

LOT 2, PADMARK BUSINESS PARK FIL. NO. 1

EL PASO COUNTY, STATE OF COLORADO
GRADING & EROSION CONTROL PLAN

DESIGN 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 NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160 DATE
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME: DATE

DBA: HAMMERS CONSTRUCTION

ADDRESS: 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, 80915

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.

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.

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

LEGEND

	EX MAJ CONT
	EX MIN CONT
	PROP MAJ CONT
	PROP MIN CONT
LP	LOW POINT
HP	HIGH POINT
EX	EXISTING
FL	FLOWLINE
TC	TOP OF CURB
FG	FINISH GRADE
FF	FINISH FLOOR
TOF	TOP OF FOOTING
	SILT FENCE
	VEHICLE TRACKING CONTROL
	CONCRETE WASH-OUT BASIN

Delineate the limits of disturbance

GRADING & EROSION CONTROL PLAN
LOT 2, PADMARK BUSINESS PARK FIL. NO. 1
JOB NO. 44-031
DATE PREPARED: FEBRUARY 19, 2018
DATE REVISED: PPR 18-020

EL PASO COUNTY FILE NO. PPR 18-000

M & S
CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 3 OF 9

Provide the easements as shown on the approved plat.

Identify as a temporary sediment basin during construction

Label the slope of the rip rap rundown

EAST FORK SAND CREEK

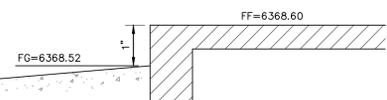
PARKWAY

MEADOWBROOK

NOTE: ALL DOWNSPOUTS SHALL BE DIRECTED TO WATER QUALITY FACILITY

PROPOSED BUILDING
12,500 S.F.
FF=6368.60

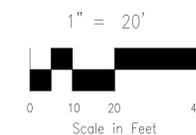
1150 MEADOWBROOK PARKWAY



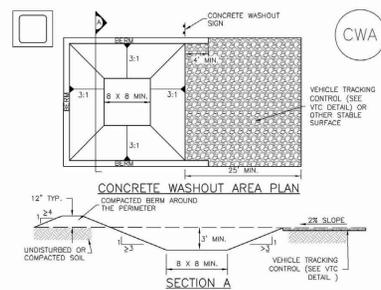
BUILDING FINISH FLOOR DETAIL

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

FOR LOCATING & MARKING GAS,
ELECTRIC, WATER & TELEPHONE LINES
WATER EMERGENCIES 520-0300



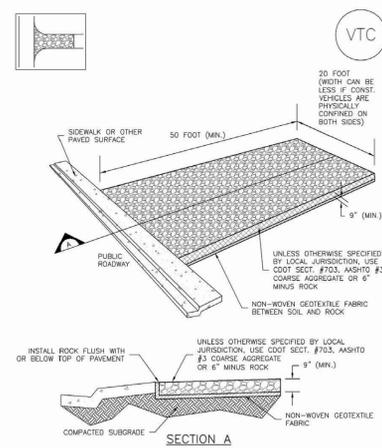
Concrete Washout Area (CWA) MM-1



- CWA-1. CONCRETE WASHOUT AREA**
- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 100' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' 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 (18 MG. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - 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.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - 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.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

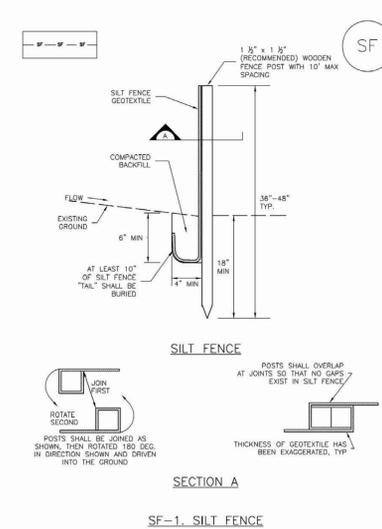
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

SM-4 Vehicle Tracking Control (VTC)

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**
- 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).
 - 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.
 - A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
 - 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**
- 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.
 - ROCK SHALL BE REPLACED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOULDER OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Silt Fence (SF) SC-1



SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1 Silt Fence (SF)

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER FLOWING. 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 FLOODING AND DEPOSITION.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SILT FENCE 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 UPSTREAM OF THE SILT FENCE MUST BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - 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.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)**
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common Name	Botanical Name	Growth Season	Growth Form	Seeds/Pound	Pounds of PLS/acre
Alkali Soil Seed Mix					
Alkali warden	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Beau widge	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Solar streambank wheatgrass	<i>Agropyron equisetum 'Solar'</i>	Cool	Sod	170,000	2.5
Junc tall wheatgrass	<i>Agropyron elongatum 'Junc'</i>	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron amabilis 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Elythium crested wheatgrass	<i>Agropyron cristatum 'Elythium'</i>	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina 'Dural'</i>	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Solar streambank wheatgrass	<i>Agropyron equisetum 'Solar'</i>	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron amabilis 'Arriba'</i>	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow fescue	<i>Allopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum 'Pathfinder'</i>	Warm	Sod	389,000	1.0
Alkali tall wheatgrass	<i>Agropyron elongatum 'Alba'</i>	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix					
Rubens Canadian bluegrass	<i>Poa compressa 'Rubens'</i>	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina 'Dural'</i>	Cool	Bunch	565,000	1.0
Clinton perennial ryegrass	<i>Lolium perenne 'Clinton'</i>	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 June 2012

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season	Growth Form	Seeds/Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	<i>Schizanthus scoparium 'Camper'</i>	Warm	Bunch	240,000	1.0
Private sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Cool	Bunch	5,208,000	0.25
Vaughn sidotus grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron amabilis 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Elythium crested wheatgrass	<i>Agropyron cristatum 'Elythium'</i>	Cool	Sod	175,000	1.5
Oaks intermediate wheatgrass	<i>Agropyron intermedium 'Oaks'</i>	Cool	Sod	115,000	5.5
Vaughn sidotus grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron amabilis 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.5

1 All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if used in broadcast and should be increased by 50 percent if the seeding is done using a Bolten Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

2 See Table TS/PS-3 for seeding dates.

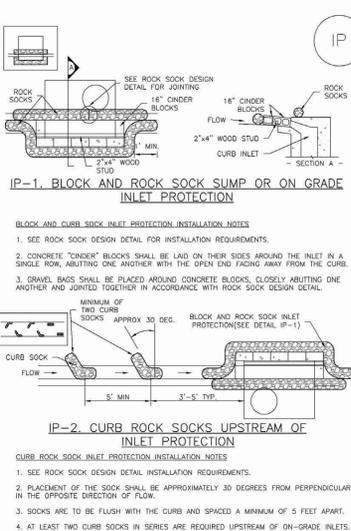
3 If site is to be irrigated, the transition turf seed rates should be doubled.

4 Crested wheatgrass should not be used on slopes steeper than 0H to 1V.

5 Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sidotus grama.

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

SC-6 Inlet Protection (IP)



- IP-1. BLOCK AND ROCK SOCK SUMP OR ON-GRADE INLET PROTECTION**
- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "CHINER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.
- IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**
- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

SC-6 Inlet Protection (IP)

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION OF INLET PROTECTION. -TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
 - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A MINOR/MAJOR EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
 - WHEN JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS, CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- INLET PROTECTION 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 UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES SIZE OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/3 OF THE HEIGHT FOR STRAW BALES.
 - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDING AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)**
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**

IP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

EPC TYPE A (REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC TYPE B

EPC TYPE C (REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC TYPE D (6" RAMP CURB)

EPC TYPE E (6" RAMP CURB)

SCALE: NOT TO SCALE

7/9/09
 DATE APPROVED: André P. Brackin
 DEPARTMENT OF TRANSPORTATION

Typical Curb and Gutter Details Standard Drawing
 DESIGN DATE: 7/7/11
 FILE NAME: SD_2-20

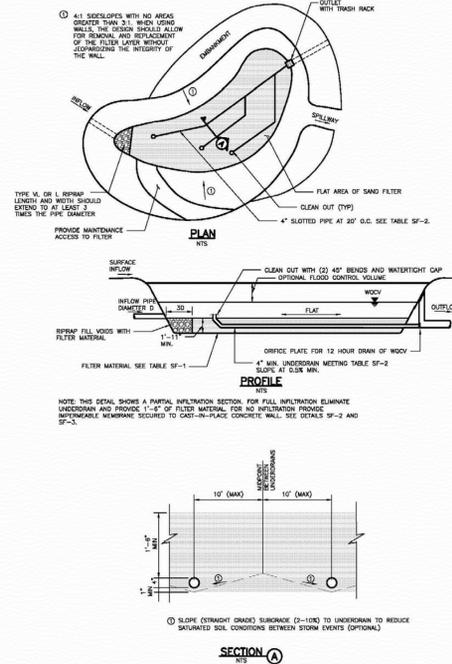
El Paso Logo.jpg

GRADING AND EROSION CONTROL NOTES:

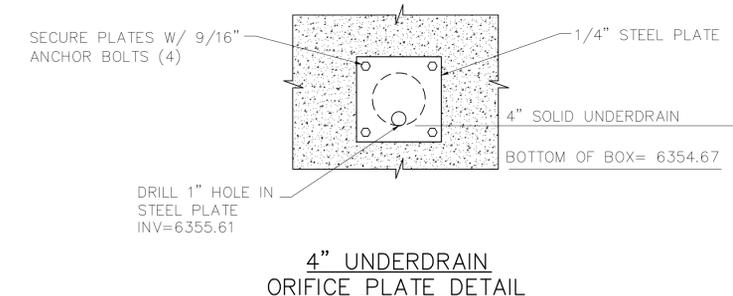
- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
- 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 INTERIM 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.
- 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.
- 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 STORMWATER MANAGEMENT PLAN (SWMP).
- 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.
- 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- 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.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- 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.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- 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 STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER 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.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- 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 INCLUDED IN 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY TERRACON # 23055071 MAY 30, 2006. AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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 FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

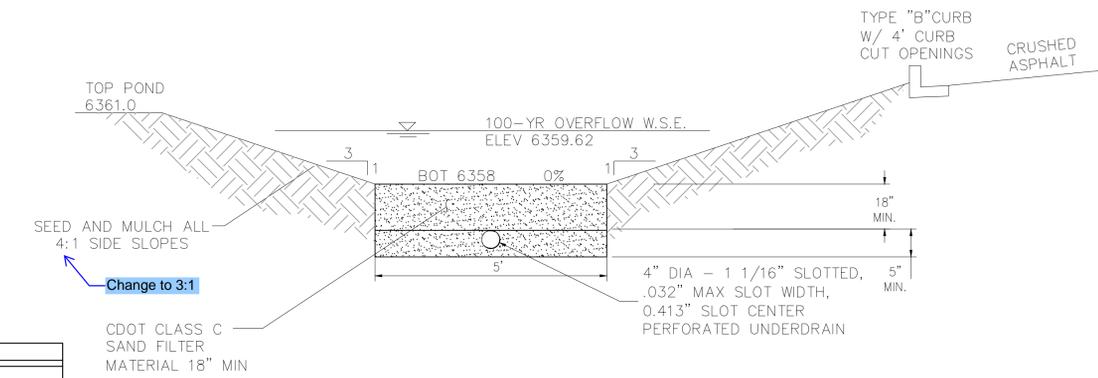
T-6 Sand Filter



Urban Drainage and Flood Control District
 Urban Storm Drainage Criteria Manual Volume 3
 November 2010



4" UNDERDRAIN ORIFICE PLATE DETAIL



SAND FILTER POND/SPILLWAY DETAIL

WQCV SUMMARY	
EPC/URBAN DRAINAGE SAND FILTER BASIN-SEE STD DET.	
WQCV REQUIRED	= 1787 CF
WQCV PROVIDED	= 1851 CF
AREA REQUIRED	= 836 SF
AREA PROVIDED	= 850 SF
100 YR OUTLET - CDOT TYPE C INLET TOP OF BOX=6359.30	
100 YR WSE = 6359.62	
EMERGENCY SPILLWAY EL = 6359.75	

GRADING & EROSION CONTROL PLAN DETAILS
 LOT 2, PADMARK BUSINESS PARK FIL. NO. 1
 JOB NO. 44-031
 DATE PREPARED: FEBRUARY 19, 2018
 DATE REVISED:

EL PASO COUNTY FILE NO. PPR 18-000



20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

Markup Summary

dsdgrimm (6)

NO. 1
PPR 18-020

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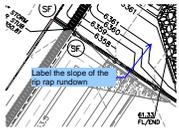
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PPR 18-000



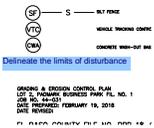
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Identify as a temporary sediment basin during construction



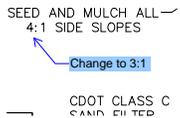
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Label the slope of the rip rap rundown



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Delineate the limits of disturbance



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Change to 3:1



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Provide the easements as shown on the approved plat.

AutoCAD SHX Text (352)

SHEET 4 OF 9

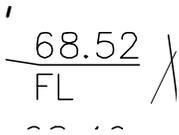
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SHEET 4 OF 9

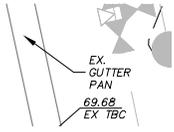


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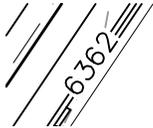
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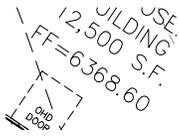
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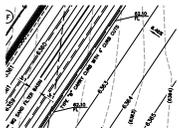
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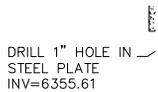
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COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH 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. 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.



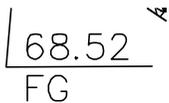
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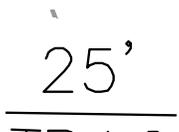
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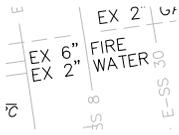
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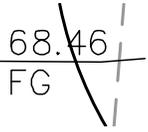


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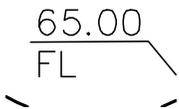
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FLOWLINE

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VEHICLE TRACKING CONTROL
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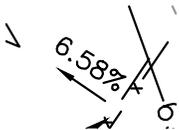
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PROP MIN CONT
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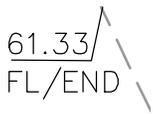
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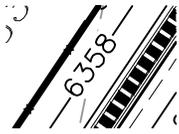
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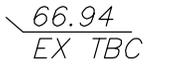
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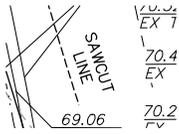
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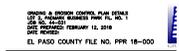
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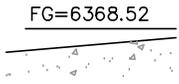
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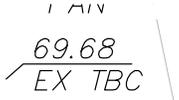
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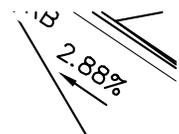
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EX EOA

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SHEET 3 OF 9

178.64 LF 18" RCP

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PROP. 178.64 LF 18" RCP 178.64 LF 18" RCP

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SECURE PLATES W/ 9/16" ANCHOR BOLTS (4)

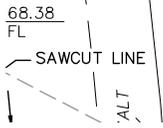
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SECURE PLATES W/ 9/16" ANCHOR BOLTS (4)

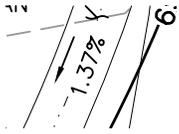
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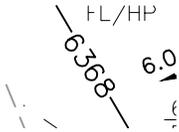
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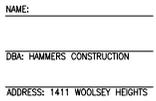
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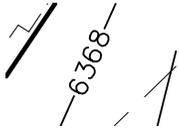
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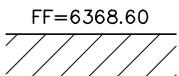
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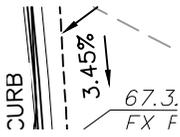


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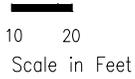


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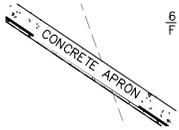
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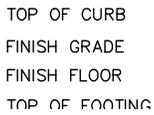
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Date:
Color:



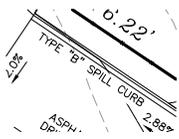
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Author: AutoCAD SHX Text
Date:
Color:



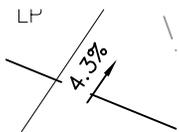
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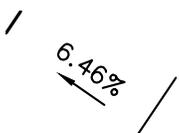
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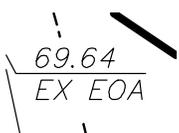
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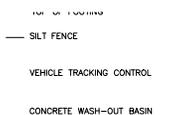
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Author: AutoCAD SHX Text
Date:
Color:



Subject:
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Color:



Subject:
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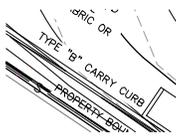
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40

Subject:
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Date:
Color:

66.40
EX EOA

Subject:
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Author: AutoCAD SHX Text
Date:
Color:



Subject:
Page Label: [1] SHT 1 GRADING TYPE "B" CARRY CURB
Author: AutoCAD SHX Text
Date:
Color:

68.48
FG

Subject:
Page Label: [1] SHT 1 GRADING 68.48 FG
Author: AutoCAD SHX Text
Date:
Color:

70.52
EX TBC

Subject:
Page Label: [1] SHT 1 GRADING 70.52 EX TBC
Author: AutoCAD SHX Text
Date:
Color:

6.00%

Subject:
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Date:
Color:



Subject:
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Author: AutoCAD SHX Text
Date:
Color:

66.05
EX EOA

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6364
3)

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Color:

68.38
FL

Subject:
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Color:

68.38 FL

66.00
FL

Subject:
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Date:
Color:

66.00 FL

6365

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

6365

EXISTING
FLOWLINE
TOP OF CURB

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

FLOWLINE

68.52
FG

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

68.52 FG

ROLL GATE
TYPE "B" CARRY CURB

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

TYPE "B" CARRY CURB

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

6356

HALLGREN PROPERTIES INC
LOT 1, PADMARK BUSINESS PARK, TYPE "B" FIL
NO. 1, REC. NO. 217714046

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

HALLGREN PROPERTIES INC LOT 1 PADMARK
BUSINESS PARK FIL. NO. 1, REC. NO.
217714046

6365

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

6365

1/4" STEEL PLATE

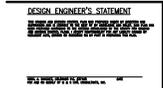
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Date:
Color:

1/4" STEEL PLATE

64.95
FL

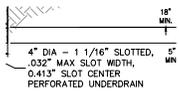
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Color:

64.95 FL



Subject:
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Author: AutoCAD SHX Text
Date:
Color:

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 NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.



WAY

Subject:
Page Label: [1] SHT 2 GRADING
Author: AutoCAD SHX Text
Date:
Color:

4" DIA - 1 1/16" SLOTTED, .032" MAX SLOT WIDTH, 0.413" SLOT CENTER PERFORATED UNDERDRAIN

69.39
FL/HP

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

69.39 FL/HP

71.00
EX TBC

Subject:
Page Label: [1] SHT 1 GRADING
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Date:
Color:

71.00 EX TBC

67.40
FL

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

67.40 FL

6358

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

6358

LOW POINT
HIGH POINT
EXISTING

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

HIGH POINT

(SF)

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

SF

25'
SETBACK

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

SETBACK

ADDRESS: 1411 WOODLEY HEIGHTS COLORADO SPRING

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY IF COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE DESIGN, DIMENSION AND ADEQUACY OF THE DESIGN. DIMENSIONS BE CONFIRMED AT THE JOB SITE. THE CO

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

%%UEL PASO COUNTY:

TYPE "B" CURB
W/ 4' CURB
CUT OPENINGS



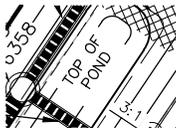
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TYPE "B" CURB W/ 4' CURB CUT OPENINGS

68.52
FG

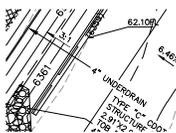
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68.52 FG



Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

TOP OF POND



Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

4" UNDERDRAIN



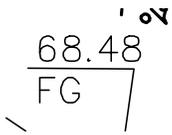
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Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

NOTE: ALL DOWNSPOUTS SHALL BE DIRECTED TO WATER QUALITY FACILITY

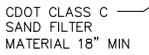
PROPOSED
BUILDING
12,500 S.F.
= 6.70

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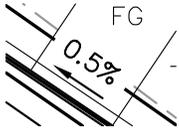
BUILDING



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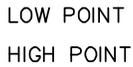
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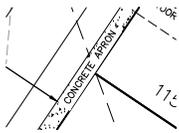
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Page Label: [1] SHT 1 GRADING 0.5%
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Subject:
Page Label: [1] SHT 1 GRADING FG
Author: AutoCAD SHX Text
Date:
Color:



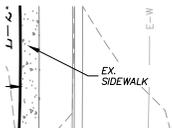
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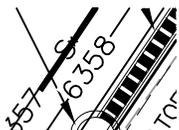
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Subject:
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Author: AutoCAD SHX Text
Date:
Color:



Subject:
Page Label: [1] SHT 1 GRADING EX. SIDEWALK
Author: AutoCAD SHX Text
Date:
Color:



Subject:
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Author: AutoCAD SHX Text
Date:
Color:

63.68
FL

Subject:
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Author: AutoCAD SHX Text
Date:
Color:

63.68 FL

62.29
EX FL

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

62.29 EX FL

6361

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Date:
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6361

67.75
FG

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Color:

67.75 FG

69.60
EX EOA

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Date:
Color:

69.60 EX EOA

68.58
EX TBC

Subject:
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Date:
Color:

68.58 EX TBC

PROP. 26.19 LF 30" RCP

Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

PROP. 26.19 LF 30" RCP

6359
SAND FILL

Subject:
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6359

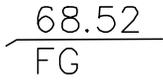
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EX MIN CONT
PROP MAJ CONT

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EX MIN CONT



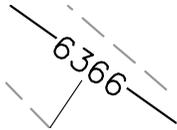
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 Date:
 Color:



Subject: CWA
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Subject: 6366
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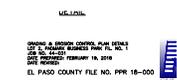
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Subject: PROPERTY BOUNDARY
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 Author: AutoCAD SHX Text
 Date:
 Color:



Subject: ASPHALT DRIVEWAY
 Page Label: [1] SHT 1 GRADING
 Author: AutoCAD SHX Text
 Date:
 Color:



Subject: EL PASO COUNTY FILE NO. PPR 18-000
 Page Label: [1] SHT 2 GRADING
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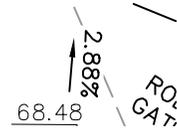
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 Author: AutoCAD SHX Text
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(SF)

Subject: SF
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:



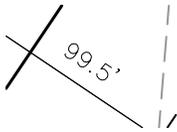
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Author: AutoCAD SHX Text
Date:
Color:



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Author: AutoCAD SHX Text
Date:
Color:



Subject: 6367
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:



Subject: 99.5'
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:



Subject: 69.80 EX TBC
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

TOP OF CURB
FINISH GRADE
FINISH FLOOR
TOP OF FOOTING

Subject: FINISH FLOOR
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
Date:
Color:

63.01
EX EOA

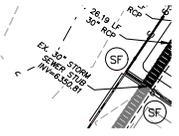
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70.44
EX TBC

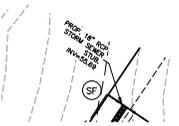
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6360 -

Subject:
Page Label: [1] SHT 1 GRADING 6360
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Date:
Color:



Subject:
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Author: AutoCAD SHX Text
Date:
Color:



Subject:
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EX MAJ CONT

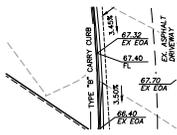
EX MIN CONT

Subject:
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Author: AutoCAD SHX Text
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Color:



Subject:
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Color:

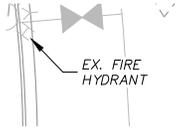
GRADING AND EROSION CONTROL NOTES:
1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM DEVELOPMENT SERVICES AND A PRECONSTRUCTION CONFERENCE IS HELD WITH DEVELOPMENT SERVICES INSPECTIONS. 2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, 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 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 STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER 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 PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF. 6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE SOIL EROSION CONTROL MEASURES FOR ALL SLOPES.



Subject: TYPE "B" CARRY CURB
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Author: AutoCAD SHX Text
Date:
Color:



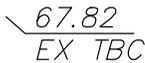
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Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
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Color:



Subject: EX. FIRE HYDRANT
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Color:



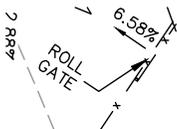
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Color:



Subject: 67.82 EX TBC
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Date:
Color:



Subject: EX. ASPHALT DRIVEWAY
Page Label: [1] SHT 1 GRADING
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Date:
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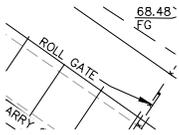
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Date:
Color:



Subject: DATE
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Color:



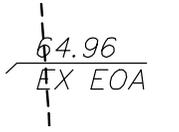
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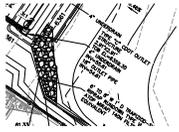
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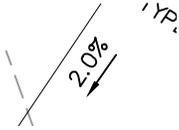
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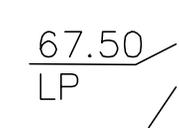
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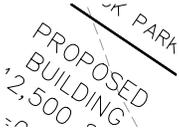
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INV=55.61 18" OUTLET PIPE INV=54.61



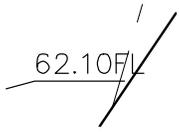
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Author: AutoCAD SHX Text
Date:
Color:



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Subject: 62.10FL
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Subject: GRADING & EROSION CONTROL PLAN LOT 2,
Page Label: [1] SHT 1 GRADING
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PADMARK BUSINESS PARK FIL. NO. 1 JOB
NO. 44-031 DATE PREPARED: FEBRUARY 19,
2018 DATE REVISED:

GRADING & EROSION CONTROL PLAN
LOT 2, PADMARK BUSINESS PARK, FIL. NO. 1
JOB NO. 44-031
DATE PREPARED: FEBRUARY 19, 2018
DATE REVISION:
EL PASO COUNTY FILE NO. PPR 18-C
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2018/02/19 09:02
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180119101.dwg

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM

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JENNIFER IRVINE, P.E.

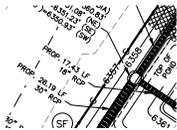


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6359

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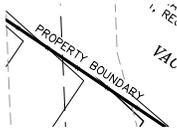
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6360



Subject:
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EL PASO COUNTY, STATE OF COLORADO



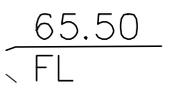
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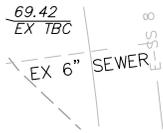
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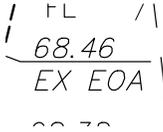


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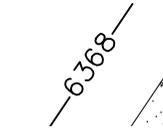
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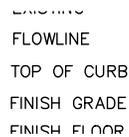
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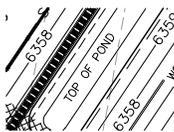
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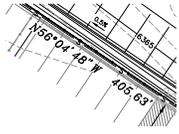
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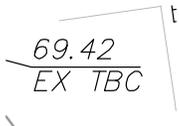
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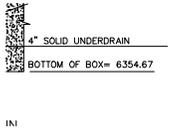
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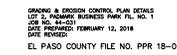
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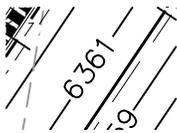
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Date: DETAILS LOT 2, PADMARK BUSINESS PARK
Color: FIL. NO. 1 JOB NO. 44-031 DATE PREPARED:
FEBRUARY 12, 2018 DATE REVISED:



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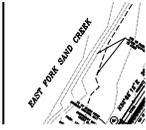
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71.04
EX TBC

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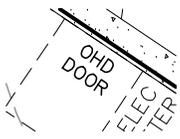
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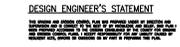
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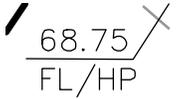
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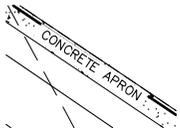
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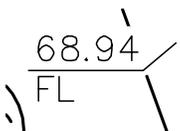
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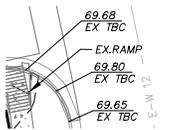
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69.24
EX EOA

Subject:
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69.24 EX EOA

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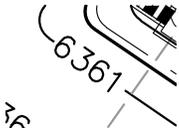
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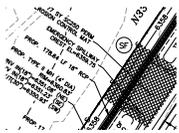
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EMERGENCY SPILLWAY CREST EL=6359.75



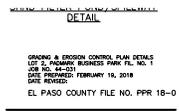
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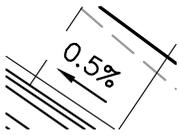
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N56°04'48"W 276.22'



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GRADING & EROSION CONTROL PLAN
DETAILS LOT 2, PADMARK BUSINESS PARK
FIL. NO. 1 JOB NO. 44-031 DATE PREPARED:
FEBRUARY 19, 2018 DATE REVISED:



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FINISH GRADE
FINISH FLOOR
TOP OF FOOTING
— SILT FENCE

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~~VACANT~~
NO. 217

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62.49
EX EOA

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EPC/URBAN DRAINAGE S
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Date:
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1.25%

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Date:
Color:

69.35
FL

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69.27
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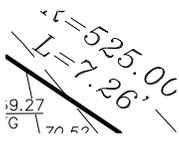
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EX MIN CONT
PROP MAJ CONT
PROP MIN CONT

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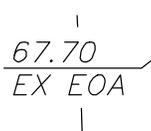
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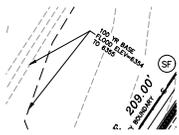
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WQCV PROVIDED = 1851 CF
AREA REQUIRED = 836 SF
AREA PROVIDED = 850 SF

Subject: WQCV REQUIRED = 1787 CF
Page Label: [1] SHT 2 GRADING
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EPC/URBAN DRAINAGE SAND FIL
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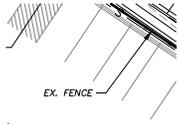
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LP

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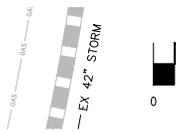
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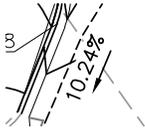
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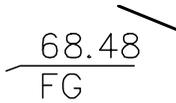
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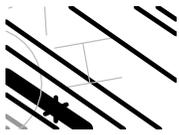


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WQCV PROVIDED = 1851 CF
AREA REQUIRED = 836 SF
AREA PROVIDED = 850 SF
100 YR OUTLET - CDOT TYPE 1
100 YR WSE = 6359.62
EMERGENCY SPILLWAY EL = 6359.62

Subject: AREA PROVIDED = 850 SF
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Subject: SHEET 5 OF 9
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FOR LOCATING & MARKING GAS,



Subject:
Page Label: [1] SHT 1 GRADING
Author: AutoCAD SHX Text
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6359



Subject:
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%%UBUILDING FINISH FLOOR DETAIL



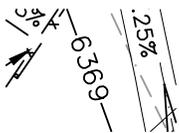
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DATE



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6369



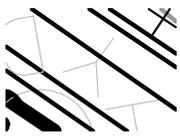
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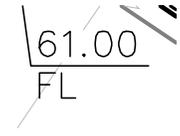
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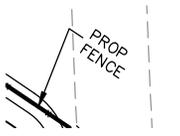
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61.00 FL



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12,500 S.F.



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PROP FENCE



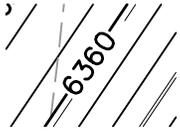
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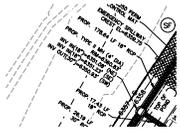
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6364



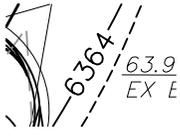
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6360



Subject:
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Date:
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PROP. TYPE II MH (4' DIA) RIM=6360.83' INV
 IN(18")=6351.08' (NE) INV IN(18")=6351.23' (SE)
 INV OUT(30")=6350.93' (SW)

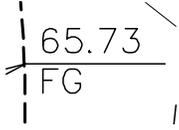


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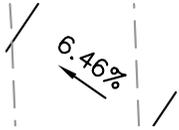
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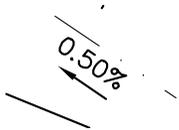
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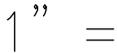


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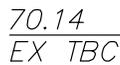
BUILDING FINISH FLOOR U



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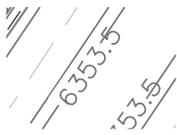
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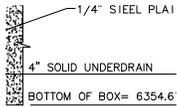
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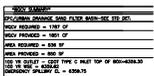
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Subject: VIRGIL A. SANCHEZ, COLORADO P.E. #37160
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Subject: EPC/URBAN DRAINAGE SAND FILTER
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Subject: 6361
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Subject: CALL 1-800-922-1987
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PADMARK BUSINESS PARK FIL.
EL PASO COUNTY, STATE OF COLORADO
GRADING & EROSION CONTROL PLAN



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GRADING & EROSION CONTROL PLAN



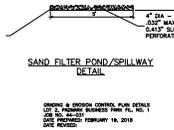
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EL PASO COUNTY FILE NO. PPR 18-000

69.65
EX TBC

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Color:

69.65 EX TBC



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Color:

SAND FILTER POND/SPILLWAY DETAIL

70.27
EX TBC

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70.27 EX TBC

62.10
FL

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62.10 FL



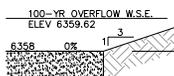
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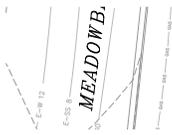
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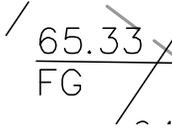


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100-YR OVERFLOW W.S.E. ELEV 6359.62



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Subject: 65.33 FG
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TC

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DENNIS WINE, P.E.
 COUNTY ENGINEER / ECM ADMINISTRATOR

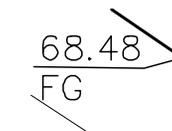
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65.33
FL/HP

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65.33 FL/HP

6356

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6356

CARRY CURB
PROPERTY BOUNDARY
(SF)

Subject:
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Date:
Color:

PROPERTY BOUNDARY

ED
GAS METER

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GAS METER

NAME:

Subject:
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NAME:

L=248.16'

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D

WQCV SUMMARY	
EPC/URBAN DRAINAGE SAND FILTE	
WQCV REQUIRED =	1787 CF
WQCV PROVIDED =	1851 CF
AREA REQUIRED =	836 SF
AREA PROVIDED =	850 SF
100 YR OUTLET - CDOT TYPE C	
100 YR WQCV =	2180 CF

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WQCV PROVIDED = 1851 CF

TOP POND
6361.0

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TOP POND 6361.0

TOP OF FOOT
- SILT FENCE

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6367
9.75

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64.95
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PROPERTY
BOUNDARY
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67.40
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EX ASPHALT
DRIVEWAY

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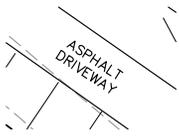
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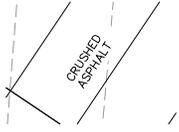
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ASPHALT DRIVEWAY



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CRUSHED ASPHALT



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ELEC METER

20'

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