

EROSION CONTROL LEGEND

- SF SILT FENCE (INITIAL/INTERIM)
RS CURB ROCK SOCKS (INITIAL/INTERIM)
CF CONSTRUCTION FENCE (INITIAL, INTERIM)
SCL SEDIMENT CONTROL LOG (INITIAL, INTERIM)
PS PERMANENT SEEDING (INTERIM, FINAL)
TSB TEMPORARY SEDIMENT BASIN (INITIAL)
SSA STABILIZED STAGING AREA (INITIAL)
CWA CONCRETE WASHOUT AREA (INTERIM)
SP STOCKPILE AREA (INTERIM)
VTC VEHICLE TRACK CONTROL (INITIAL, INTERIM)
IP-# ON-GRADE (IP-1) & SUMP (IP-2) INLET PROTECTION (INITIAL/INTERIM)

- PROPERTY LINE
EASEMENT LINE
SETBACK LINE
LIMITS OF DISTURBANCE/CONSTRUCTION
PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
SHEET FLOW/DRAINAGE DIRECTION
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
SPOT ELEVATION

SITE HATCHING

- AREAS OF CUT
AREAS OF FILL
PROP. STRUCTURE/BUILDING
PROP. SIDEWALK

FEMA FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOODPLAIN MAP 0804100752G DATED 12/07/2018, THE PROPERTY FALLS WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

BATCH PLANT STATEMENT NO BATCH PLANTS ARE TO BE USED ON SITE

EXISTING VEGETATION COVERS APPROXIMATELY 98.5% OF THE SITE AND CONSISTS OF NATIVE GRASS WITH EXISTING IMPERVIOUSNESS OF APPROXIMATELY 1.5%

*CONTRACTOR TO HAUL DIRT/SOIL OFF-SITE DURING CONSTRUCTION. NO OVER NIGHT STOCKPILING OF MATERIALS TO BE DONE ON-SITE.

BMP COST ESTIMATE:

Table with 4 columns: BID ITEM, UNIT, EST. \$/UNIT, TOTAL COST. Includes items like Permanent Seeding, Permanent Mulching, Permanent Pond, Safety Fence, etc.

NET: \$36,191.50
MAINTENANCE (35%): \$6,207.95
TOTAL: \$42,399.45

- NOTES: 1. ALL UNIT PRICES REFLECT INSTALLED PRICES UNLESS OTHERWISE NOTED. 2. ALL UNIT PRICES PROVIDED BY EL PASO COUNTY 2021 FINANCIAL ASSURANCE ESTIMATE FORM.

OWNER'S STATEMENT: I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.
SEAN EDWARDS, OWNER
LEISURE CONSTRUCTION
3442 TAMPA RD., SUITE B
PALM HARBOR, FL 34684

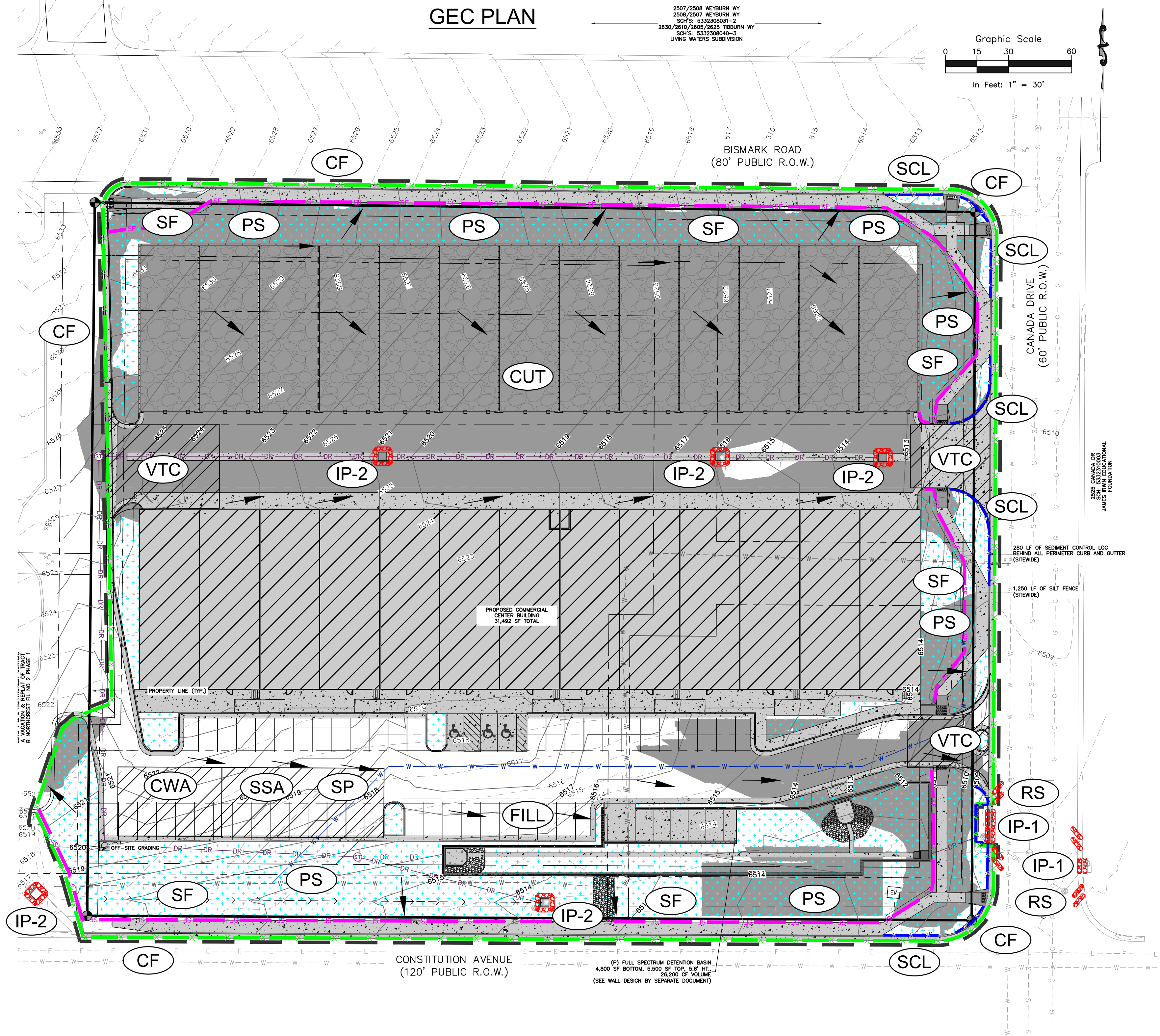
ENGINEER'S STATEMENT: THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.
DAVID WALKER, P.E. #51909 DATE 02/09/2023

EL PASO COUNTY STANDARD NOTES:

- 1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCES SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY SOIL-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. 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 DEVIATION FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. 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. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITY. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPED, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS CONSIDERED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETED AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE 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. PRE-EXISTING VEGETATION SHALL NOT BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF THE WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION FOR INFILTRATION AND VEGETATIVE CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASH WATER NOT HE LOCATED IN AN AREA THERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSED IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. TO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGES AT THE SITE.
17. 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. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, ROCK, TRASH, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THE 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.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS 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 OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (DOH, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION POINTS. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
26. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM THE EARTHWORK EQUIPMENT AND WIND.
27. THE SOILS REPORT FOR THE SITE HAS BEEN PREPARED BY RMG-ROCKY MOUNTAIN GROUP, DATED 2/23/2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
28. AT LEAST TEN (1) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (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 OF APPLICATION MATERIALS CONTACT: 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

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 VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED. IN ACCORDANCE WITH EGM 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. JENNIFER IRVINE, PE COUNTY ENGINEER/ECM ADMINISTRATOR

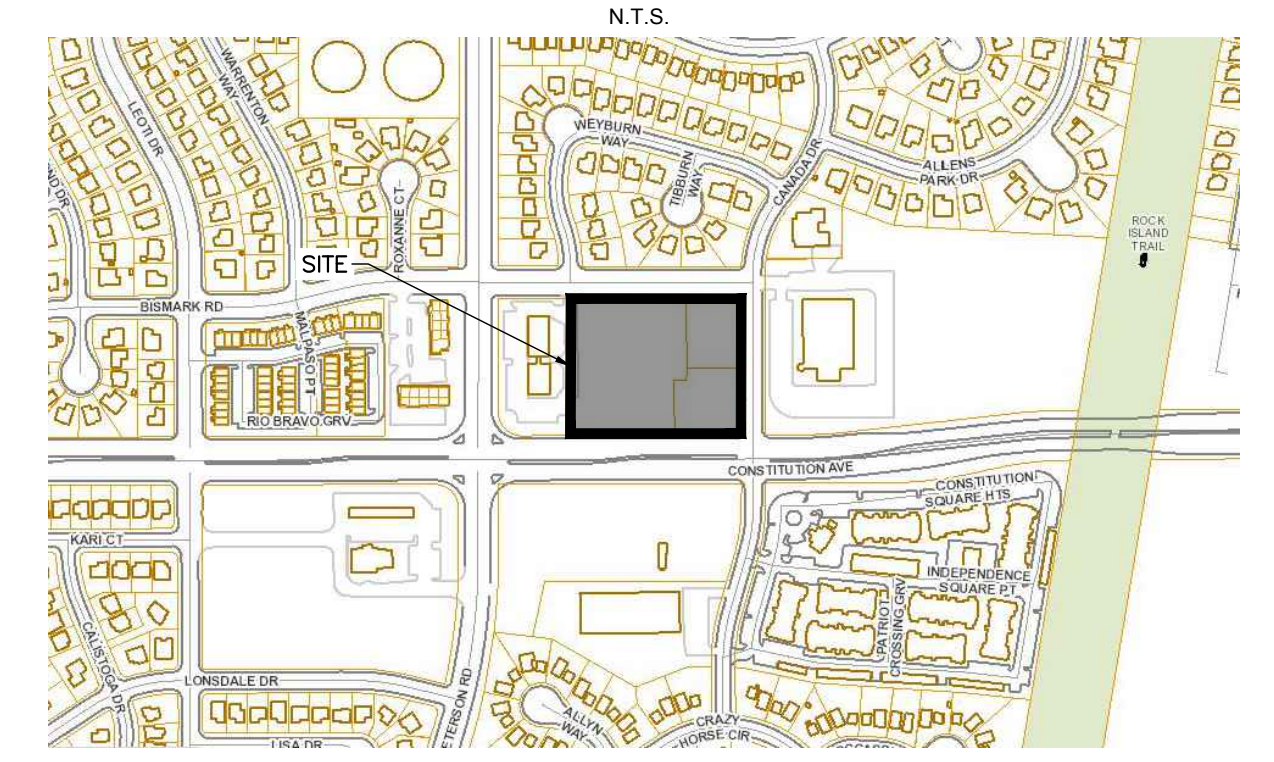
GEC PLAN



RESTORATION NOTES:

- 1. FURTHER DETAIL AND NOTES PROVIDED IN THE DRAINAGE CRITERIA MANUAL VOLUME III, CHAPTER 14.
2. SEE SEED MIX TABLES 14-9 THROUGH 14-14 FOR GIVEN GEOGRAPHIC AND GEOLOGIC CONDITIONS IN THE DRAINAGE CRITERIA MANUAL VOLUME III, CHAPTER 14.
3. UNLINED DRAINAGE FACILITIES AND AREAS DISTURBED DURING CONSTRUCTION SHOULD BE ACTIVELY REVEGETATED. SEED MIXES SHOULD BE SELECTED TO MATCH THE CONDITIONS WHERE THEY WILL BE USED. RECOMMENDED SEED MIXES FOR THE BOTTOM (WET SOILS) AND SIDE SLOPES OF DRAINAGE FACILITIES ARE INCLUDED IN TABLES 14-9 AND 14-10, RESPECTIVELY. SEED MIXES FOR ALKALI SOILS AND ALL OTHER SOIL CONDITIONS IN UPLAND AREAS ARE PROVIDED IN TABLES 14-11 AND 14-12, RESPECTIVELY. MULTIFLOWER MIXES ARE PROVIDED IN TABLE 14-13. THE SEEDING RATES IN THESE MIXES ARE RECOMMENDED MINIMUM RATES FOR DRY SEEDING. THESE RATES SHOULD BE DOUBLED FOR BROADCAST SEEDING AND HYDRO-SEEDING IN SMALL AREAS OR STEEP CONDITIONS WITH SLOPES GREATER THAN 3%:1.
4. LATE WINTER TO EARLY SPRING (FEBRUARY TO EARLY APRIL) IS TYPICALLY THE NEXT MOST FAVORABLE TIME PERIOD FOR SEEDING. WINTER AND EARLY SPRING SEEDING SHOULD NOT BE CONDUCTED IF THE SOIL IS FROZEN, SNOW COVERED, OR WET (MUDDY). WHILE OF GREATER RISK, SPRING SEEDING (MID-APRIL INTO EARLY JUNE) CAN BE SUCCESSFUL, ESPECIALLY DURING MOIST YEARS. MID- TO LATE SUMMER SEEDING CAN BE SUCCESSFUL WITH ADEQUATE PRECIPITATION. CHAPTER 14 REVEGETATION MAY 2014 CITY OF COLORADO SPRINGS 14-21 DRAINAGE CRITERIA MANUAL, VOLUME II OR IRRIGATION TO WET AND SETTLE THE SEED BED. FIRING OF THE SEEDBED FOLLOWING SEEDING WILL IMPROVE RESULTS DURING DRY OR WARM SEEDING TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE CUT/FILL OF THE PROPOSED CONDITIONS IN ORDER TO MINIMIZE STOCKPILING OF EXCAVATED DIRT. SITE IS NET CUT AND STOCKPILING OVERNIGHT IS NOT PERMITTED WITHOUT PERMISSION FROM THE CITY OF COLORADO SPRINGS.

VICINITY MAP



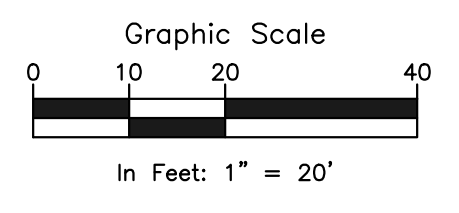
Professional stamps and project information including Rocky Mountain Group logo, Colorado License #51909, project name 'NORTHCREST PEMB DEVELOPMENT', address '2510 & 2522 CANADA DRIVE, COLORADO SPRINGS, COLORADO', and sheet title 'COVER DESIGN DEVELOPMENT'. Includes a revision table and sheet number 'C-01'.

EROSION CONTROL LEGEND

- SF** — SILT FENCE (INITIAL/INTERIM)
- RS** — CURB ROCK SOCKS (INITIAL/INTERIM)
- CF** — CONSTRUCTION FENCE (INITIAL, INTERIM)
- SCL** — SEDIMENT CONTROL LOG (INITIAL, INTERIM)
- PS** — PERMANENT SEEDING (INTERIM, FINAL)
- TSB** — TEMPORARY SEDIMENT BASIN (INITIAL)
- SSA** — STABILIZED STAGING AREA (INITIAL)
- CWA** — CONCRETE WASHOUT AREA (INTERIM)
- SP** — STOCKPILE AREA (INTERIM)
- VTC** — VEHICLE TRACK CONTROL (INITIAL, INTERIM)
- IP-#** — ON-GRADE (IP-1) & SUMP (IP-2) INLET PROTECTION (INITIAL/INTERIM)

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - - - LIMITS OF DISTURBANCE / CONSTRUCTION
 - — PROPERTY CORNER / MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
 - — SHEET FLOW / DRAINAGE DIRECTION
 - PROPOSED MINOR CONTOUR
 - - - PROPOSED MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - - - EXISTING MAJOR CONTOUR
 - × — SPOT ELEVATION

- SITE HATCHING**
- ▨ — AREAS OF CUT (**CUT**)
 - — AREAS OF FILL (**FILL**)
 - ▨ — PROP. STRUCTURE/BUILDING
 - ▨ — PROP. SIDEWALK



ROCKY MOUNTAIN GROUP
ARCHITECTS
ENGINEERS
 Geotechnical, Materials, Testing, Civil, Planning
 Architectural, Structural, Forensics
 2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
 WWW.ROCKYMOUNTAINENGINEERS.COM
 2630 EAST BRADLEY DRIVE, FORT COLLINS, CO 80504

COLORADO LICENSE
 20923
 51909
 FOR CIVIL ONLY

2525 CANADA DR
 SCH: 5332310003
 JAMES IRWIN EDUCATIONAL FOUNDATION

NORTHEAST PEMB DEVELOPMENT
 2510 & 2522 CANADA DRIVE
 COLORADO SPRINGS, COLORADO
 LEISURE CONSTRUCTION

EROSION CONTROL PLAN - INTERIM
 DESIGN DEVELOPMENT

ENG:	DGW	
DRAWN:	TPT	
CHECKED:	DGW	
DATE:	02/08/2023	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	C-03	
of 15		

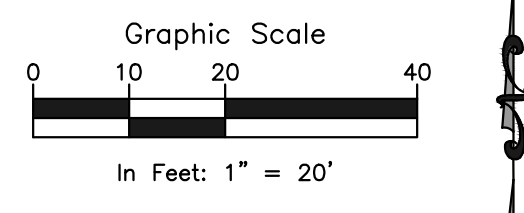
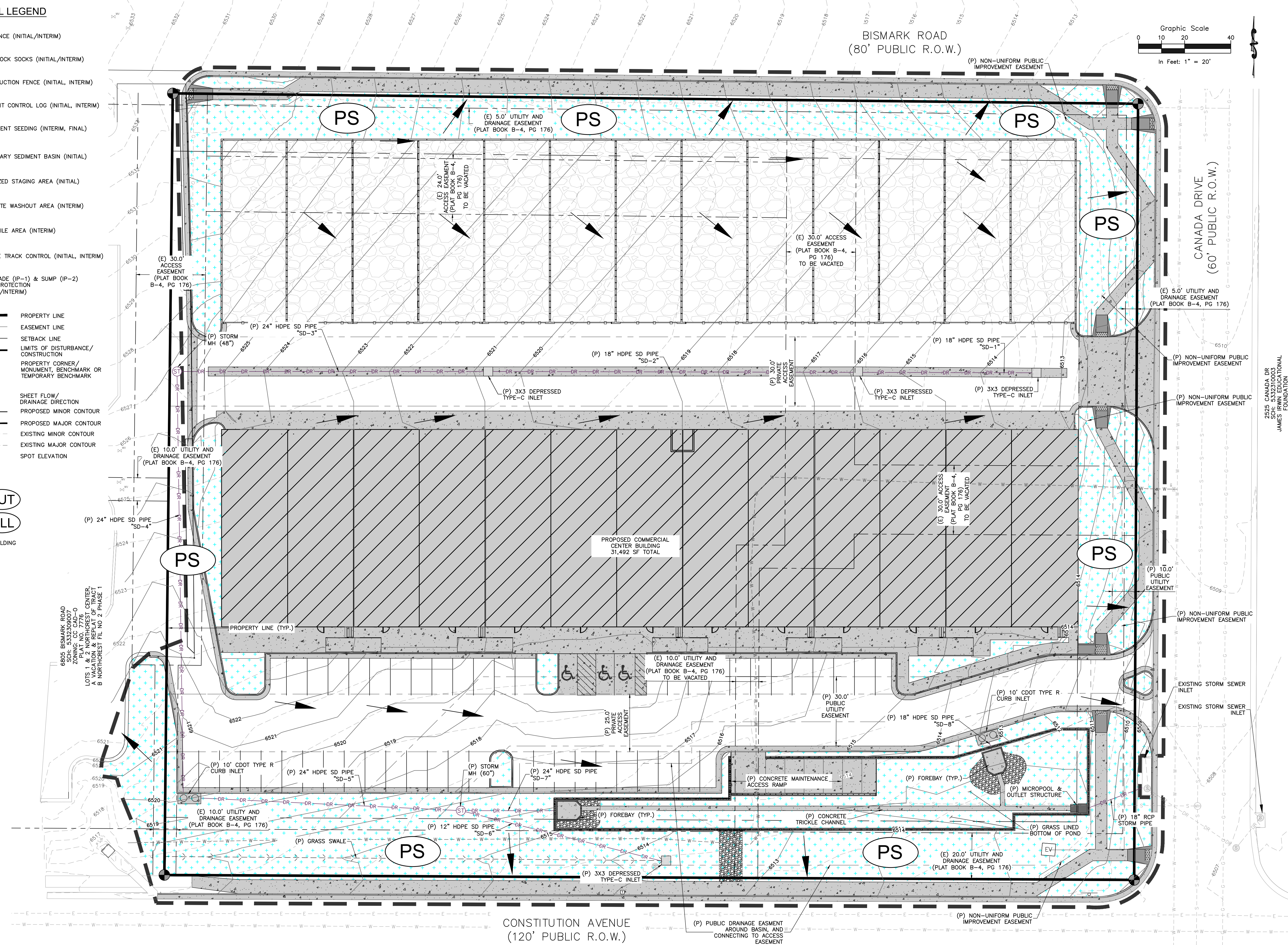
EROSION CONTROL LEGEND

- SF** SILT FENCE (INITIAL/INTERIM)
- RS** CURB ROCK SOCKS (INITIAL/INTERIM)
- CF** CONSTRUCTION FENCE (INITIAL, INTERIM)
- SCL** SEDIMENT CONTROL LOG (INITIAL, INTERIM)
- PS** PERMANENT SEEDING (INTERIM, FINAL)
- TSB** TEMPORARY SEDIMENT BASIN (INITIAL)
- SSA** STABILIZED STAGING AREA (INITIAL)
- CWA** CONCRETE WASHOUT AREA (INTERIM)
- SP** STOCKPILE AREA (INTERIM)
- VTC** VEHICLE TRACK CONTROL (INITIAL, INTERIM)
- IP-#** ON-GRADE (IP-1) & SUMP (IP-2) INLET PROTECTION (INITIAL/INTERIM)

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - LIMITS OF DISTURBANCE/CONSTRUCTION
 - PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
 - BM
 - SHEET FLOW/ DRAINAGE DIRECTION
 - PROPOSED MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - SPOT ELEVATION

SITE HATCHING

- AREAS OF CUT **CUT**
- AREAS OF FILL **FILL**
- PROP. STRUCTURE/BUILDING
- PROP. SIDEWALK



6805 BISMARCK ROAD
 SCH. 533230007
 ZONING: CC CAD-0
 PLAT NO. 7776
 VACATING 22 MONUMENTS CENTER,
 B NORTHWEST FIL NO. 2 PHASE 1

ROCKY MOUNTAIN GROUP
 ARCHITECTS
RMG ENGINEERS
 ARCHITECTURAL
 STRUCTURAL
 FORENSIC
 2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
 719.536.6600 WWW.ROCKYMOUNTAINENGINEERS.COM
 SURVEYING, ENGINEERING, DESIGN, PLANNING, INSPECTION, CONSTRUCTION



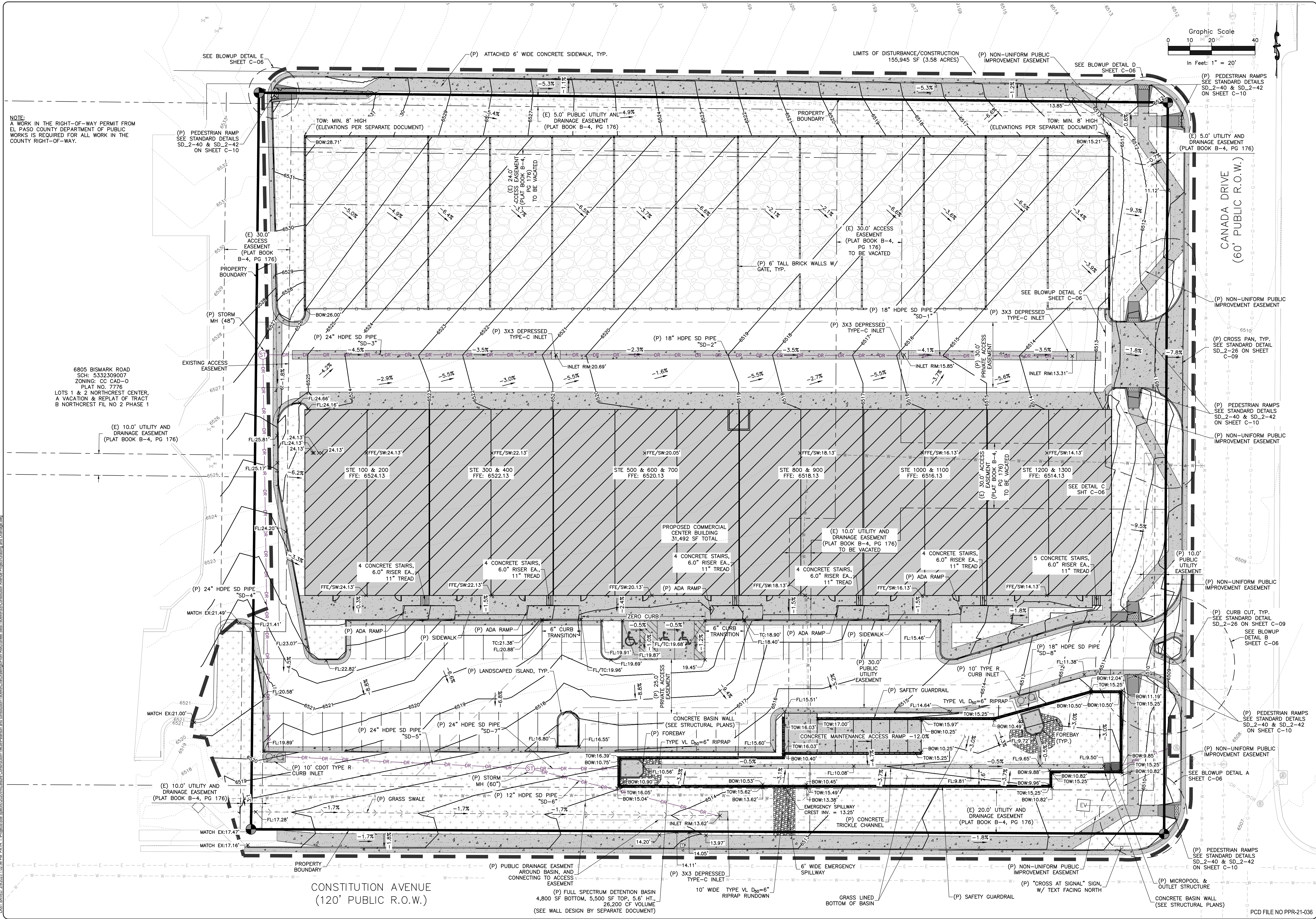
2525 CANADA DR
 SCH. 5332310003
 JAMES IRWIN EDUCATIONAL
 FOUNDATION

NORTHWEST PEMB DEVELOPMENT
 2510 & 2522 CANADA DRIVE
 COLORADO SPRINGS, COLORADO
LEISURE CONSTRUCTION

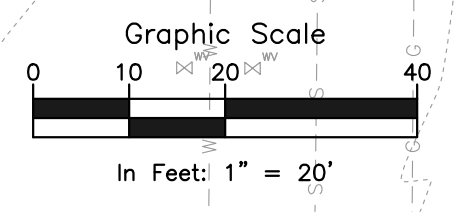
These plans are copyrighted 2023 by General Engineers Inc. dba RMG - Rocky Mountain Group all rights reserved. Any sale, reproduction, creation of derivative works based on these plans, or use of these plans for any purpose without proper compensation is and the express written consent of RMG, is strictly prohibited.

EROSION CONTROL PLAN - FINAL
 DESIGN DEVELOPMENT

ENG:	DGW	
DRAWN:	TPT	
CHECKED:	DGW	
DATE:	02/08/2023	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	C-04	
	of 15	



NOTE:
A WORK IN THE RIGHT-OF-WAY PERMIT FROM
EL PASO COUNTY DEPARTMENT OF PUBLIC
WORKS IS REQUIRED FOR ALL WORK IN THE
COUNTY RIGHT-OF-WAY.



6805 BISMARCK ROAD
SCH: 5332309007
PLAT NO. 7776
LOTS 1 & 2 NORTHEAST CENTER,
A VACATION & REPLAT OF TRACT
B NORTHEAST FIL NO 2 PHASE 1

CONSTITUTION AVENUE
(120' PUBLIC R.O.W.)

(P) FULL SPECTRUM DETENTION BASIN
4,800 SF BOTTOM, 5,500 SF TOP, 5.6' HT.,
26,200 CF VOLUME
(SEE WALL DESIGN BY SEPARATE DOCUMENT)

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics

ARCHITECTS
RMG
ENGINEERS

SOUTHERN COLORADO
2910 ALSTON BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
719.536.6600 WWW.RMGENG.COM
SOUTHERN COLORADO ENGINEERING, ARCHITECTURE, FORENSICS

Colorado License
DAVID GERALD WALKER
20923
51909
FOR CIVIL ONLY

NORTHEAST PEMB DEVELOPMENT

2510 & 2522 CANADA DRIVE
COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

SHEET NAME
PRELIMINARY GRADING & DRAINAGE

PROJECT STATUS
DESIGN DEVELOPMENT

ENG:	DGW
DRAWN:	TPT
CHECKED:	DGW
DATE:	02/08/2023

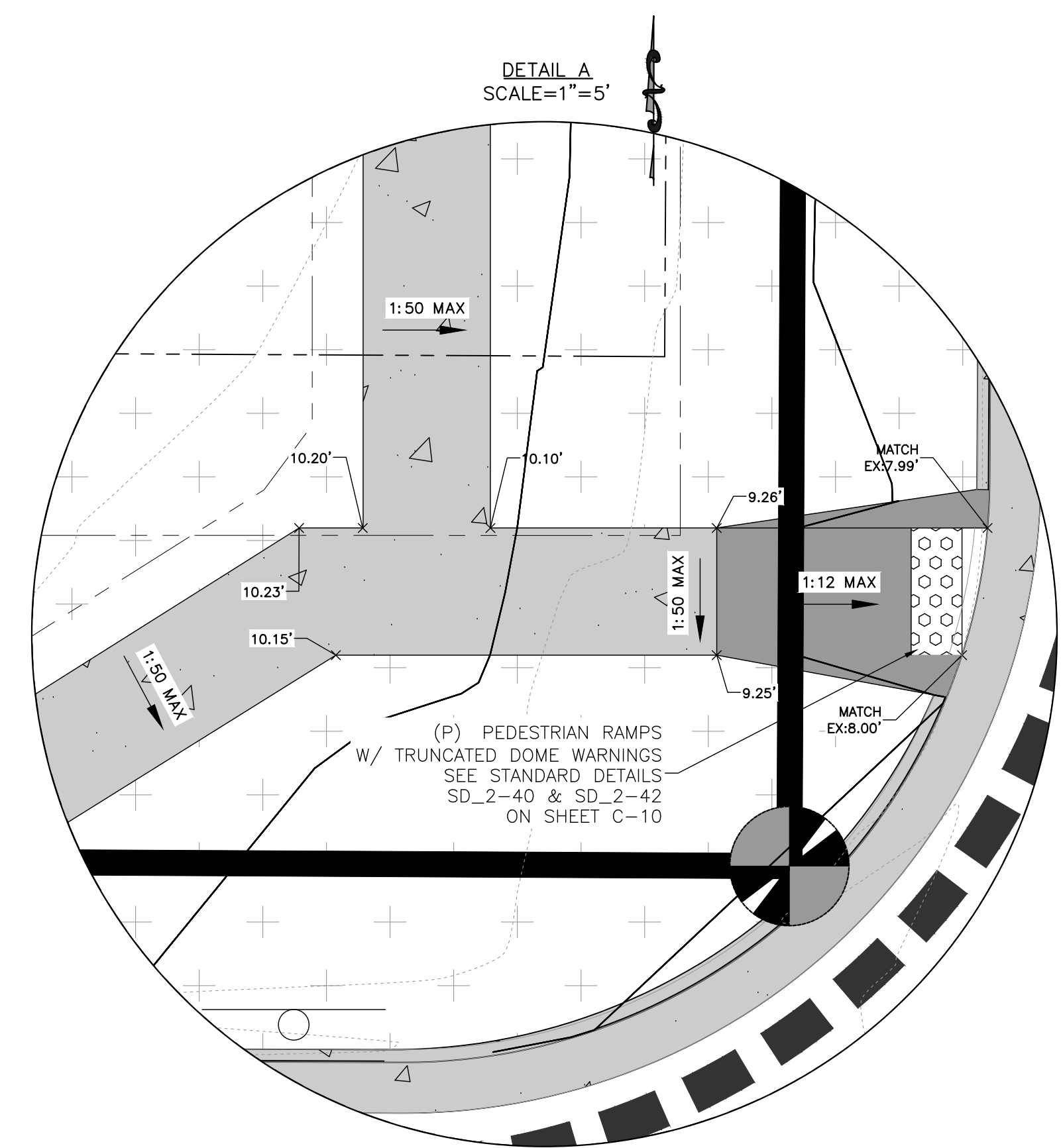
#	REVISION	DATE

JOB NO.
180649

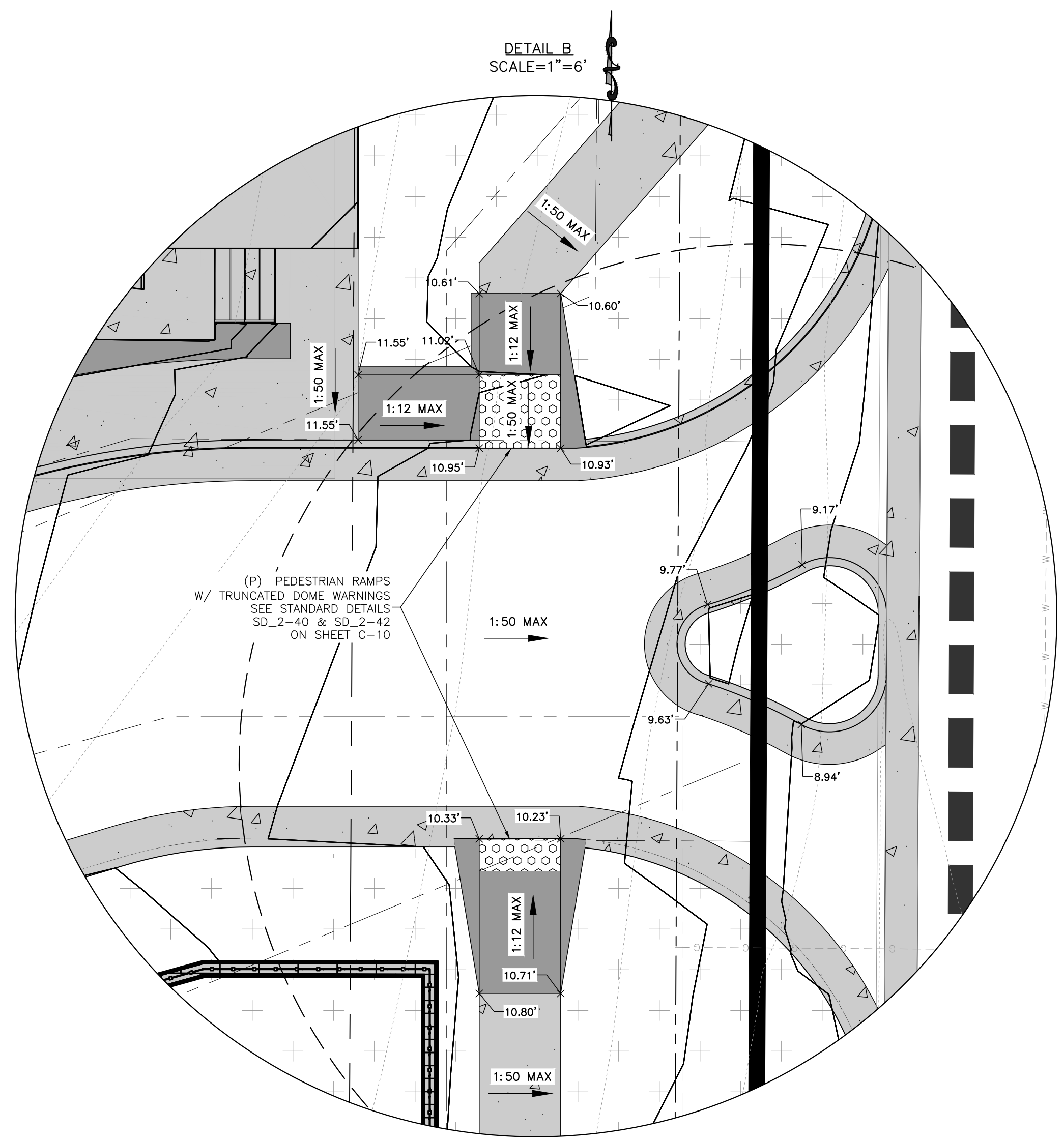
SHEET NO.
C-05

PCD FILE NO PPR-21-036

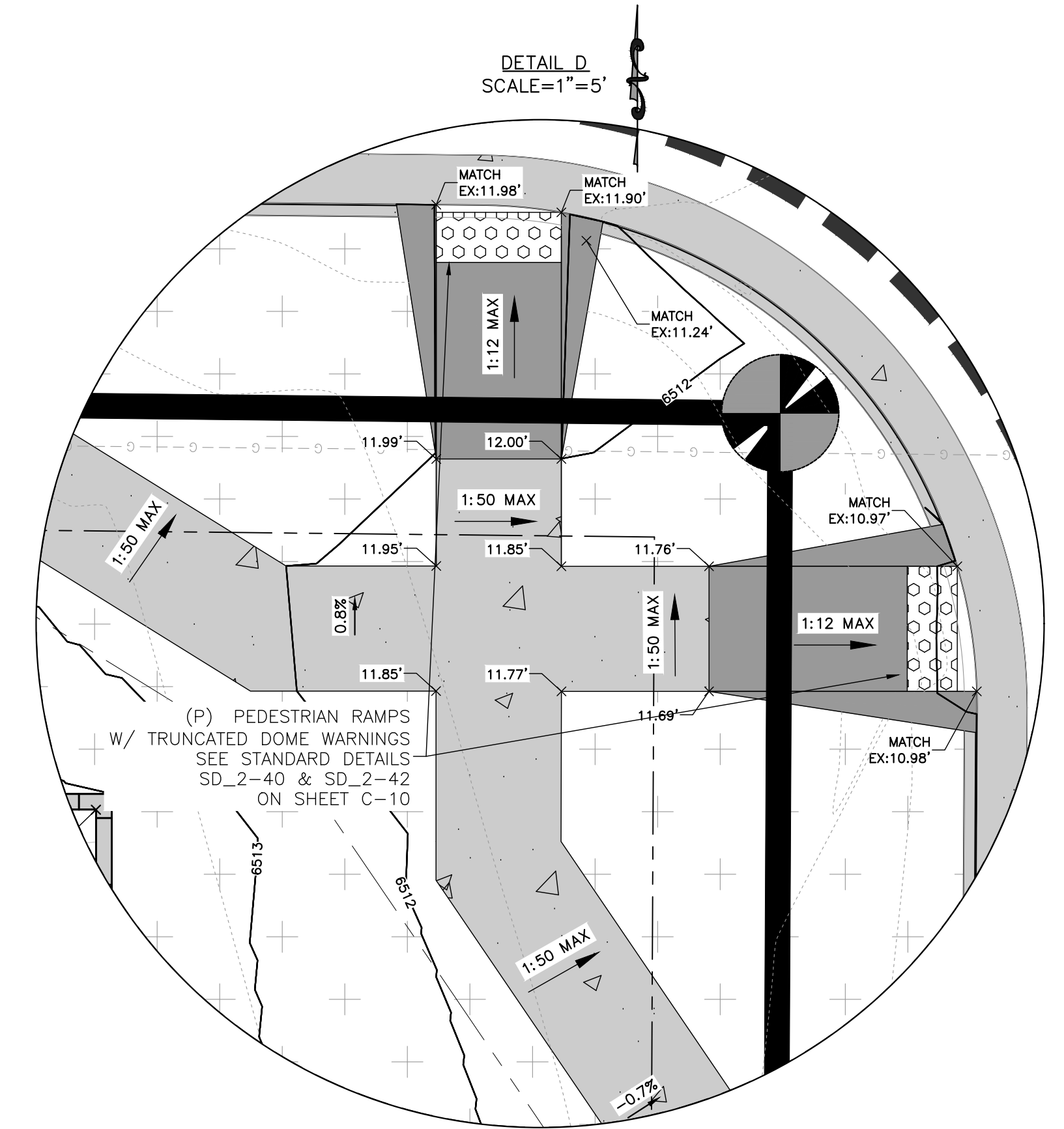
LAST SAVED: 2/02/2023 1:02:59 PM PATH: T:\Projects\2023\Leisure Construction\180649\CD\Drawings\180649-SS-Construction-Avenue-Project-Grading-and-Drainage.dwg



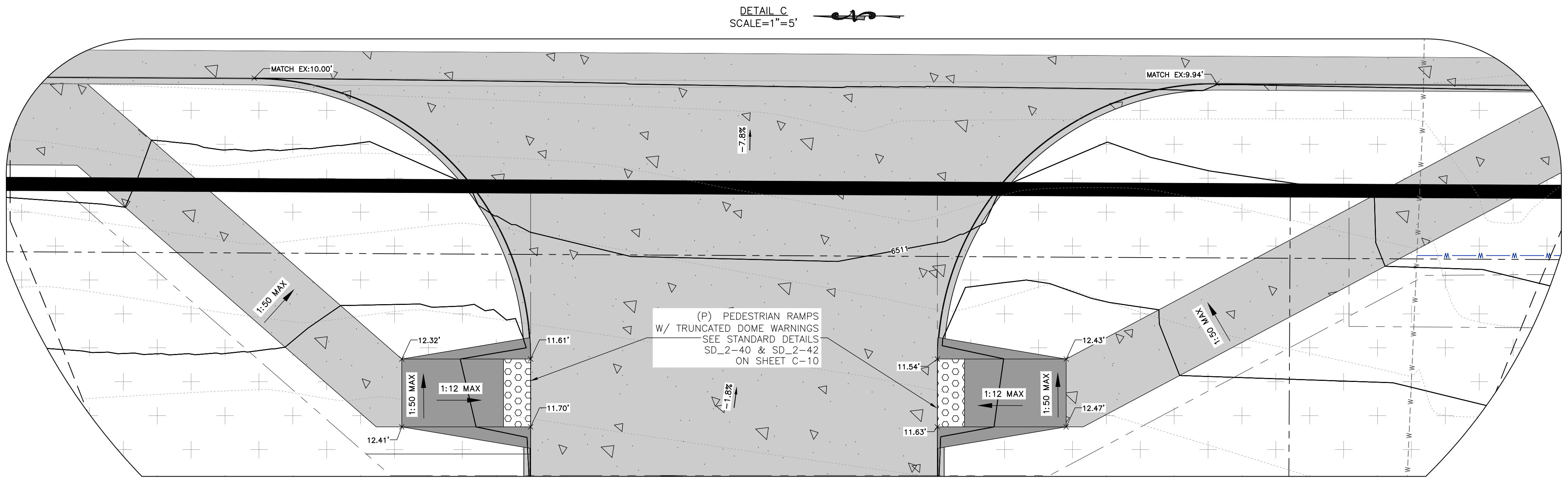
DETAIL A
SCALE=1"=5'



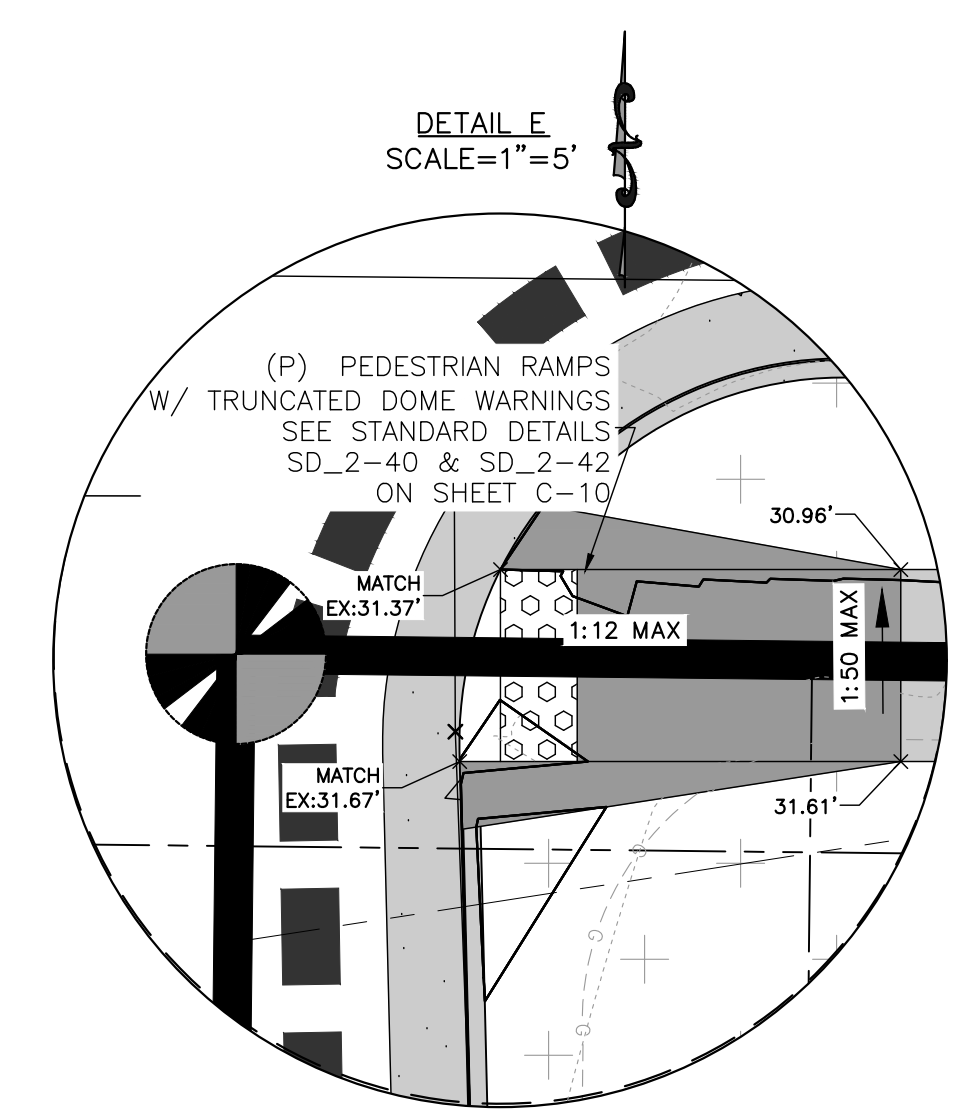
DETAIL B
SCALE=1"=6'



DETAIL D
SCALE=1"=5'



DETAIL C
SCALE=1"=5'



DETAIL E
SCALE=1"=5'

ROCKY MOUNTAIN GROUP
ARCHITECTS
ENGINEERS

Geotechnical
Materials Testing
Civil Planning

Architectural
Structural
Forensics

SOUTHERN COLORADO
2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
719.536.6600 WWW.ROCKYMOUNTAINENGINEERS.COM
SOUTHERN COLORADO ENGINEERS
SOUTHERN COLORADO ENGINEERS



FOR CIVIL ONLY

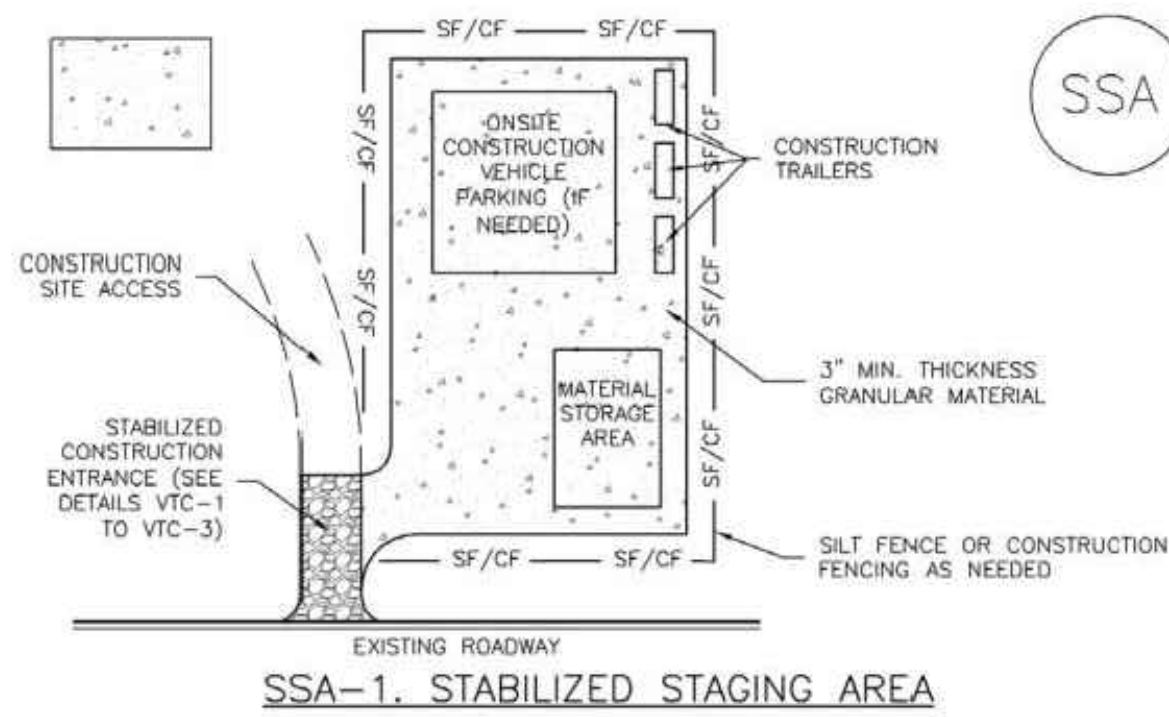
NORTHCREST PEMB DEVELOPMENT
2510 & 2522 CANADA DRIVE
COLORADO SPRINGS, COLORADO
LEISURE CONSTRUCTION

SHEET NAME: **PRELIMINARY GRADING & DRAINAGE**

PROJECT STATUS: **DESIGN DEVELOPMENT**

ENG:	DGW	
DRAWN:	TPT	
CHECKED:	DGW	
DATE:	02/08/2023	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	C-06	

PCD FILE NO PPR-21-036



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR -LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

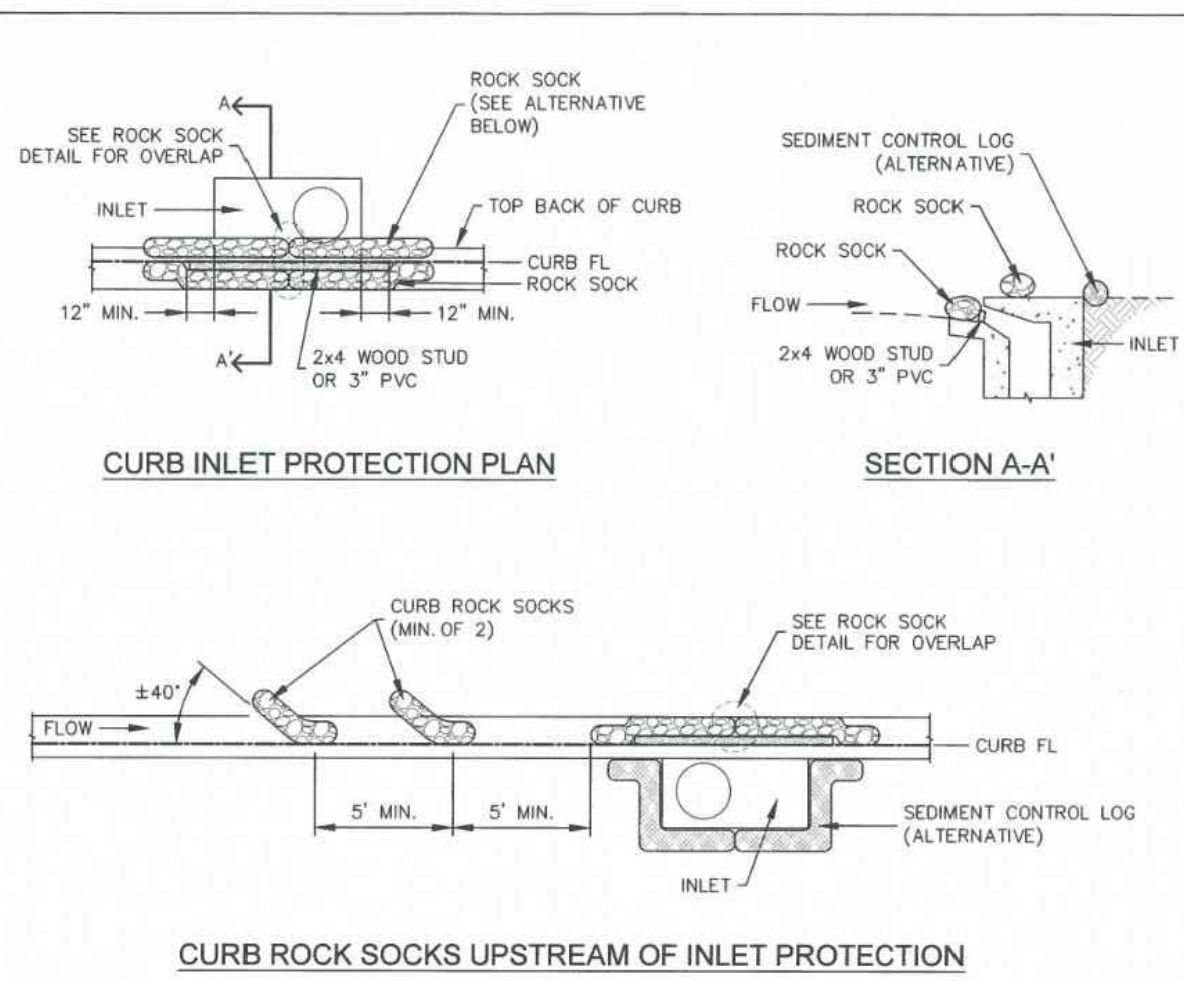
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

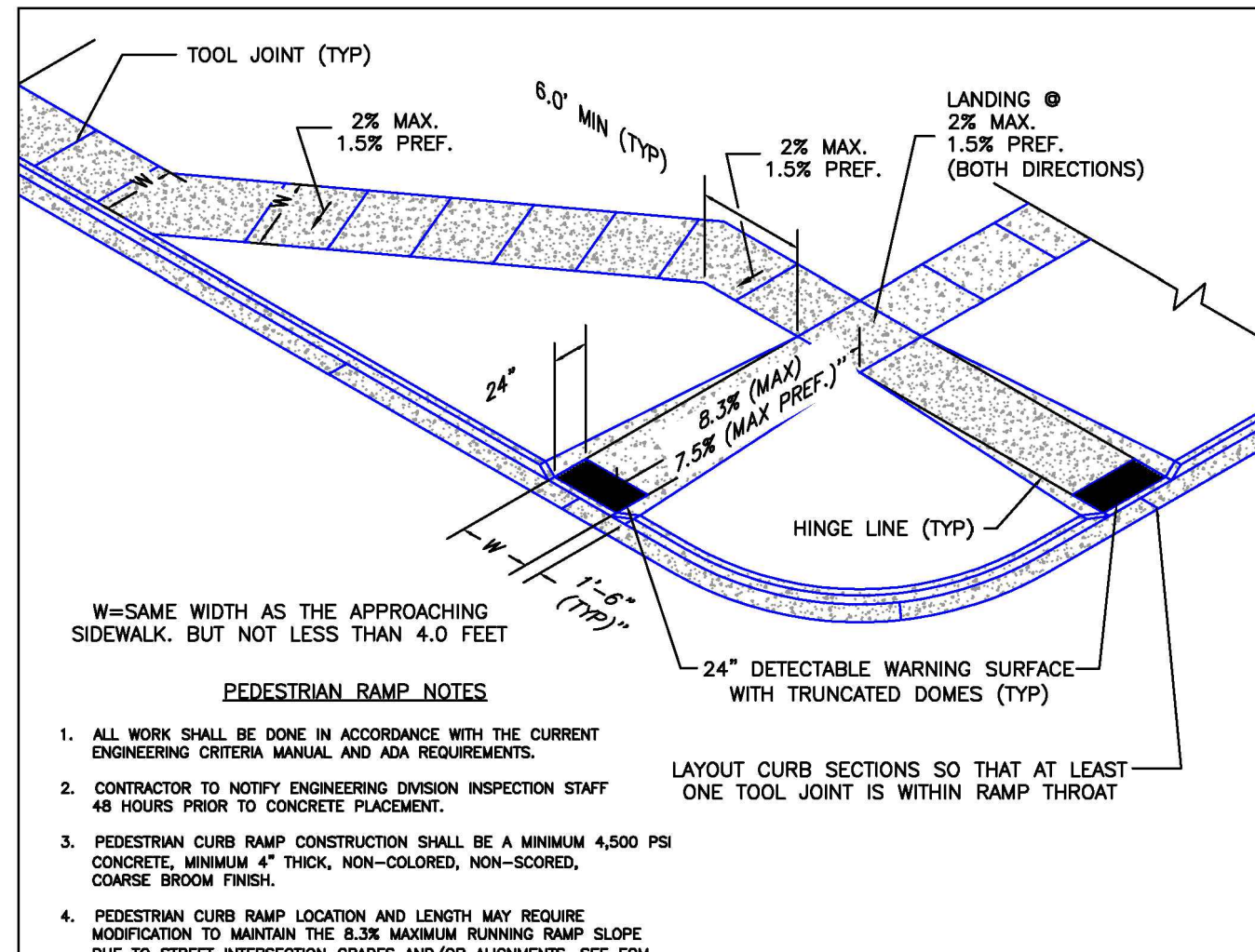
INSTALLATION NOTES

- SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
- PLACEMENT OF THE ROCK SOCK SHALL BE APPROXIMATELY 40 DEGREES FROM THE CURB.
- ROCK SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5' APART.
- AT LEAST TWO CURB ROCK SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADIENT INLETS.
- ADDITIONAL ROCK SOCKS MAY BE REQUIRED AT GEC INSPECTOR'S DISCRETION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE INLET BARRIER.
- ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
- PERMANENTLY STABILIZED AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1



PEDESTRIAN RAMP NOTES

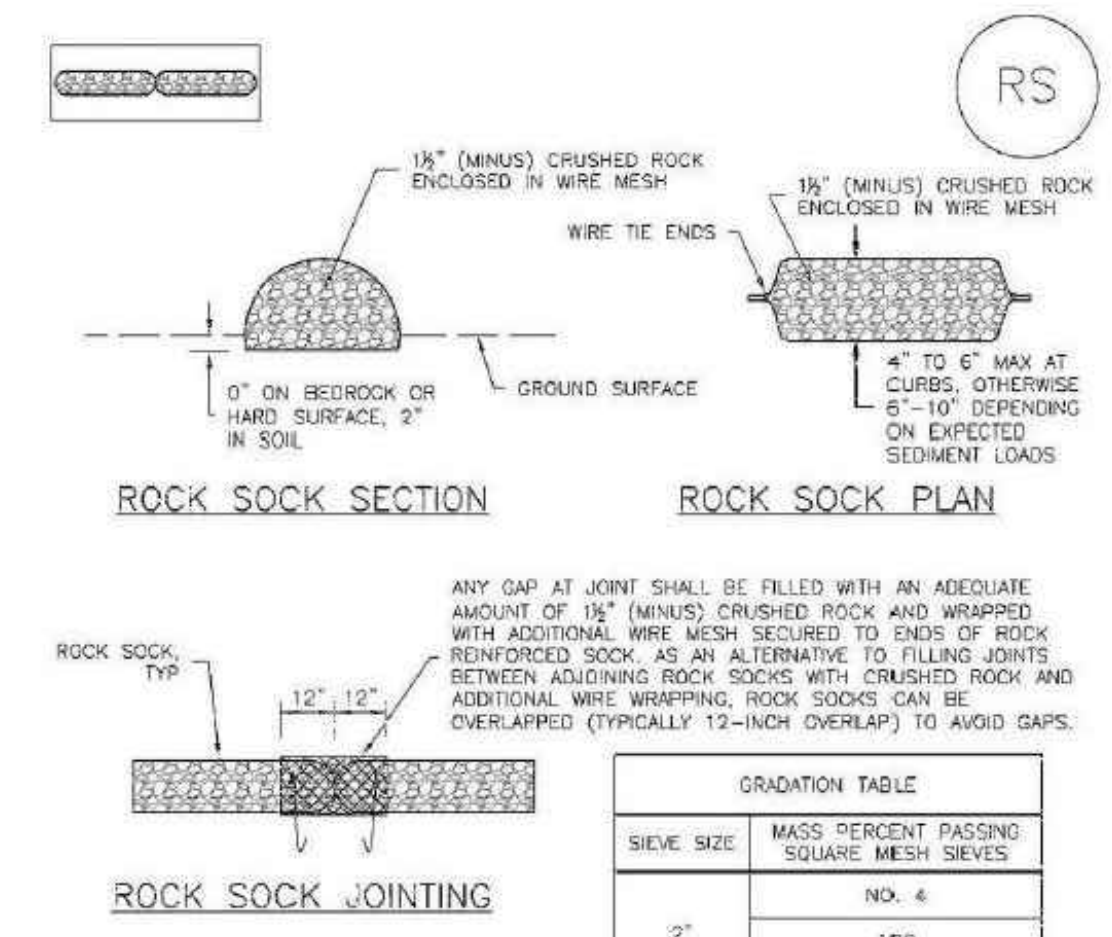
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 8.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
- ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

- WHERE THE 1"-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

DATE APPROVED: 6/23/20
 Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
 FILE NAME: SD_2-41



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M 443. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

ROCK SOCK INSTALLATION NOTES

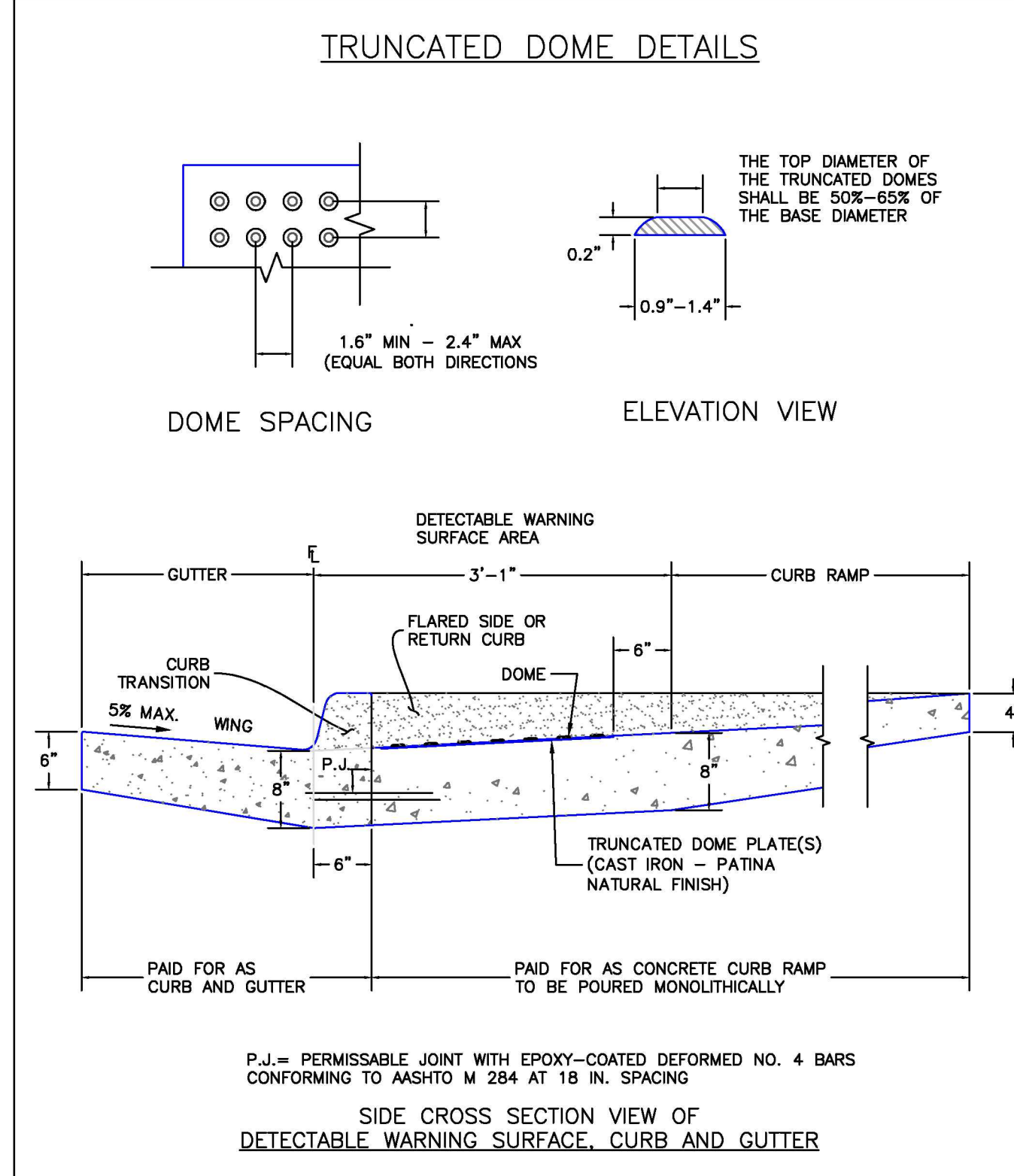
- SEE PLAN VIEW FOR -LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1 1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2 INCH, RECOMMENDED MINIMUM ROLL WIDTH OF 48 INCHES.
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS.
- ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- JEFFERSON COUNTY MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE IF SPECIFIED ON THE APPROVED PLANS.

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY JEFFERSON COUNTY.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY JEFFERSON COUNTY.

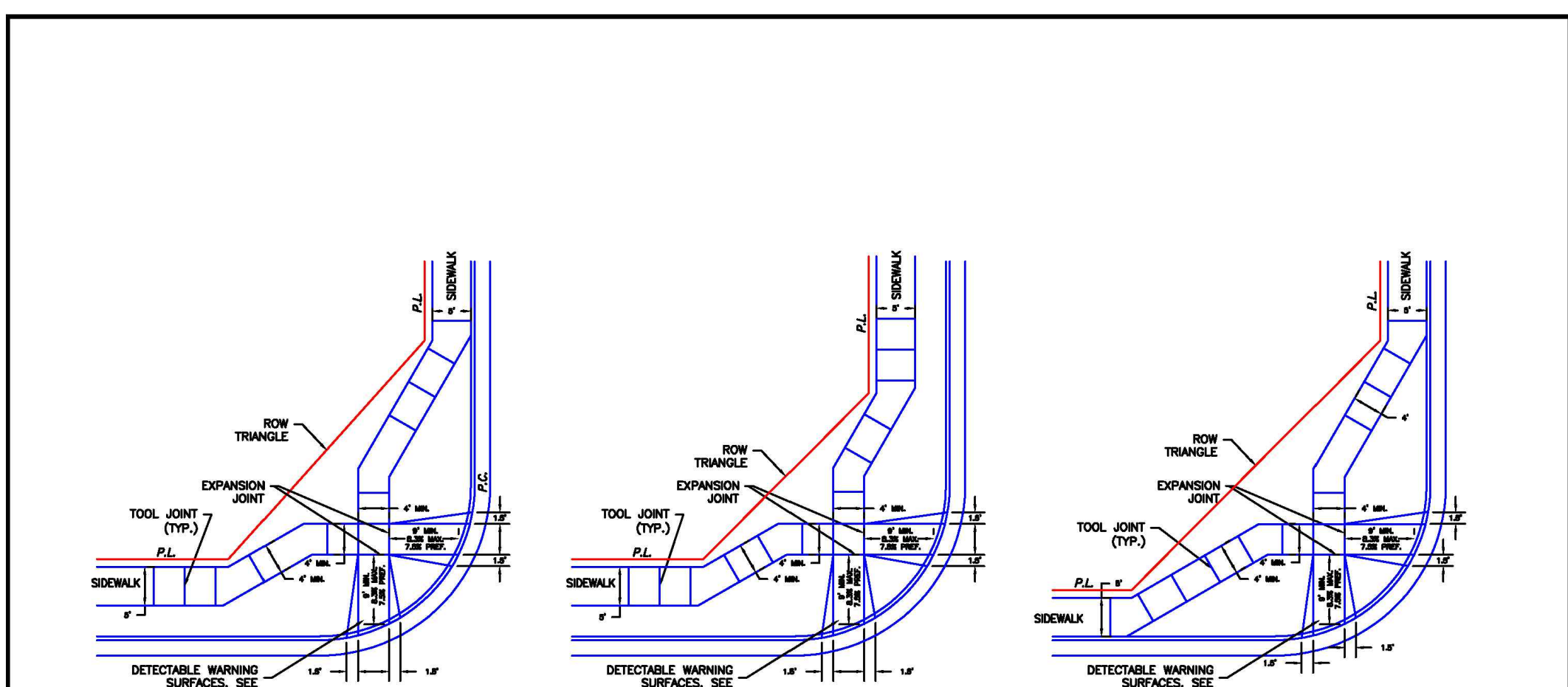
ROCK SOCK

RS
Detail 14



DATE APPROVED: 6/23/20
 Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
 FILE NAME: SD_2-42



SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20
 Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS

REVISION DATE: 6/23/20
 FILE NAME: SD_2-40

ROCKY MOUNTAIN GROUP
 ARCHITECTS
 ENGINEERS

2910 ALBERTA BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
 WWW.ROCKYMOUNTAINENGINEERS.COM

COLORADO LICENSE
 2019/23
 51909
 FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT
 2510 & 2522 CANADA DRIVE
 COLORADO SPRINGS, COLORADO
 LEISURE CONSTRUCTION

EROSION CONTROL DETAILS 2
 DESIGN DEVELOPMENT

DATE: 02/08/2023

#	REVISION	DATE

JOB NO: 180649
 SHEET NO: C-08
 of 15

LAST SAVED: 12/7/2023 10:31:15 AM. PATH: T:\Projects\SSA_Special\2020\4-Leisure_Construction\180649\Civil\Drawings\From RMG\Sheet\SSA-CrossSection\Aerial Project-Construction Details.dwg

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARRIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE
3. SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDING IS USED
3. BROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
 - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO-SEEDING
 - BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
 - HAY OR STRAW MULCH
 - ONLY CERTIFIED WEED-FREE AND CERTIFIED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
 - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
 - HYDRAULIC MULCHING
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

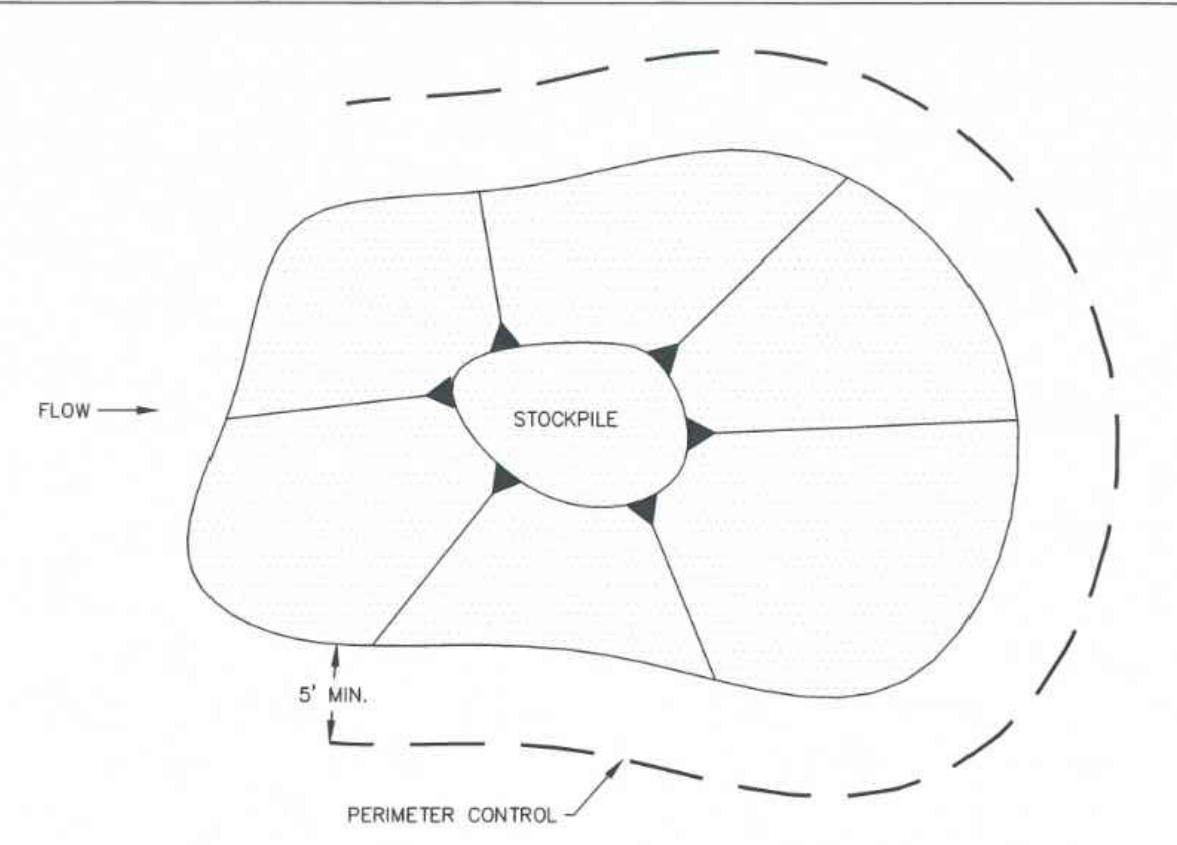
SM

STORMWATER ENTERPRISE

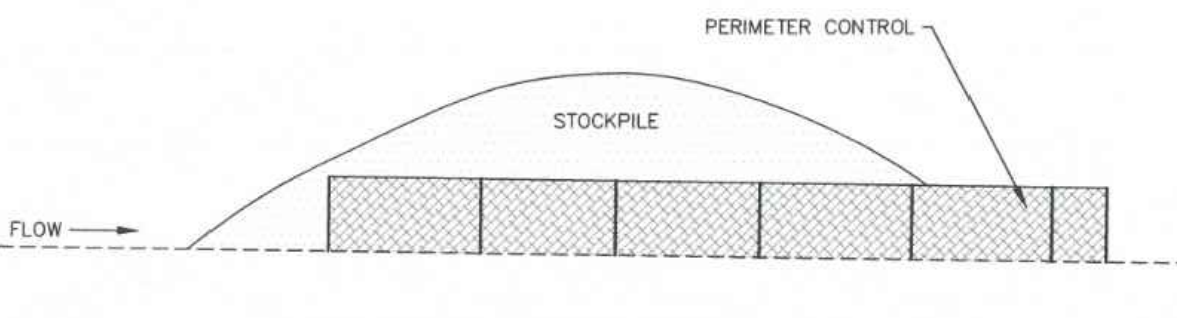
SEEDING & MULCHING

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-SM



STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

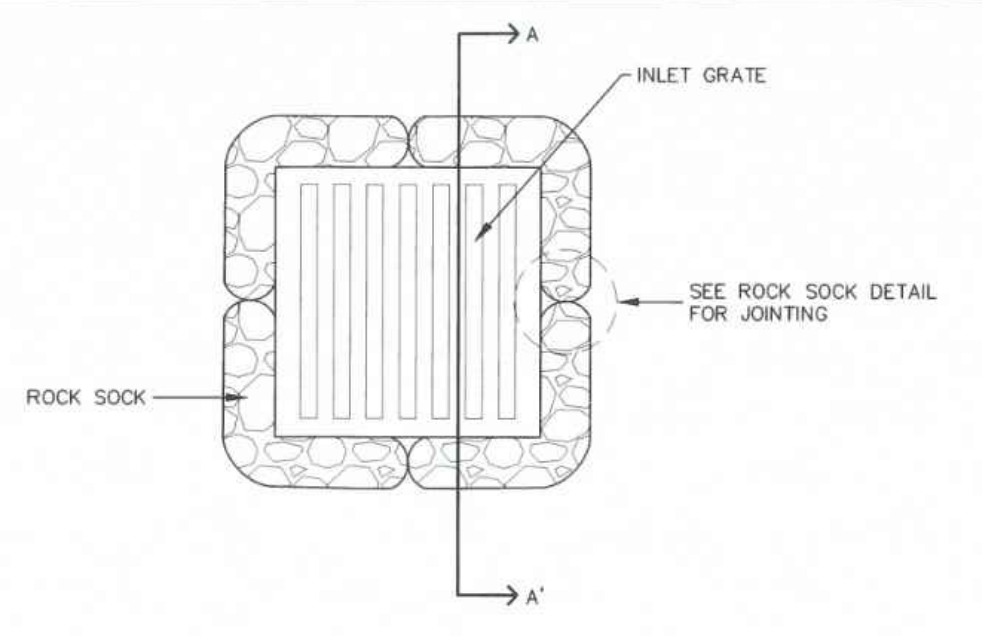
SP

STORMWATER ENTERPRISE

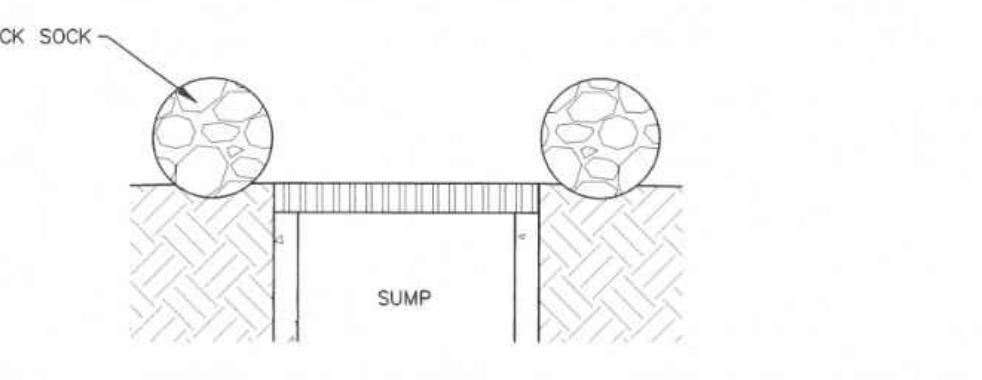
STOCKPILE PROTECTION

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-SP



ROCK SOCK SUMP INLET PROTECTION PLAN



SECTION A-A'

INSTALLATION NOTES

1. SEE ROCK SOCK DETAIL FOR INSTALLATION REQUIREMENTS.
2. SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
3. CONTROL MEASURES MUST BE WRAPPED AROUND INLET AS TIGHTLY AS POSSIBLE.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN DEPTH OF THE BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AROUND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-2

STORMWATER ENTERPRISE

SUMP INLET PROTECTION

APPROVED: *[Signature]*

ISSUED: 10/7/19 REVISED: 8/19/2020 DRAWING NO: 900-IP-2

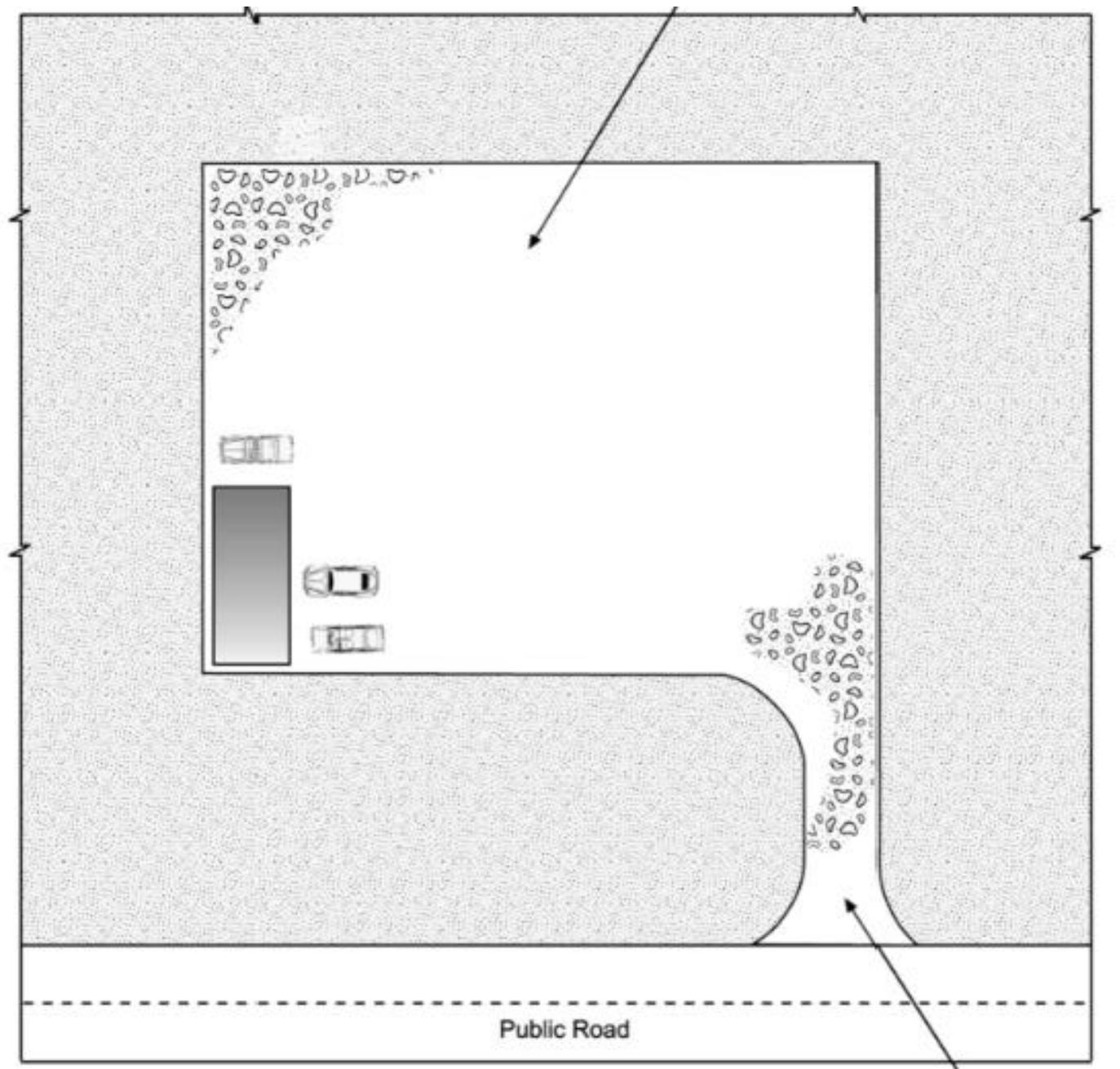
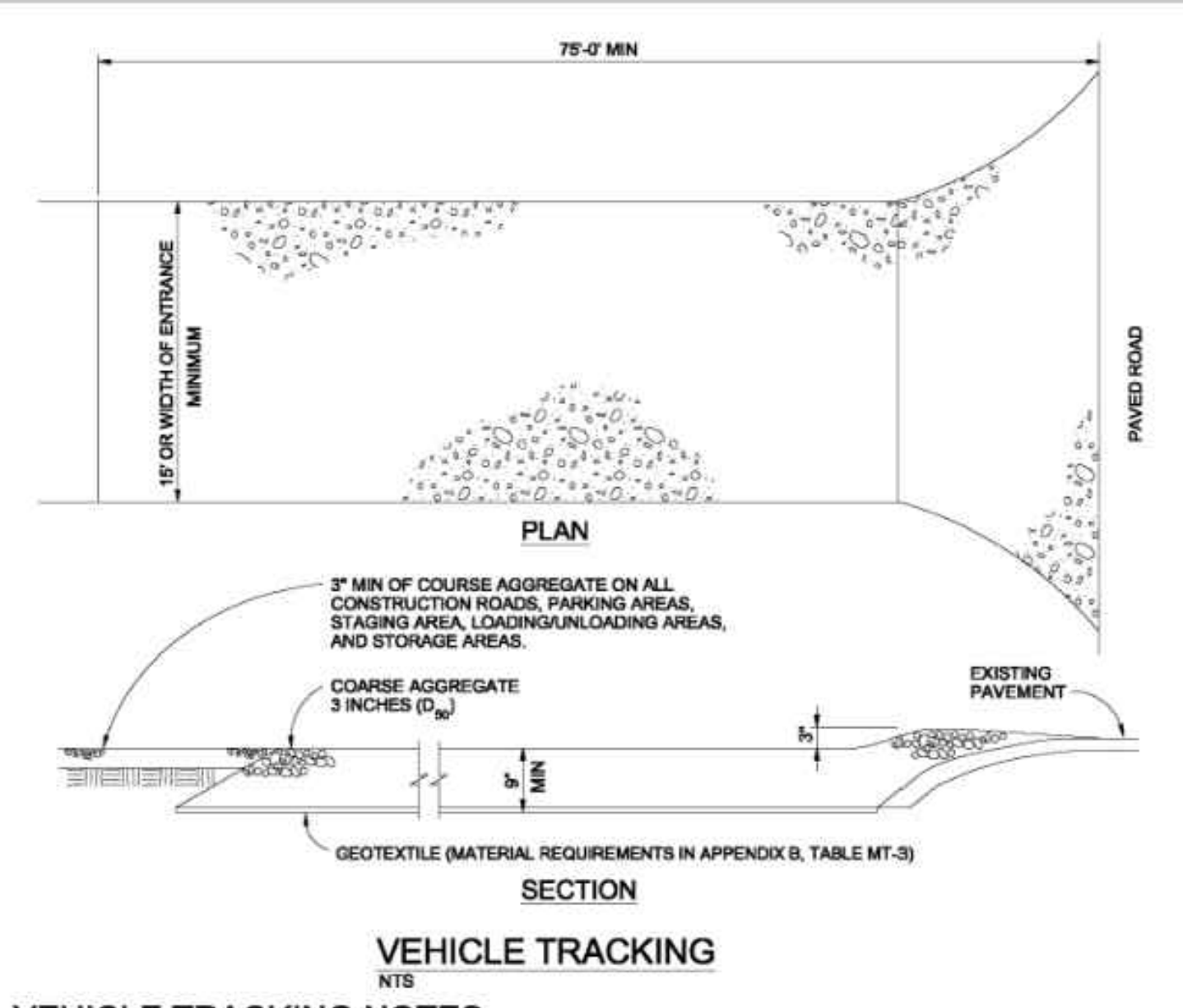


Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs Storm Water Quality

Figure VT-1 Vehicle Tracking Application Examples



VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs Stormwater Quality

Figure VT-2 Vehicle Tracking Application Examples

ROCKY MOUNTAIN GROUP

ARCHITECTS

Geotechnical
Materials Testing
Civil Training

RMG

ENGINEERS

Architectural
Structural
Forensics

SOUTHERN COLORADO
2910 ALPINE BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
719.586.6600 WWW.RMGENGINEERS.COM
Sedimentation, Erosion Control, Stormwater Management, Construction

COLORADO LICENSE

20923
51909

FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT

2510 & 2522 CANADA DRIVE

COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

EROSION CONTROL DETAILS 3

DESIGN DEVELOPMENT

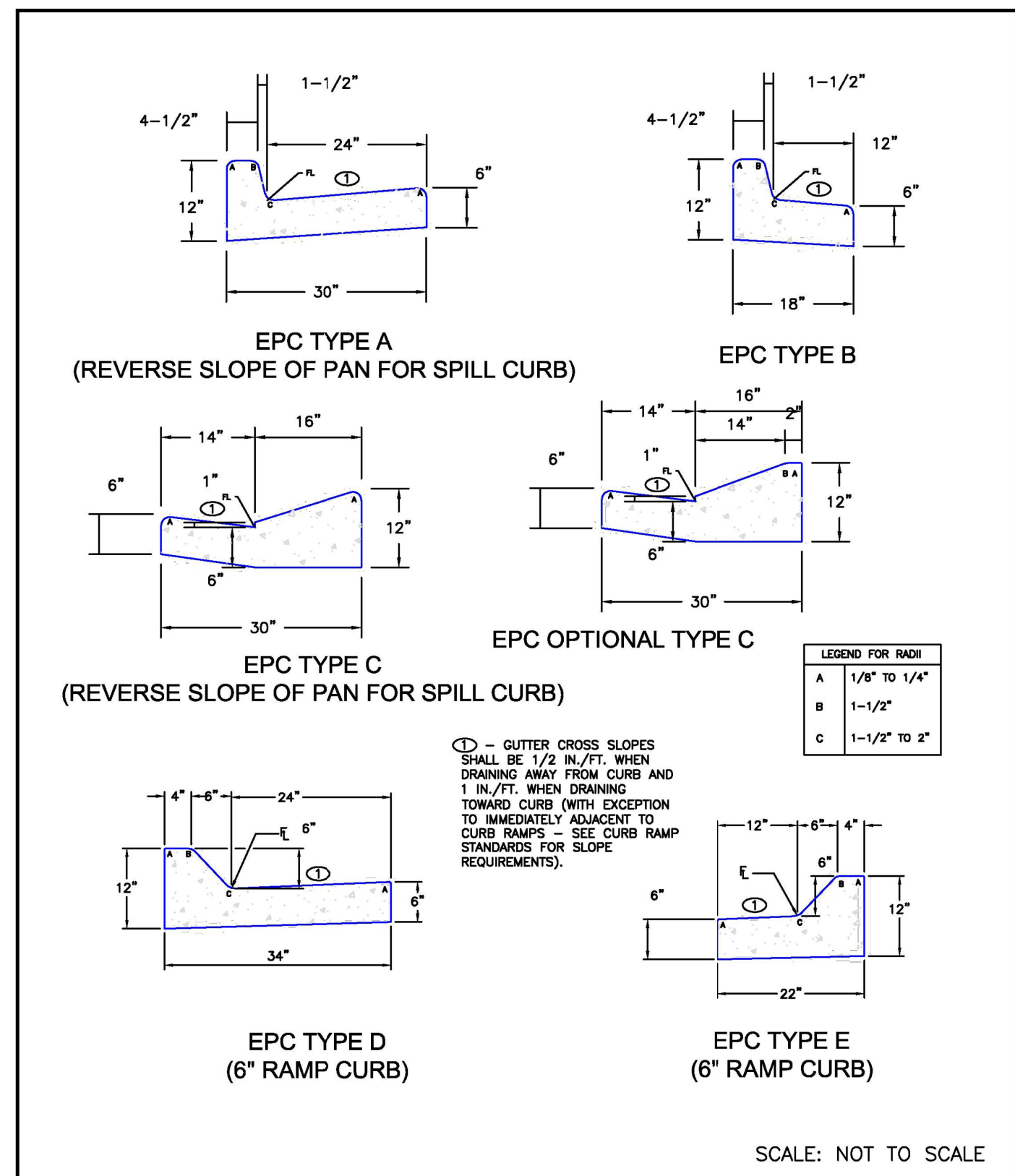
ENG: DOW
DRAWN: TPT
CHECKED: DGW

DATE
02/08/2023

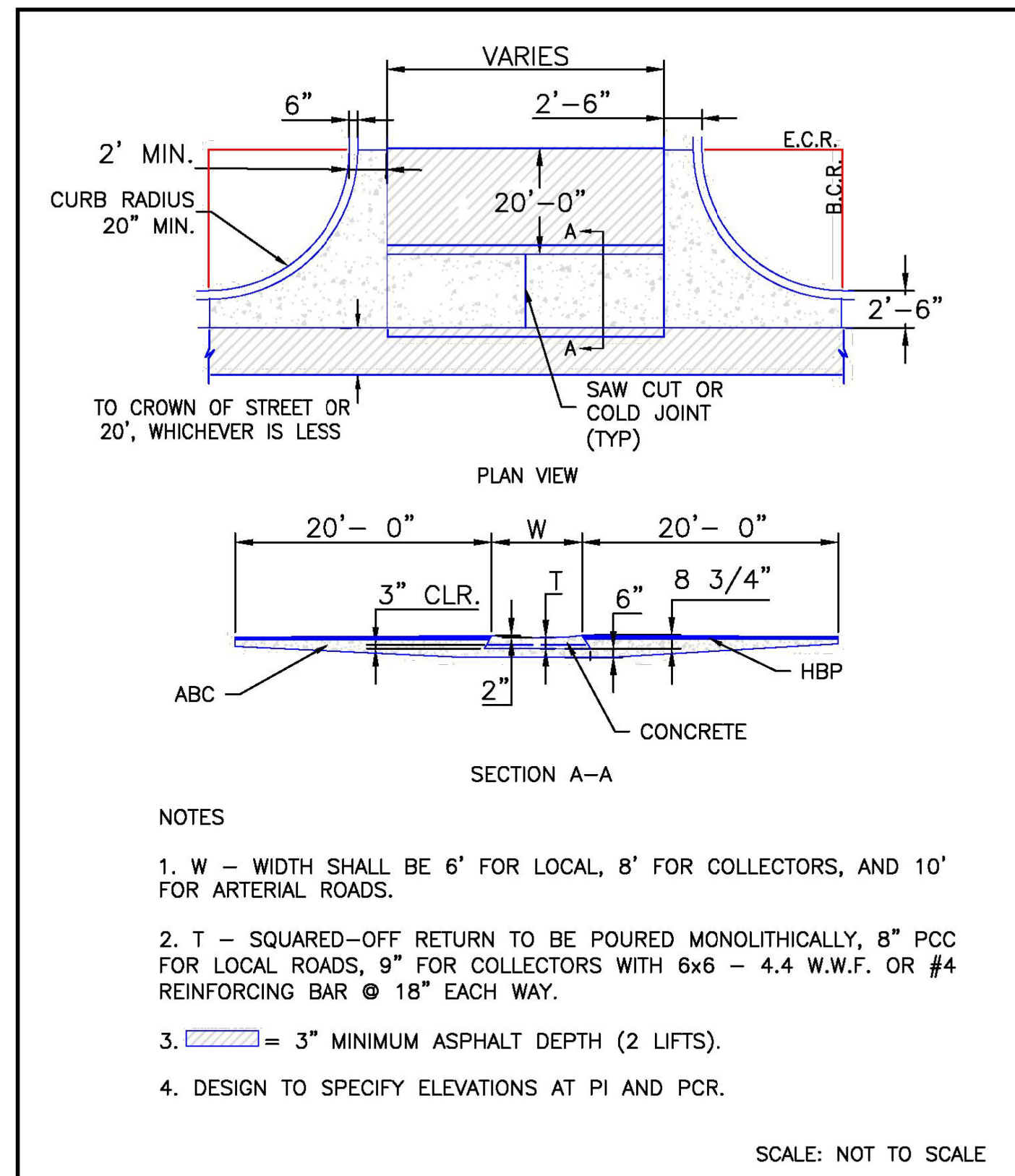
#	REVISION	DATE

JOB NO.
180649

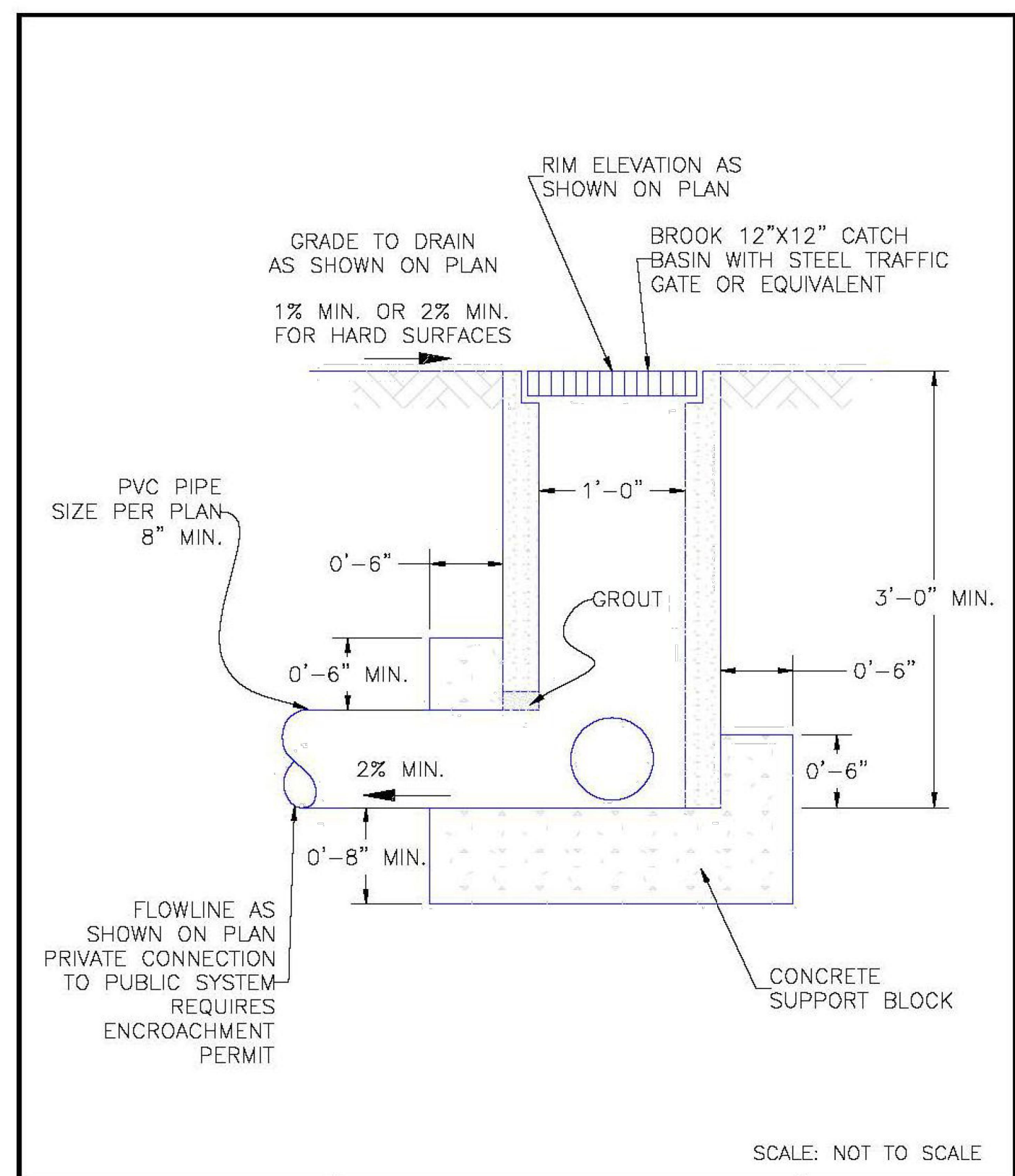
SHEET NO.
C-09
of 15



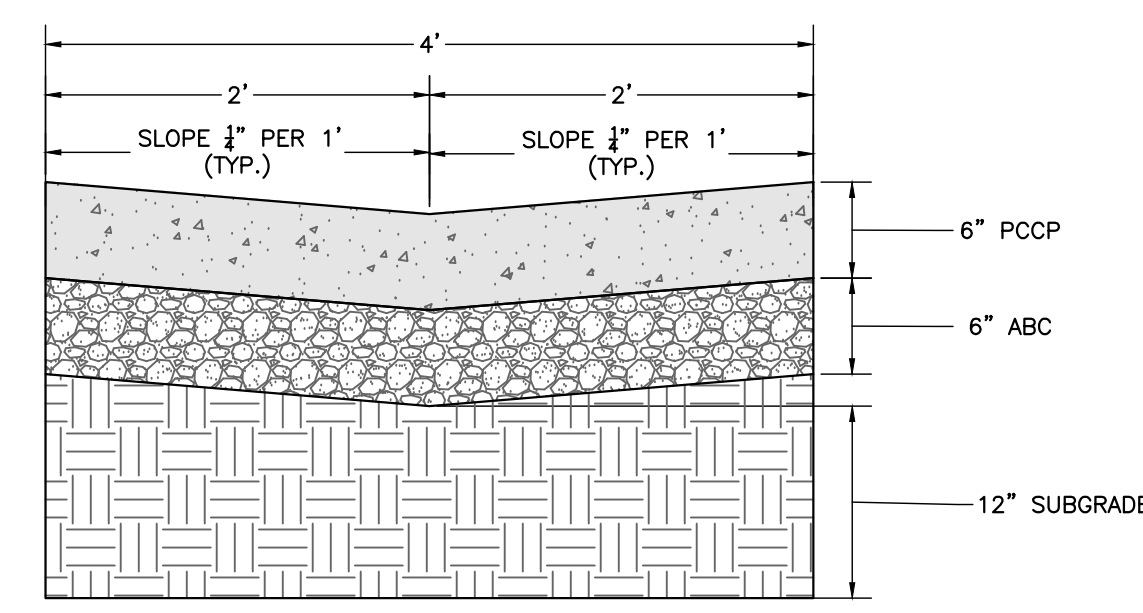
DATE APPROVED: 6/23/20	Typical Curb and Gutter Details Standard Drawing		
APPROVED: Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-20	



DATE APPROVED: 8/11/11	Typical Cross Pan Layout Detail Standard Drawing		
APPROVED: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26	



DATE APPROVED: 8/11/11	Grate Inlet for Common Areas (guidance) Standard Drawing		
APPROVED: André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_3-8	



CONCRETE DRAINAGE PAN
NOT TO SCALE

ROCKY MOUNTAIN GROUP

ARCHITECTS

Geotechnical
Materials Testing
Civil Planning

Architectural
Structural
Forensics

SOUTHERN COLORADO

2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918

719.576.8800 WWW.ROCKYMOUNTAINENGINEERS.COM

Structural, Geotechnical, Drainage, Planning, Right-of-Way, Construction

NOT FOR CONSTRUCTION FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT

2510 & 2522 CANADA DRIVE

COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

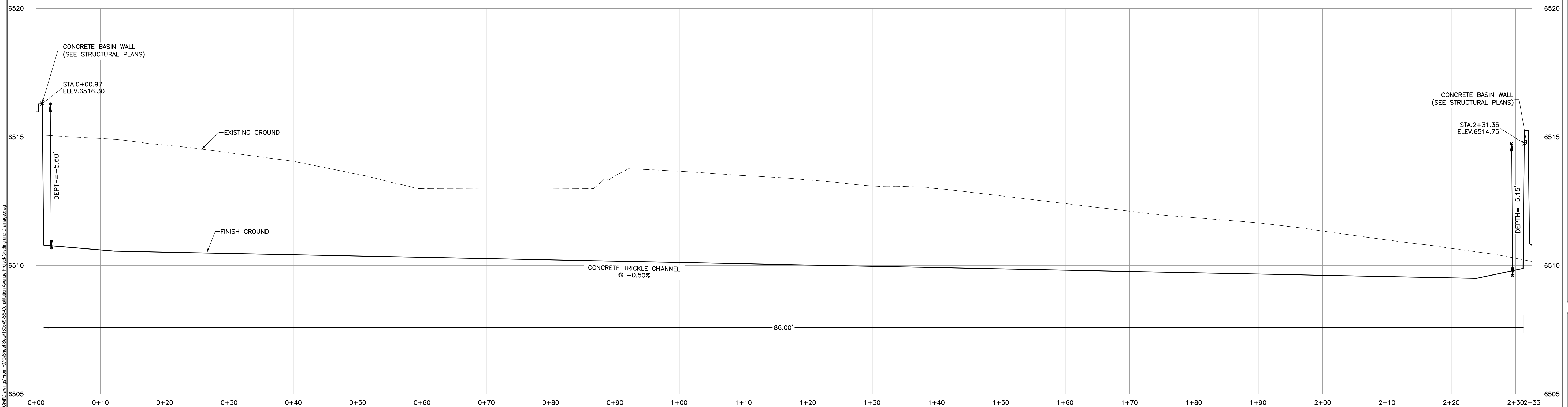
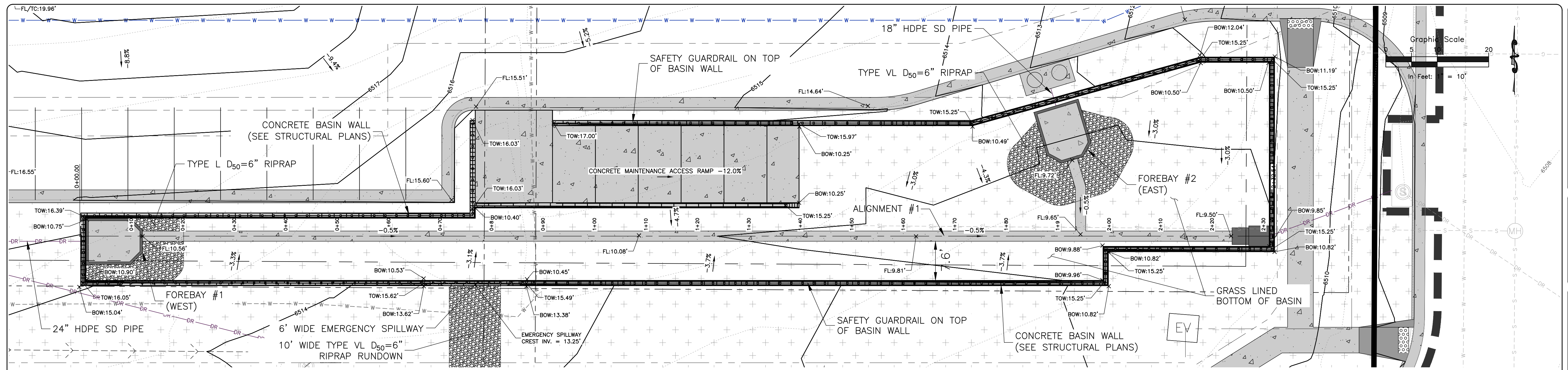
EROSION CONTROL DETAILS 4

DESIGN DEVELOPMENT

ENG:	DGW	
DRAWN:	TPT	
CHECKED:	DGW	
DATE:	02/08/2023	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	C-10	

PCD FILE NO PPR-21-036

LAST SAVED: 12/7/2023 10:31:15 AM PATH: T:\Projects\SSR_Spec\2020\H-Leisure_Construction\180649\CD\Drawings\From RMG\Sheet\SD_2-26-SS-Construction_Avenue_Project_Construction_Details.dwg



PROFILE VIEW - ALIGNMENT #1
 HOR. SCALE : 1"=8'
 VERT. SCALE : 1"=2'

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

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

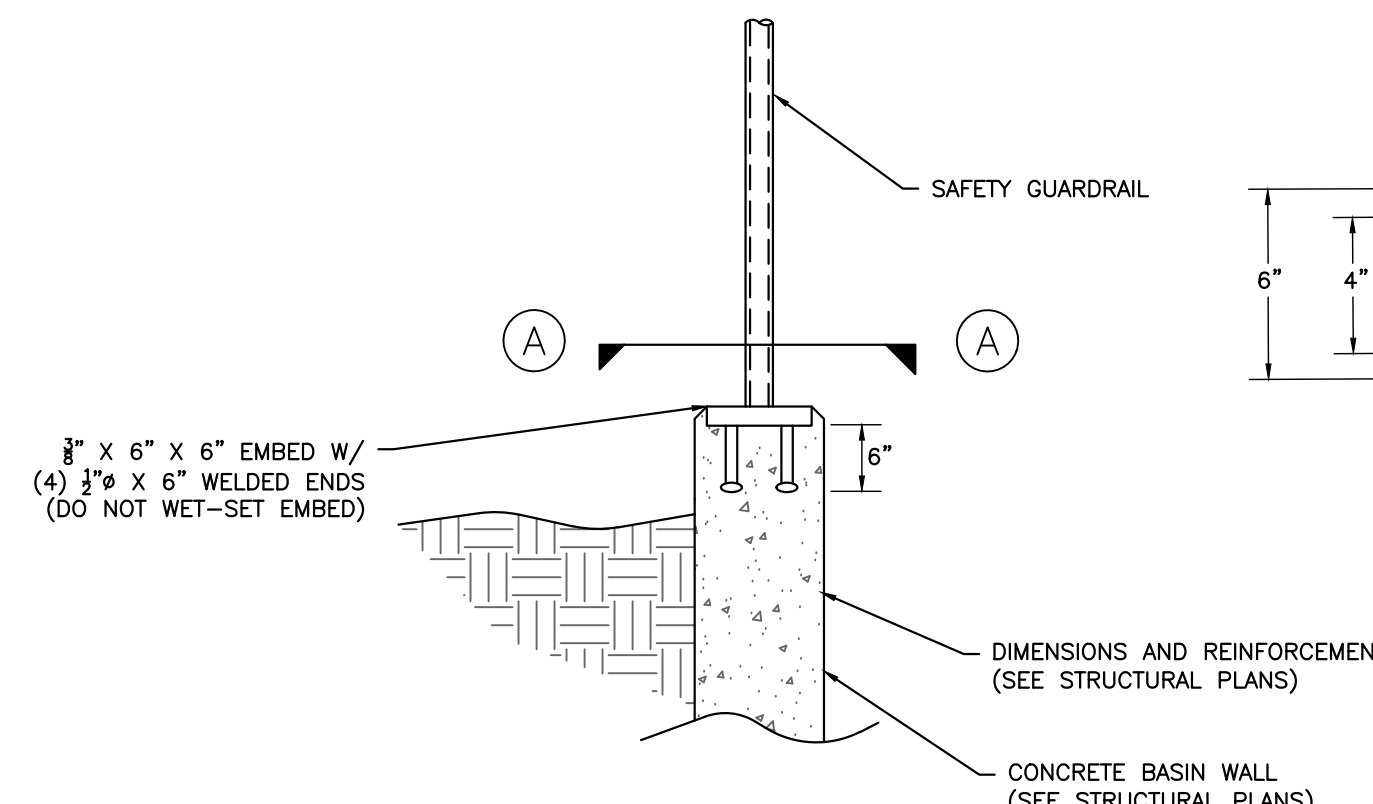
ROCKY MOUNTAIN GROUP
 ARCHITECTS
RMG ENGINEERS
 ARCHITECTURAL
 STRUCTURAL
 FORECASTS
 CIVIL TRAINING
 SOUTH DENVER, COLORADO
 2910 ALPINE BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
 WWW.RMENGINEERS.COM
 719.586.6600
 51909



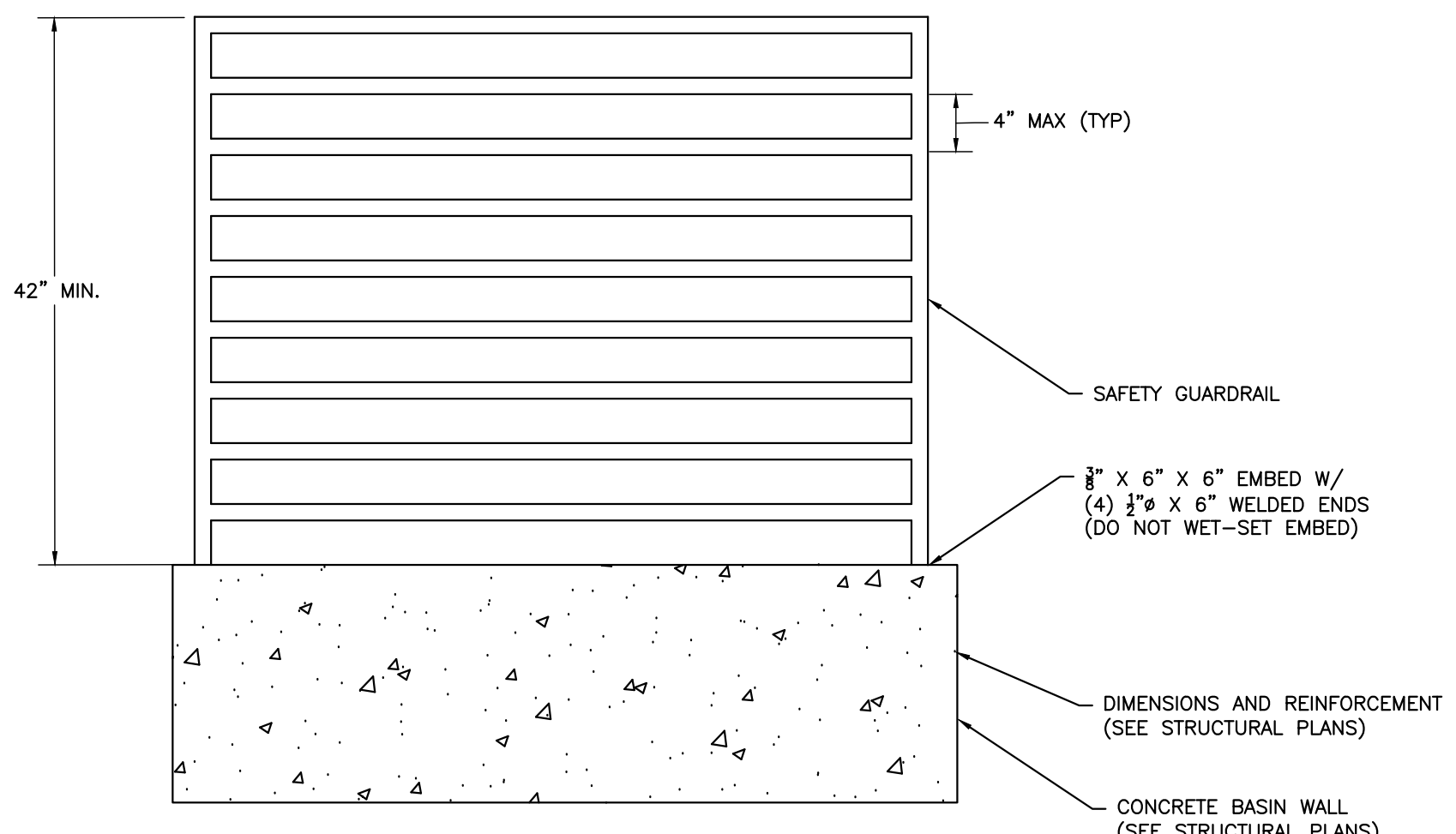
NORTHEAST PEMB DEVELOPMENT
 2510 & 2522 CANADA DRIVE
 COLORADO SPRINGS, COLORADO
 LEISURE CONSTRUCTION

DETENTION BASIN PLAN & PROFILES
 PROJECT STATUS
DESIGN DEVELOPMENT

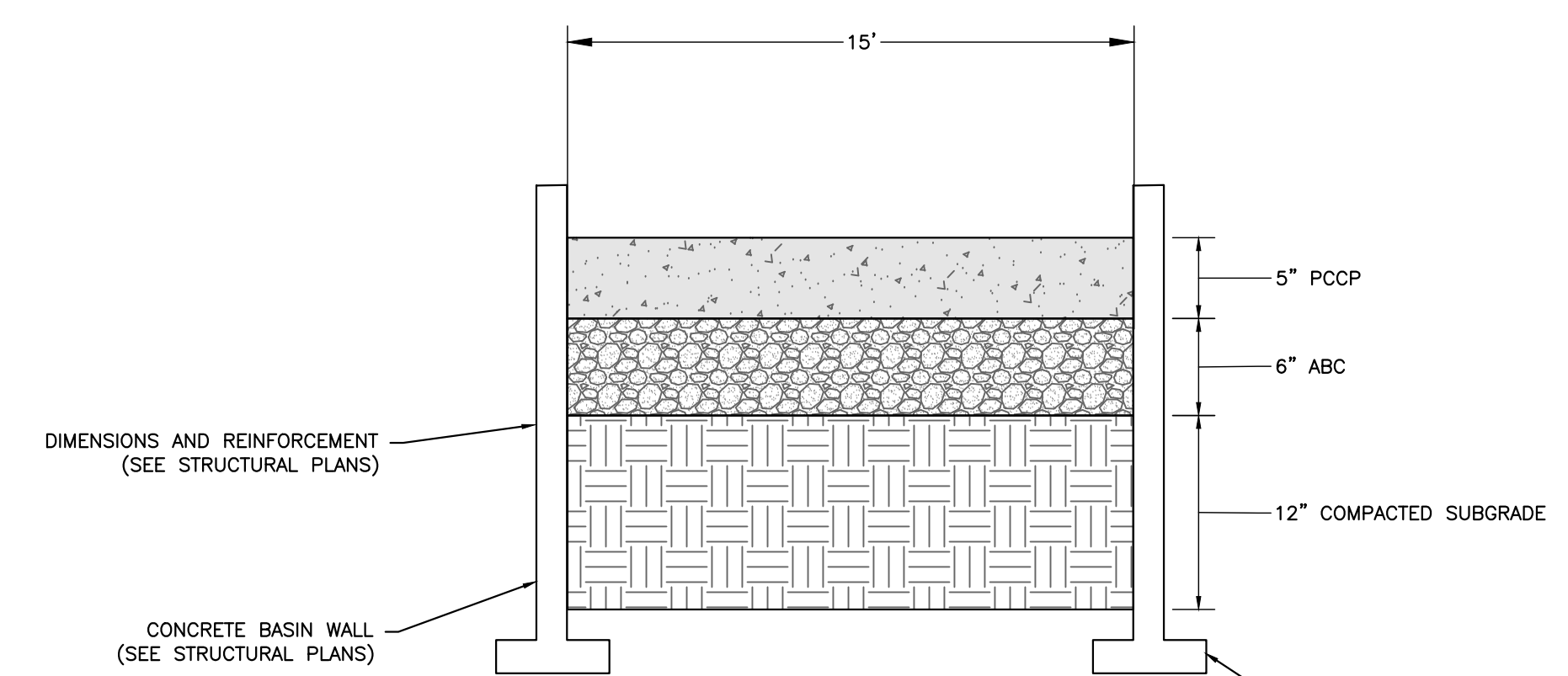
ENG:	DWG	
DRAWN:	TPT	
CHECKED:	DWG	
DATE:	02/08/2023	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	C-11	
	of 15	



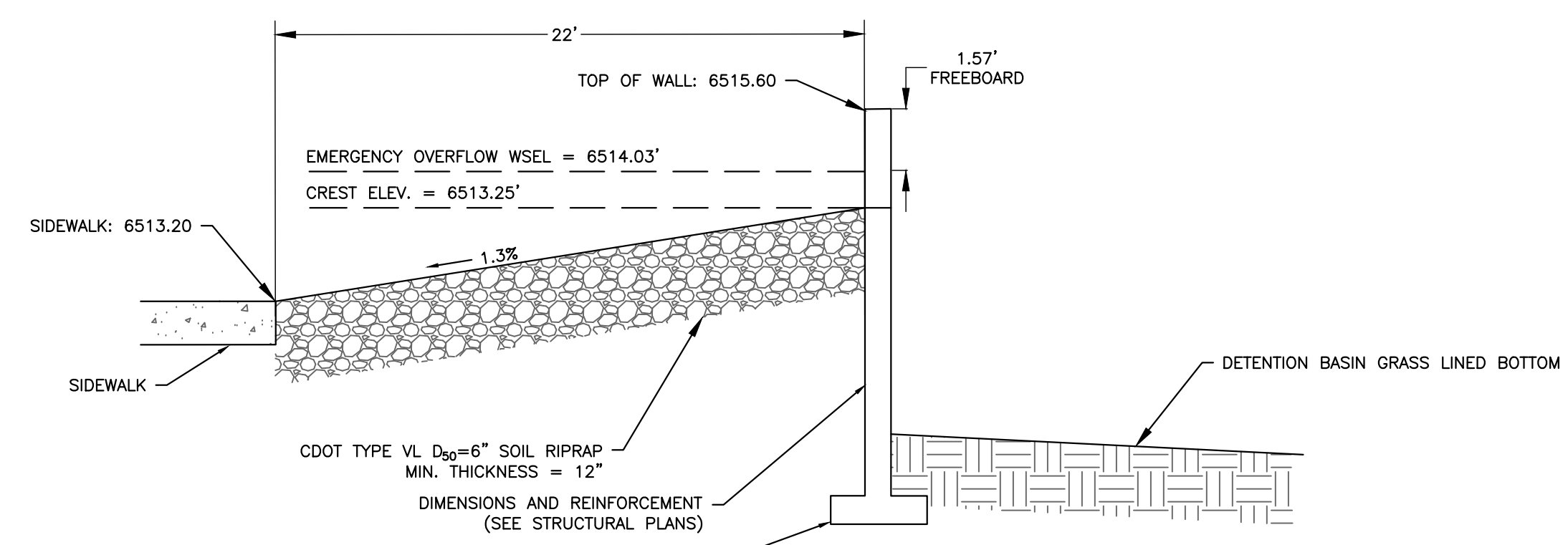
SAFETY GUARDRAIL
N.T.S.



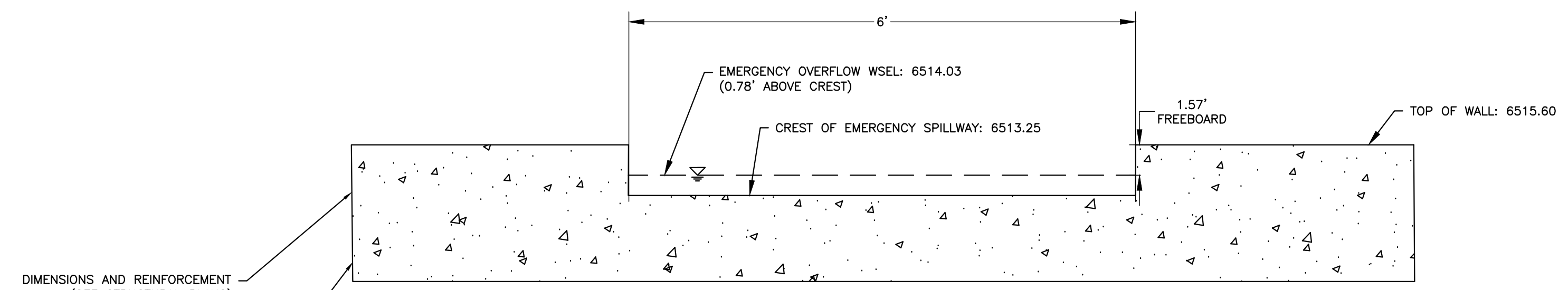
SAFETY GUARDRAIL
N.T.S.



CONCRETE MAINTENANCE ACCESS ROAD SECTION
N.T.S.



EMERGENCY SPILLWAY PROFILE
N.T.S.



EMERGENCY SPILLWAY CROSS SECTION
N.T.S.

LAST SAVED: 2/8/2023 1:42:42 PM. PATH: T:\Projects\2023\Leisure Construction\180649\CD\Drawings\From RMS\Sheet_S&S\CD\180649-SS-Construction-Avenue Project\PCIP_Details.dwg

ROCKY MOUNTAIN GROUP
ARCHITECTS
ENGINEERS

Geotechnical
Materials Testing
Civil Planning

Architectural
Structural
Forensics

SOUTHERN COLORADO
2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
719-535-8375 WWW.ROCKYMOUNTAINENGINEERS.COM
SOUTHERN COLORADO ENGINEERING, ARCHITECTURE & PLANNING, INC.

COLORADO LICENSE
2/09/23
51909
DAVID GERALD WALKER
FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT
2510 & 2522 CANADA DRIVE
COLORADO SPRINGS, COLORADO
LEISURE CONSTRUCTION

DETENTION BASIN DETAILS 2
PROJECT STATUS
DESIGN DEVELOPMENT

ENG: DOW
DRAWN: TPT
CHECKED: DGW
DATE: 02/08/2023

#	REVISION	DATE

JOB NO: 180649
SHEET NO: C-13
of 15

GENERAL STRUCTURAL NOTES

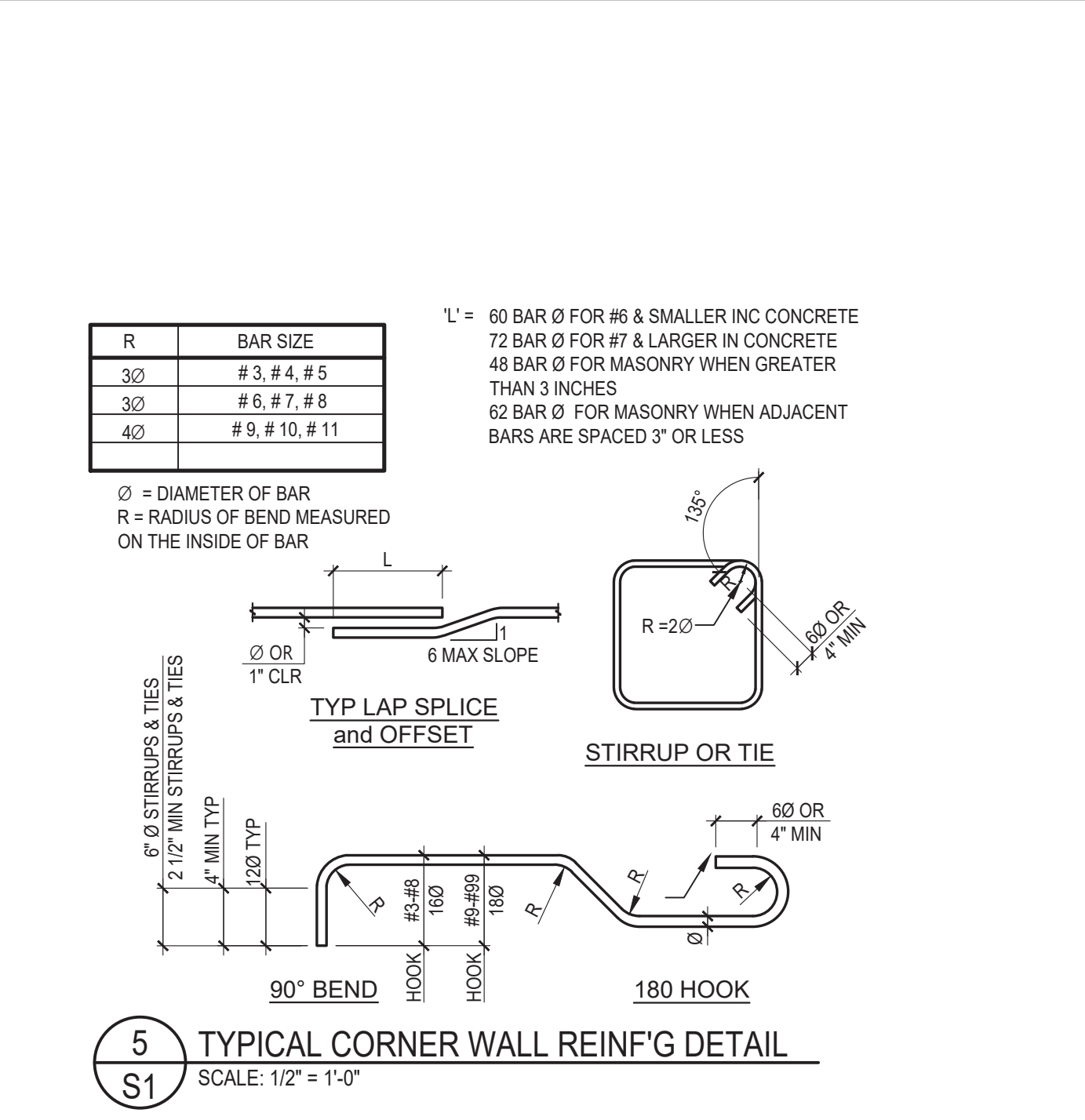
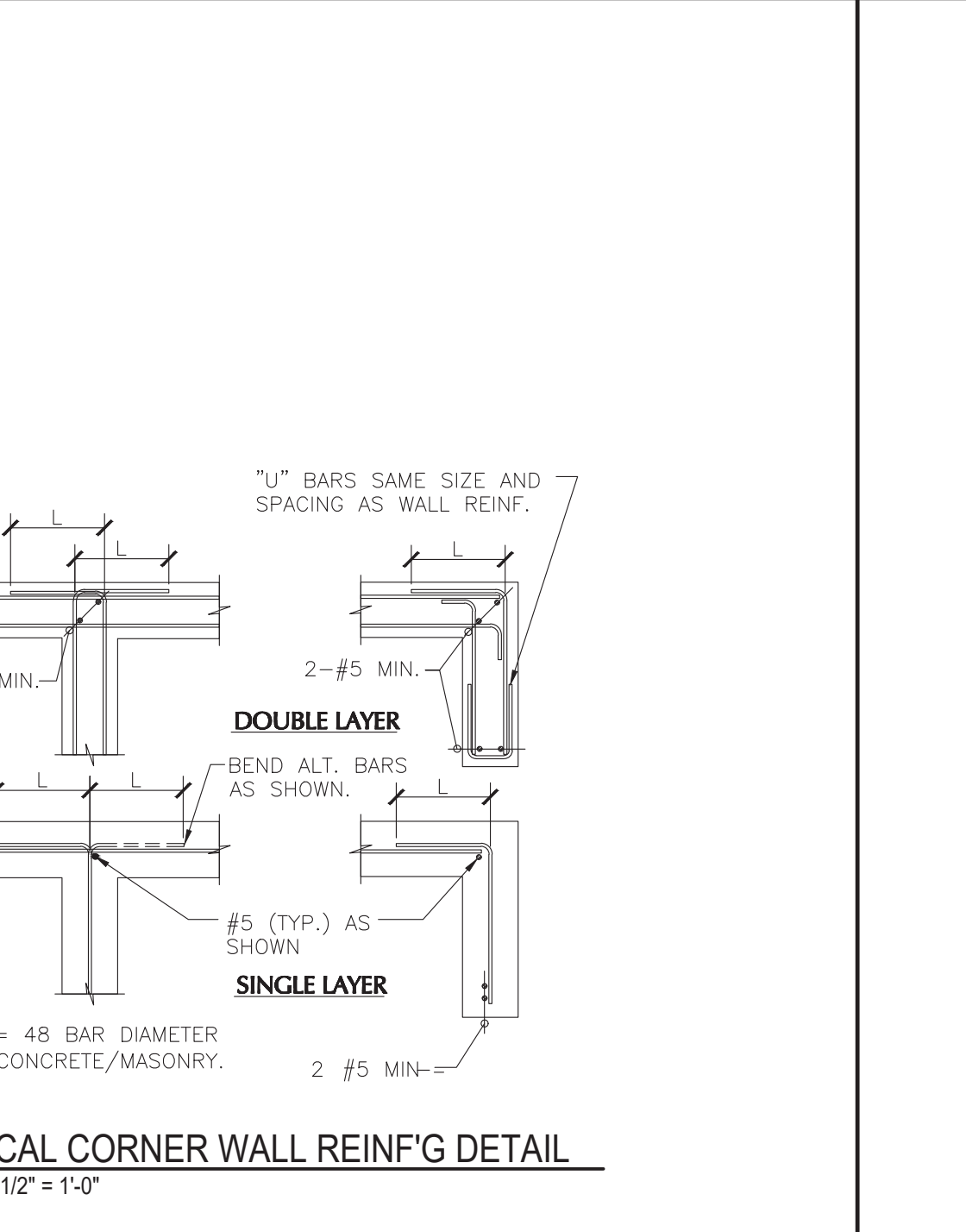
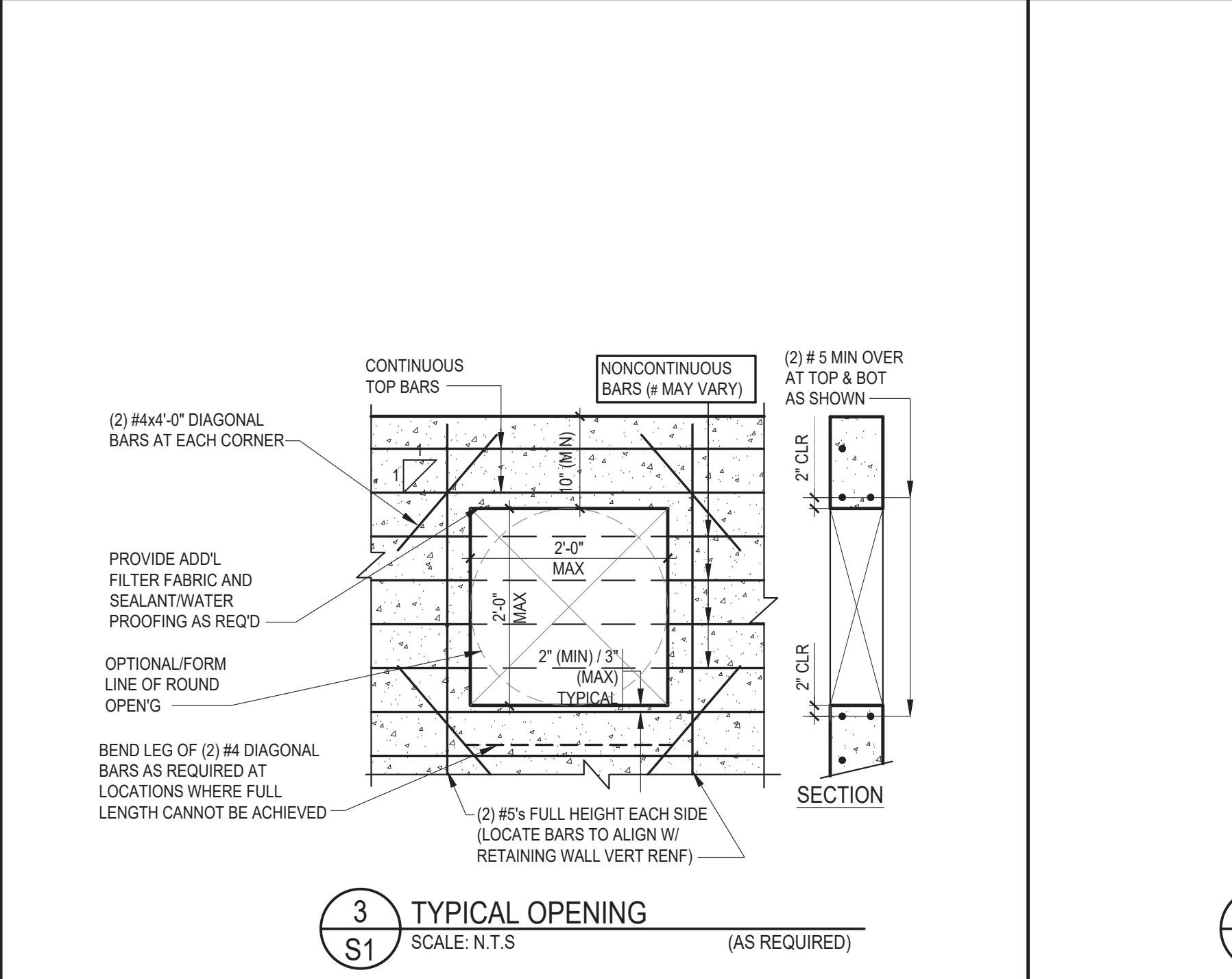
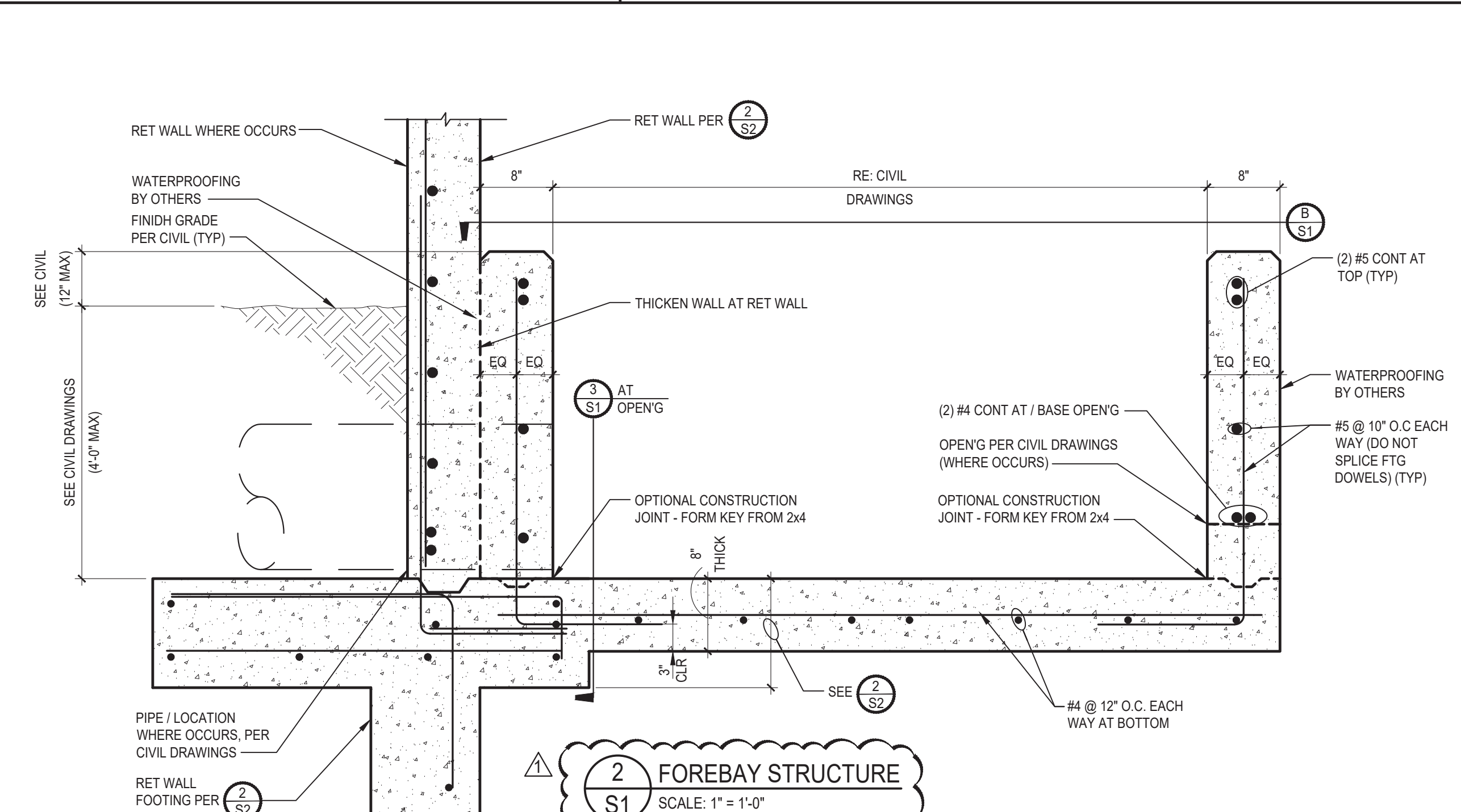
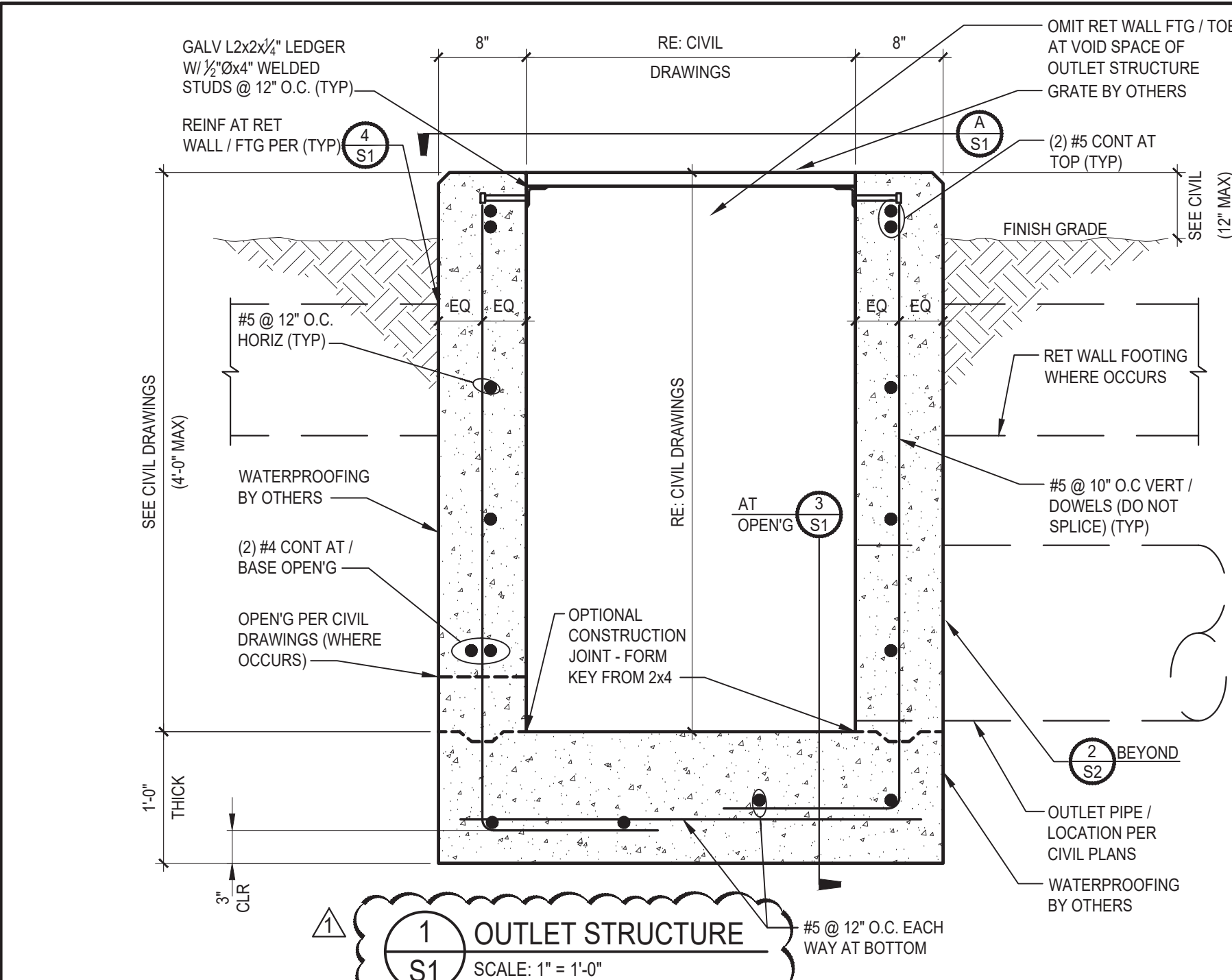
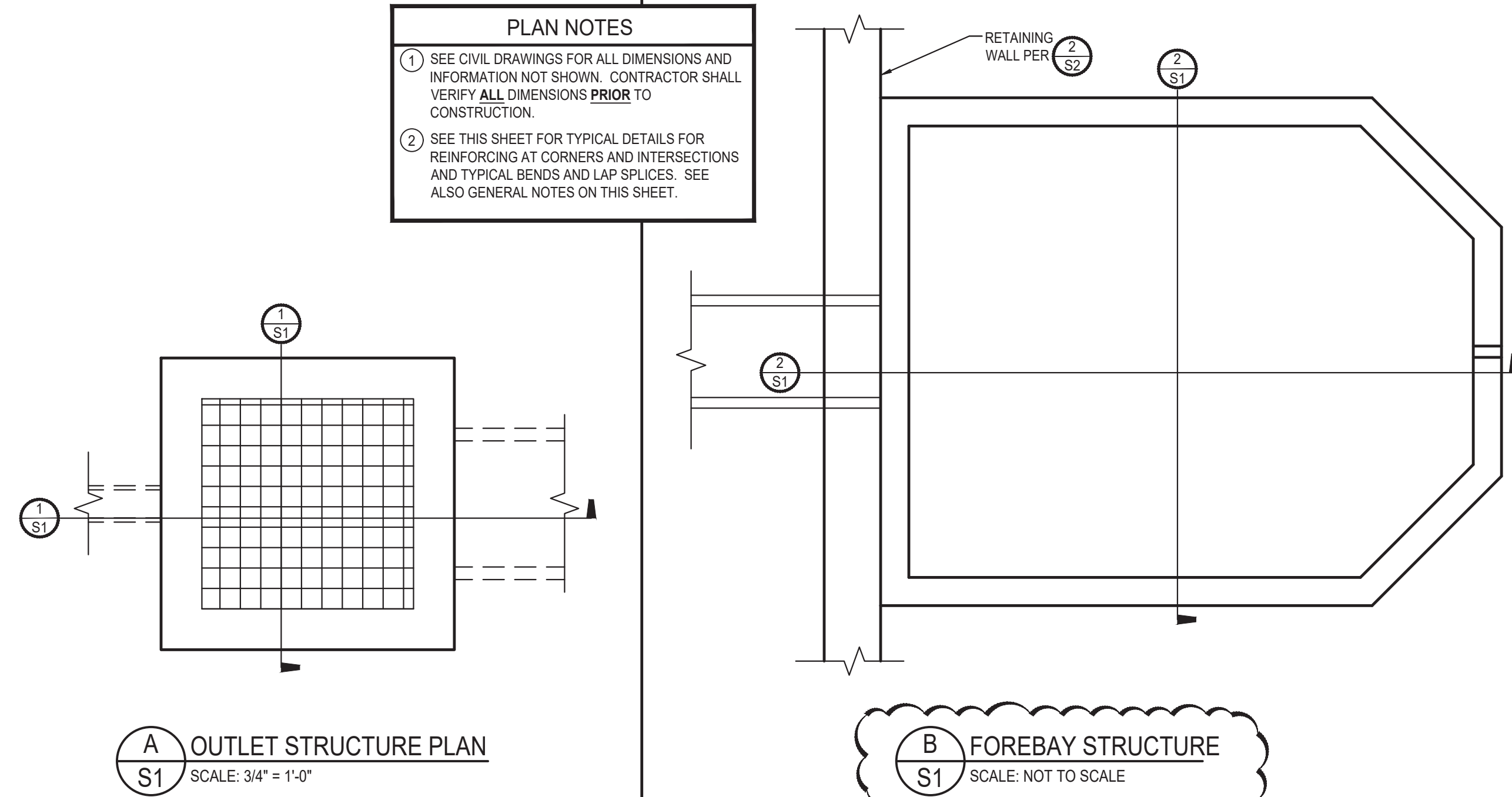
1. APPLICABLE CODES:
 A. These general notes apply to all structural drawings. This project is designed in accordance with the International Building Code (IBC), 2015 Edition, and the "Minimum Design Loads for Buildings and Other Structures" (ASCE 7-10) and The Pikes Peak Regional Building Code. (2017 Edition).
 B. All material and workmanship shall be in accordance with applicable provisions of the codes specified above.

2. COORDINATION:
A. DO NOT SCALE: The layout shown is based solely on architectural plans and other written documentation by **RMG**, for **4770 Granby Circle**, last dated **4-04-22**. Changes affecting the layout shown must be specific and clearly conveyed to **Rocky Mountain Group** in written form as a change for inclusion into these plans. **Contractor and/or client shall verify all dimensions and layout prior to construction.** All dimensions on structural drawings shall be checked against architectural drawings and any discrepancies shall be brought to the attention of the Architect and Engineer immediately. Refer to mechanical, electrical and architectural drawings for openings not shown on structural drawings.
 B. Shop drawings shall be prepared by the fabricator. Copying of these construction documents for use as shop drawings will not be permitted. General contractor shall review shop drawings prior to submitting to design team. Design team shall have 10 working days to review and return shop drawings for acceptance or resubmittal.
 C. All temporary shoring shall be the responsibility of the contractor.
 D. Design is void after two years from original date of issue, unless updated to acceptable codes and practices at that time.
 E. A preconstruction meeting with personnel of **Rocky Mountain Group**, the architect, contractor and appropriate subcontractors is strongly recommended prior to construction to discuss structural plans.

3. CONCRETE:
 A. Concrete has been designed and shall be constructed in accordance with the American Concrete Institute "Building Code Requirement Reinforced Concrete" and "Specifications for Structural Concrete for Buildings" (ACI 318 and ACI 301) latest editions. Section 1.3 "Inspection" of ACI 318 is deleted in its entirety, see "Field Observations" paragraph. All concrete shall be of stone aggregate, unless noted otherwise.
 B. **Concrete mixes:**
 See specifications for any additional durability requirements.
Mix 'A' For interior slabs on grade:
 4,000 psi minimum compressive strength at age of 28 days.
 Type III Cement, minimum of 540 pounds per cubic yard.
 Fly ash not allowed.
 3/4" maximum aggregate size.
 3% Maximum air.
 4" (8" with superplasticizer) maximum slump.
 Water reducing agent.
 Use in accordance with manufacturer's recommendations.
Mix 'B' For footings, grade beams and miscellaneous concrete:
 3,000 psi minimum compressive strength at age of 28 days.
 Type III Cement, minimum of 470 pounds per cubic yard.
 3/4" maximum aggregate size.
 6% ± 1 1/2% Entrained air.
 4" (8" with superplasticizer) maximum slump.
 C. Reinforcing is to be new billet steel ASTM A615, Grade-60, except ties and bars to be welded shall be Grade-40. Provide not less than (2) #5 around all sides of all openings in concrete and extend 2'-0" past edges of openings. No splices of reinforcement are permitted except as detailed or authorized by structural engineer. Where permitted, use contact lap splices per detail **S51**. Welded Wire Fabric (W.W.F.) shall be in accordance with ASTM A185. Lap (1) full mesh minimum at splices. No welding of reinforcement permitted unless detailed.
 D. Placing of Reinforcement: Provide chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown on drawings. Support of reinforcement on form ties, wood, brick, brickbat or other unacceptable material, will not be permitted.
 E. Reinforcement shall be placed so that the following minimum concrete protection is provided, unless noted otherwise:
 1) Concrete surfaces poured against ground ... 3" Clear
 2) Formed surfaces exposed to ground or weather:
 a) Bars #6 and larger 2" Clear
 b) Bars #5 and smaller 1 1/2" Clear
 3) Slabs at center (u.n.o.)
 4) Concrete not exposed to earth or weather 3/4"
 5) Beams, Columns, Ties, Stirrups or spirals around primary reinforcement, or primary reinforcement with no ties, stirrups or spirals 1 1/2"
 F. Foundation elements below grade shall have backfill placed equally on both sides until the required levels are reached. Walls shall be appropriately stored backfill placed on one side only.
 G. Additional (2) #5 bars (one each face) with a 2'-0" projection shall be placed diagonally across the corners of all openings and vertical steps in walls unless otherwise detailed on plans.
 H. The contractor is responsible for determining when it is safe to remove forms and/or shoring. Forms and shoring must not be removed until the walls are strong enough to carry their own weight and any anticipated superimposed loads. For foundation walls, this typically requires at least 12 hours of cumulative curing time at a temperature of 50°F or more. Concrete must be adequately covered during cold periods to maintain this surface temperature. Due to varying weather conditions, alternative curing processes, and the use of Type III cement, Rocky Mountain Group suggests forms remain in place a minimum of 3 days to assure this performance specification has been met. When forms are stripped there must be no excessive deflection or distortion or discoloration and no evidence of damage to the concrete. Adequate thermal protection of the concrete shall be continued after stripping for a cumulative period of 48 hours at 50°F, or more, after the initial pour. See applicable notes for specifications on when to backfill foundation walls.

4. SPREAD FOOTING FOUNDATIONS:
 A. The foundation design has been completed in accordance with pertinent standards, recommended design soil parameters, accepted engineering design procedures, and is based on the best information available at the time of completion. It must be recognized that foundation components will undergo movement. It shall be the responsibility of the contractor and/or present owner to inform any subsequent owners of the soil condition and advised to maintain good practices in the future with regard to surface and subsurface drainage, framing of partitions above floor slabs, and finish work above the floor slabs, etc.
 B. Foundation design is based on soil report No. **180649**, prepared by **RMG - Rocky Mountain Group**, dated **February 23, 2021**. The Contractor shall thoroughly review and understand all pertinent construction aspects of this report before beginning any work.
 C. Foundation Design parameters include an allowable bearing pressure of **2,500**, psf with no minimum dead load requirement and with soil preparation per soil report.
 D. A representative of the Geotechnical engineer shall observe the open excavation to determine that the soil type and conditions are consistent with design criteria of the soil report. If the soil properties are found to be different from this criteria, the foundation engineer shall be promptly notified so that the foundation design may be reviewed.
 E. The contractor shall be responsible to coordinate the location of mechanical openings, floor drains, inserts, depressions, buried cables and utilities, etc. with architectural, civil, mechanical and electrical drawings.
 F. Locate beam pockets and windows per structural / architectural plans. No beam pocket shall be within 16" clear of window frame. Drape horizontal reinforcing below pockets as required.
 G. Mechanically compact all interior and exterior backfill per Geotechnical engineers recommendations. It will also be necessary to adjust and maintain the grade immediately against foundations periodically to avoid the creation of a water trap as the backfill settles over time.
 H. Slope backfill away from the building a minimum of 10% for the first 10 feet (2% at paved areas) unless a more stringent requirement is specified by the Geotechnical engineer. Carry roof drains across the backfilled areas. Do not allow water to stand or pond near the building. Do not flood the backfill.
5. STRUCTURAL STEEL:
 A. Structural steel, including cast in angles, plates or other sections shall be detailed and erected in accordance with the American Institute of Steel Construction (AISC) Specifications and Code of Standard Practice, latest edition.
 B. All wide flange and channel structural steel shall conform to ASTM A992. All other structural shapes and miscellaneous steel shall conform to ASTM A36 unless otherwise noted. Tube steel columns shall conform to ASTM A500, Grade-B. Pipe columns shall conform to ASTM A53.
 C. Column base plates shall be set on 1 1/2" non-shrink grout with a minimum of (4) 3/4" diameter x 1'-0" anchor bolts, unless noted otherwise.
 D. Shop connections shall be welded with E70xx electrodes and ground smooth where exposed. Field connections shall be made with bolts conforming to ASTM A325N unless otherwise noted. Field welds shall be made with E70xx electrodes. All welding shall be in accordance with AWS "Structural Welding Code", latest edition and performed by certified, licensed welder.
 E. All beam connections not detailed on the drawings shall be standard framed beam connections as shown in Table II and III of the AISC "Manual of Steel Construction", latest edition, designed to carry the full capacity of the uniformly loaded member, unless noted otherwise.
 F. Headed stud anchors shall conform to AWS D1.1 and shall be automatically end welded.
 G. Steel stairs to be detailed and designed by others unless noted otherwise. Stair detailer shall provide shop drawings and calculations prepared and stamped by a structural engineer registered in the state of Colorado, for review by the Engineer of Record to verify they conform to the requirements of the basic structure. Fabrication shall not proceed until completion of shop drawing review by the Engineer of Record.
 H. Field Quality Control: Inspect in accordance with AISC specifications. Certified Materials Inspector shall be AWS certified and shall visually inspect all field welded connections (100%) and visually inspect all bolted connections (100%) to ascertain that all welds, bolts, nuts and required washers have been installed and are of proper type and that all facing surfaces have been brought into snug contact. Testing agency shall inspect 10% of the bolts (minimum of 2) in each high strength bolted and slip critical (SC) connections. Provide 10% magnetic particle testing of all penetration welds and moment frame connections.

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	REMARKS
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	X		ACI 318: 3.5, 7.1-7.7	
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1705.2.2 ITEM 2B		X	AWS D1.4, ACI 318: 3.5.2	
3. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	X		ACI 318: 318.8.1.3, 21.2.8	
4. VERIFY USE OF REQUIRED DESIGN MIX		X	ACI 318: CH.4, 5.2-5.4	
5. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE	X		ASTM C162, ASTM C31, ACI 318: 5.6, 5.8	
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X		ACI 318: 5.9, 5.10	
7. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X	ACI 318: 5.11, 5.13	
8. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X	ACI 318: 6.1.1	



Member of
RMG
 Engineers / Architects
 SOUTHERN COLORADO OFFICE
 2910 AUSTIN BLVD., SUITE 100, BOULDER, CO 80501
 970 448-5640
 SOUTHERN COLORADO OFFICE
 1719 1485 SAGUO BLVD., SUITE 100, BOULDER, CO 80501
 970 448-5640
 SOUTHERN COLORADO OFFICE
 1719 1485 SAGUO BLVD., SUITE 100, BOULDER, CO 80501
 970 448-5640

COLORADO LICENSED
 PROFESSIONAL ENGINEER
 12/21/22
 55591

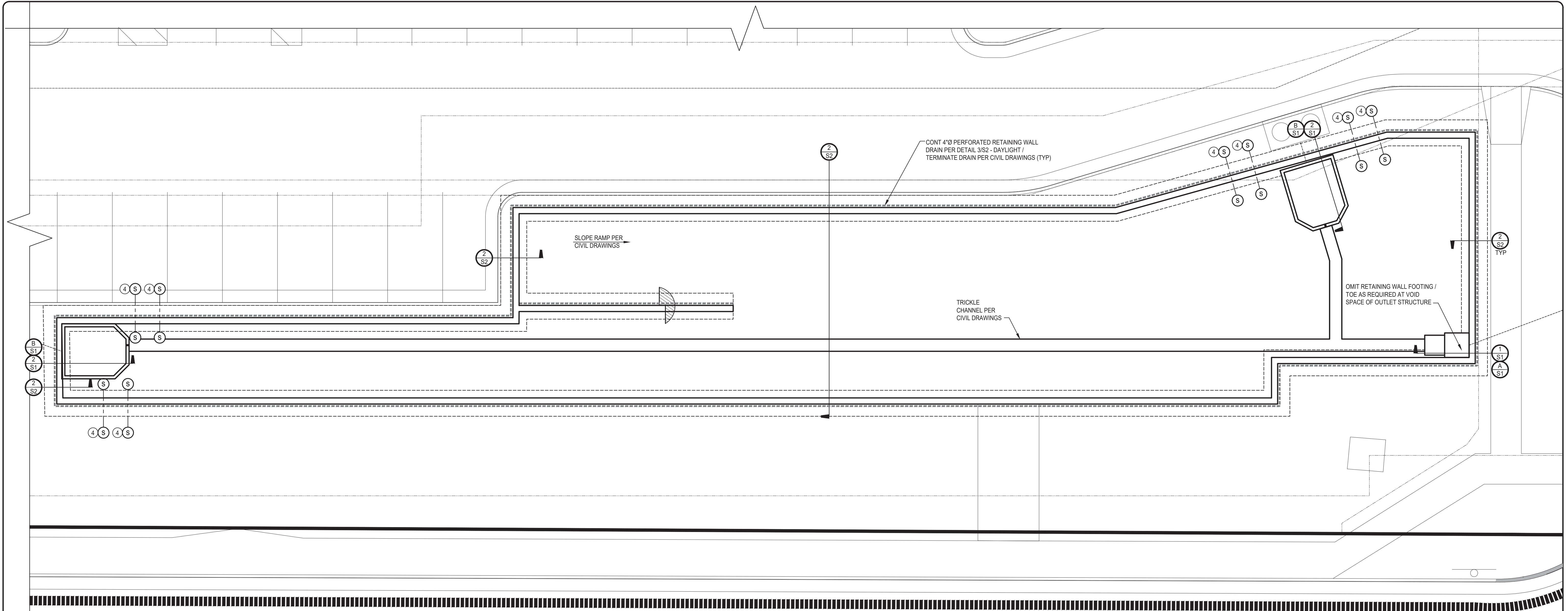
NORTHWEST CENTER
 2510 CANADA DRIVE,
 COLORADO SPRINGS, CO
LEISURE CONSTRUCTION

These plans are prepared by RMG, a subsidiary of Rocky Mountain Group, Inc. (RMG). Rocky Mountain Group, Inc. (RMG) is not responsible for any errors or omissions in these plans. The user of these plans shall be responsible for obtaining all necessary permits and for the proper construction of the project. RMG is not responsible for any errors or omissions in these plans.

STRUCTURAL PLANS,
 GENERAL NOTES,
 INSPECTIONS, AND DETAILS
 SUBMITTAL

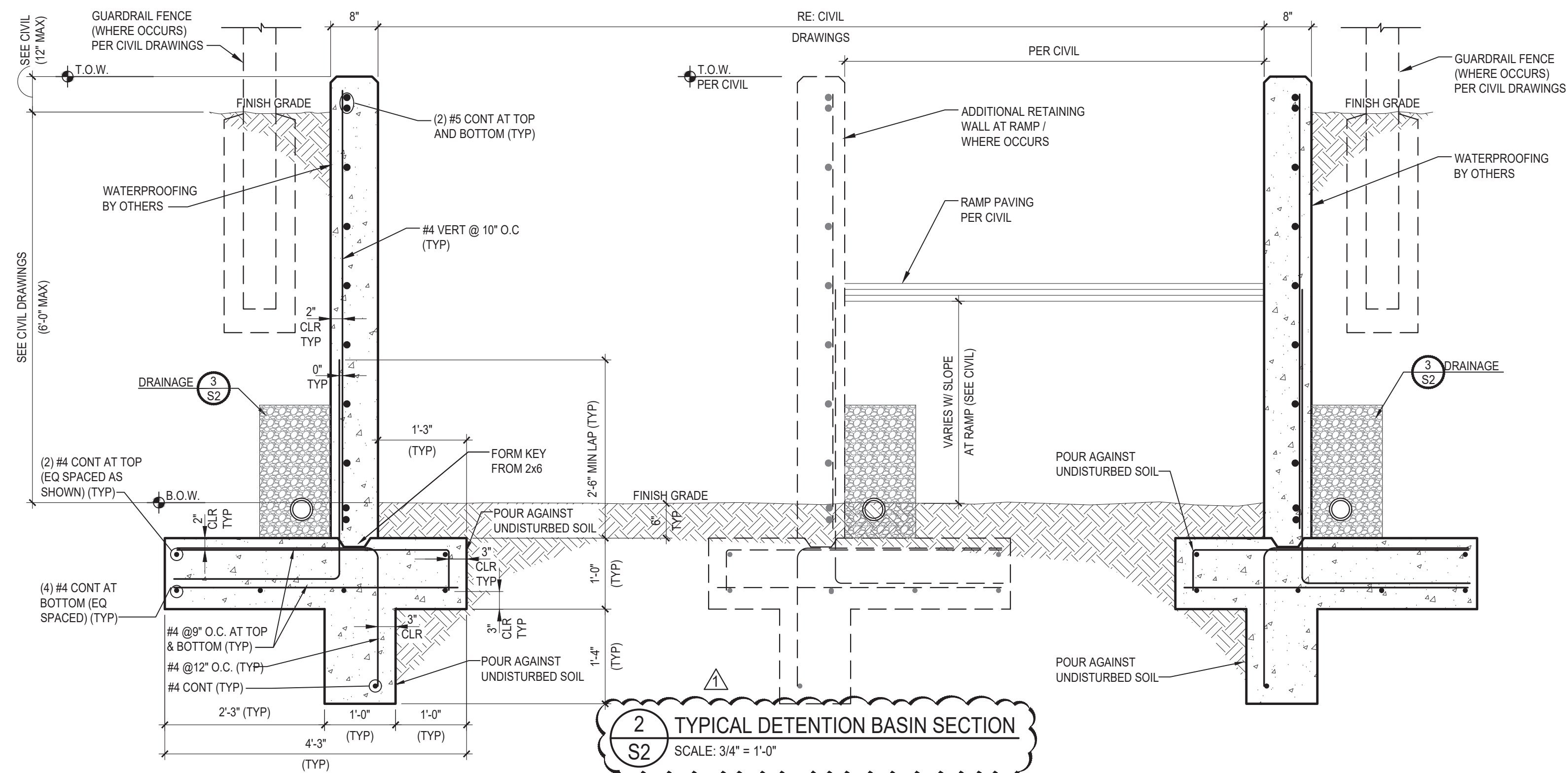
ARCH/ENG	MDT	
DRAWN	CL	
CHECKED	MDT	
DATE		
8-02-22		
#	REVISION	DATE
1	WALL DETAILS	12-21-22
JOB NO.	180649	
SHEET NO.	S1	

D:\Users\Cj\OneDrive\Documents\Temp\Projects\180649\180649.dwg, Dec 21, 2022, 8:48am
 D:\Users\Cj\OneDrive\Documents\Temp\Projects\180649\180649.dwg, Dec 21, 2022, 8:48am

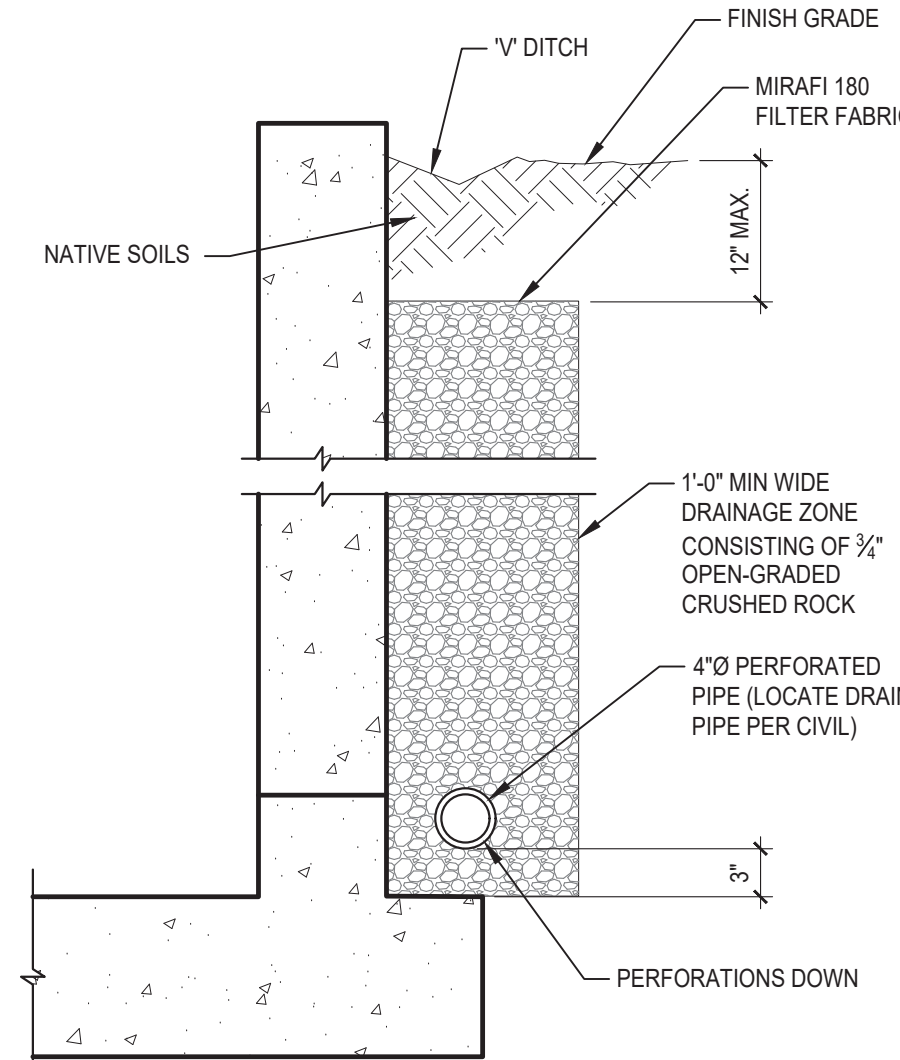


1 DETENTION BASIN STRUCTURAL PLAN
S2 SCALE: 1/8" = 1'-0"

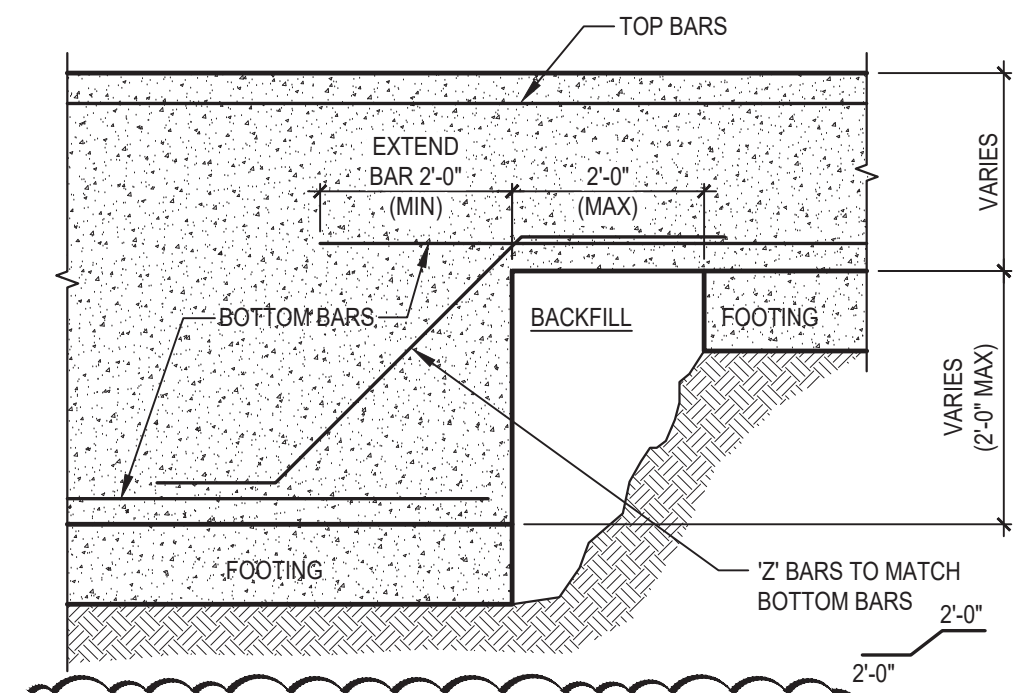
- PLAN NOTES**
- SEE CIVIL AND OR ACHL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN
 - SEE SHEET S1 FOR GENERAL NOTES AND TYPICAL DETAILS
 - DESIGNATES STEPPED FOOTING PER DETAIL 4/S2
 - STEPPED FOOTING NOT REQUIRED WHERE DEPTH OF FOREBAY STRUCTURE IS EQUAL TO OR LESS THAN 6"



2 TYPICAL DETENTION BASIN SECTION
S2 SCALE: 3/4" = 1'-0"



3 RETAINING WALL DRAINAGE DETAIL
S2 SCALE: 1" = 1'-0"



4 TYPICAL BOTTOM OF WALL STEP
S2 SCALE: 1/2" = 1'-0"



NORTHWEST CENTER
2510 CANADA DRIVE,
COLORADO SPRINGS, CO
LEISURE CONSTRUCTION

DETENTION PLAN AND DETAILS

SHEET NAME: DETENTION PLAN AND DETAILS
PROJECT STATUS: SUBMITTAL

ARCH/ENG:	MDT
DRAWN:	CL
CHECKED:	MDT
DATE:	8-02-22
# REVISION	DATE
1 WALL DETAILS	12-21-22
JOB NO.:	180649
SHEET NO.:	S2

2 of 2

Client: C:\Users\jcm\AppData\Local\Temp\PubUser_151591180649.Dwg Date: 21, 2022, 8:48am