |  |
| GUY ANCHOR |  |  |
| GUY POLE |  |  |

STORM WATER MANAGEMENT


| | KEY | SYMBOL |
|--|---------|--------|
| CHECK DAM | (CD) | |
| CONSTRUCTION ROAD STABILIZATION | (CRS) | |
| CURB SOCK INLET PROTECTION | (CS) | |
| CONCRETE WASHOUT AREA | (CWA) | |
| DIVERSION DITCH AND DIKE, TEMPORARY | (DD) | |
| DIVERSION CHANNEL, TEMPORARY | (DV) | |
| DEWATERING | (DW) | |
| EROSION CONTROL BLANKET | (ECB) | |
| INLET FILTER | (IF) | |
| INLET PROTECTION | (IP) | |
| MULCHING | (MU) | |
| OUTLET PROTECTION | (OP) | |
| PAVED FLUME | (PF) | |
| PERMANENT SEEDING | (PS) | |
| REINFORCED CONCRETE DAM | (RCD) | |
| ROUGH CUT STREET CONTROL | (RCS) | |
| SEDIMENT BASIN | (SB) | |
| SEDIMENT CONTROL LOG | (SCL) | |
| SILT FENCE | (SF) | |
| SURFACE ROUGHENING | (SR) | |
| STABILIZED STAGING AREA | (SSA) | |
| SEDIMENT TRAP | (ST) | |
| STRAW BALE BARRIER | (STB) | |
| TERRACING | (TER) | |
| TEMPORARY SEEDING | (TS) | |
| TEMPORARY STREAM CROSSING CULVERT/BRIDGE | (TSC C) | |
| TEMPORARY STREAM CROSSING FORD TYPE | (TSC F) | |
| TEMPORARY SLOPE DRAIN | (TSD) | |
| VEHICLE TRACKING CONTROL | (VTC) | |
| VEHICLE TRACKING CONTROL WITH WASH RACK | (WR) | |
| CONSTRUCTION MARKER | (CM) | |
| LIMITS OF CONSTRUCTION | (LOC) | |

Fill in with report
Preparer and Date of
the report



Know what's **below**.
Call before you dig

| | | | | | | | | |
|---------------|--------------------------|--|-------------|----------|-----|----------|----|------|
| SHEET 2 OF 10 | SOLACE APARTMENTS | | H-SCALE | N/A | No. | REVISION | BY | DATE |
| | GRADING & EROSION | | V-SCALE | N/A | | | | |
| | CONTROL DETAILS & LEGEND | | DATE | 11/23/20 | | | | |
| | | | DESIGNED BY | JRM | | | | |
| | | | DRAWN BY | JRM | | | | |
| | | | CHECKED BY | | | | | |



J-R ENGINEERING
A Western Company

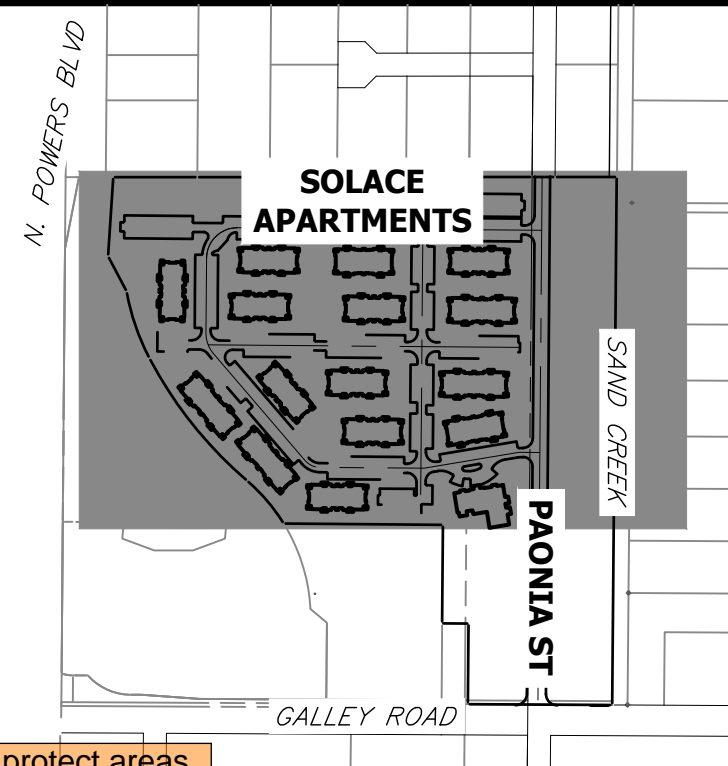
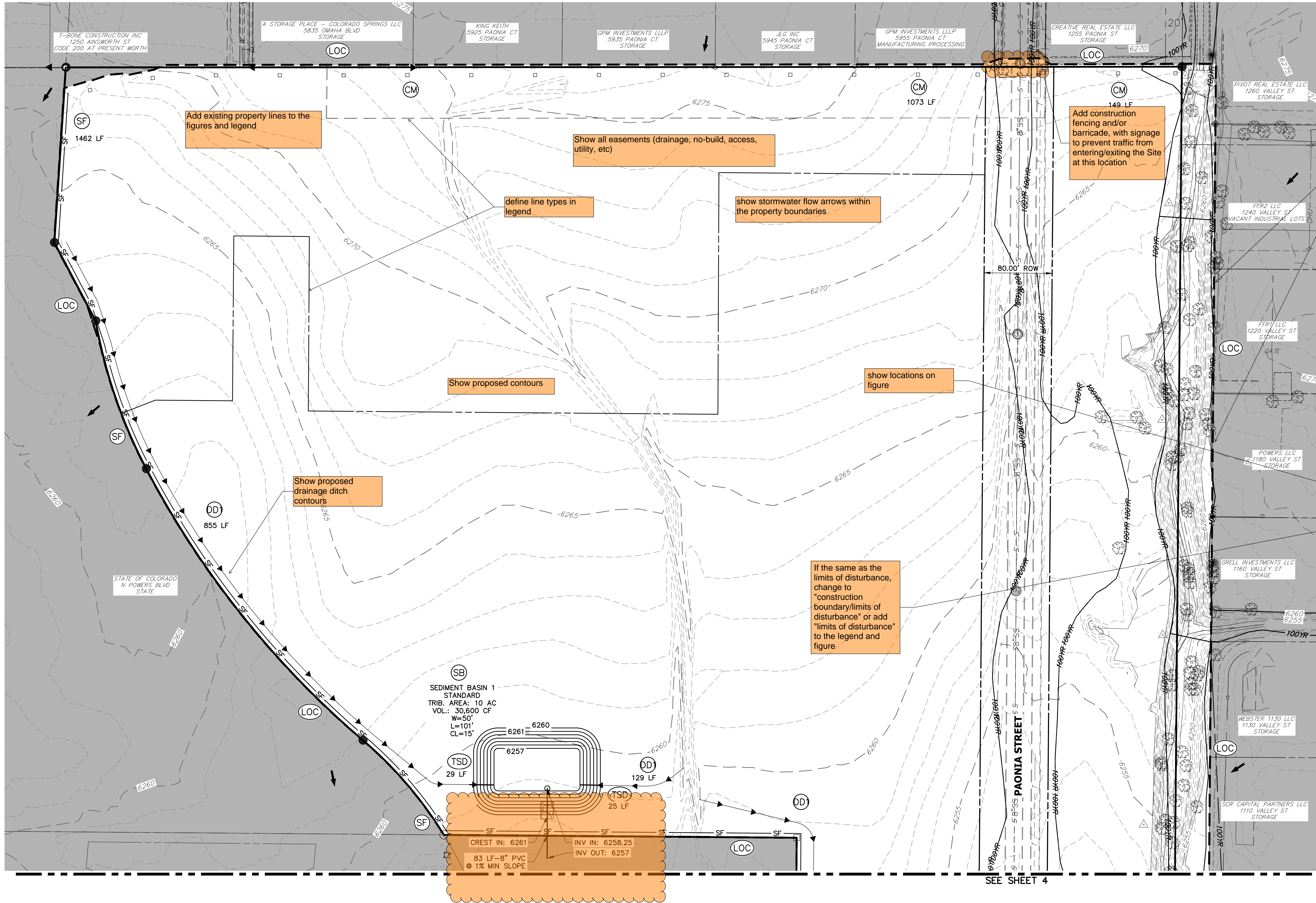
Central 303-740-9393 • Colorado Springs 719-593-2993
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

JACKSON DEARBORN PARTNERS

404 S. WELLS ST.
SUITE 400
CHICAGO, IL 60607
OFFICE PHONE (734) 216-2577

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, J-R ENGINEERING SHALL BE RESPONSIBLE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.



Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate

LEGEND

| | | |
|---|-------|-----|
| SEDIMENT BASIN | SB | TOE |
| SILT FENCE | SF | TOP |
| STABILIZED STAGING AREA | SSA | |
| CONSTRUCTION MARKER | CM | |
| VEHICLE TRACKING CONTROL | VTC | |
| TEMPORARY STOCK PILE | TSP | |
| EROSION CONTROL BLANKET | ECB | |
| INLET PROTECTION | IP | |
| OUTLET PROTECTION | OP | |
| DIVERSION DITCH AND DIKE, TEMPORARY | DD | |
| CUT AND FILL LINE | C/F | C/F |
| LIMITS OF CONSTRUCTION | LOC | |
| CONCRETE WASHOUT AREA | CWA | |
| SEEDING & MULCHING & SURFACE ROUGHENING | SM SR | |
| TEMPORARY SLOPE DRAIN | TSD | |
| REINFORCED ROCK BERM | RRB | |
| ROCK SOCKS | RS | |

Add Stormwater Flow Arrows to the Legend

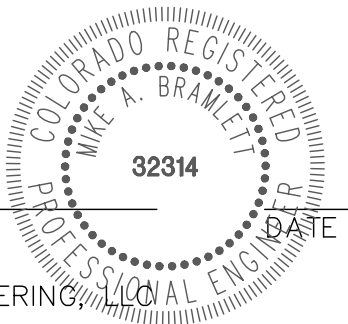
BMP PHASING

- INITIAL:
- 1) INSTALL VTC
 - 2) INSTALL CWA
 - 3) ESTABLISH SSA
 - 4) INSTALL CONSTRUCTION MARKERS
 - 5) INSTALL SILT FENCE
 - 6) INSTALL SEDIMENT BASINS
 - 7) INSTALL DIVERSION DITCHES
- INTERIM:
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
 - 2) MAINTAIN ALL BMPs
 - 3) INSTALL RS
 - 4) INSTALL INLET AND OUTLET PROTECTION
- FINAL:
- 1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
 - 2) REMOVE SILT FENCE AFTER STABILIZED

ENGINEER'S STATEMENT

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 PLANS.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DANE OLMSTEAD
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
CHICAGO, IL 60607

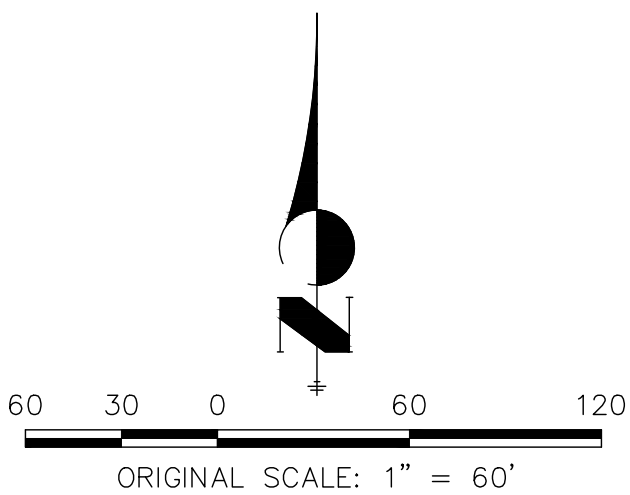
DATE

NOTES

1. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
2. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE PERMANENTLY SEEDED PER THE PAWNEE BUTTES SEED INC - "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 8 FOR SEED MIX DETAILS.
3. P.I.E = PUBLIC IMPROVEMENTS EASEMENT



Know what's below.
Call before you dig.



PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, IL 60607
OFFICE PHONE
(734) 216-2577

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

| No. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

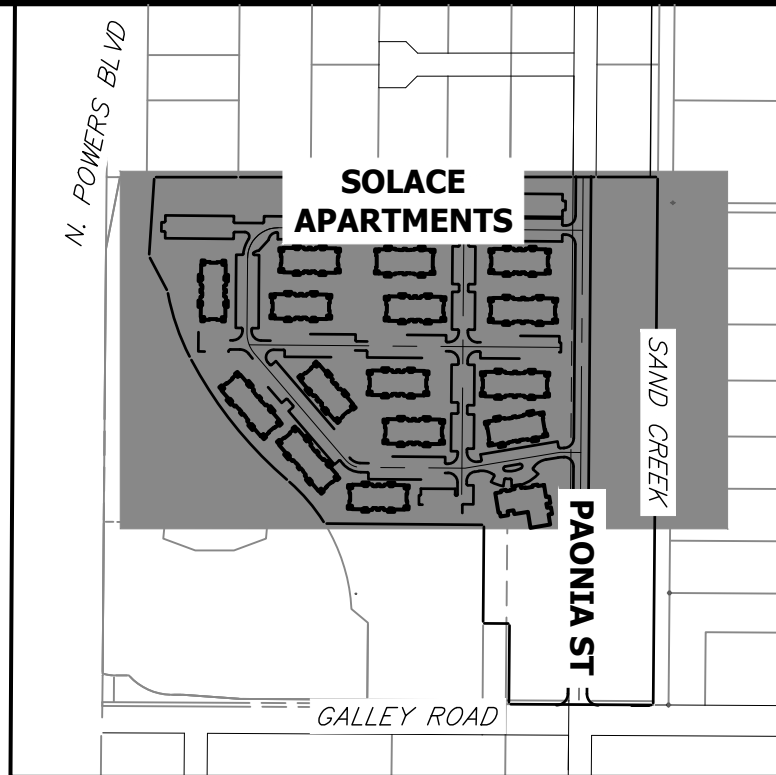
| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|----------|-------------|----------|------------|
| 1"=60' | N/A | 11/23/20 | JRM | JRM | |

SOLACE APARTMENTS

INITIAL GRADING AND
EROSION CONTROL PLANS

SHEET 3 OF 10

JOB NO. 25174.00



KEY MAP
SCALE 1"=500'

LEGEND

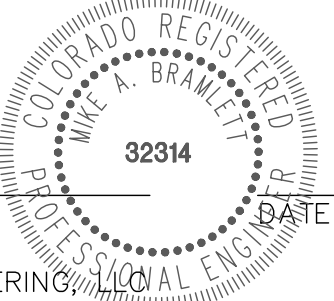
| | | |
|---|-------|-----|
| SEDIMENT BASIN | SB | TOE |
| SILT FENCE | SF | TOP |
| STABILIZED STAGING AREA | SSA | |
| CONSTRUCTION MARKER | CM | |
| VEHICLE TRACKING CONTROL | VTC | |
| TEMPORARY STOCK PILE | TSP | |
| EROSION CONTROL BLANKET | ECB | |
| INLET PROTECTION | IP | |
| OUTLET PROTECTION | OP | |
| DIVERSION DITCH AND DIKE, TEMPORARY | DD | |
| CUT AND FILL LINE | C/F | |
| LIMITS OF CONSTRUCTION | LOC | |
| CONCRETE WASHOUT AREA | CWA | |
| SEEDING & MULCHING & SURFACE ROUGHENING | SM SR | |
| TEMPORARY SLOPE DRAIN | TSD | |
| REINFORCED ROCK BERM | RRB | |
| ROCK SOCKS | RS | |

BMP PHASING

- INITIAL:
- 1) INSTALL VTC
 - 2) INSTALL CWA
 - 3) ESTABLISH SSA
 - 4) INSTALL CONSTRUCTION MARKERS
 - 5) INSTALL SILT FENCE
 - 6) INSTALL SEDIMENT BASINS
 - 7) INSTALL DIVERSION DITCHES
- INTERIM:
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
 - 2) MAINTAIN ALL BMPs
 - 3) INSTALL RS
 - 4) INSTALL INLET AND OUTLET PROTECTION
- FINAL:
- 1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
 - 2) REMOVE SILT FENCE AFTER STABILIZED

ENGINEER'S STATEMENT

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 PLANS.



MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DANE OLMSTEAD
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
CHICAGO, IL 60607

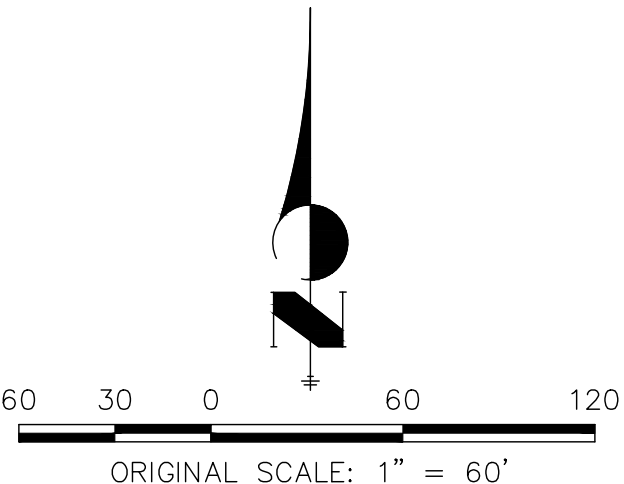
DATE

NOTES

1. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
2. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE PERMANENTLY SEEDED PER THE PAWNEE BUTTES SEED INC - "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 8 FOR SEED MIX DETAILS.
3. P.I.E = PUBLIC IMPROVEMENTS EASEMENT



Know what's below.
Call before you dig.



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, IL 60607
OFFICE PHONE (734) 216-2577

J.R. ENGINEERING
A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

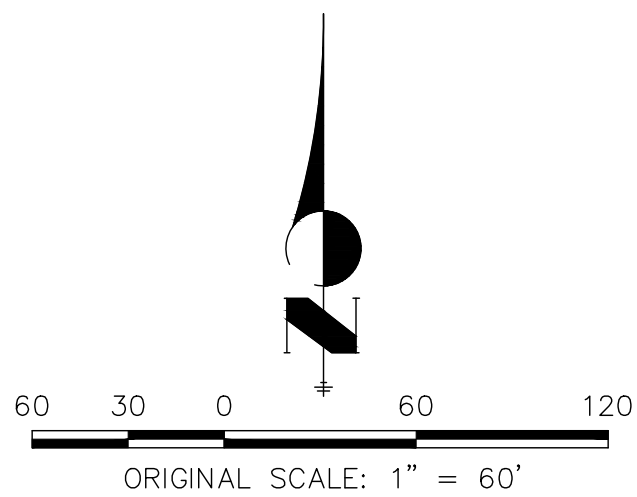
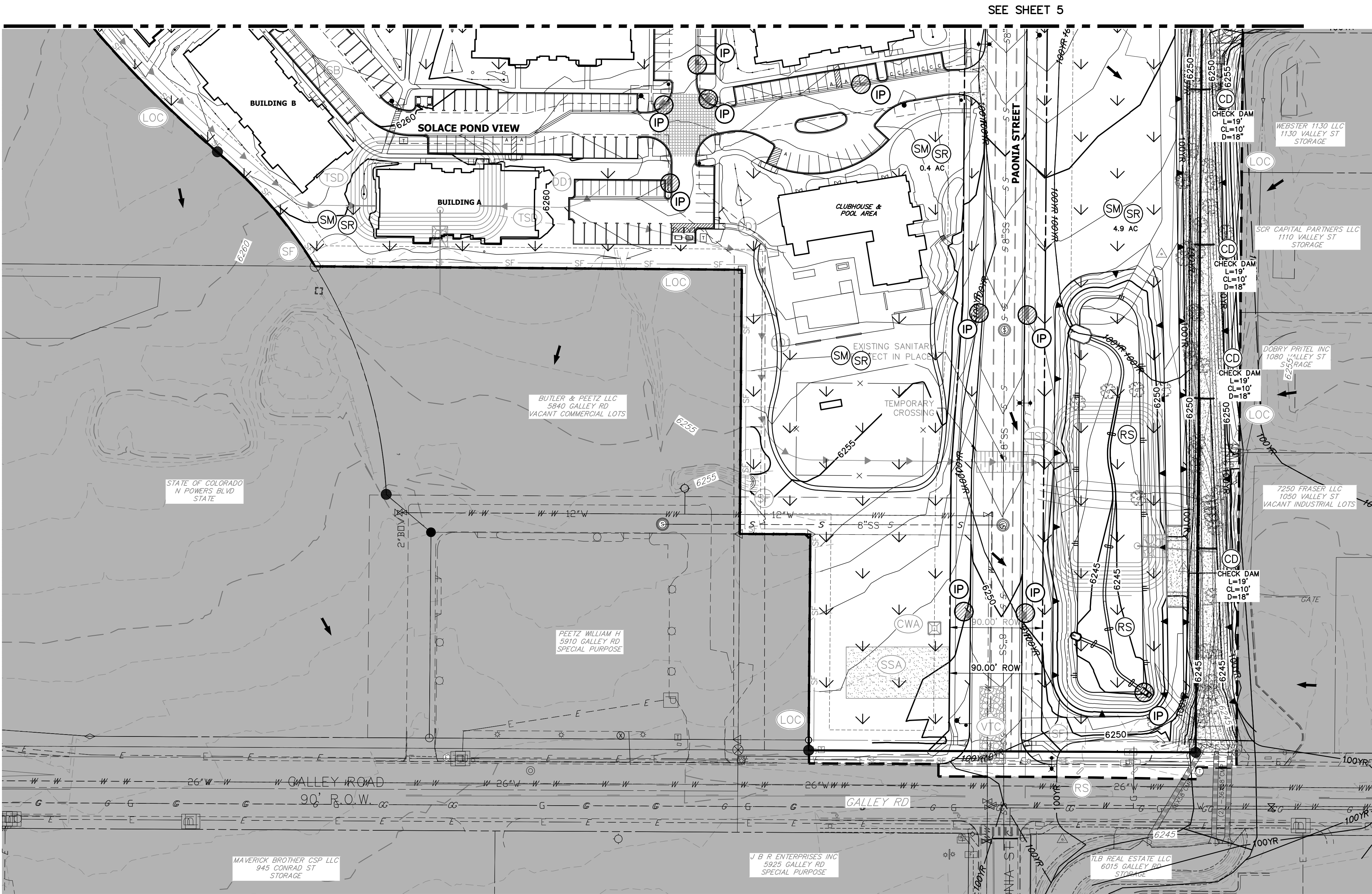
| | | | |
|----|------|-----|----------|
| BY | DATE | NO. | REVISION |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| | | |
|-------------|----------|-----|
| H-SCALE | 1"=60' | N/A |
| V-SCALE | N/A | |
| DATE | 11/23/20 | |
| DESIGNED BY | JRM | |
| DRAWN BY | JRM | |
| CHECKED BY | | |

SOLACE APARTMENTS

FINAL GRADING AND EROSION CONTROL PLANS

| | | | |
|---------|----------|----|----|
| SHEET | 5 | OF | 10 |
| JOB NO. | 25174.00 | | |



NOTES

1. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
2. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE PERMANENTLY SEEDED PER THE PAWNEE BUTTES SEED INC - "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 8 FOR SEED MIX DETAILS.
3. P.I.E = PUBLIC IMPROVEMENTS EASEMENT



Know what's below.
Call before you dig.

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

DANE OLMSTEAD

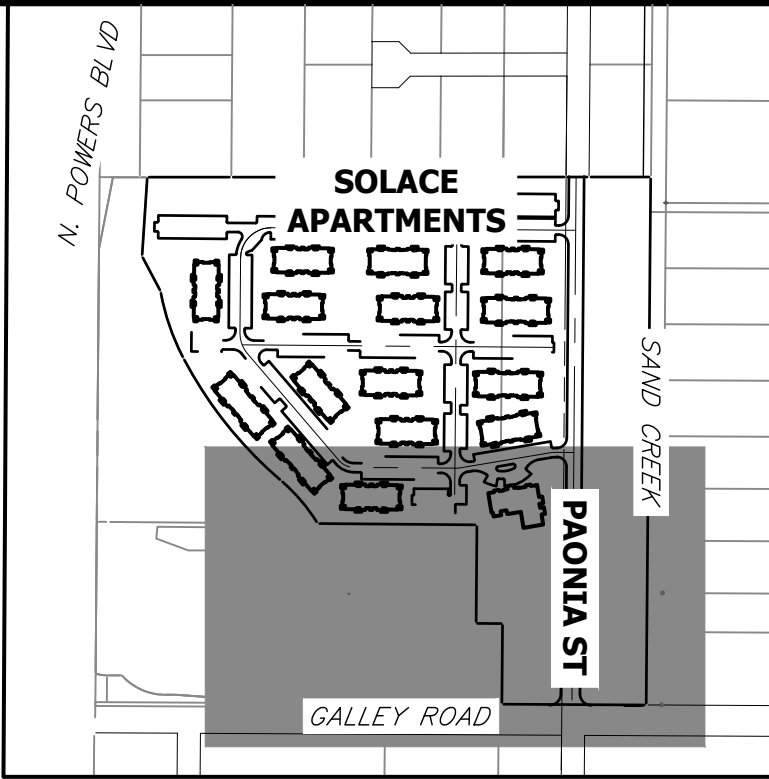
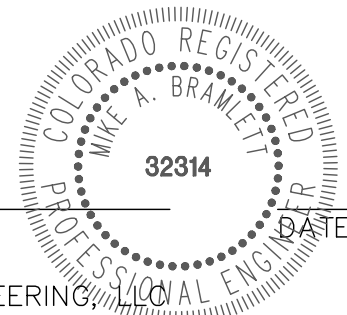
DATE

JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
CHICAGO, IL 60607

ENGINEER'S STATEMENT

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 PLANS.

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



KEY MAP
SCALE 1"=500'

LEGEND

| | | | |
|---|-------|--|-----|
| SEDIMENT BASIN | SB | | TOE |
| SILT FENCE | SF | | TOP |
| STABILIZED STAGING AREA | SSA | | |
| CONSTRUCTION MARKER | CM | | |
| VEHICLE TRACKING CONTROL | VTC | | |
| TEMPORARY STOCK PILE | TSP | | |
| EROSION CONTROL BLANKET | ECB | | |
| INLET PROTECTION | IP | | |
| OUTLET PROTECTION | OP | | |
| DIVERSION DITCH AND DIKE, TEMPORARY | DD | | |
| CUT AND FILL LINE | | | C/F |
| LIMITS OF CONSTRUCTION | LOC | | |
| CONCRETE WASHOUT AREA | CWA | | |
| SEEDING & MULCHING & SURFACE ROUGHENING | SM SR | | |
| TEMPORARY SLOPE DRAIN | TSD | | |
| REINFORCED ROCK BERM | RRB | | |
| ROCK SOCKS | RS | | |

BMP PHASING

- INITIAL:
- 1) INSTALL VTC
 - 2) INSTALL CWA
 - 3) ESTABLISH SSA
 - 4) INSTALL CONSTRUCTION MARKERS
 - 5) INSTALL SILT FENCE
 - 6) INSTALL SEDIMENT BASINS
 - 7) INSTALL DIVERSION DITCHES

- INTERIM:
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
 - 2) MAINTAIN ALL BMPs
 - 3) INSTALL RS
 - 4) INSTALL INLET AND OUTLET PROTECTION

- FINAL:
- 1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
 - 2) REMOVE SILT FENCE AFTER STABILIZED

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.

JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, IL 60607
OFFICE PHONE (734) 216-2577

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

| BY | DATE | No. | REVISION |
|----|------|-----|----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|----------|-------------|----------|------------|
| 1"=60' | N/A | 11/23/20 | JRM | JRM | |

| | |
|-------------------|---|
| SOLACE APARTMENTS | FINAL GRADING AND EROSION CONTROL PLANS |
|-------------------|---|

SHEET 6 OF 10

JOB NO. 25174.00

EC-12



CD-3

Check Dams (CD)

1. SEE PLAN VIEW FOR:
 - LOCATION OF CHECK DAMS.
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
 - LENGTH (L), CREST LENGTH (CL), AND DEPTH (D).
2. CHECK DAMS INDICATED ON INITIAL SWAMP SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
3. RIPRAP UTILIZED FOR CHECK DAMS SHOULD BE OF APPROPRIATE SIZE FOR THE APPLICATION. TYPICAL TYPES OF RIPRAP USED FOR CHECK DAMS ARE TYPE M (D50 12") OR TYPE L (D50 9").
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'.
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1' 6" HIGHER THAN THE CENTER OF THE CHECK DAM.

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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE INITIATED AS SOON AS POSSIBLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS WITHIN $\frac{1}{2}$ OF THE HEIGHT OF THE CREST.
5. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED FOR REUSE BY THE LOCAL JURISDICTION.
6. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH GEOTEXTILE OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UPOCD STANDARD DETAILS. DISCUSS WITH THE LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.


November 2010



STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

| | | | | | | | | | |
|----------|-------|----|-------------------|-------------|----------|-----|----------|----|------|
| JOB NO. | SHEET | 1 | SOLACE APARTMENTS | H-SCALE | N/A | No. | REVISION | BY | DATE |
| | | | | V-SCALE | N/A | | | | |
| 25174.00 | 10 | OF | 10 | DATE | 11/23/20 | | | | |
| | | | | DESIGNED BY | JRM | | | | |
| | | | | DRAWN BY | JRM | | | | |
| | | | | CHECKED BY | | | | | |

PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, IL 60607
OFFICE PHONE
(734) 216-2577

 **J.R. ENGINEERING**
A Westrian Company

Central 303-740-0933 • Colorado Springs 719-592-2593
Fort Collins 970-491-9888 • www.jrengineering.com

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.