

CITY LINK TRUCKING
225 N. CURTIS ROAD, COLORADO SPRINGS, CO 80930
Construction Drawings
El Paso County, Colorado

PREPARED FOR:
T-BONE CONSTRUCTION, INC
1310 FORD STREET
Colorado Springs, CO 80915

PREPARED BY:
JPS
ENGINEERING
PREPARED BY:
19 East Willamette Avenue
Colorado Springs, Colorado 80909
April, 2024

AGENCIES/CONTACTS

OWNER:	LAND VIEW LLC 2908 E. GUNNISON ST. COLORADO SPRINGS, CO 80909	WATER/WASTEWATER:	N/A
DEVELOPER:	T-BONE CONSTRUCTION, INC 1310 FORD STREET COLORADO SPRINGS, CO 80915 MR. DANIEL HURNEY (719)570-1456	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987 A.T. & T. (LOCATORS) (719)635-3674

GEC PLAN SHEET INDEX

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ENGINEER:

DESIGN ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION 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 LIABILITY CAUSED BY NEGLIGENCE ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

John P. Schwab 4/23/24
JOHN P. SCHWAB, P.E. #29891 DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN

OWNER SIGNATURE DATE
NAME: T-BONE CONSTRUCTION, INC
ADDRESS: 1310 FORD STREET,
COLORADO SPRINGS, CO 80915
PHONE (719)570-1456 EMAIL: Daniel.Hurney@tboneconstruction.com

EL PASO COUNTY:

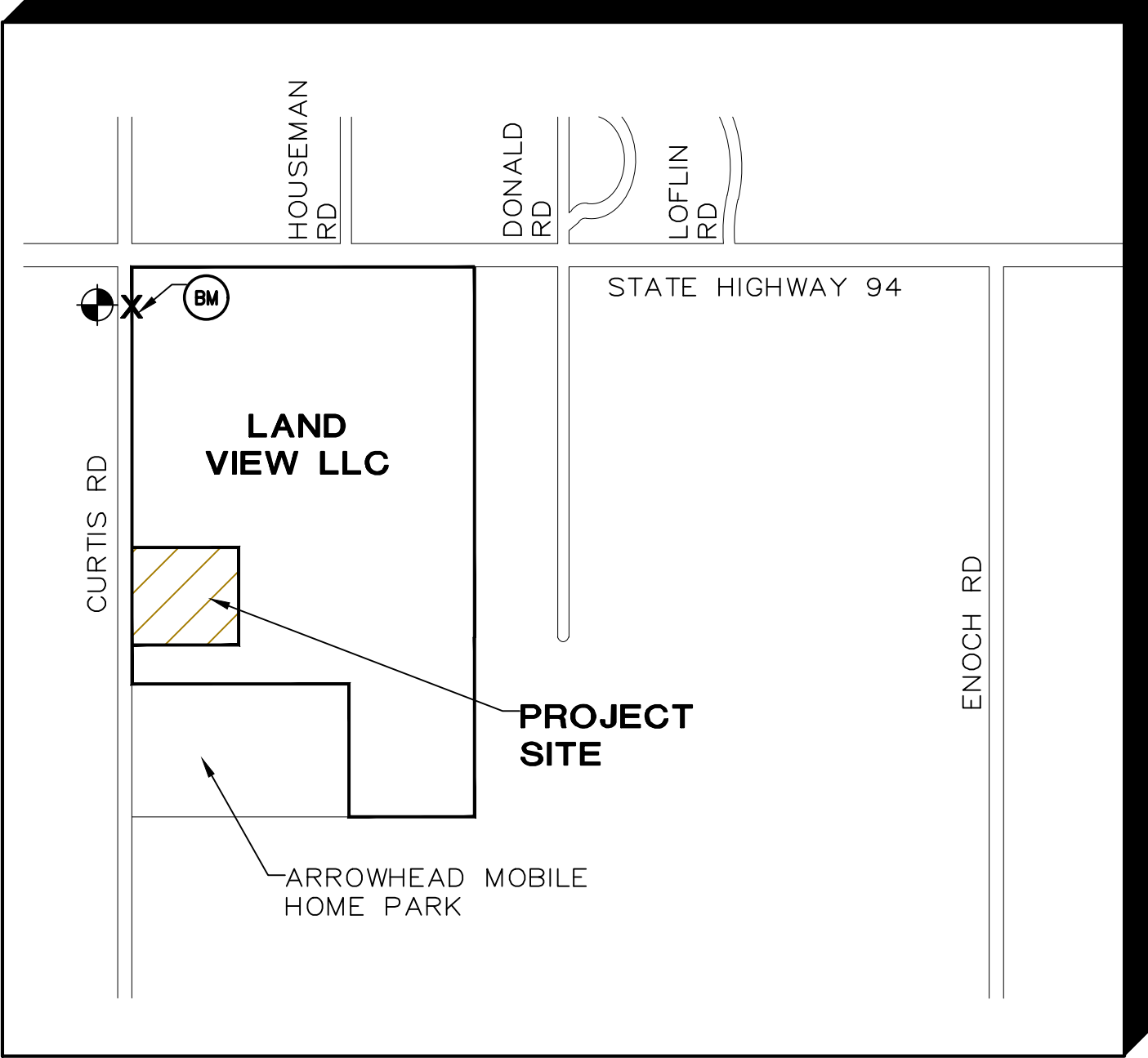
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

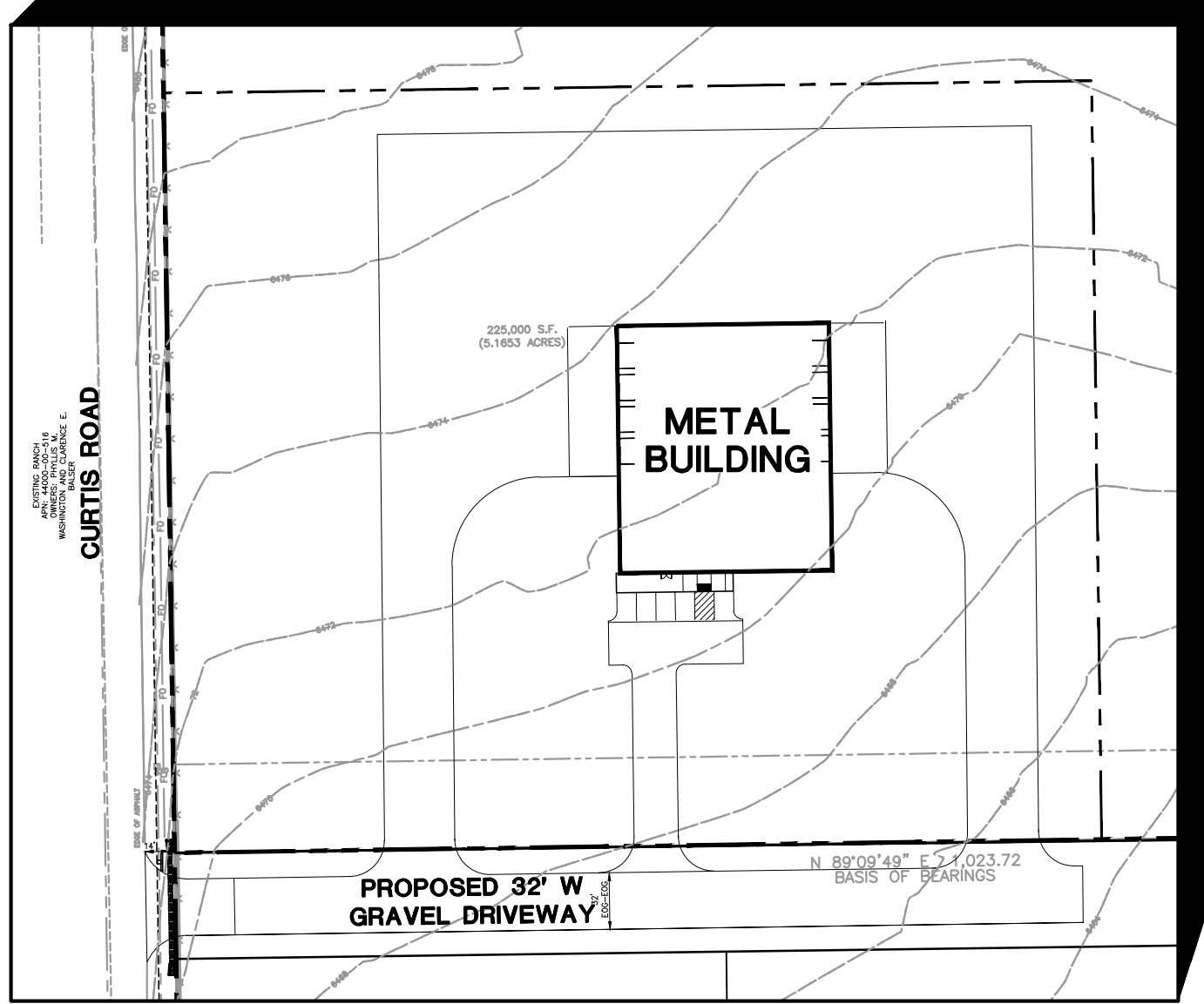
IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E., 07/16/2024
COUNTY ENGINEER / ECM ADMINISTRATOR DATE

PCD FILE NO. PPR2339

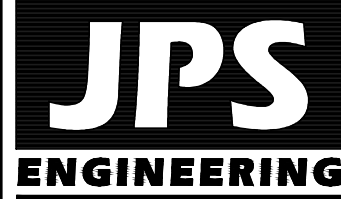


VICINITY MAP
NOT TO SCALE

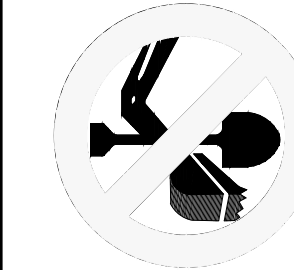


SITE MAP
NTS

BENCHMARK
CONTROL POINT #1003
FROM LDC TOPO SURVEY (NO.4
REBAR ALONG WEST BOUNDARY)
EL=6484.09 (DATUM=NGVD 29)



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

BY	DATE	REVISION
JPS	09/07/23	EPC SUBMITTAL
JPS	02/22/24	COUNTY COMMENTS
JPS	04/23/24	COUNTY COMMENTS

No.	REVISION
1	EPC SUBMITTAL
2	COUNTY COMMENTS
3	COUNTY COMMENTS

HORZ. SCALE: 1"=30'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LDC	CHECKED: JPS
CREATED: 08/29/22	LAST MODIFIED: 04/23/24
PROJECT NO: 052301	MODIFIED BY: PV
SHEET:	

C1.0

COUNTY GENERAL NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
- A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
4. 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 DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP WITH CLASS B BEDDING UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW (DEPT. OF PUBLIC WORKS) AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.
3. GRADING AND DRAINAGE WITHIN LOTS IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS AND PROPERTY OWNERS.

COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-B REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

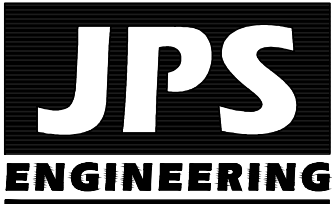
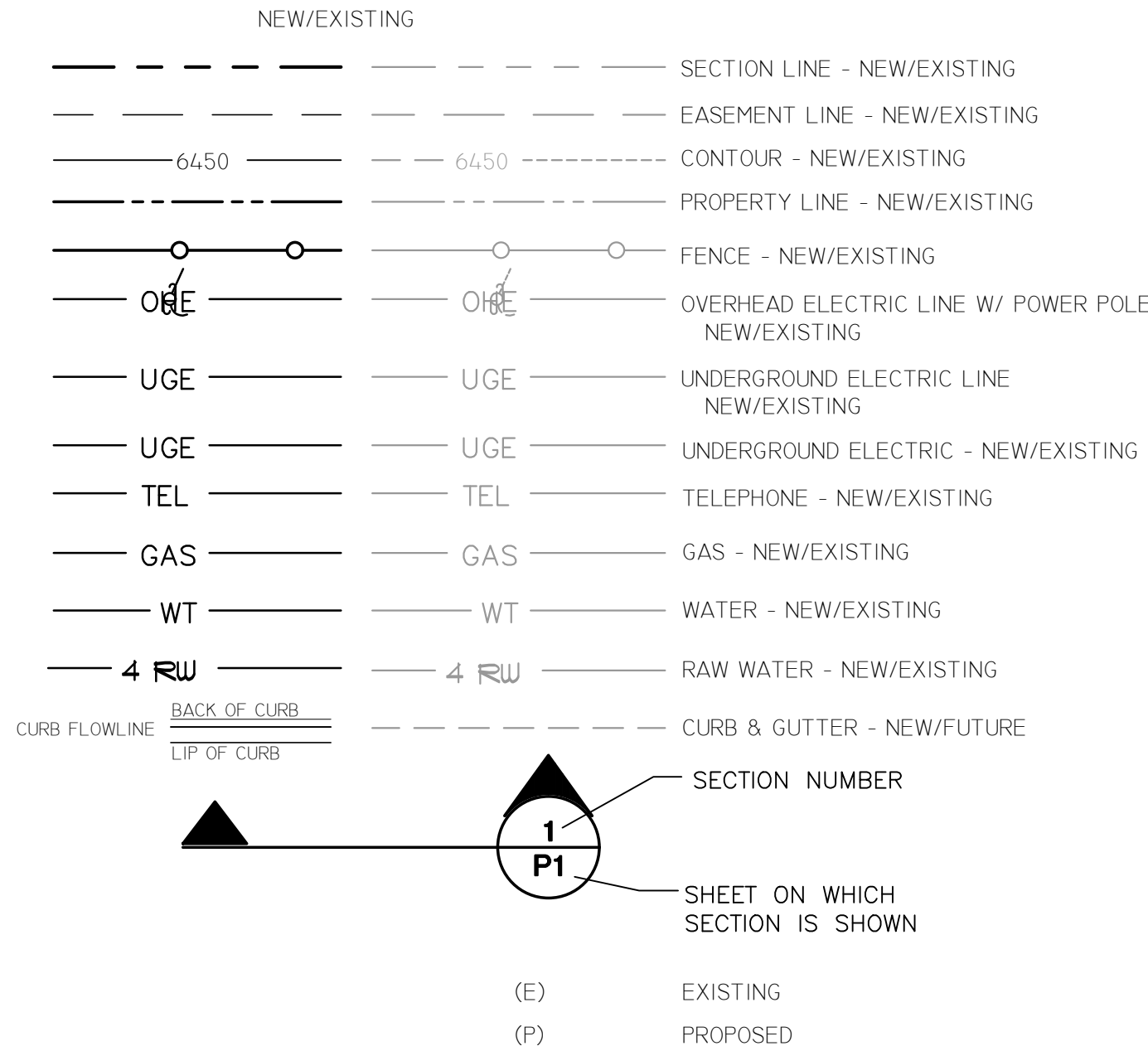
PROJECT GENERAL CIVIL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
- * INTERNATIONAL BUILDING CODE, LATEST EDITION ADOPTED BY LOCAL JURISDICTION
 - * PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
 - * EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM), LATEST EDITION.
 - * PROJECT GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ACCESS TO THE APPLICABLE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
6. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL DRY UTILITIES SHALL BE 36".
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
8. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
9. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH 4" TOPSOIL AND DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE ("FOOTHILLS SEED MIX").
10. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER CONTROL MEASURES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
11. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
12. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
14. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
15. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE PROJECT GEOTECHNICAL REPORT AND COUNTY ENGINEERING SPECIFICATIONS.
16. CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSSPAN CONSTRUCTION SHALL MEET CITY CRITERIA.
17. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
18. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

HANDICAP ACCESS NOTES:

1. RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.
2. ACCESS AISLES MAY NOT EXCEED A 2% (1:48) SLOPE IN ANY DIRECTION.
3. HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).
4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
5. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.

LEGEND:



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION		BY	DATE

GENERAL NOTES AND LEGEND

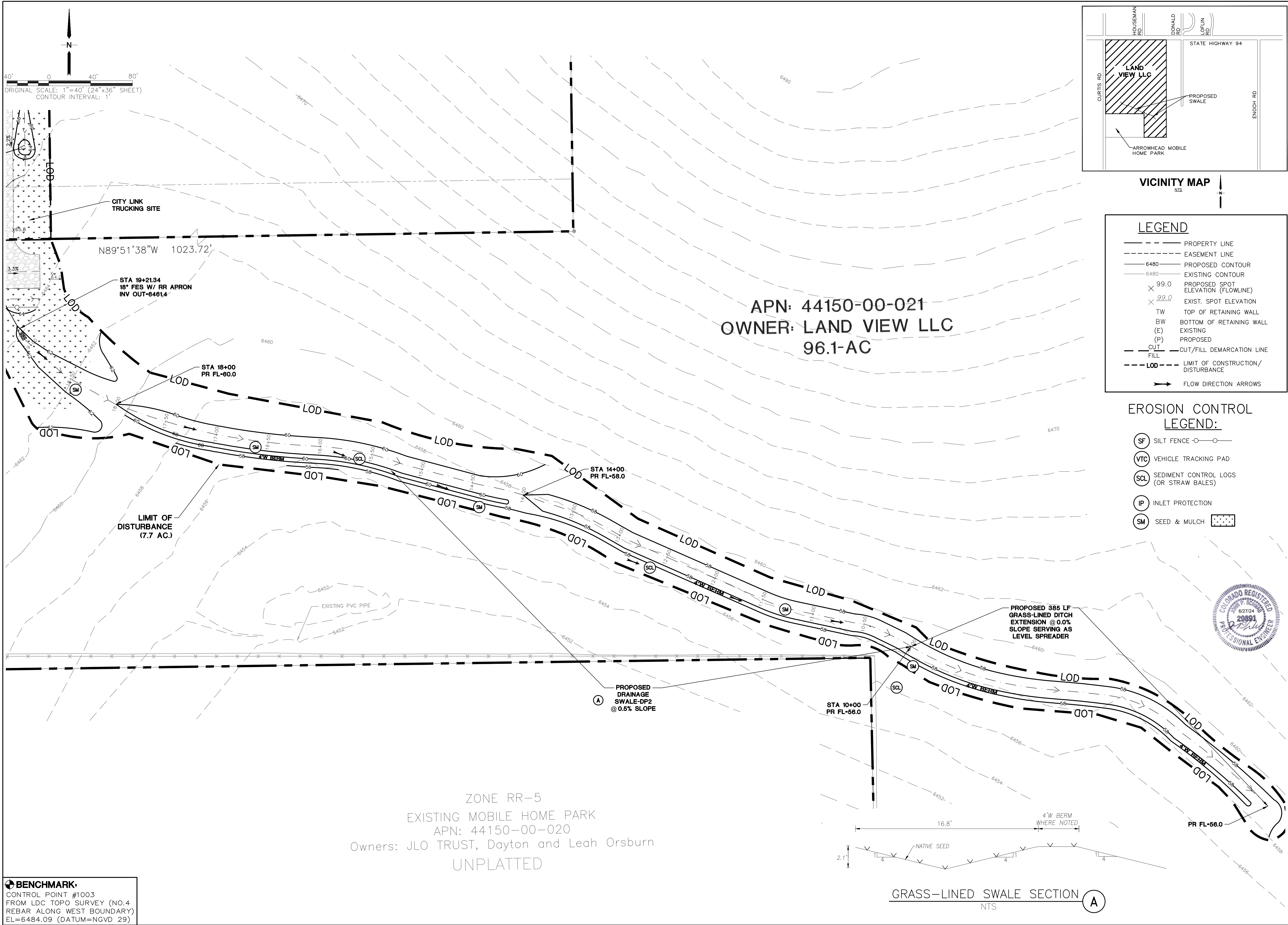
CITY LINK TRUCKING
225 N. CURTIS ROAD, COLORADO SPRINGS, CO 80930

HORZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	08/29/22	LAST MODIFIED:	02/16/24
PROJECT NO:	052301	MODIFIED BY:	PV

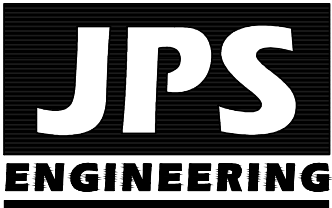
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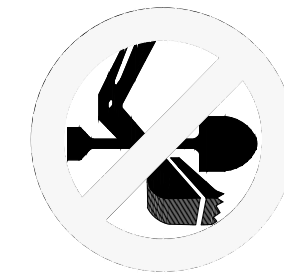
C1.1



BENCHMARK:
CONTROL POINT #1003
FROM LDC TOPO SURVEY (NO.4
REBAR ALONG WEST BOUNDARY)
EL=6484.09 (DATUM=NGVD 29)



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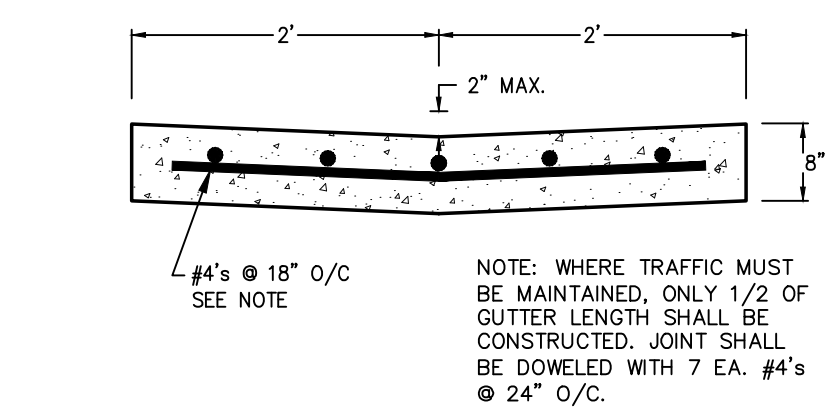
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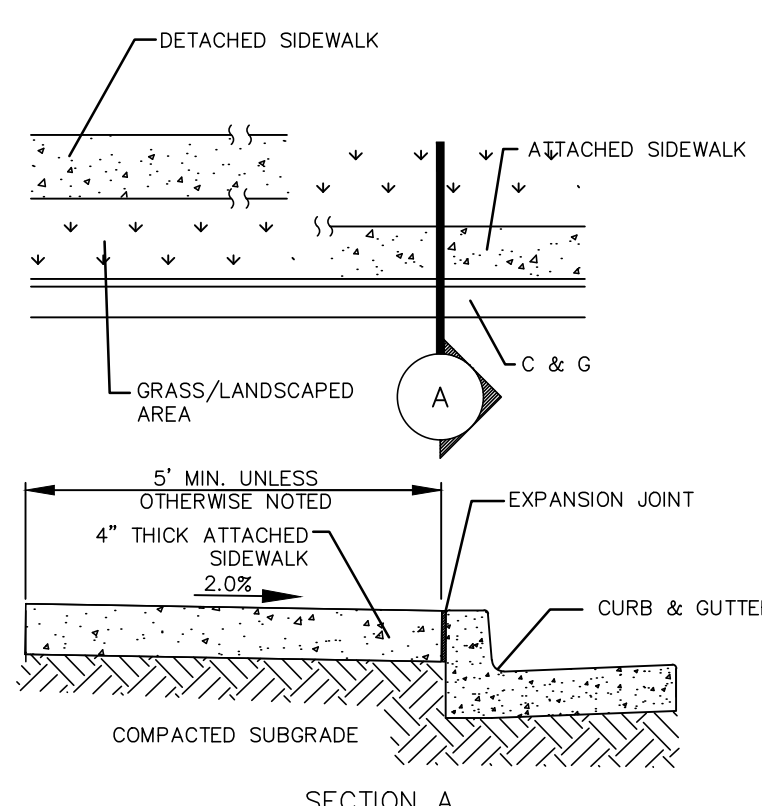
SOUTH DRAINAGE SWALE
GRADING & EROSION
CONTROL PLAN

HORZ. SCALE: 1"=40'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LDC	CHECKED: JPS
CREATED: 08/29/22	LAST MODIFIED: 08/27/24
PROJECT NO: 052301	MODIFIED BY: PV

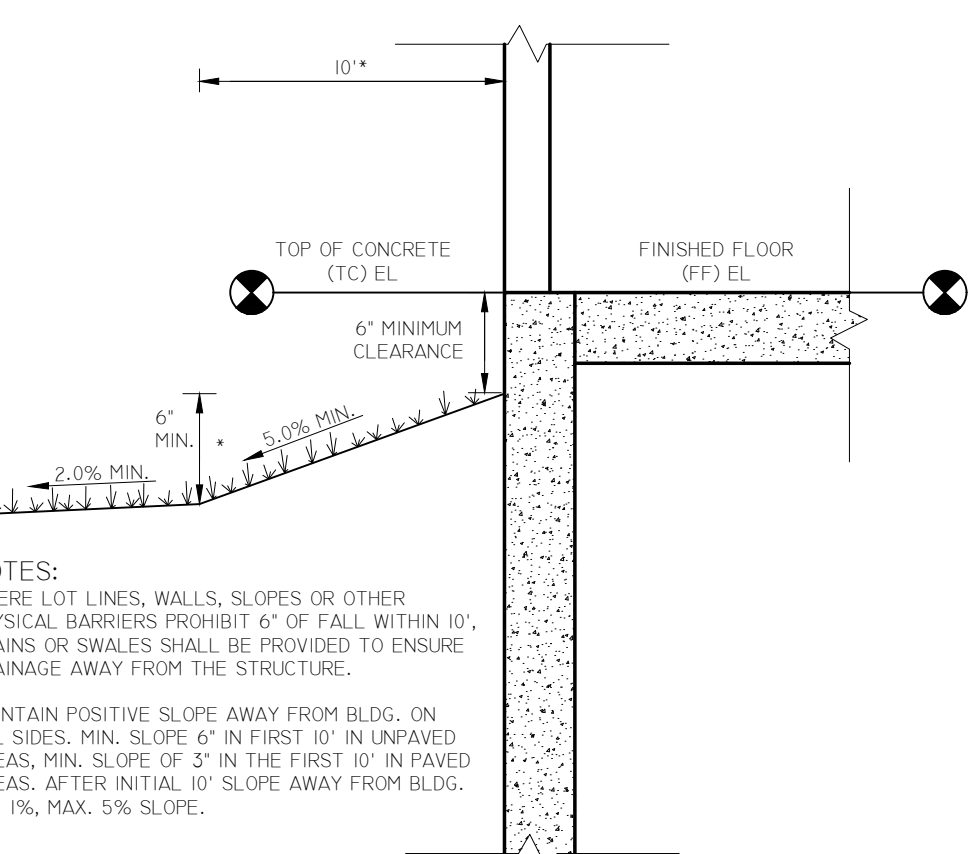
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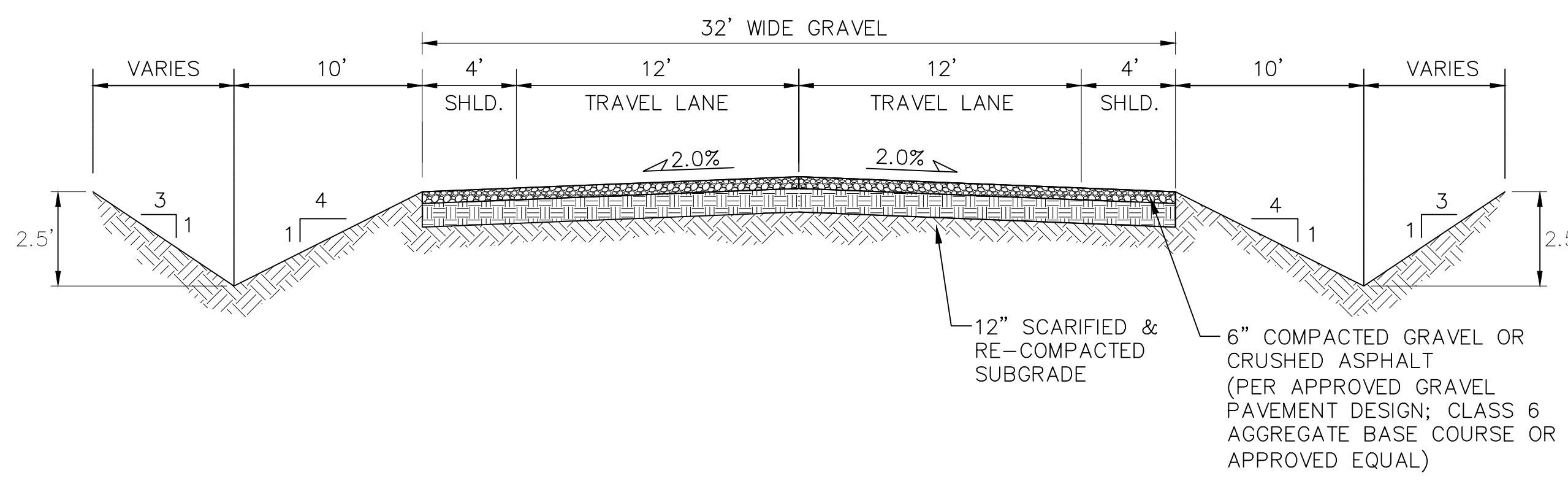
TYPICAL CONCRETE CROSSSPAN (1)
SCALE: 1" = 1'-0"



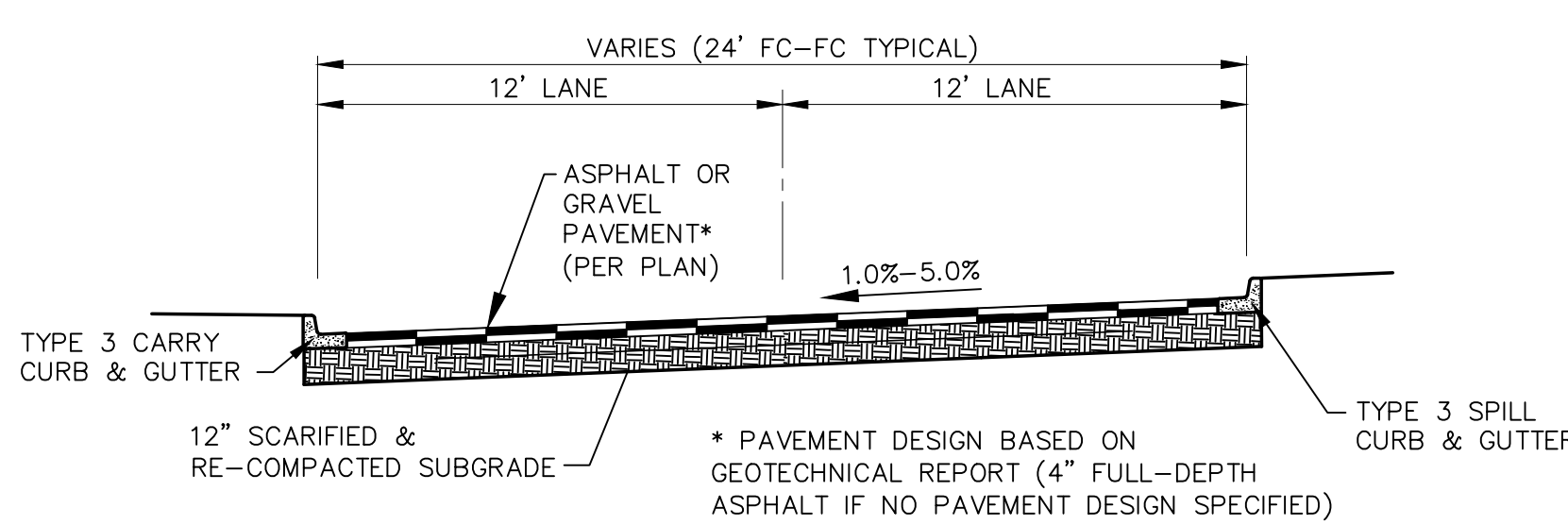
CONCRETE SIDEWALK DETAIL (2)
N.T.S.



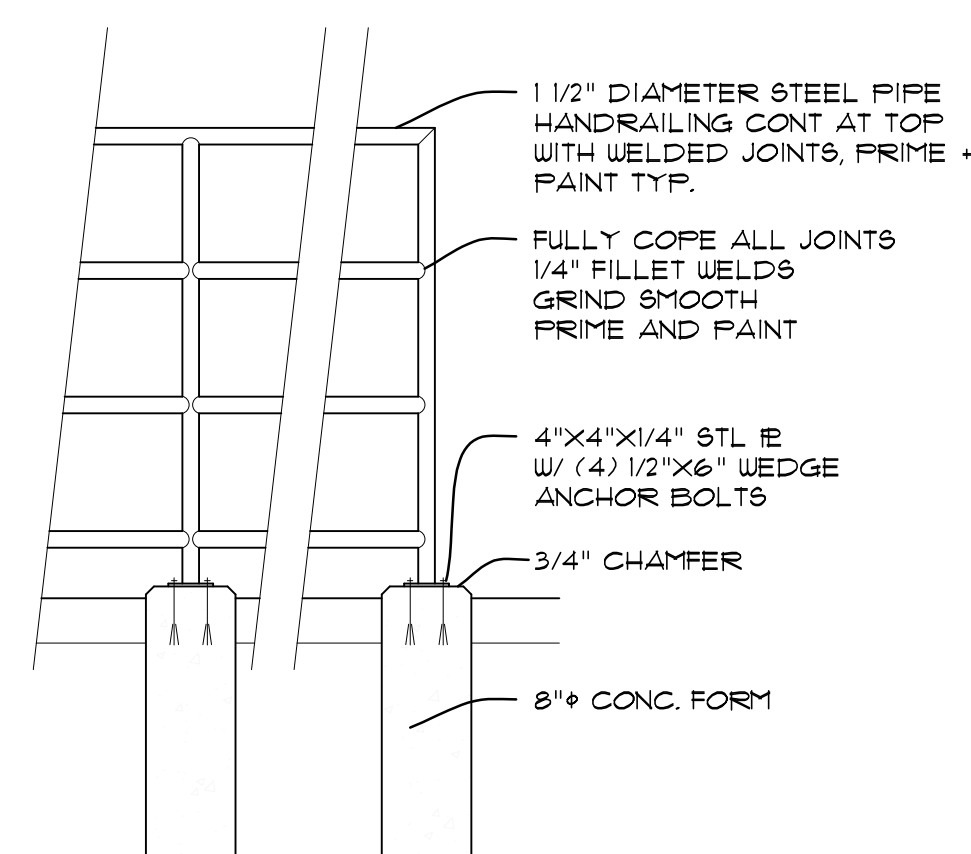
TYPICAL BUILDING DRAINAGE DETAIL (3)
N.T.S.



TYPICAL PRIVATE DRIVEWAY SECTION (A)
SCALE: 1"=5'H
1"=2.5'V

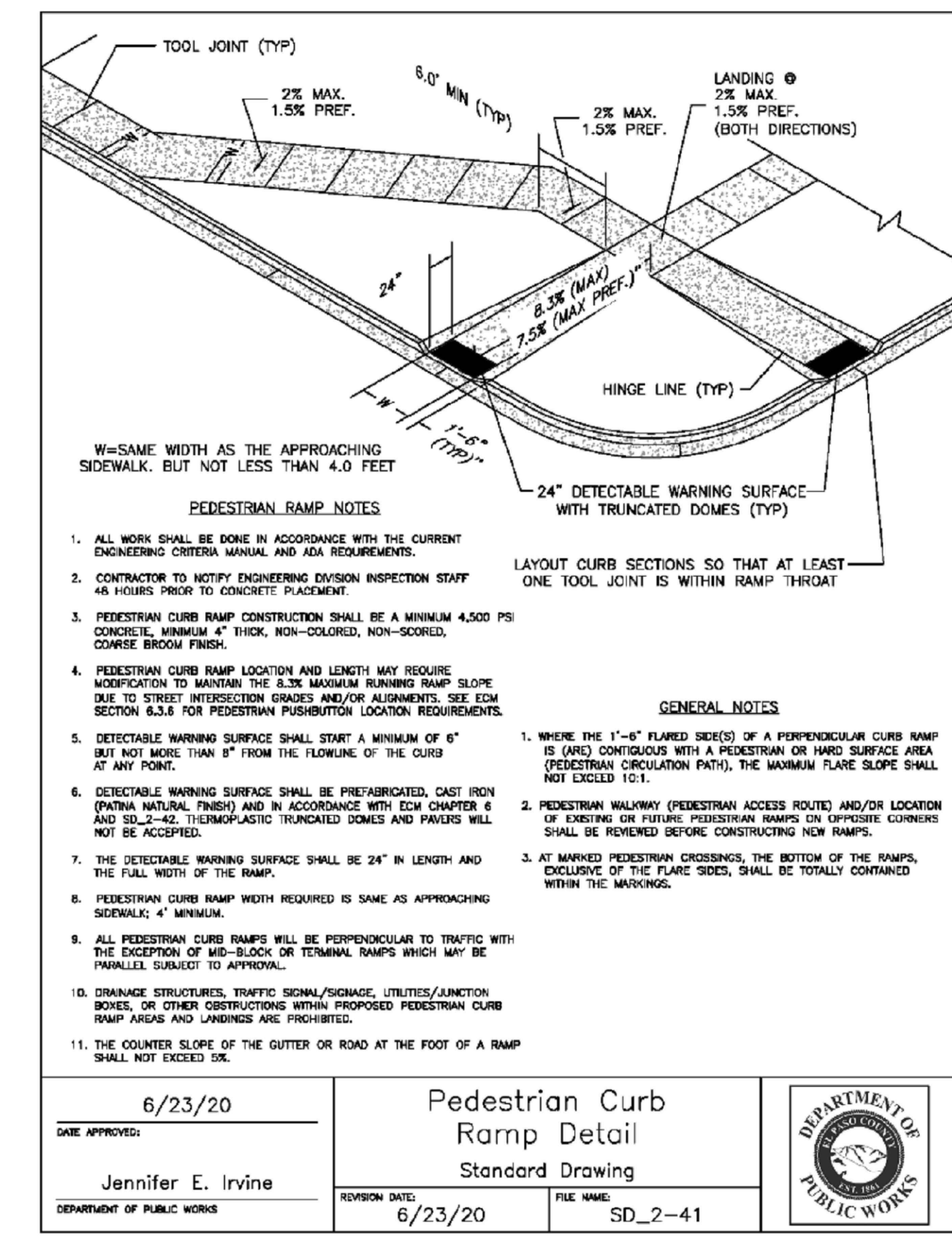


TYPICAL PARKING / ACCESS DRIVE SECTION (B)
SCALE: 1"=5' H
1"=2.5' V

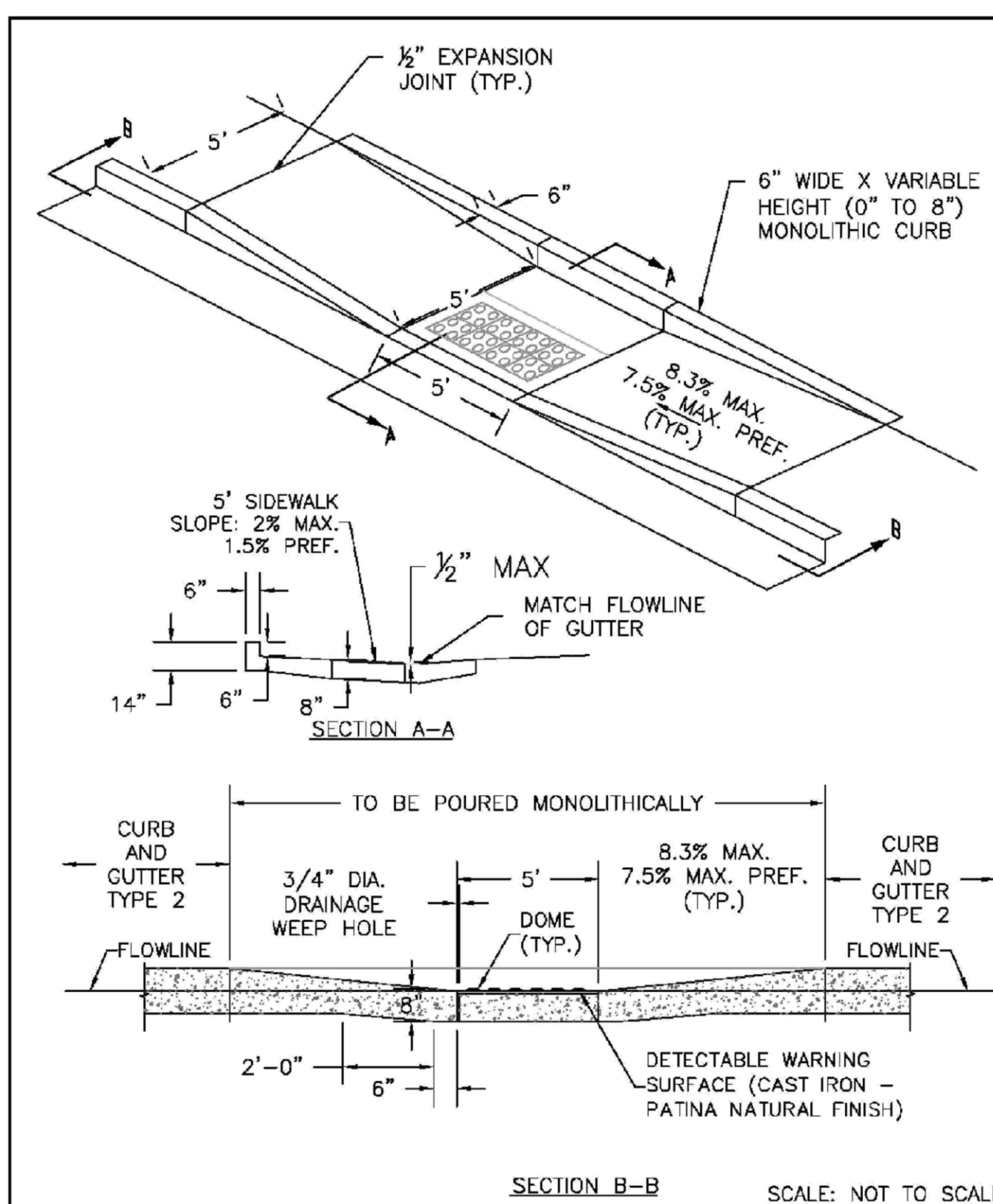


HANDRAIL DETAIL (C)
SCALE: N.T.S.

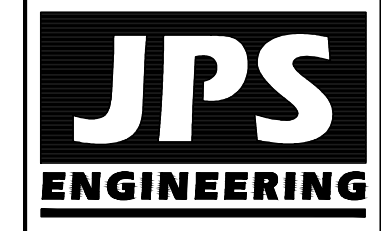
NOTE:
PROVIDE HANDRAIL ALONG ALL RETAINING WALLS & DRAINAGE STRUCTURES WITH OVER 30" HEIGHT ABOVE GRADE



Pedestrian Curb Ramp Detail
Standard Drawing
DATE APPROVED: 6/23/20
JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS
REVISION DATE: 6/23/20
FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS



Parallel Pedestrian Curb Ramp Detail
Standard Drawing
DATE APPROVED: 6/23/20
JENNIFER E. IRVINE
DEPARTMENT OF PUBLIC WORKS
REVISION DATE: 6/23/20
FILE NAME: SD_2-50
DEPARTMENT OF PUBLIC WORKS



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CIVIL DETAILS

CITY LINK TRUCKING
225 N. CURTIS ROAD, COLORADO SPRINGS, CO 80930

HORZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	DETAILS
SURVEYED:	LDC	CHECKED:	JPS
CREATED:	08/29/22	LAST MODIFIED:	04/16/24
PROJECT NO:	052301	MODIFIED BY:	PV

SHEET: C2.1

REVISÉ 7/02/19

- 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



2. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTION OF THE BMP.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
SERVED UTILITIES

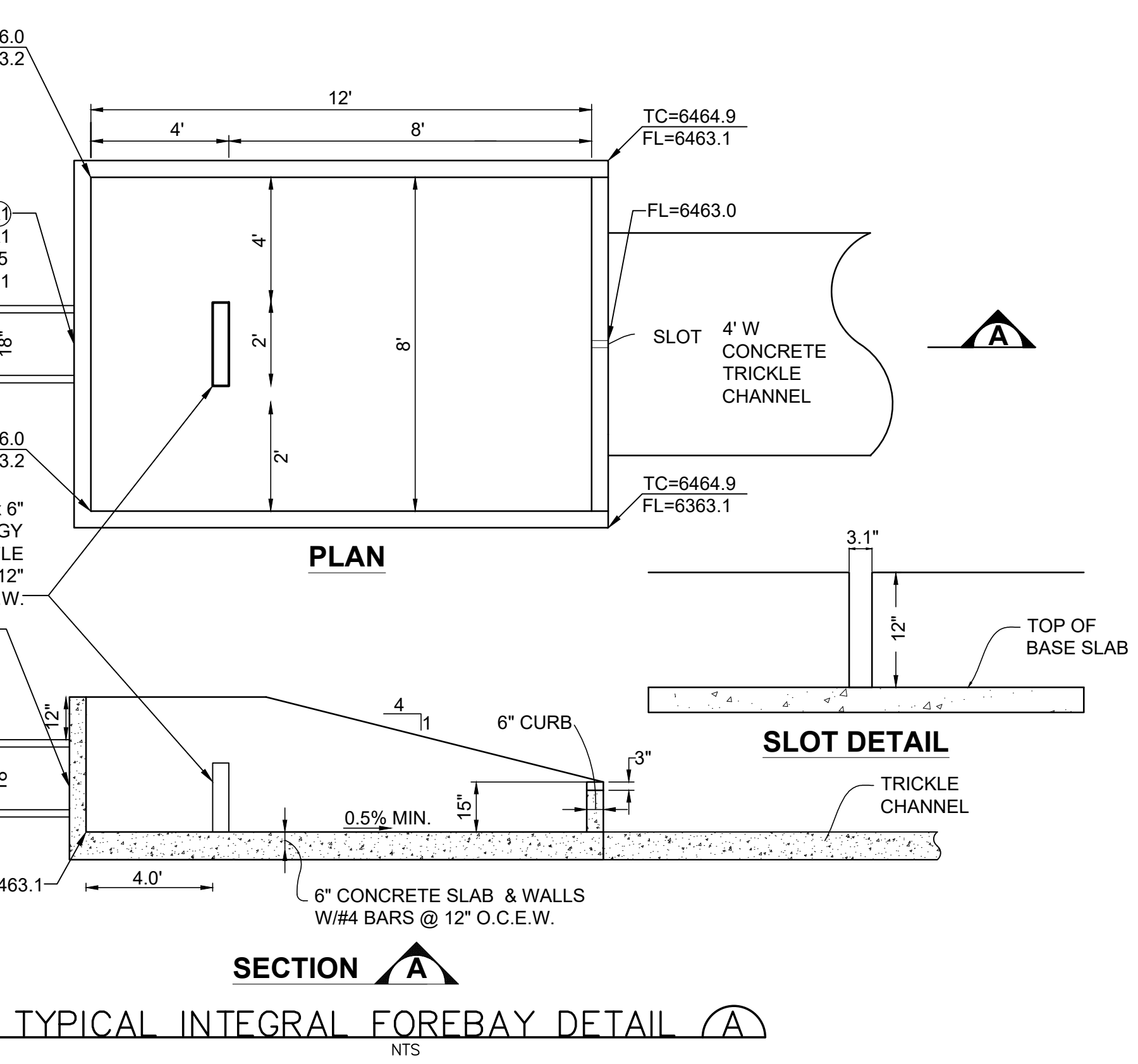
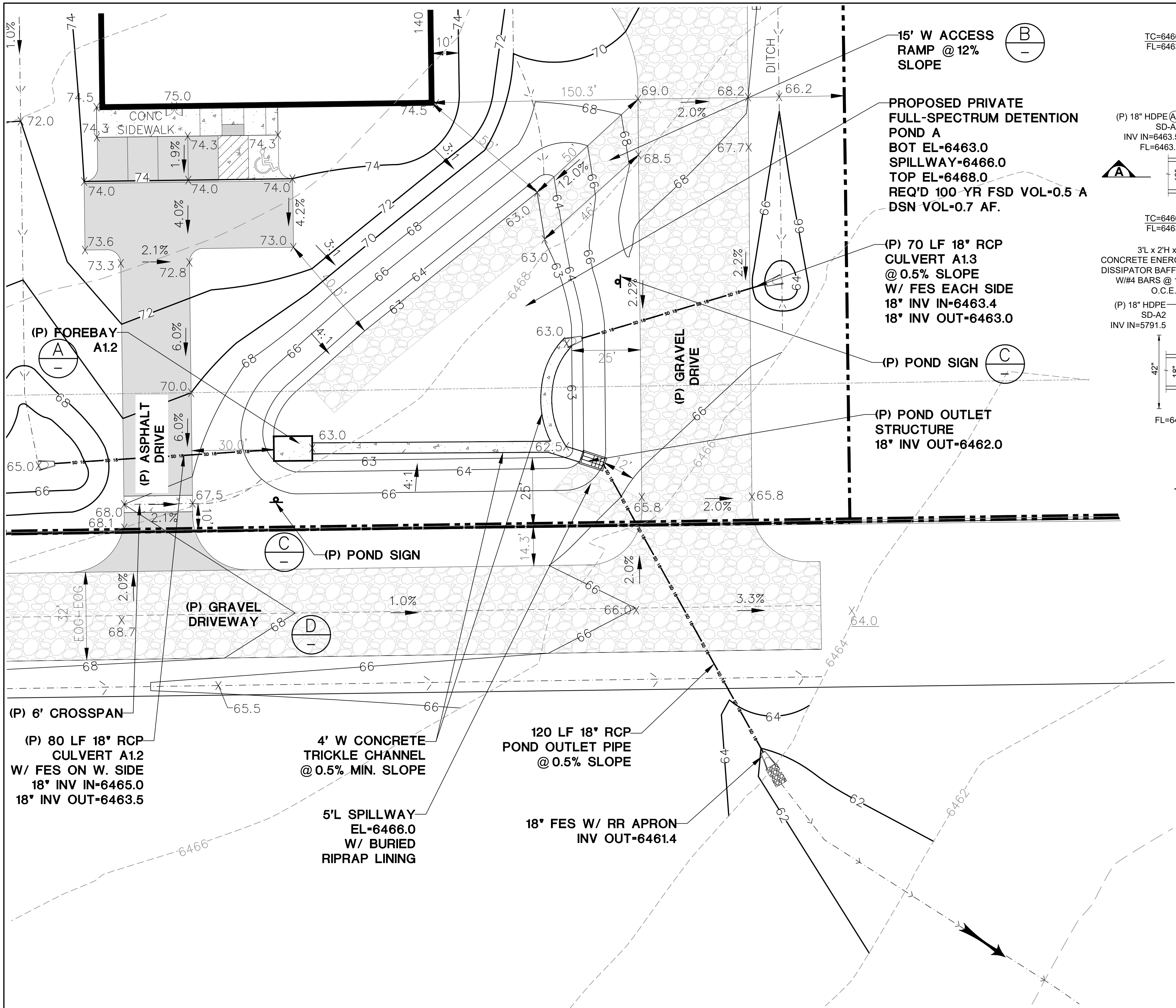
No.	REVISION	BY	DATE

CIVIL AND EROSION CONTROL NOTES AND DETAILS

HORZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LDC	CHECKED:	JPS
CREATED:	08/29/22	LAST MODIFIED:	02/14/24
PROJECT NO:	052301	MODIFIED BY:	PV
SHEET:			

C3.1

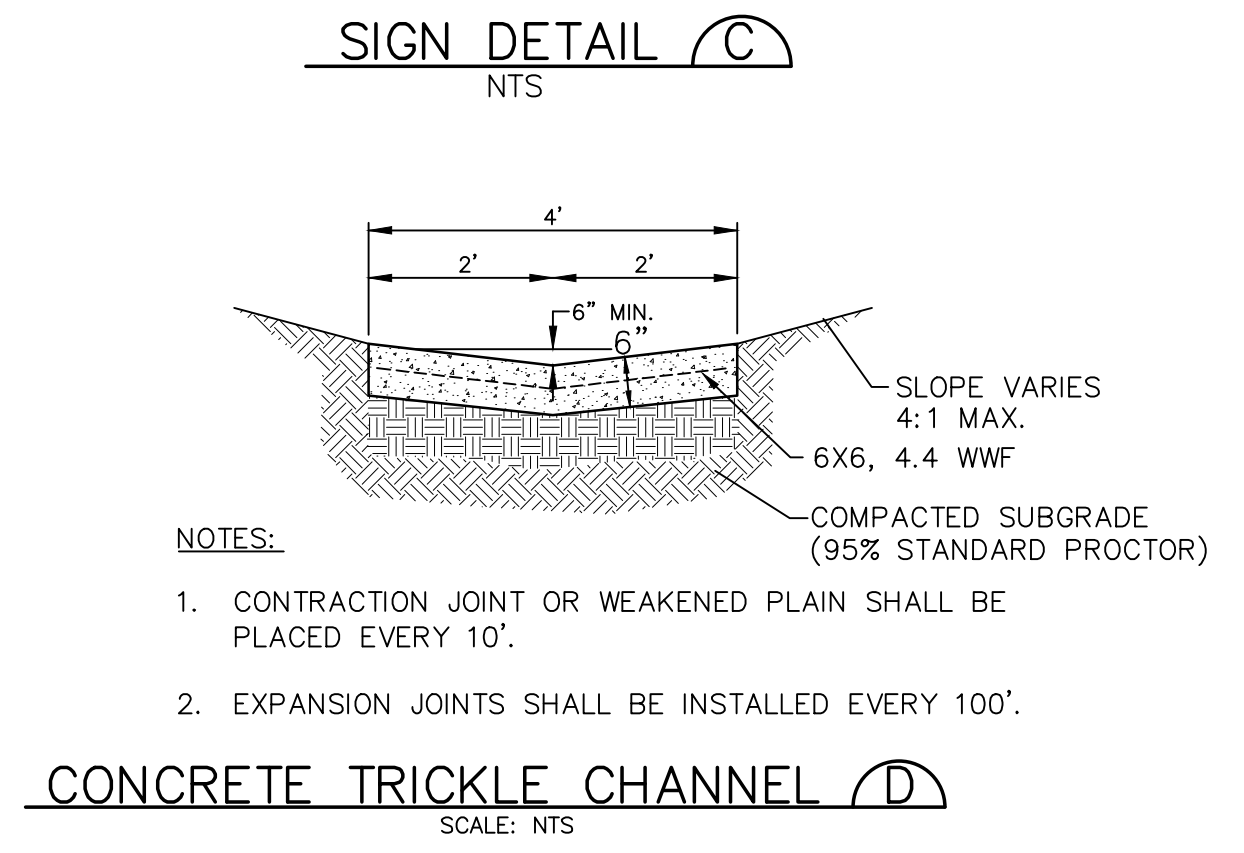




POND SIGNAGE NOTE:

TWO SIGNS, EACH WITH A MINIMUM AREA OF 3 SQUARE FEET, SHALL BE PROVIDED AROUND THE PERIMETER OF ALL DETENTION FACILITIES. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND WITH THE FOLLOWING MESSAGE:

WARNING
THIS AREA IS A STORMWATER FACILITY
AND IS SUBJECT TO PERIODIC FLOODING



CITY LINK TRUCKING
225 N. CURTIS ROAD, COLORADO SPRINGS, CO 80930

**DETENTION BASIN PLAN
AND DETAILS**

**JPS
ENGINEERING**

19 E. Willamette Ave.
Colorado Springs, CO
80903

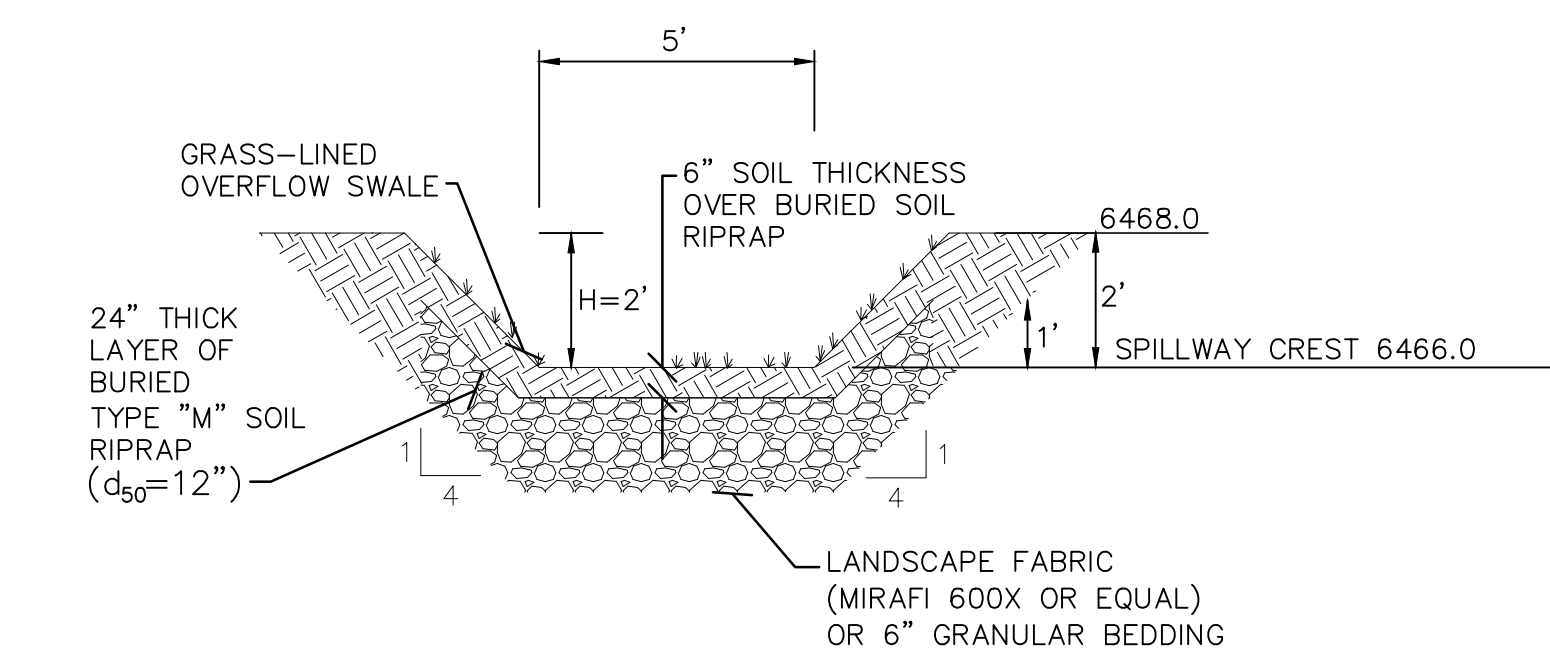
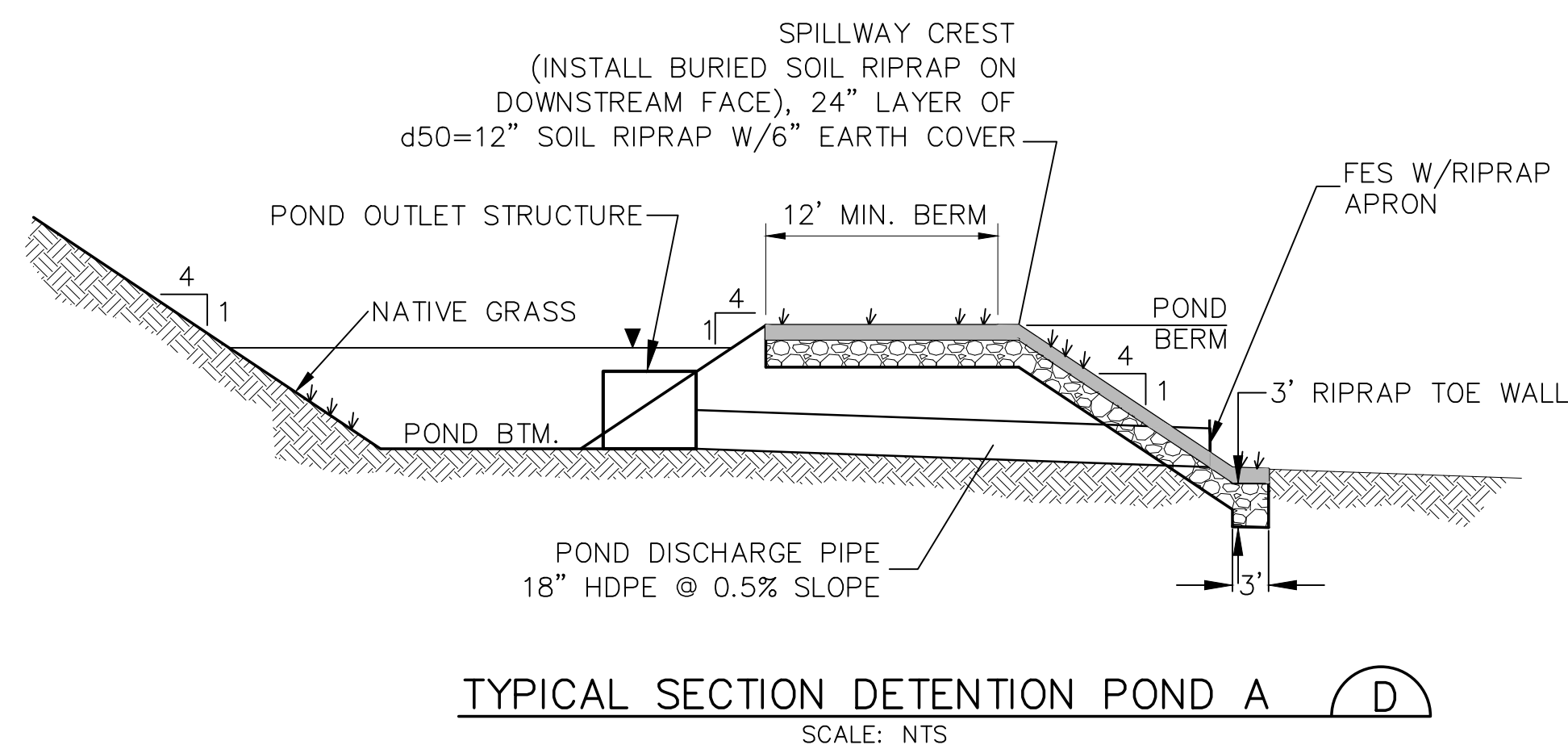
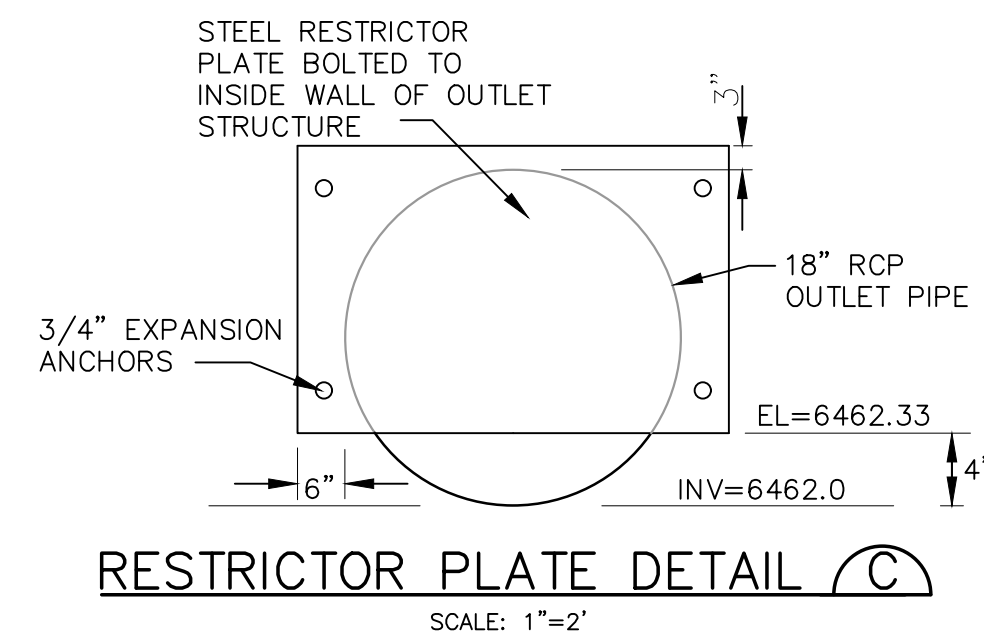
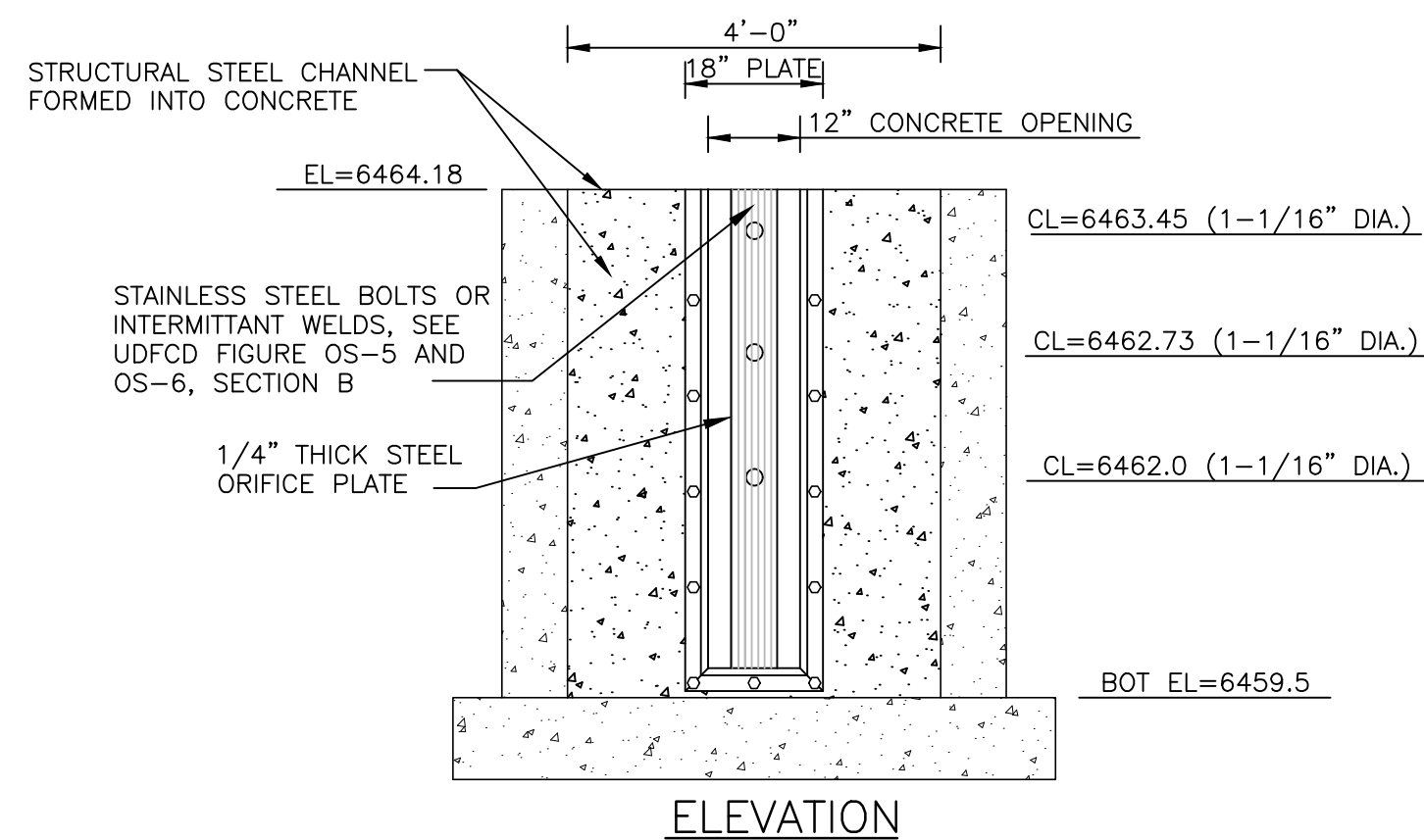
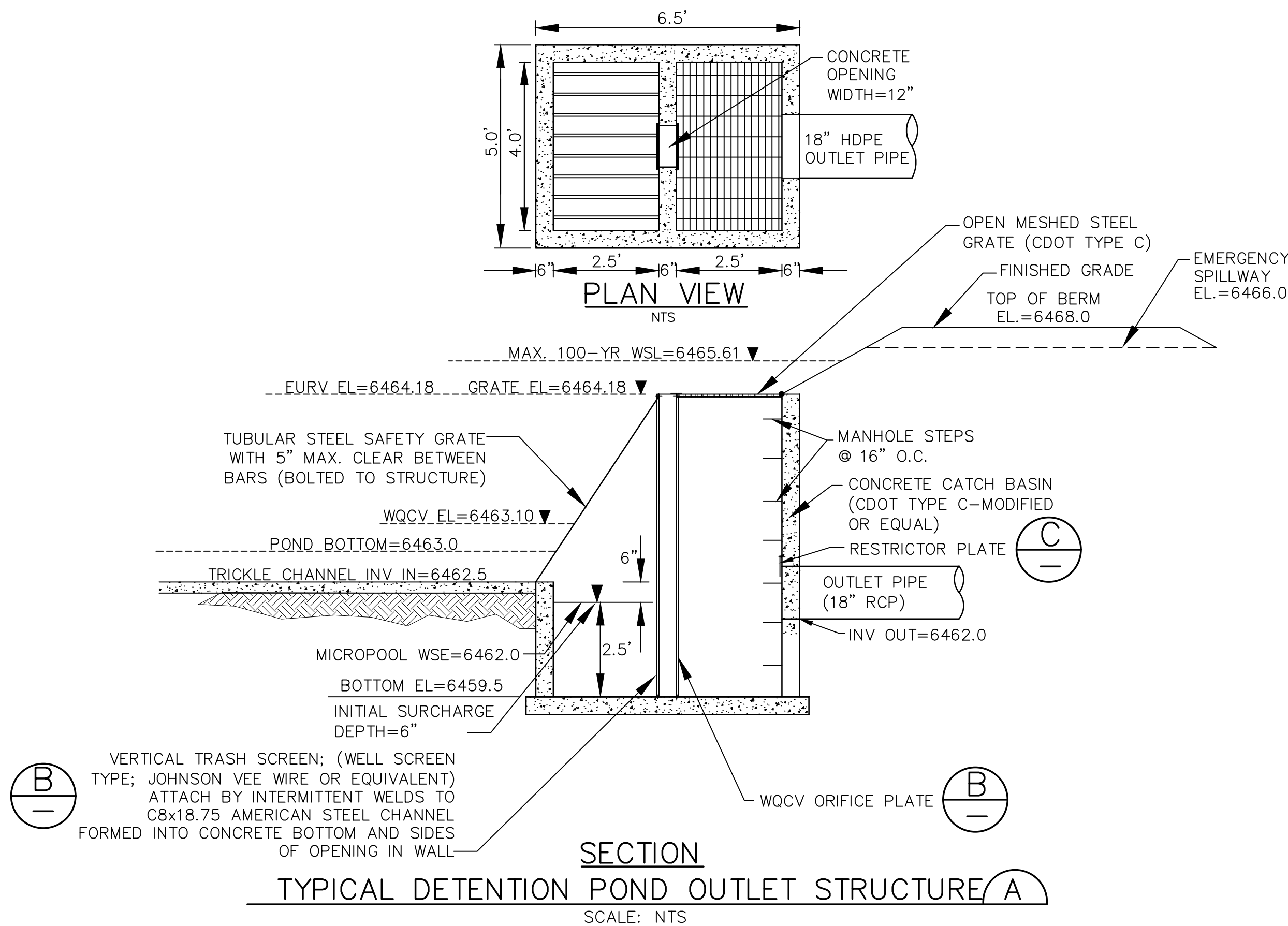
PH: 719-477-9429
FAX: 719-471-0766
www.jpseng.com

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CENTER OF COLORADO
1-800-922-1987
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE

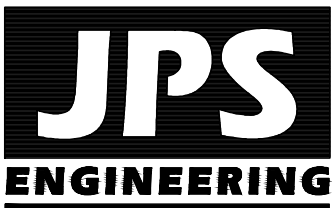
HORIZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: LDC	CHECKED: JPS
CREATED: 08/29/22	LAST MODIFIED: 02/22/24
PROJECT NO: 052301	MODIFIED BY: PV
SHEET:	

C4.1



- RIPRAP NOTES:**
- RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.6.
 - RIPRAP GRADATION SHALL CONFORM TO TABLE 10-7 AND 10-8 OF THE EPC DRAINAGE CRITERIA MANUAL.
 - CONTRACTOR SHALL SUBMIT RIPRAP GRADATION TO ENGINEER FOR APPROVAL PRIOR TO DELIVERY.

CITY LINK TRUCKING
225 N. CURTIS ROAD, COLORADO SPRINGS, CO 80930



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Colorado Springs, CO
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**DETENTION BASIN
DETAILS**

HORIZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	LDC	CHECKED:	JPS
CREATED:	08/29/22	LAST MODIFIED:	02/22/24
PROJECT NO:	052301	MODIFIED BY:	PV

SHEET: **C4.2**

