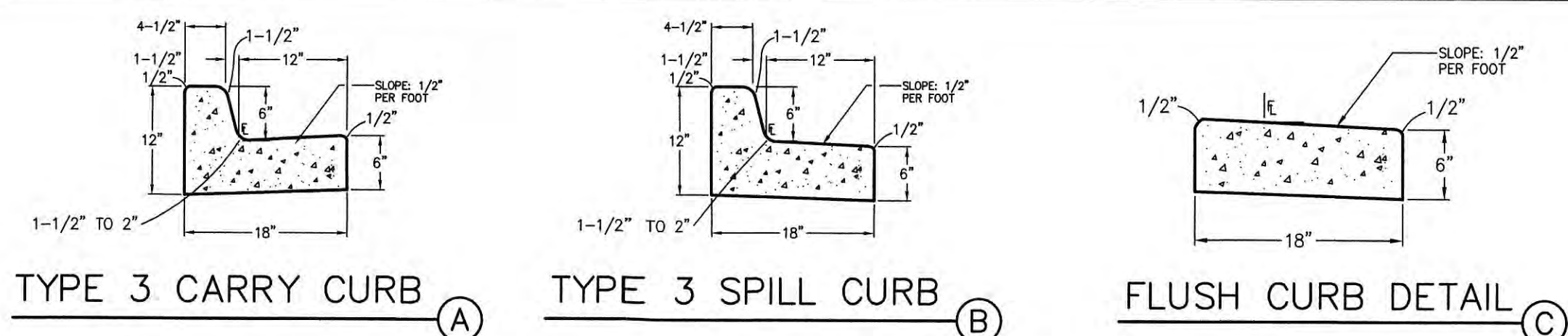


EROSION CONTROL LEGEND: LEGEND:

- (VTC) VEHICLE TRACKING CONTROL PAD
(SF) SILT FENCE
(SM) SEED & MULCH
(CWA) CONCRETE WASHOUT AREA (TO BE COMPLETELY CONTAINED & REMOVED UPON COMPLETION OF PROJECT)
(IP) INLET PROTECTION
(RG) RAIN GARDEN
(RR) RIPRAP APRON (5'Lx5'Wx2'D; ds=12" RR)
- 62.32 --- PROPOSED PROPERTY LINE
--- 62.32 --- EXISTING CONTOURS
--- 62.32 --- PROPOSED CONTOURS
x 31.5 PROPOSED SPOT ELEVATIONS
x 31.5 PROPOSED GRADES
1.0% ROOF DRAIN DOWNSPOUTS
DS W/TRANSITION COUPLINGS & CONNECTION TO STORM DRAIN



KEYED NOTES:

1. TOPSOIL STRIPPING / STOCKPILE AREA
2. SITE PAVEMENT (PER GEOTECHNICAL REPORT); MIN. 4" FULL-DEPTH ASPHALT
3. PREPARE & COMPACT BUILDING FOUNDATION PER PROJECT GEOTECHNICAL REPORT
4. STAGING & MATERIALS STORAGE AREA

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.

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 45 CY
* EMBANKMENT FILL = 320 CY
NET (FILL) = 275 CY
* (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

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 LIABILITY CAUSED BY NEGLIGENCE, ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN P. SCHWAB, P.E. #29891

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.

THE PROPERTIES, LLC
MR. TONY WETHERBEE
1950 VICTOR PLACE, SUITE 110
COLORADO SPRINGS, CO 80915

EL PASO COUNTY:

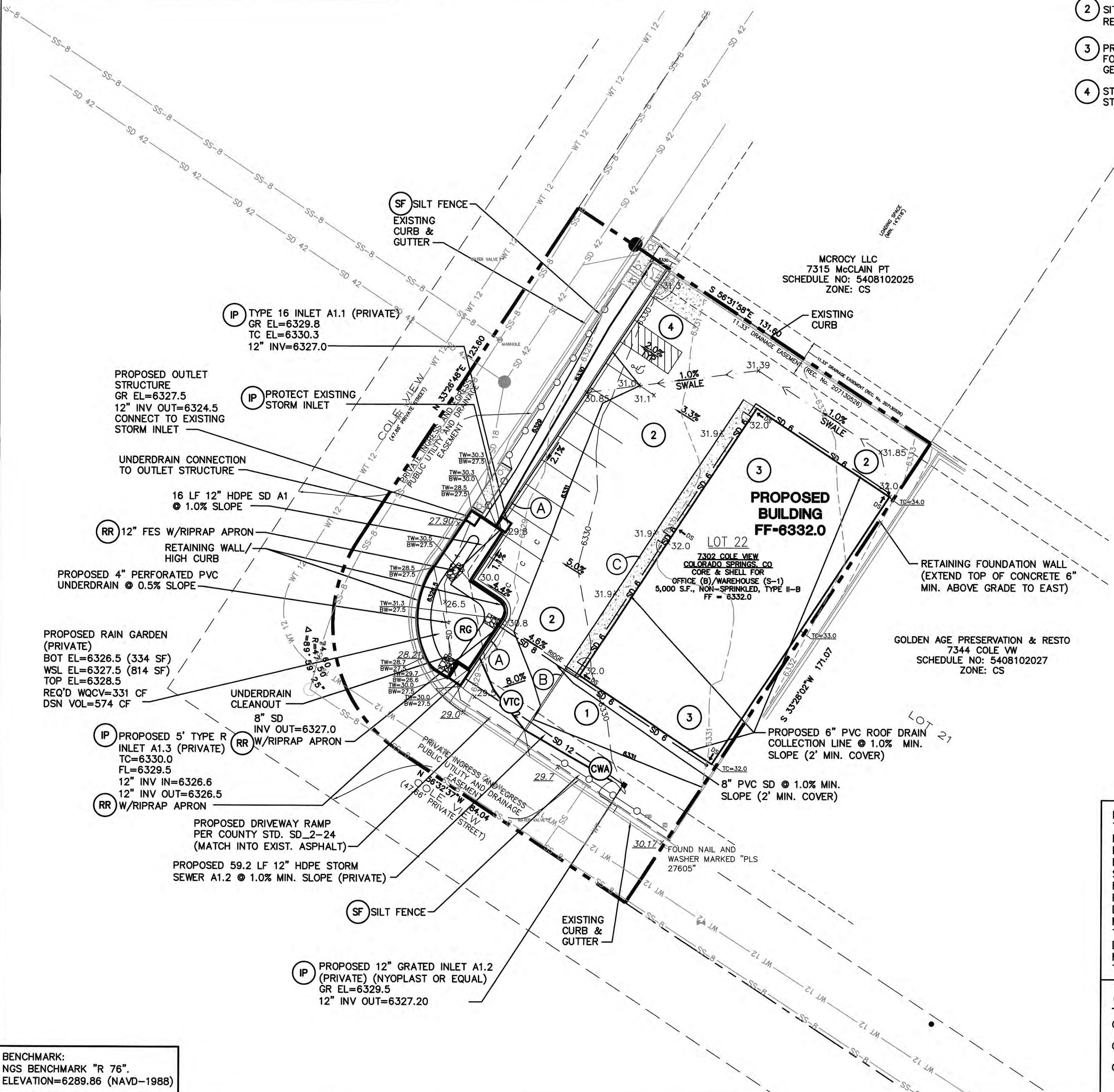
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY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

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

Approved
JENNIFER IRVINE, P.E. 01/17/2019 1:53:06 PM
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD PROJECT NO. PPR-18-049



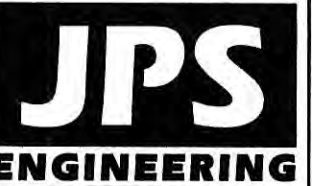
BENCHMARK:
NGS BENCHMARK "R 76".
ELEVATION=6289.86 (NAVD-1988)

NOTE: 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 FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.

GEC SHEET INDEX:

- C1.1 SITE GRADING & EROSION CONTROL PLAN
C2 CIVIL NOTES & DETAILS
C3 GRADING EROSION CONTROL NOTES & DETAILS

WETHERBEE OFFICE / WAREHOUSE BUILDING
7302 COLE VIEW, COLORADO SPRINGS, COLORADO 80915



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

BY	DATE	REVISION
JPS	10/04/18	DP SUBMITTAL
JPS	11/30/18	COUNTY COMMENTS
JPS	12/31/18	COUNTY COMMENTS

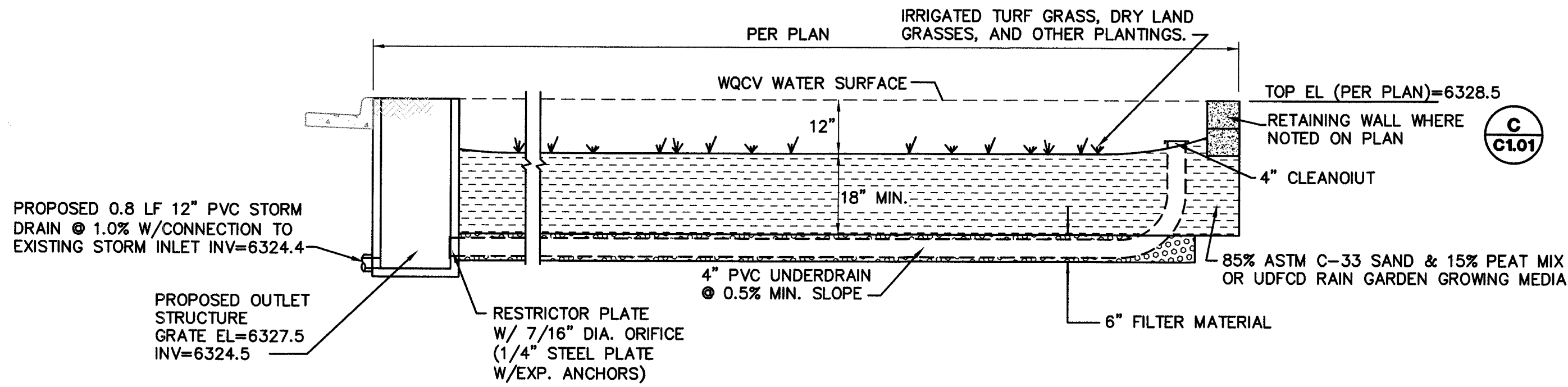
SITE GRADING & EROSION
CONTROL PLAN

HORIZ. SCALE: 1"=20'
VERT. SCALE: N/A
SURVEYED: COMPASS
CREATED: 9/12/18
PROJECT NO: 081803
SHEET: C1.1
03 OF 12
DRAWN: BJJ
DESIGNED: JPS
CHECKED: JPS
LAST MODIFIED: 12/31/18
MODIFIED BY: BJJ

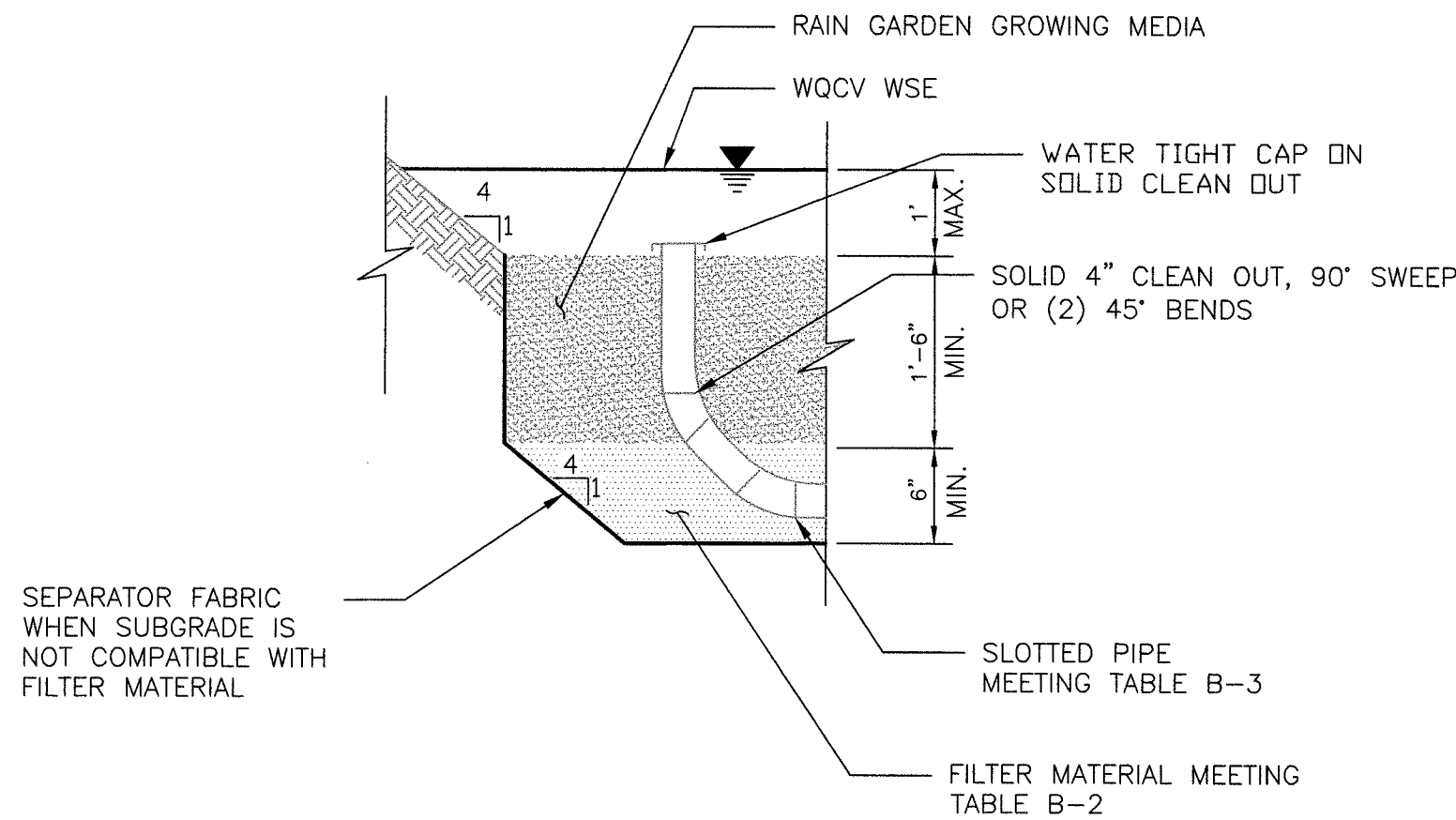
Z:\081803\claramont-wetherbee\dwg\civil\C2.dwg Dec 31, 2018 8:16am

GENERAL CIVIL NOTES:

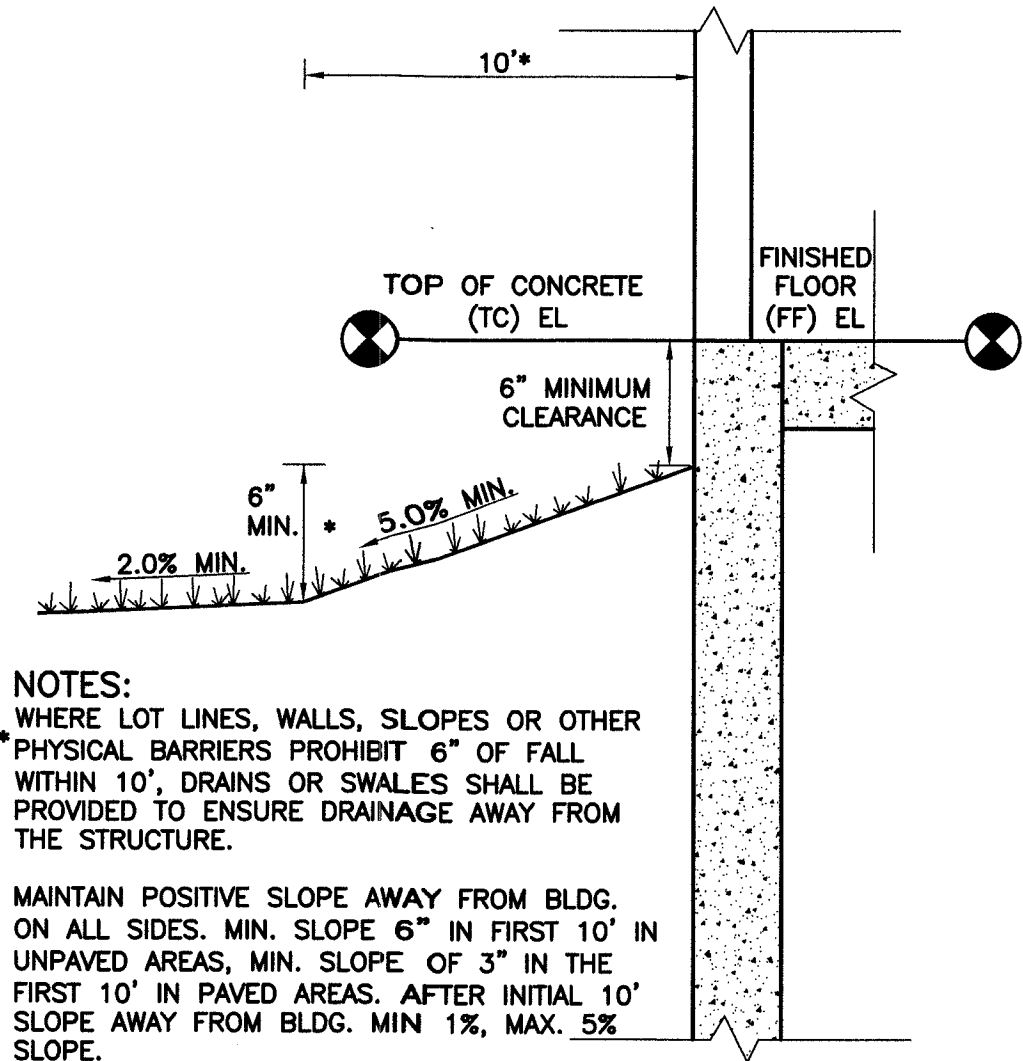
- All construction shall meet the following standards & specifications:
 - 2009 International Building Code.
 - Pikes Peak Regional Building Code, latest edition.
 - El Paso County Engineering Criteria Manual (ECM), latest edition.
 - Project Geotechnical Report.
- The contractor shall be responsible 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.
- The contractor shall have one (1) signed copy of these approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times:
 - El Paso County Engineering Criteria Manual.
- Storm drain pipe shall be rcp class iii with class c bedding unless otherwise noted.
- 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.
- 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".
- 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 fine grading is complete ("foothills seed mix").
- Erosion control shall consist of silt fence and hay bales as shown on the drawing, and topsoil with grass seed, which will be watered until vegetation has been re-established.
- 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.
- 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.
- Additional erosion control measures may be required as determined by site conditions.
- 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.
- All backfill, sub-base, and/or base course material shall be compacted per the project geotechnical report and County specifications.
- Concrete used in curb and gutter, sidewalk, and crosspan construction shall meet County criteria.
- All finished grades shall have a minimum 1.0% slope to provide positive drainage.
- Contractor shall obtain all required permits prior to beginning work.



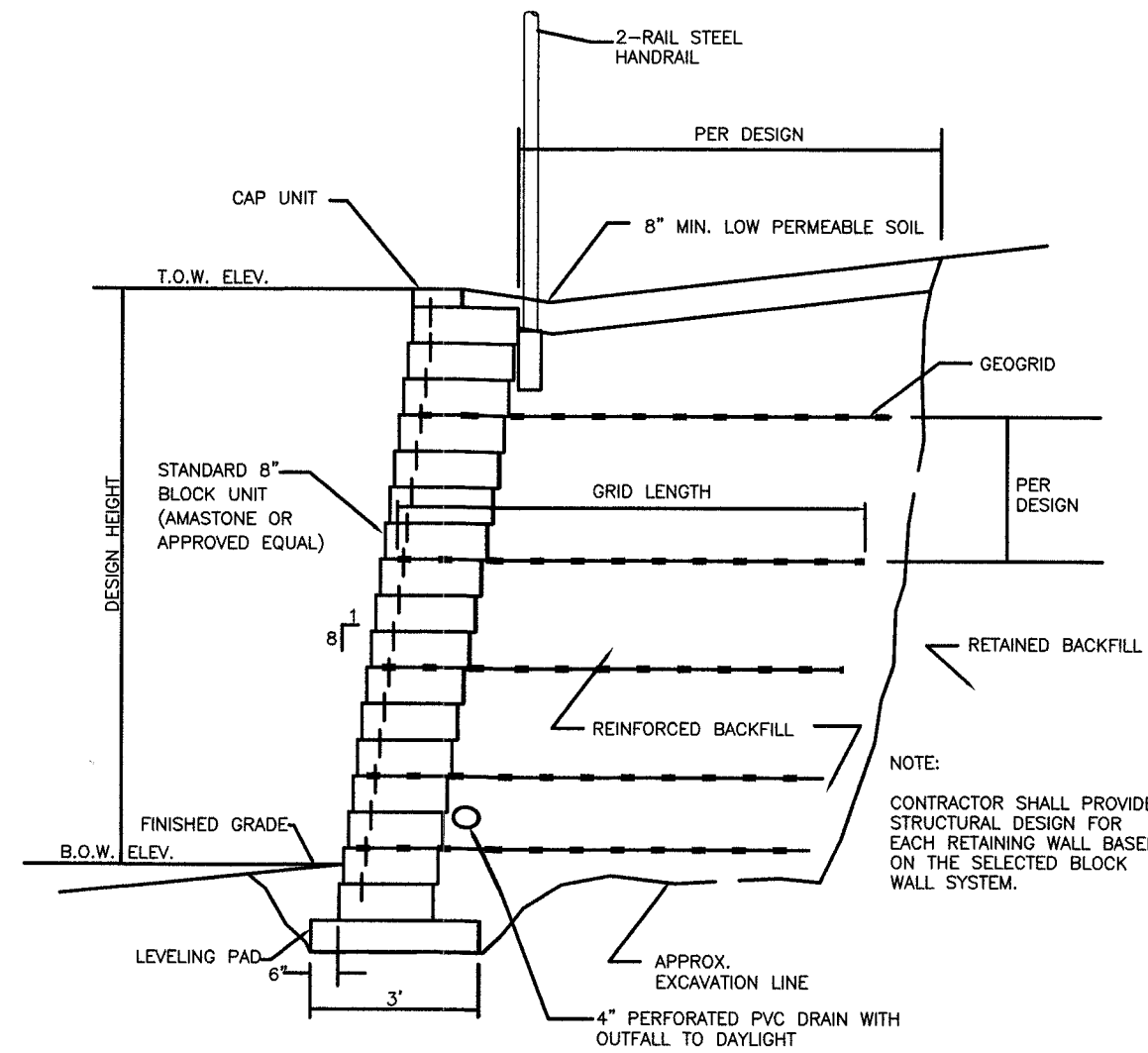
POROUS LANDSCAPE DETENTION (BIORETENTION) AREA (A)
NTS



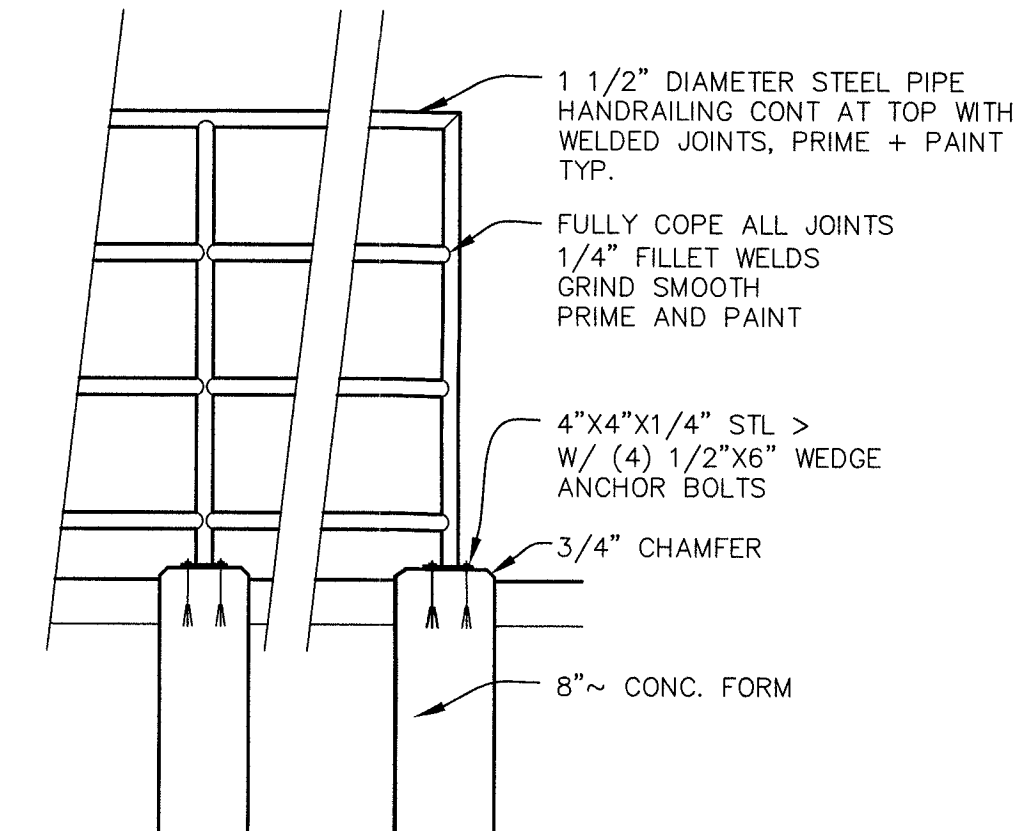
BIORETENTION-PARTIAL INFILTRATION SECTION (B)
NTS



TYPICAL BUILDING DRAINAGE DETAIL (C)
SCALE: NTS



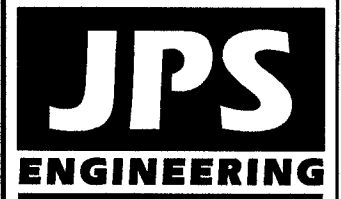
MODULAR BLOCK RETAINING WALL DETAIL (D)
SCALE: NTS



HANDRAIL DETAIL (E)
SCALE: NTS



WETHERBEE OFFICE / WAREHOUSE BUILDING
7302 COLE VIEW, COLORADO SPRINGS, COLORADO 80915



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 GROUND EXCAVATE
FOR THE MEMBER UTILITIES.

NO.	BY	DATE	REVISION
1	JPS	10/04/18	COUNTY SUBMITTAL
2	JPS	11/28/18	COUNTY COMMENTS

CIVIL NOTES &
DETAILS

HORIZ. SCALE:	N/A	DRAWN:	BJJ
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	N/A	CHECKED:	JPS
CREATED:	10/04/18	LAST MODIFIED:	12/31/18
PROJECT NO:	081803	MODIFIED BY:	BJJ

SHEET: C2
04 OF 12

1. Construction may not commence until a Construction Permit is obtained from Development Services and a Preconstruction Conference is held with Development Services Inspectors.
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 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 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.
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 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).
9. 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.
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 permittee 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 preliminary soils report for this site prepared by Entech Engineering, dated 2/18/13 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:

INSTALL BMP'S	JANUARY, 2019
SITE GRADING	JANUARY, 2019
SEEDING & MULCHING	AUGUST, 2019
STABILIZATION	AUGUST, 2020
TOTAL DISTURBED AREA: <u>0.5 ACRES</u>	
RECEIVING WATERS: <u>SAND CREEK</u>	

NATIVE GRASSES (APPROXIMATELY 70 PERCENT COVERAGE)

<u>GRASS</u>	<u>VARIETY</u>	<u>AMOUNT IN PLS</u> <u>LBS. PER ACRE</u>
CRESTED WHEAT GRASS	EPHRAIM OR HYCREST	4.0 LBS.
PERENIAL RYE	LINN	2.0 LBS.
WESTERN WHEATGRASS	SARTON	3.0 LBS.
SMOOTH BROME GRASS	LINCOLN OR MANCHAR	5.0 LBS.
SIDEOATS GRAMA	EPHRAIM	2.5 LBS.
	TOTAL:	16.5 LBS.

MULCHING APPLICATION: CONFORM TO CDOT
SPEC-SECTION 213.

<u>FREQUENCY</u>	
PERIODIC SITE INSPECTIONS	BI-WEEKLY
RE-VEGETATION OF EXPOSED SOILS	WITHIN 21 DAYS OF GRADING
SEDIMENT REMOVAL FROM BMP'S	MONTHLY
REMOVAL OF BMP'S	AFTER STABILIZATION ACHIEVED

¹ AND AFTER ANY PRECIPITATION OR SNOW MELT EVENT THAT CAUSES SURFACE EROSION.

