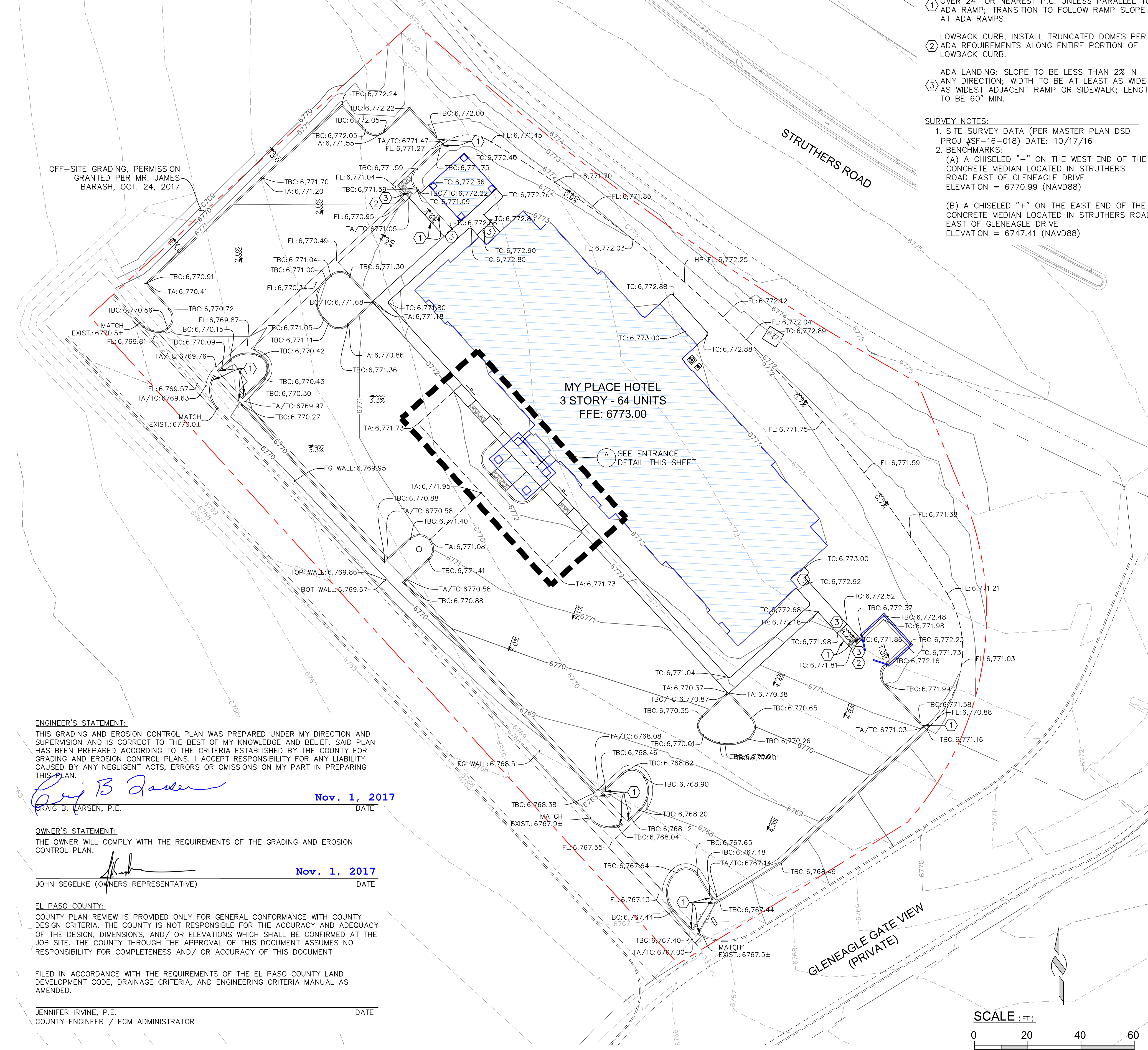


# SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



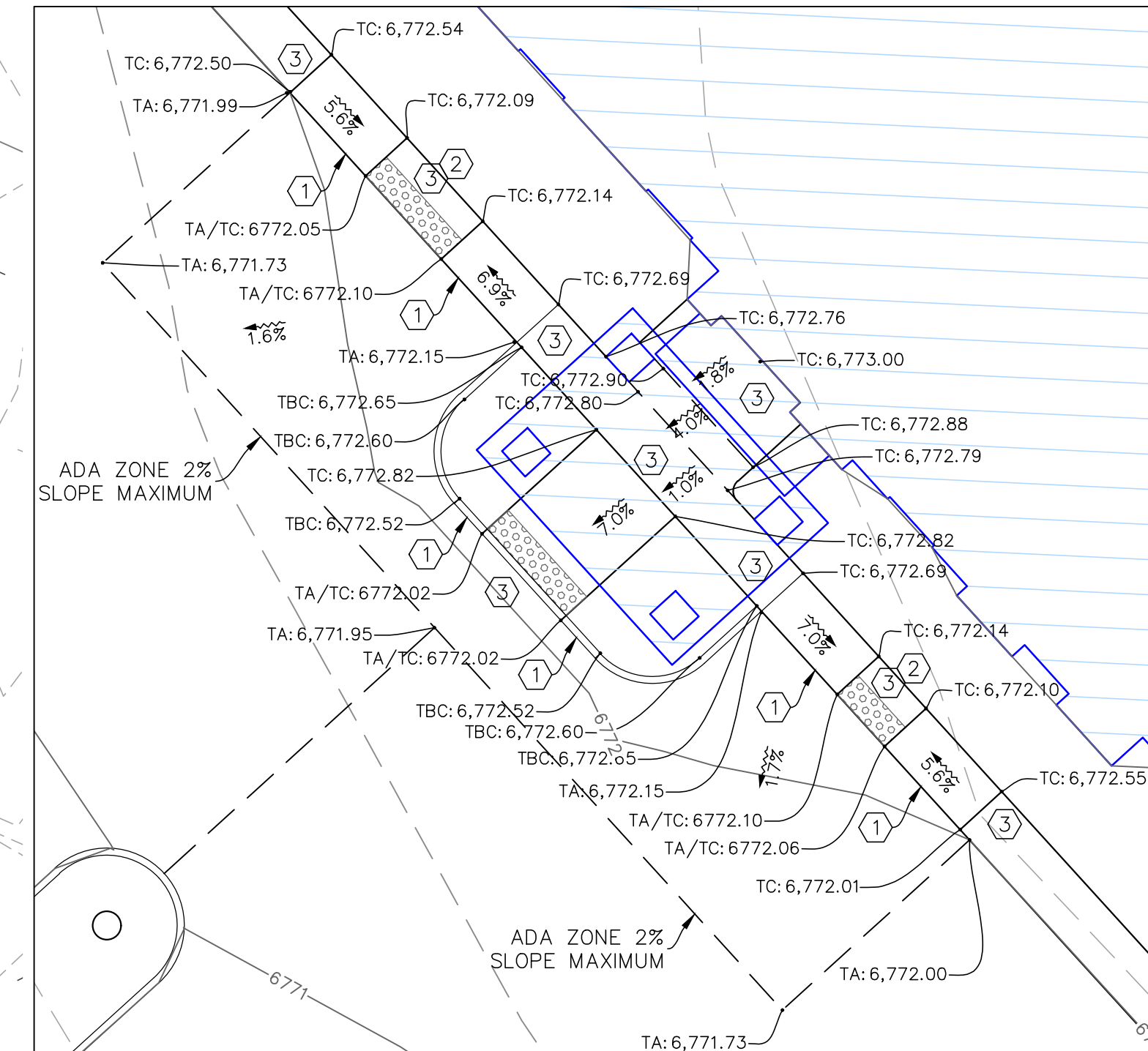
- KEY TAGS:**
- ① TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.
  - ② LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
  - ③ ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.

- SURVEY NOTES:**
1. SITE SURVEY DATA (PER MASTER PLAN DSD PROJ #SF-16-018) DATE: 10/17/16
  2. BENCHMARKS:
    - (A) A CHISELED "+" ON THE WEST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6770.99 (NAVD88)
    - (B) A CHISELED "+" ON THE EAST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6747.41 (NAVD88)

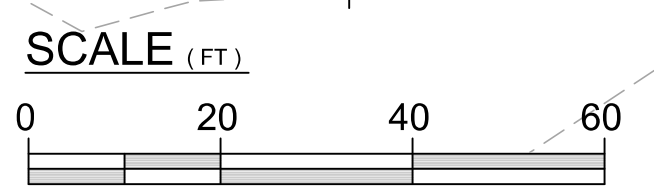
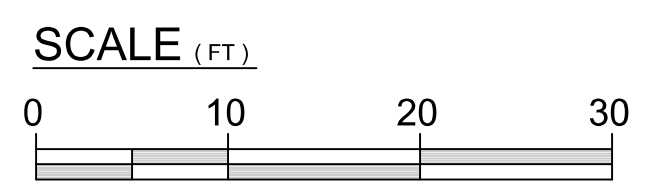
**LEGEND**

PROPOSED	EXISTING	
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	BUILDING/STRUCTURE
---	---	CURB, GUTTER
---	---	PROPERTY LINE
○	○	STORMDRAIN INLET
□	□	STORMDRAIN COMBINATION BOX
○	○	STORMDRAIN MANHOLE
⊕	⊕	DOWNSPOUT CONNECTION
⊕	⊕	ROOF DRAIN
⊕	⊕	CLEANOUT
---	---	GRADE BREAK LINE/CONVERGENCE POINT

- GRADING & EROSION CONTROL PLAN NOTES:**
1. THE "STORMWATER POLLUTION PREVENTION PLAN & EROSION & SEDIMENT QUALITY CONTROL PLAN" REPORT SHALL BE CONSIDERED PART OF THE PLANS AND REQUIREMENTS.
  2. ADDITIONAL NOTES & REQUIREMENTS ARE LISTED ON SHEETS C001 & C002, INCLUDING EL PASO COUNTY EROSION CONTROL STANDARD NOTES.
  3. UTILITIES, PROPOSED AND EXISTING, ARE SHOWN ON SHEET C200.
  4. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0290F, DATED MARCH 17, 1997.
  5. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES, BRUSH & WEEDS. NO TREES CURRENTLY EXIST ON THE SITE. NEARLY 100% OF THE SITE CONSISTS OF THIS VEGETATION.
  6. EASEMENTS, EXISTING & PROPOSED, ARE SHOWN ON SHEET C100.
  7. NO OFF-SITE GRADING, AS PART OF THIS PROJECT, OUTSIDE OF THE PROJECT LIMITS IS ANTICIPATED. SHEET C400 SHOWS PROJECTS PROJECT LIMITS.
  8. ALL EXISTING AND PROPOSED DRAINAGE FACILITIES REQUIRING BMPs WITH THIS PROJECT ARE SHOWN ON SHEETS C200, C300 & C400.



ⓐ ENTRANCE DETAIL  
1"=10'



**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 PLAN.

*Eraig B. Arsen*  
**ERAIG B. ARSEN, P.E.** **Nov. 1, 2017**  
 DATE

**OWNER'S STATEMENT:**  
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

*John Segelke*  
**JOHN SEGELKE (OWNERS REPRESENTATIVE)** **Nov. 1, 2017**  
 DATE

**EL PASO COUNTY:**  
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

**JENNIFER IRVINE, P.E.** DATE  
 COUNTY ENGINEER / ECM ADMINISTRATOR



© 2017 BY LEGACY DESIGN GROUP, LLC.  
 DRAWING NOT TO BE REUSED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION

DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

**COLORADO SPRINGS MY PLACE HOTEL**

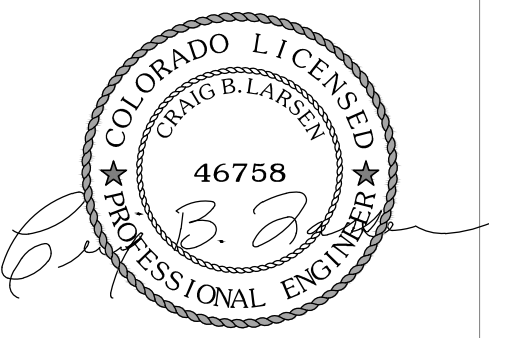
369 GLENEAGLE GATE VIEW  
 COLORADO SPRINGS, CO 80921

LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



Rev.	Date	Comment
A	9.27.17	PLAN REVIEW COMMENTS
C	11.1.2017	LOWERED SITE

DRAWN BY: BMA  
 DESIGN BY: CBL  
 ORIG. ISSUE DATE: 06/13/2017

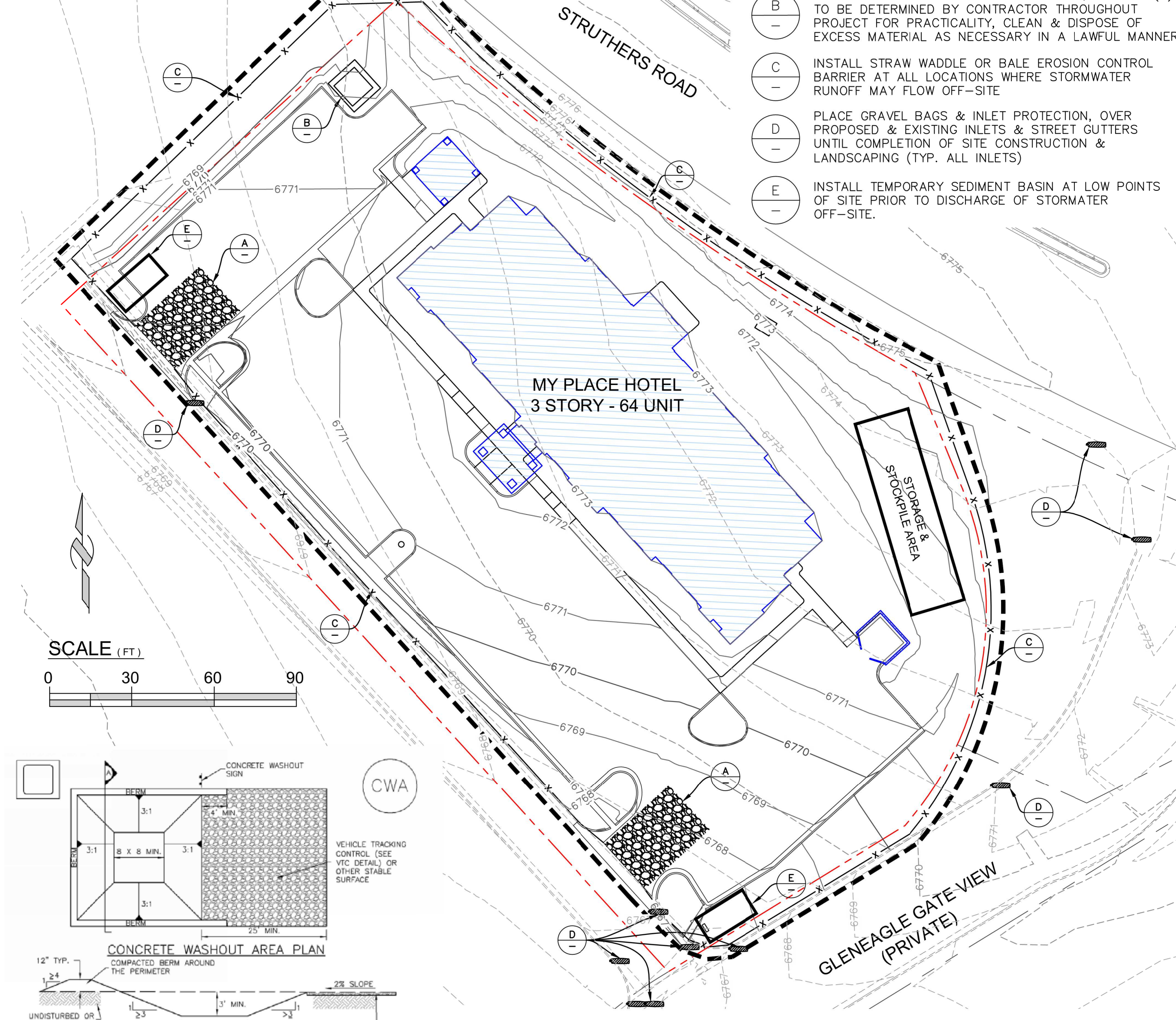


11/1/2017 3:03:28 PM

**GRADING PLAN C300**

# SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



- (A) CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- (B) CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY. CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- (C) INSTALL STRAW WADDLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- (D) PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)
- (E) INSTALL TEMPORARY SEDIMENT BASIN AT LOW POINTS OF SITE PRIOR TO DISCHARGE OF STORMWATER OFF-SITE.

### GRADING & EROSION CONTROL PLAN NOTES:

1. THE "STORMWATER POLLUTION PREVENTION PLAN & EROSION & SEDIMENT QUALITY CONTROL PLAN" REPORT SHALL BE CONSIDERED PART OF THE PLANS AND REQUIREMENTS.
2. ADDITIONAL NOTES & REQUIREMENTS ARE LISTED ON SHEETS C001 & C002, INCLUDING EL PASO COUNTY EROSION CONTROL STANDARD NOTES.
3. UTILITIES, PROPOSED AND EXISTING, ARE SHOWN ON SHEET C200.
4. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0290F, DATED MARCH 17, 1997.
5. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES, BRUSH & WEEDS. NO TREES CURRENTLY EXIST ON THE SITE. NEARLY 100% OF THE SITE CONSISTS OF THIS VEGETATION.
6. EASEMENTS, EXISTING & PROPOSED, ARE SHOWN ON SHEET C100.
7. NO OFF-SITE GRADING, AS PART OF THIS PROJECT, OUTSIDE OF THE PROJECT LIMITS IS ANTICIPATED. SHEET C400 SHOWS PROJECTS PROJECT LIMITS
8. ALL EXISTING AND PROPOSED DRAINAGE FACILITIES REQUIRING BMPs WITH THIS PROJECT ARE SHOWN ON SHEETS C200, C300 & C400.
9. ANY REVISIONS TO THE SWMP / ESQPC SHALL BE DOCUMENTED AND NOTED IN THE FIELD. REVISIONS MAY BE NOTED ON THIS SHEET AS A "LIVING MAP". THESE REVISIONS AND NOTES SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING: PHASING SHOULD IT BECOME PART OF THE PROJECT, LOCATION AND DESCRIPTION OF ANY POTENTIAL POLLUTION SOURCES SUCH AS FUELING AND CHEMICAL STORAGE, AREAS USED FOR STORAGE OF BUILDING MATERIALS AND SOILS OR WASTER STOCKPILES.

### 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 PLAN.

*Craig B. Larsen*  
 CRAIG B. LARSEN, P.E. Nov. 1, 2017  
 DATE

### OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

*John Segelke*  
 JOHN SEGELKE (OWNERS REPRESENTATIVE) Nov. 1, 2017  
 DATE

### EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

JENNIFER IRVINE, P.E. DATE  
 COUNTY ENGINEER / ECM ADMINISTRATOR

### LEGEND

PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
---	---	PROPERTY LINE
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
X	X	STRAW WADDLE/SILT FENCE CONSTRUCTION SITE LIMIT
---	---	STRAW BAIL
---	---	GRAVEL BAG
---	---	STORMDRAIN INLET
---	---	STORMDRAIN COMBINATION BOX
---	---	STORMDRAIN MANHOLE
---	---	DOWNSPOUT CONNECTION

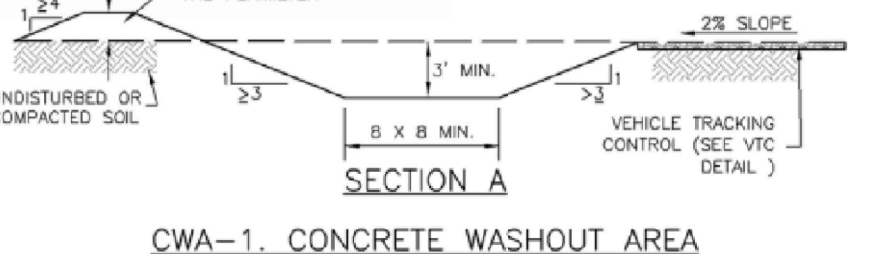
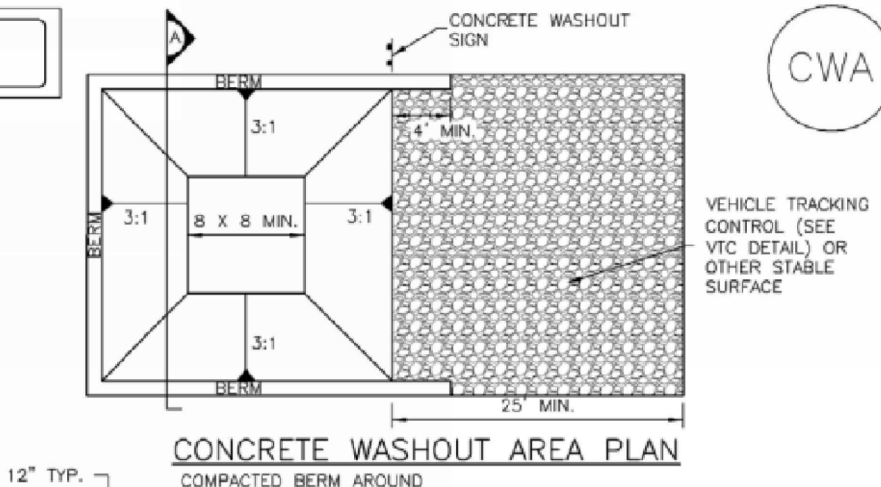
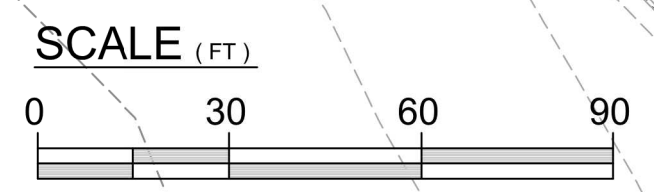
LEGACY DESIGN GROUP  
 ABERDEEN, SD  
 SALT LAKE CITY, UT  
 605.725.5257

DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

COLORADO SPRINGS  
 MY PLACE HOTEL

369 GLENEAGLE GATE VIEW  
 COLORADO SPRINGS, CO 80921

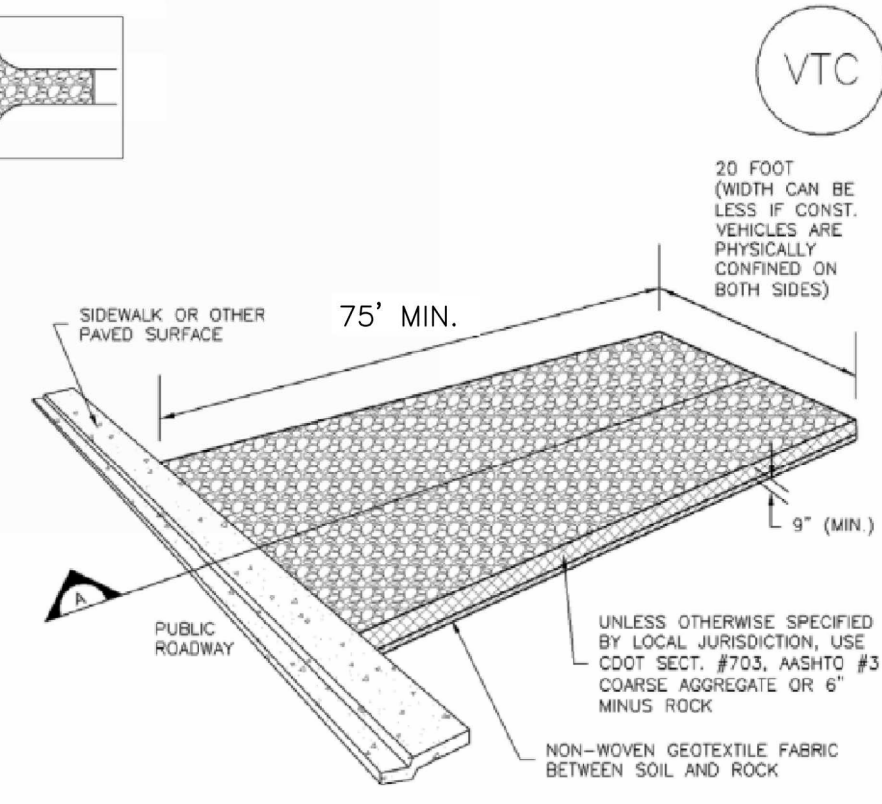
LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



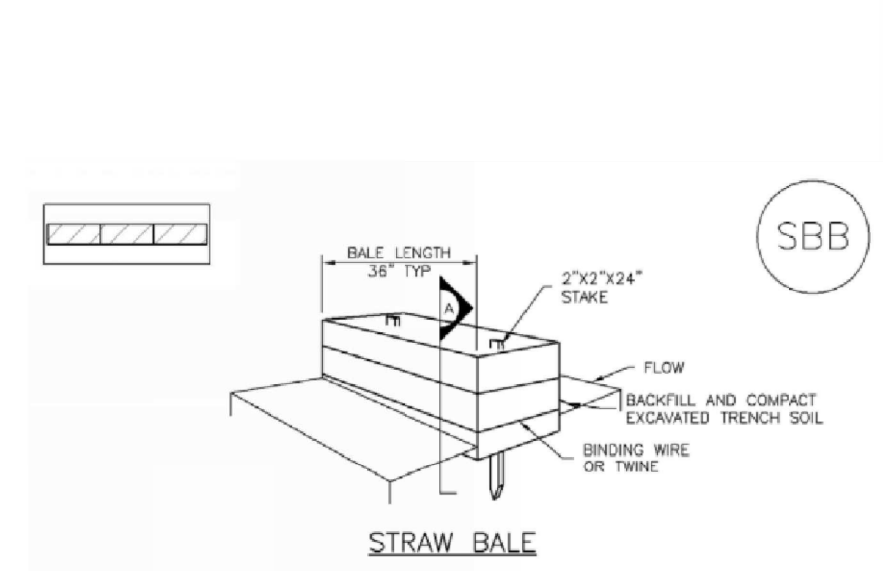
CWA-1. CONCRETE WASHOUT AREA

- #### 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 PRESATURATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE 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 SIDINGS 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 TRUCKS.
  8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

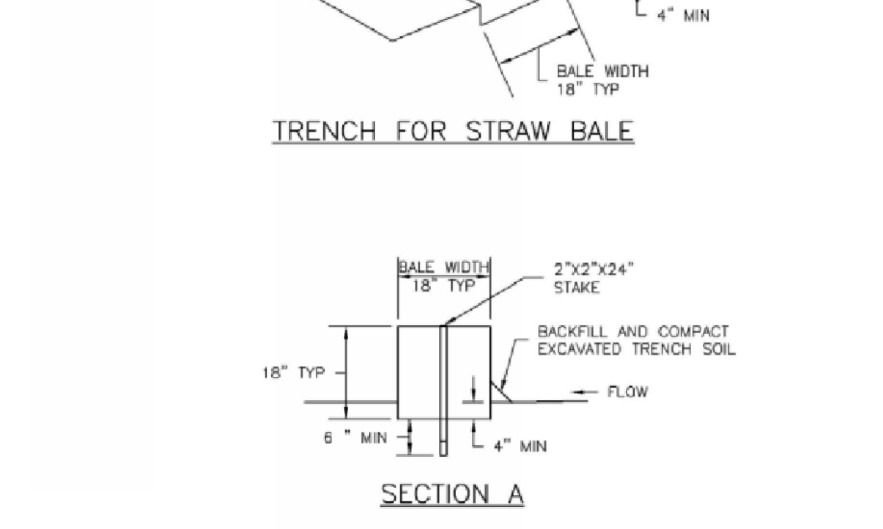
- #### CWA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  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 WATER-TIGHT CONTAINER AND DEPOSITED 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.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



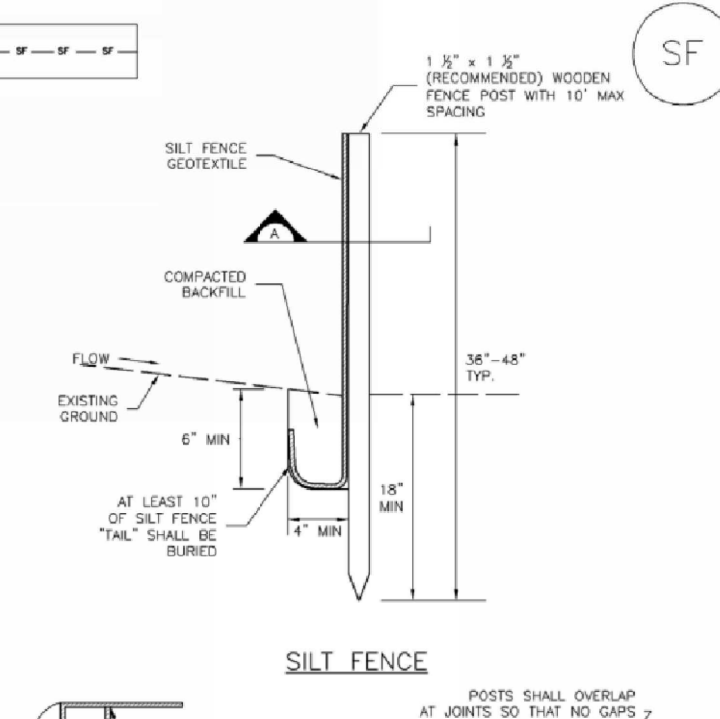
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL



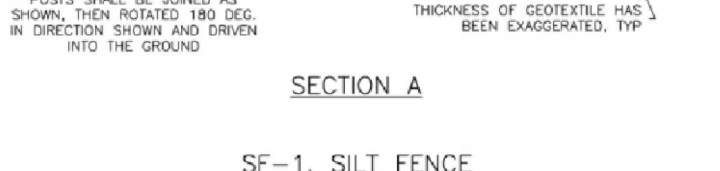
SBB-1. STRAW BALE



SBB-1. STRAW BALE

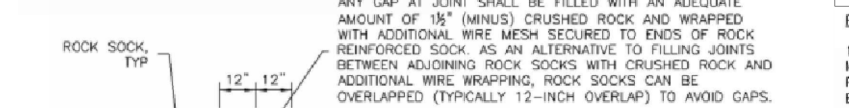
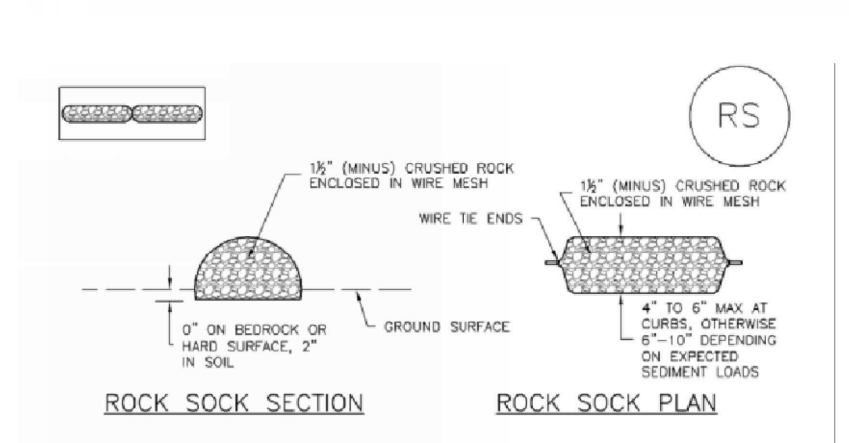
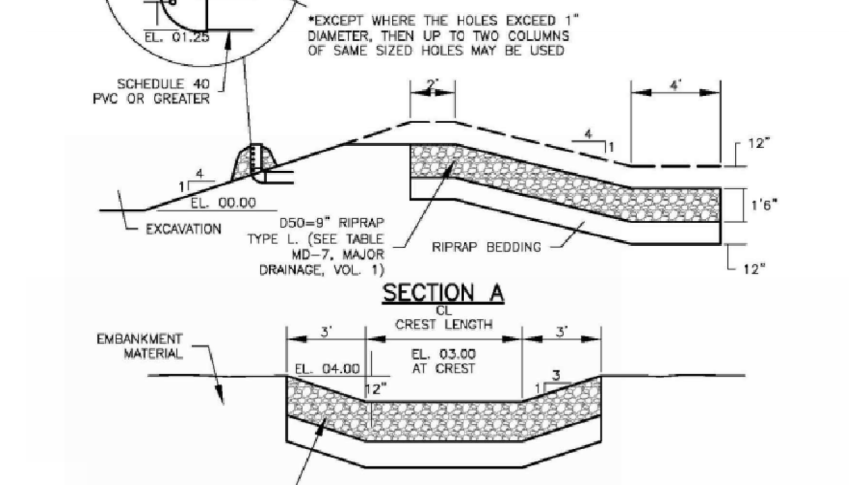
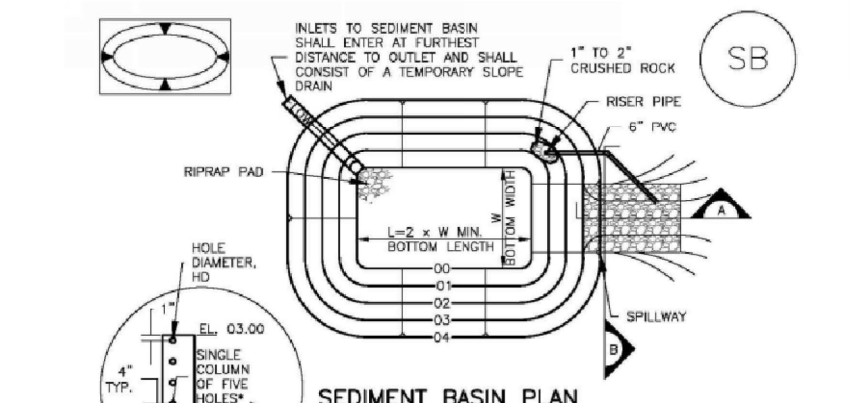


SF-1. SILT FENCE



RS-1. ROCK SOCK PERIMETER CONTROL

### Sediment Basin (SB) SC-7



- #### 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. THE 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 SEDIMENT 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, SEEDS AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (Equivalent to Area Equating to Basin Bottom Width) (Ac)	Basin Bottom Width (W) (ft)	Spillway Crest Length (CL) (ft)	Flow Diameter (D) (ft)
1	12 1/2	2	3/4
2	21	3	1 1/4
3	28	4	1 3/4
4	33 1/2	5	2 1/4
5	39	6	2 3/4
6	43	8	3 1/4
7	47	9	3 3/4
8	51	11	3 3/4
9	55 1/2	12	4 1/4
10	58 1/2	13	4 1/4
11	61	15	4 1/4
12	64	16	4 3/4
13	67 1/2	19	4 3/4
14	70 1/2	20	4 3/4
15	73 1/2	22	4 3/4

- #### SEDITION BASIN INSTALLATION NOTES
1. SEE PLAN VIEW FOR: -LOCATION OF SEDIMENT BASIN. -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN). -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD. -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
  2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
  3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON OR BASINS AS A STORMWATER CONTROL.
  4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
  5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
  6. PIPE SCH 40 OR GREATER SHALL BE USED.
  7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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

Rev.	Date	Comment
A	9.27.17	PLAN REVIEW COMMENTS
C	11.1.17	NOTE 9

DRAWN BY: BMA  
 DESIGN BY: CBL  
 ORIG. ISSUE DATE: 06/13/2017

COLORADO LICENSED PROFESSIONAL ENGINEER  
 46758  
 CRAIG B. LARSEN

11/1/2017 3:51:33 PM

# EROSION CONTROL PLAN C400

