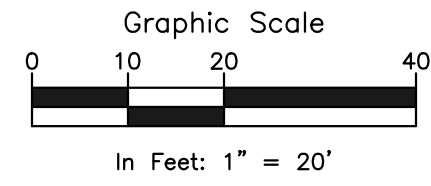







- | GEC SHEET LIST TABLE | |
|----------------------|---|
| SHEET NUMBER | SHEET TITLE |
| EC-1 | EROSION CONTROL PLAN |
| EC-2 | EROSION CONTROL DETAILS 1 |
| EC-3 | EROSION CONTROL DETAILS 2 |
| DR-1 | GRADING AND DRAINAGE |
| DR-2 | SIDEWALK AND ADA CURB RAMP DETAILED GRADING |
| CV-1 | POND DETAILS |

STOCKPILE AND STABILIZED STAGING AREA WITH
NEIGHBORING PROPERTY HAS BEEN APPROVED
PROPERTY OWNER VIA FORMAL SIGNED LETTER
OF APPROVAL



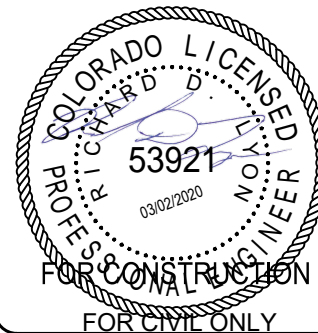
EROSION CONTROL LEGEND

- | | | | |
|---|--------------------|---|--------------------------|
| — SF — | SILT FENCE | VTC | VEHICLE TRACKING CONTROL |
|  | INLET PROTECTION |  | |
|  | ROCK SOCKS | SSA | STABILIZED STAGING AREA |
|  | PERMANENT SEEDING | CWA | CONCRETE WASHOUT AREA |
|  | STOCKPILE LOCATION | TSB | TEMPORARY SEDIMENT BASIN |

ROCKY MOUNTAIN GROUP



SOUTHERN COLORADO
375 BEACON LITE RD., MONUMENT, CO 80132
719) 488-2145 ~ WWW.RMGENGINEERS.COM



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1830 MAIN STREET
COLORADO SPRINGS, CO

WESTERN MANA CEMENT CO. LTD.

PROJECT STATUS

DATE	DESCRIPTION	AMOUNT	BALANCE
08/26/12	08/26/12	1202	0205
02/05/12	02/05/12	02/05/12	02/05/12

PPR19-038

ADDITIONAL NOTES:

1. LOG FALLS WILL WIN A FEMA FLOODPLAIN ZONE X, NO 100-YEAR FLOODPLAIN BASIN IS WITHIN THE VICINITY OF THIS DEVELOPMENT.
2. CONTRACTOR SHALL FOLLOW APPLICABLE SPECIFICATIONS AND PROCEDURES WITHIN THE PASO COUNTY ENGINEERING CRITERIA MANUAL AND RECOMMENDATIONS FROM THE PASO COUNTY HEALTH DEPARTMENT. THE PROJECT IS LOCATED APPROXIMATELY 1.8 MILES N. 1830 N STREET COLORADO SPRINGS, CO DATED JUNE 27, 2019, PREPARED BY RMG-ROCKY MOUNTAIN GROUP.
3. EROSION AND SEDIMENT CONTROL DETAILS ARE PROVIDED ON SHEETS EC-2 AND EC-3.
4. VEGETATION IS APPROXIMATELY 75 PERCENT CONSISTING OF NATIVE GRASSES, WEEDS, SHRUBBERY AND TREES.

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.

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 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE 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 UTILITIES ARE DESIGN AND ART CONSIDERED THE BEST OF AVAILABLE PRACTICE. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTION OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

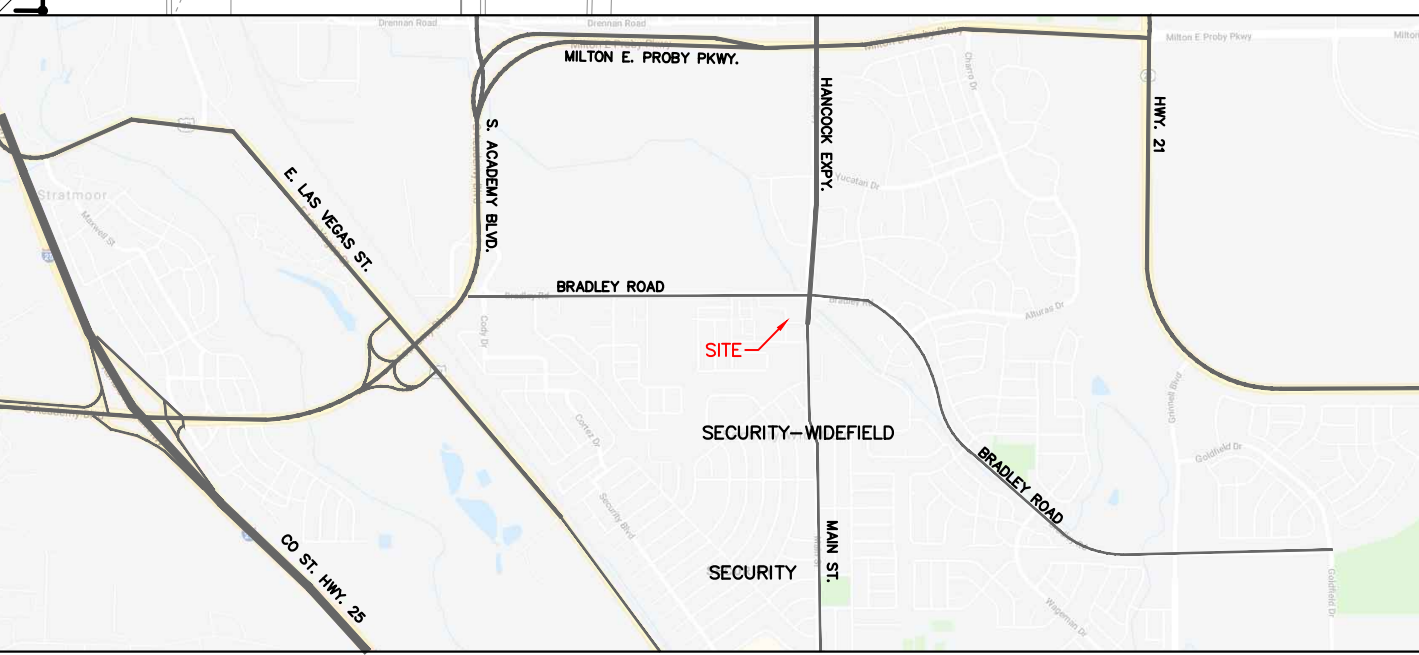
EL PASO COUNTY: THE PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES 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/ECM ADMINISTRATOR

DATE _____

VICINITY MAP
N.T.S.



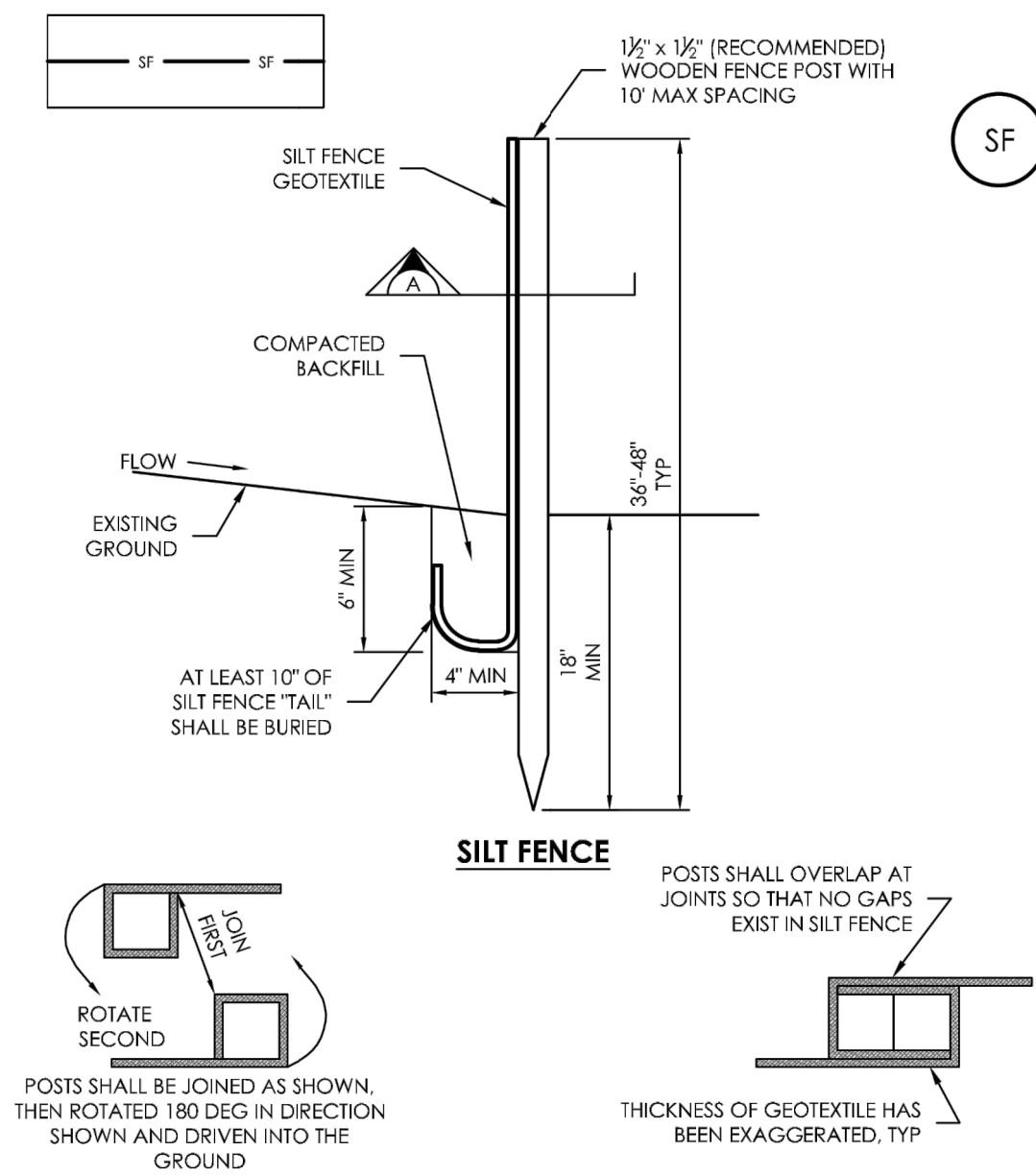
DATE
03/03/20

#	REVISION
	GEC REV. 1
	CNTY REV. 2
	CNTY REV. 3
	CNTY REV. 4

170736

EC-1

PPR19-038



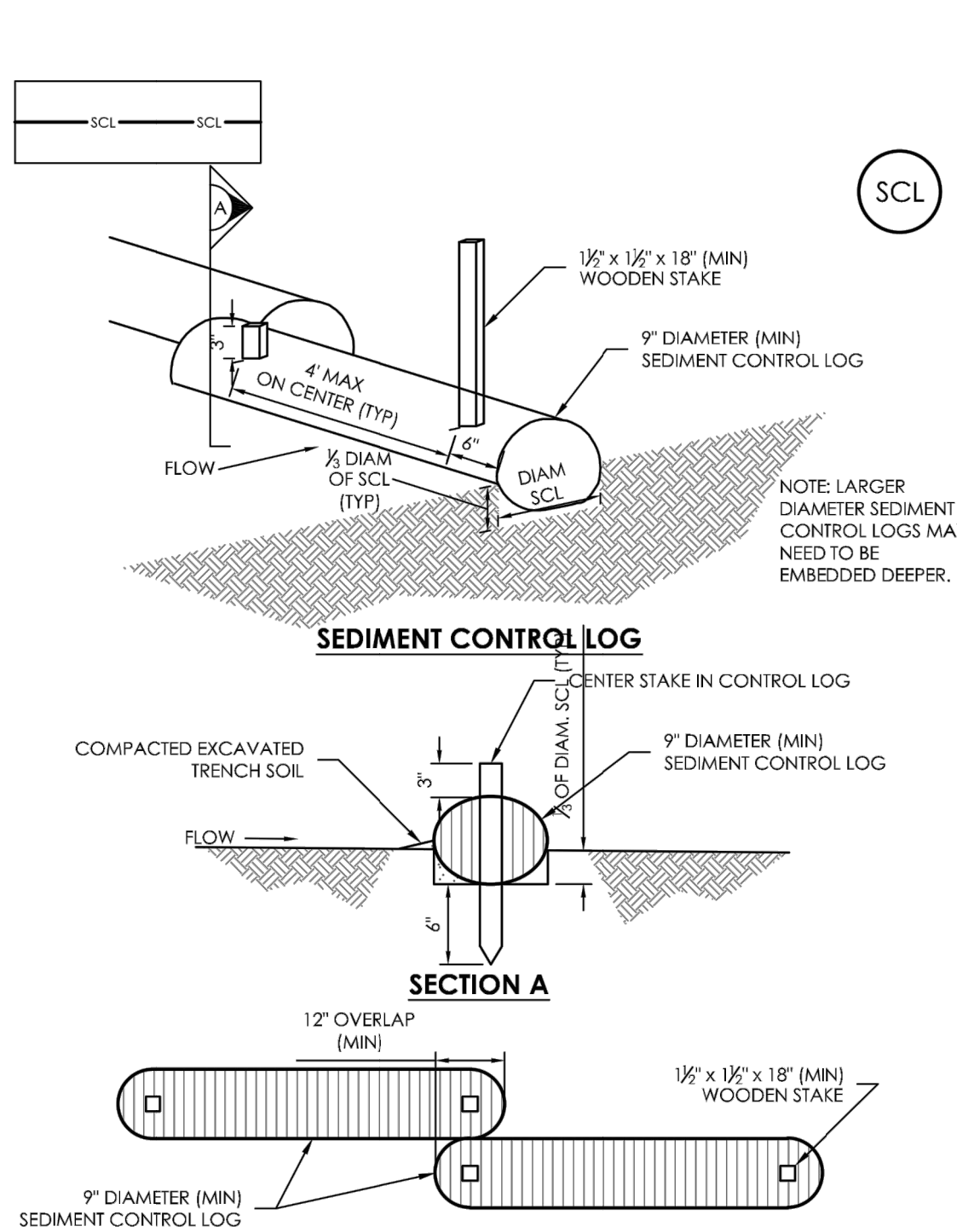
SECTION A
SF-1. SILT FENCE

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.
2. A UNIFORM 6' X 4' ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3' ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J"—HOOK, "THE "J"—HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

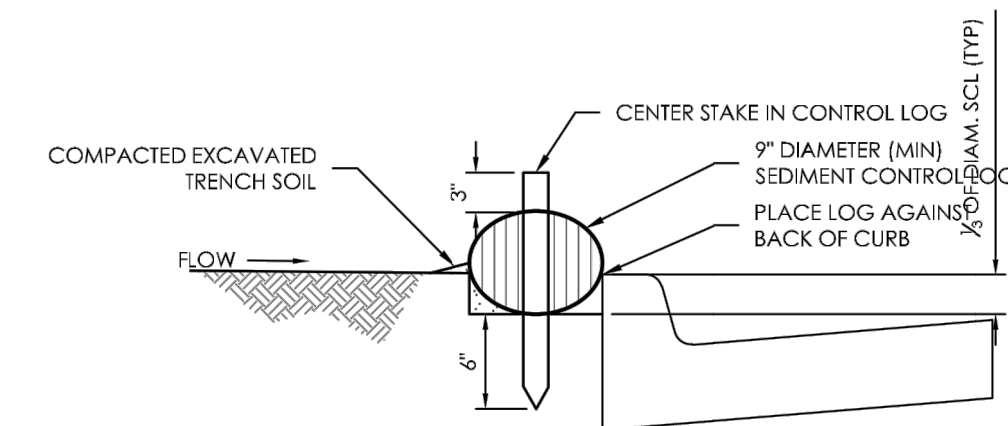


SEDIMENT CONTROL LOG JOINTS

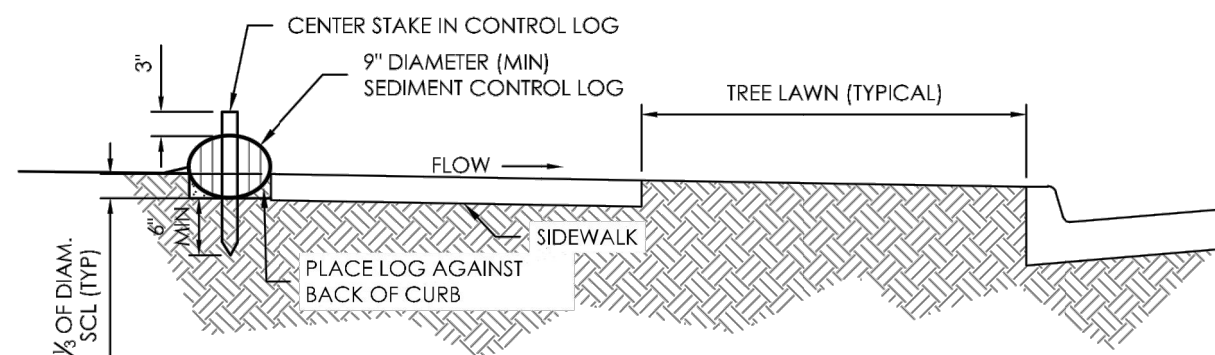
SCL-1. SEDIMENT CONTROL LOG

SEDIMENT CONTROL LOG INSTALLATION NOTES:

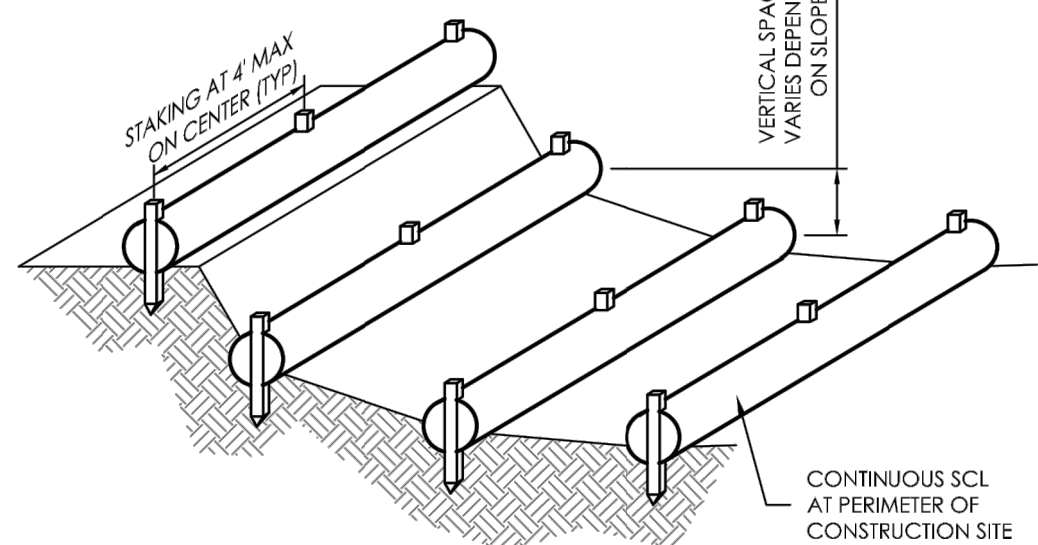
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND—DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING.
6. THE UPBELL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.



SCL-2. SEDIMENT CONTROL LOG AT BACK OF CURB



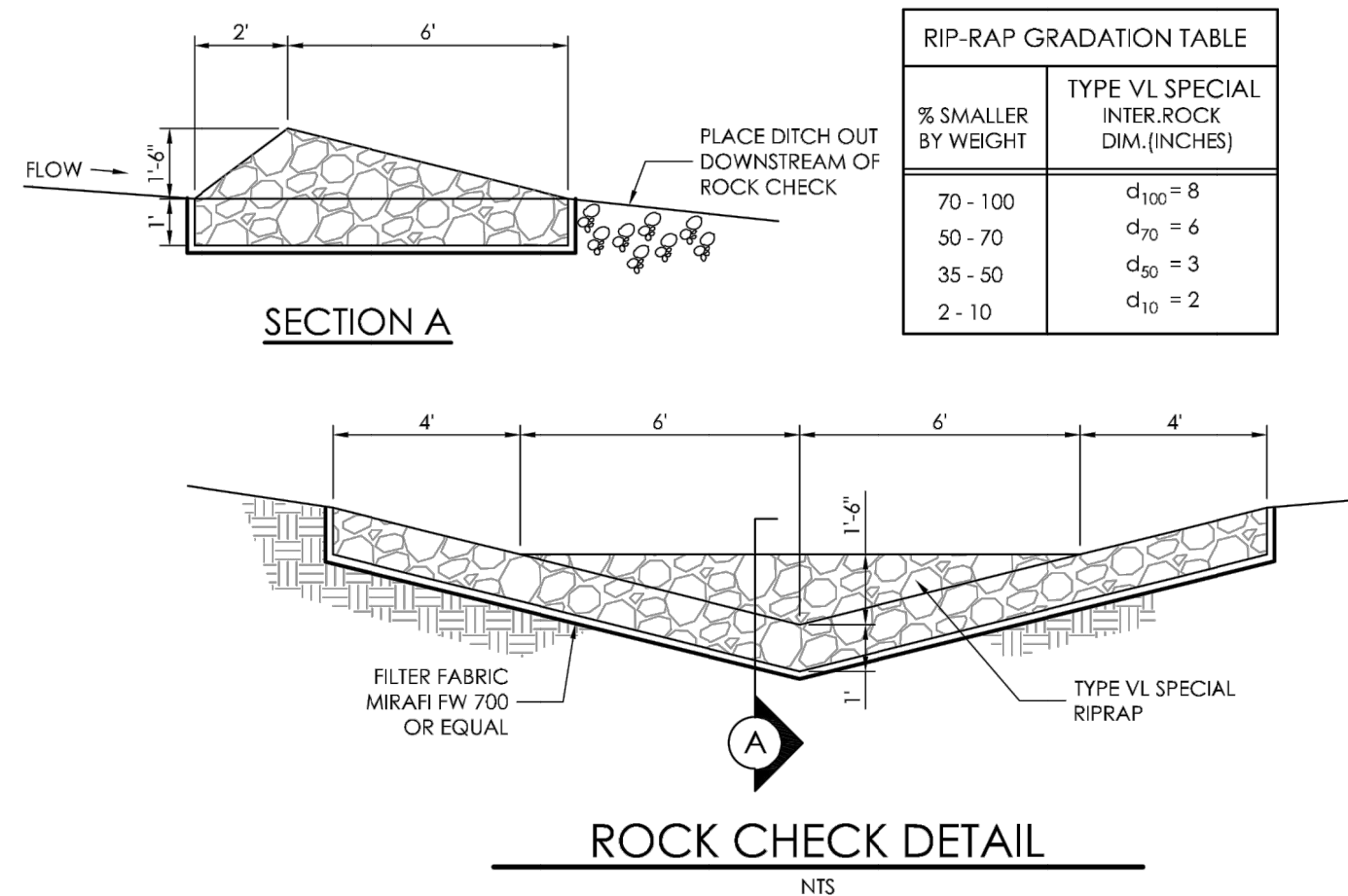
SCL-3. SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SCL-4. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SEDIMENT CONTROL LOG MAINTENANCE NOTES:

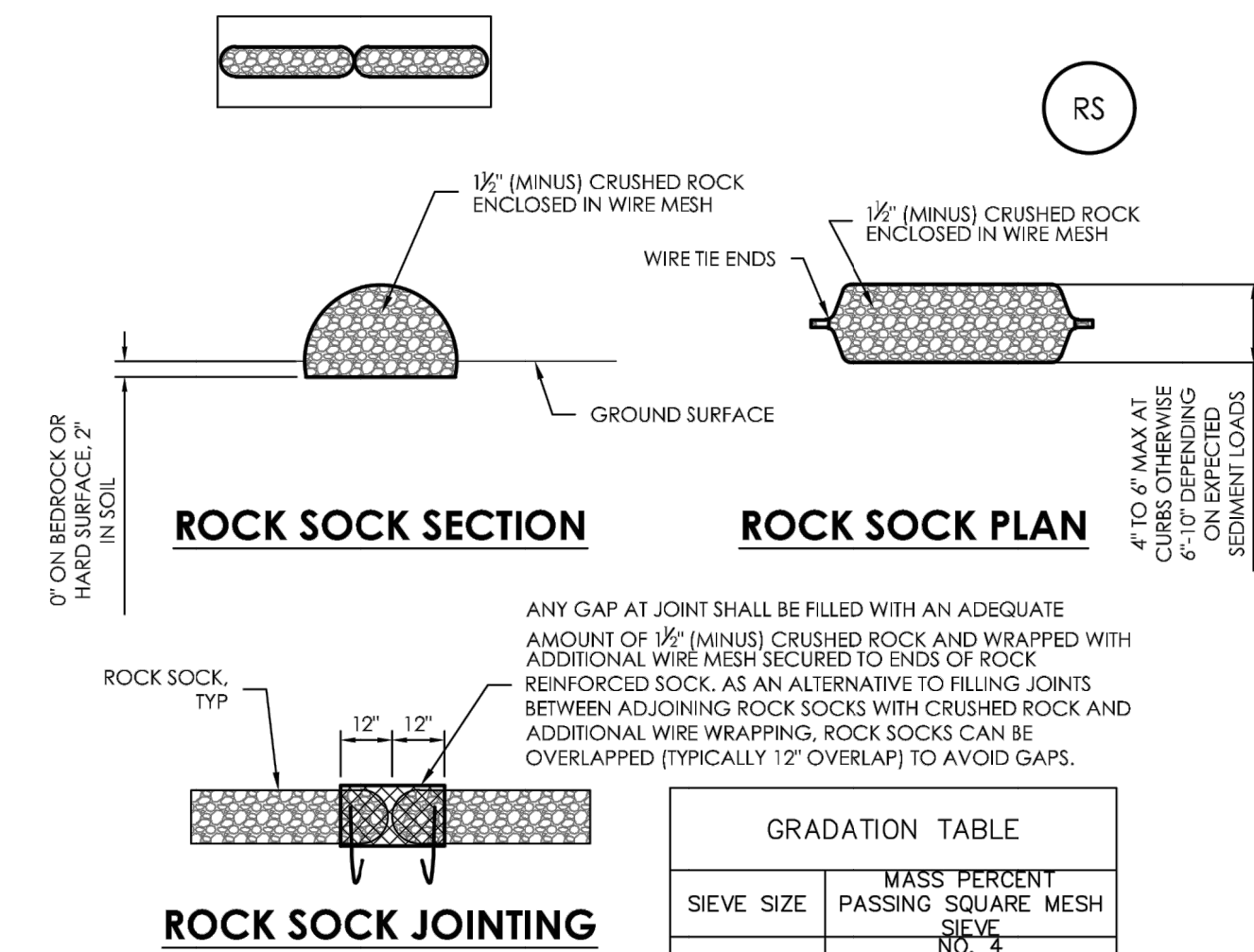
1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



SECTION A

ROCK CHECK DETAIL

NTS



ROCK SOCK SECTION

ROCK SOCK PLAN

ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES:

1. SEE PLAN VIEW FOR:
 - LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

ROCK SOCK 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

SHEET NAME
EROSION CONTROL DETAILS 1

BRADLEY CROSSROADS LOT 4A

1830 MAIN STREET
COLORADO SPRINGS, CO

WESTERN MANAGEMENT GROUP

PROJECT STATUS
PERMIT REVIEW

ENG: RDL
DRAWN: RDL
CHECKED: RDL

DATE
03/02/20

#	REVISION	DATE
	CEC REV. 1	08/26/19
	CNTY REV. 2	12/02/19
	CNTY REV. 3	02/05/20
	CNTY REV. 4	03/02/20
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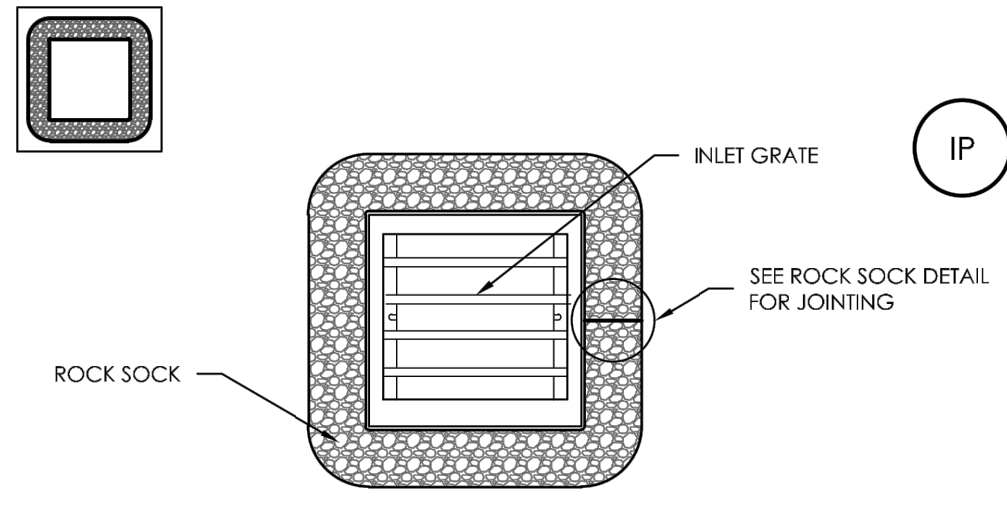
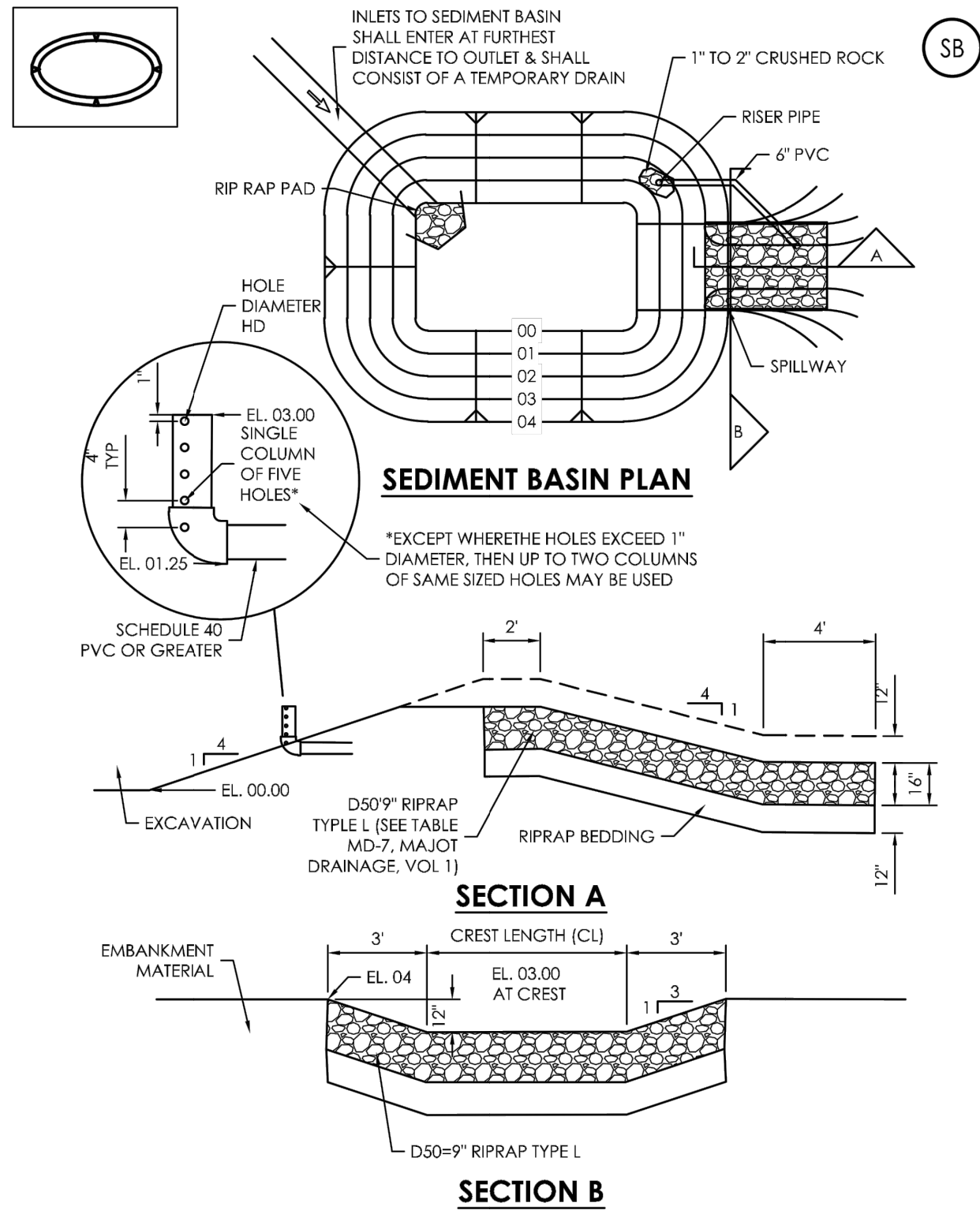
JOB NO.
170736

SHEET NO.
EC-2
of 16

ROCKY MOUNTAIN GROUP
ARCHITECTURAL
STRUCTURAL
FORENSICS
GEOLOGICAL
METALLIC TESTING
CIVIL PLANNING
ENGINEERS
19375 BEACON LITE RD., MONUMENT, CO 80132
(719) 488-2145 - WWW.RMENGINEERS.COM
SOUTHERN CALIFORNIA DIVISION, NORTHERN CALIFORNIA DIVISION

COLORADO LICENSED PROFESSIONAL ENGINEER
53921
FOR CONTRACT REVIEW ONLY

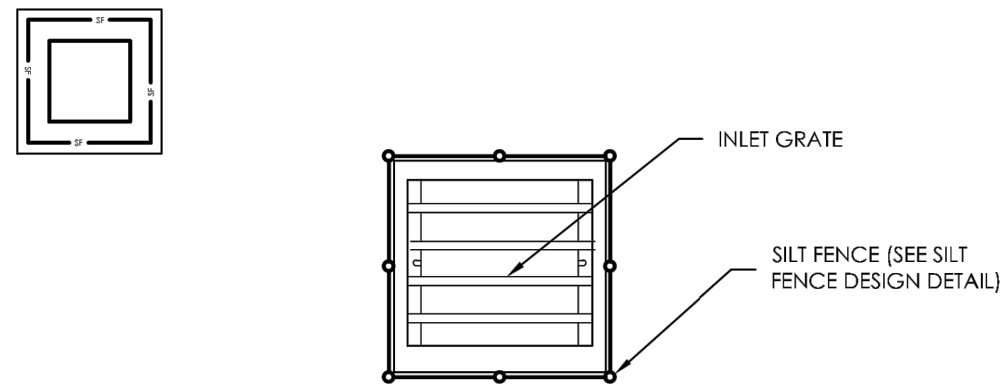
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IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

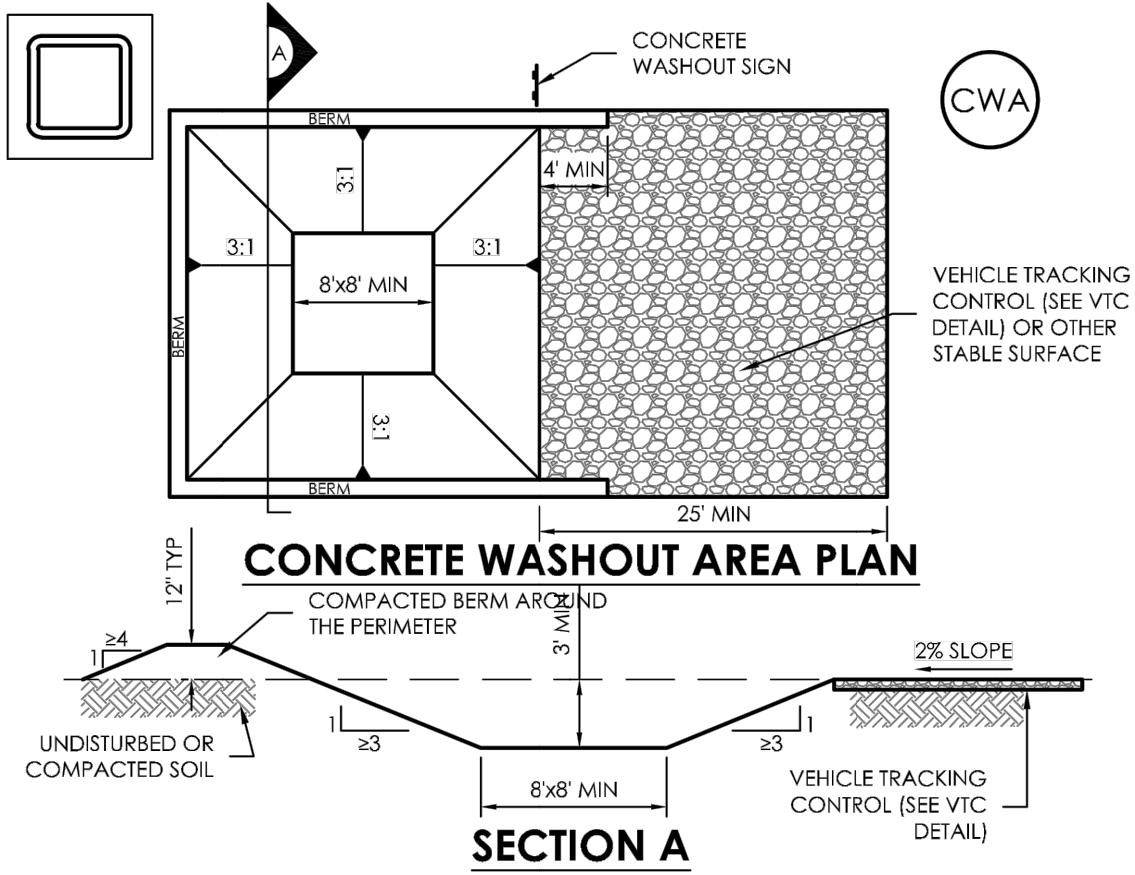
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



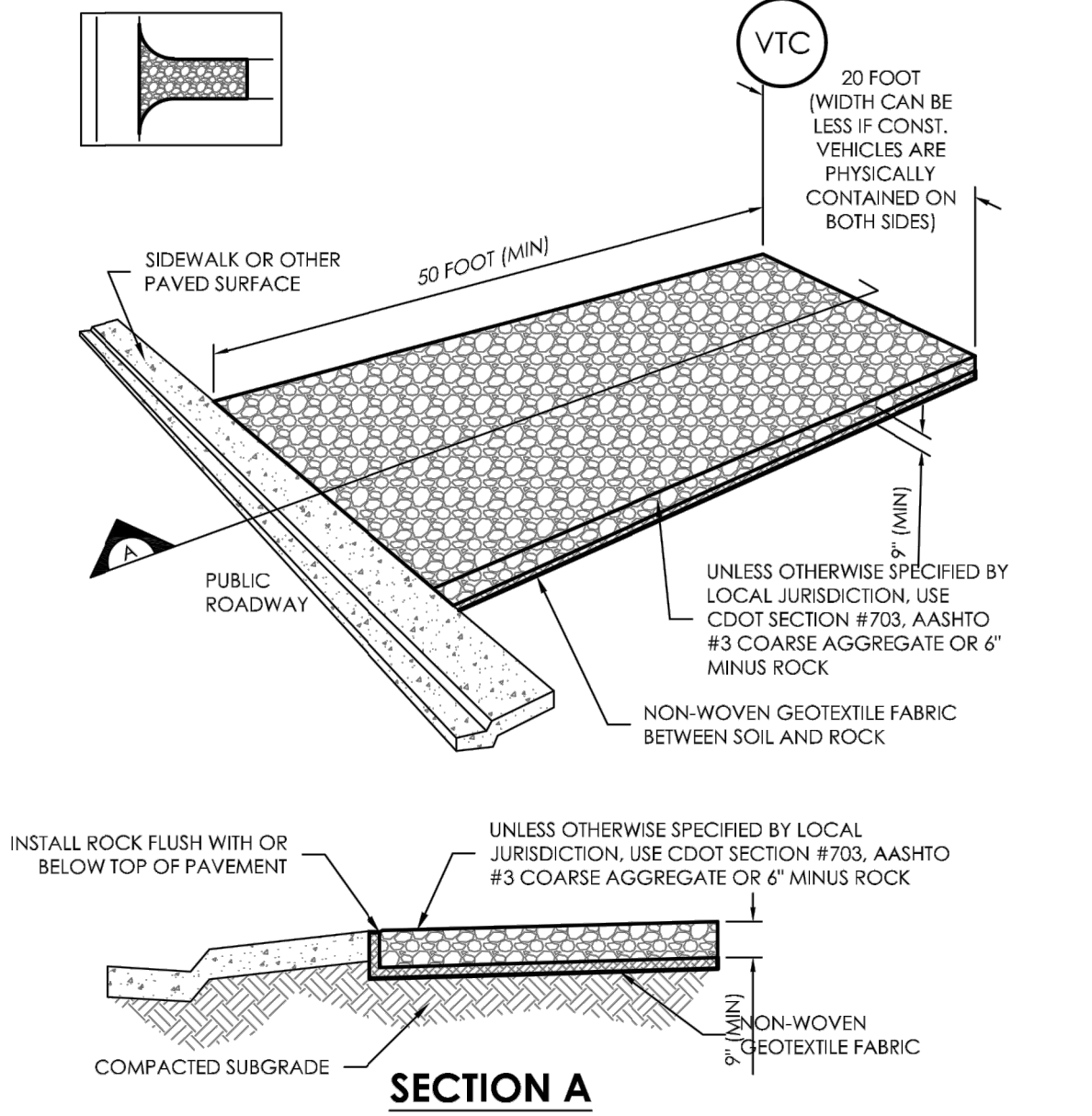
CWA-1. CONCRETE WASHOUT AREA

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. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATERTIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

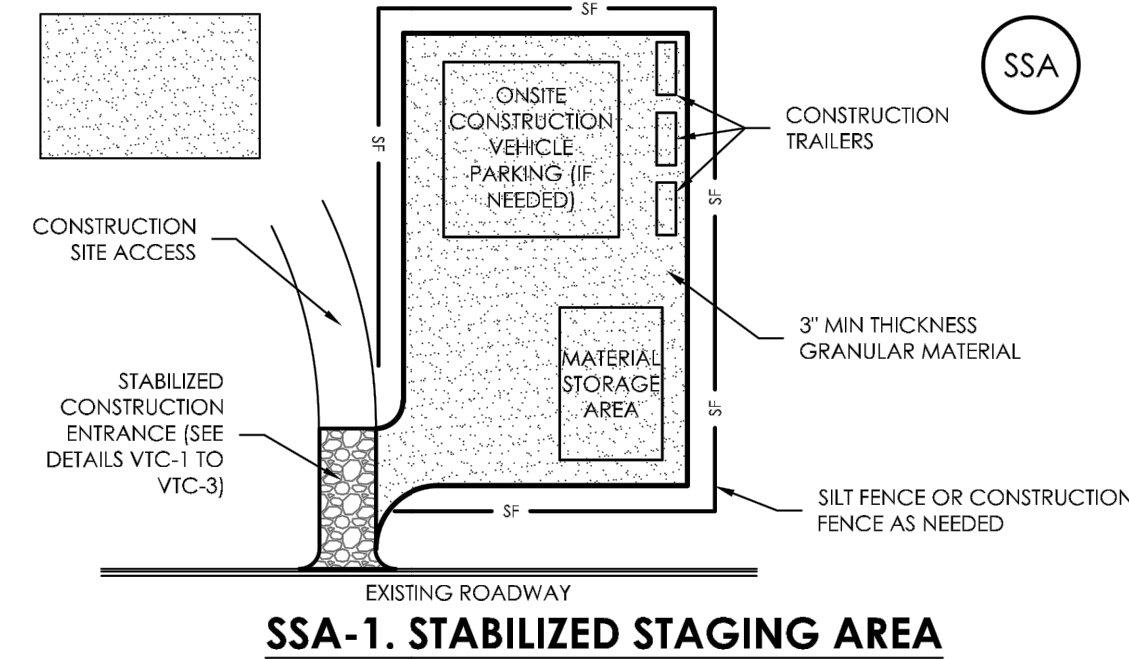


STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

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).
2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. A NON—WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.



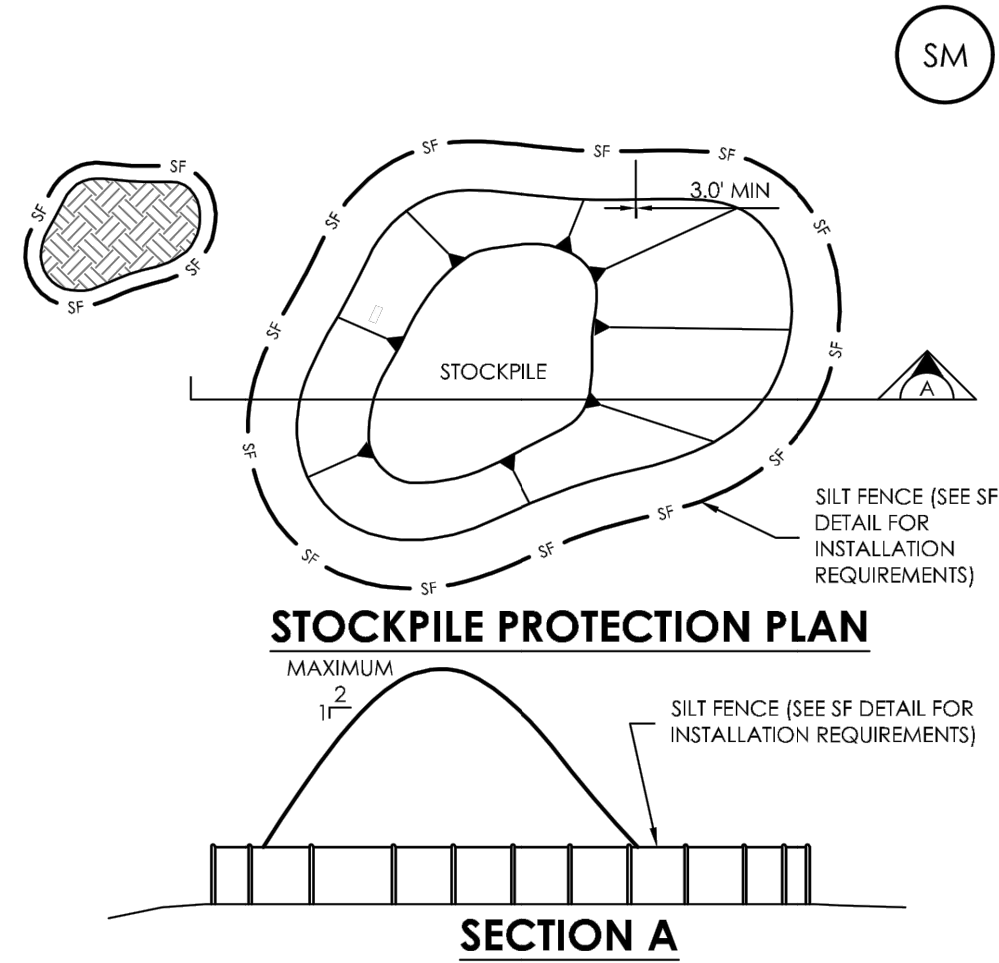
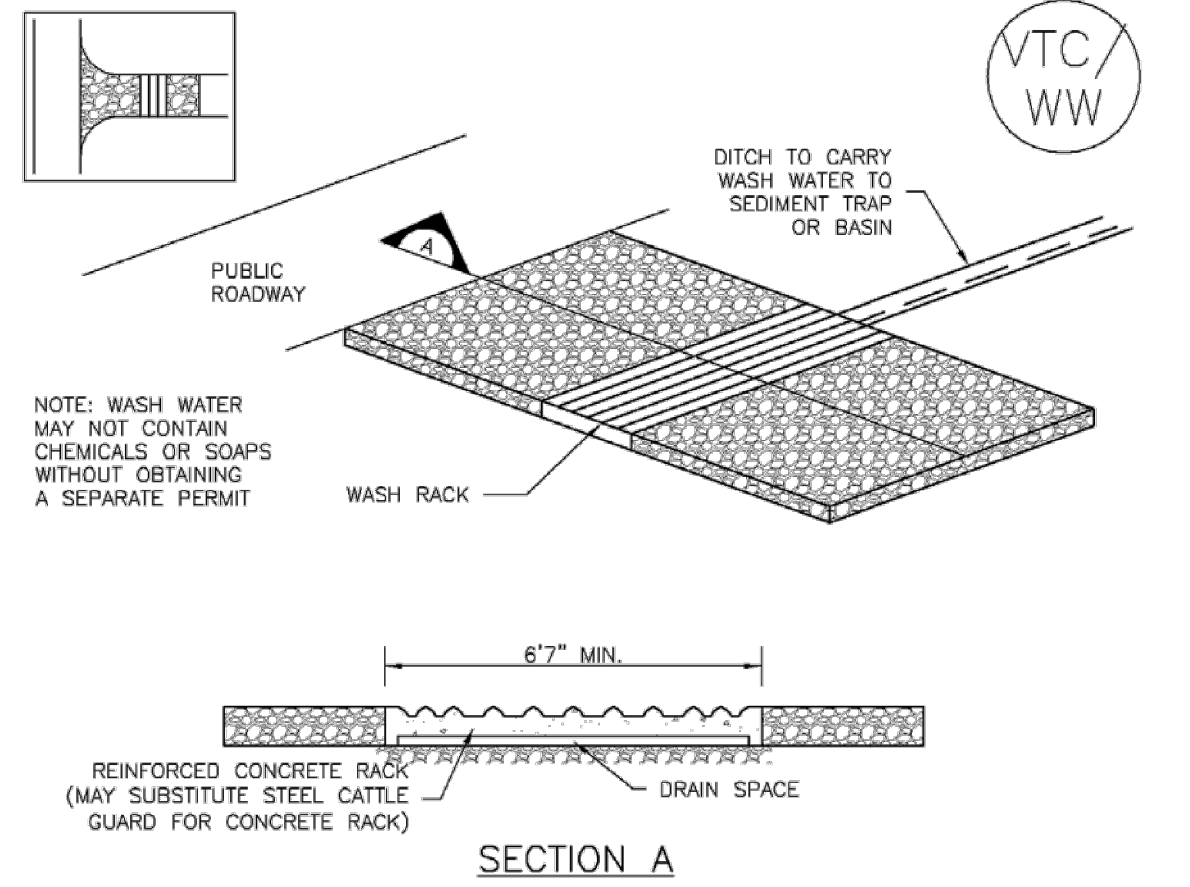
SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION(S) OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADE CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

ROCKY MOUNTAIN GROUP

ARCHITECTS
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NOT TO BE USED
FOR ANY OTHER PURPOSE

BRADLEY CROSSROADS LOT 4A

1830 MAIN STREET

COLORADO SPRINGS, CO

WESTERN MANAGEMENT GROUP

EROSION CONTROL DETAILS 2

PERMIT REVIEW

ENG: RDL

DRAWN: RDL

CHECKED: RDL

DATE: 03/02/20

REVISION DATE

1 GEC REV. 1 08/26/19

2 CNTY REV. 2 12/02/19

3 CNTY REV. 3 02/05/20

4 CNTY REV. 4 03/02/20

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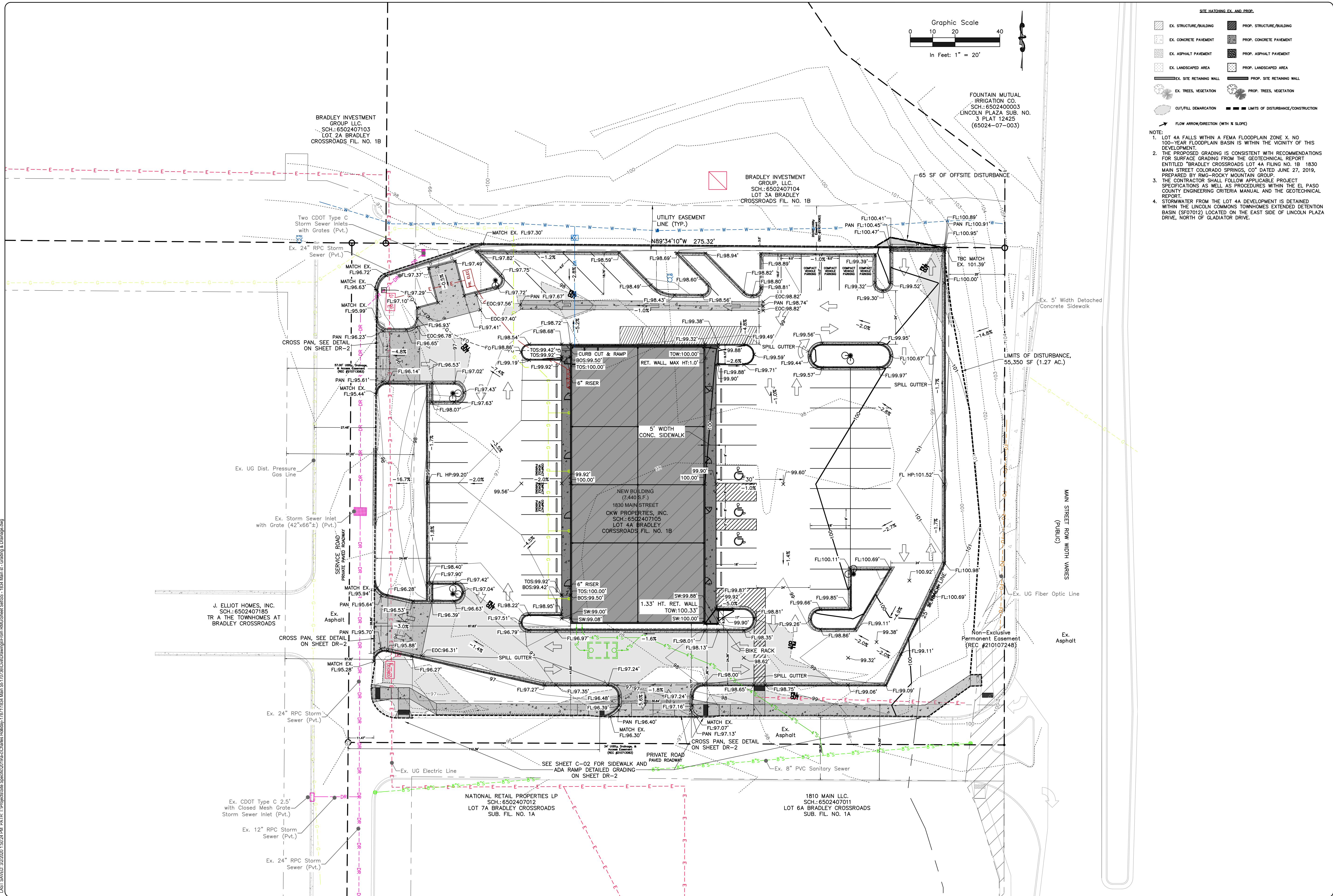
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JOB NO: 170736

SHEET NO: EC-3 of 16

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- SITE HATCHING EX. AND PROP.**
- | | |
|-------------------------|------------------------------------|
| EX. STRUCTURE/BUILDING | PROP. STRUCTURE/BUILDING |
| EX. CONCRETE PAVEMENT | PROP. CONCRETE PAVEMENT |
| EX. ASPHALT PAVEMENT | PROP. ASPHALT PAVEMENT |
| EX. LANDSCAPED AREA | PROP. LANDSCAPED AREA |
| EX. SITE RETAINING WALL | PROP. SITE RETAINING WALL |
| EX. TREES, VEGETATION | PROP. TREES, VEGETATION |
| CUT/FILL DEMARCATION | LIMITS OF DISTURBANCE/CONSTRUCTION |
- FLOW ARROW/DIRECTION (WITH % SLOPE)

- NOTE:
- LOT 4A FALLS WITHIN A FEMA FLOODPLAIN ZONE X. NO 100-YEAR FLOODPLAIN BASIN IS WITHIN THE VICINITY OF THIS DEVELOPMENT.
 - THE PROPOSED GRADING IS CONSISTENT WITH RECOMMENDATIONS FOR SURFACE GRADING FROM THE GEOTECHNICAL REPORT ENTITLED "BRADLEY CROSSROADS LOT 4A FILING NO. 1B 1830 MAIN STREET COLORADO SPRINGS, CO" DATED JUNE 27, 2019, PREPARED BY RMG-ROCKY MOUNTAIN GROUP.
 - THE CONTRACTOR SHALL FOLLOW APPLICABLE PROJECT SPECIFICATIONS AS WELL AS PROCEDURES WITHIN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND THE GEOTECHNICAL REPORT.
 - STORMWATER FROM THE LOT 4A DEVELOPMENT IS DETAINED WITHIN THE LINCOLN COMMONS TOWNHOMES EXTENDED DETENTION BASIN (SF07012) LOCATED ON THE EAST SIDE OF LINCOLN PLAZA DRIVE, NORTH OF GLADIATOR DRIVE.

ROCKY MOUNTAIN GROUP

ARCHITECT
ENGINEER
CONSULTANT
LANDSCAPE ARCHITECT
PLANNING

RMG

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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO



BRADLEY CROSSROADS LOT 4A

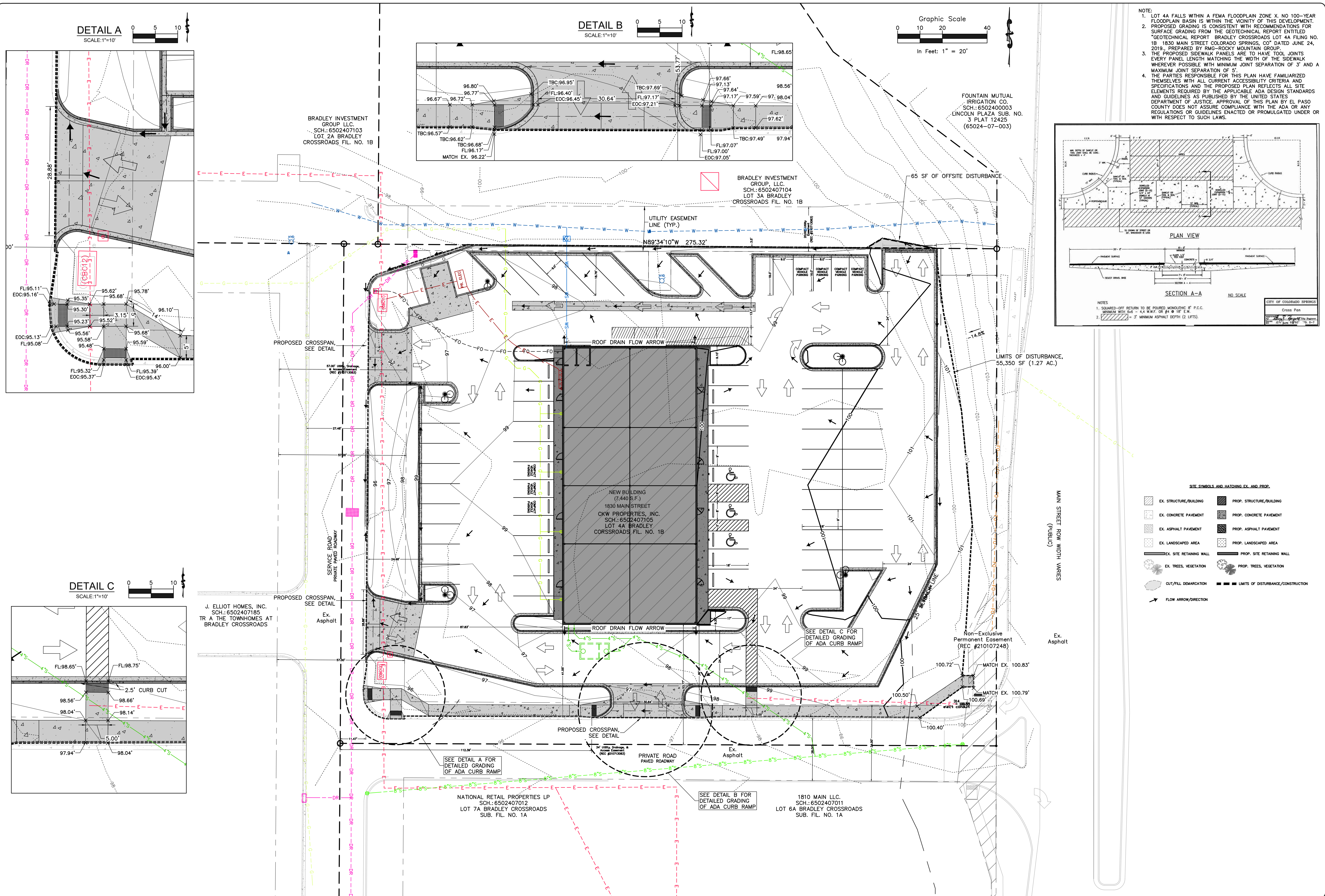
WESTERN MANAGEMENT GROUP

1830 MAIN STREET
COLORADO SPRINGS, CO

GRADING AND DRAINAGE









PERMIT REVIEW





DATE		03/02/20
#	REVISION	DATE
1	GEOTECH. 1	08/26/19
2	CNTY REV. 2	12/02/19
3	CNTY REV. 3	02/05/20
4	CNTY REV. 4	03/02/20
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JOB NO.		170736
SHEET NO.		DR-1






1. LOT 4A FALLS WITHIN A FEMMA FLOODPLAIN ZONE X, NO 100-YEAR FLOODPLAIN BASIN IS WITHIN THE VICINITY OF THIS DEVELOPMENT.
2. PROPOSED GRADING IS CONSISTENT WITH RECOMMENDATIONS FOR SURFACE GRADING FROM THE GEOTECHNICAL REPORT ENTITLED "GEOTECHNICAL REPORT FOR THE PROPOSED 100' WIDE, 18' DEEP, 18' HIGH, 18' 1830 MAIN STREET COLORADO SPRINGS, CO" DATED JUNE 24, 2019, PREPARED BY RMG-RUCKELSHAUS MOUNTAIN GROUP.
3. THE PROPOSED SEPARATION OF THE LOT FROM ADJACENT PLOTS ALONG EVERY PANEL LENGTH MATCHING THE WIDTH OF THE SIDEWALK WHEREVER POSSIBLE WITH MINIMUM JUMP SEPARATION OF 3' AND MAXIMUM OF 5' SEPARATION.
4. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND STANDARDS AND HAVE COMPLIED WITH ALL ACCESSIBILITY ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND REGULATIONS. THE PARTIES HAVE BEEN ADVISED BY THE U.S. DEPARTMENT OF JUSTICE, APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL, STATE OR LOCAL ACTS, STATUTES, ORDINANCES OR WITH RESPECT TO SUCH LAWS.

SITE SYMBOLS AND HATCHING EX. AND PROP.

	EX. STRUCTURE/BUILDING		PROP. STRUCTURE/BUILDING
	EX. CONCRETE PAVEMENT		PROP. CONCRETE PAVEMENT
	EX. ASPHALT PAVEMENT		PROP. ASPHALT PAVEMENT
	EX. LANDSCAPED AREA		PROP. LANDSCAPED AREA

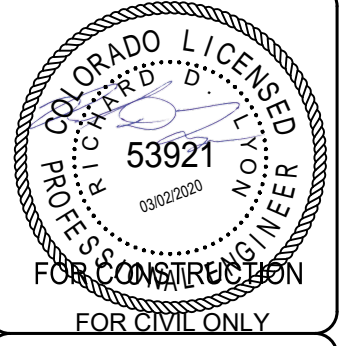
	EX. SITE RETAINING WALL		PROP. SITE RETAINING WALL
	EX. TREES, VEGETATION		PROP. TREES, VEGETATION

	CUT/FILL DEMARCATION		LIMITS OF DISTURBANCE/CONSTRUCTION
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 FLOW ARROW/DIRECTION

ROCKY MOUNTAIN GROUP

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BRADLEY CROSSROADS LOT 4A
1830 MAIN STREET
COLORADO SPRINGS, CO

WESTERN MANAGEMENT GROUP

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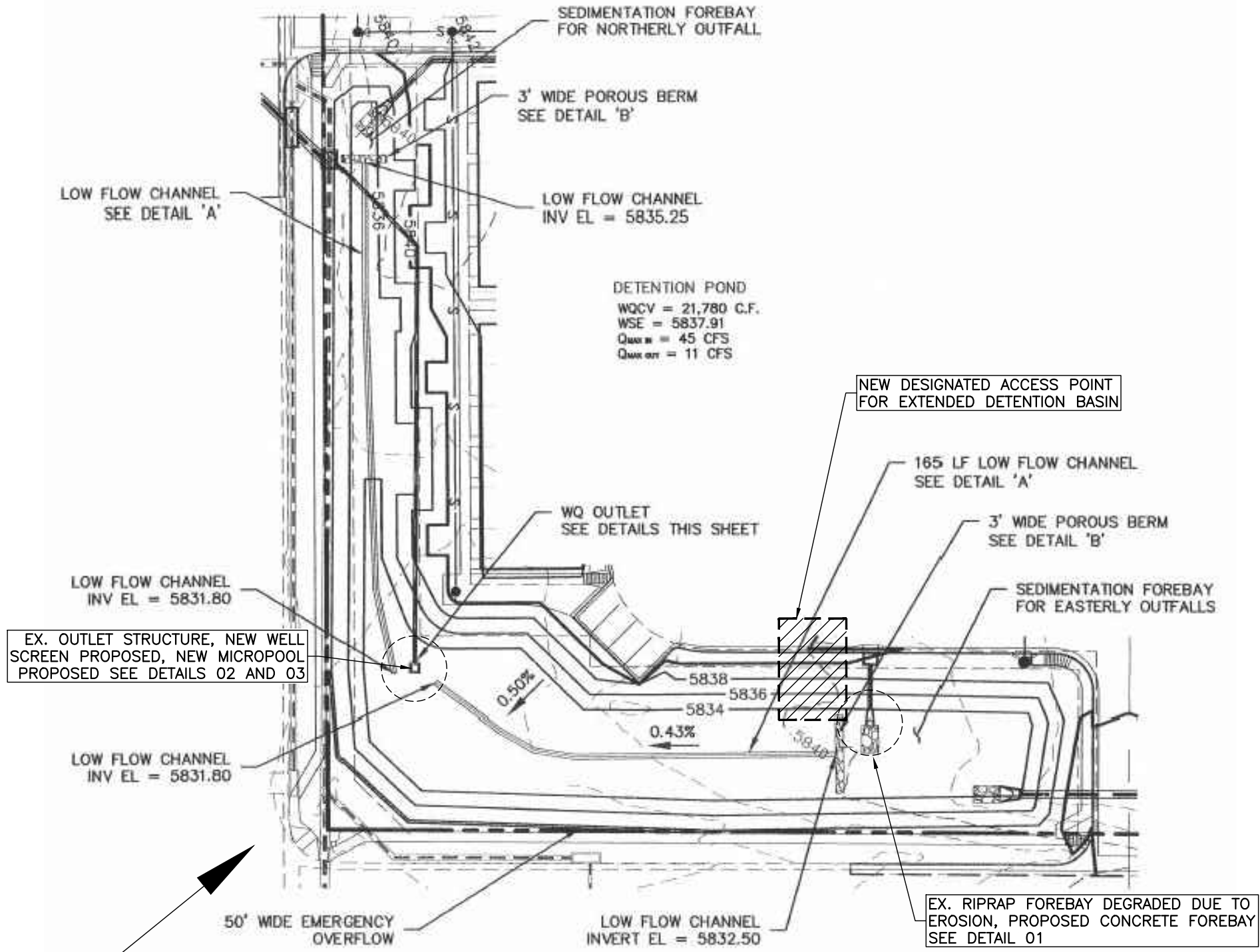
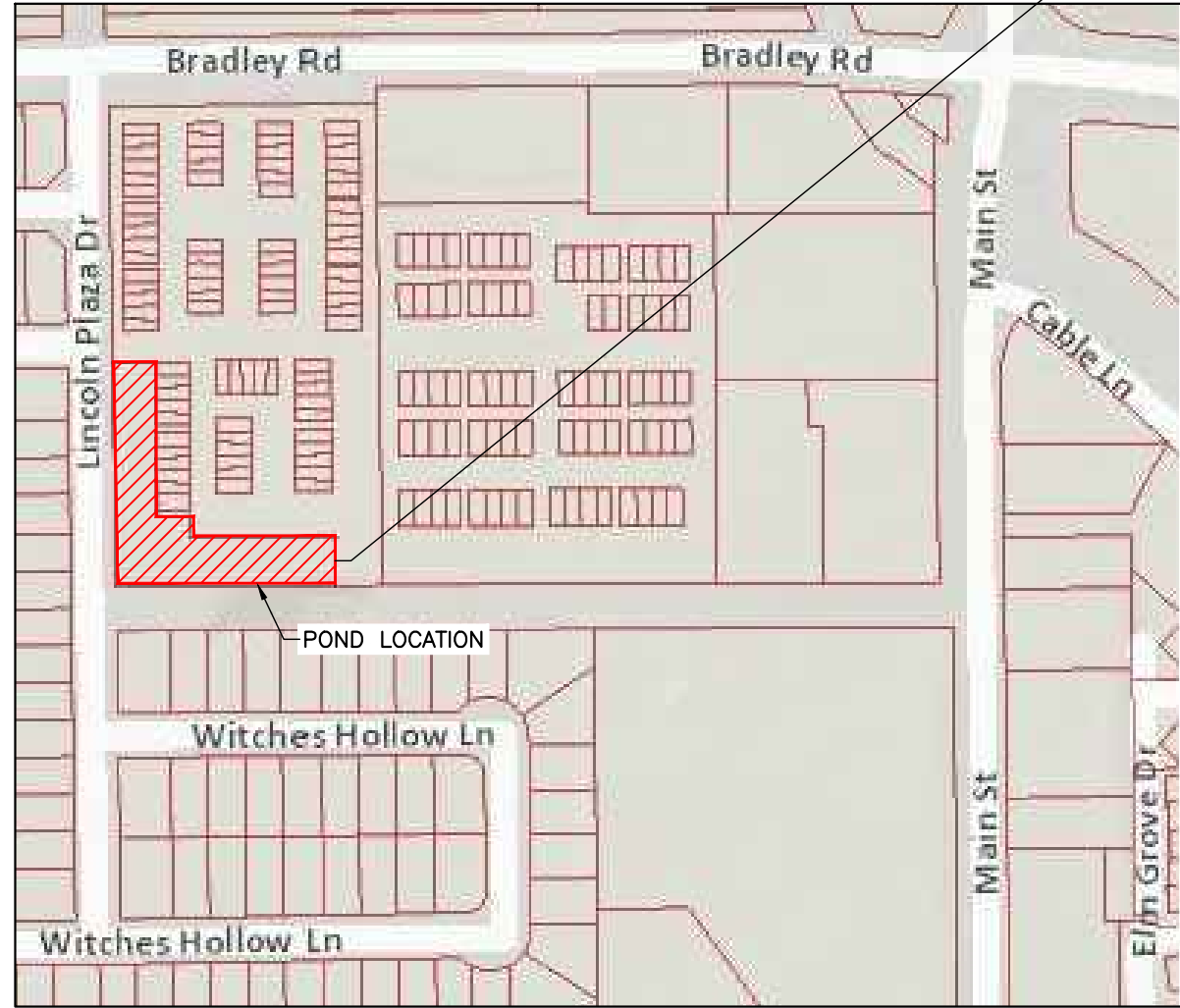
SHEET NAME
SIDEWALK AND ADA
CURB RAMP DETAILED
GRADING

PROJECT STATUS
PERMIT REVIEW

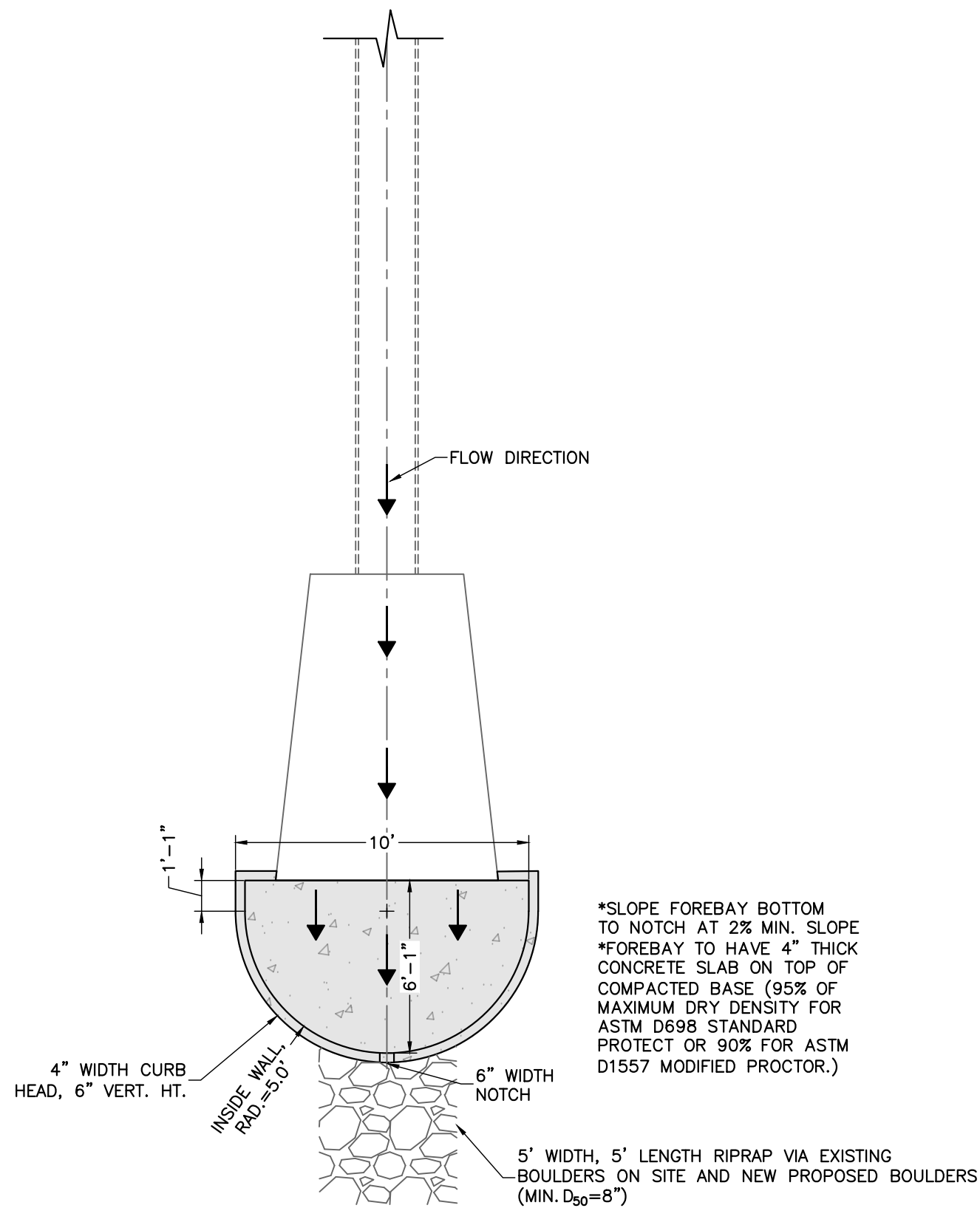
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#	REVISION
	GEC REV. 1 08/26/19
	CNTY REV. 2 12/02/19
	CNTY REV. 3 02/05/20
	CNTY REV. 4 03/02/20
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SHEET NO.	
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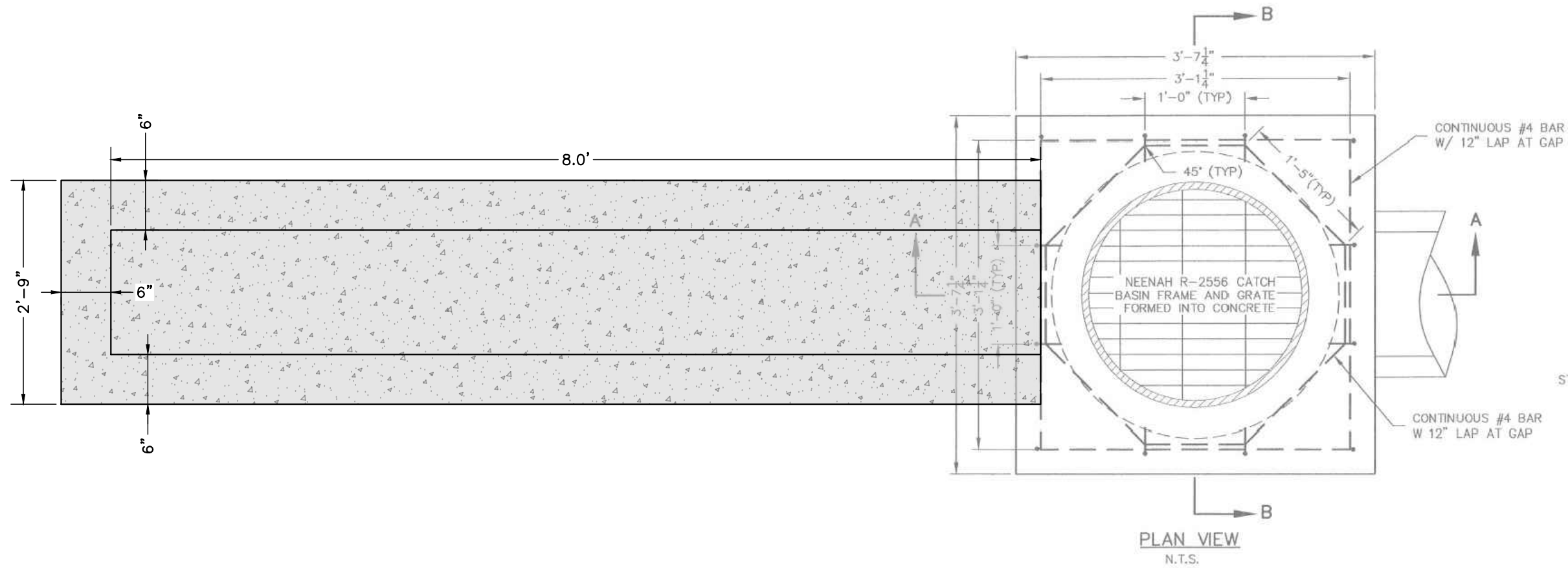


DETAIL A - EXISTING EXTENDED DETENTION BASIN FOR LINCOLN COMMONS TOWNHOMES
N.T.S.

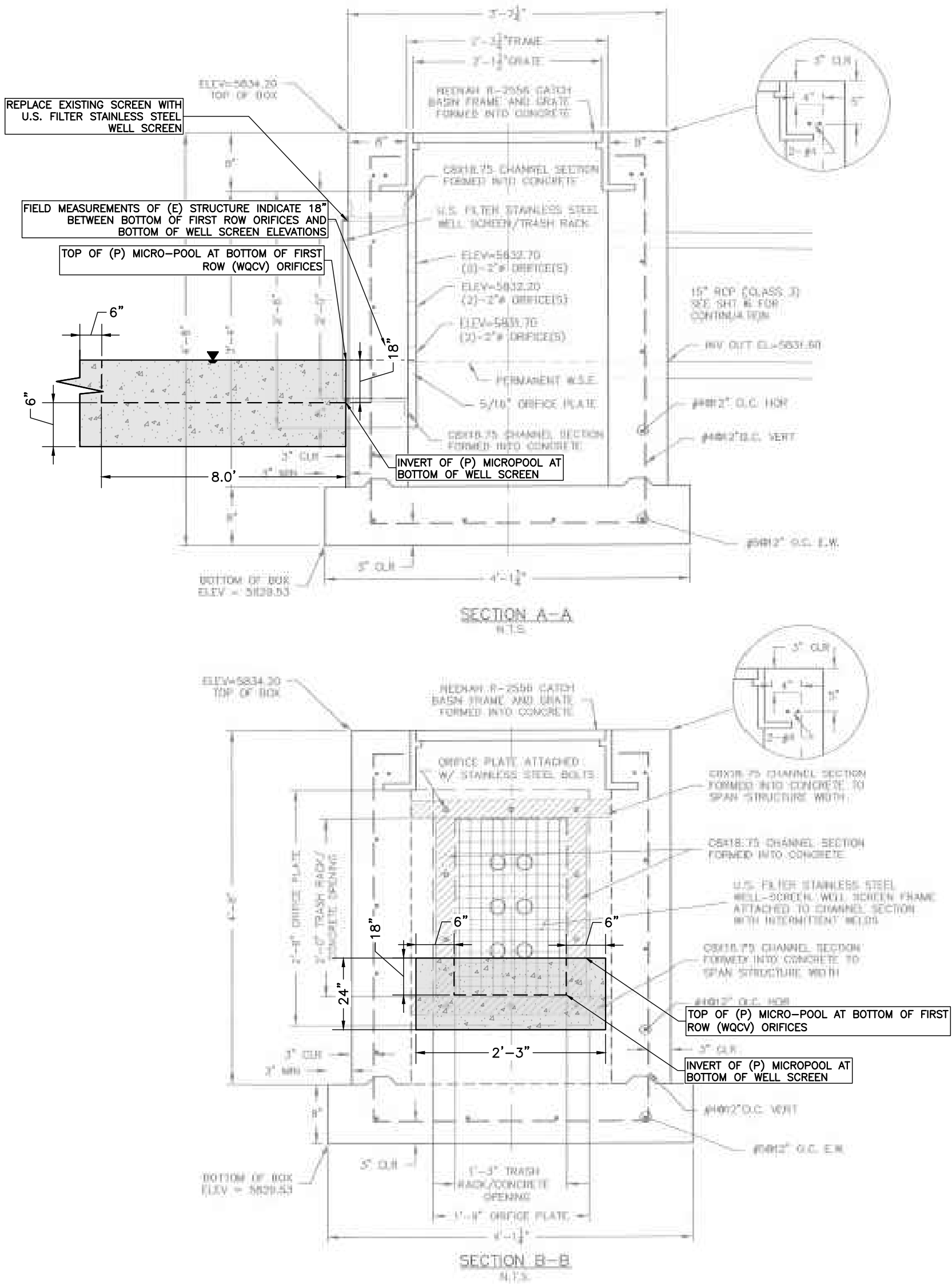


DETAIL 01 - PROPOSED CONCRETE FOREBAY
N.T.S.

*FOREBAY DESIGNED FOR 1% OF WQCV FROM DESIGN POINT 3 OF SF07012 DRAINAGE REPORT.



DETAIL 02 - PROPOSED MICRO-POOL PLAN VIEW
N.T.S.



DETAIL 03 - PROPOSED MICRO-POOL RETROFIT FOR EXISTING EDB OUTLET STRUCTURE
N.T.S.

NOTE: DETAILS FROM ORIGINAL LINCOLN COMMONS TOWNHOMES (SF07012) PROVIDED FOR REFERENCE. OUTLET STRUCTURE NOT BUILT TO DIMENSIONS SHOWN. FIELD MEASUREMENTS ARE USED FOR PROPOSED STRUCTURE(S).

ROCKY MOUNTAIN GROUP

ARCHITECTS

ENGINEERS

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Civil Planning

Architectural

Structural

Forensics

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COLORADO LICENSED PROFESSIONAL ENGINEER

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BRADLEY CROSSROADS LOT 4A

1830 MAIN STREET

COLORADO SPRINGS, CO

WESTERN MANAGEMENT GROUP

SHEET NAME

POND DETAILS

PROJECT STATUS

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DATE

03/02/20

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1

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CNTY REV. 3

02/05/20

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CNTY REV. 4

03/02/20

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170736

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of 16