

CHRISTIAN BROTHERS AUTOMOTIVE - FALCON

LOT 2, WOODMEN HILLS FILING NO. 7J, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

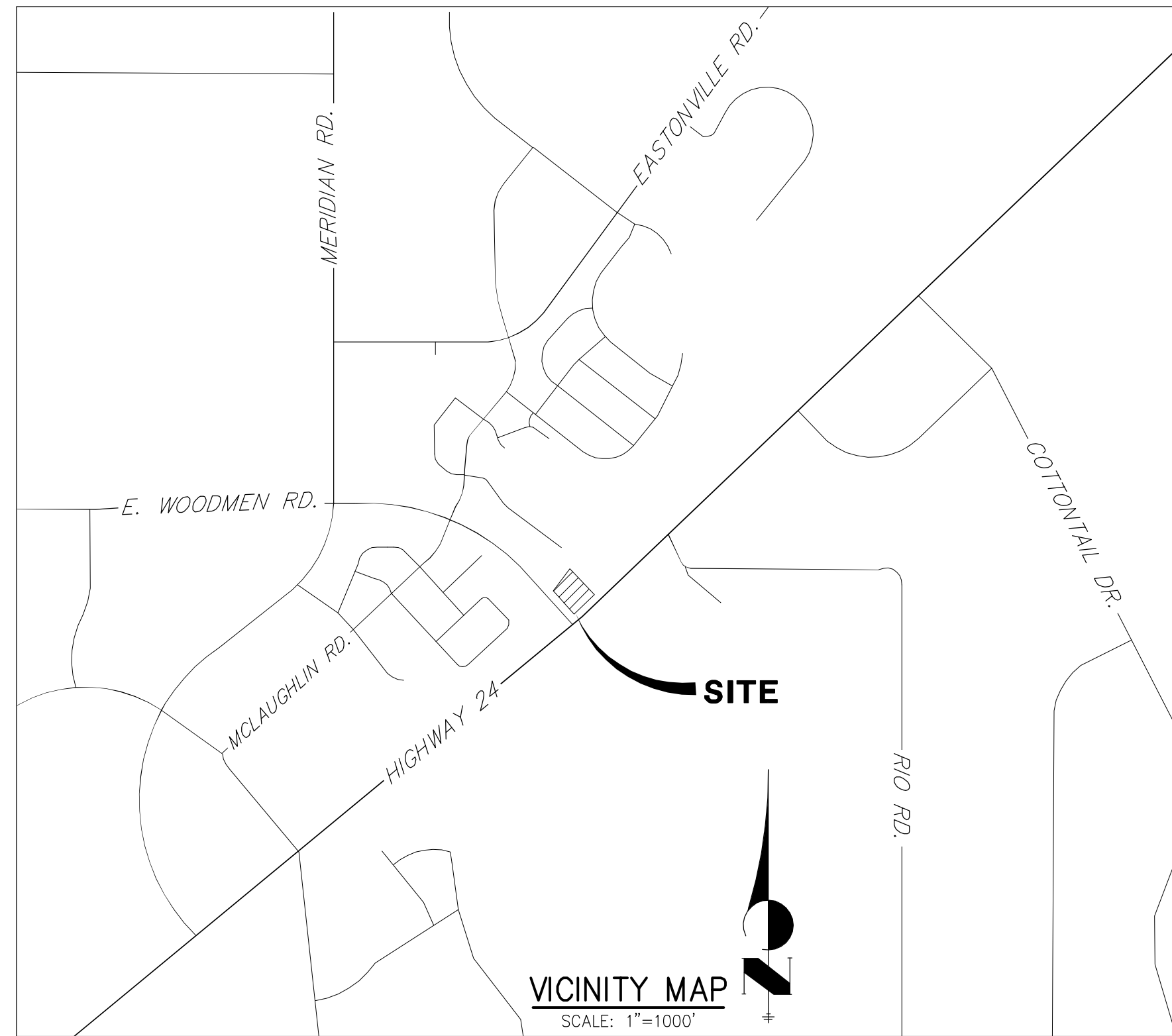
COUNTY OF EL PASO, STATE OF COLORADO

SITE DEVELOPMENT PLAN

GRADING AND EROSION CONTROL NOTES

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
2. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
4. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. 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 BMP'S 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 PCD 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 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 BMP'S 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 BMP'S 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).
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THESWMP 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 STORMWATER 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. BMP'S 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 MATERIAL WASTES 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 STORMWATER 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 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.
20. 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.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
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 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.
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 EARTH SCIENCE, LLC 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 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
 WOOD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT



SHEET INDEX	
1	- COVER SHEET
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3	- SITE PLAN
4	- PRELIMINARY GRADING PLAN
5	- UTILITY SERVICE PLAN
6	- GRADING & EROSION CONTROL PLAN

AGENCIES

OWNER/DEVELOPER:	CHRISTIAN BROTHERS AUTOMOTIVE 17725 KATHY FREEWAY, SUITE 200 HOUSTON, TX 77094 JONATHAN WAKEFIELD, (832) 655-5940
CIVIL ENGINEER:	JR ENGINEERING, LLC 3730 SINTON ROAD, SUITE 219 COLORADO SPRINGS, COLORADO 80907 GLENN ELLIS, PE (303) 267-6241
ENGINEERING DIVISION:	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PIKES PEAK REGIONAL DEVELOPMENT CENTER 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, COLORADO 80910 (719) 520-6300
GAS DEPARTMENT:	COLORADO SPRINGS UTILITIES 1521 HANCOCK EXPRESSWAY COLORADO SPRINGS, COLORADO 80947 TONY COLVIN (719) 668-5768
ELECTRIC DEPARTMENT:	MOUNTAINVIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN RD. PEYTON, COLORADO 80831 719) 495-2283
TELEPHONE COMPANY:	CENTURY LINK (LOCATORS) (719) 597-8418 A.T.& T. (LOCATORS) (719) 635-3674
FIRE DEPARTMENT:	FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831 TRENT HALWIG (719) 495-4050
WATER AND SANITARY	WOODMEN HILLS METRO DISTRICT 8046 EASTONVILLE RD. PEYTON, CO 80831 DANNY EVERETT (719) 495-2500

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

An Additional page indicating the ADA Route must also be attached to the Site Development plan

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER

GLENN D. ELLIS, P.E.
 COLORADO P.E. 38861
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

PREPARED FOR CHRISTIAN BROTHERS AUTOMOTIVE 17725 KATHY FREEWAY, SUITE 200 HOUSTON, TX 77094 JONATHAN WAKEFIELD (832) 655-5940 JWAKEFIELD@CBAC.COM	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2593 Fort Collins 970-491-9888 • www.jrengineering.com	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
BY _____ DATE _____	No. _____ REVISION _____	H-SCALE 1"=1000' V-SCALE N/A DATE 03/06/18 DESIGNED BY NQJ DRAWN BY NQJ CHECKED BY _____
CHRISTIAN BROTHERS AUTOMOTIVE - FALCON COVER SHEET	SHEET 1 OF 6	JOB NO. 25127.00

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A	A
CENTERLINE	---	---
CITY LIMITS		
WIRE FENCE	x	x
CHAIN LINK FENCE	o	o
WOOD FENCE	o	o
MASONRY FENCE	o	o
GUARDRAIL	u	u
CONC. BARRIER	u	u
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN	---	---
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE	~	~
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	C/F	C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	■	■
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▷	▷
RIPRAP	⊞	⊞
SANITARY SEWER		
LINE MARKER	Mkr S ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	○
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	○	○
FIRE CONNECTION	○	○
MANHOLE	⊙	●
BEND	⊞	⊞
BLOW-OFF VALVE	⊞	⊞
WELL	⊙	●
METER	⊙	●
VALVE	⊞	⊞
REDUCER	⊞	⊞
THRUST BLOCK	⊞	⊞
CROSS	⊞	⊞
PLUG W/ THRUST BLOCK	⊞	⊞
TEE	⊞	⊞
REVERSE ANCHOR	⊞	⊞
ANODE	⊞	⊞
AIR & VACUUM VALVE ASSEMBLY	⊞	⊞
TRANSMISSION BLOW-OFF ASSEMBLY	⊞	⊞
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊞	⊞
PLUG	⊞	⊞
TEE	⊞	⊞
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊞	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊞	
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊞	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊞	
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊞	⊞
GUY ANCHOR	○	○
GUY POLE	○	○
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH#	TH#
FIRM AGENCY	---	---

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	• AC
BRASS CAP - FOUND	• BC
BENCHMARK - FOUND	+
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	□
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	△
MONUMENT - FOUND (ALTERNATE 5)	■
MONUMENT - FOUND (ALTERNATE 6)	●
MONUMENT - FOUND (ALTERNATE 7)	▲
NAIL & WASHER - FOUND	• NAIL & WASHER
PANEL - FOUND	+
PK NAIL - FOUND	• PK NAIL
ROW MONUMENT - FOUND	⊞
ROW MARKER - FOUND	⊞
SECTION CORNER - FOUND	+
SECTION CORNER - SET	+
QUARTER-SECTION CORNER - FOUND	+
QUARTER-SECTION CORNER - SET	+
SECTION CENTER - FOUND	⊙
SECTION CENTER - FOUND	⊙
CONTROL/TRVERSE POINT - SET	△

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER	⊞	⊞
TRAFFIC SIGNAL BOX	⊞	⊞
TRAFFIC SIGNAL POLE	⊞	⊞
TRAFFIC SIGNAL	⊞	⊞
BARRICADE	⊞	⊞
GUARD RAIL POST	⊞	⊞
IMPACT ATTENUATOR	⊞	⊞
BRIDGE STYLE HIGHWAY SIGN POST	⊞	⊞
CANTILEVER STYLE HIGHWAY SIGN POST	⊞	⊞
RAILROAD MARKER/SIGN	⊞	⊞
STREET LIGHT	⊞	⊞
STREET LIGHT - SINGLE	⊞	⊞
STREET LIGHT - DOUBLE	⊞	⊞
LUMINAIRE	⊞	⊞
ALTERNATE LUMINAIRE	⊞	⊞
SIGNAL MAST ARM W/ LUMINAIRE	⊞	⊞
PEDESTAL POLE FOUNDATION	⊞	⊞
TRAFFIC SIGNAL POLE	⊞	⊞
ROUND PULL BOX	⊞	⊞
MEDIUM PULL BOX	⊞	⊞
LARGE PULL BOX (20X33X15)	⊞	⊞
SIGNAL HEAD WITHOUT BACK PLATE	⊞	⊞
SIGNAL HEAD WITH BACK PLATE	⊞	⊞
PEDESTRIAN SIGNAL HEAD	⊞	⊞
VIDEO IMAGE DETECTOR	⊞	⊞
OPTICOM DETECTOR	⊞	⊞
VEHICLE DETECTION ZONE	⊞	⊞

STORM WATER MANAGEMENT

KEY	SYMBOL
CHECK DAM	⊞
CONSTRUCTION ROAD STABILIZATION	⊞
CURB SOCK INLET PROTECTION	⊞
CONCRETE WASHOUT AREA	⊞
DIVERSION DITCH AND DIKE, TEMPORARY	⊞
DIVERSION CHANNEL, TEMPORARY	⊞
DEWATERING	⊞
EROSION CONTROL BLANKET	⊞
INLET FILTER	⊞
INLET PROTECTION	⊞
MULCHING	⊞
OUTLET PROTECTION	⊞
PAVED FLUME	⊞
PERMANENT SEEDING	⊞
REINFORCED CONCRETE DAM	⊞
ROUGH CUT STREET CONTROL	⊞
SEDIMENT BASIN	⊞
SEDIMENT CONTROL LOG	⊞
SILT FENCE	⊞
SURFACE ROUGHENING	⊞
STABILIZED STAGING AREA	⊞
SEDIMENT TRAP	⊞
STRAW BALE BARRIER	⊞
TERRACING	⊞
TEMPORARY SEEDING	⊞
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	⊞
TEMPORARY STREAM CROSSING FORD TYPE	⊞
TEMPORARY SLOPE DRAIN	⊞
VEHICLE TRACKING CONTROL	⊞
VEHICLE TRACKING CONTROL WITH WASH RACK	⊞

DRAINAGE REPORT PLANS

KEY	SYMBOL
BASIN DESIGNATION (NO COEFFICIENT)	⊞
BASIN DESIGNATION (1 COEFFICIENT)	⊞
BASIN DESIGNATION (2 COEFFICIENTS)	⊞
ANALYSIS POINT IDENTIFIER	⊞
BASIN DESIGNATION (HISTORIC)	⊞
BASIN DESIGNATION (DEVELOPED)	⊞
SUB-BASIN DESIGNATION (DEVELOPED)	⊞
DRAINAGE PIPE IDENTIFIER	⊞
DRAINAGE POINT IDENTIFIER (HEXAGONAL)	⊞
DRAINAGE POINT IDENTIFIER (TRIANGULAR)	⊞
SWMM DESIGNATION 1	⊞
SWMM DESIGNATION 2	⊞
SWMM DESIGNATION 3	⊞
SWMM DESIGNATION 4	⊞

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊞	⊞
TREE - DECIDUOUS	⊞	⊞
SHRUB/BUSH	⊞	⊞
SHRUBS AND BUSHES	⊞	⊞
IRRIGATION BOX	⊞	⊞
IRRIGATION SPRINKLER	⊞	⊞
IRRIGATION VALVE	⊞	⊞
BOLLARD	⊞	⊞
FLAGPOLE	⊞	⊞

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

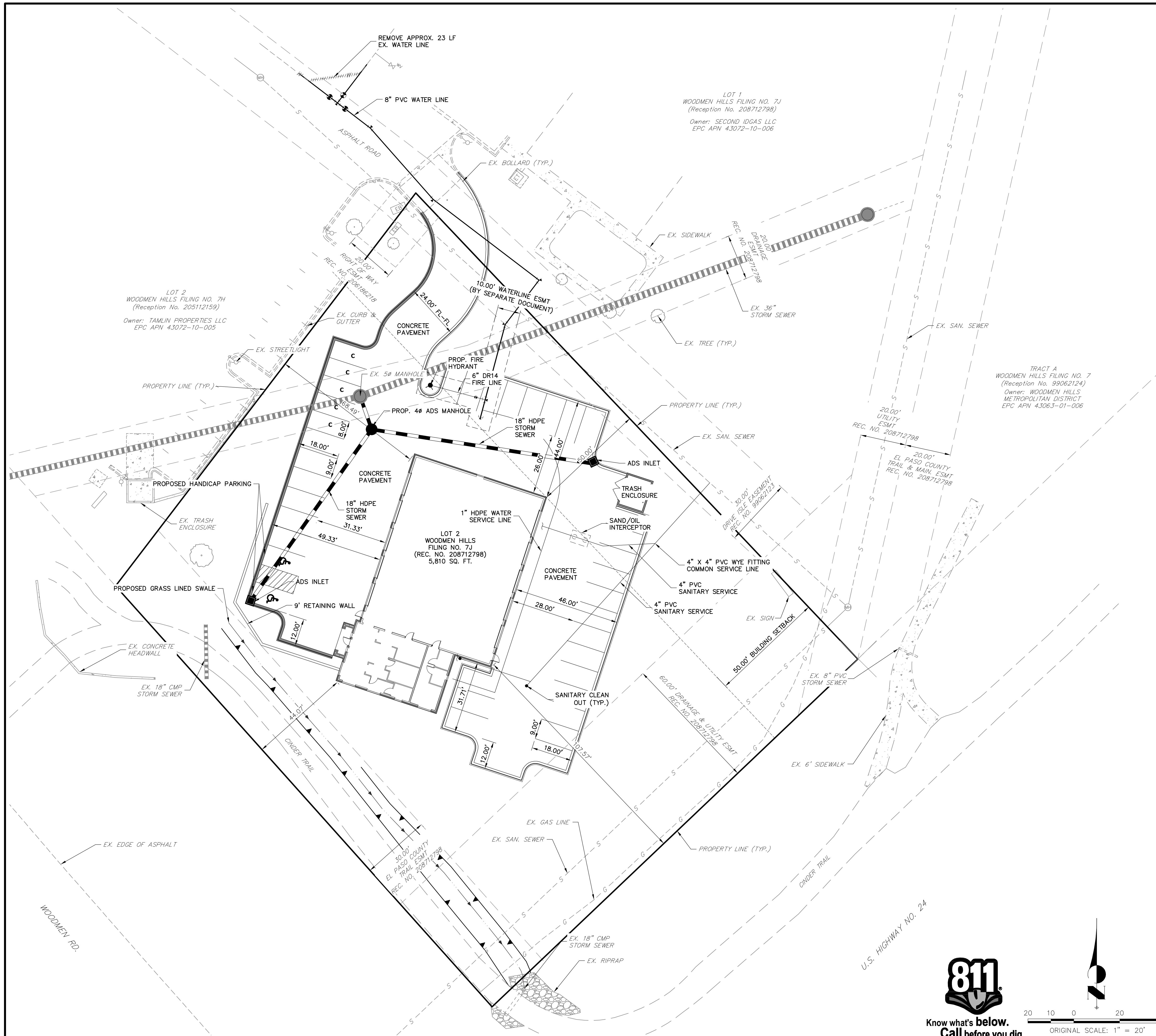
PREPARED FOR
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
JONATHAN WAKEFIELD
(832) 655-5940
JWAKEFIELD@CBAC.COM

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

No.	REVISION	BY	DATE				
				N/A	N/A	N/A	N/A

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				03/06/18	NQJ	NQJ	NQJ

CHRISTIAN BROTHERS AUTOMOTIVE - FALCON
LEGEND



- NOTES**
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 - THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
 - ALL ROOF DRAINS WILL DRAIN TO PAVED AREAS OR STORM DRAINS.

- LEGEND**
- 6" VERT. CURB W/ 1' GUTTER
 - SPILL CURB W/ 1' GUTTER
 - c COMPACT PARKING STALLS (8' X 18')

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
 ENGINEERING

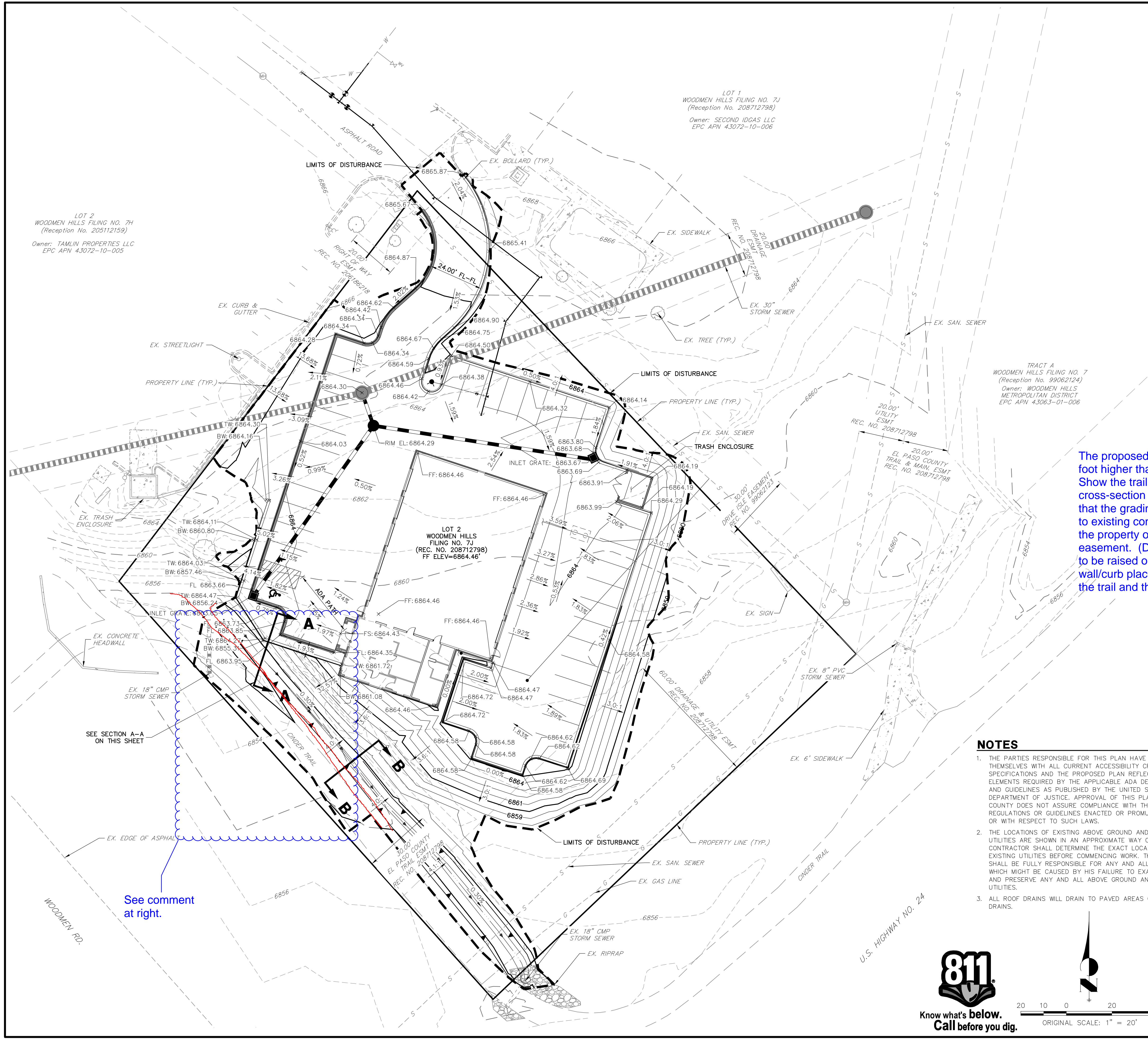
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

GLENN D. ELLIS, P.E.
 COLORADO P.E. 38861
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

20 10 0 20 40
 ORIGINAL SCALE: 1" = 20'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR CHRISTIAN BROTHERS AUTOMOTIVE 17725 KATY FREEWAY, SUITE 200 HOUSTON, TX 77094 JONATHAN WAKEFIELD (832) 655-5940 JWAKEFIELD@CBAC.COM	J.R. ENGINEERING A Wehrman Company Centennial 303-740-9888 • Colorado Springs 719-588-2683 Fort Collins 970-491-9888 • www.jrengineering.com
No.	REVISION
H-SCALE 1" = 20'	V-SCALE N/A
DATE 03/06/18	DESIGNED BY NQJ
DRAWN BY NQJ	CHECKED BY
BY DATE	
Christian Brothers Automotive - Falcon SITE PLAN	
SHEET 3 OF 6	JOB NO. 25127.00



LEGEND:

	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED STORM PIPE
	EX. STORM PIPE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	LIMITS OF DISTURBANCE (LOD)
	TOP OF WALL
	BOTTOM OF WALL

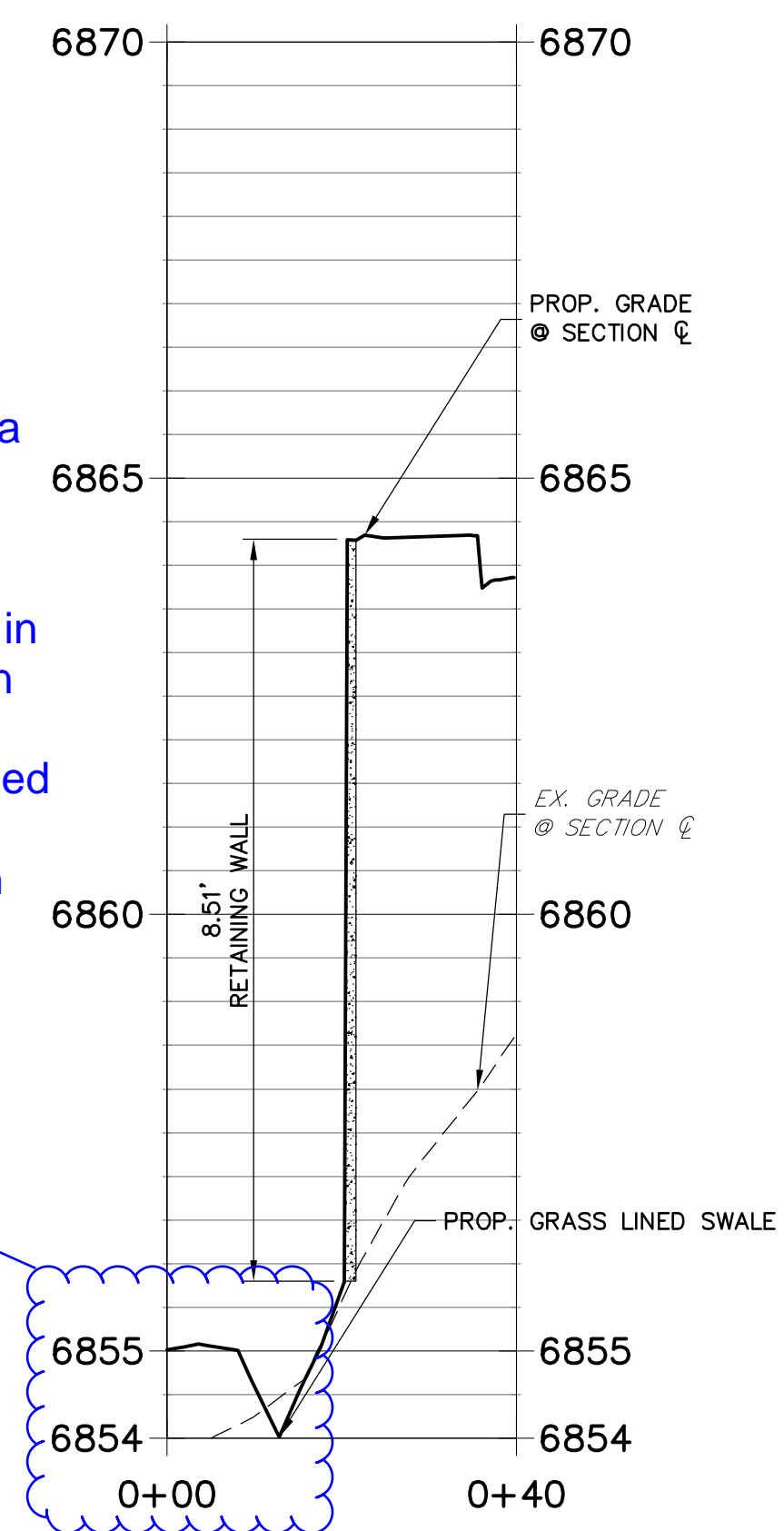
NOTES

1. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
2. TOTAL DISTURBED AREA: 0.92 AC

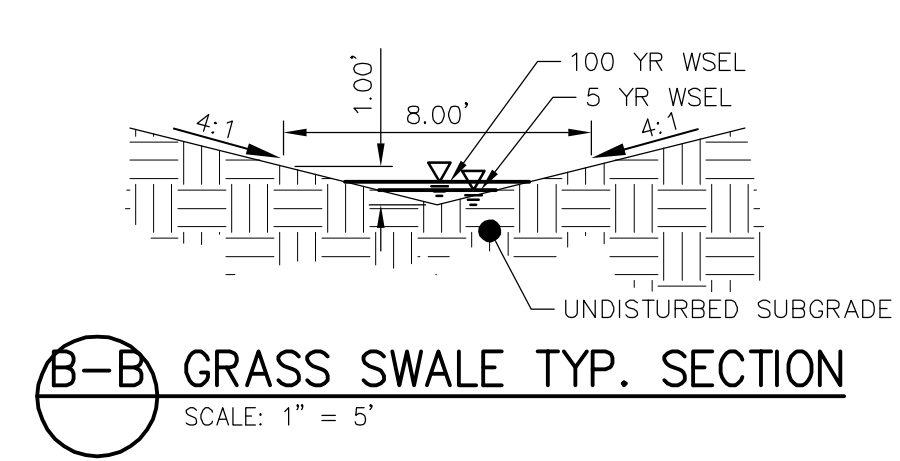
PRELIMINARY EARTHWORK

CUT (CY)	FILL (CY)	NET (CY)
209	3,500	3,291

**SECTION A-A PROFILE
STA 0+00.00 TO 0+40.00**



The proposed grading is a foot higher than the trail. Show the trail on the cross-section and ensure that the grading plan ties in to existing contours within the property or grading easement. (Does trail need to be raised or a short wall/curb placed between the trail and the swale?)



- NOTES**
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
 3. ALL ROOF DRAINS WILL DRAIN TO PAVED AREAS OR STORM DRAINS.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL
BY
ENGINEERING

**PRELIMINARY
NOT FOR
CONSTRUCTION**

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, INC.



Know what's below.
Call before you dig.



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

PREPARED FOR
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
JONATHAN WAKEFIELD
(832) 655-5940
JWAKEFIELD@CBAC.COM

J.R. ENGINEERING
A Westman Company

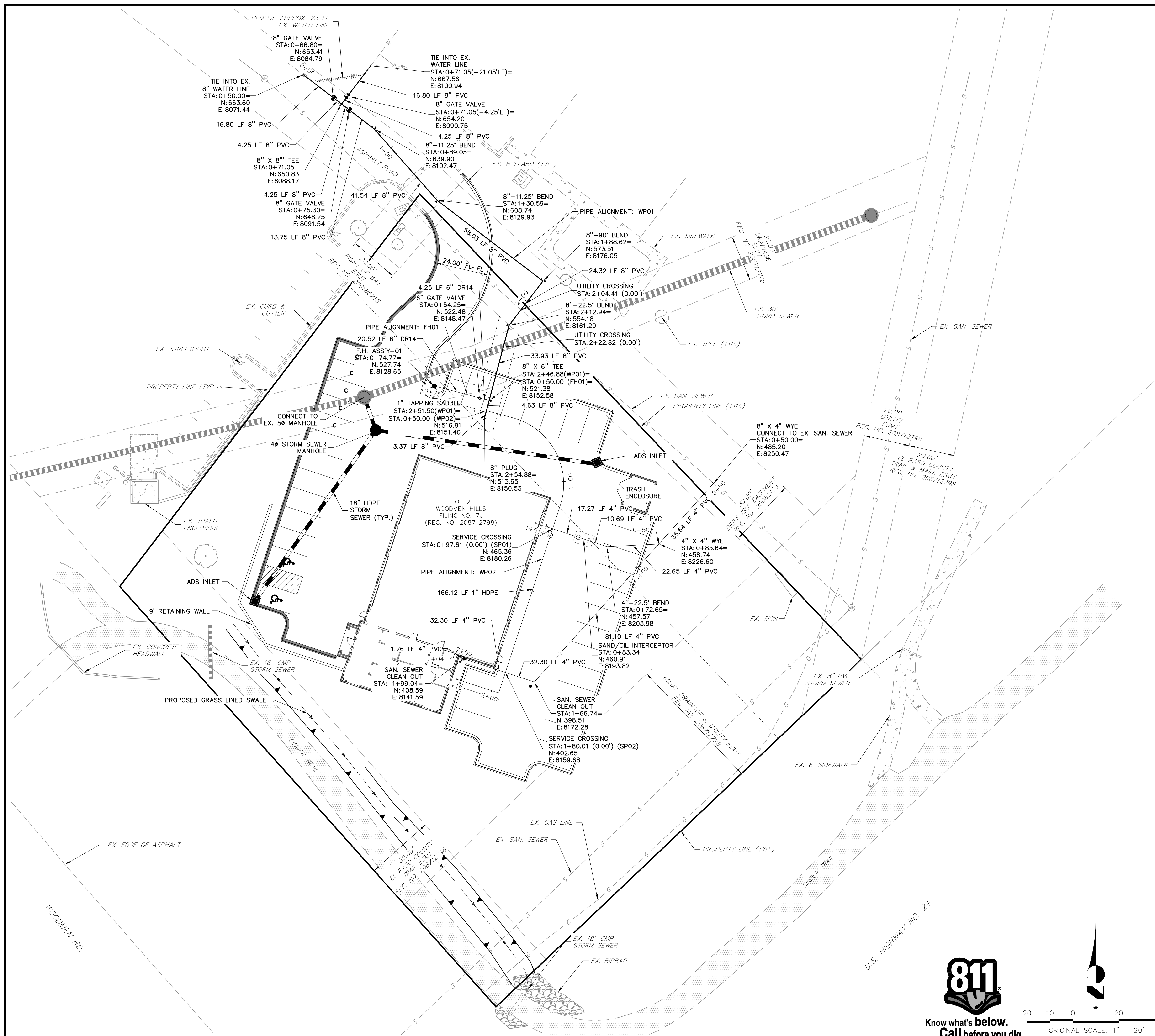
Central 303-740-9883 • Colorado Springs 719-588-2683
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	N/A	03/06/18	REB	NQJ	

CHRISTIAN BROTHERS AUTOMOTIVE - FALCON
PRELIMINARY GRADING PLAN

SHEET 4 OF 6
JOB NO. 25127.00



NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
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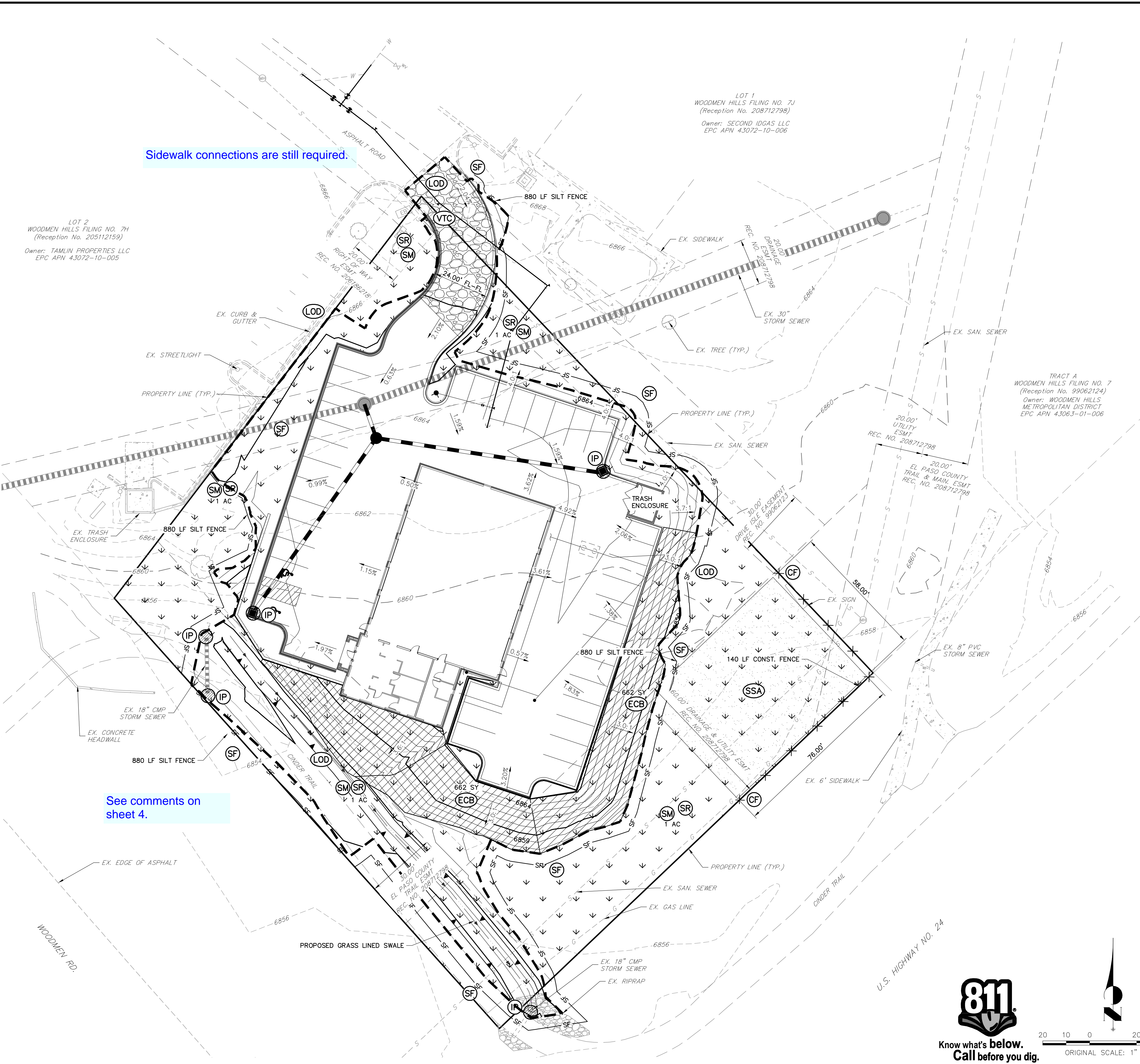
PREPARED FOR
CHRISTIAN BROTHERS AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	N/A	03/06/18	NQJ	NQJ	NQJ

**CHRISTIAN BROTHERS
AUTOMOTIVE - FALCON**
UTILITY SERVICE PLAN



Sidewalk connections are still required.

See comments on sheet 4.

LEGEND

- 5800 --- CONCRETE CURB & GUTTER
- 5000 --- EXISTING INDEX CONTOUR
- 5000 --- EXISTING CONTOUR
- 5000 --- PROPOSED INDEX CONTOUR
- 5000 --- PROPOSED CONTOUR
- --- PROPOSED EASEMENT
- --- EXISTING EASEMENT
- --- RIGHT OF WAY
- --- PROPERTY LINE
- LOD --- LIMIT OF CONSTRUCTION
- CM --- CONSTRUCTION MARKER
- IP --- INLET PROTECTION
- TSD --- TEMPORARY SLOPE DRAIN
- SF --- SILT FENCE
- CF --- CONSTRUCTION FENCE
- SR SM --- SURFACE ROUGHENING/SEEDING & MULCHING
- SSA --- STABILIZED STAGING AREA
- VTC --- VEHICLE TRACKING CONTROL
- CWA --- CONCRETE WASHOUT AREA
- RS --- ROCK SOCK
- SB --- SEDIMENT BASIN
- SD --- SLOPE DRAIN
- SCL --- SEDIMENT CONTROL LOG
- ECB --- EROSION CONTROL BLANKET
- C/F - --- CUT-FILL LIMITS

PRELIMINARY EARTHWORK		
CUT (CY)	FILL (CY)	NET (CY)
209	3,500	3,291

- ### NOTES
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
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ENGINEER'S STATEMENT

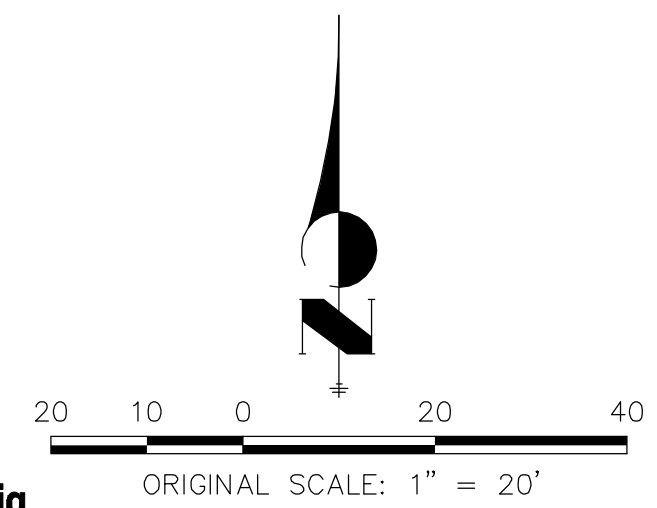
PREPARED UNDER MY DIRECT SUPERVISION AND CONTROL AS A PROFESSIONAL ENGINEER

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CONSTRUCTION

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COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, INC.



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No.	REVISION	BY	DATE

CHRISTIAN BROTHERS AUTOMOTIVE - FALCON
GRADING & EROSION CONTROL PLAN

SHEET 6 OF 6
JOB NO. 25127.00

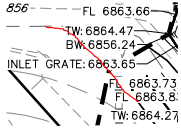
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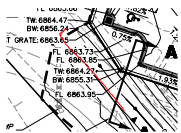


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Date: 4/10/2018 10:07:33 AM
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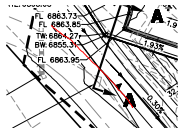
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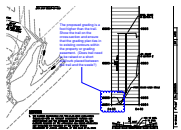
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The proposed grading is a foot higher than the trail. Show the trail on the cross-section and ensure that the grading plan ties in to existing contours within the property or grading easement. (Does trail need to be raised or a short wall/curb placed between the trail and the swale?)



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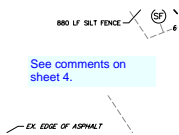


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Date: 4/10/2018 10:07:43 AM
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Sidewalk connections are still required.



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See comments on sheet 4.

Markup Summary

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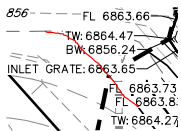
The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

An Additional page indicating the ADA Route must also be attached to the Site Development plan

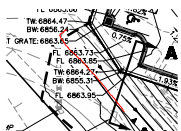


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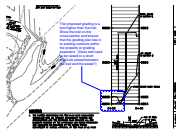
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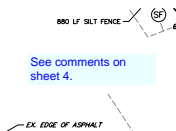
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