

# ENT CREDIT UNION

LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9B  
PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## GRADING AND EROSION CONTROL PLAN

### LIST OF CONTACTS

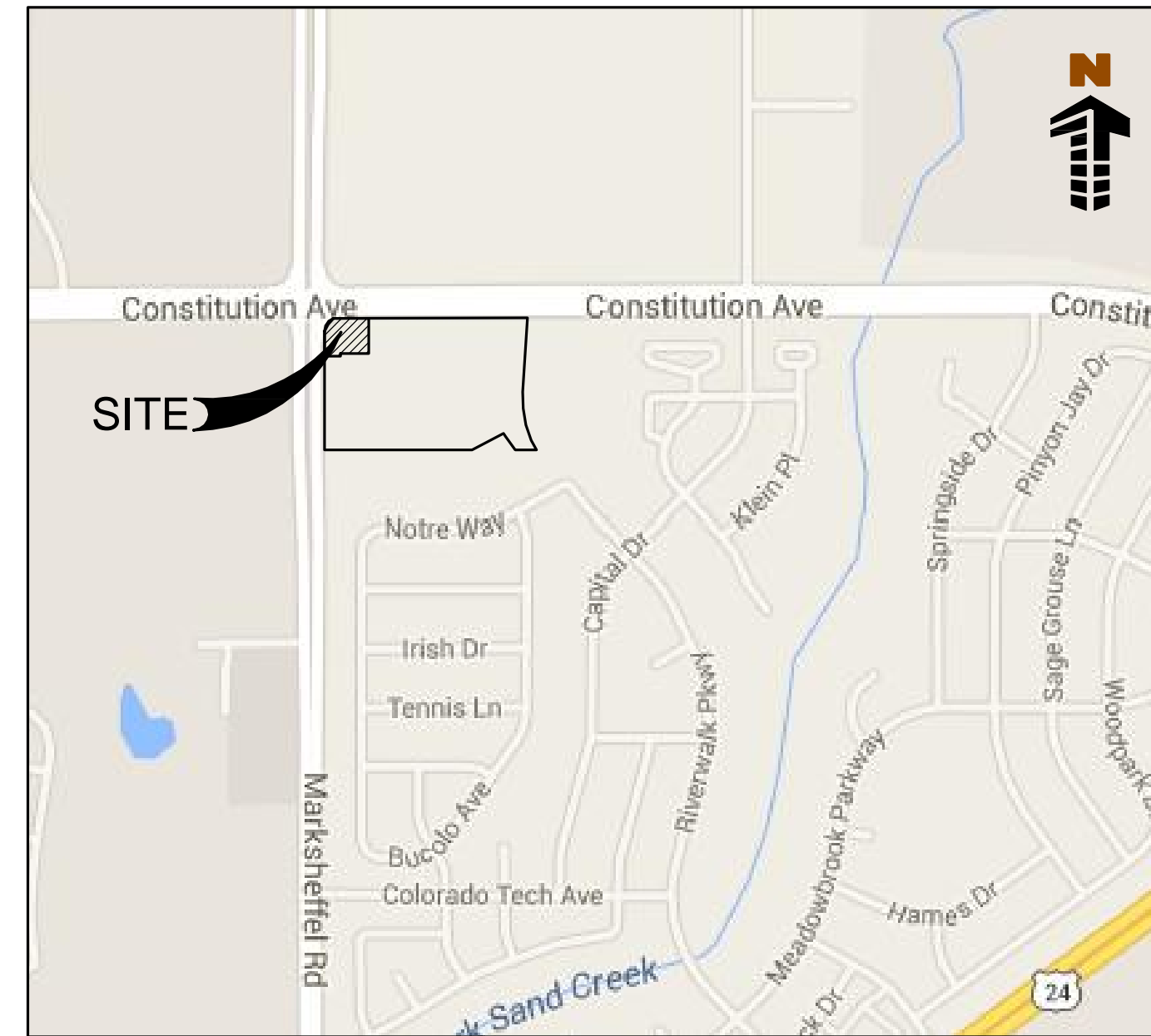
**APPLICANT/DEVELOPER**  
ENT CREDIT UNION  
7750 CAMPUS DRIVE  
COLORADO SPRINGS, CO 80920  
TEL: (719) 550-4795  
CONTACT: JEFF WILKINS  
EMAIL: JWILKINS@ENT.COM

**ENGINEER**  
GALLOWAY & COMPANY, INC.  
6162 SOUTH WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, COLORADO 80111  
TEL: (303) 770-8884  
FAX: (303) 770-3636  
CONTACT: JENNY R. ROMANO, P.E.  
EMAIL: JENNYROMANO@GALLOWAYUS.COM

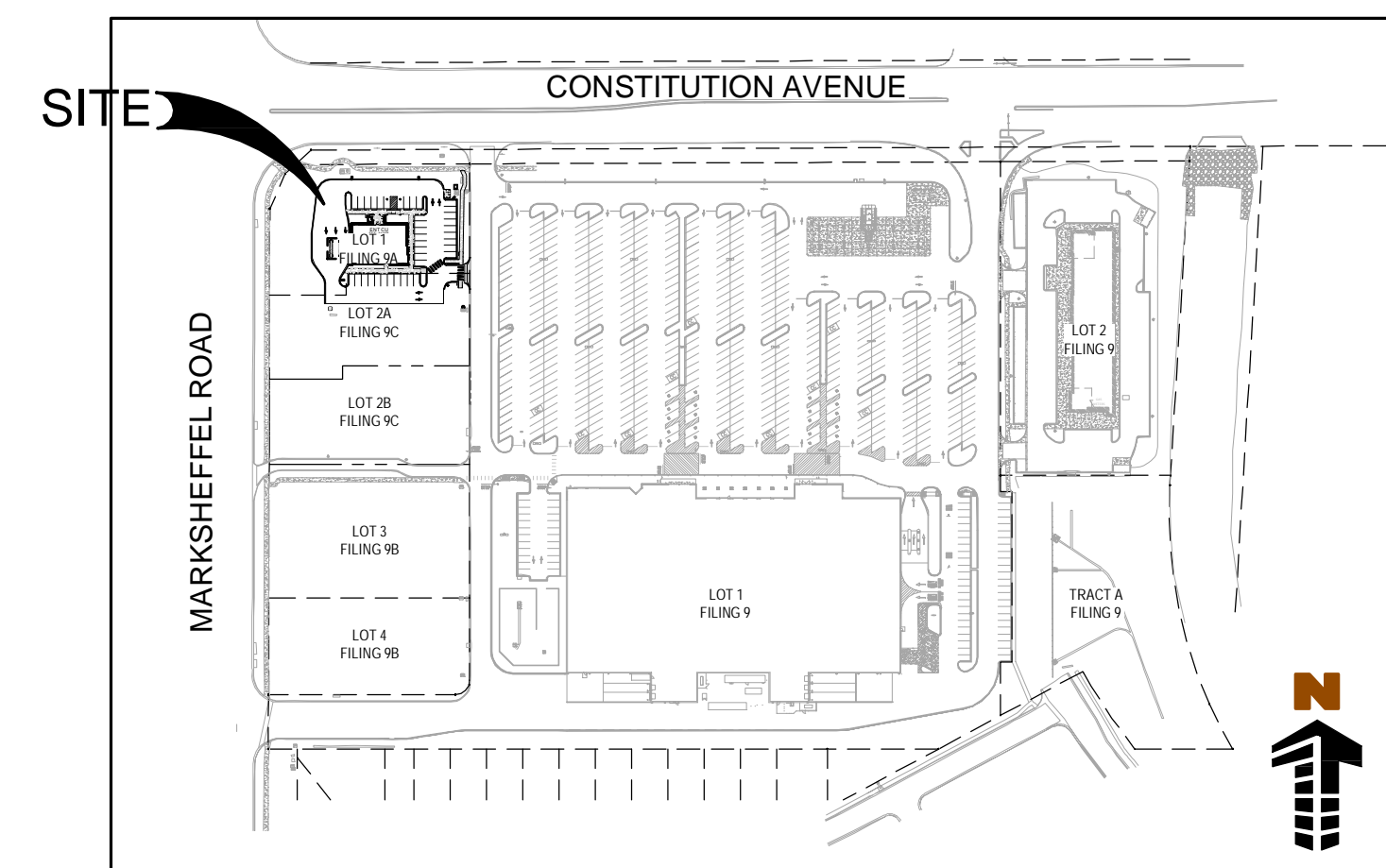
**ARCHITECT**  
KEYS & LAUER ARCHITECTS  
417 SOUTH CASCADE AVENUE  
COLORADO SPRINGS, CO 80903  
TEL: (719) 634-3753  
CONTACT: VIC LAUER  
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**LANDSCAPE ARCHITECT**  
GALLOWAY & COMPANY, INC.  
6162 SOUTH WILLOW DRIVE, SUITE 320  
GREENWOOD VILLAGE, COLORADO 80111  
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FAX: (303) 770-3636  
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**SURVEYOR**  
GALLOWAY & COMPANY, INC.  
1755 TELSTAR DRIVE, SUITE 107  
COLORADO SPRINGS, COLORADO 80920  
TEL: (719) 900-7220  
FAX: (303) 770-3636  
CONTACT: BRIAN DENNIS  
EMAIL: BRIANDENNIS@GALLOWAYUS.COM



VICINITY MAP  
SCALE: 1" = 1000'



SITE MAP  
SCALE: 1" = 1000'

SHEET INDEX		
1	C2.0	COVER SHEET
2	C2.1	GRADING PLAN
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4	C2.3	EROSION CONTROL DETAILS

### PROPERTY DESCRIPTION

LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9B, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 2016 AT RECEPTION NO. 216713741 IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

### DESIGN ENGINEER'S STATEMENT

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

*Jenny Romano*  
JENNY R. ROMANO, P.E. #44401

6/28/2018  
DATE

### OWNER/DEVELOPER'S STATEMENT

I, THE OWNER/DEVELOPER, HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

*Jeff Wilkins*  
JEFF WILKINS, P.E. #44401  
DATE: 6/28/2018

### EL PASO COUNTY

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

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH E.C.M. 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 THESE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

Approved  
by Jennifer Irvine  
El Paso County Planning and Community Development  
on behalf of Approving Authority: County Engineer, E.C.M. Administrator  
JENNIFER IRVINE, P.E.  
COUNTY ENGINEER / E.C.M. ADMINISTRATOR  
07/19/2018 2:45:49 PM



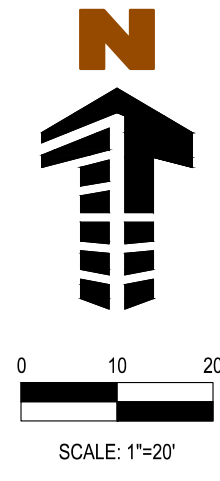
ENT CREDIT UNION  
GRADING & EROSION CONTROL PLAN  
LOT 1, BLOCK 1,  
CLAREMONT RANCH FILING NO. 9B  
MARKSHEFFEL RD. AND CONSTITUTION AVE  
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.
1	05/09/18	2nd SUBMITTAL	JRW

Project No: ECU007  
Drawn By: JJA  
Checked By: JRR  
Date: 05/09/18

COVER SHEET

**C2.0**  
SHEET 1 OF 4



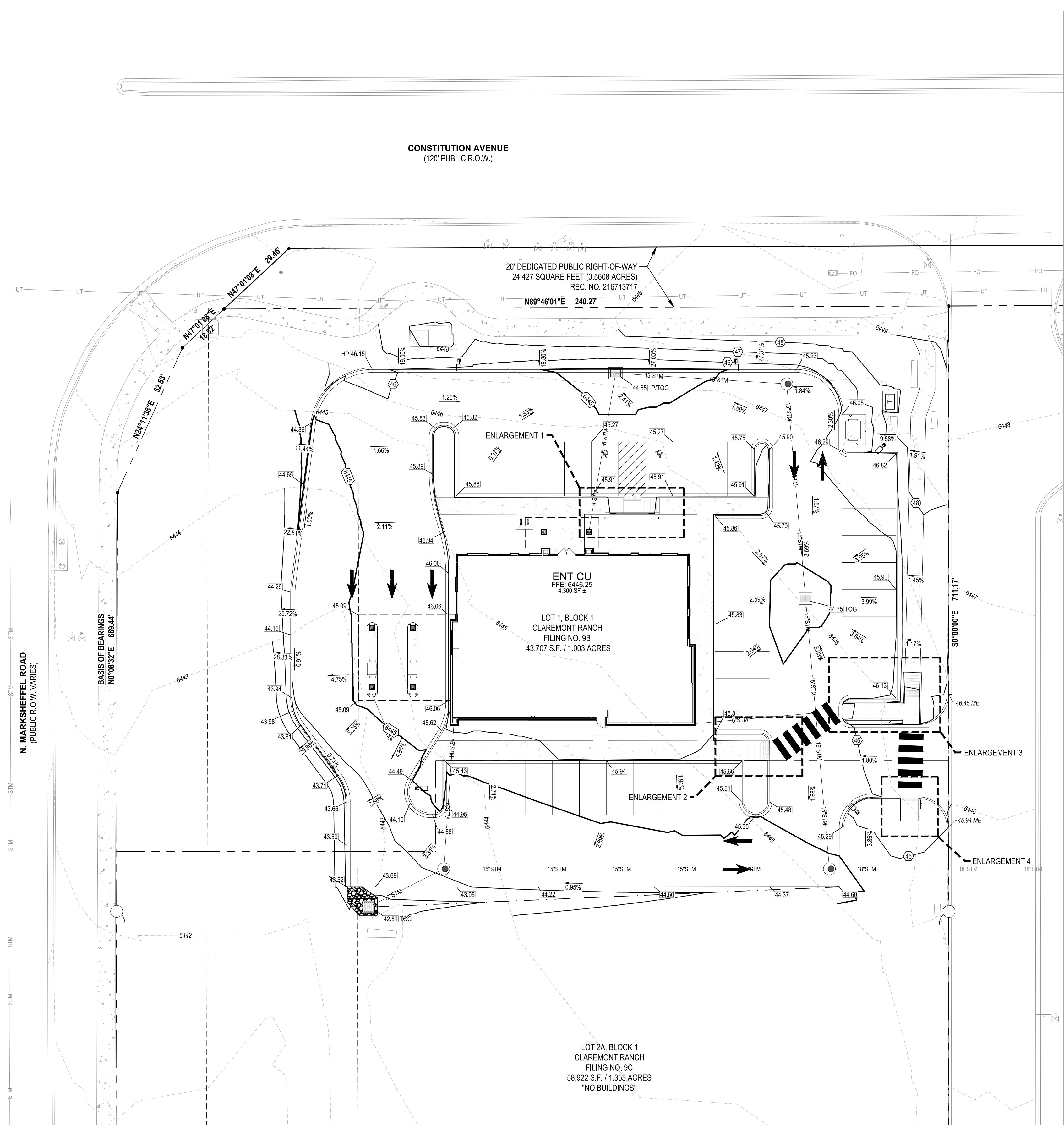
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**GRADING AND EROSION CONTROL PLAN**



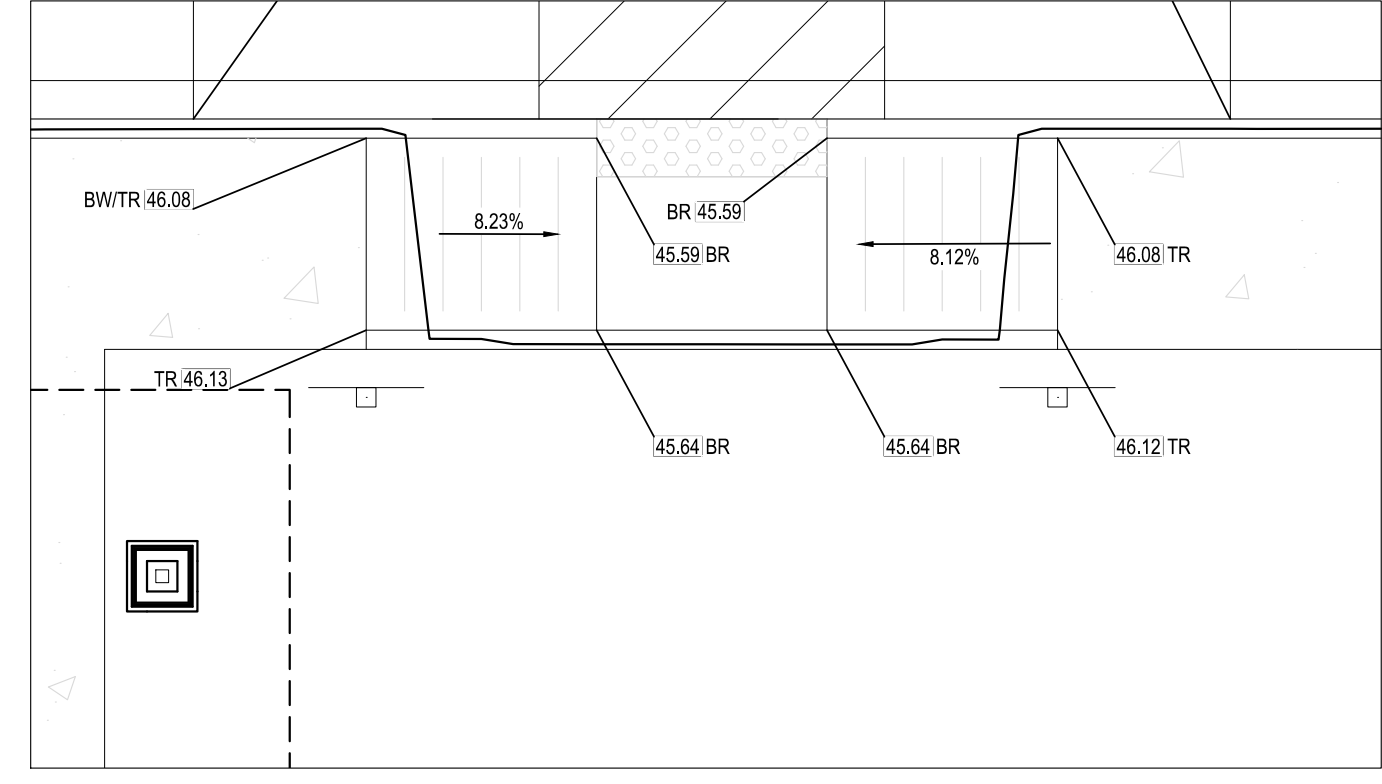
**ENT CREDIT UNION  
GRADING & EROSION CONTROL PLAN  
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COLORADO SPRINGS, COLORADO

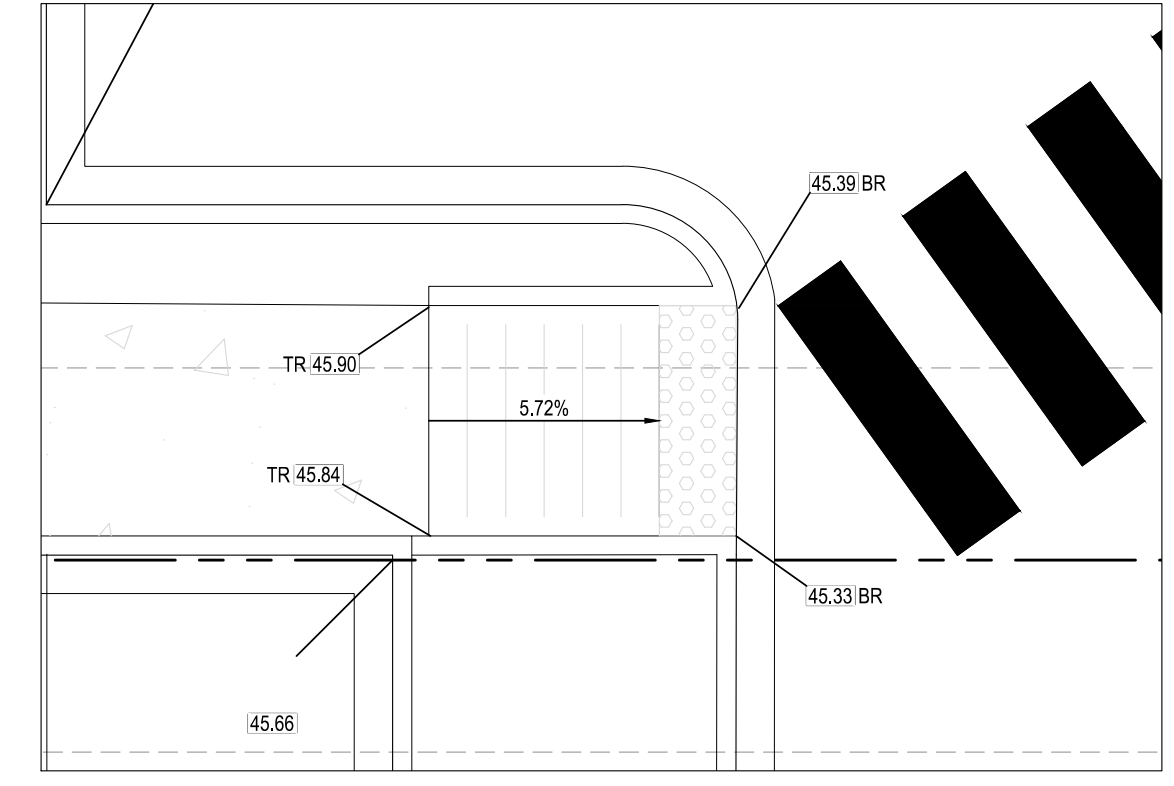


### GRADING LEGEND

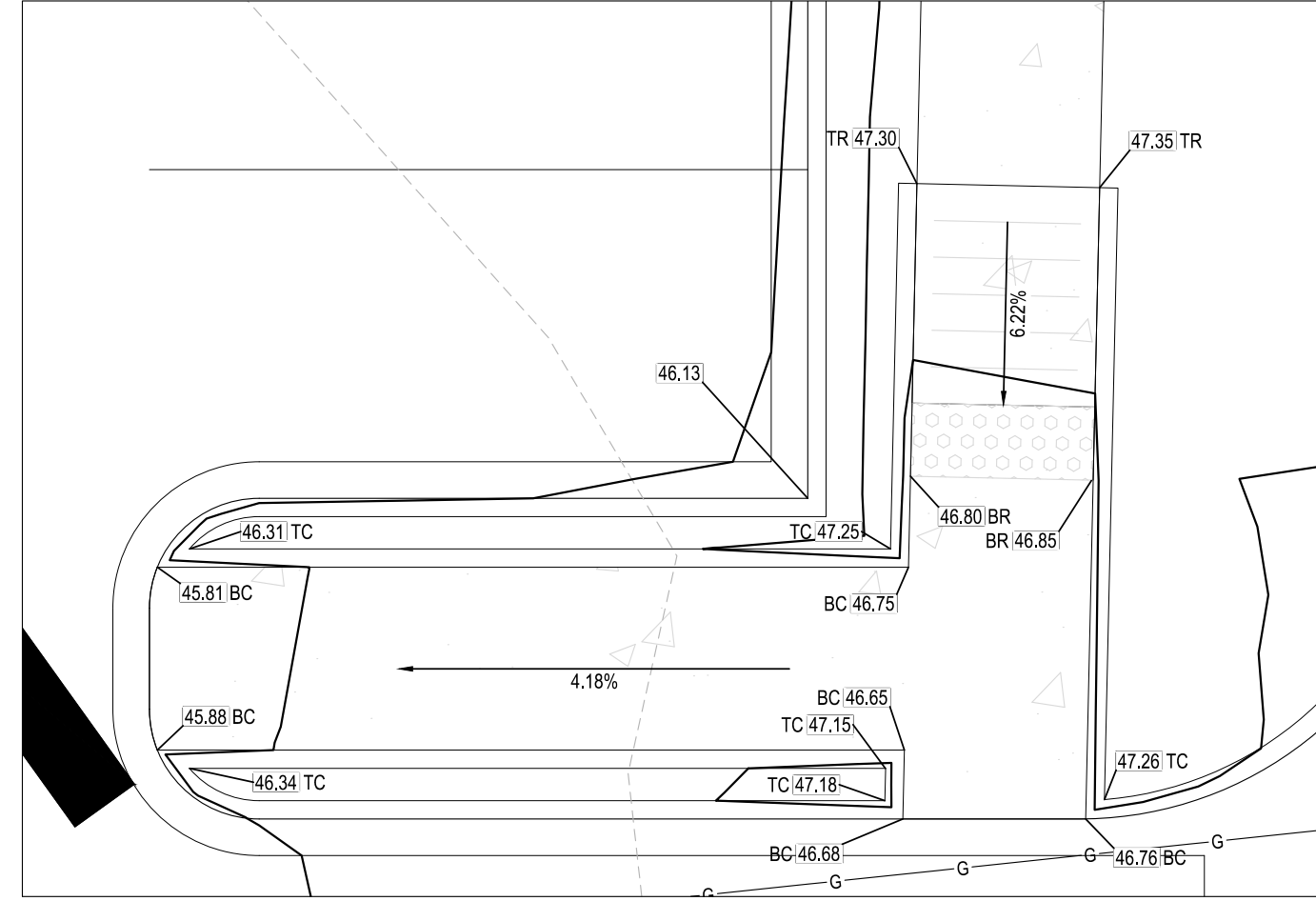
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 6450 EXISTING MAJOR CONTOUR
- 6448 EXISTING MINOR CONTOUR
- XX" STM EXISTING STORM SEWER
- XX" STM PROPOSED STORM SEWER
- EXISTING MAN-HOLE
- PROPOSED MAN-HOLE
- PROPOSED INLETS
- TR TOP OF RAMP
- FF FINISHED FLOOR
- FG FINISHED GRADE
- ME MATCH EXISTING
- LP LOW POINT
- HP HIGH POINT
- TOG TOP OF GRATE
- BR BOTTOM OF RAMP
- TC TOP OF CURB
- BC BOTTOM OF CURB
- 45.18 EXISTING SPOT ELEVATION
- 66.20 PROPOSED SPOT ELEVATION



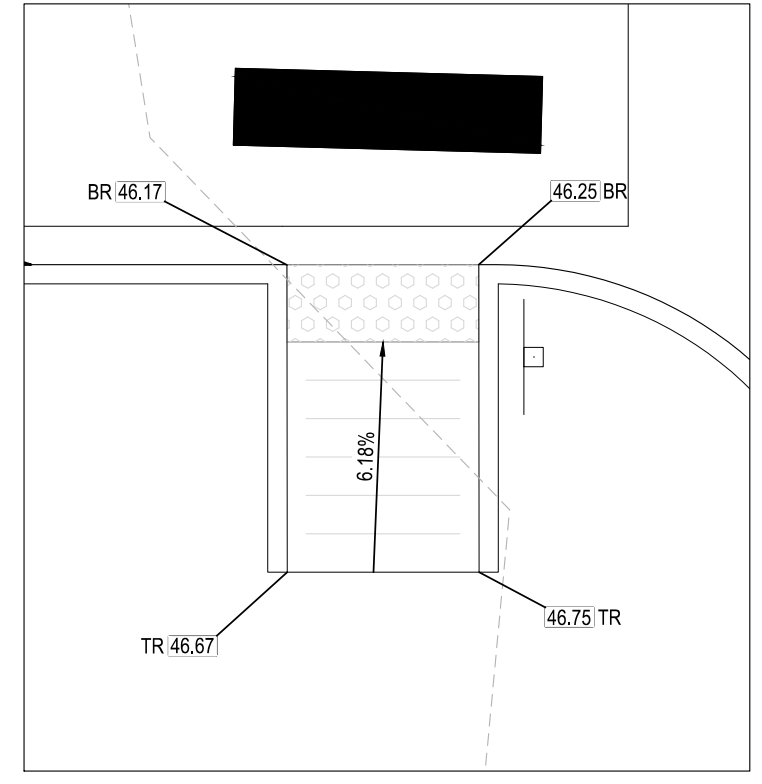
**ENLARGEMENT 1**  
SCALE: 1" = 5'



**ENLARGEMENT 2**  
SCALE: 1" = 5'



**ENLARGEMENT 3**  
SCALE: 1" = 5'



**ENLARGEMENT 4**  
SCALE: 1" = 5'

### GRADING NOTES

- CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
- THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
- ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
- ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
- ALL STORM SEWER IS PRIVATE AND SIZED FOR THE 100-YR EVENT, UNLESS OTHERWISE NOTED.
- ADD 6400 TO ALL SPOT ELEVATIONS.
- ENSURE THAT THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHOLD.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

### BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE EAST ROW LINE OF MARKSHEFFEL ROAD, ALSO BEING THE WEST LINE OF CLAREMONT RANCH FILING NO. 9A, MONUMENTED ON THE NORTH WITH A NO. 5 REBAR W/ YELLOW PLASTIC CAP, "PLS 36567" AND ON THE SOUTH BY A NAIL & DISC, "PLS 38069" AND IS CONSIDERED TO BEAR N00°08'32"E.

### BENCHMARK

ELEVATIONS FOR THE SITE WERE BASED ON THE COLORADO SPRINGS UTILITIES, FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK "BLT104" (ELEV=4652.43 NGVD 29). "BLT104" IS A 2" FIMS ALUMINUM CAP AND IS SET ON THE NORTHEAST CORNER OF A HEADWALL BOX CULVERT AT THE FIRST CREEK CROSSING UNDER CONSTITUTION AVE, EAST OF MARKSHEFFEL ROAD.

**TBM #1 (ON-SITE BENCHMARK)**  
LOCATED ALONG THE FRONT OF SIDEWALK ALONG THE SOUTH RIGHT OF WAY OF CONSTITUTION AVE AND EAST OF THE ACCESS DRIVE. ELEV=4648.19'

### CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



#	Date	Issue / Description	Int.
1	05/09/18	2nd SUBMITTAL	.JSS

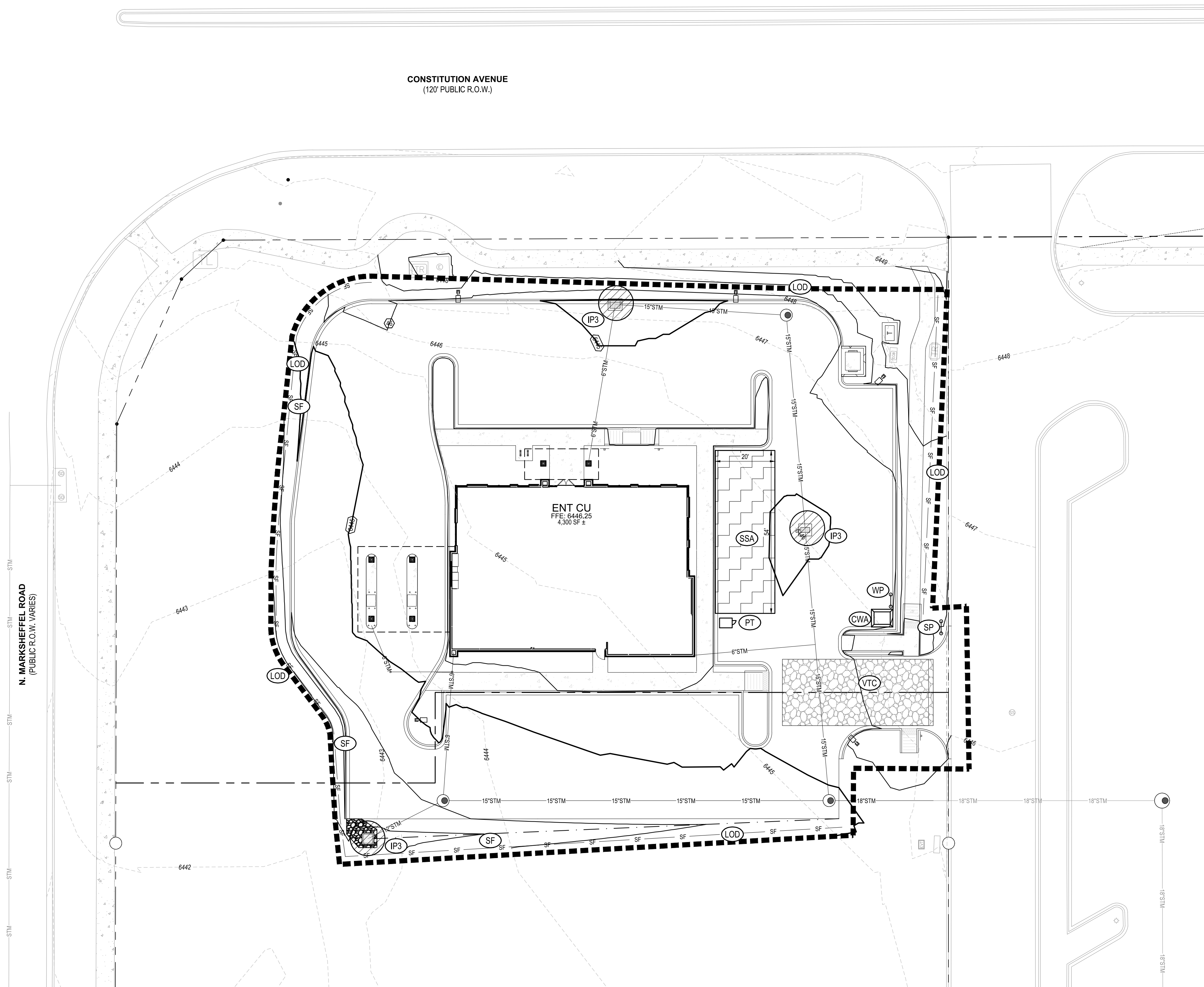
Project No:	ECU007
Drawn By:	JJA
Checked By:	JRR
Date:	05/09/18

GRADING PLAN  
EPC 7/19/18

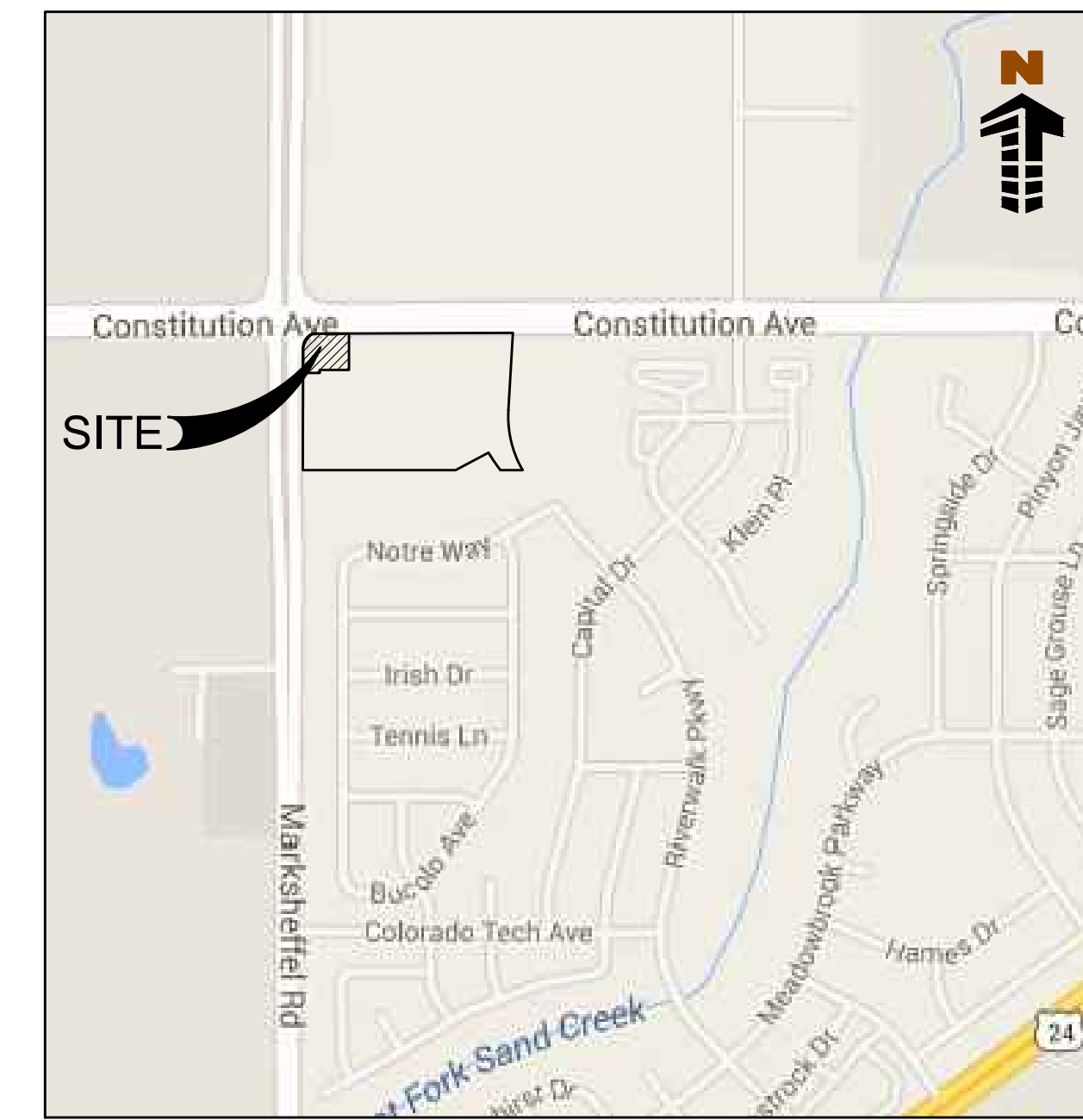
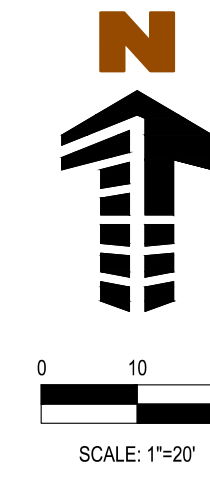
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## GRADING AND EROSION CONTROL PLAN



RUNOFF COEFFICIENT TABLE				
	EXISTING COEFFICIENTS		PROPOSED COEFFICIENTS	
	5-YEAR	100-YEAR	5-YEAR	100-YEAR
COMPOSITE COEFFICIENT	0.65	0.77	0.55	0.70



**VICINITY MAP**  
SCALE: 1" = 1000'

### GRADING LEGEND

- PROPERTY BOUNDARY LINE
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- EASEMENT BOUNDARY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING MANHOLE

### EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE (0.743 AC.)
- FLOW ARROW
- CONSTRUCTION VEHICLE ENTRY
- SILT FENCE
- CONCRETE WASHOUT
- STABILIZED STAGING AREA
- IP-1 - FILTER FABRIC INLET PROTECTION
- IP-3 - ROCK SOCK AREA INLET PROTECTION
- SITE POSTING (CONTACTS AND PERMITS)
- WASHOUT POSTING
- PORTABLE TOILET

### NOTES

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

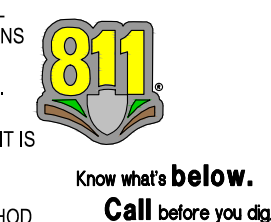
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COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Int.
1	05/09/18	2nd SUBMITTAL	JBR

Project No:	ECU007
Drawn By:	JJA
Checked By:	JRR
Date:	05/09/18

EROSION CONTROL PLAN

EPIC 7/19/18

C2.2

SHEET 3 OF 4

