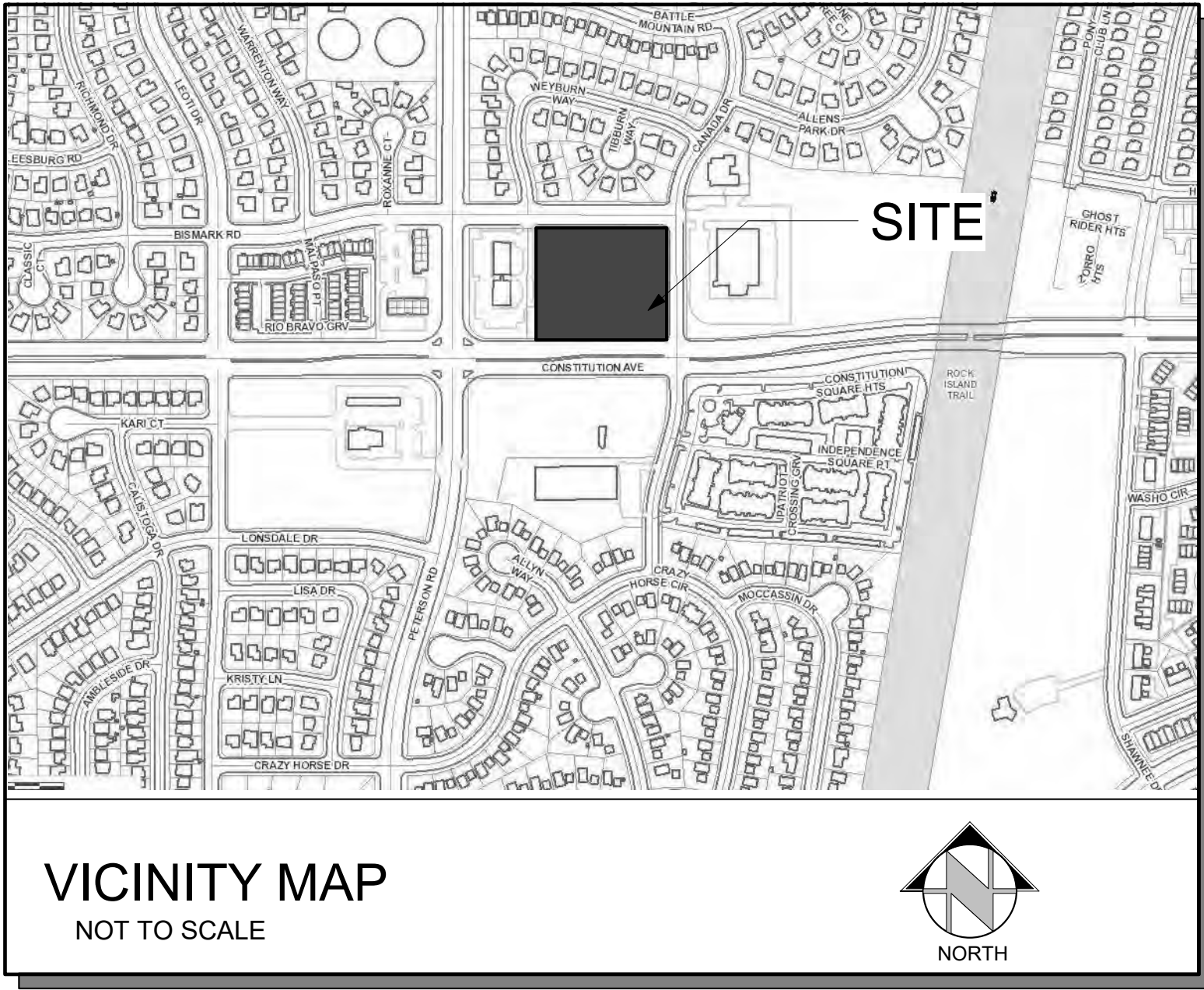
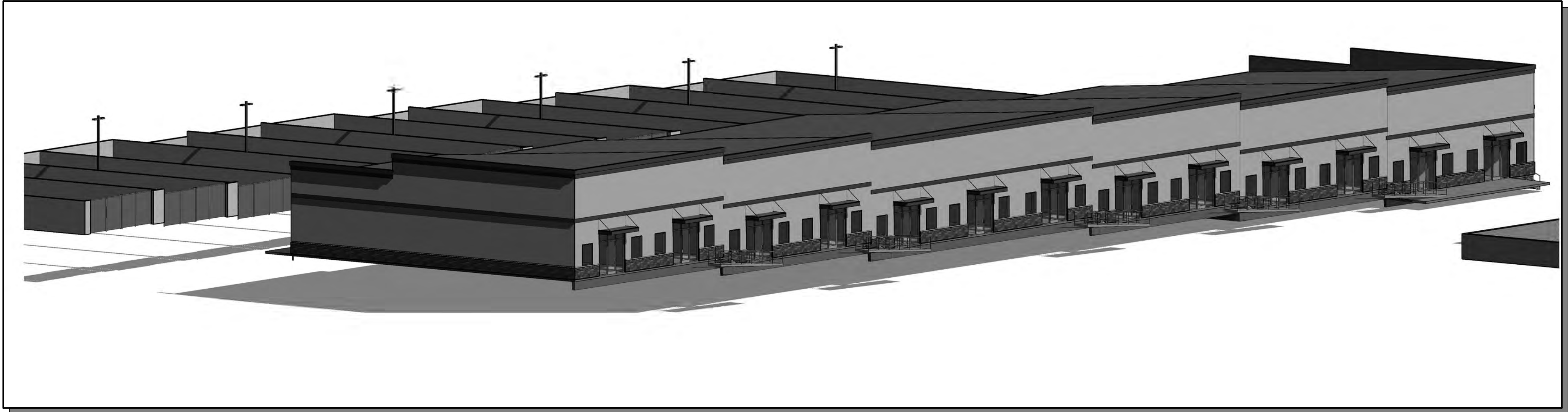


# NORTHCREST CENTER DEVELOPMENT PLAN

CONSTITUTION AVE & CANADA DR  
COLORADO SPRINGS, COLORADO



## GENERAL NOTES

### FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

## SHEET LIST

SHEET NUMBER	SHEET NAME
DP.01	DEVELOPMENT PLAN -COVER SHEET
DP.02	DEVELOPMENT SITE PLAN
DP.03	FLOOR PLAN
DP.04	EXTERIOR ELEVATIONS
DP.05	GRADING & DRAINAGE PLAN
DP.06	GRADING & DRAINAGE DETAIL PLAN
DP.07	EROSION CONTROL PLAN
DP.08	UTILITY PLAN
DP.09	CONSTRUCTION DETAILS
DP.10	CONSTRUCTION DETAILS
DP.11	EROSION CONTROL DETAILS
DP.12	EROSION CONTROL DETAILS
LP.01	LANDSCAPE PLAN
LP.02	LANDSCAPE DETAILS

## PROJECT INFORMATION

SITE AREA: 3.32 AC (144,776 S.F.)  
DEVELOPMENT NAME: NORTHCREST CENTER (OFFICE/WAREHOUSE)  
DESCRIPTION: OFFICE/ WAREHOUSE AND STORAGE YARD  
TAX SCHEDULE NO: 53323 09 004, 53323 09 005, 53323 09 006  
LEGAL DESCRIPTION: LOT 3, LOT 4 & LOT 5 NORTHCREST CENTER, FILING NO. 2  
PROPERTY ADDRESS: CONSTITUTION AVE  
COLORADO SPRINGS, COLORADO  
EXISTING ZONING: CC CAD-O (NO CHANGE)

**BUILDING SETBACKS:**  
FRONT 25'-0"  
SIDE (STREET) 25'-0"  
SIDE (INTERIOR LOT LINE) 0'-0"  
REAR (NEXT TO RR ZONE) 15'-0"

**LANDSCAPE SETBACKS:**  
FRONT 20'-0"  
SIDE (STREET) 10'-0"  
SIDE (INTERIOR LOT LINE) 10'-0"  
REAR (NEXT TO RR ZONE) 10'-0"

EXISTING LAND USE: VACANT  
PROPOSED LAND USE: OFFICE/ WAREHOUSE  
BUILDING HEIGHT: 40' MAX ALLOWED

**BUILDING INFO:**  
GROSS BUILDING AREA 31,215 S.F.

BUILDING OCCUPANCY (NON-SEPARATED USES) B, S-1

TYPE OF CONSTRUCTION II-B

FIRE SPRINKLER YES

AREA SEPERATION WALLS NONE

**LOT DATA & COVERAGE:**  
LOT COVERAGE: 21.5%

IMPERVIOUS AREA:  
BUILDING 31,215 S.F.  
PAVED - S.F.  
SIDEWALKS - S.F.  
TOTAL - S.F. (-% LOT)

PERVIOUS AREA:  
LANDSCAPING - S.F.

**PARKING DATA:**  
OFFICE 1/200 (8,151 S.F.) = 41 PS REQUIRED  
WAREHOUSE 1/1000 (23,064 S.F.) = 24 PS REQUIRED  
TOTAL 65 PS REQUIRED

PARKING PROVIDED: 74 TOTAL PS  
(INCL 2 HC + 1 VAN)

**SIGNAGE:**  
A SIGNAGE PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDE ALL ON-SITE DIRECTIONAL SIGNS.

PROPOSED DEV. SCHED. FALL/WINTER 2021/2022

## DEVELOPMENT TEAM

**Owner:**  
**LEISURE CONSTRUCTION**  
3442 Tampa Rd. Suite B  
Palm Harbor, FL 34684  
Contact: SEAN EDWARDS  
Sean@leisureconstruction.com  
727-242-5121

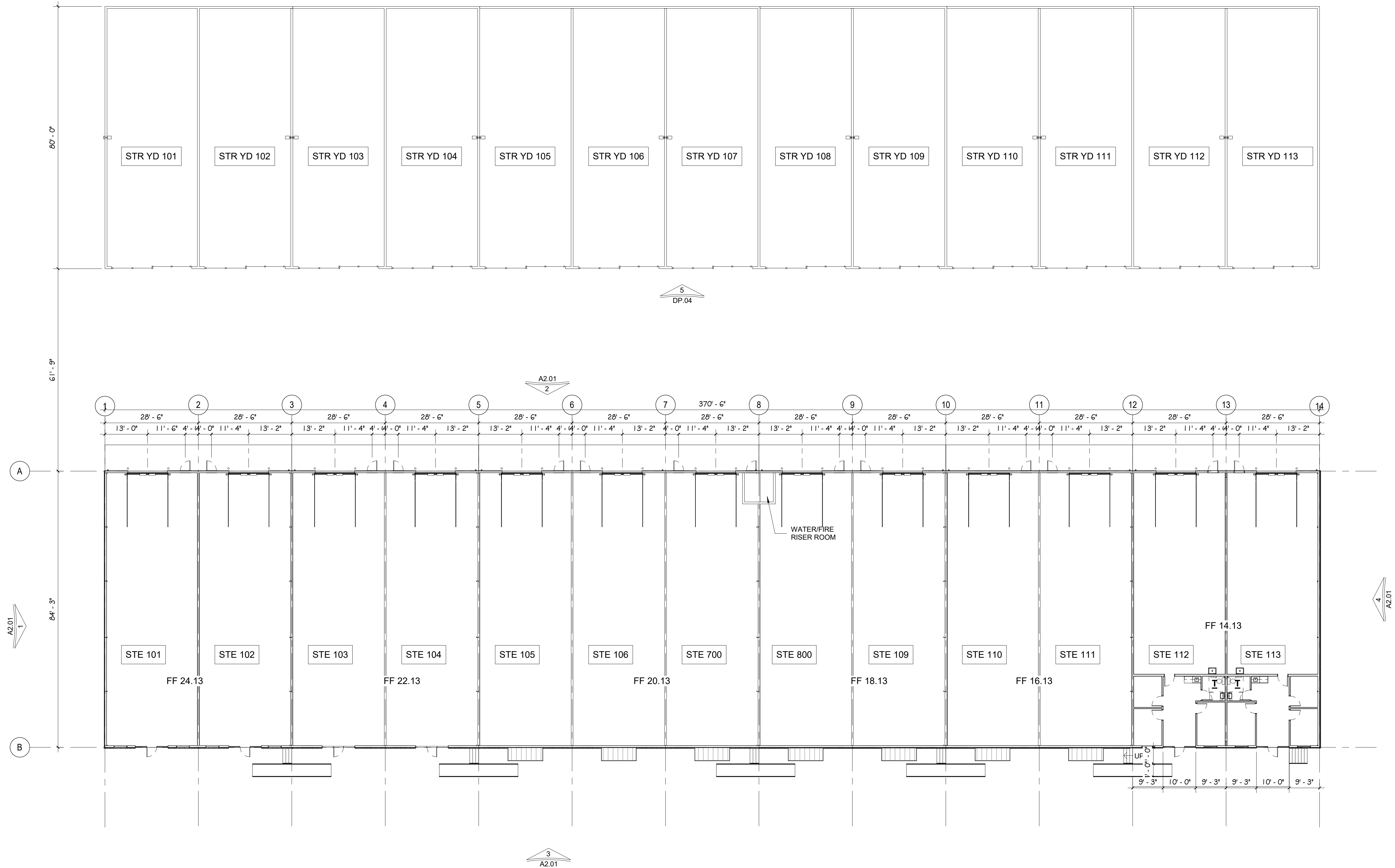
**Civil Engineer:**  
RMG- Rocky Mountain Group  
14 Inverness Dr E. Ste E-136  
Englewood, CO 80112  
Contact: Scott Marvel, P.E.  
SMarvel@rmg-engineers.com  
303-688-9475

**Landscape Architect:**  
JWLA, LLC  
P.O. Box 354  
Palmer Lake, CO 80133  
Contact: Jon Walsh  
jwlandarch@gmail.com  
719-640-9428

**Architect/ Landplanning:**  
RMG-Rocky Mountain Group  
19375 Beacon Lite Road  
Monument, CO 80132  
Contact: Keith Moore,  
KMoore@rmg-engineers.com  
719-203-3321







ROCKY MOUNTAIN GROUP

ENGINEERS  
ARCHITECTS  
PLANNERS

**RMG**

EMPLOYEE OWNED

Architectural  
Mechanical  
Electrical  
Civil/Planning

SOUTHERN COLORADO  
19375 BEACON LITE RD., MONUMENT, CO 80132  
(719)488-2145 ~ WWW.RMGENGINEERS.COM

NORTHCREST CENTER

CONSTITUTION AVE, COLORADO SPRINGS, CO

LEISURE CONSTRUCTION

FLOOR PLAN

DEVELOPMENT PLANS

SHEET NAME

PROJECT STATUS

ARCH/ENG: Designer

DRAWN: Author

CHECKED: Checker

DATE

06.18.21

REVISION

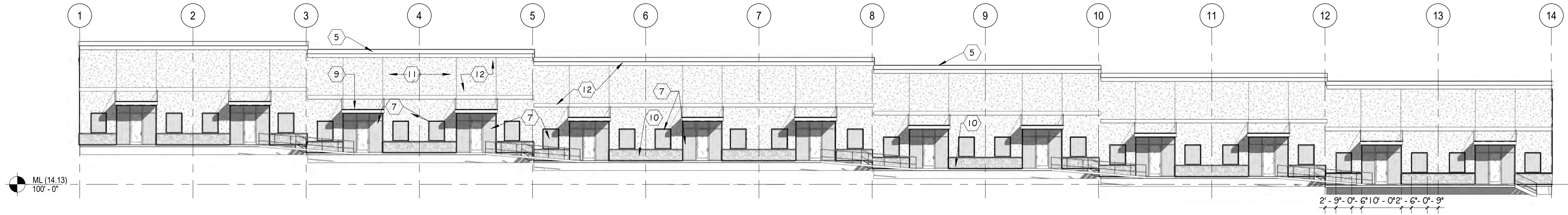
DATE

JOB NO.

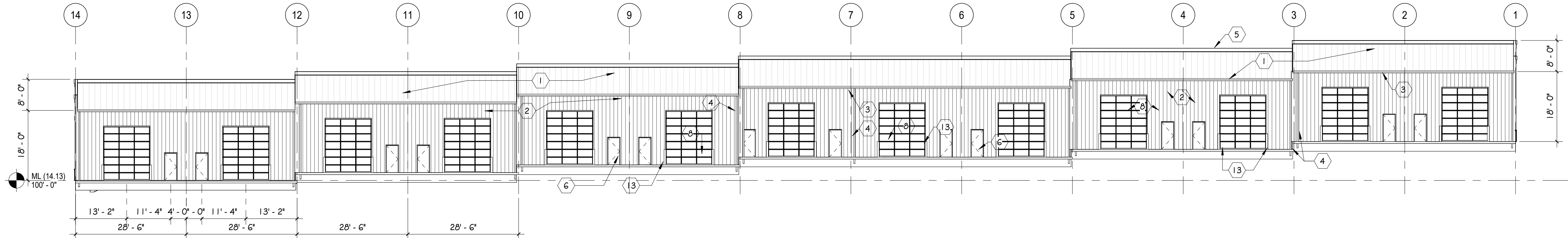
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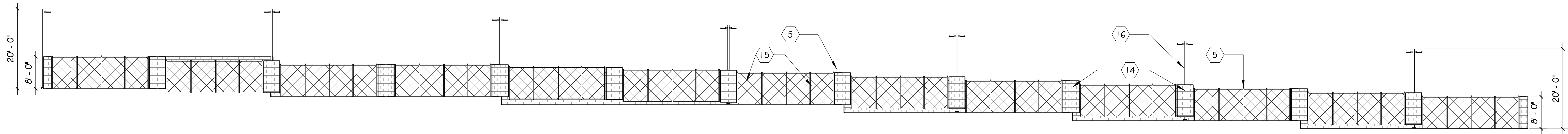
DP.03



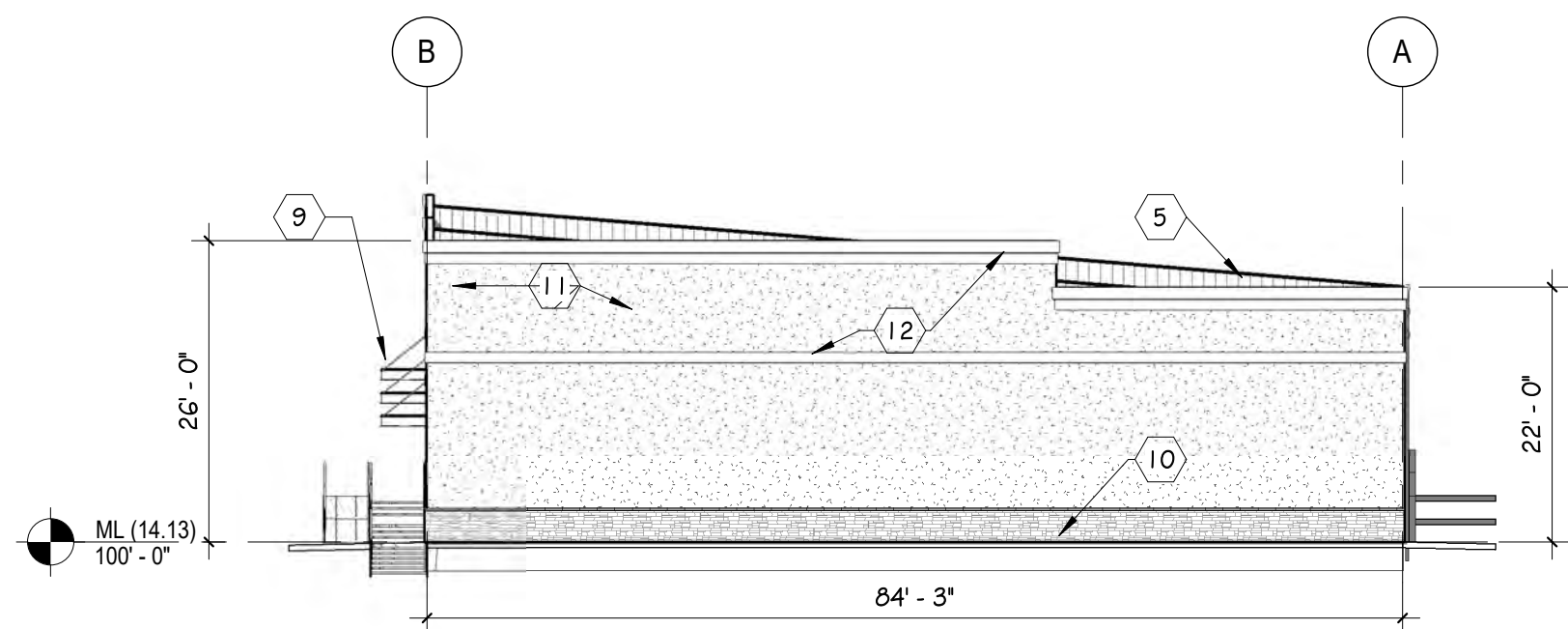
**1 SOUTH DEVELOPMENT ELEV**  
DP.04 SCALE: 1/16" = 1'-0"



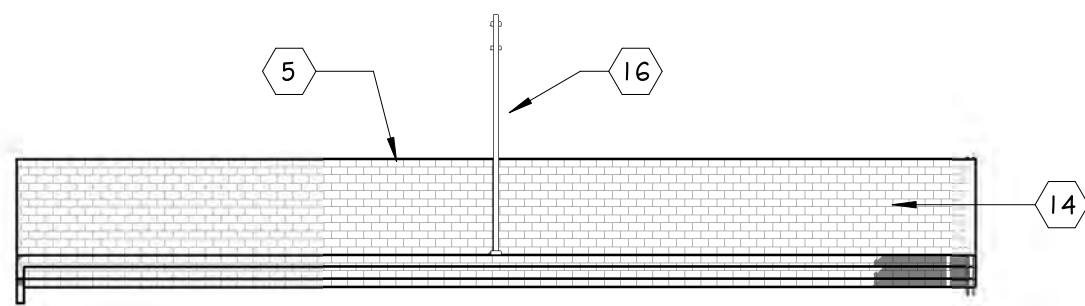
**2 NORTH DEVELOPMENT ELEV**  
DP.04 SCALE: 1/16" = 1'-0"



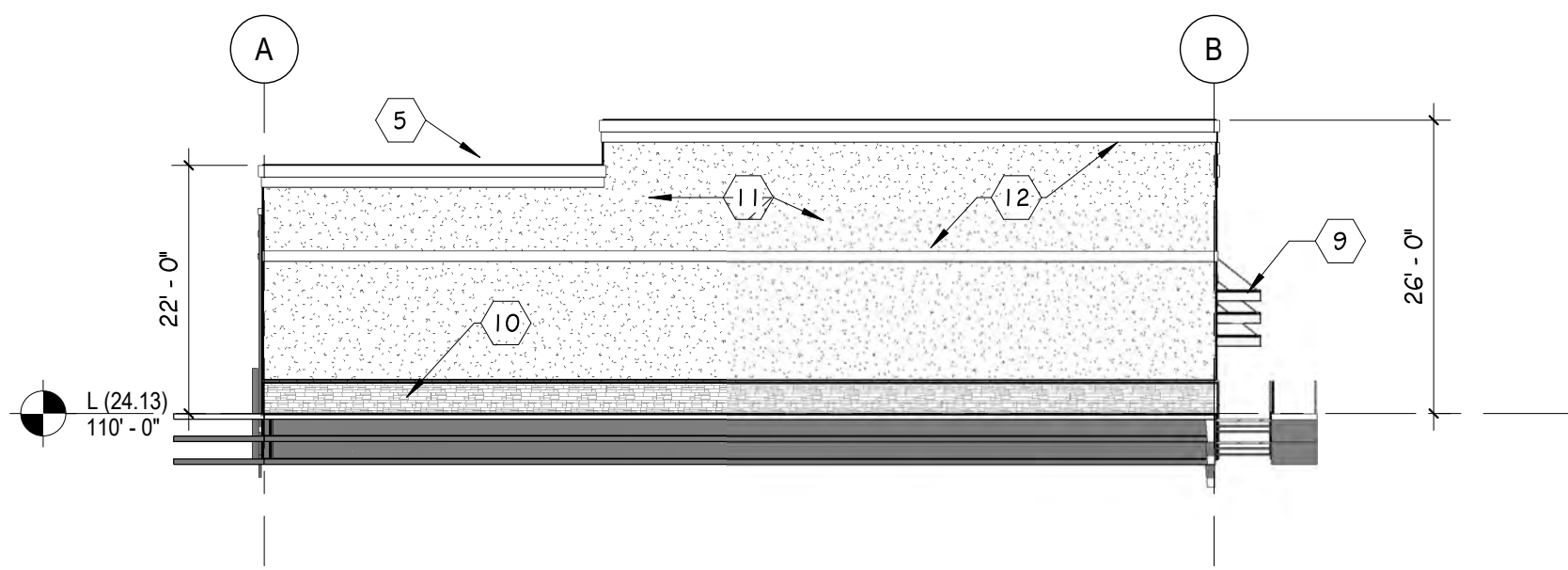
**5 SOUTH YARD DEVELOPMENT ELEV**  
DP.04 SCALE: 1/16" = 1'-0"



**3 EAST DEVELOPMENT ELEV**  
DP.04 SCALE: 1/16" = 1'-0"

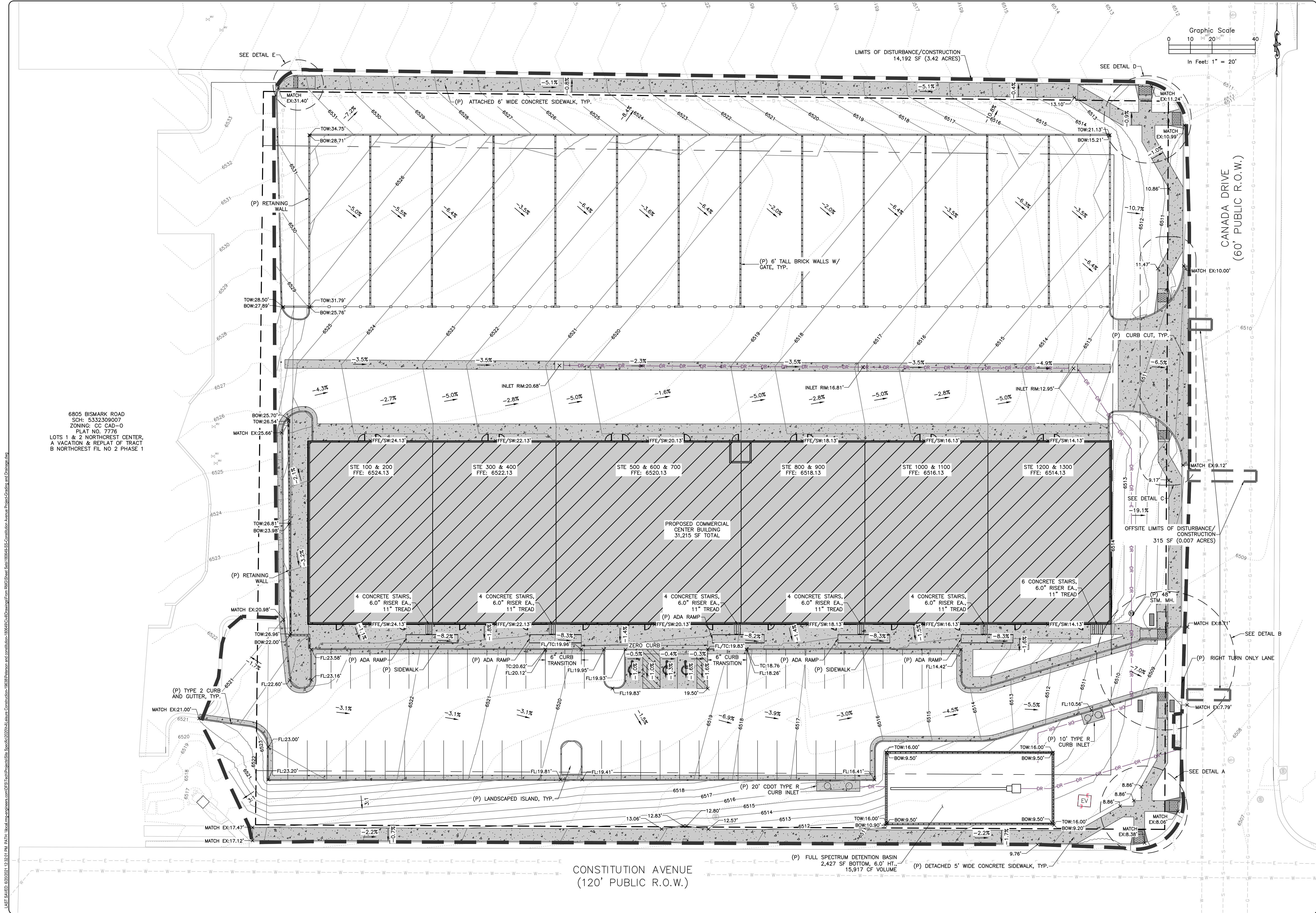


**4 WEST DEVELOPMENT ELEV**  
DP.04 SCALE: 1/16" = 1'-0"



EXTERIOR FINISH SCHEDULE			
MK	MATERIAL	COLOR	FINISH
1	METAL ROOF (PEMB MFGR)	TBD	FACTORY
2	METAL SIDING (PEMB)	TBD	FACTORY
3	PRE FINISHED GUTTERS (PEMB)	TO MATCH SIDING	FACTORY
4	PRE FINISHED DOWNSPOUTS (PEMB)	TO MATCH SIDING	FACTORY
5	METAL CAP FLASHING	TBD	FACTORY
6	HM DOORS (INSULATED)	TBD	FACTORY
7	2"x4 1/2" ALUM STOREFRONT	CLEAR ANODIZED	FACTORY
8	OVERHEAD SECTIONAL DOORS	POLAR WHITE	FACTORY
9	STEEL AWNING (PEMB)	TBD	FACTORY
10	SYNTHETIC STONE VENEER	TBD	FACTORY
11	STUCCO SYSTEM	TBD	PAINT
12	STUCCO ASCENT COLOR	TBD	FACTORY
13	STEEL PIPE BOLLARDS	TRAFFIC YELLOW	FACTORY
14	SPLIT-FACED CMU	TRI-BLEND COLOR	FACTORY
15	CHAINLINK FENCE W/ SLATS	SLATS 90% OPACITY	FACTORY
16	LIGHT POLE	TBD	FACTORY





6805 BISMARCK ROAD  
SCH: 5332309007  
ZONING: CC CAD-0  
PLAT NO. 7776  
LOTS 1 & 2 NORTHCREST CENTER,  
A VACATION & REPLAT OF TRACT  
B NORTHCREST FIL NO 2 PHASE 1

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

ROCKY MOUNTAIN GROUP

ARCHITECTS

ENGINEERS

Geotechnical  
Materials Testing  
Civil Planning

2910 ALBERT BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918  
(719) 548-0000 - WWW.RMG-ENGINEERS.COM  
SOUTHERN CALIFORNIA DIVISION, 1000 NORTH AVENUE, SUITE 100, DENVER, CO 80202

NOT FOR CONSTRUCTION  
FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT

PETERSON ROAD AND CONSTITUTION AVENUE  
COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

SHEET NAME  
GRADING AND DRAINAGE PLAN 1

PROJECT STATUS  
DESIGN DEVELOPMENT

ENG: SAM  
DRAWN: ARP  
CHECKED: SAM  
DATE  
06/18/2021

#	REVISION	DATE
1		
2		
3		
4		
5		
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7		
8		
9		
10		

JOB NO.  
180649

SHEET NO.  
DP.05  
of TBD







EROSION CONTROL LEGEND

- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT AREA
- SEDIMENT CONTROL LOGS
- ROCK SOCKS
- ECB EROSION CONTROL BLANKET
- SP STOCKPILE AREA
- VTC VEHICLE TRACKING CONTROL
- PS PERMANENT SEEDING
- IP-1 ON-GRADE INLET PROTECTION
- RS CURB ROCK SOCKS
- CF CONSTRUCTION FENCE

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

- PROP. CONCRETE PAVEMENT
- EX. ASPHALT PAVEMENT
- PROP. STRUCTURE/BUILDING
- EX. CONCRETE PAVEMENT
- EX. STRUCTURE/BUILDING

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

FEMA FLOODPLAIN STATEMENT:

ACCORDING TO FEMA FLOODPLAIN MAP 08041C0752G DATED 12/07/2018, THE PROPERTY FALLS WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

BMP COST ESTIMATE:

BID ITEM	UNIT	EST. \$/UNIT	TOTAL COST
SILT FENCE	0 LF	\$2.50/LF	\$ 0.00
SEDIMENT CONTROL LOGS	894 LF	\$2.75/LF	\$ 2,458.50
ROCK SOCKS (PAIR)	2 EA	\$110/EA	\$ 220.00
VEHICLE TRACKING CONTROL	3 EA	\$1,325/EA	\$ 3,975.00
EROSION CONTROL BLANKET	0 SF	\$0.37/SF	\$ 0.00
CONCRETE WASHOUT	1 EA	\$760/EA	\$ 760.00
SURFACE ROUGHENING	3.25 AC.	\$225/AC.	\$ 731.25
RESEEDING	21,780 SF	\$0.09/SF	\$ 1,960.20

NET: \$10,104.45  
MAINTENANCE (40%): \$4,041.78  
TOTAL: \$14,146.23  
RESEEDING INCLUDES HYDRO MULCH, HYDRO SEED

NOTES:

- ALL UNIT PRICES REFLECT INSTALLED PRICES UNLESS OTHERWISE NOTED.
- REFER TO CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME II FOR DETAILS REGARDING ITEM DESCRIPTION.
- ALL UNIT PRICES PROVIDED BY CITY OF COLORADO SPRINGS ENGINEERING DEPARTMENT AS TABLE ENTITLED "EROSION CONTROL MEASURE 2012 UNIT PRICING".

OWNER'S STATEMENT:

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

OWNER SIGNATURE DATE

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.

ENGINEER OF RECORD SIGNATURE DATE

EL PASO COUNTY STANDARD NOTES:

- 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 SON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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.
- 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.
- 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. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- 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.
- 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.
- 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.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE 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.
- 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.
- 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 BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF THE WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY STABILIZATION. 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 LOOSEENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- 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.
- 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 WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- 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.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- 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 DISCHARGES AT THE SITE.
- 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.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, ROCK, TRASH, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- 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.
- 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.
- 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- 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 (1041, 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.
- 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.
- 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.
- THE SOILS REPORT FOR THE SITE HAS BEEN PREPARED BY RMG-ROCKY MOUNTAIN GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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 WOOD-PERMITS 4300 CHERRY CREEK DRIVE SOUTH DENVER, CO 80246-1530 ATTN: PERMITS UNIT

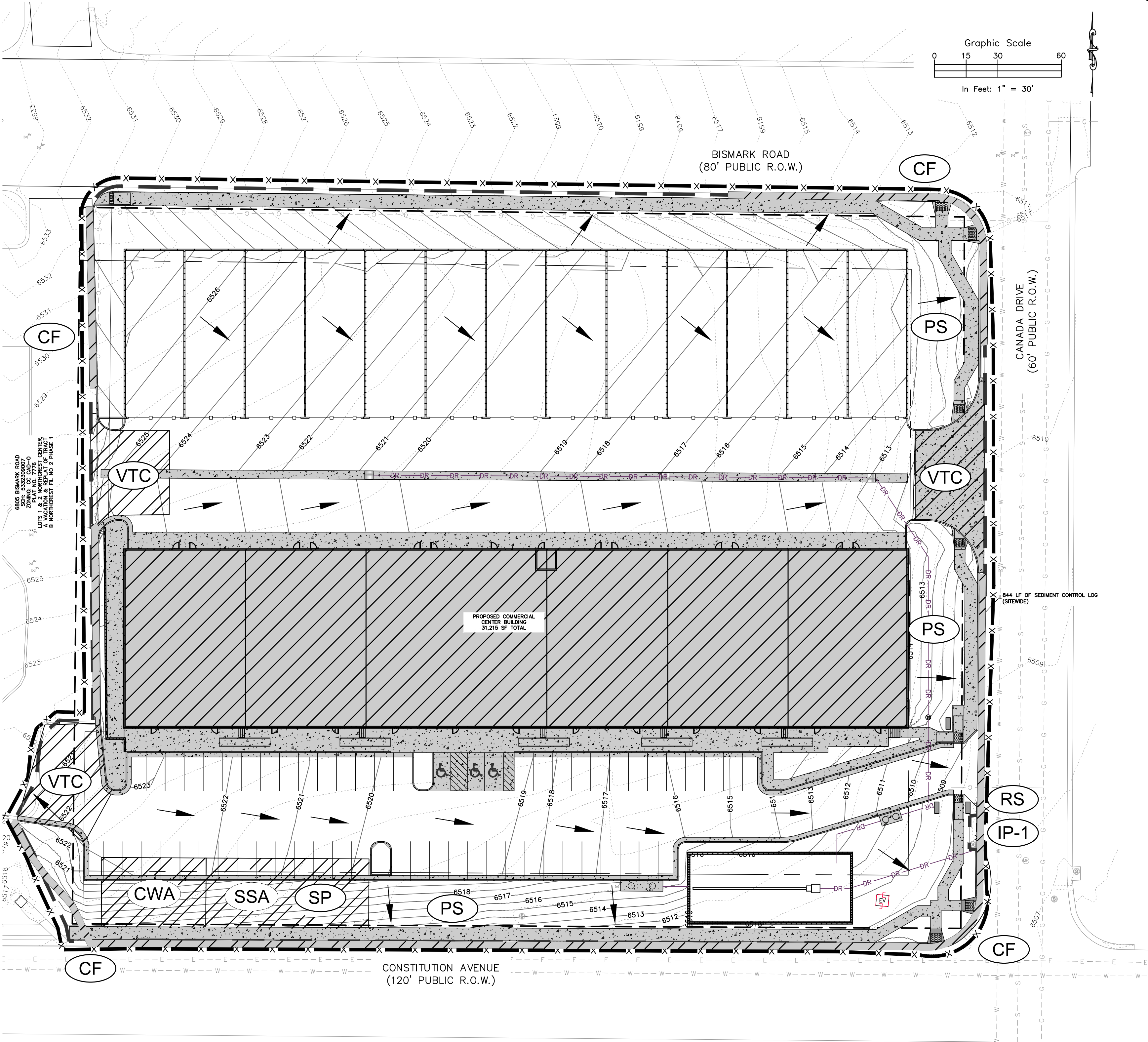
EL PASO COUNTY:

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 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.

COUNTY ENGINEER/ECM ADMINISTRATOR DATE



RESTORATION NOTES:

- FURTHER DETAIL AND NOTES PROVIDED IN THE DRAINAGE CRITERIA MANUAL VOLUME III, CHAPTER 14.
- SEE SEED MIX TABLES 14-9 THROUGH 14-14 FOR GIVEN GEOGRAPHIC AND GEOLOGIC CONDITIONS IN THE DRAINAGE CRITERIA MANUAL VOLUME III, CHAPTER 14.
- UNIMPROVED 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. WILDFLOWER MIXES ARE PROVIDED IN TABLE 14-13. THE SEEDING RATES IN THESE MIXES ARE RECOMMENDED MINIMUM RATES FOR DRILL SEEDING. THESE RATES SHOULD BE DOUBLED FOR BROADCAST SEEDING AND HYDRO-SEEDING IN SMALL AREAS OR STEEP CONDITIONS WITH SLOPES GREATER THAN 3 TO 1.

THE RECOMMENDED SEED MIXES ARE SUITABLE FOR THE COLORADO FRONT RANGE FOR SITES FROM 4,500 TO 7,000 FT IN ELEVATION. APPLICATIONS OUTSIDE THESE RANGES SHOULD BE MADE AFTER CONSULTATION WITH A QUALIFIED REVEGETATION SPECIALIST.

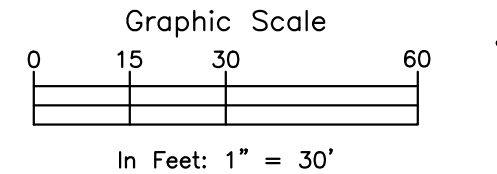
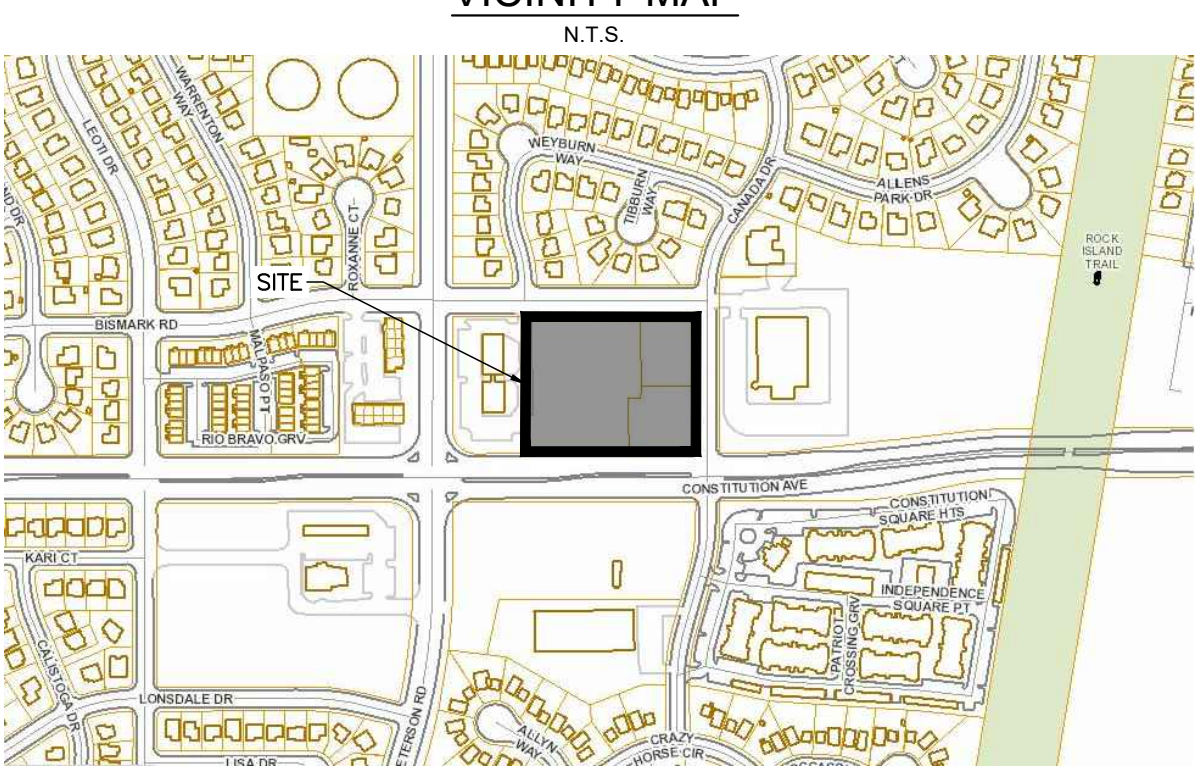
FALL IS THE PREFERRED TIME FOR NON-IRRIGATED SEEDING. LATE SUMMER SEEDBED PREPARATION FOLLOWED BY INSTALLATION OF THE SEED IN THE FALL (OCTOBER) ALLOWS WINTER MONTHS FOR ADDITIONAL FIRING OF THE SEEDBED BEFORE SPRING AND GERMINATION. FALL SEEDING BENEFITS FROM WINTER, SPRING MOISTURE, AND USUALLY ASSURES MAXIMUM SOIL MOISTURE AVAILABILITY FOR ESTABLISHMENT.

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 I OR IRRIGATION TO WET AND SETTLE THE SEED BED. FIRING OF THE SEEDBED FOLLOWING SEEDING WILL IMPROVE RESULTS DURING DRY OR WARM SEEDING TIMES.

CONTRACTOR SHALL BE FAMILIAR WITH THE CUT/FILL OF THE PROPOSED CONDITIONS IN ORDER TO MINIMIZE STOCKPILING OF EXCAVATED DIRT. SITE IS NET FILL AND STOCKPILING OVERNIGHT IS NOT PERMITTED WITHOUT PERMISSION FROM THE CITY OF COLORADO SPRINGS.

VICINITY MAP



ROCKY MOUNTAIN GROUP



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NORTHEAST PEMB DEVELOPMENT

PETERSON ROAD AND CONSTITUTION AVENUE  
COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

EROSION CONTROL PLAN

DESIGN DEVELOPMENT

ENG: SAM  
DRAWN: ARP  
CHECKED: SAM

DATE  
06/18/2021

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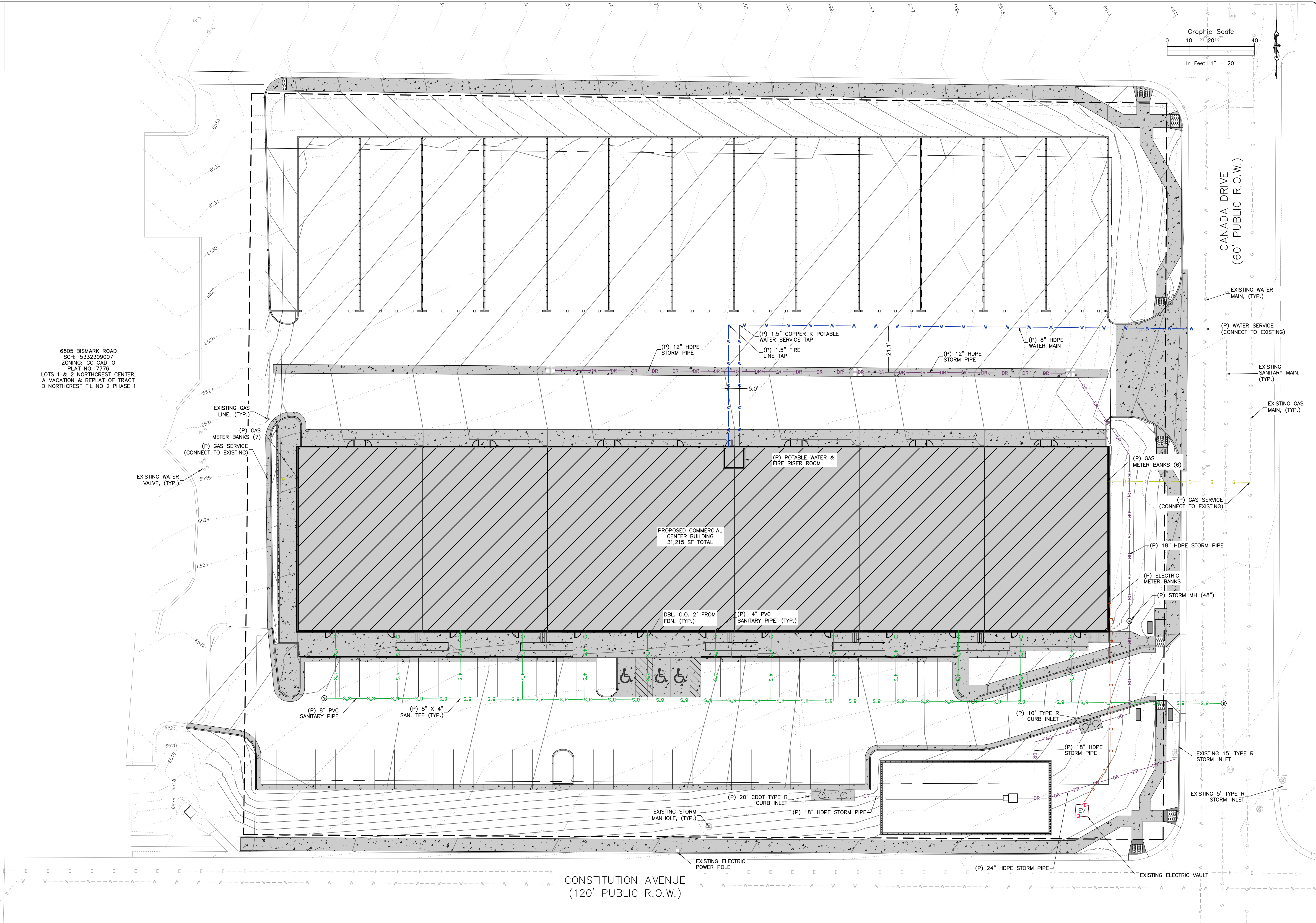
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ROCKY MOUNTAIN GROUP

ARCHITECTS  
ENGINEERS

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Materials Testing  
Civil Planning

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COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

UTILITY PLAN

DESIGN DEVELOPMENT

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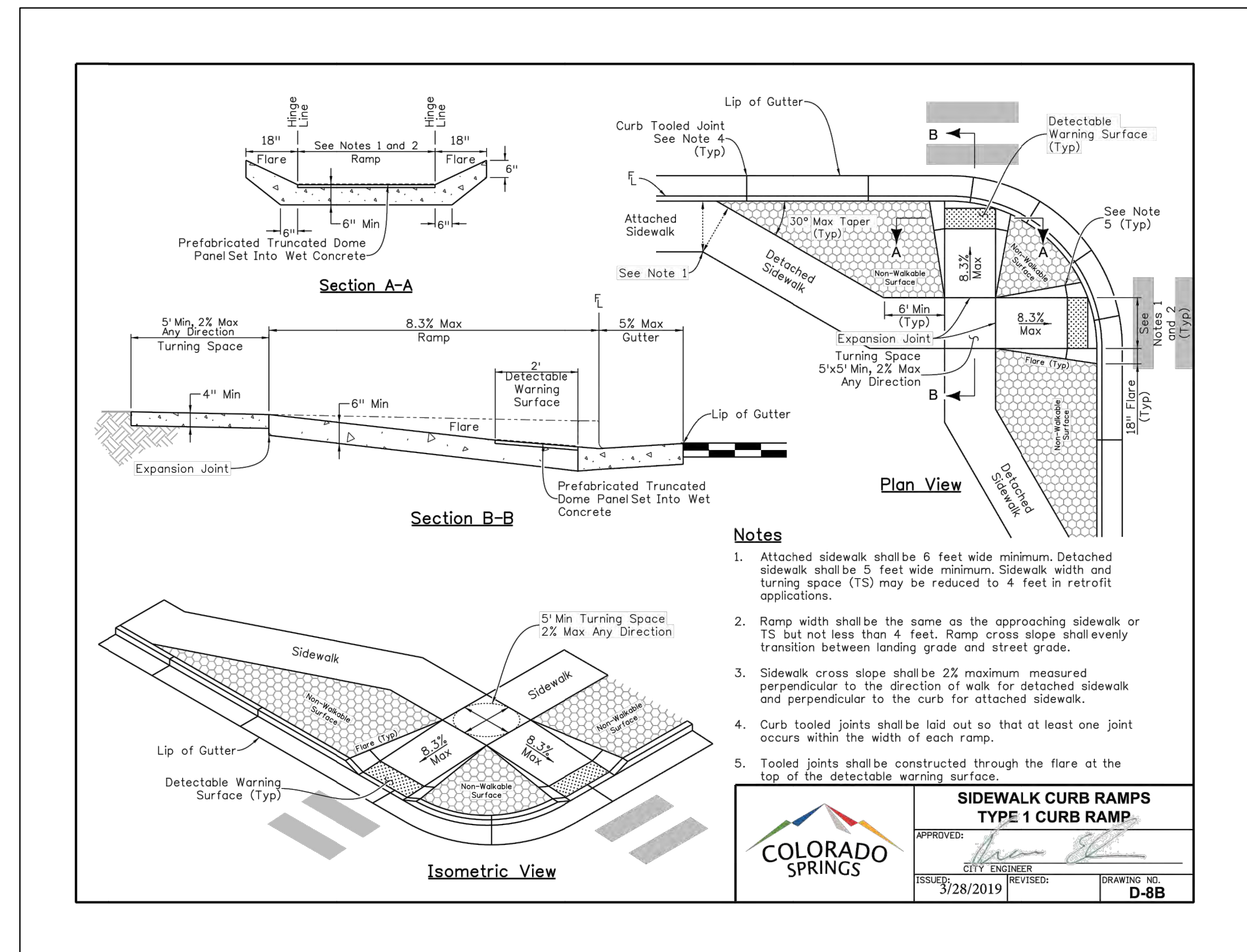
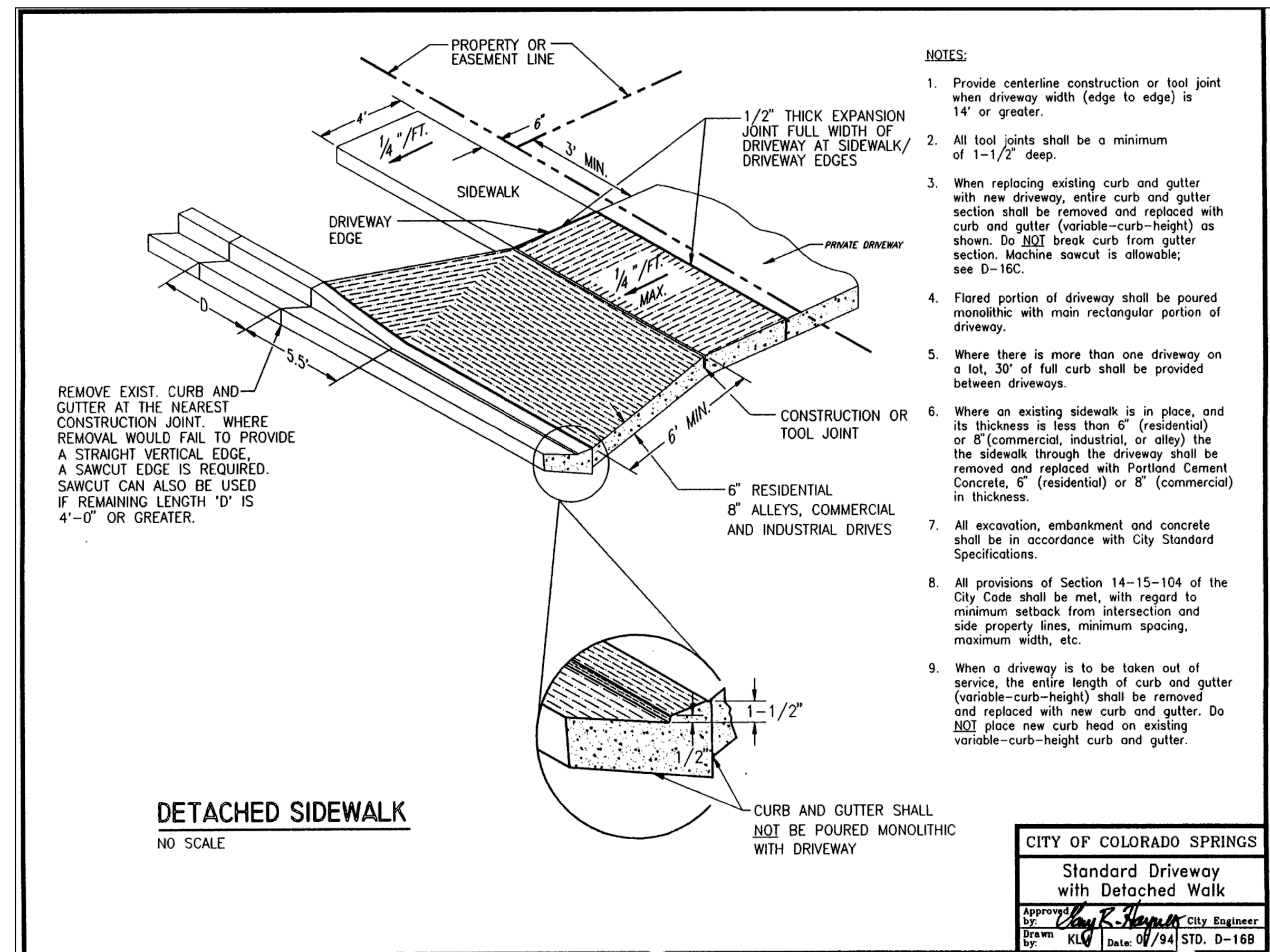
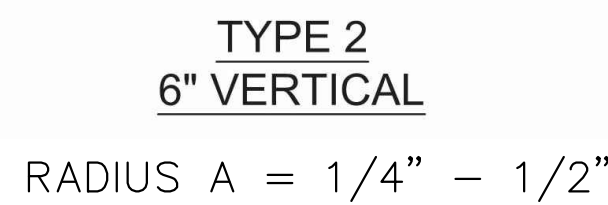
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PAVEMENT MATERIALS AND SUBGRADE PREPARATION SHOULD BE SELECTED, PREPARED, AND PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY RMG-ROCKY MOUNTAIN GROUP DATED FEBRUARY 23, 2021 AS WELL AS THE CITY OF COLORADO SPRINGS ENGINEERING DEPARTMENT AND THE PIKES PEAK REGION ASPHALT PAVING SPECIFICATIONS. TESTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROCEDURES PRESENTED IN THE REPORT AND SPECIFICATIONS.

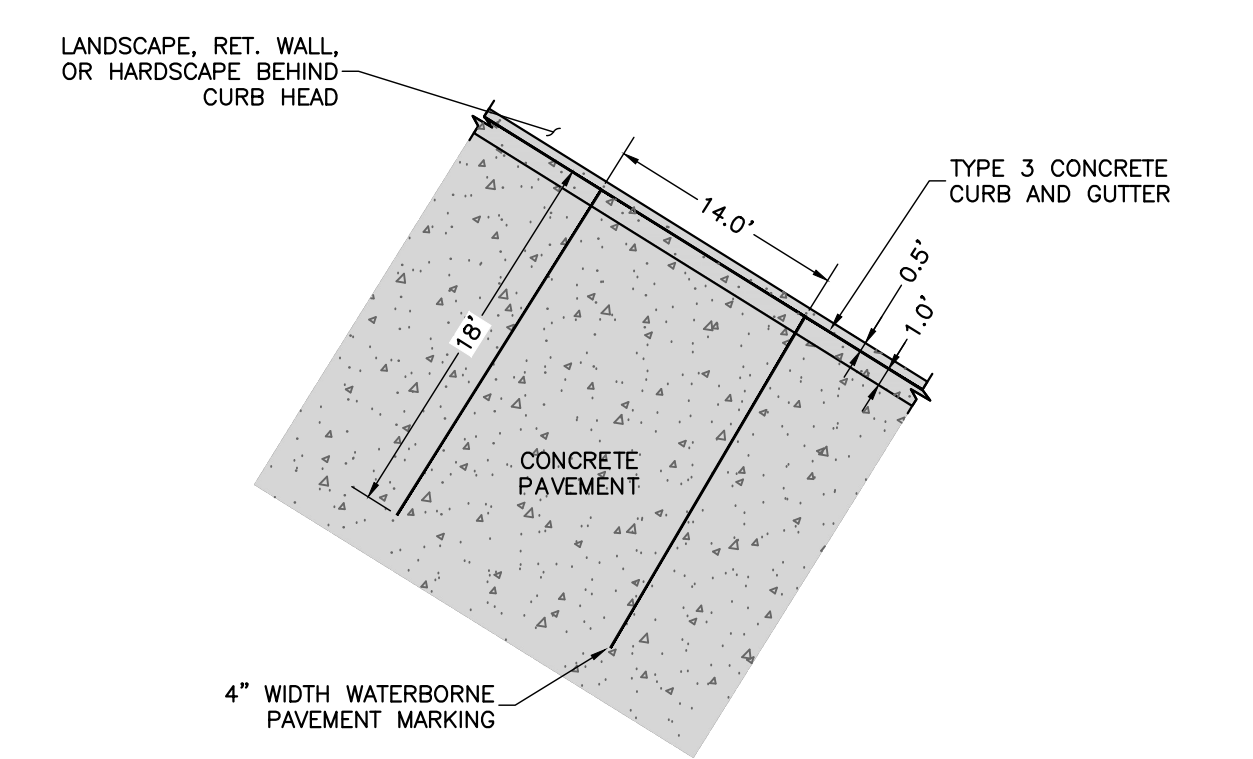
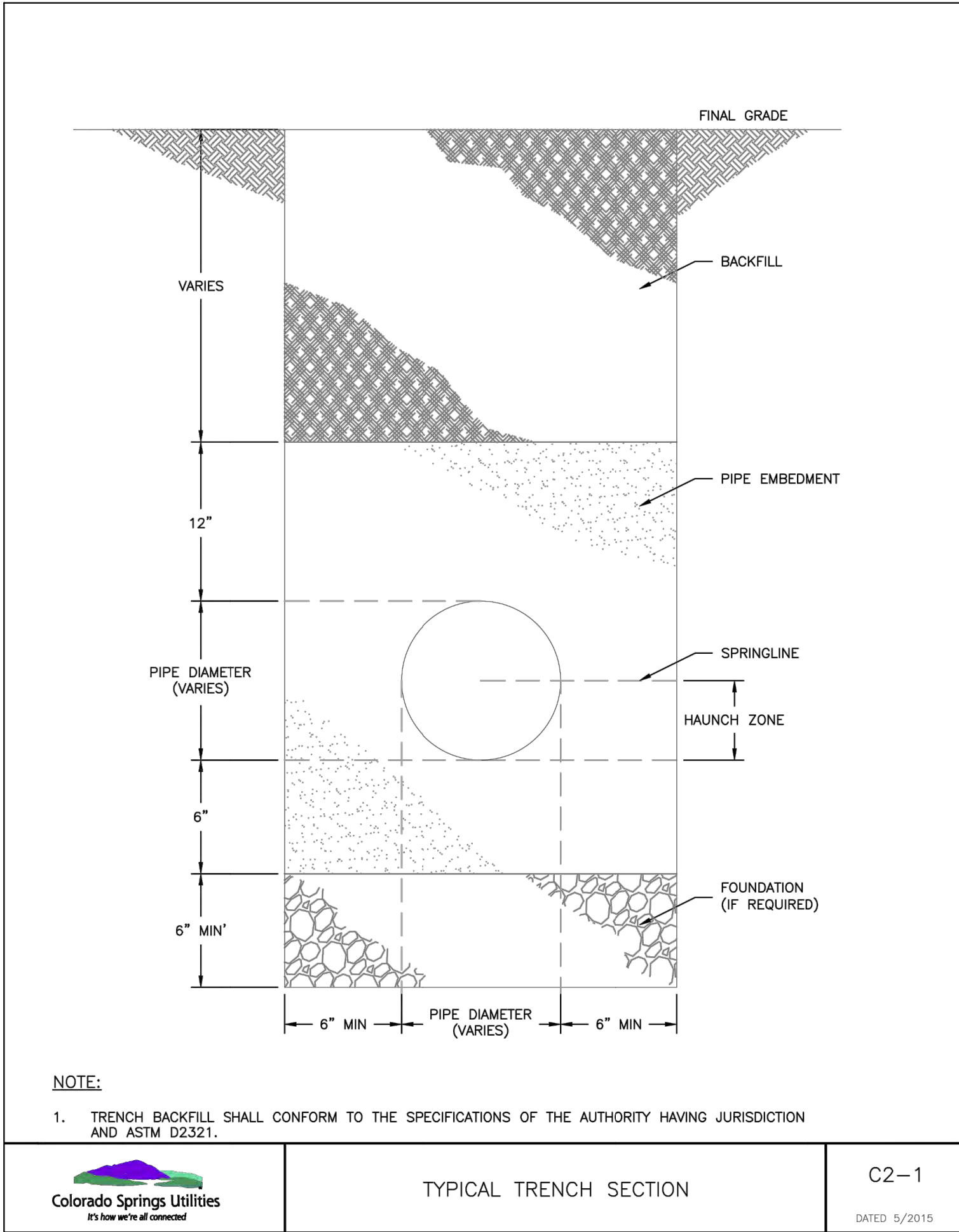
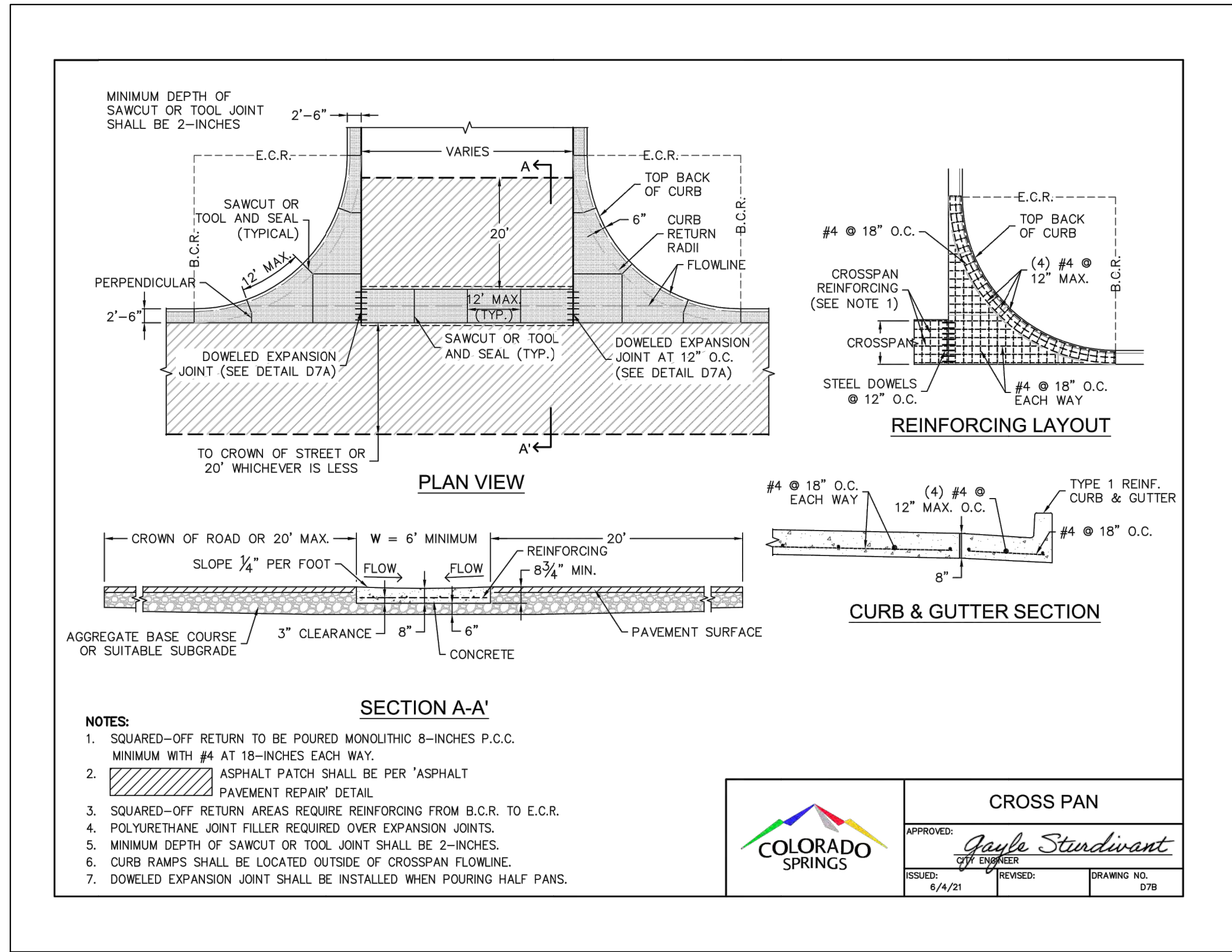
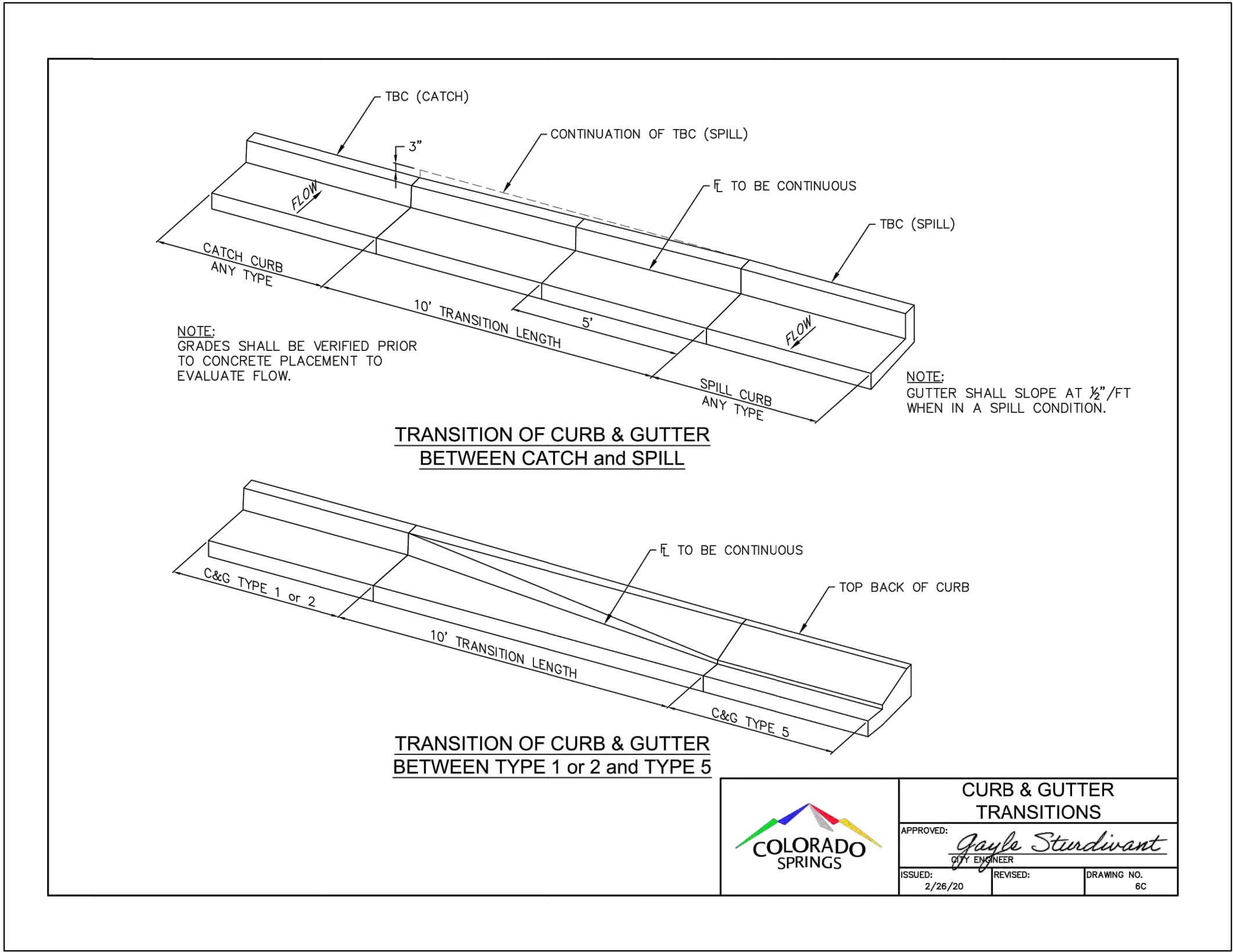


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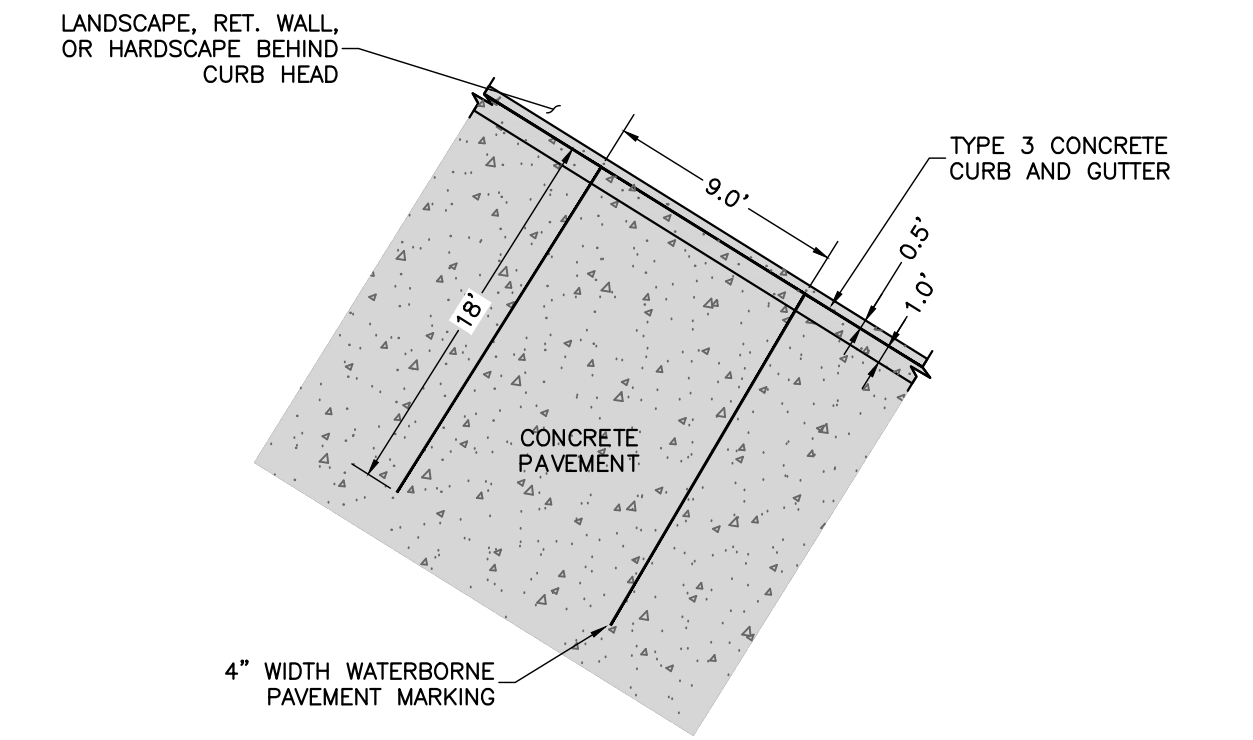
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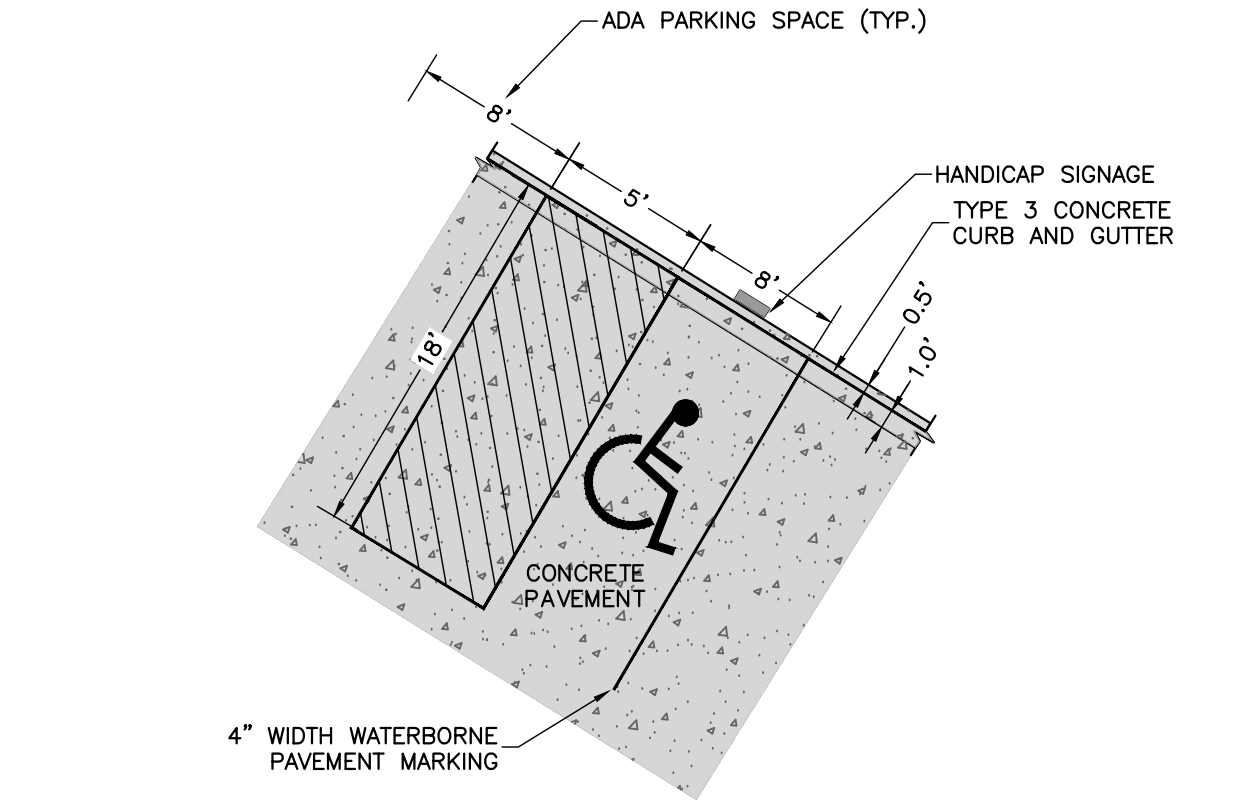
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TYPICAL EQUIP LOAD/UNLOAD PARKING STALL

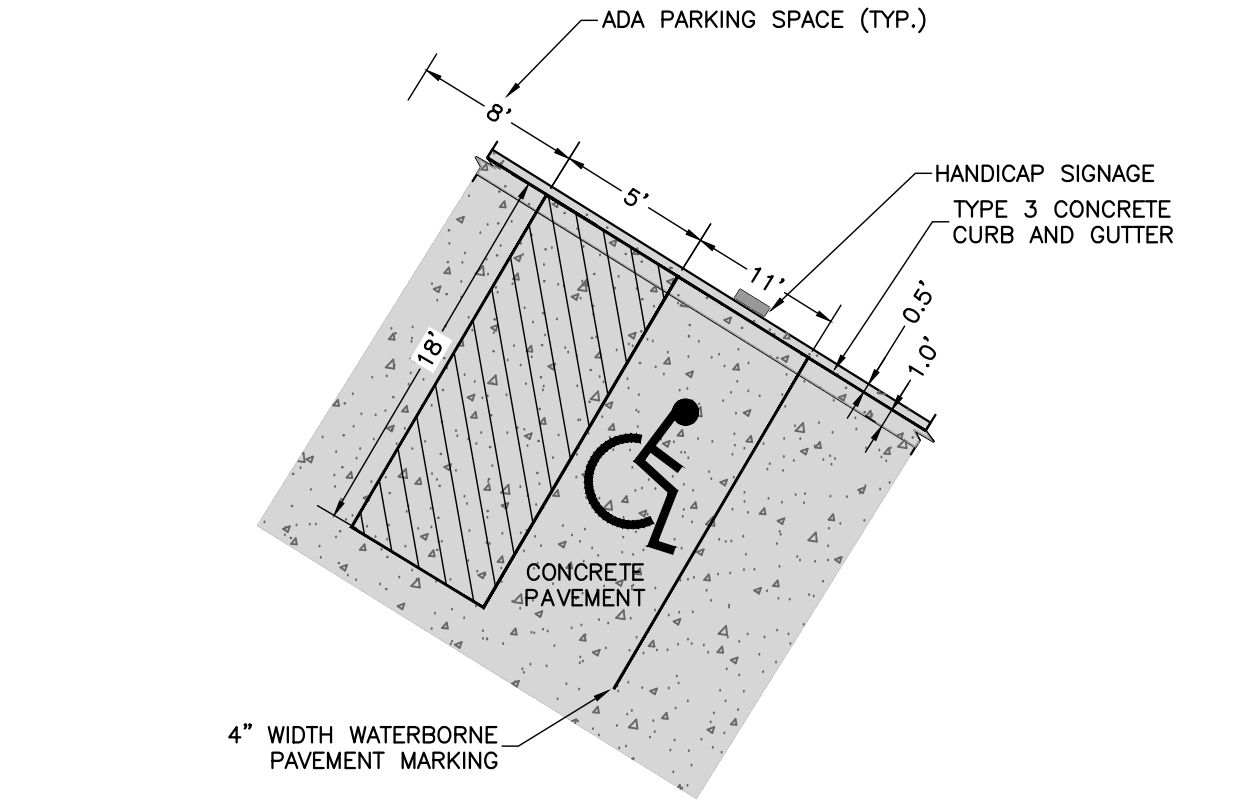


TYPICAL NON-HANDICAP PARKING STALL



TYPICAL HANDICAP PARKING STALL

\*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.



TYPICAL HANDICAP VAN PARKING STALL

\*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.

ROCKY MOUNTAIN GROUP

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NORTHCREST PEMB DEVELOPMENT  
PETERSON ROAD AND CONSTITUTION AVENUE  
COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

SHEET NAME  
CONSTRUCTION DETAILS 2

PROJECT STATUS  
DESIGN DEVELOPMENT

ENG: SAM  
DRAWN: ARP  
CHECKED: SAM

DATE  
06/18/2021

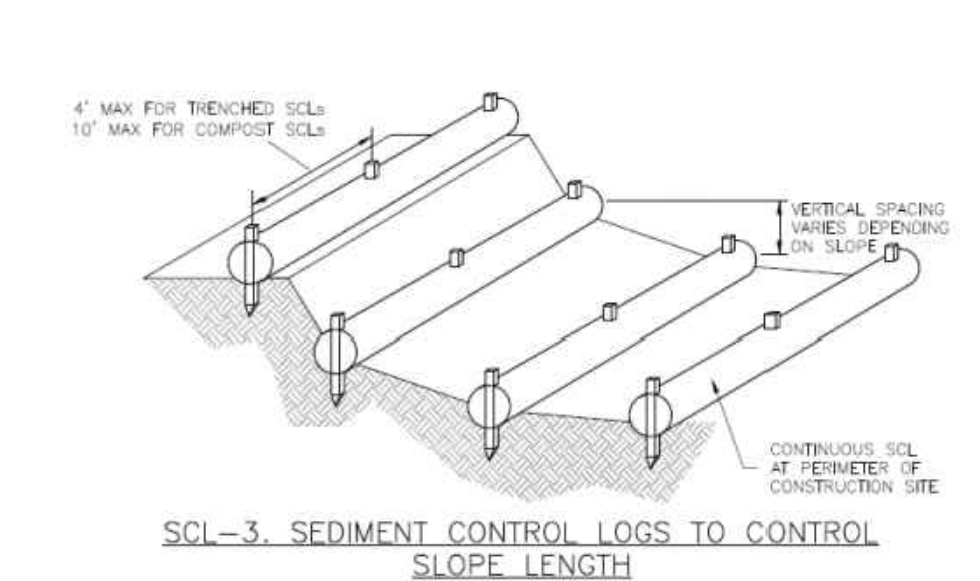
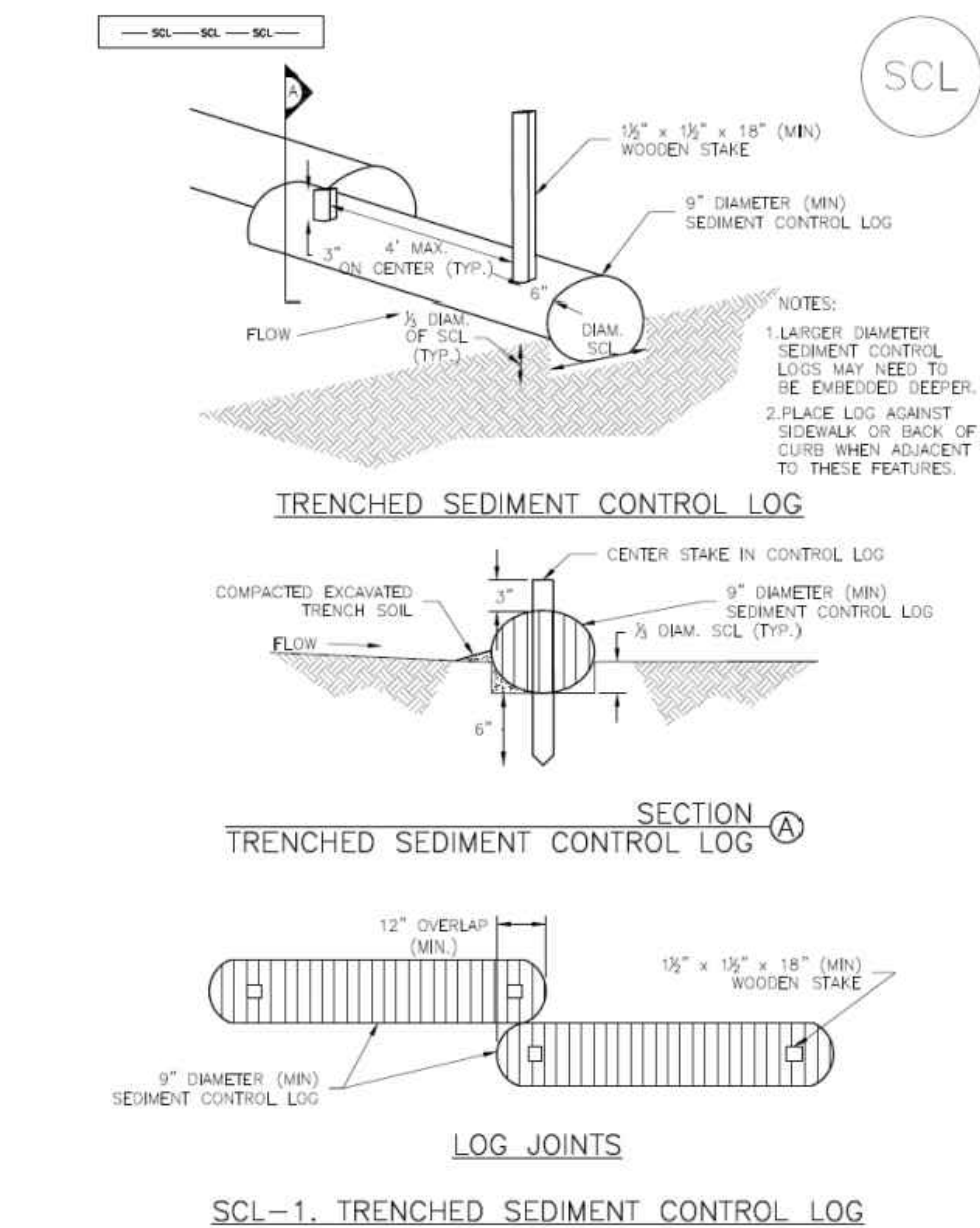
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#### SEDIMENT CONTROL LOG INSTALLATION NOTES

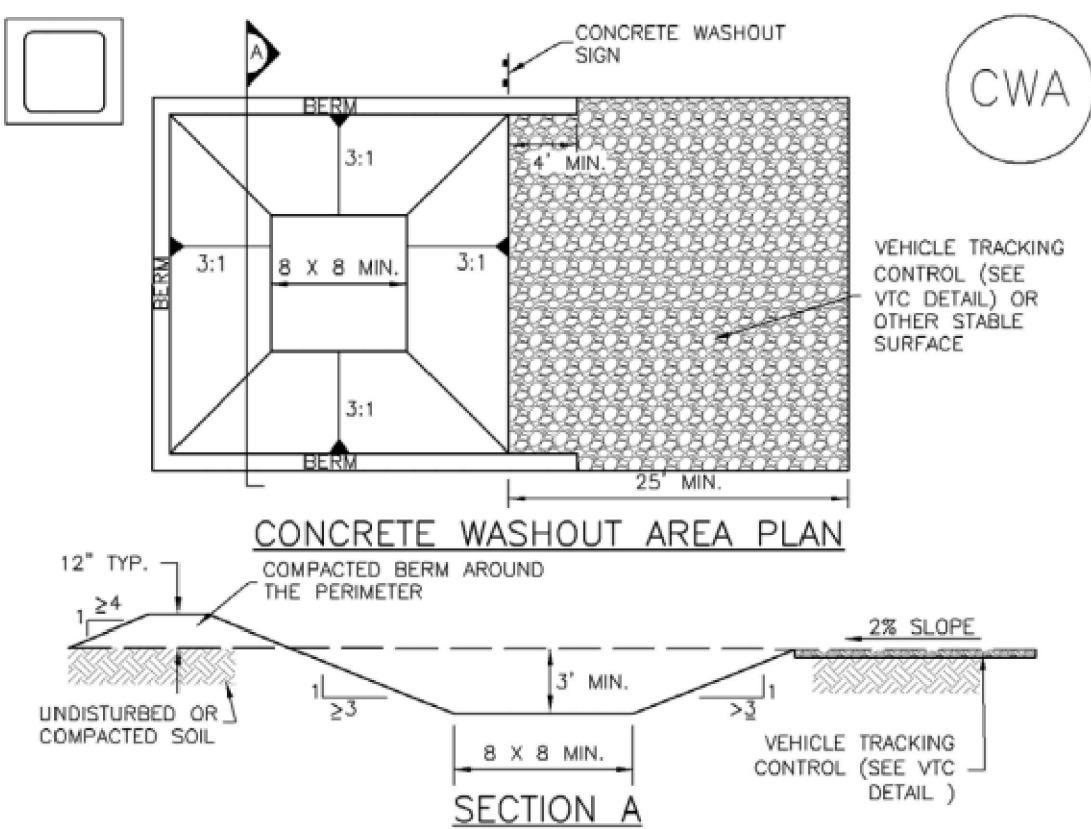
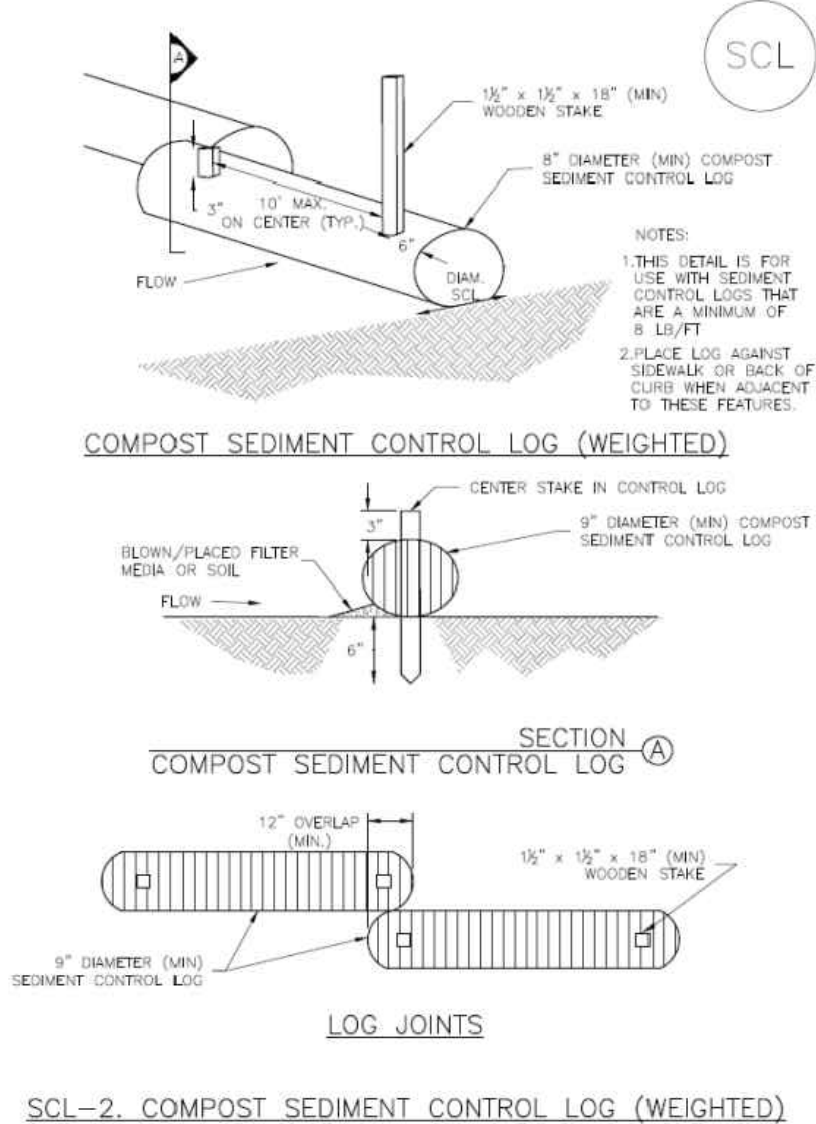
- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES; HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY  $\frac{1}{3}$  OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

#### SEDIMENT CONTROL LOG 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.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY  $\frac{1}{2}$  OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BARS ARE REMOVED AND THE AREA SEEDED, IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.



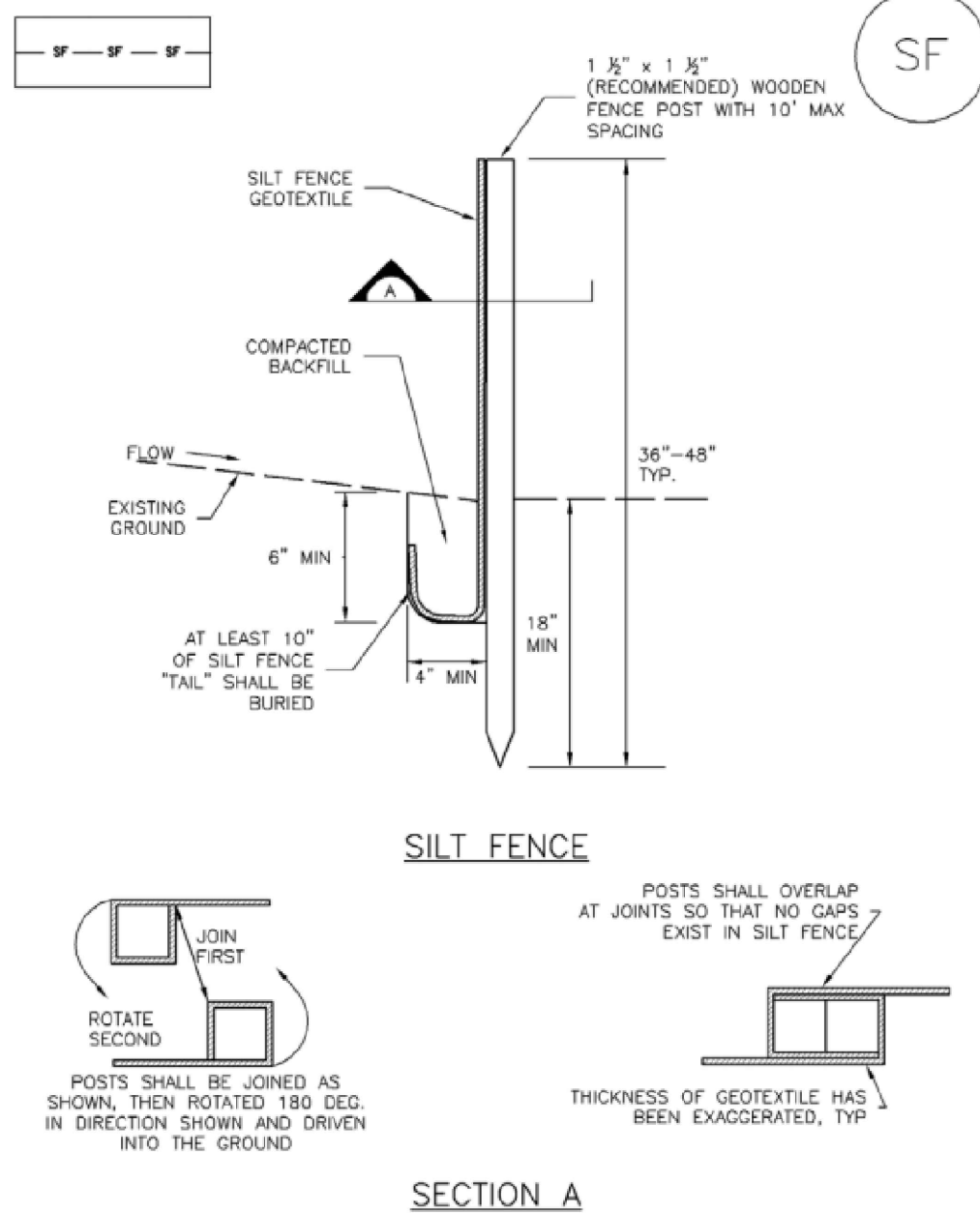
#### CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
  - CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

#### USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

#### CWA 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.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

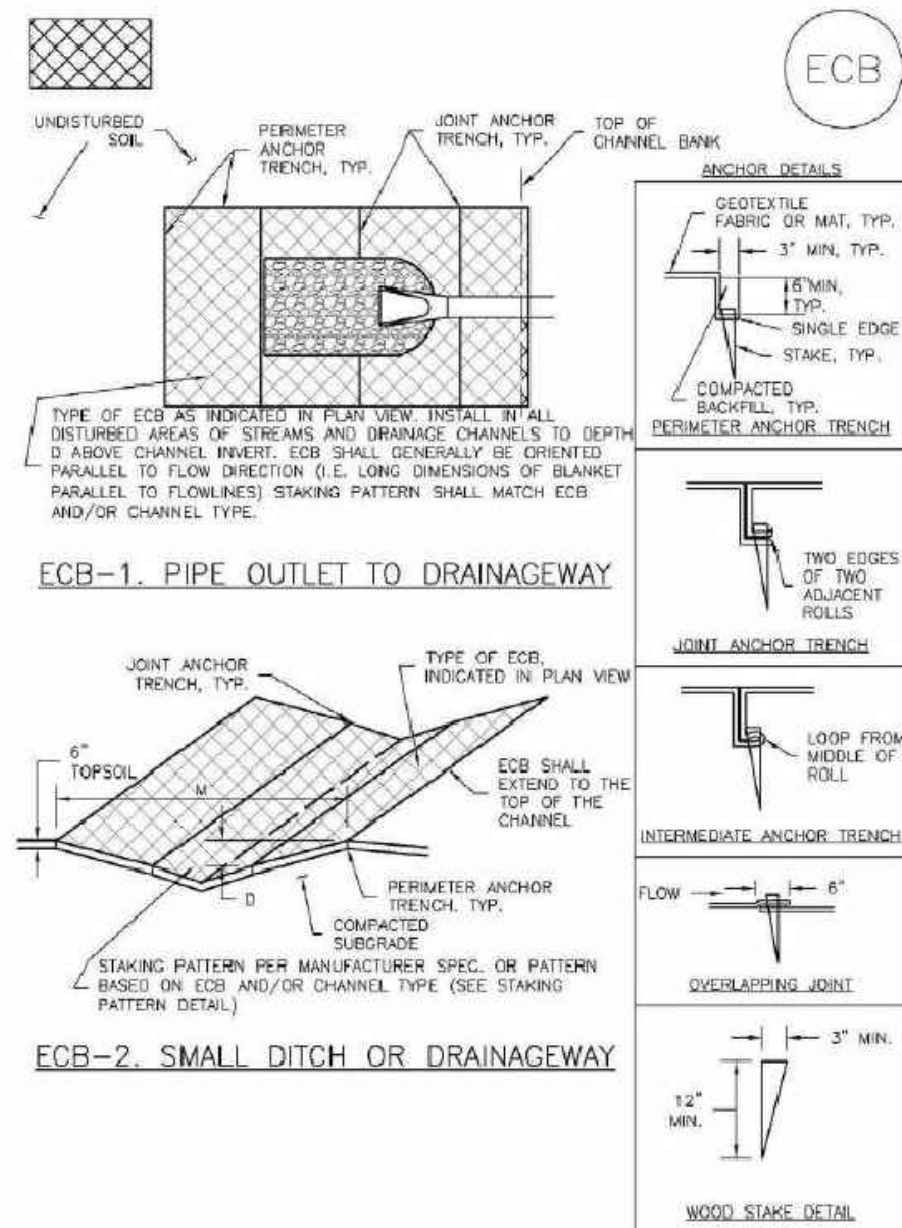


#### SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

#### SILT FENCE 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.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



#### EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
  - LOCATION OF ECB.
  - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
  - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR ECBs.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

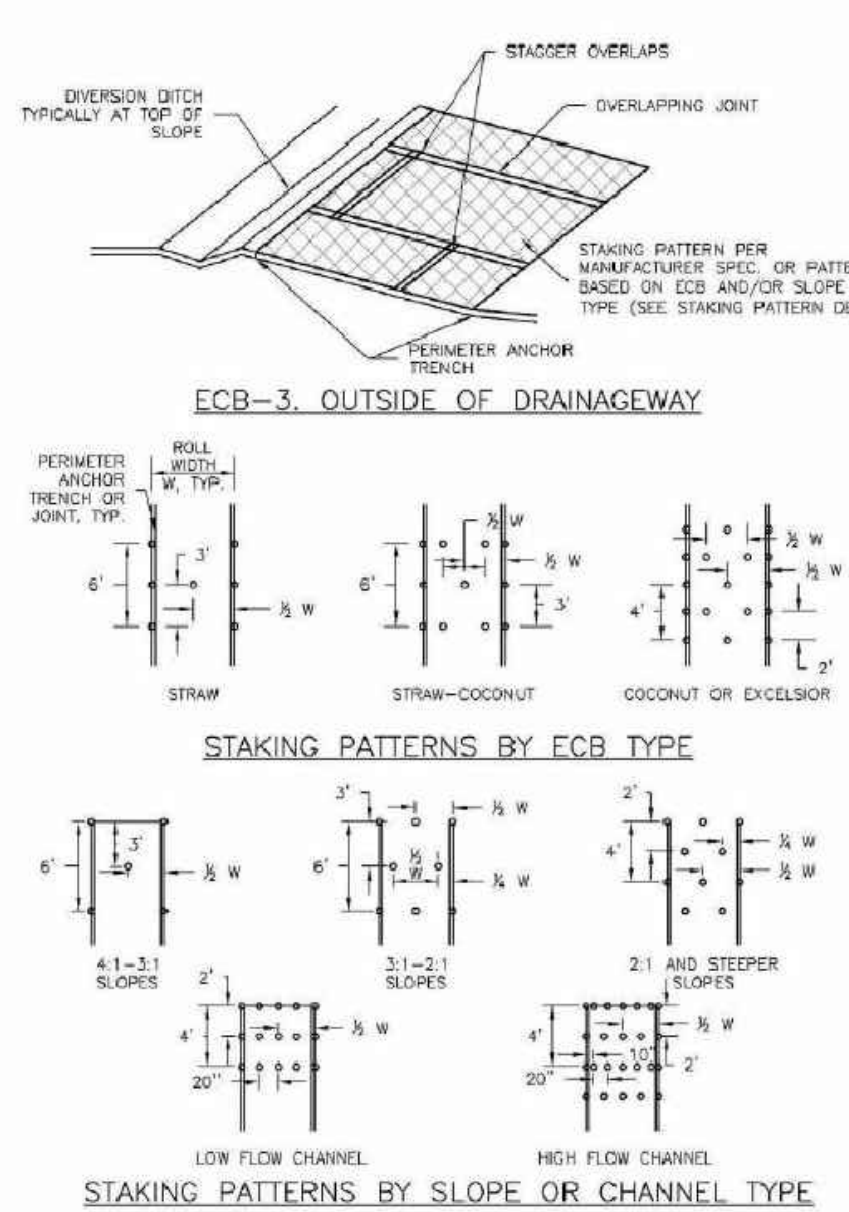
TABLE ECB-1: ECB MATERIAL SPECIFICATION				
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING
STRAW*	-	100%	-	DOUBLE DISPOSABLE
STRAW COCONUT	30% MIN	70% MAX	-	NATURAL DOUBLE
COCONUT	100%	-	-	NATURAL DOUBLE
EXCELSIOR	-	-	100%	NATURAL DOUBLE

\*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

#### ROLLED EROSION CONTROL PRODUCTS



Detail 2



#### EROSION CONTROL BLANKET 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.
- ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY JEFFERSON COUNTY.
- ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED RESEEDED AND MULCHED AND THE ECB REINSTALLED.

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PETERSON ROAD AND CONSTITUTION AVENUE

COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

EROSION CONTROL DETAILS 1

DESIGN DEVELOPMENT

ENG: SAM

DRAWN: ARP

CHECKED: SAM

DATE: 06/18/2021

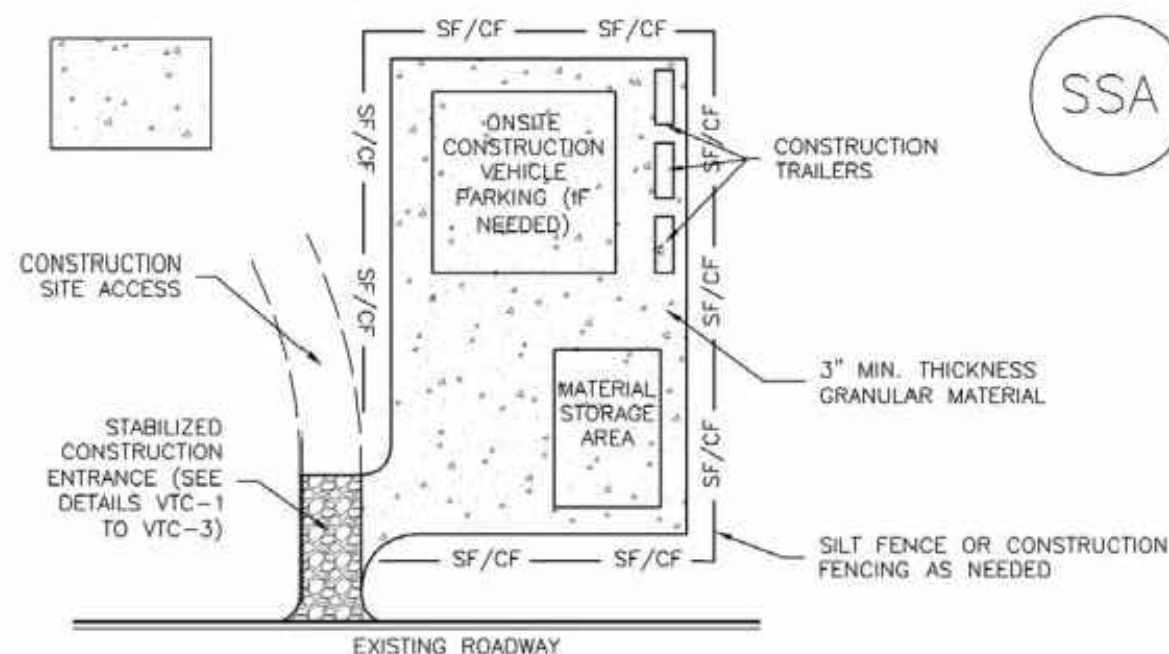
# REVISION DATE

JOB NO: 180649

SHEET NO: DP.11 of TBD



LAST SAVED: 6/19/2021, 1:42:23 PM, PATH: T:\Projects\Site Specific\2020\Hulett Construction\19049\Civil\Drawings\From RWD\Sheet Set\19049-SS-Construction Avenue Project-Construction Details.dwg



#### SSA-1. STABILIZED STAGING AREA

##### STABILIZED STAGING AREA INSTALLATION NOTES

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

##### STABILIZED STAGING AREA MAINTENANCE NOTES

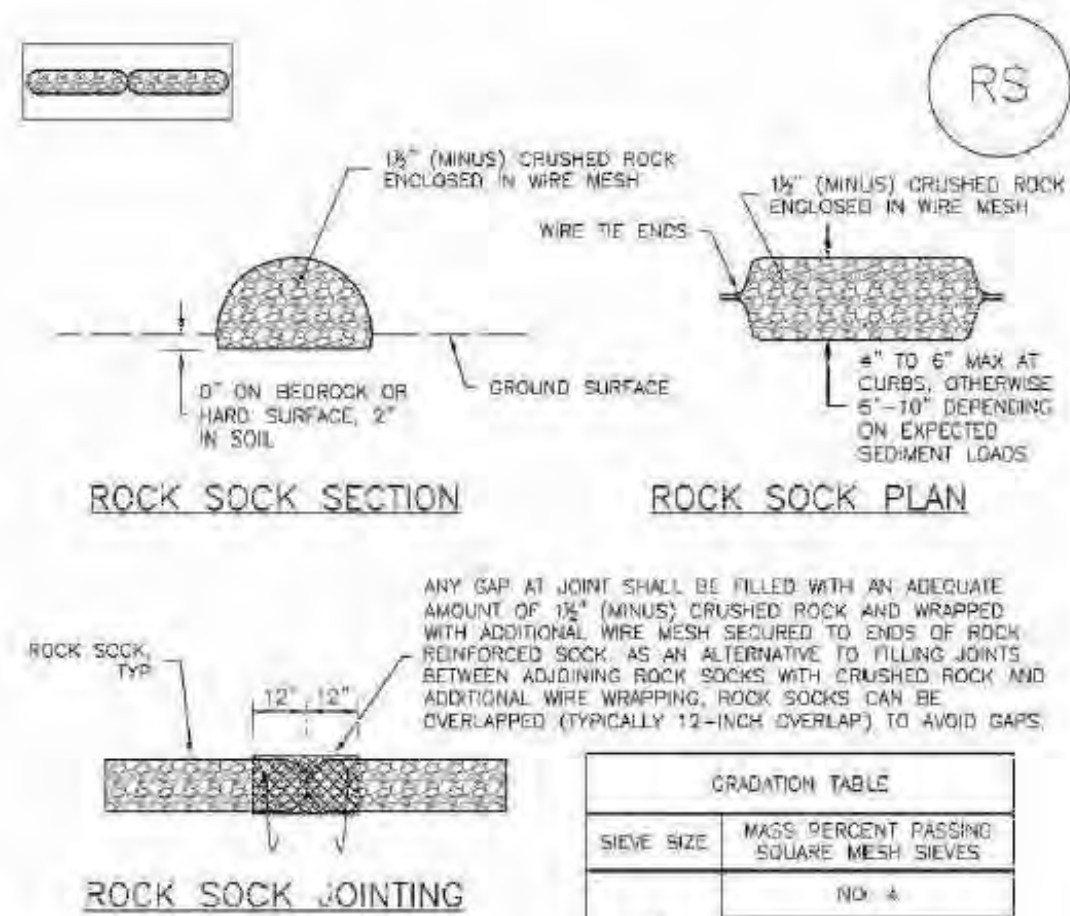
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS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

##### STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. 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 UDFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



#### ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	
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 M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

##### ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
  - LOCATION(S) OF ROCK SOCKS.
2. 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).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2 INCH. RECOMMENDED MINIMUM ROLL WIDTH OF 48 INCHES.
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS.
5. ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.
6. 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.

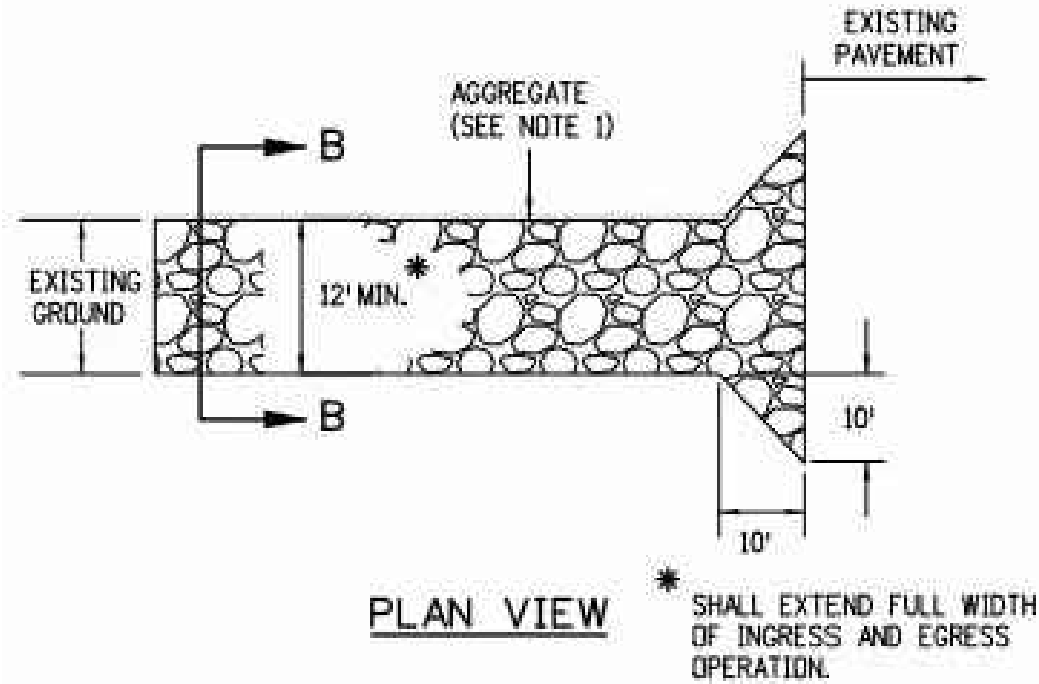
##### ROCK SOCK MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. 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.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY JEFFERSON COUNTY.
2. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY JEFFERSON COUNTY.

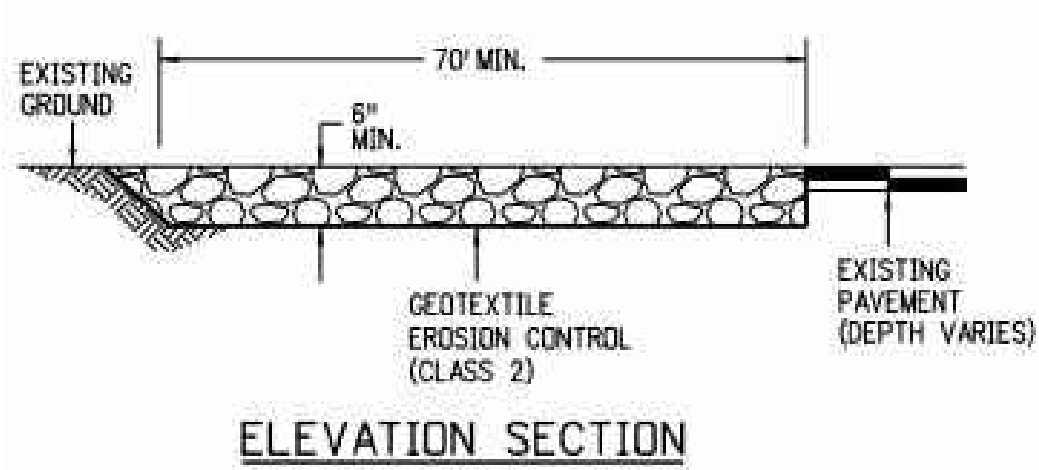
#### ROCK SOCK

RS

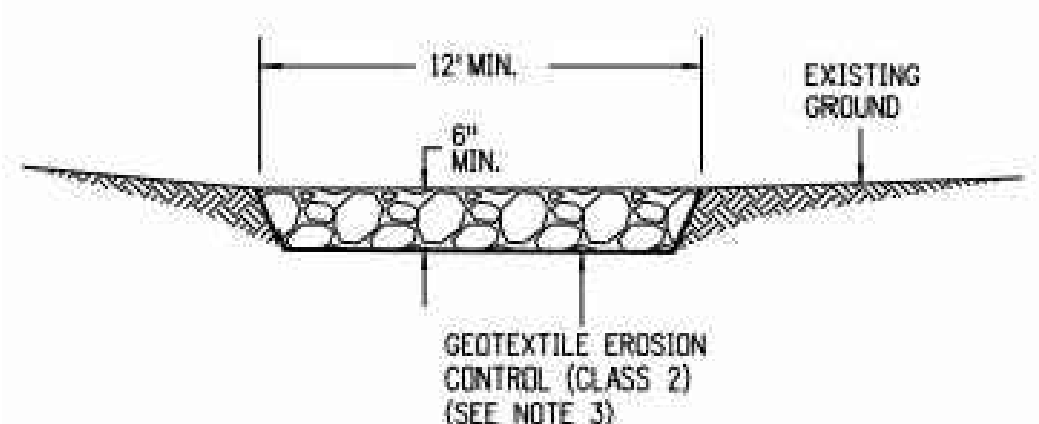
Detail 14



#### PLAN VIEW



#### ELEVATION SECTION

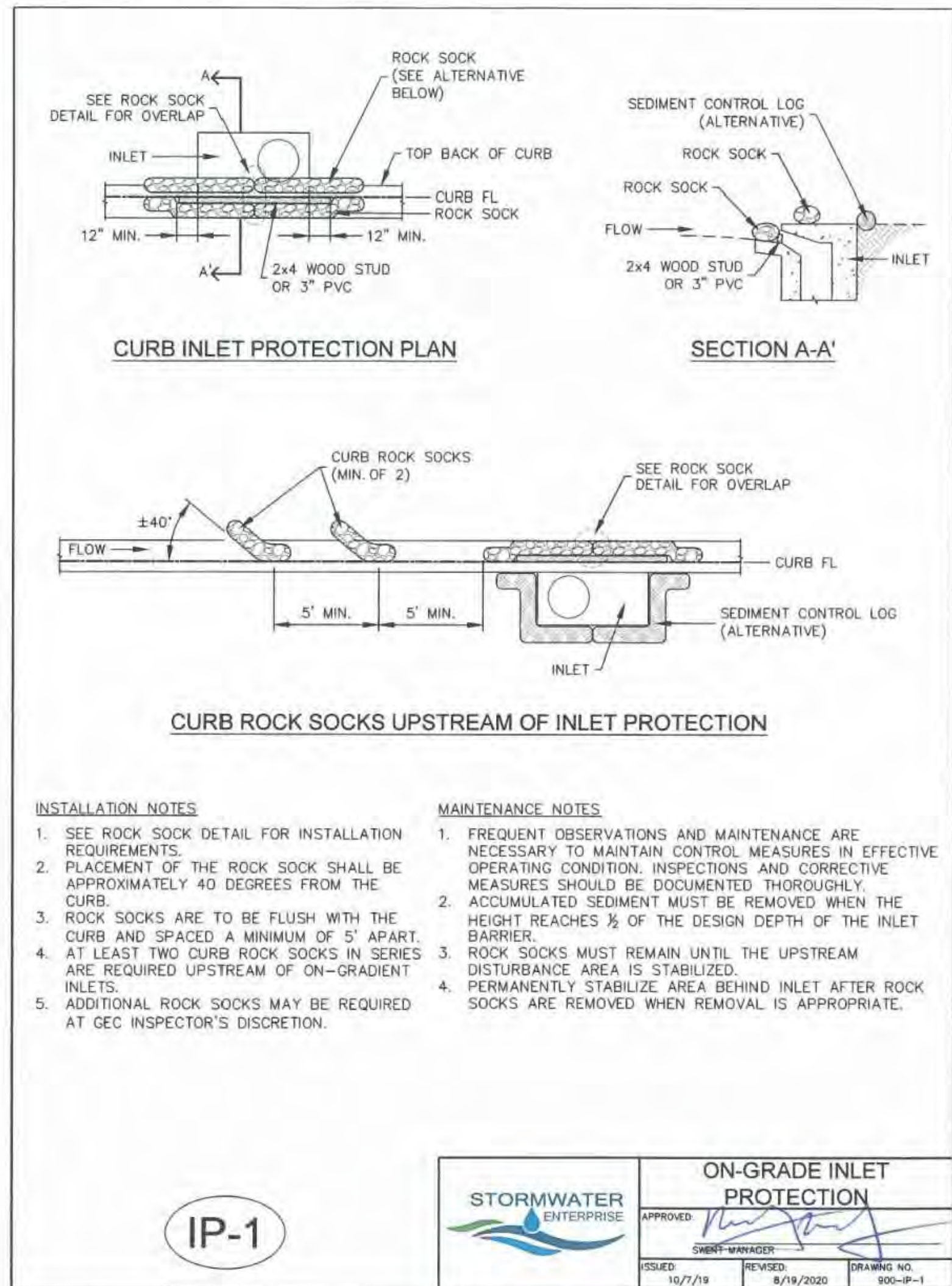


#### SECTION B-B

##### NOTES:

1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (K).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

#### VEHICLE TRACKING PAD



#### CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

##### INSTALLATION NOTES

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

##### 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 INLET BARRIER.
3. ROCK SOCKS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA BEHIND INLET AFTER ROCK SOCKS ARE REMOVED WHEN REMOVAL IS APPROPRIATE.

IP-1

STORMWATER ENTERPRISE		ON-GRADE INLET PROTECTION	
APPROVED		[Signature]	
ISSUED	10/7/19	REVISED	8/19/2020
SWERT-UNAPPROVED		DRAWING NO.	
		900-IP-1	

NOTE: THE STABILIZED DRIVEWAY ACCESS/DRIVEWAY TO BE CONSTRUCTED TO VEHICLE TRACKING CONTROL STANDARDS WITH THE PROPOSED DRIVEWAY AGGREGATE BASE COURSE MATERIAL AND COMPACTION. A MINIMUM OF 30" INSIDE RADII ARE TO BE CONSTRUCTED FOR THE STABILIZED DRIVEWAY ACCESS/DRIVEWAY AND VEHICLE TRACKING FOR HEAVY VEHICLE INGRESS/EGRESS.

ROCKY MOUNTAIN GROUP



ARCHITECTS  
ENGINEERS

SOUTHERN COLORADO  
19975 BEACON LITE RD., MONUMENT, CO 80132  
(719) 488-2145 - WWW.RMENGINEERS.COM  
SOUTHERN COLORADO DRIVEWAY ACCESS/DRIVEWAY TRACKING

NOT FOR CONSTRUCTION  
FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT  
PETERSON ROAD AND CONSTITUTION AVENUE  
COLORADO SPRINGS, COLORADO

LEISURE CONSTRUCTION

EROSION CONTROL DETAILS 2

DESIGN DEVELOPMENT

ENG: SAM  
DRAWN: ARP  
CHECKED: SAM

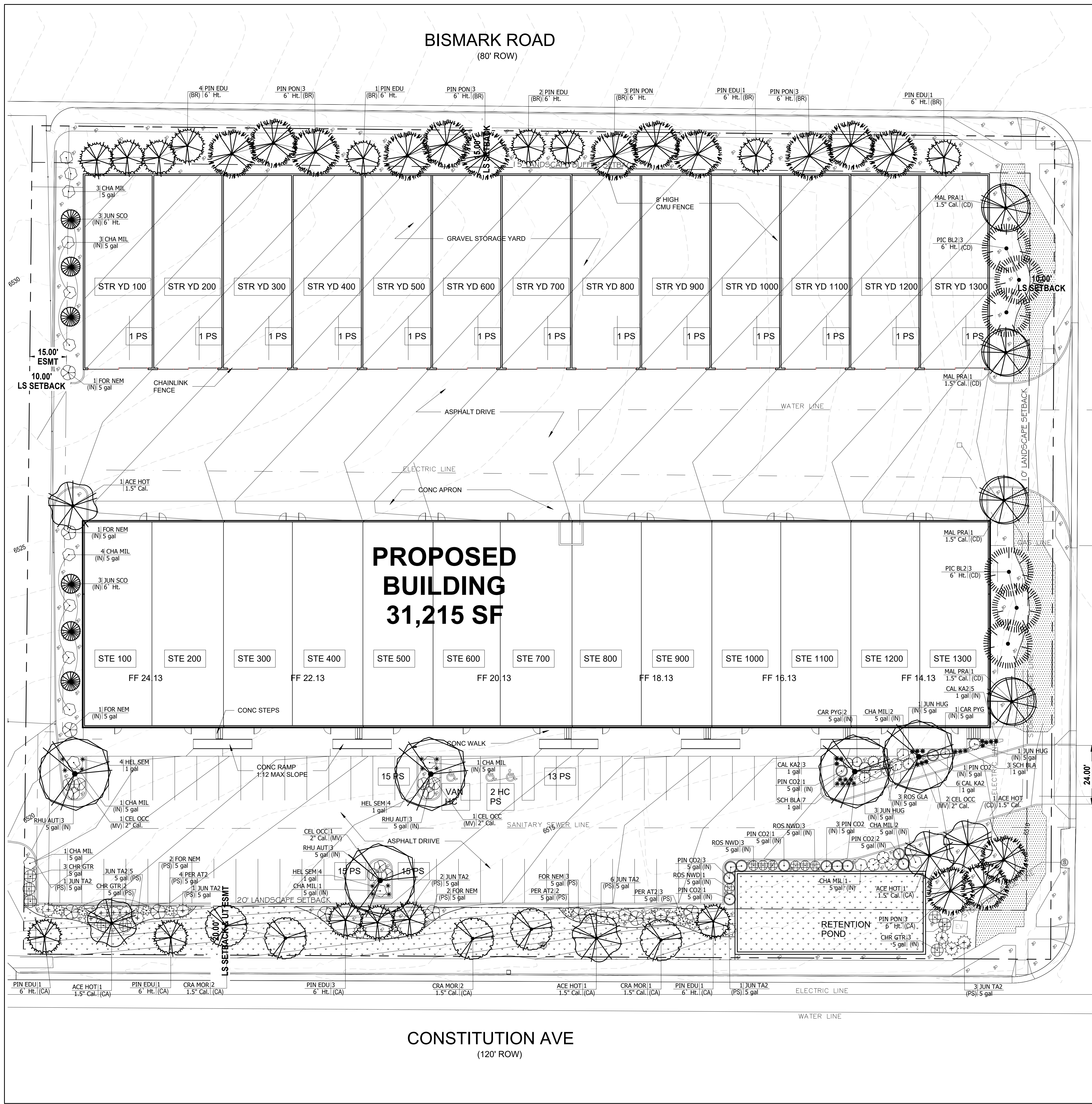
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JOB NO.  
180649

SHEET NO.  
DP.12  
of TBD





PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ACE HOT	5	Acer tatanicum 'Hot Wings'	Hot Wings Tatanian Maple	1.5" Cal.	B # B
CEL OCC	5	Celtis occidentalis	Common Hackberry	2" Cal.	B # B
CRA MOR	5	Crataegus x mordenensis 'Snowbird'	Snowbird Hawthorn	1.5" Cal.	B # B
JUN SCO	6	Juniperus scopulorum	Rocky Mountain Juniper	6" Ht.	B # B
MAL PRA	4	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B # B
PIC BL2	6	Picea pungens glauca	Colorado Blue Spruce	6" Ht.	B # B
PIN EDU	15	Pinus cembroides edulis	Pinyon Pine	6" Ht.	B # B
PIN PON	15	Pinus ponderosa	Ponderosa Pine	6" Ht.	B # B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CAR PYG	3	Caragana pygmaea	Pygmy Peashrub	5 gal	
CHA MIL	19	Chamaebatia millefolium	Fernbush	5 gal	
CHR GTR	8	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 gal	
JUN NEM	10	Forestiera neomexicana	New Mexico Privet	5 gal	
JUN HUG	5	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal	
JUN TA2	19	Juniperus sabinia 'Tamanscicola'	Tammy Juniper	5 gal	
PER AT2	9	Perovskia atriplicifolia	Russian Sage	5 gal	
PIN CO2	12	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal	
RHU AUT	9	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	
ROS GLA	6	Rosa glauca	Redleaf Rose	5 gal	
ROS NWD	7	Rosa x 'Nearly Wild'	Nearly Wild Rose	5 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CAL KA2	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	
HEL SEM	12	Helictotrichon sempervirens	Blue Oat Grass	1 gal	
SCH BLA	10	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	1 gal	

PROPOSED GROUND PLANE TREATMENT

- PROPOSED IRRIGATED FESCUE BLEND SOD (APPROX. 2,300 SQ. FT.)
- PROPOSED IRRIGATED NATIVE SEED MIX WITH EROSION CONTROL BLANKET (APPROX. 7,000 SQ. FT.)
- PROPOSED 1.5" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC (APPROX. 17,100 SQ. FT.)

SITE CATEGORY CALCULATIONS:

Landscape Setbacks						
Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req. / Prov.	Setback Plant Abbr. Denoted on Plan
Constitution Avenue	Minor arterial	20' / 20'	420'	1 / 25'	17 / 17	(CA)
Canada Drive	Non arterial	10' / 10'	336'	1 / 30'	11 / 11	(CD)
Bismark Road	Non arterial	10' / 15'	418'	(see Buffer & Screens requirements)		
Parking						
No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)	
74	5 / 5	(MV)	Constitution Ave.	281'	185'	
Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.		
37 / 37	19 / 19	-	(PS)	75% / 75%		
Internal Landscaping						
Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided			
141,390 s.f.	5%	7,069 s.f. / 7,950 s.f.	14 / 7			
Shrub Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan					
70 / 70	(IN)					
Landscape Buffer & Screens						
Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (1/3) / Provided		
Bismark Road	15' / 15'	418'	21 / 21	7 / 21		
Length of 8 Ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.				
370' / 370'	(BR)	75% / 75%				

JWLA

Jon Walsh

LANDSCAPE ARCHITECT LLC

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jwlandarch@gmail.com

PROJECT FILE: northcrest const & canada flp.dwg

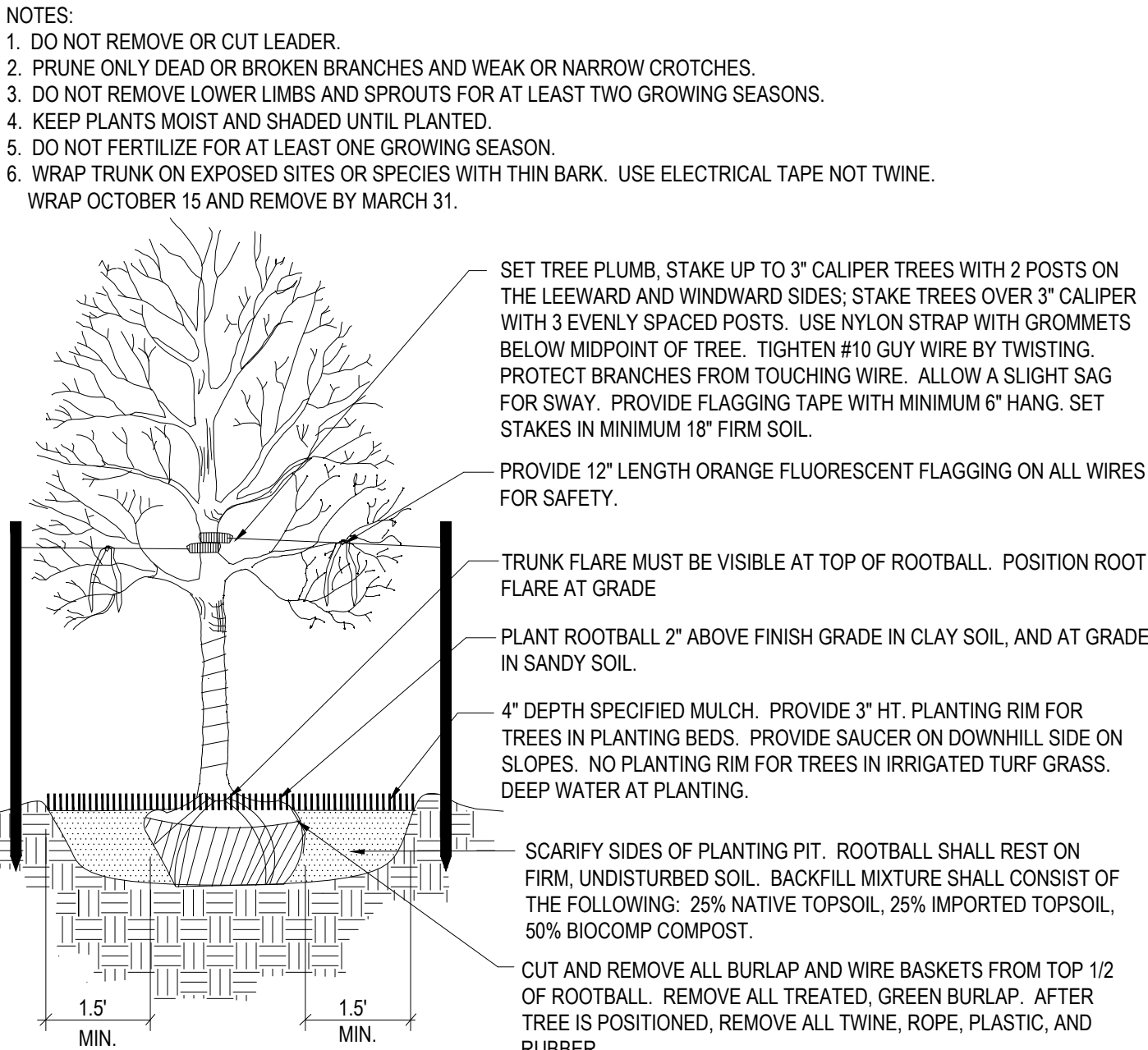
DEVELOPMENT PLAN FOR  
NORTHCREST CENTER  
Constitution Avenue, Colorado Springs, CO  
El Paso County

PROJECT NAME:  
SHEET TITLE:  
DATE: June 17, 2021  
REVISION NO.:

STAMP:  
SHEET NO. LP.01

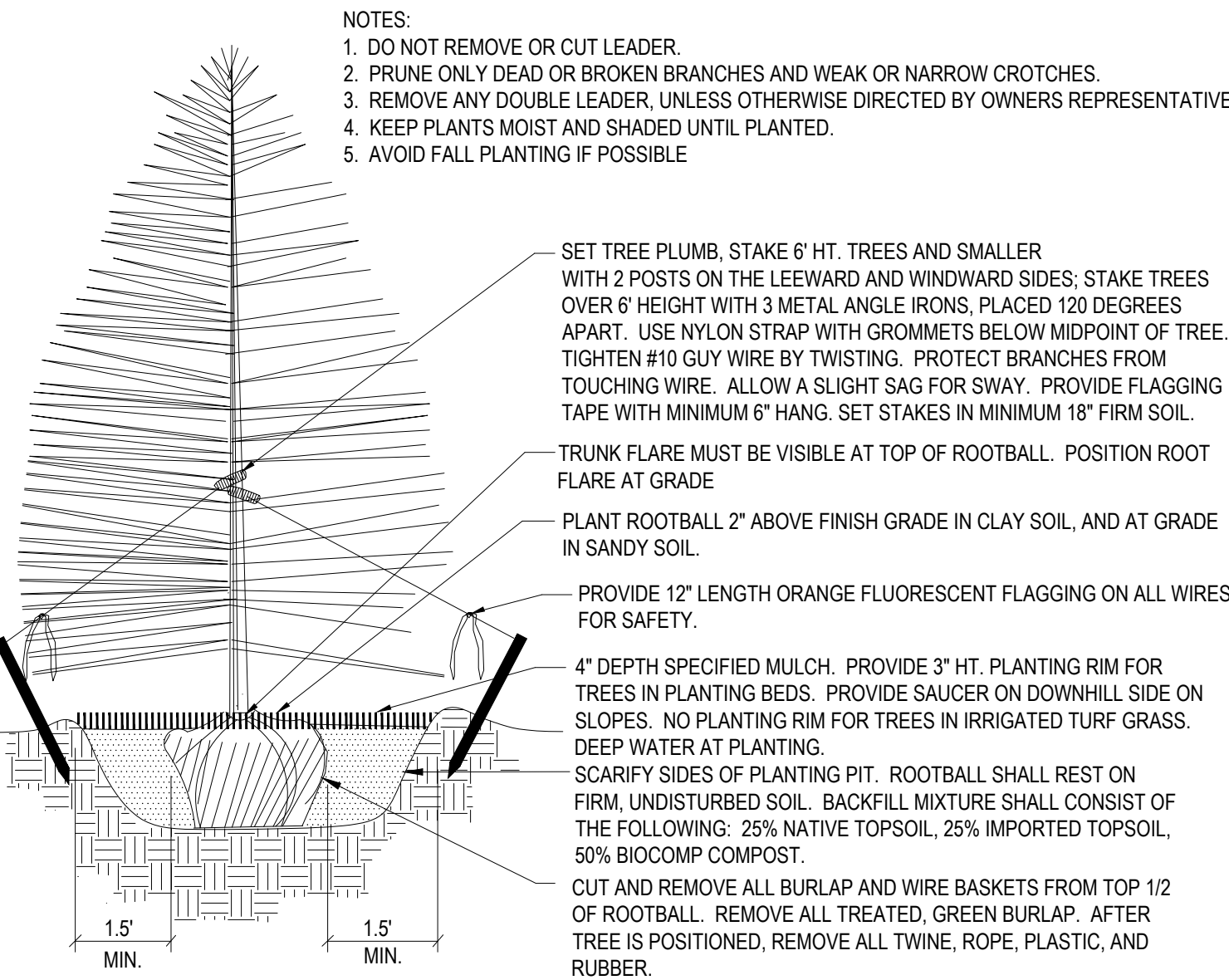


PLANTING DETAILS



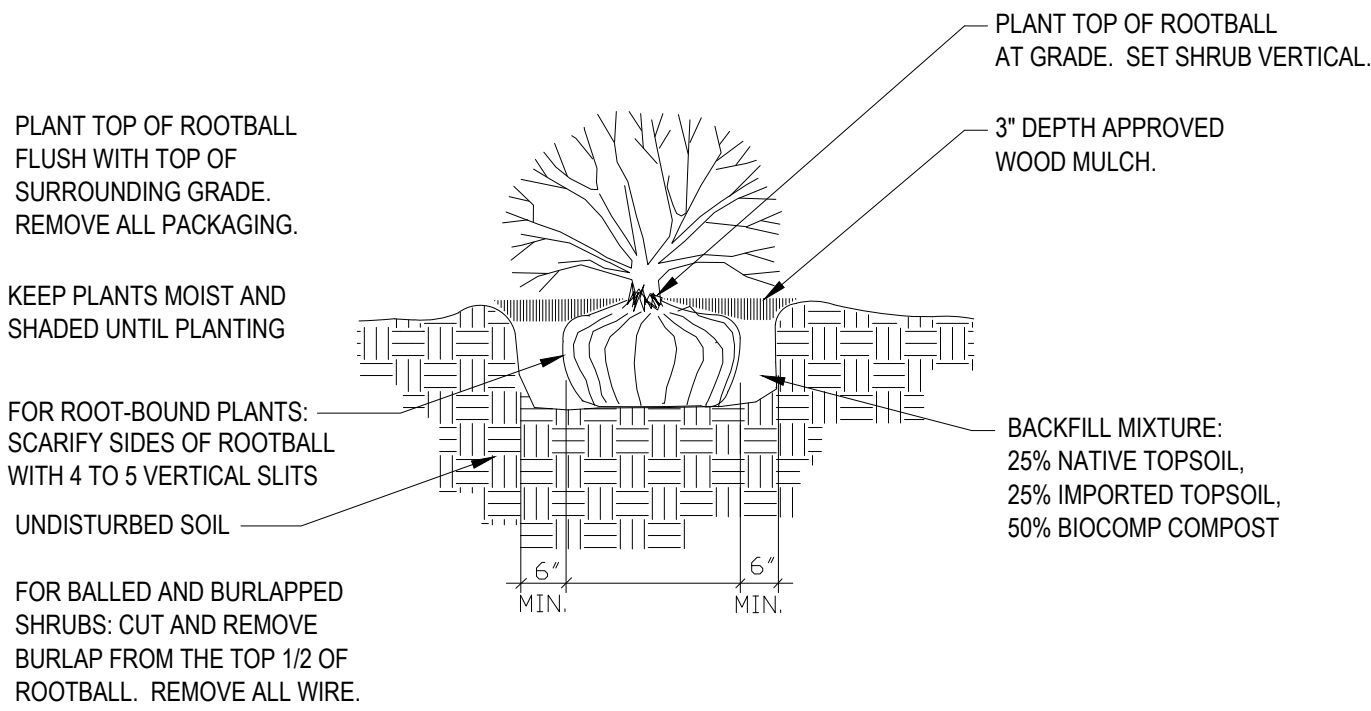
Deciduous Tree Planting Detail

NOT TO SCALE



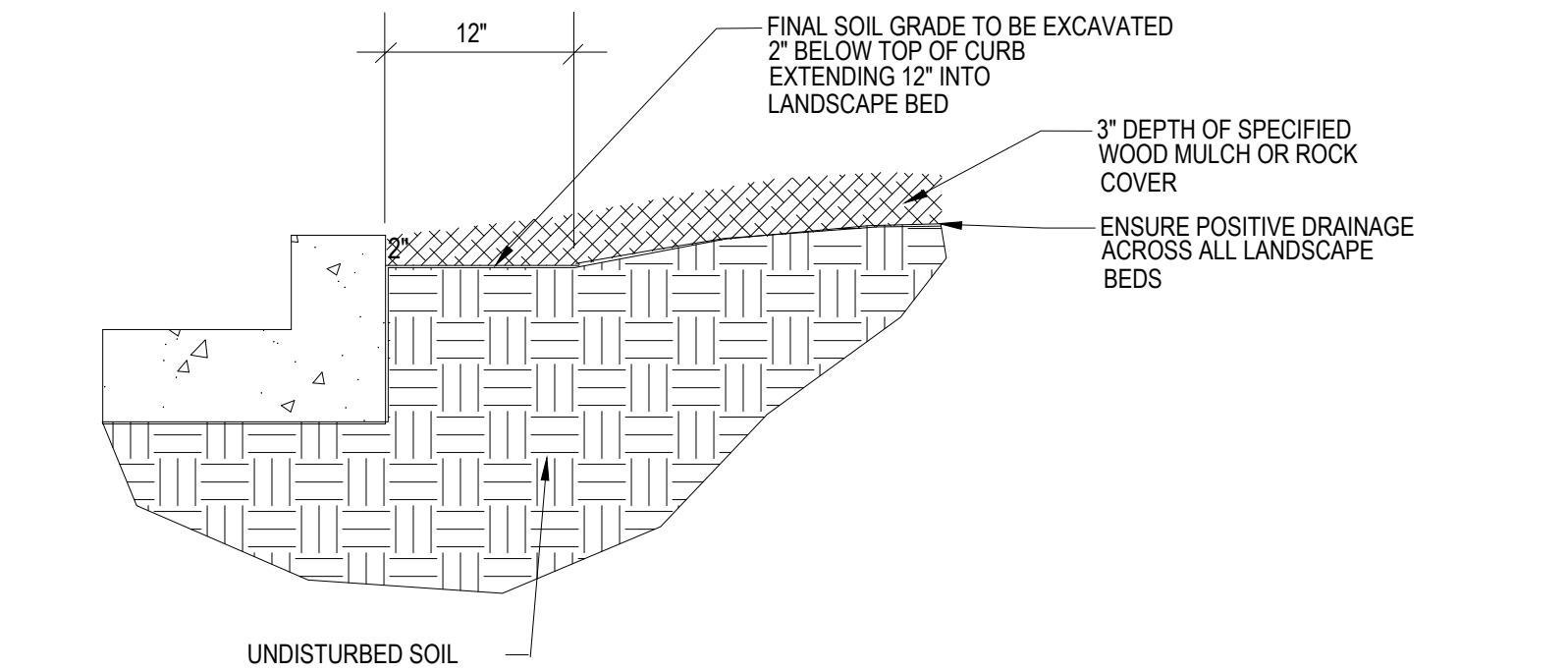
Coniferous Tree Planting Detail

NOT TO SCALE



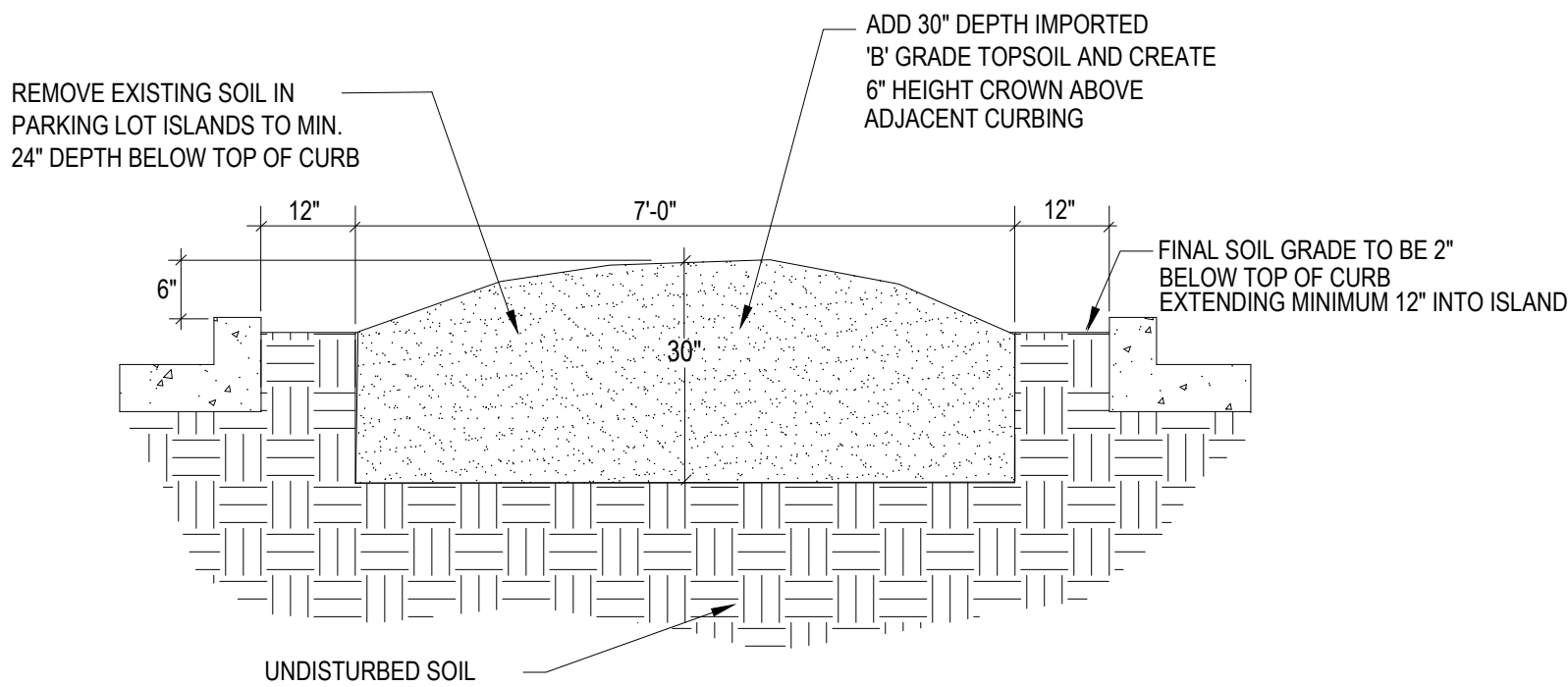
Shrub Planting Detail

SCALE: NOT TO SCALE



Rock Cover / Mulch Bed Excavation

SCALE: NOT TO SCALE



Parking Lot Island Excavation For Trees

SCALE: NOT TO SCALE

NATIVE SEED ESTABLISHMENT

**INITIAL PLANTING**

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

**OVER SEEDING**

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/2" TO 1/2" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

GENERAL NOTES

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, SOD, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT.

PROJECT NOTES

- ALL EXISTING TREES, WHICH CONSIST OF VOLUNTEER SIBERIAN ELMS, ON THE PROJECT SITE ARE TO BE REMOVED.
- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:  
2" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR ALL MULCH AND ROCK COVER BEDS.  
1" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR IRRIGATED TURF AND NATIVE SEED AREAS.  
CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL AREAS SHOWN AS 'IRRIGATED NATIVE SEED MIX' TO BE SEEDED WITH 'EL PASO COUNTY ALL PURPOSE LOW GROW MIX' (25% BUFFALOGRASS, 20% BLUE GRAMA, 29% SIDEOTS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, AND 1% SAND DROPSEED) BY HYDRO-MULCH SEEDING AT A RATE OF 1 LB. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. ALL SEEDED AREAS TO RECEIVE EROSION CONTROL BLANKET: 'R1 EXCEL' WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'ROYAL GRANITE' CRUSHED ROCK (C&C SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6" O.C. MAX.
- PROPOSED SOD IS TO CONSIST OF A FESCUE BLEND. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. PARKING LOT ISLANDS WHERE TREES ARE PROPOSED ARE TO BE EXCAVATED TO A 30" DEPTH. REFER TO DETAIL ON THIS SHEET
- AFTER PLANTING, BUT BEFORE LANDSCAPE FABRIC IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS.
- GORILLA HAIR WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4" DIAMETER, 3" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.
- STEEL EDGING IS TO CONSIST OF 14 GAUGE PRO-STEEL BROWN STEEL EDGING. EDGING IS TO BE USED TO SEPARATE TURF, NATIVE GRASS, AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. SECURE TO GROUND WITH MANUFATURER'S STAKES. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO STAKES SECURING OVERLAPPED ENDS.

SOIL PREPARATION NOTES

- PROPOSED FESCUE SOD AREAS:** ALL SODDED AREAS TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAILS.

IRRIGATION NOTES

- ALL PROPOSED TREES AND SHRUBS ARE TO BE WATERED BY A PROPOSED DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER, RAIN SENSOR, BACKFLOW PREVENTER (INSTALLED PER LOCAL CODES), AND TWO QUICK COUPLERS EVENLY SPACED ALONG MAINLINE. TREES TO HAVE (4) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL, SHRUBS / ORNAMENTAL GRASSES TO HAVE (2) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. ALL DRIP PIPE SHALL BE SECURED WITH 6" METAL STAKES AND BURIED. PROVIDE (2) EXTRA IRRIGATION WIRES ALONG MAINLINE FOR TROUBLESHOOTING OR FUTURE REPAIRS.
- ALL FESCUE SOD AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE.
- ALL NATIVE SEED AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE.

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PROJECT  
FILE  
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DEVELOPMENT PLAN FOR  
**NORTHCREST CENTER**  
Constitution Avenue, Colorado Springs, CO  
El Paso County

PROJECT NAME:

LANDSCAPE  
DETAILS

SHEET TITLE:  
DATE:  
REVISION:

June 17, 2021

SHEET NO.  
STAMP:

LP.02