

19 E. Willamette Ave.
80903 Colorado Springs, CO
PH: 719-477-9429
WWW.JPS-ENGINEERING.COM



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
FOR THE MARKING UTILITIES
ZONE FOR THE MARKING UTILITIES
FOR THE MARKING UTILITIES

NO.	REVISION	DATE
1	BY DATE	7/17/20
2	BY DATE	9/16/20

NO.	REVISION	DATE
1	BY DATE	7/17/20
2	BY DATE	9/16/20

GFC PLAN
TITLE SHEET

NO.	REVISION	DATE
1	BY DATE	7/17/20
2	BY DATE	9/16/20

FALCON FIRE STATION NO. 3

G1
TITLE SHEET
GFC PLAN
CIVIL NOTES & DETAILS
EROSION CONTROL NOTES & DETAILS
EROSION CONTROL PLAN & DETAILS
DETENTION POND PLAN & DETAILS

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. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY 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 THE RESPONSIBILITY FOR LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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.

ENGINEER:
 JOHN P. SCHWAB, P.E. #22881 _____ DATE _____

FALCON FIRE PROTECTION DISTRICT
 7030 OLD MERIDIAN ROAD
 PEYTON, CO 80831

EL PASO COUNTY:
 COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. 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 EGM SECTION 1.1.2, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE 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.

JENNIFER IRVINE, P.E., _____ DATE _____
 COUNTY ENGINEER / EGM ADMINISTRATOR

POD FILE NO. PPR-20-24

Falcon Fire Station No. 3

Grading & Erosion Control Plans

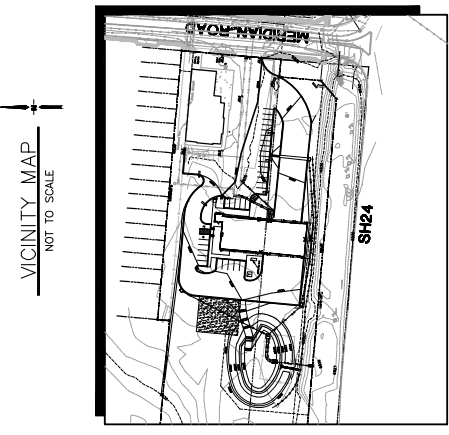
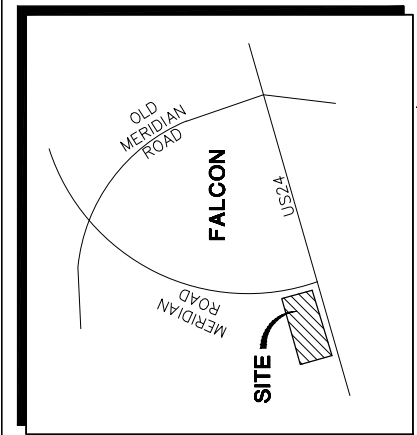
El Paso County, Colorado

PREPARED FOR:
Falcon Fire Protection District
 7030 Old Meridian Road
 Peyton, CO 80831

PREPARED BY:
JPS ENGINEERING
 19 East Willamette Avenue
 Colorado Springs, Colorado 80903
 September, 2020

AGENCIES/CONTACTS

DEVELOPER: FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831 CHIEF TREAT HARMIG (719) 495-4050	GAS DEPARTMENT: BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDE (719) 398-3176
CIVIL ENGINEER: JPS ENGINEERING, INC. 19 EAST WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719) 477-9429	ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC ASSOCIATION COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719) 495-2283
LOCAL ROADS & DRAINAGE: EL PASO COUNTY POD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719) 520-0500	TELEPHONE COMPANY: CENTURY LINK COMMUNICATIONS (LOCATORS) (800) 922-1987 A.T. & T. (LOCATORS) (719) 635-3674
STATE HIGHWAY REGION 2 5615 WILLS BLVD. COLORADO SPRINGS, CO 80907 MR. ARTHUR GONZALES (719) 546-5407	



BENCHMARK:
 5615 WILLS BLVD.
 COLORADO SPRINGS, CO 80907
 EL=6835.03
 (NAD 88)



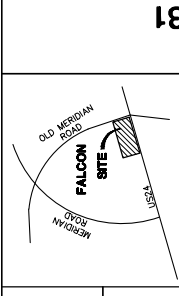
NO.	DATE	BY	REVISION
1	7/17/20	JS	FINAL SUBMITTAL
2	9/18/20	JS	COUNTY COMMENTS

7030 OLD MERIDIAN ROAD, FALCON, CO 80831

FALCON FIRE STATION NO. 3

SITE GRADING & EROSION CONTROL PLAN

PROJECT NO.	202001	DATE	04/2020
PROJECT NAME	FALCON FIRE STATION NO. 3		
PROJECT LOCATION	7030 OLD MERIDIAN ROAD, FALCON, CO 80831		
PROJECT SHEET	C1		



- KEYED NOTES:**
- TOPSOIL STRIPPING / STOCKPILE AREA
 - 8" CONCRETE PAVEMENT (PER GEOTECHNICAL REPORT)
 - PREPARE & COMPACT BUILDING PER PROJECT GEOTECHNICAL REPORT
 - FOUNDATION, S/S, & PAVEMENT PER PROJECT GEOTECHNICAL REPORT
 - THIS AREA MAINTAIN POSITIVE DRAINAGE TO ADJACENT EXISTING GRADES W/ 3:1 MAX. SLOPES
 - ASPHALT MILLINGS

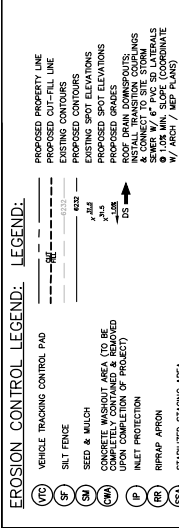
ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 602 CY
 * EMBANKMENT FILL = 4,687 CY
 NET (FILL) = 4,085 CY

* (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENTS FOR VARIATIONS IN THE LOCATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

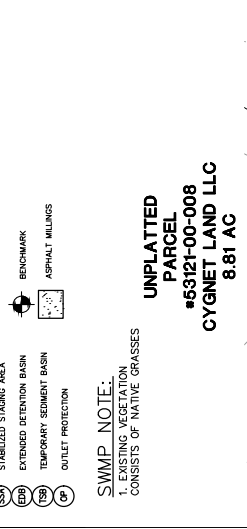
- CONTROL MEASURE/BMP PHASING:**
- INITIAL BMP'S:**
- VTC AT OLD MERIDIAN ROAD
 - SILT FENCE ALONG DOWNSTREAM EDGE OF GRADING LIMITS
 - SEDIMENT BASIN
- INTERIM BMP'S:**
- INLET PROTECTION
 - TEMPORARY SEED & MULCH
- FINAL BMP'S:**
- SEEDING & MULCHING



UNPLATTED PARCEL #53121-00-008
 CYGNET LAND LLC
 8.81 AC

LOTS 1-16 PARCEL #53121-12-006
 SEDLAK FAMILY TRUST
 1.47 AC

SWMP NOTE:
 1. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES



PER EOM 2.4.12, THIS DOES NOT MEET THE ACCESS GRADING TO BE CLOSED UPON COMPLETION OF PHASE I CONSTRUCTION AND INCLUDED IN PHASE II OF CONSTRUCTION.

NOTE: SWMP TO BE LOCATED WITHIN EXISTING OFFICE BUILDING

WASTE COLLECTION BIN LOCATION

PROPOSED 5" TYPE R INLET A3 (INTERIM) TC=6833.0 OUT=6830.0

PROPOSED 12" HDPE SD-A3 @ 1.2% SLOPE

PROPOSED 12" W/15% MIN. MAINTENANCE ACCESS

PROPOSED 2" W/ SPILLWAY EL=6831.0

CONCRETE TRICKLE CHANNEL 60" DISCHARGE PIPE @ 6.0% SLOPE

PROPOSED 12" FES APPROX INV=6828.0

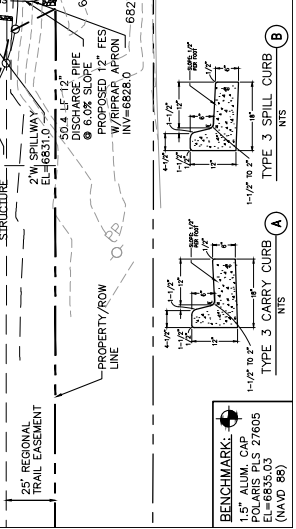
PROPOSED DETENTION POND 100-YR 6830.0 TOP EL=6833.0 RECD VOL=0.33 A.F. DSR VOL=0.39 A.F.

PROPOSED 5" SILT FENCE (INITIAL) TC=6833.3 18" INV (P) (INTERM) OUT=6831.0

PROPOSED 5" SILT FENCE (INITIAL) TC=6833.3 18" INV (P) (INTERM) OUT=6831.0

PROPOSED 5" TYPE R INLET A2 (INTERIM) TC=6833.5 18" INV IN=6828.6 18" INV OUT=6828.5

PROPOSED 5" TYPE R INLET A2 (INTERIM) TC=6833.5 18" INV IN=6828.6 18" INV OUT=6828.5



BENCHMARK:
 1" ALUM. C.S. POLARIS PLUS 27605 EL=6835.03 (NAVD 88)

SH24

25' REGIONAL TRAIL EASEMENT

PROPERTY/ROW LINE

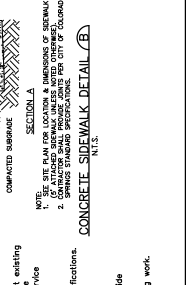
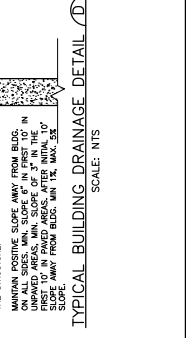
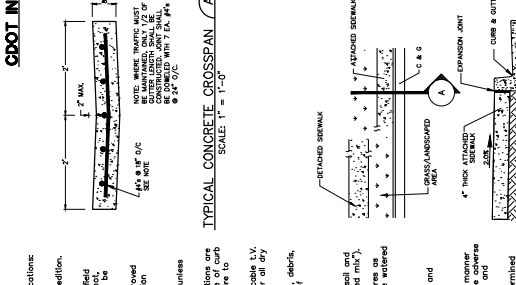
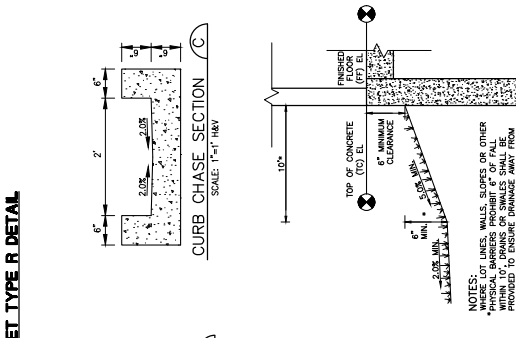
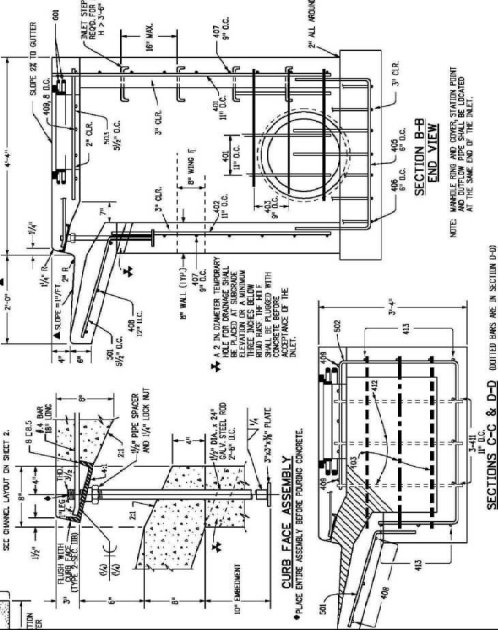
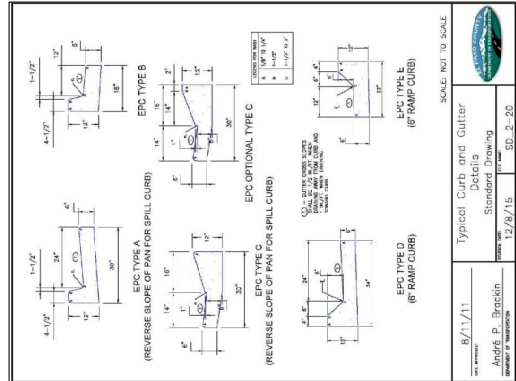
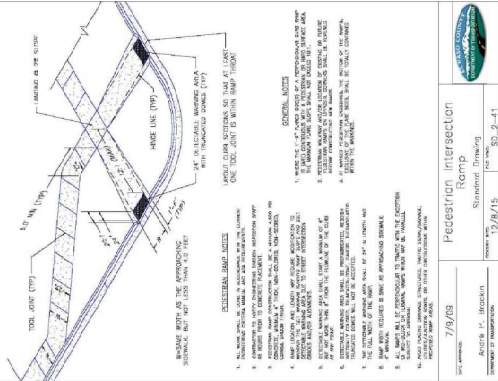
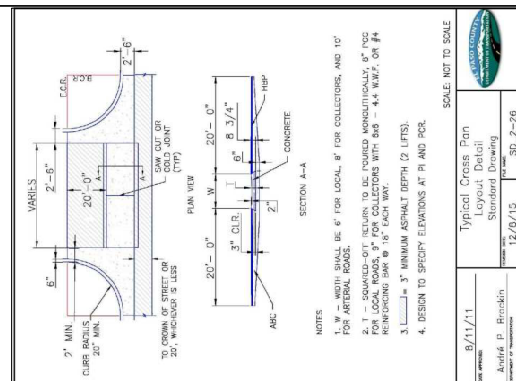
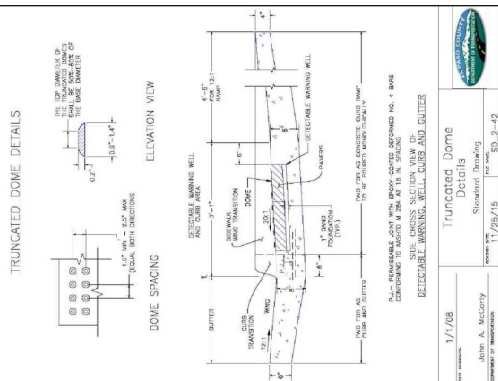
PROPERTY/ROW LINE

NO.	REVISION
4/8	COUNTY COMMENTS
4/9	
9/06/20	DATE

CIVIL NOTES & DETAILS

PROJECT NO.	20-024
PROJECT NAME	PPR-20-024
DATE	9/27/20
PROJECT NO.	20-024
PROJECT NAME	PPR-20-024
DATE	9/27/20

C2.1



GENERAL CIVIL NOTES:

- All construction shall meet the following standards & specifications:
 - 2009 International Building Code.
 - El Paso County Engineering Office Manual (EOM), latest edition.
 - Project Geotechnical Report.
- Location of an existing utility shall be determined by the contractor prior to beginning construction. Location of existing utilities shall be verified by the contractor prior to beginning construction. These approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times.
- All trenching shall be done in accordance with the approved plans and specifications.
- Shoring shall be installed in accordance with the approved plans and specifications.
- Staking is at centerline unless otherwise noted. All elevations are at finished unless otherwise noted. All dimensions are from face of curb center of manhole.
- Contractor shall coordinate with gas, electric, telephone and cable TV utilities regarding location of utilities. Minimum cover for all dry utilities shall be 48" unless otherwise noted.
- Contractor shall remove and dispose of all existing structures, debris, waste and other unsuitable fill material found within the limits of excavation.
- Match into existing grades at 3:1 max cut and fill slopes.
- Revegetation of all disturbed areas shall be done with 4" topsoil and dry land grass seed after the grading is complete (topsoils see not).
- Erosion control measures shall be installed at all times during construction until vegetation has been re-established.
- Additional erosion control measures may be required as determined by site conditions.
- Contractor shall implement best management practices in a manner that will protect adjacent properties and public facilities from the adverse effects of sedimentation. The contractor shall be responsible for the cost of any sedimentation control measures required at the project site.
- Additional erosion control measures may be required as determined by site conditions.
- Contractor shall implement best management practices in a manner that will protect adjacent properties and public facilities from the adverse effects of sedimentation. The contractor shall be responsible for the cost of any sedimentation control measures required at the project site.
- All backfill, sub-base, and/or base course material shall be compacted per the project geotechnical report and County specifications. Compaction shall be done in 6" lifts.
- All finished grades shall have a minimum 1.0% slope to provide positive drainage.
- Contractor shall obtain all required permits prior to beginning work.

CONCRETE SIDEWALK DETAIL (B)

1. 1/2" MIN. CLEARANCE FROM CURB TO SIDEWALK.
 2. 1/2" MIN. CLEARANCE FROM SIDEWALK TO GUTTER.
 3. 1/2" MIN. CLEARANCE FROM SIDEWALK TO CURB.

TYPICAL BUILDING DRAINAGE DETAIL (D)

1. 1/2" MIN. CLEARANCE FROM CURB TO DRAINAGE DETAIL.
 2. 1/2" MIN. CLEARANCE FROM DRAINAGE DETAIL TO GUTTER.
 3. 1/2" MIN. CLEARANCE FROM DRAINAGE DETAIL TO CURB.

NO.	DATE	REVISION
BT	9/17/20	
JPS	9/17/20	COUNTY COMMENTS
JPS	9/17/20	

NO.	DATE	REVISION
BT	9/17/20	
JPS	9/17/20	COUNTY COMMENTS
JPS	9/17/20	

PROJECT NO.	045551
PROJECT NAME	URBAN STORM DRAINAGE CHITRA VASANI
DATE	9/17/20
DESIGNED BY	JPS
CHECKED BY	JPS
DATE	9/17/20
PROJECT NO.	045551
PROJECT NAME	URBAN STORM DRAINAGE CHITRA VASANI

C2.3

FALCON FIRE STATION NO. 3

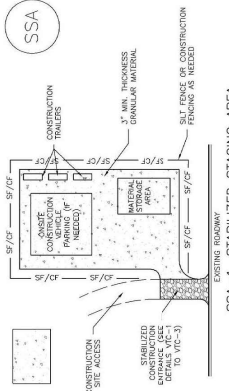
**EROSION CONTROL
 DETAILS**

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

1. STABILIZED STAGING AREA SHALL BE MAINTAINED & NECESSARY TO CORRECT PARKING, SIGNAGE, AND UNDESIRABLE/UNSAFE CONDITIONS.
2. STABILIZED STAGING AREA SHALL BE MAINTAINED WITH CONSTRUCTION MATERIALS. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION. OTHERS SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.
3. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.
4. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.
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9. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.
10. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.

SM-6 Stabilized Staging Area (SSA)



SSA-1... STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

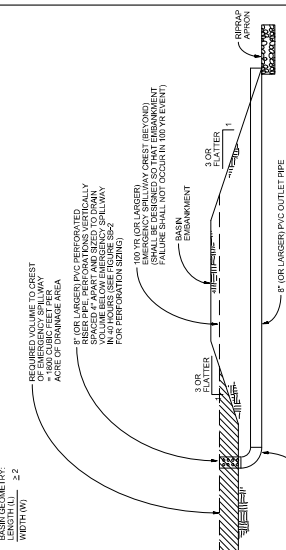
1. SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S).
2. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.
3. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.
4. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.
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10. STABILIZED STAGING AREA SHALL BE MAINTAINED BY THE LOCAL JURISDICTION.

SSA-4

SSA-3

SSA-1

Urban Drainage and Flood Control District Urban Storm Drainage Chitra Vasani Volume 3	November 2010
Urban Drainage and Flood Control District Urban Storm Drainage Chitra Vasani Volume 3	November 2010
Urban Drainage and Flood Control District Urban Storm Drainage Chitra Vasani Volume 3	November 2010



SEDIMENT BASIN NOTES

INSTALLATION REQUIREMENTS

1. SEDIMENT BASINS SHALL BE INSTALLED BEFORE ANY CLEARING AND/OR GRADING IS UNDERTAKEN.
2. THE AREA UNDER WHICH THE EMBANKMENT IS TO BE INSTALLED SHALL BE STRIPPED OF ALL VEGETATION AND ROOT MAT.
3. THE OUTLET OF THE BASIN SHALL BE DESIGNED TO DRAIN ITS VOLUME IN 48 HOURS.
4. THE BASIN SHALL BE DESIGNED TO INCREASE THE OVERLENGTH AND SETTLING TIME.
5. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 95% PASSING A #100 SIEVE. EMBANKMENT SHALL BE COMPACTED TO AT LEAST 95% MOISTURE CONTENT ACCORDING TO ASTM D 1586.
6. WHEN A BASIN IS INSTALLED NEAR A FENCE, THE FENCE SHALL BE POSTED AND THE AREA SECURED WITH A FENCE.

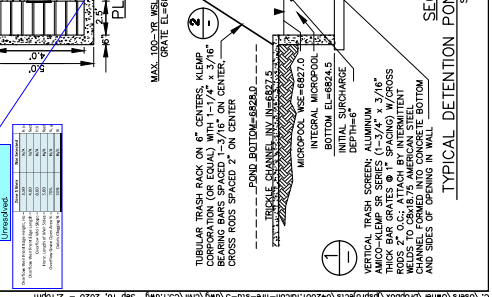
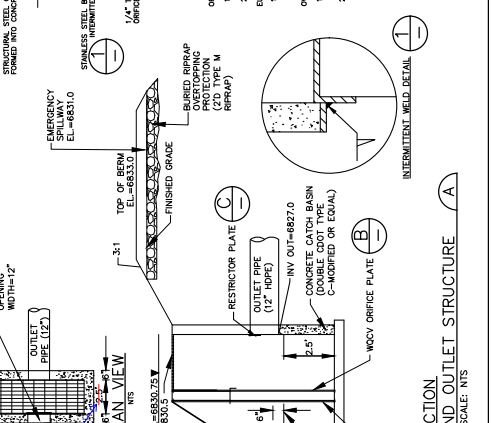
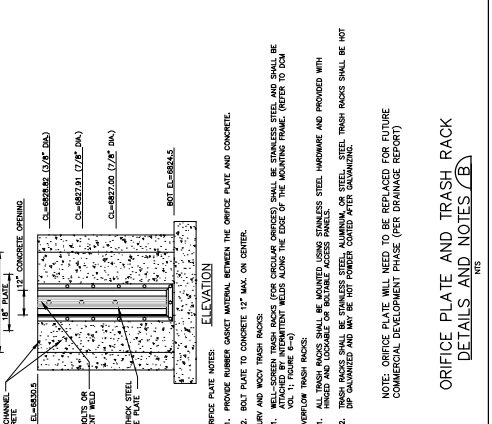
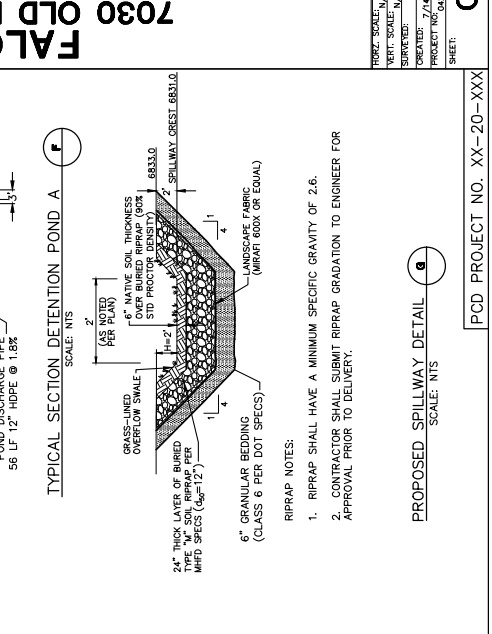
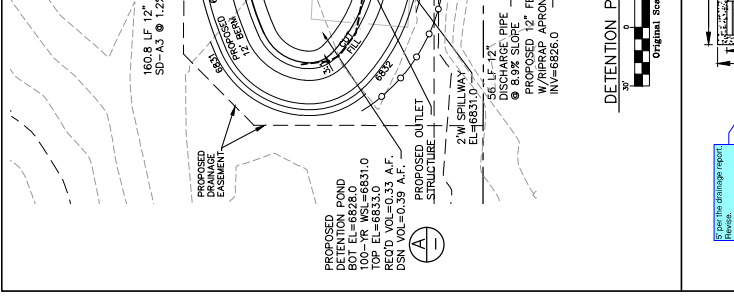
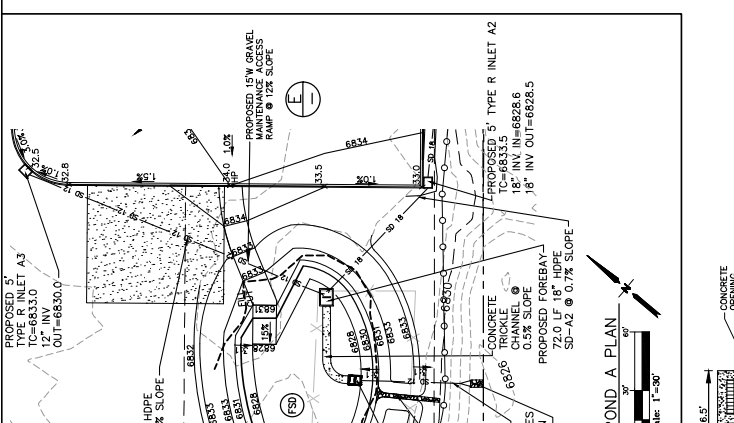
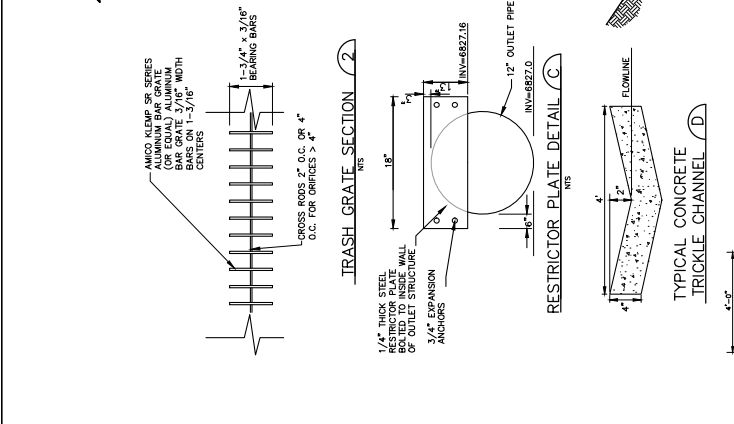
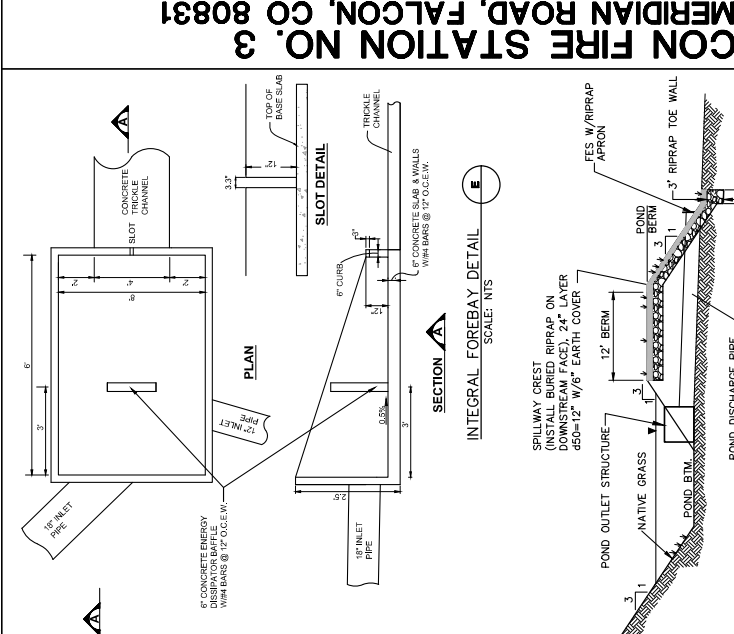
MAINTENANCE REQUIREMENTS

1. CONTRACTOR SHALL INSPECT SEDIMENT BASINS AFTER EACH RAINFALL AT LEAST DAILY DURING NO RAINFALL.
2. SEDIMENT BASINS SHALL BE CLEANED OUT IMMEDIATELY AFTER RAINFALL HAS FILLED HALF THE VOLUME OF THE BASIN.
3. SEDIMENT BASINS SHALL REMAIN OPERATIONAL AT ALL TIMES. SEDIMENT BASINS SHALL BE PERMANENTLY STABILIZED WITH ADEQUATE VEGETATION TO PREVENT EROSION OF THE EMBANKMENT STRUCTURE AS APPROVED BY THE CITY.

DESIGN VOLUME=0.12 AF
8\"/>

City of Colorado Springs Stormwater Quality	Figure SB-1 Sediment Basin Requirements
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NO.	DATE	DESCRIPTION
B1	7/17/20	FOR THE RECORD
B2	9/6/20	FOR THE RECORD
B3	7/17/20	FOR THE RECORD
B4	9/6/20	FOR THE RECORD
B5	7/17/20	FOR THE RECORD
B6	9/6/20	FOR THE RECORD
B7	7/17/20	FOR THE RECORD
B8	9/6/20	FOR THE RECORD
B9	7/17/20	FOR THE RECORD
B10	9/6/20	FOR THE RECORD



NO.	DATE	DESCRIPTION
B1	7/17/20	FOR THE RECORD
B2	9/6/20	FOR THE RECORD
B3	7/17/20	FOR THE RECORD
B4	9/6/20	FOR THE RECORD
B5	7/17/20	FOR THE RECORD
B6	9/6/20	FOR THE RECORD
B7	7/17/20	FOR THE RECORD
B8	9/6/20	FOR THE RECORD
B9	7/17/20	FOR THE RECORD
B10	9/6/20	FOR THE RECORD