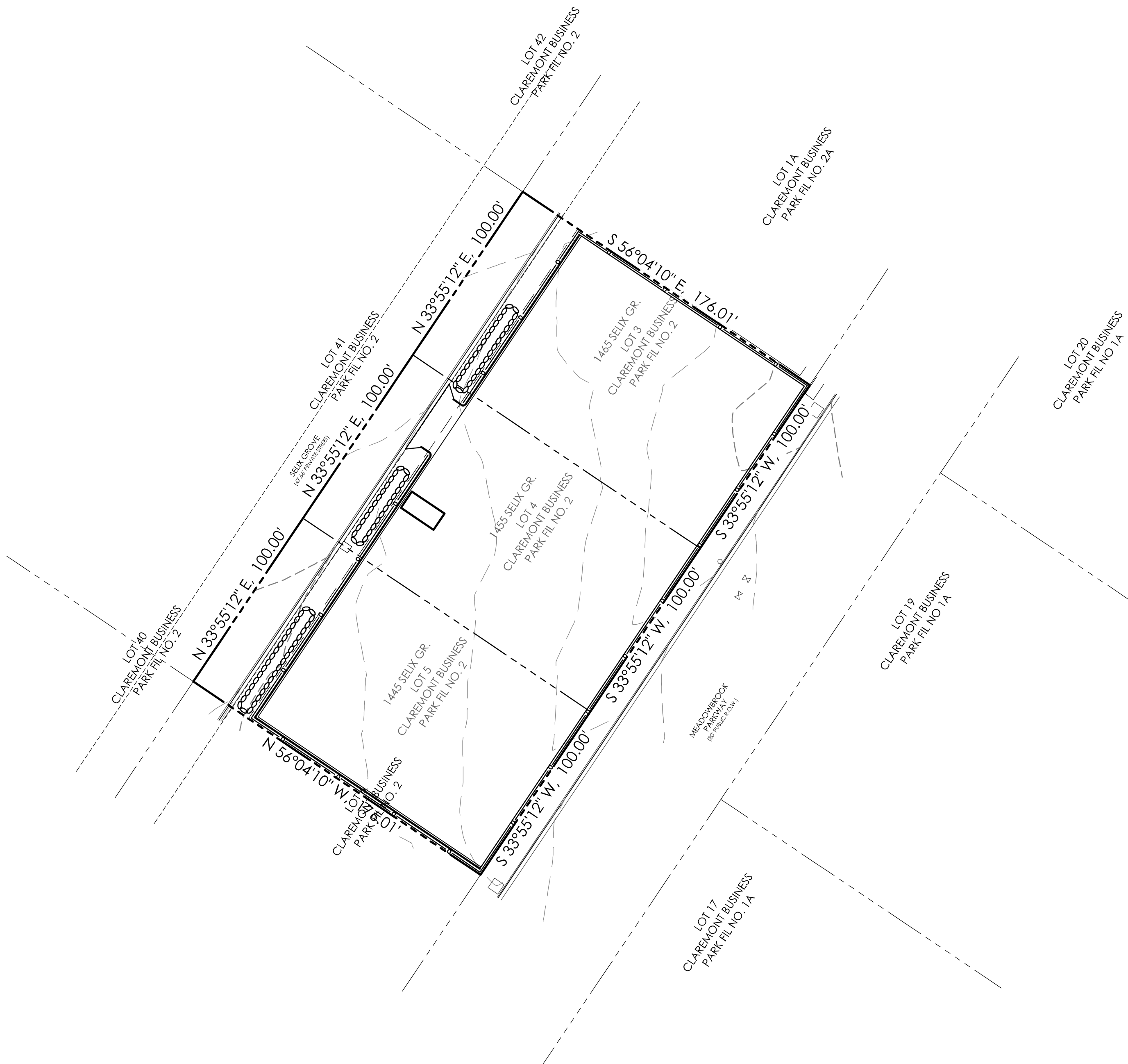


GULFEAGLE SUPPLY - GRADING & EROSION CONTROL PLANS

LOTS 3, 4 & 5, CLAREMONT BUSINESS PARK FILING NO. 2,
1445, 1455 & 1465 SELIX GROVE, EL PASO COUNTY, COLORADO



OWNER
SBJ RESCH FAMILY PARTNERSHIP, LTD.
2900 7TH AVENUE EAST, SUITE 200
TAMPA, FL 33605
(813) 248-4911

DEVELOPER
GULFEAGLE SUPPLY
JEFF BARNES, BRANCH MANAGER
1456 SELIX GROVE
COLORADO SPRINGS, CO 80915
(719) 574-7663

ENGINEER
M.V.E., INC.
1903 LELARAY STREET, STE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

ZONING
CS, CAD-0 (COMMERCIAL SERVICE,
COMMERCIAL AIRPORT DISTRICT)

SETBACK

FRONT = 25 FT
REAR = 25 FT
SIDE = 25 FT

LOT INFORMATION

MAXIMUM LOT COVERAGE - NONE
MAXIMUM BUILDING HEIGHT = 45 FT
SPECIAL USE REQUIRED FOR
CONTRACTOR STORAGE

LEGAL DESCRIPTION

LOTS 3, 4 & 5, CLAREMONT BUSINESS
PARK FILING NO. 2

TAX SCHEDULE NO.

5408102009, 5408102008, 5408102007

LEGEND

----- PROPERTY LINE
----- EASEMENT LINE
----- LOT LINE
----- BUILDING SETBACK LINE
----- ADJACENT PROPERTY LINE

EXISTING

---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
CONCRETE AREA
ASPHALT AREA
CURB AND GUTTER
BUILDING/
BUILDING OVERHANG
DECK
RETAINING WALL - SOLID/
ROCK
SIGN
BOLLARD
WOOD FENCE
CHAIN LINK FENCE
BARBED WIRE FENCE
TREE
SHRUB
ROCK

PROPOSED

---5985--- INDEX CONTOUR
---84--- INTERMEDIATE CONTOUR
CONCRETE AREA
ASPHALT AREA
CURB AND GUTTER
BUILDING/
BUILDING OVERHANG
DECK
RETAINING WALL - SOLID
ROCK
SIGN
BOLLARD
TOP OF WALL/GRADE AT BOTTOM
OF WALL
TOP OF CURB/FLOWLINE
SPOT ELEVATION
FL = FLOWLINE
TSW = TOP OF SIDEWALK
FINISHED FLOOR ELEVATION
FF = 5986.00
CHAINLINK FENCE

OWNERS STATEMENT

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

JEFF BARNES
BRANCH MANAGER, GULFEAGLE SUPPLY

DATE

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND
SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA
ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION
CONTROL PLANS AND SPECIFICATIONS. AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY
WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND
SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE
FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT
RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY
PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS

CHARLES C. CRUM, P.E.
FOR AND ON BEHALF OF M.V.E., INC.

COLORADO NO. 13348

DATE

EL PASO COUNTY:

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

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

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

DATE

EROSION CONTROL BMP'S - OPINION OF PROBABLE COSTS

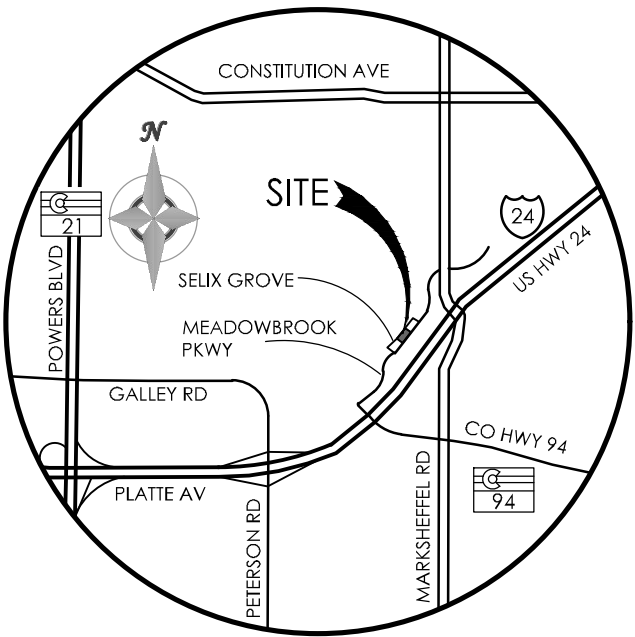
311 LF	SILT FENCE @ \$2.50/LF	= \$	777
143 LF	SEDIMENT CONTROL LOG @ \$2.75/LF	= \$	393
30 LF	ROCK SOCKS @ \$6.50/LF	= \$	195
3 EA	SEDIMENT BASIN @ \$100/EACH	= \$	300
1 EA	VEHICLE TRACTING CONTROL @ \$1.325	= \$	1,325
1 EA	CONCRETE WASHOUT AREA @ \$760/EA	= \$	760

SUBTOTAL = \$ 3,750
40% MAINT. & REPLACEMENT = \$ 1,500

GRAND TOTAL = \$ 5,250

SHEET INDEX

SHEET	TITLE	DRAWING
EROSION CONTROL PLAN SET		
C1.1	COVER SHEET	61078-GESC-CS
C1.2	SITE GRADING PLAN	61078-GESC-SGP
C1.3	GENERAL NOTES/DETAILS	61078-GESC-ND
C1.4	EROSION CONTROL	61078-GESC-EC
C1.5	EROSION CONTROL DETAILS	61078-GESC-ED

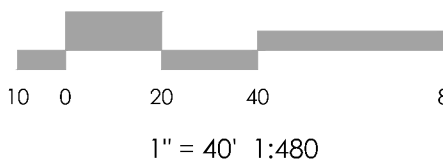
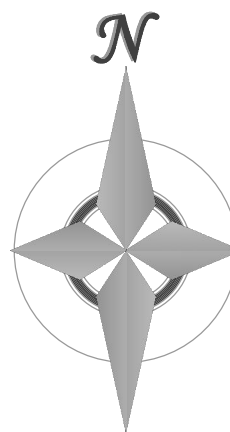


VICINITY MAP

NOT TO SCALE

BENCHMARK
ELEVATIONS SHOWN ON THIS DRAWING ARE
BASED ON THE CSU FIMS NETWORK (NGVD29).

BASIS OF BEARINGS: THE BASIS OF ALL BEARINGS
SHOWN ON THIS DRAWING IS THE NORTH LINE
OF MEADOWSBROOK PARKWAY BEARING
S33°55'12"W.



REVISIONS

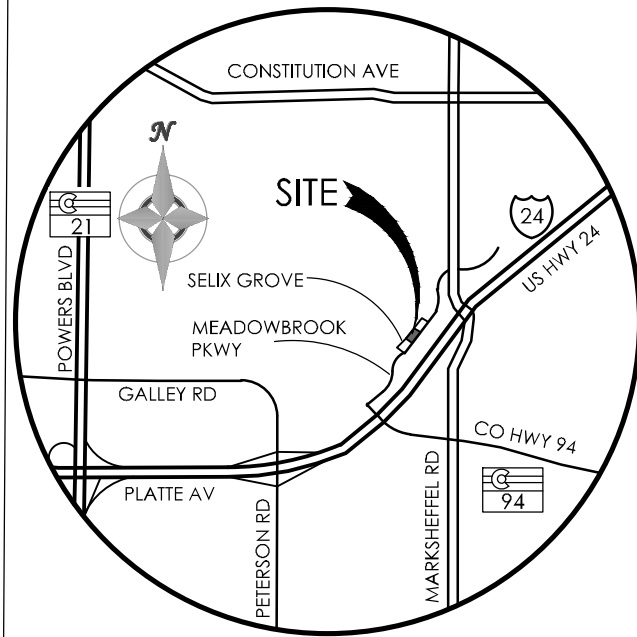
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

GULFEAGLE
SUPPLY

GRADING & EROSION CONTROL
COVER SHEET

C1.1 MVE PROJECT 61078
MVE DRAWING -GEC-CS

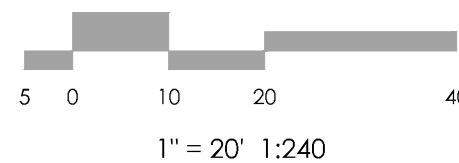
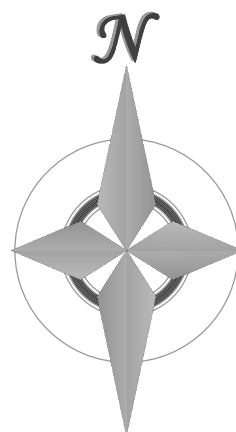
MARCH 12, 2019
SHEET 1 OF 5



VICINITY MAP
NOT TO SCALE

BENCHMARK
ELEVATIONS SHOWN ON THIS DRAWING ARE
BASED ON THE CSU FIMS NETWORK (NGVD29).

BASIS OF BEARINGS: THE BASIS OF ALL BEARINGS
SHOWN ON THIS DRAWING IS THE NORTH LINE
OF MEADOWBROOK PARKWAY BEARING
S33°55'12"W.



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

GULFEAGLE
SUPPLY

GRADING & EROSION CONTROL
SITE / GRADING PLAN

C1.2 MVE PROJECT 61078
MVE DRAWING-GEC-SGP

MARCH 12, 2019
SHEET 2 OF 5

