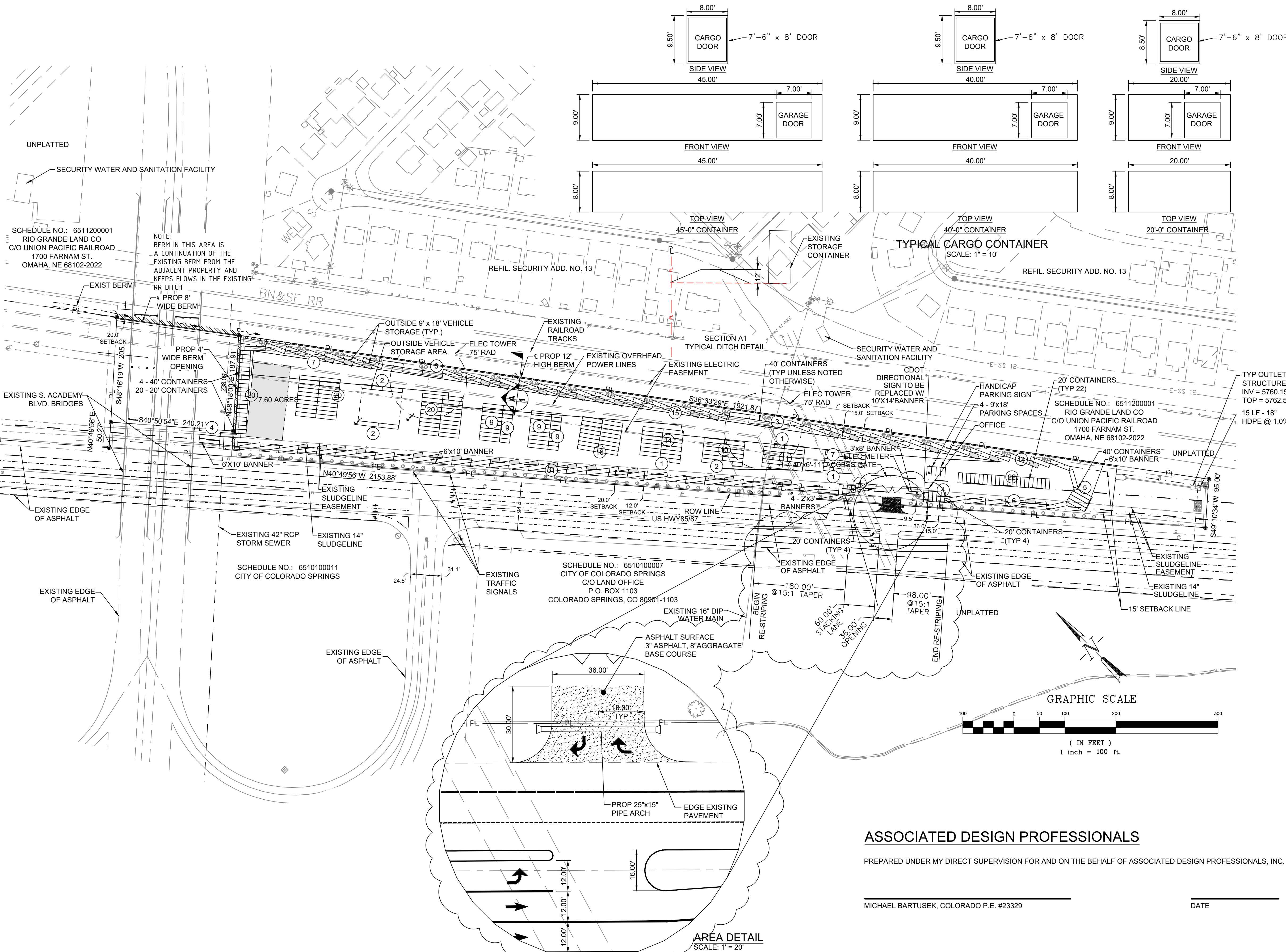
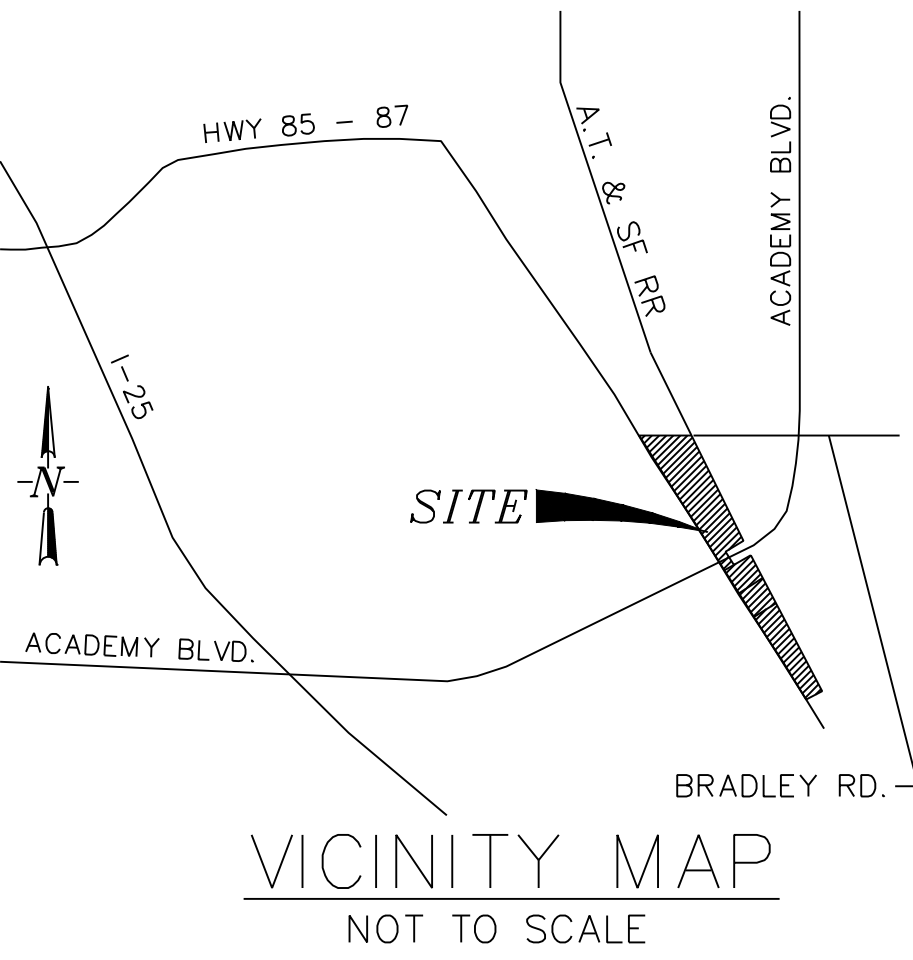


SOUTH ACADEMY BUSINESS CENTER



S. ACADEMY BLVD/HIGHWAY 85/87

START DATE: November, 1, 2017
SCHEDULE NO.: 6503400041

EXISTING LEGAL DESCRIPTION
TR IN SEC 3, 10 & 11-15-66 DESC AS FOLLS: COM AT INTERSEC OF N LN S2SW4 SEC 34-14-66 W/A LN 30.0 FT SWLY & PARA W/ C/L OF FORMER MAIN LN OF DENVER & RIO GRANDE WESTERN R/R, TH SELY 30.0 FT SWLY OF & PARA W/ SD C/L, TH S 20°28'27" E 2042.86 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 2802.58 FT A C/A OF 20°20'52" AN ARC DIST OF 995.29 FT, TH S 40°48'39" E 3642.50 FT TO A PT ON S LN NW4 SE4 SD SEC 3, TH N 89°42'05" E 6.59 FT TO A PT 25.0 FT SWLY OF C/L OF FORMER MAIN LN OF DENVER & RIO GRANDE WESTERN R/R, TH S 40°49'56" E ON A LN 25.0 FT SWLY & PARA W/ SD C/L 824.02 FT FOR POB, TH 48°16'19" E 50.28 FT S 40°50'54" E 240.21 FT, N 48°18'00" E 187.91 FT TO A PT THAT IS 75.0 FT SWLY OF C/L OF ATCHISON, TOPEKA & SANTA FE R/R, TH S 36°33'29" E 75.0 FT SWLY & PARA W/ SD C/L 1921.87 FT, TH S 49°10'34" W 95.0 FT, N 40°49'56" W 2153.09 FT TO POB

OWNER: 10230 HALL BLVD LLC
LOCATION: 4425 HIGHWAY 85-87
PO BOX 38036
COLORADO SPRINGS CO 80937

APPLICANT: ASSOCIATED DESIGN PROFESSIONALS, INC
3520 AUSTIN BLUFFS PARKWAY Suite 102
COLORADO SPRINGS, CO. 80918
PHONE (719) 266-5212

EXISTING ZONING: M (INDUSTRIAL)

BLDG SETBACKS:
FRONT-15'
REAR- 15'
SIDES- 0'

MAXIMUM BUILDING HEIGHT: 45'

TOTAL STORAGE UNITS = 281
TOTAL EMPLOYEES = 1
TOTAL # OF 9'X18' PARKING SPACES = 4

NOTE:
THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARD FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

- SHEET INDEX:
1. SITE DEVELOPMENT PLAN
 2. LANDSCAPE DEVELOPMENT PLAN - 1 OF 3
 3. LANDSCAPE DEVELOPMENT PLAN - 2 OF 3
 4. LANDSCAPE DEVELOPMENT PLAN - 3 OF 3
 5. LANDSCAPE DETAILS

EXTERIOR LIGHTING NOTES:
1. ALL EXTERIOR LIGHTING TO BE MOUNTED ON LIGHT POLES
2. ALL EXTERIOR FIXTURES TO BE FULL CUT-OFF
3. NO DIRECT LIGHT GLARE SHALL BE PERMITTED ON ADJACENT PROPERTIES

ASSOCIATED DESIGN PROFESSIONALS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON THE BEHALF OF ASSOCIATED DESIGN PROFESSIONALS, INC.

MICHAEL BARTUSEK, COLORADO P.E. #23329

DATE

FILE NO.
PCD 17-004

SOUTH ACADEMY BUSINESS CENTER
4425 HWY 85-87
EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN

SHEET

1 of 5

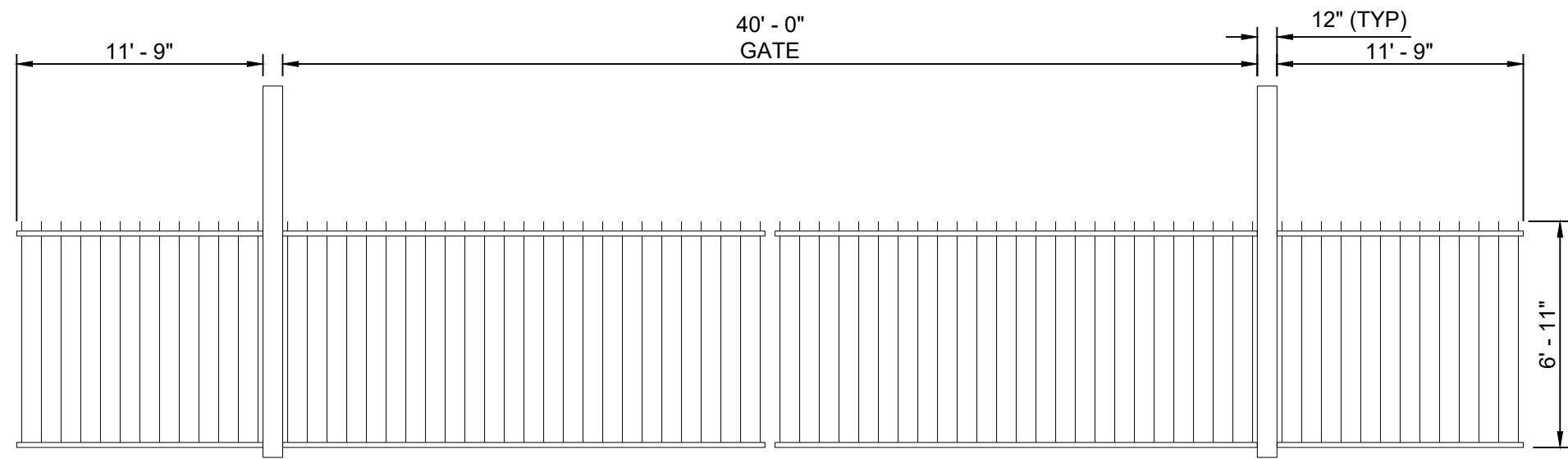
DESIGNED BY: MAB
PROJECT ENGINEER: MAB
JOB NO.: 161103
PROJECT MANAGER: MAB
CAD FILE NO.: CONCEPT
DRAWN BY: HJG
SCALE: 1"=100'
VERT. N/A

PREPARED BY:

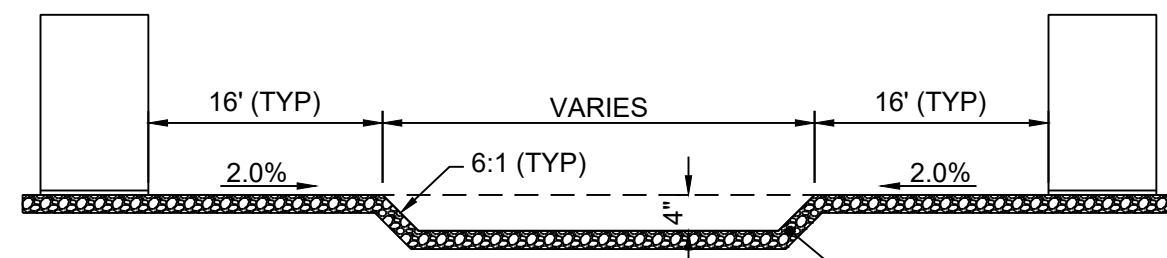


3520 Austin Bluffs Parkway Suite 102
Colorado Springs, CO 80918
(719) 266-5212
fax: (719) 266-5341

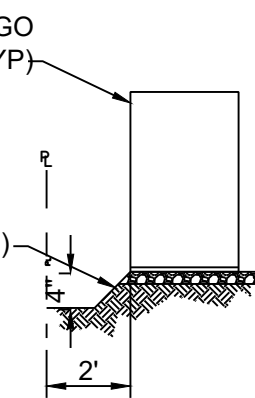
NO.	DATE	REVISION	BY
1	10/17/18	MOVE ENTRANCE AND MODIFY STRIPING	MAB/HJG



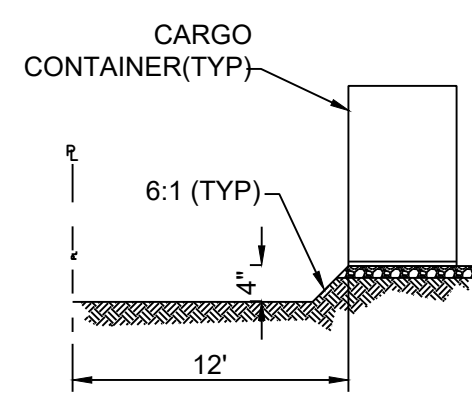
ENTRANCE GATE
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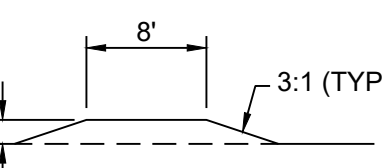
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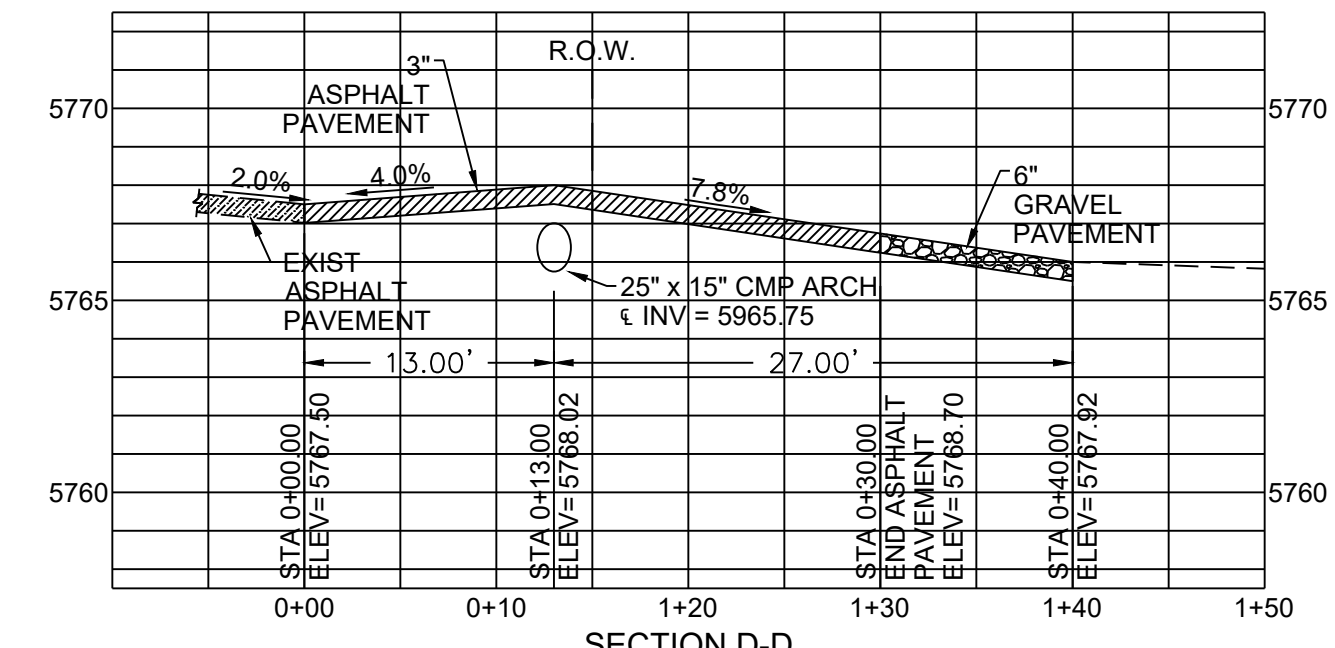
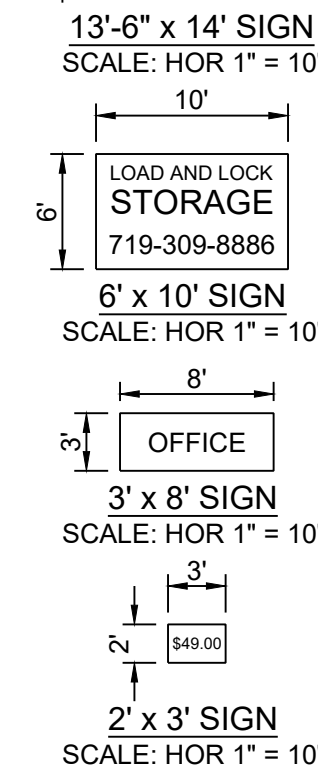
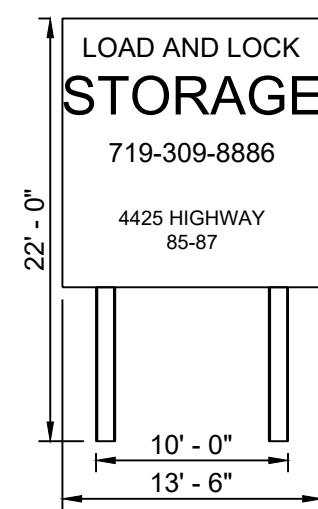
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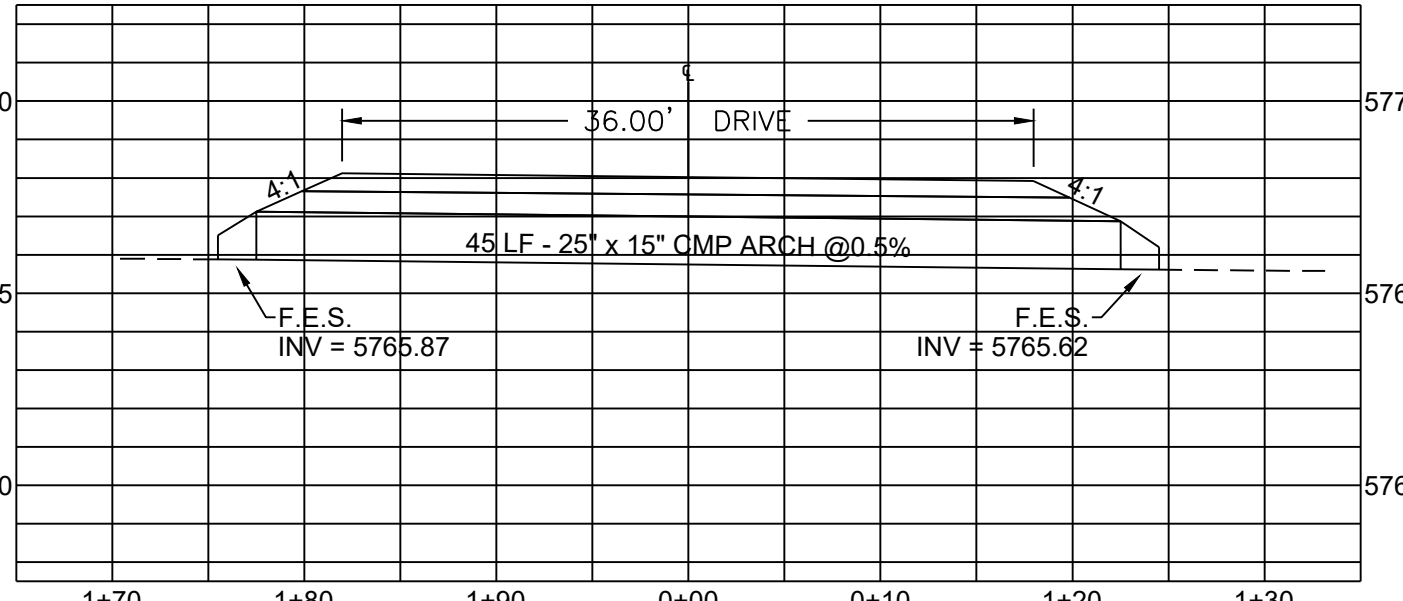
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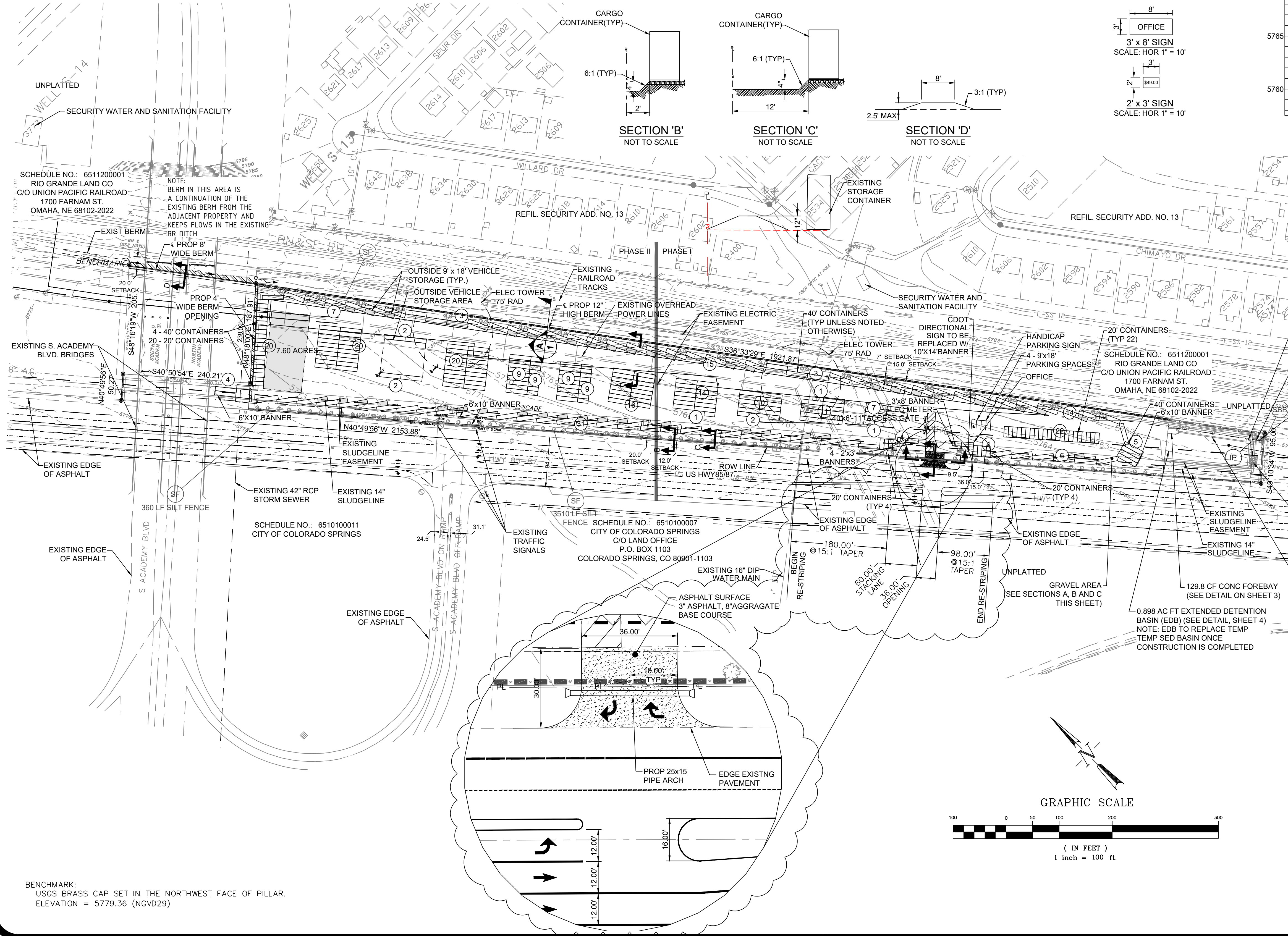
SECTION 'D'
NOT TO SCALE



SECTION D-D
SCALE: HOR 1" = 10', VER 1" = 5'

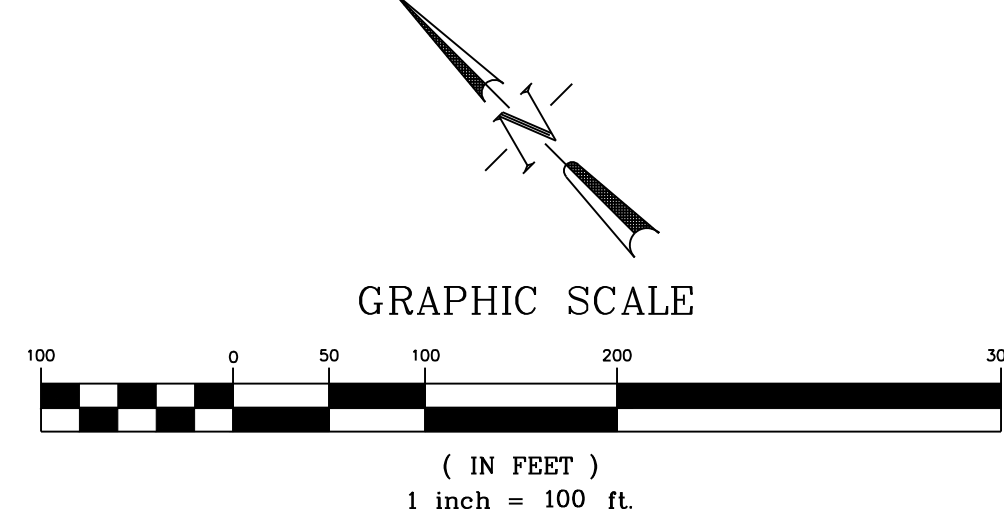


SECTION E-E
SCALE: HOR 1" = 10', VER 1" = 5'



LEGEND:

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- U/G PIPE (MATERIAL AND SIZE AS NOTED)
- SF SILT FENCE
- LIMITS OF CONSTRUCTION
- VEHICLE TRACKING CONTROL
- STRAW BALE BARRIER
- INLET PROTECTION
- TRAFFIC FLOW ARROWS



BENCHMARK:
USGS BRASS CAP SET IN THE NORTHWEST FACE OF PILLAR.
ELEVATION = 5779.36 (NGVD29)

DESIGNED BY: MAB
PROJECT ENGINEER: MAB
PROJECT MANAGER: MAB
DATE: 08/17/20
JOB NO.: 161103
CAD FILE NO.: CONCEPT
DRAWN BY: HUG
SCALE: 1"=100'
VERT. N/A

PREPARED BY:

ADPCIVIL
ENGINEERING FOR THE FUTURE

3520 Austin Bluffs Parkway
Suite 102
Colorado Springs, CO 80918
(719) 266-5212
fax: (719) 266-5341

NO.	DATE	REVISION	BY
1	10/17/18	MOVE ENTRANCE AND MODIFY STRIPING	MAB/HUG

SOUTH ACADEMY BUSINESS CENTER
4425 HWY 85-87
EL PASO COUNTY, COLORADO
DRAIN, GRADING AND EROSION CONT. PLAN

Remove Sheets 3, 4, & 5 from the Site Development Plan document and submit as a construction drawing within the project. It is important that the separate plan set is identified as "Construction Drawings" not "Grading and Erosion Control Plan".

Place a note on the construction drawing that clearly states this construction drawings is for pond modification of the approved GEC plans. [Provide full reference information to the previously approved GEC plans such as the full title, date, prepared by and PCD File No.]

Add a cover sheet for the construction drawings with all the standard contents such as

1. Title
2. Sheet Index
3. Signature Block
4. Legend/Abbreviation lists
5. Point of Contacts
6. Basis of Bearing & Elevation
7. El Paso County Standard Construction Notes
8. Vicinity Map
9. "PCD Project # COM1825" at the bottom right of the cover sheet.

NOTE:
ALL TRASH RACK
SIZED PER
FIGURE OS-1

Remove note. This is
the design engineer's
responsibility.

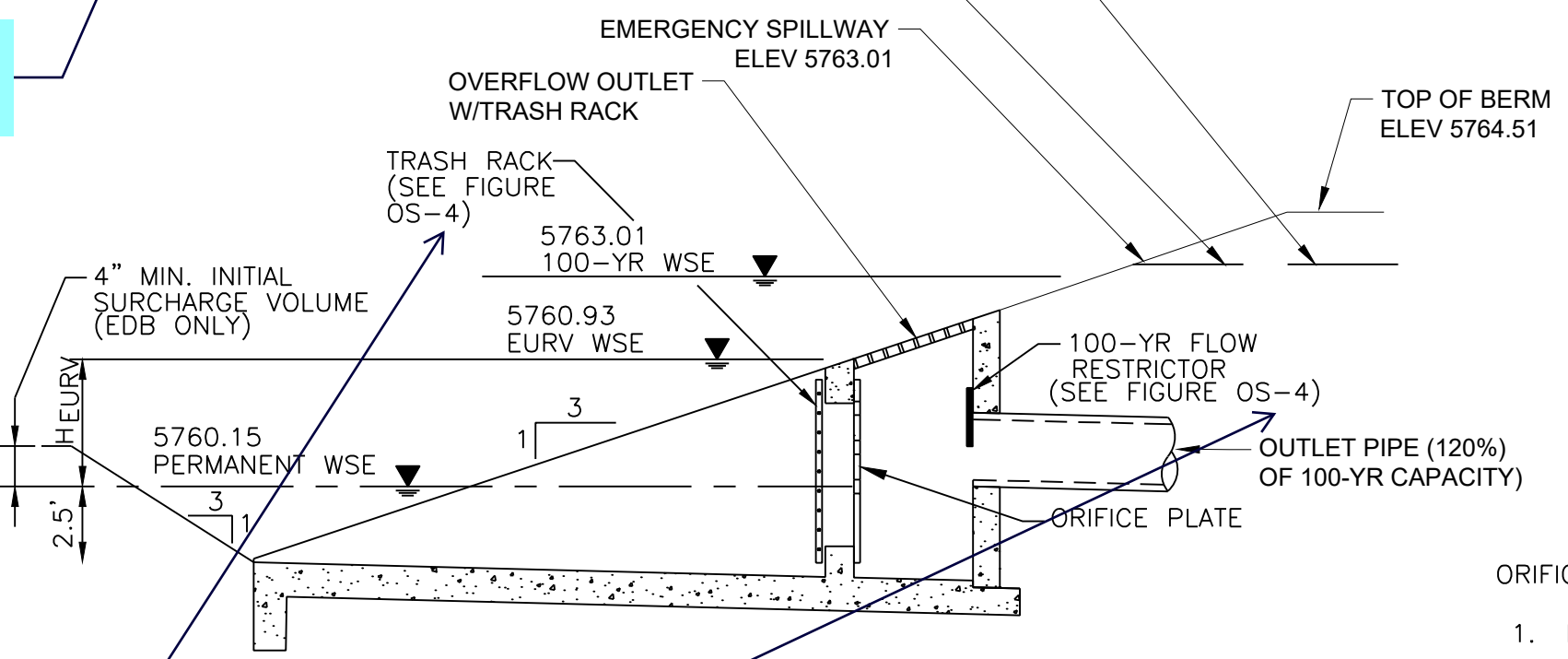
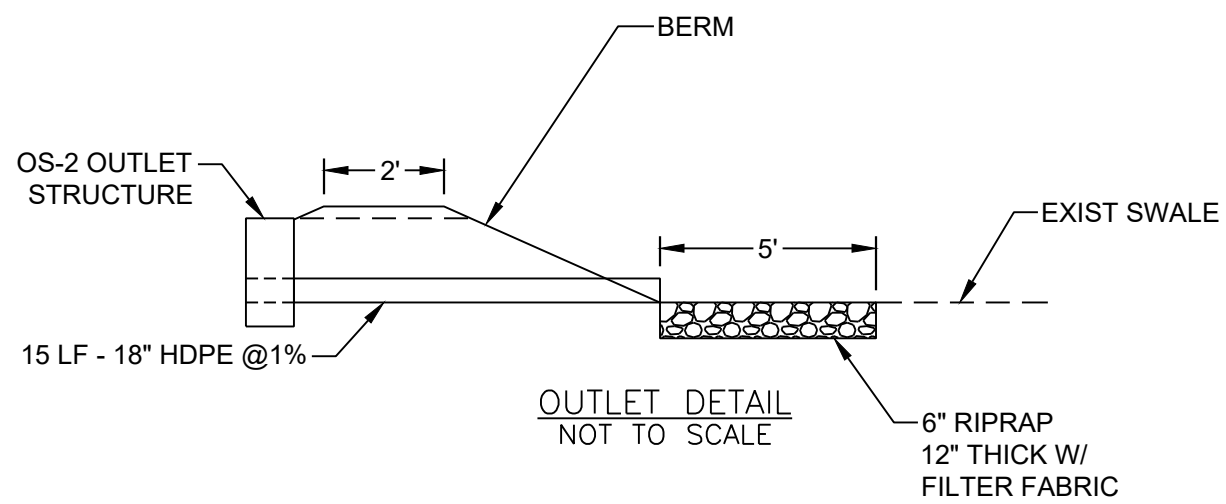
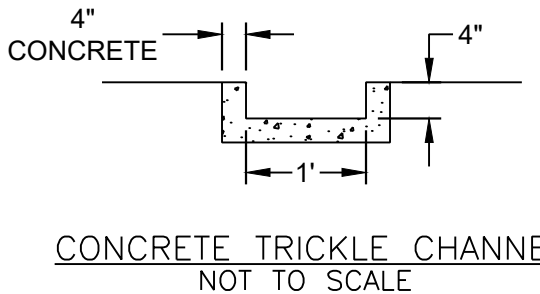
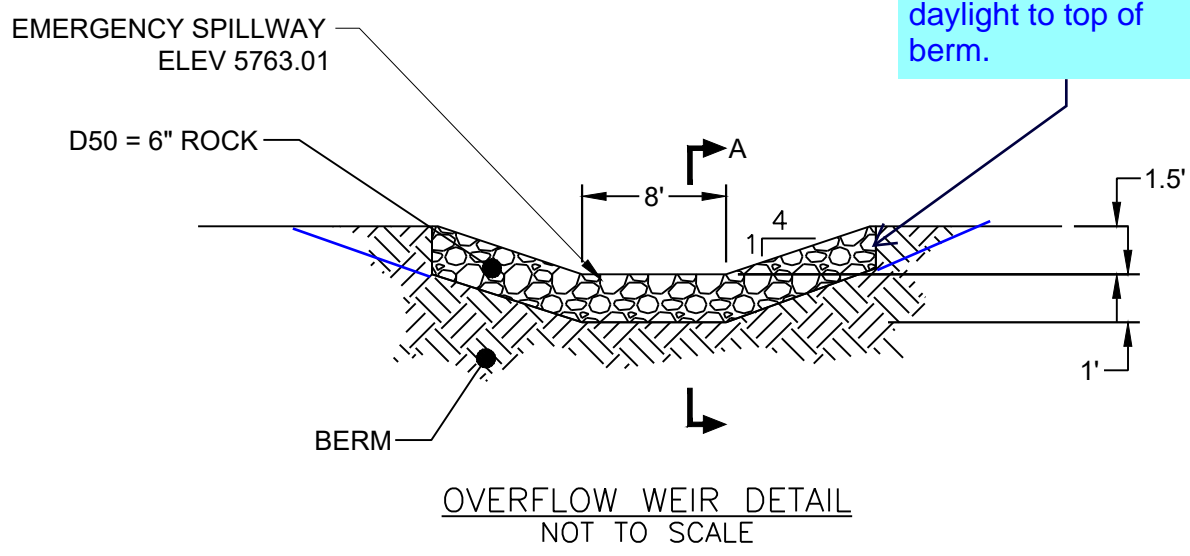


FIGURE OS-2 TYPICAL OUTLET STRUCTURE
FOR FULL SPECTRUM DETENTION

OUTLET STRUCTURES DETAILS
NOT TO SCALE



OUTLET DETAIL
NOT TO SCALE



OVERFLOW WEIR DETAIL
NOT TO SCALE

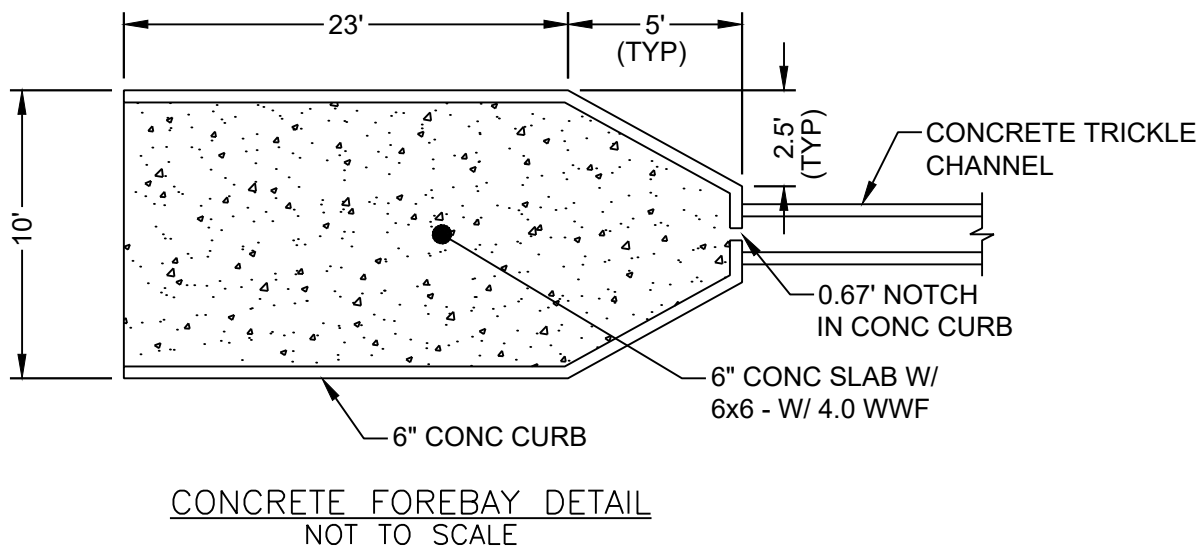
- ORIFICE PLATE NOTES:
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

EURV AND QWCV TRASH RACKS:

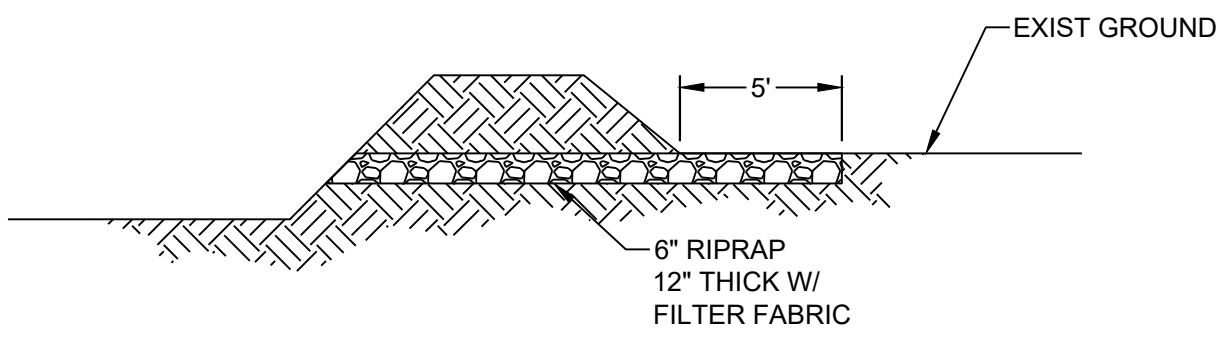
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R-VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



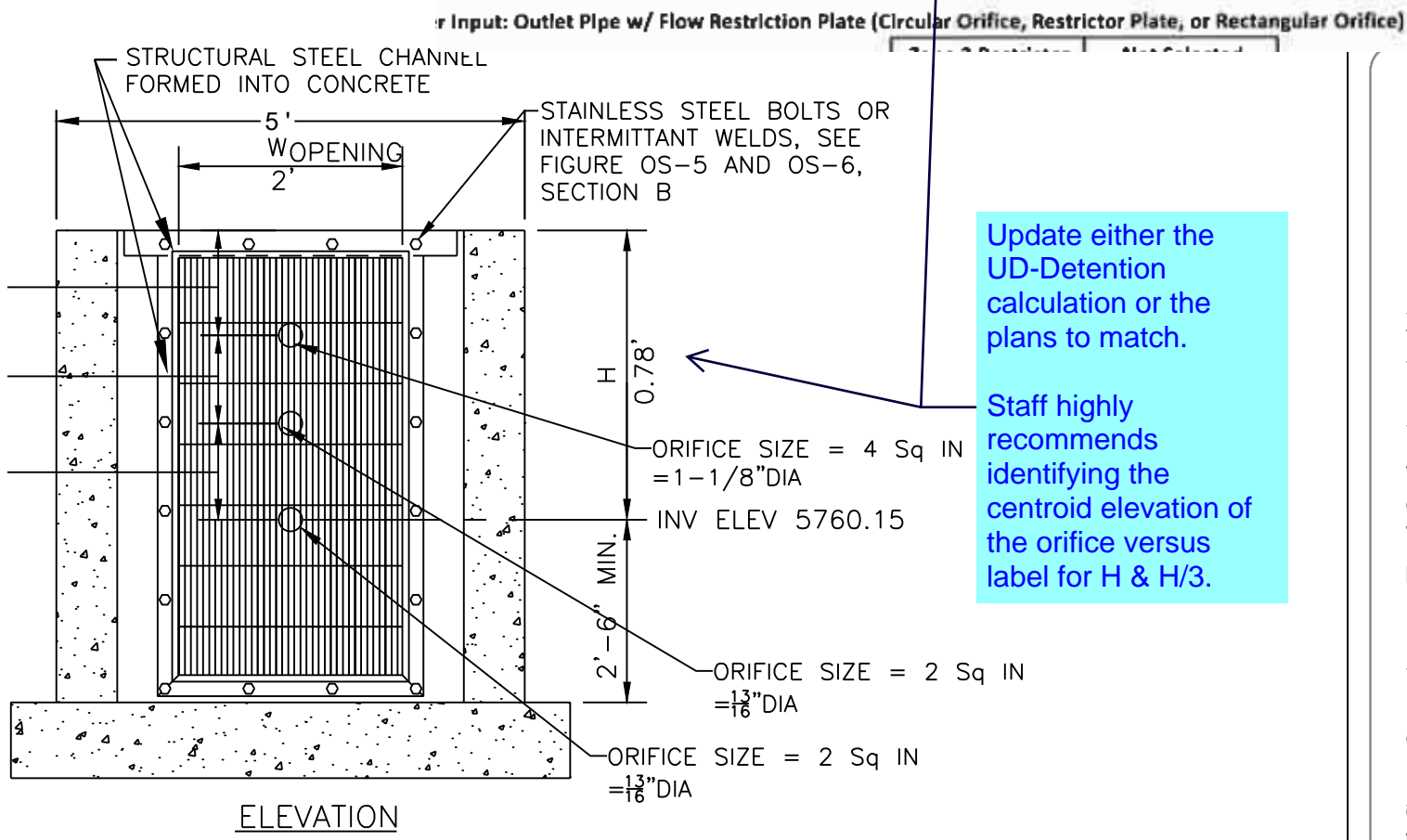
CONCRETE FOREBAY DETAIL
NOT TO SCALE



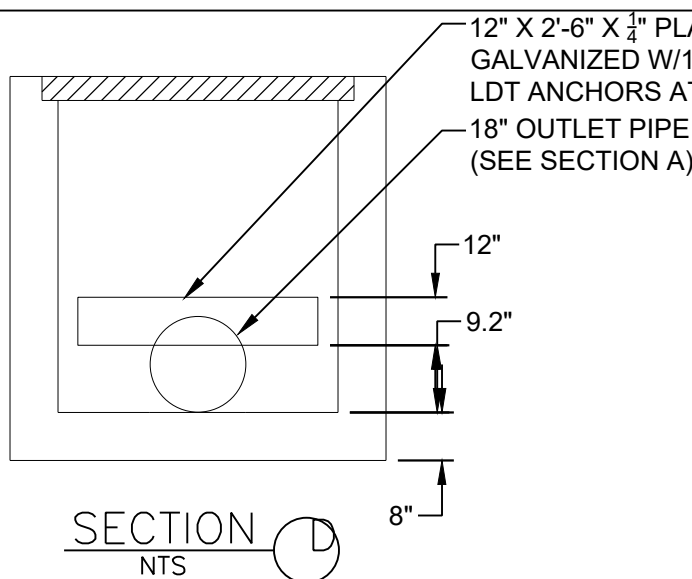
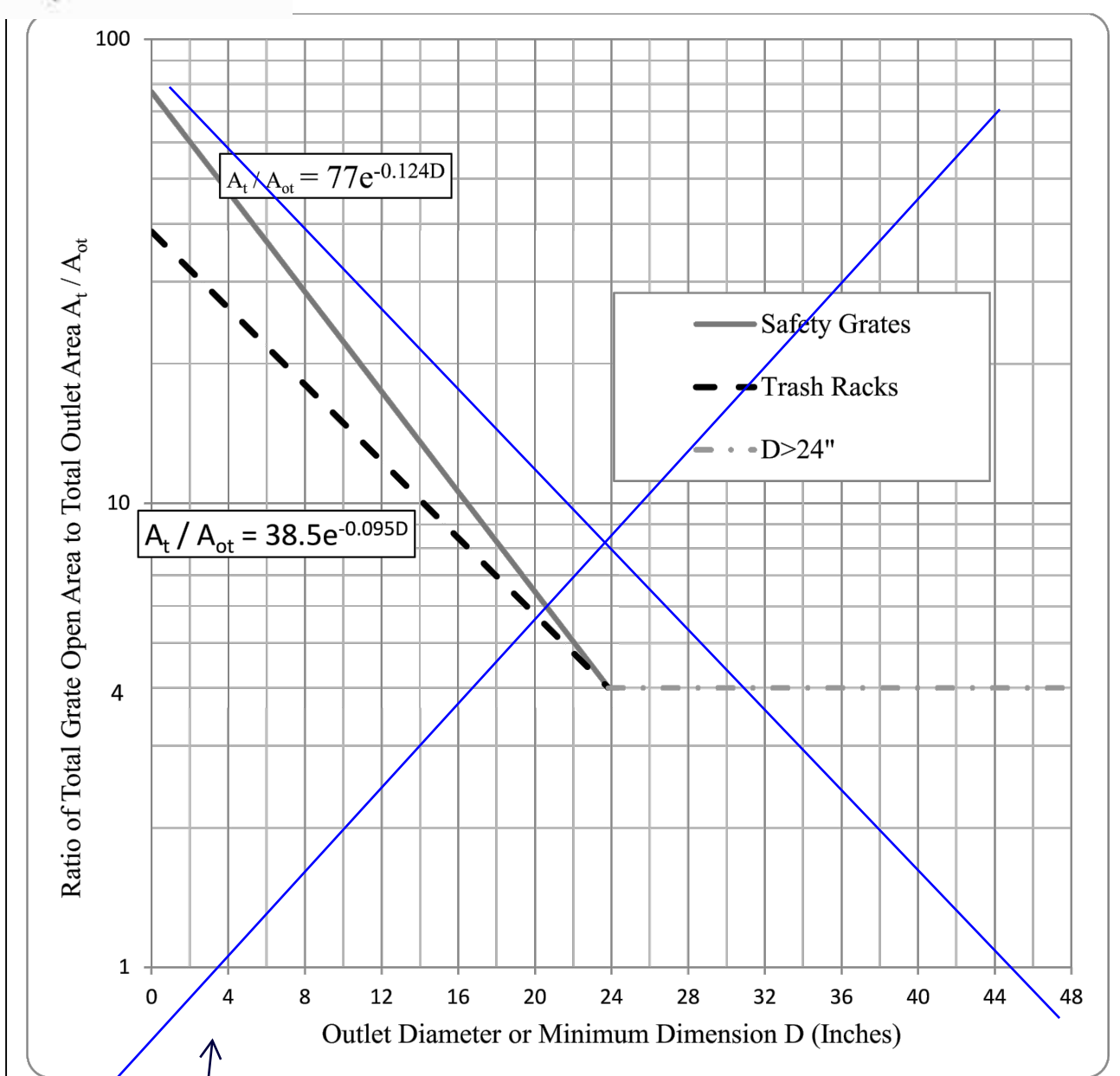
EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

NOTE:
EMBANKMENT COMPACTION SHALL FOLLOW THE REQUIREMENTS OF SEC 5.9 OF THE SUBSURFACE SOIL INVESTIGATION REPORT INCLUDING 92% COMPACTION OF ASTM D-1557 MAXIMUM DRY DENSITY.
GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING CONSTRUCTION OF THE EMBANKMENT TO PROVIDE TESTING OF MATERIALS.

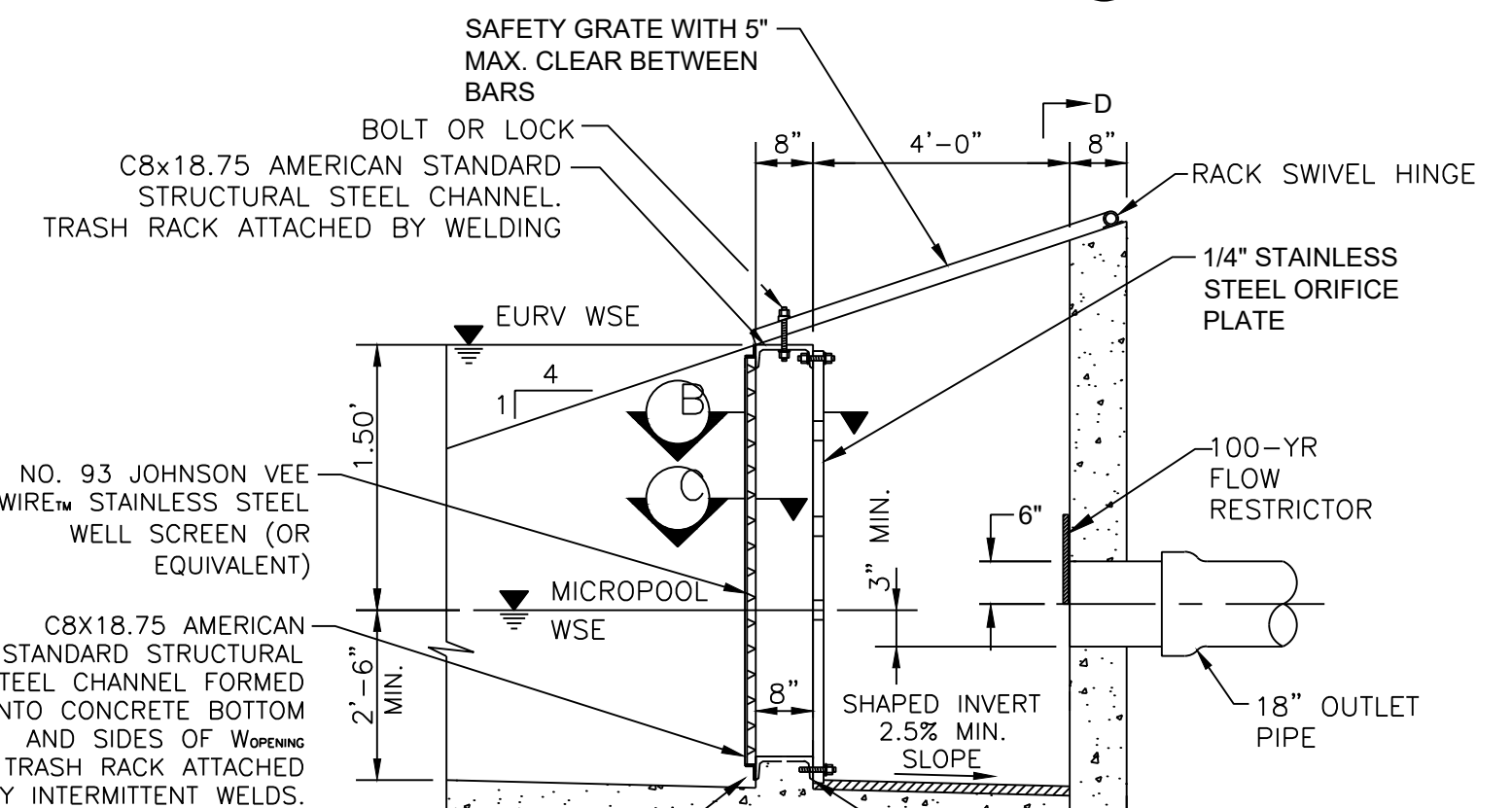
User Input: Overflow Weir (Dropbox) and Grate (Flat or Sloped)		Zone 3 Weir	Not Selected	
Overflow Weir Front Edge Height, H _o	1.50	N/A	N/A	ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length	3.00	N/A	N/A	feet
Overflow Weir Slope	0.00	N/A	N/A	H:V (enter zero for flat grate)
Horiz. Length of Weir Sides	3.00	N/A	N/A	feet
Overflow Grate Open Area %	70%	N/A	N/A	% grate open area/total area
Debris Clogging %	50%	N/A	N/A	%



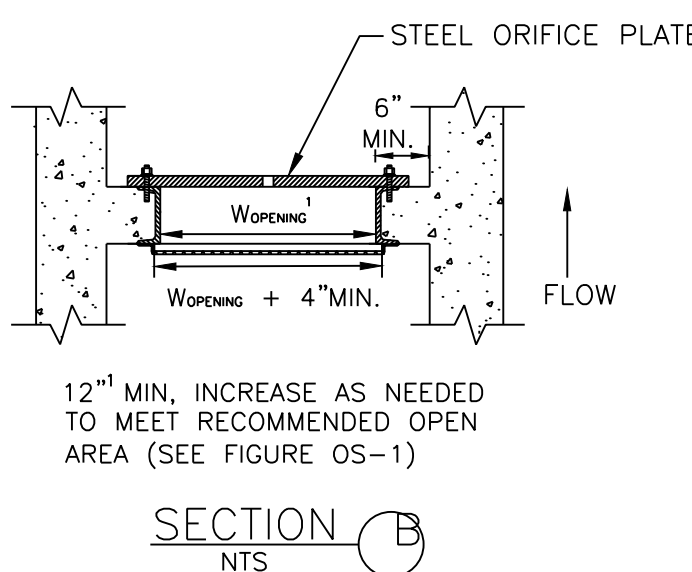
Update either the UD-Detention calculation or the plans to match.
Staff highly recommends identifying the centroid elevation of the orifice versus label for H & H/3.



Remove. The appropriate sizing must be reflected on the construction details by the design engineer. Design is not the contractor's responsibility.



SECTION A-A
NTS



SECTION B-B
NTS

FIGURE OS-5 TYPICAL OUTLET STRUCTURE
WITH WELL SCREEN TRASH RACK

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY COLORADO STATE UTILITIES CENTRAL LOCATING (1-800-922-1987 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION SO THAT THEY MAY LOCATE THEIR FACILITIES. THE LOCATION OF FACILITIES SHOWN ON THE DRAWINGS IS FROM AVAILABLE RECORDS AND IS APPROXIMATE.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS REFLECT THE AVAILABLE INFORMATION AND DO NOT NECESSARILY INDICATE THE ACTUAL LOCATIONS. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES THAT MAY CONFLICT WITH OR OBSTRUCT THE NEW CONSTRUCTION. ANY REQUIRED RELOCATIONS THAT ARE NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE COORDINATED WITH AND HAVE PRIOR APPROVAL OF EL PASO COUNTY UTILITIES.

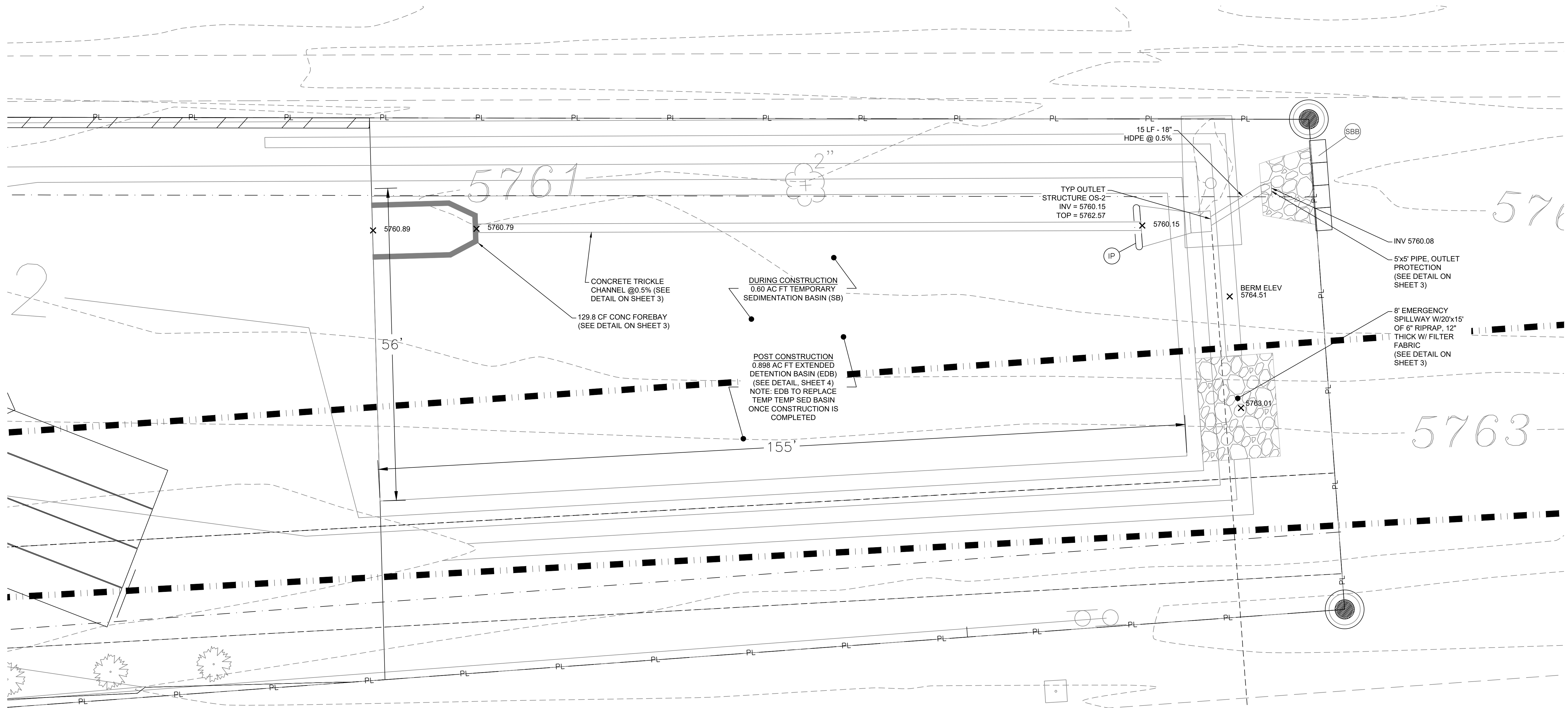
STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRE-CONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS
2. STORM-WATER 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 TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. A SEPARATE STORM-WATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORM-WATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORM-WATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
5. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRE-CONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
7. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORM-WATER MANAGEMENT PLAN (SWMP).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORM-WATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. 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 MATERIALS, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORM-WATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. 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.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORM-WATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO OBTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORM-WATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH-LINE.
22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS AND THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMC INC AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORM-WATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT: CDPHE, 4300 CHERRY CREEK DR. S, DENVER, CO 80246-1530, PH: 303-692-3500

SOUTH ACADEMY BUSINESS CENTER
4425 HWY 85-87
EL PASO COUNTY, COLORADO
OUTLET DETAILS AND NOTES

SHEET

3 of 5



EXTENDED DETENTION BASIN PLAN
SCALE: 1" = 10'

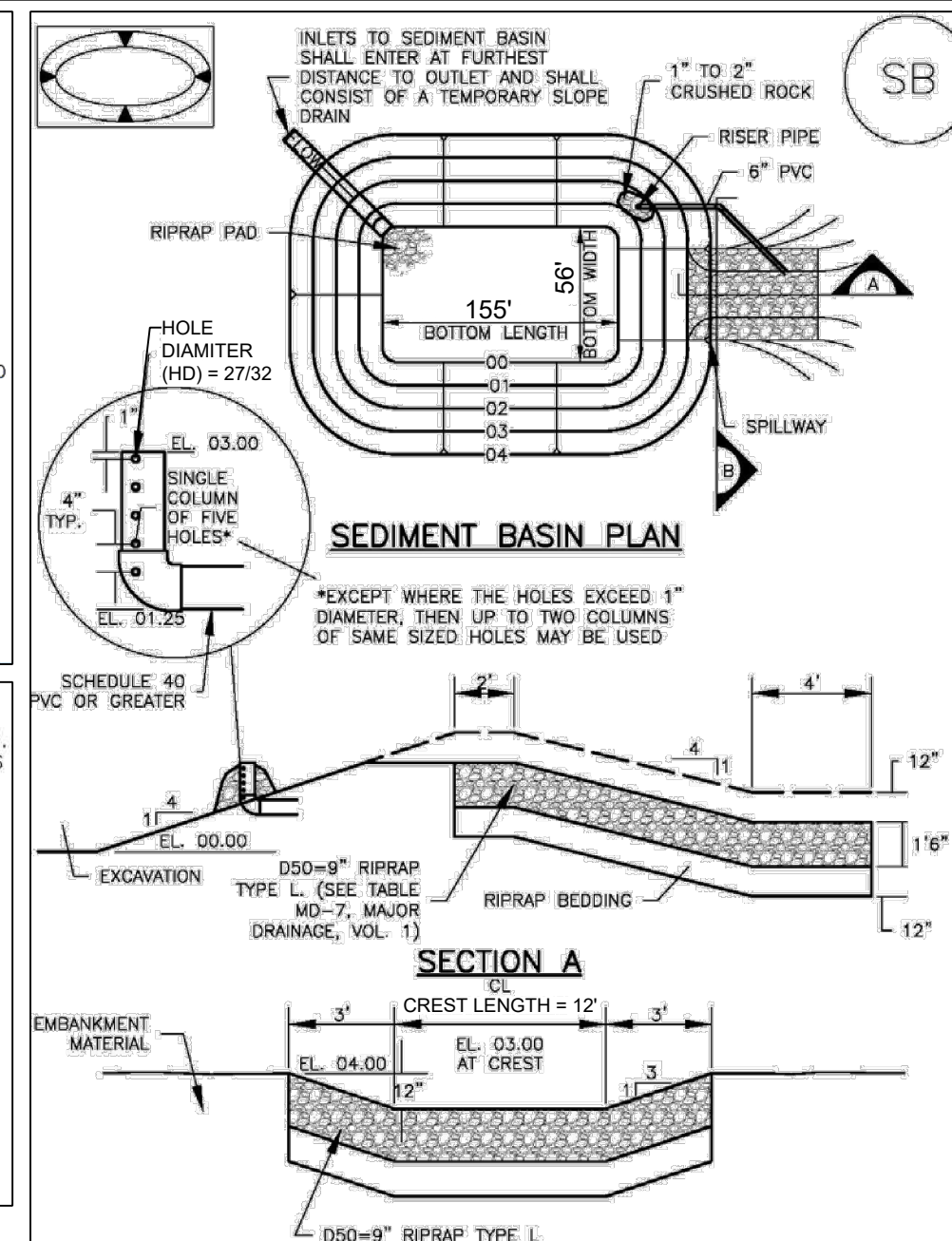
Sediment Basin (SB)

SEDIMENT BASIN INSTALLATION NOTES

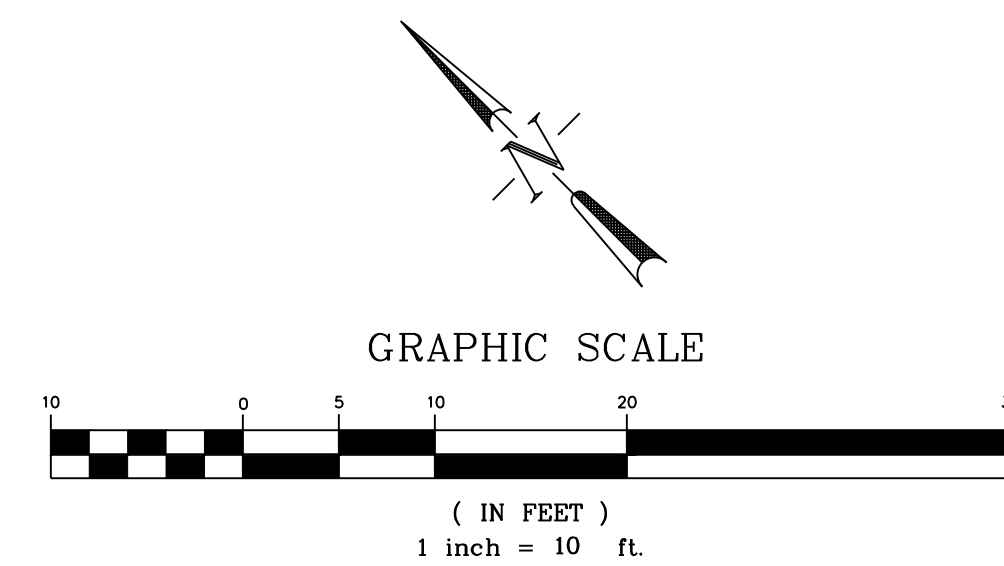
- SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
- FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
- SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
- 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.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- PIPE SCH 40 OR GREATER SHALL BE USED.
- 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.

SEDIMENT BASIN MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



SC-7



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PREPARED BY:



3520 Austin Bluffs Parkway
Suite 102
Colorado Springs, CO 80918
(719) 266-5212
fax: (719) 266-5341

NO.	DATE	REVISION	BY

SOUTH ACADEMY BUSINESS CENTER

4425 HWY 85-87

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OUTLET DETAILS AND NOTES, SH 2

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