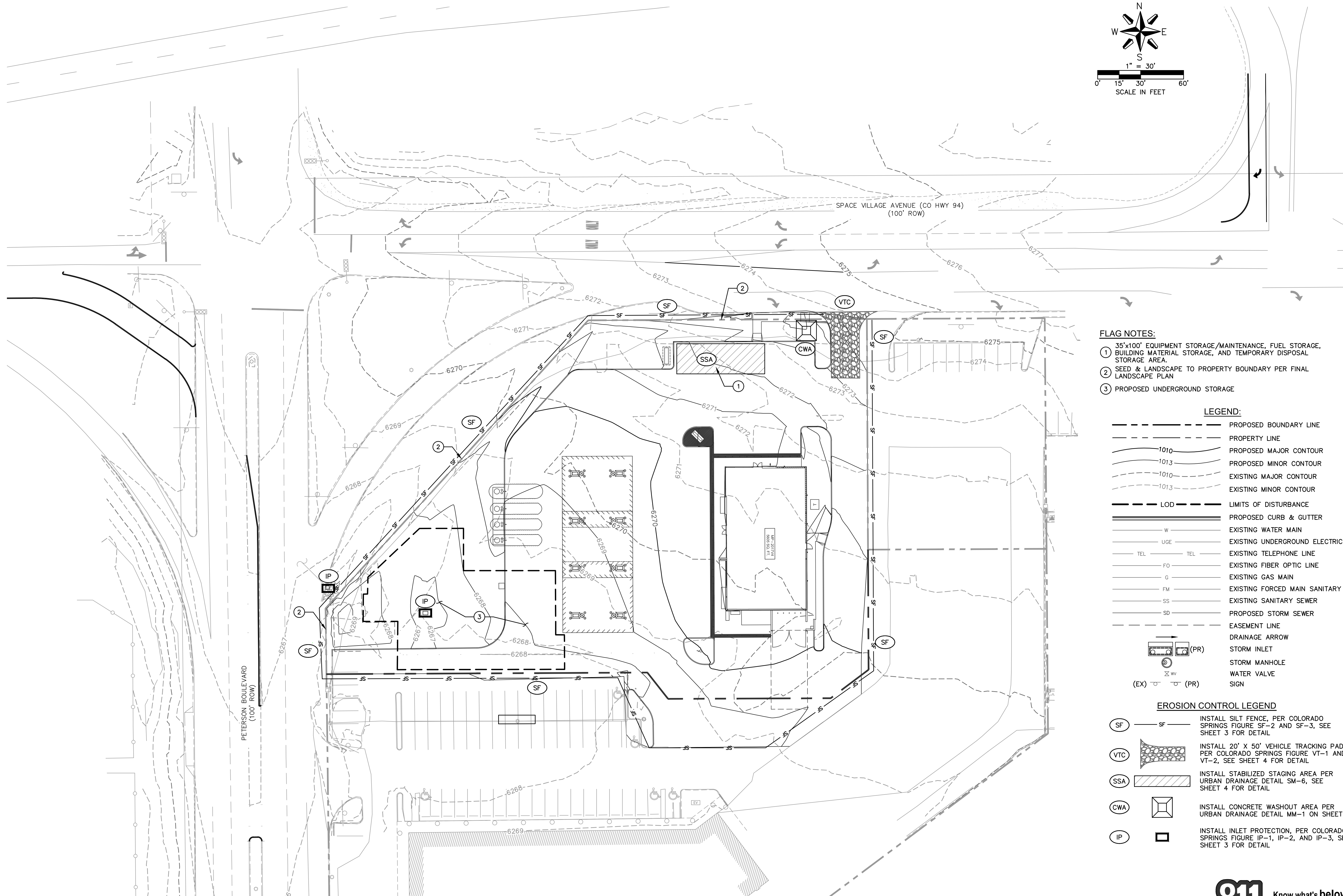
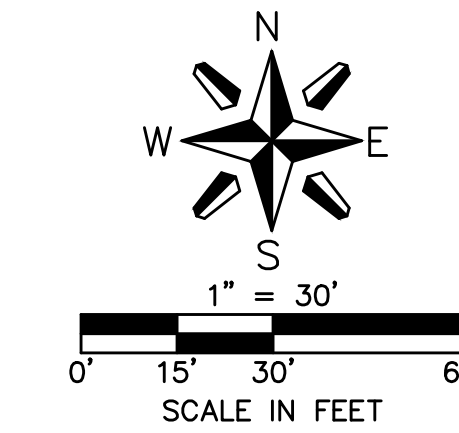




# SPACE VILLAGE FILING NO. 3



### FLAG NOTES:

- ① 35'x100' EQUIPMENT STORAGE/MAINTENANCE, FUEL STORAGE, BUILDING MATERIAL STORAGE, AND TEMPORARY DISPOSAL STORAGE AREA.
- ② SEED & LANDSCAPE TO PROPERTY BOUNDARY PER FINAL LANDSCAPE PLAN
- ③ PROPOSED UNDERGROUND STORAGE

### LEGEND:

- PROPOSED BOUNDARY LINE
- PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- LOD - LIMITS OF DISTURBANCE
- PROPOSED CURB & GUTTER
- EXISTING WATER MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS MAIN
- EXISTING FORCED MAIN SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- EASEMENT LINE
- DRAINAGE ARROW
- STORM INLET
- STORM MANHOLE
- WATER VALVE
- SIGN

### EROSION CONTROL LEGEND

- SF - INSTALL SILT FENCE, PER COLORADO SPRINGS FIGURE SF-2 AND SF-3, SEE SHEET 3 FOR DETAIL
- VTC - INSTALL 20' X 50' VEHICLE TRACKING PAD, PER COLORADO SPRINGS FIGURE VT-1 AND VT-2, SEE SHEET 4 FOR DETAIL
- SSA - INSTALL STABILIZED STAGING AREA PER URBAN DRAINAGE DETAIL SM-6, SEE SHEET 4 FOR DETAIL
- CWA - INSTALL CONCRETE WASHOUT AREA PER URBAN DRAINAGE DETAIL MM-1 ON SHEET 3
- IP - INSTALL INLET PROTECTION, PER COLORADO SPRINGS FIGURE IP-1, IP-2, AND IP-3, SEE SHEET 3 FOR DETAIL

**MOLSSON ASSOCIATES**

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CONSTRUCTION



6400 Westown Parkway  
West Des Moines, Iowa  
50266  
P: 515-226-0128  
F: 515-223-9873

#0692 - EL PASO COUNTY, CO  
6809 SPACE VILLAGE AVENUE  
EROSION CONTROL PLAN

KG PROJECT TEAM:  
RDR: JXH  
SDM: RJH  
CPM: TLK

DATE	REVISION DESCRIPTION	REVISIONS

DATE: 09/08/2017

SHEET NUMBER:

C1.1  
2 OF 7



CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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 USER: jgoetsch

Concrete Washout Area (CWA)

MM-1

MM-1

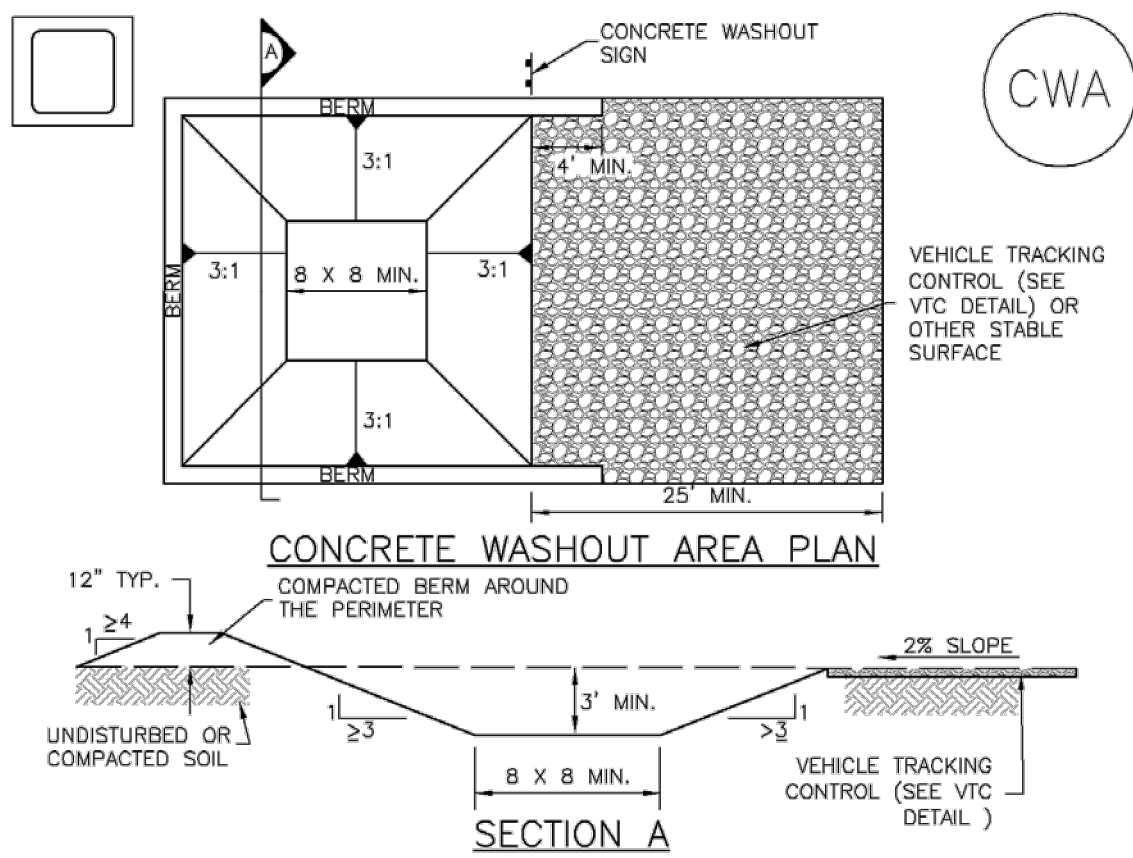
Concrete Washout Area (CWA)

Silt Fence (SF)

SC-1

SC-1

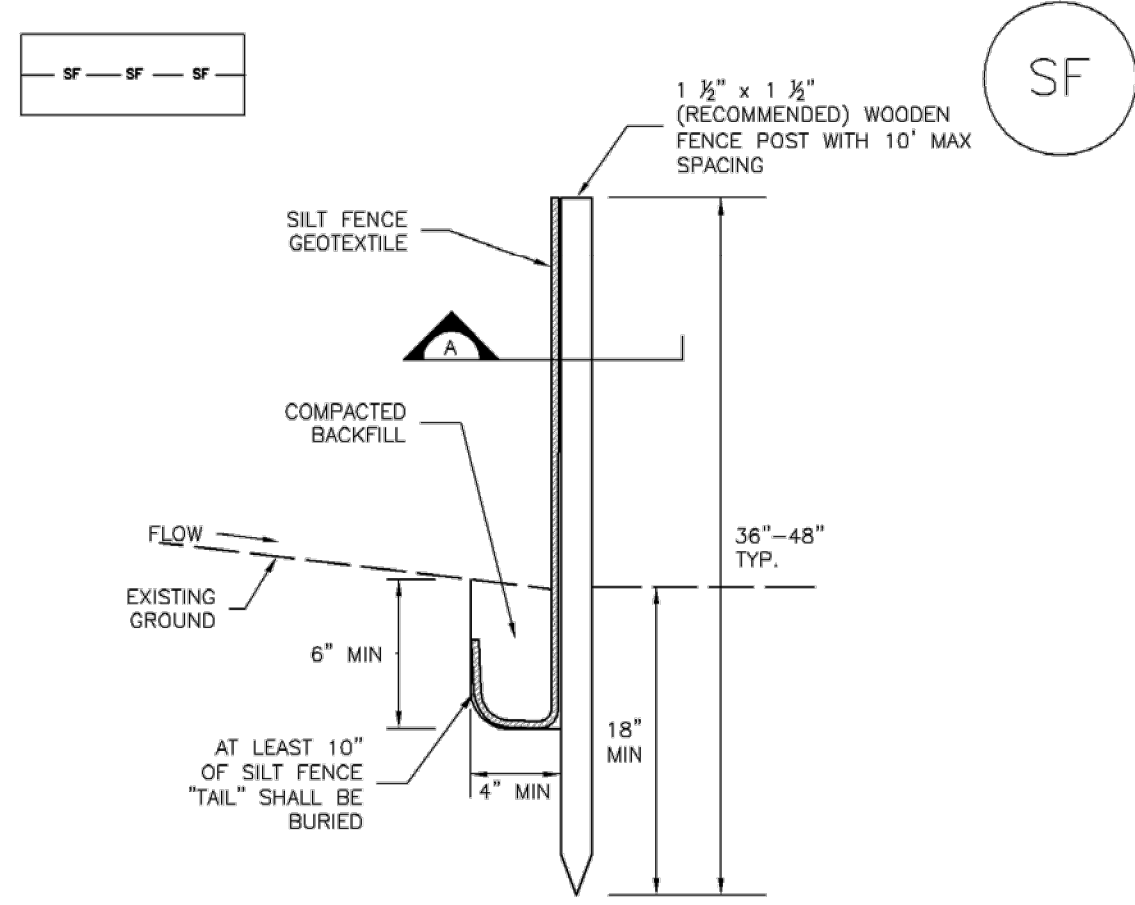
Silt Fence (SF)



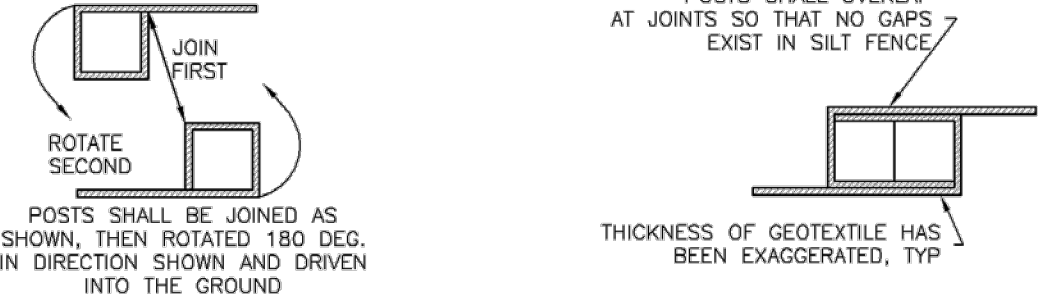
CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES
1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY...

- CWA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...



SILT FENCE



SECTION A

SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES

- 1. 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.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE...

SILT FENCE MAINTENANCE NOTES

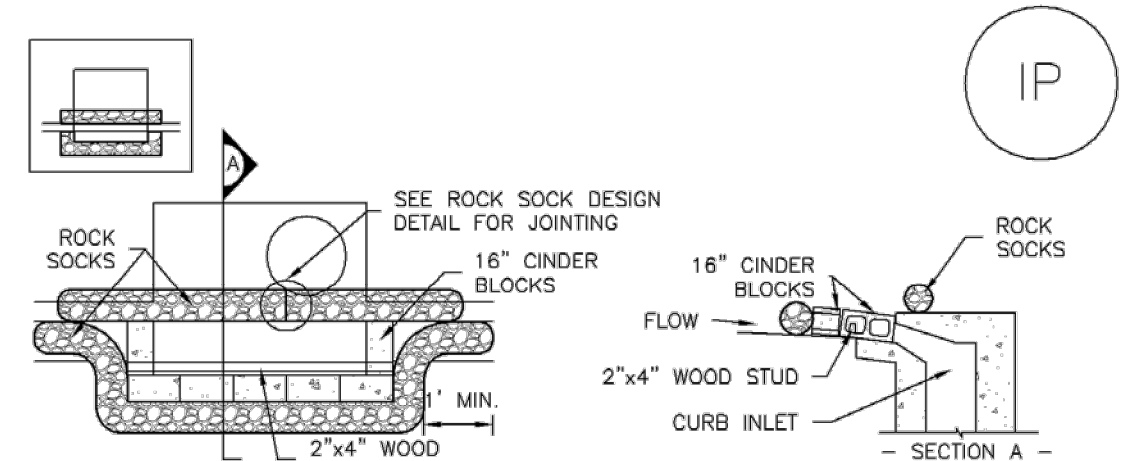
- 1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...

SC-6 Inlet Protection (IP)

Inlet Protection (IP)

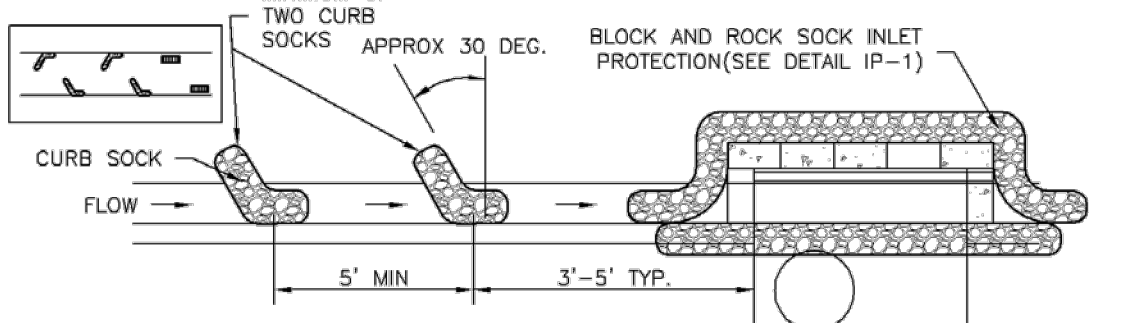
SC-6 Inlet Protection (IP)

Inlet Protection (IP) SC-6



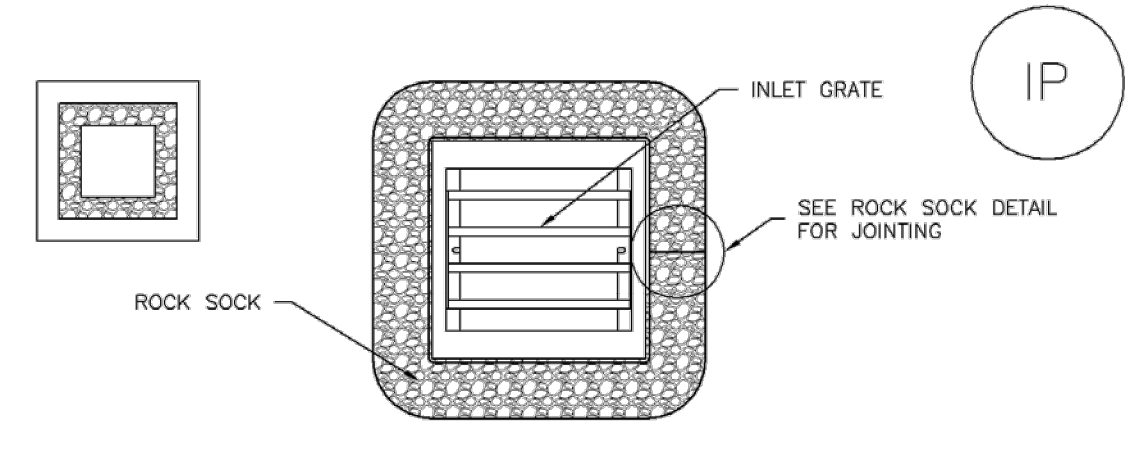
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

- BLOCK AND ROCK SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW...



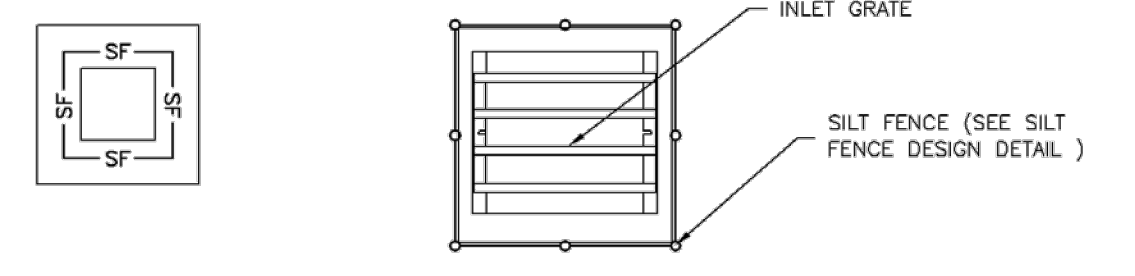
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.



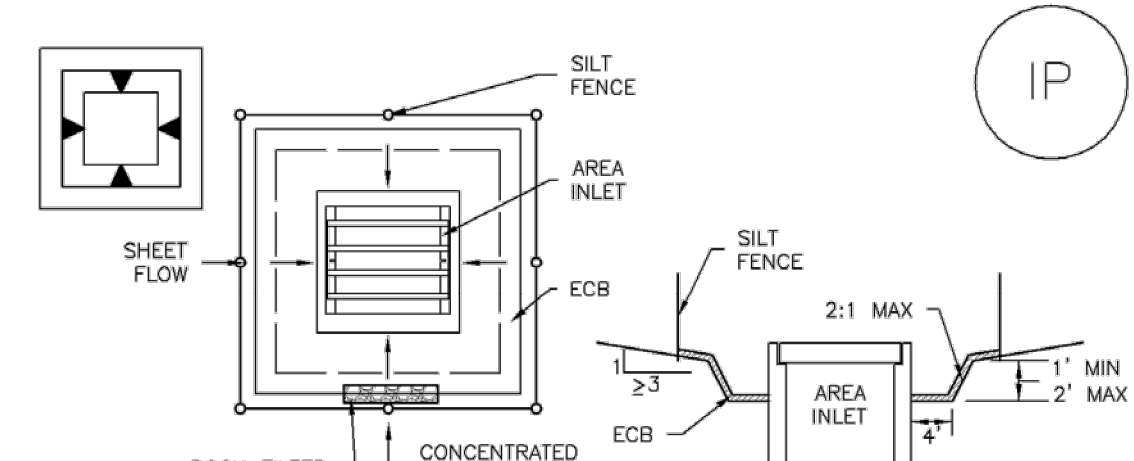
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS...



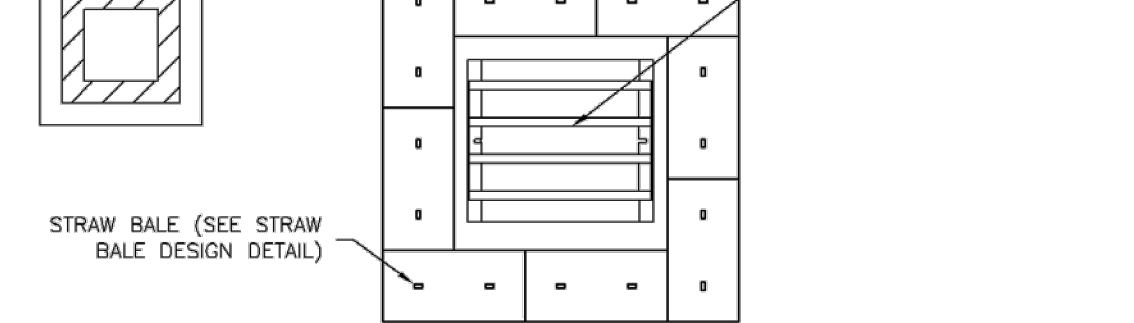
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.



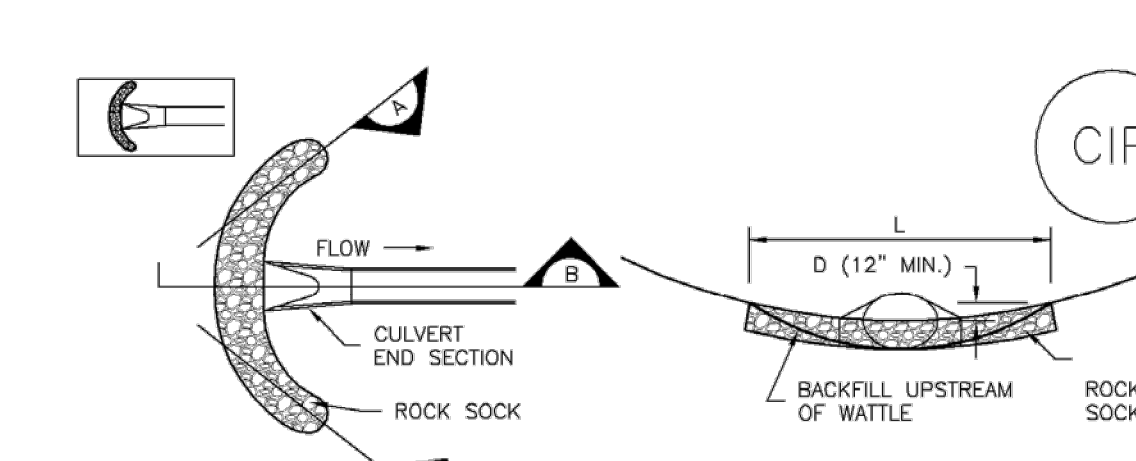
IP-5. OVEREXCAVATION INLET PROTECTION

- OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

- STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES
1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



CULVERT INLET PROTECTION SECTION A

- CIP-1. CULVERT INLET PROTECTION
1. SEE PLAN VIEW FOR -LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

- CULVERT INLET PROTECTION MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION...

811 Know what's below. Call before you dig. CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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6400 Westown Parkway West Des Moines, Iowa 50266 P: 515-226-0128 F: 515-223-9873

#0692 - EL PASO COUNTY, CO 6809 SPACE VILLAGE AVENUE EROSION CONTROL DETAILS

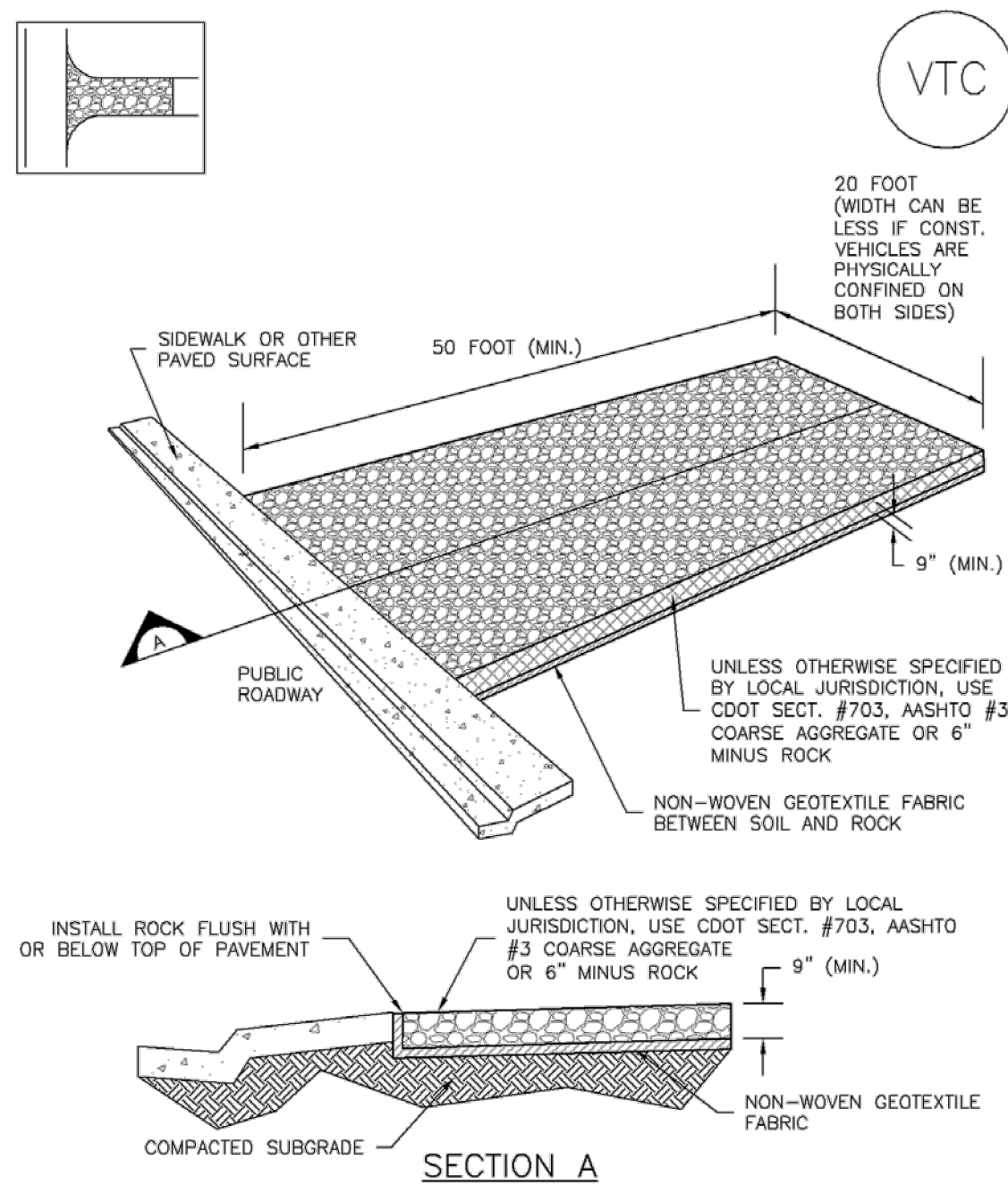
KG PROJECT TEAM: RDR: JXH SDM: RJH CPM: TLK

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DATE: 09/08/2017 SHEET NUMBER: C1.2 3 OF 7

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Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District VTC-3  
Urban Storm Drainage Criteria Manual Volume 3

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

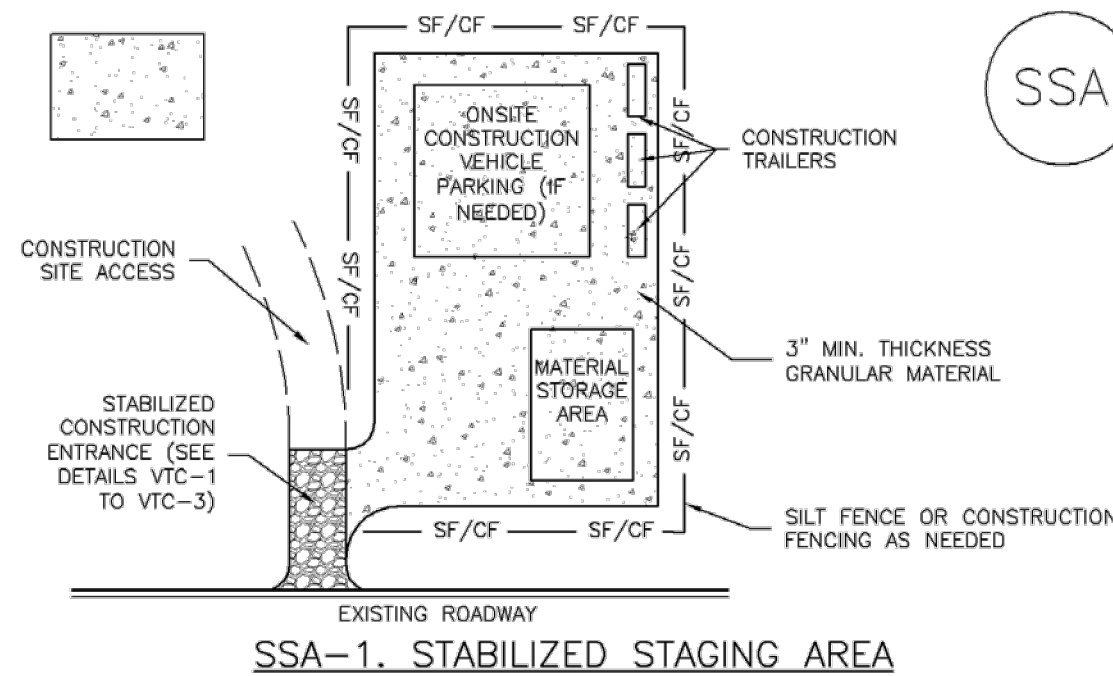
- SEE PLAN VIEW FOR  
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).  
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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 TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
  - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- 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.
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6



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.

November 2010 Urban Drainage and Flood Control District SSA-3  
Urban Storm Drainage Criteria Manual Volume 3

**MOLSSON ASSOCIATES**  
1680 Fall River Dr., Suite 200  
Fountain, CO 80838  
TEL: 970.481.7733 www.molssonassociates.com

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6400 Westown Parkway  
West Des Moines, Iowa 50266  
P: 515-226-0128  
F: 515-223-9873

#0692 - EL PASO COUNTY, CO  
6809 SPACE VILLAGE AVENUE  
EROSION CONTROL DETAILS

KG PROJECT TEAM:  
RDR: JXH  
SDM: RJH  
CPM: TLK

REVISION DESCRIPTION	DATE

DATE: 09/08/2017

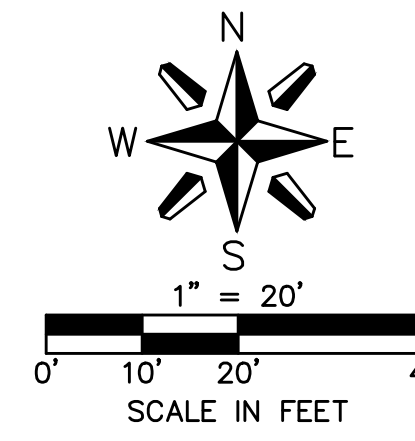
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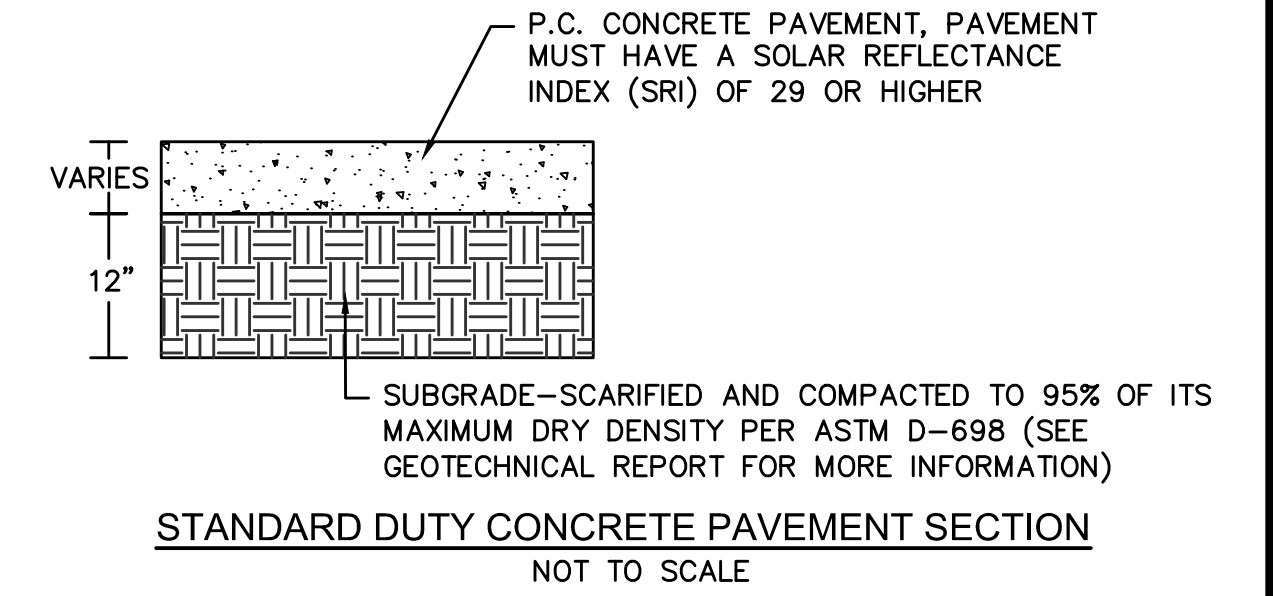
# SPACE VILLAGE FILING NO. 3



SPACE VILLAGE AVENUE (CO HWY 94)  
(100' R.O.W.)

PETERSON BLVD  
(100' ROW)

- NOTES:**
- ALL POINTS REFER TO TOP BACK OF CURB UNLESS OTHERWISE NOTED.
  - TOP OF ISLAND TO BE 2" ABOVE HIGHEST ELEVATION OF SURROUNDING PAVEMENT - TYP. (SEE PETROLEUM PLANS)



**BENCHMARKS:**  
PROJECT BENCHMARK: PROJECT BENCHMARK: THE PUBLISHED VALUES OF COLORADO SPRINGS UTILITIES FIMS MONUMENT "F\_81". EL=6272.26 (NGVD29)  
SITE BENCHMARK: SITE BENCHMARK: A CHISELED "X" CUT IN SOUTH EDGE OF THE CONCRETE ISLAND NORTH OF THE MALL. CONTROL POINT #100. EL=6268.47" (NGVD29)

- LEGEND:**
- PROPOSED BOUNDARY
  - PROPERTY LINE
  - PROPOSED MONOLITHIC CURB
  - PROPOSED CURB AND GUTTER
  - EASEMENT LINE
  - EXISTING CURB AND GUTTER
  - RIGHT-OF-WAY LINE
  - ROAD CENTERLINE
  - DECORATIVE SIDEWALK TREATMENT
  - LOD
  - LIMITS OF DISTURBANCE
  - BREAK IN GRADE
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - PROPOSED STORM SEWER
  - EXISTING STORM SEWER
  - GR=GRATE
  - FL=FLOWLINE
  - FFE=FINISHED FLOOR ELEVATION
  - RIM=RIM
  - PROPOSED BOLLARD
  - CONTROL POINT
  - FIRE HYDRANT
  - LIGHT POLE
  - GUY WIRE
  - POWER POLE
  - WATER VALVE
  - VEGETATION
  - GAS METER
  - TRAFFIC SIGNAL ARM
  - FIBER OPTIC MANHOLE
  - GREASE INTERCEPTOR LID
  - STORM SEWER STRUCTURE
  - SANITARY SEWER STRUCTURE
  - PROPOSED TRANSFORMER
  - SIGN

**NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

**MOLSSON ASSOCIATES**

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F: 515-223-9873

#0692 - EL PASO COUNTY, CO  
6809 SPACE VILLAGE AVENUE  
OVERALL GRADING PLAN

KG PROJECT TEAM:  
RDR: JXH  
SDM: RJH  
CPM: TLK

REVISION DESCRIPTION	DATE	REVISIONS

DATE: 09/08/2017

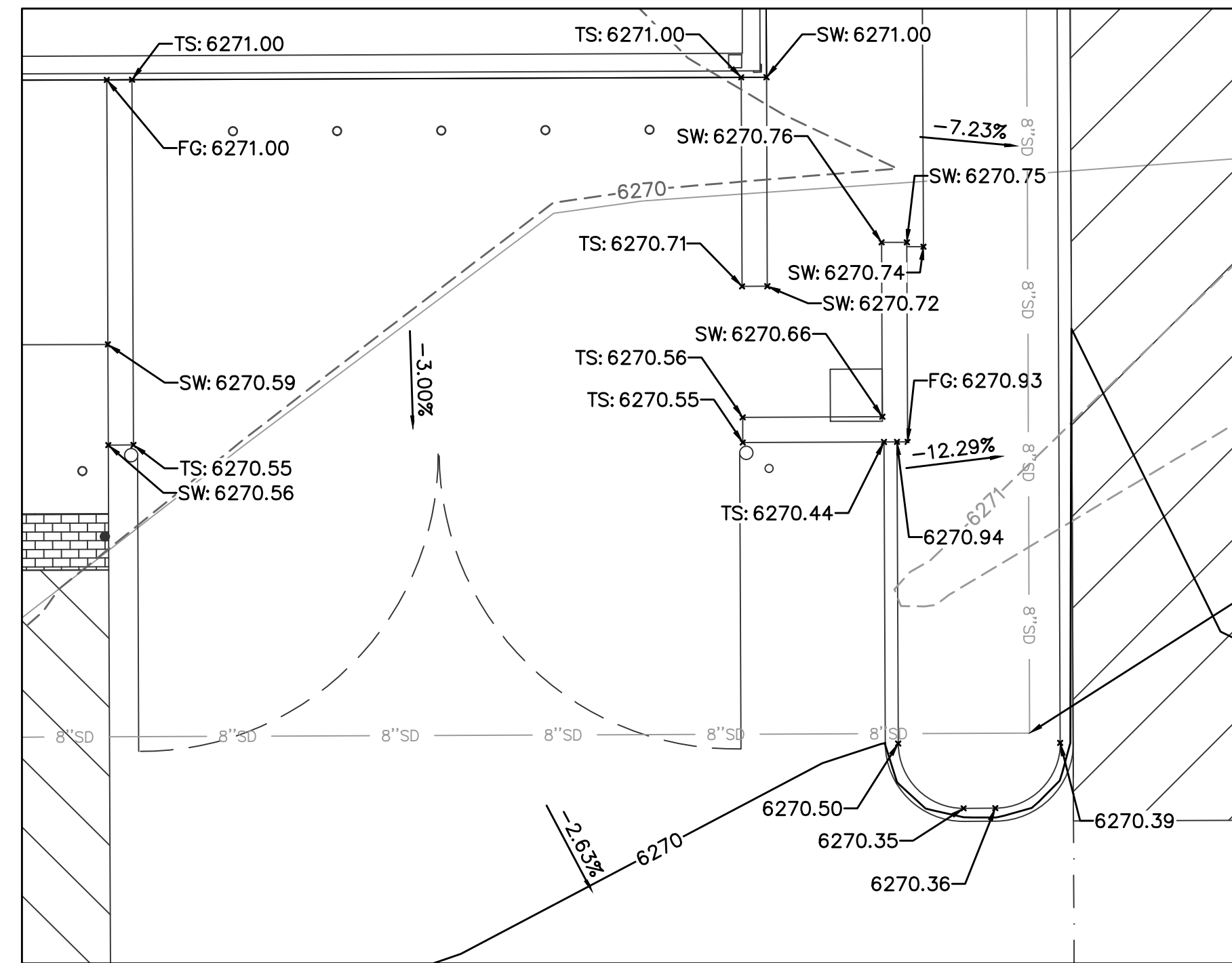
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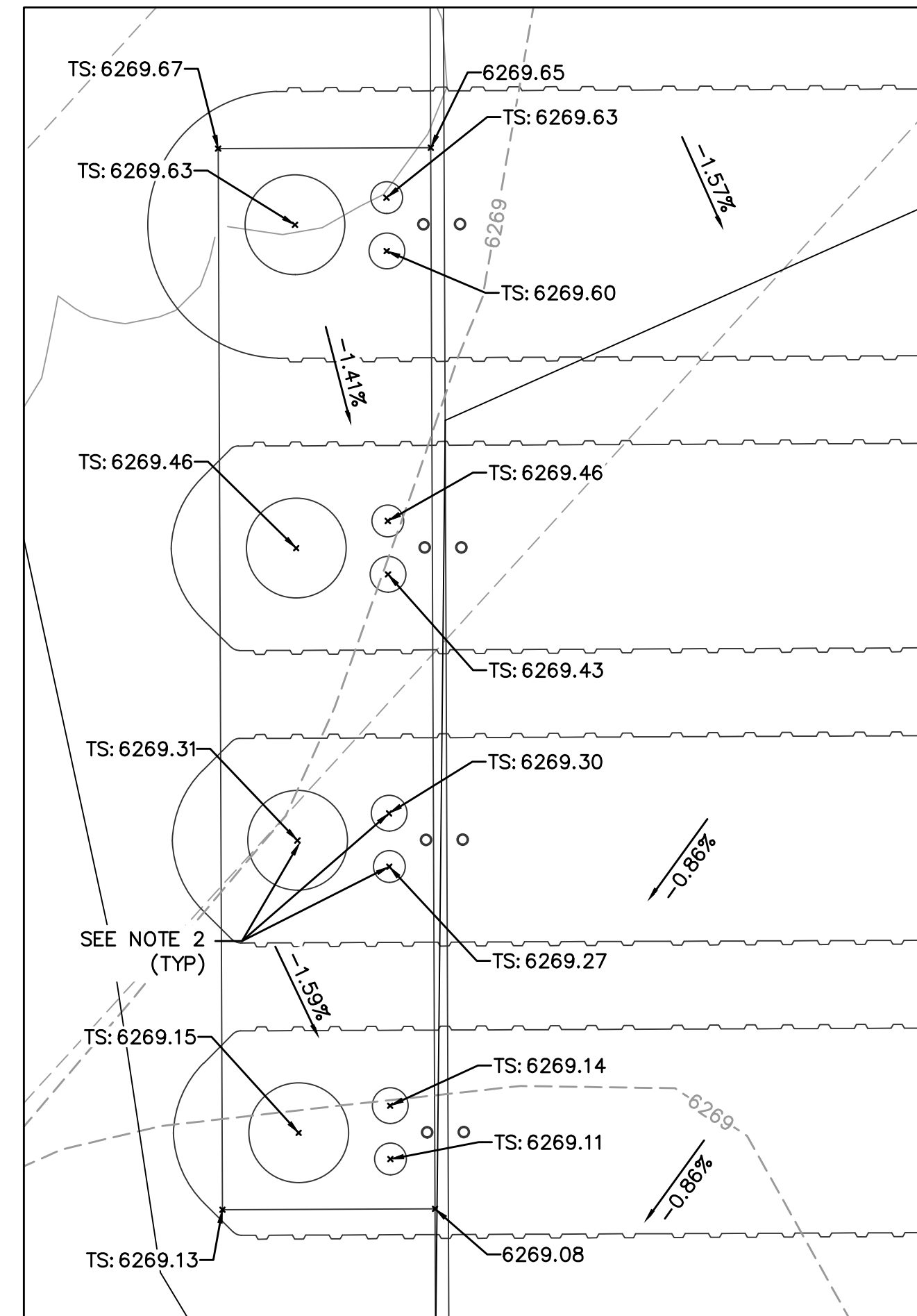
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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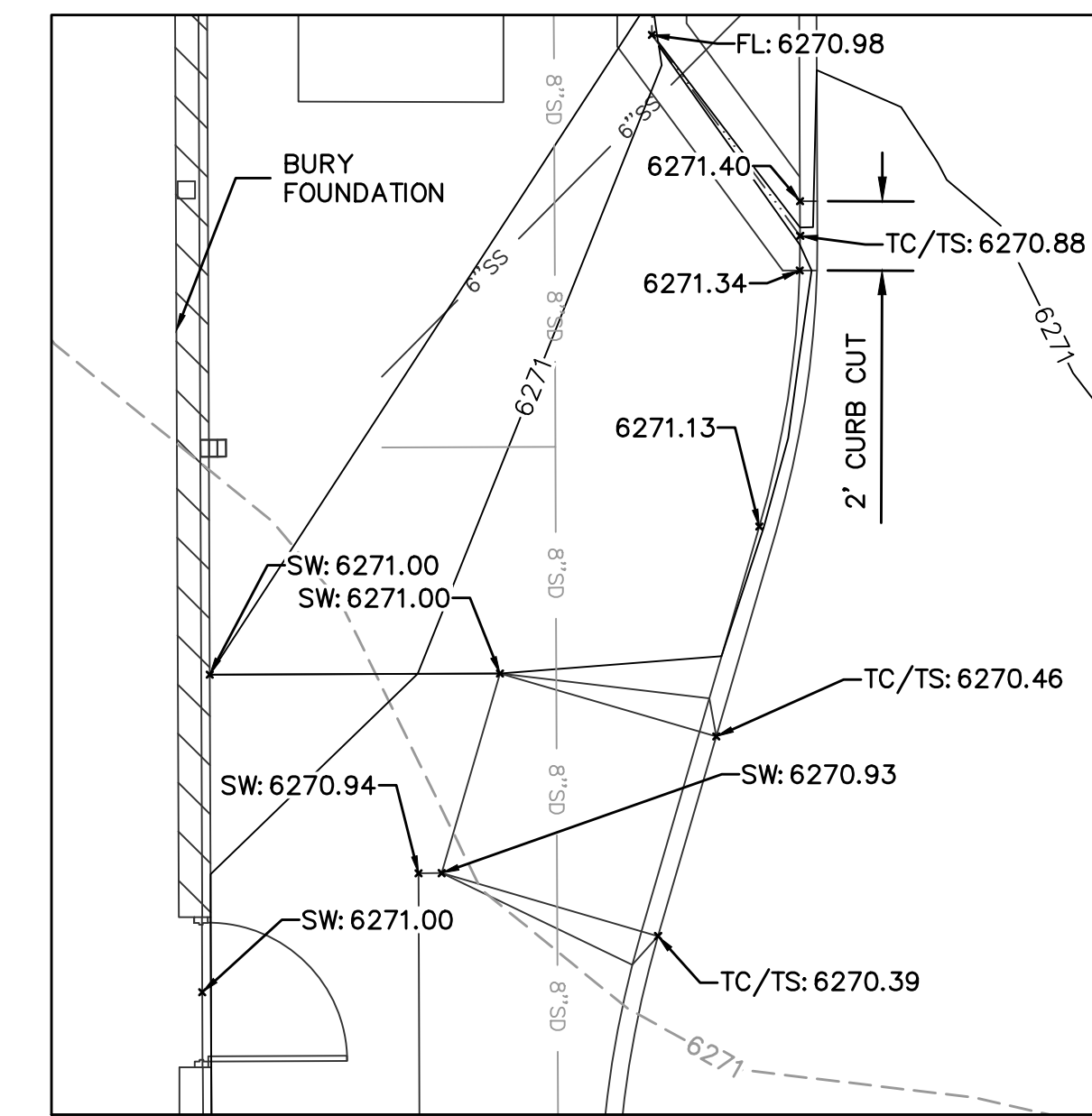
# SPACE VILLAGE FILING NO. 3



DETAIL 1  
SCALE: 1"=5'



DETAIL 2  
SCALE: 1"=5'



DETAIL 3  
SCALE: 1"=5'

**NOTES:**

1. ALL POINTS REFER TO TOP BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL UNDERGROUND TANK LIDS SHALL BE PLACED 1" ABOVE SURROUNDING PAVEMENT. ELEVATIONS PROVIDED AT THE UNDERGROUND TANK LIDS REFERENCE THE TOP OF PAVEMENT.

**BENCHMARKS:**

PROJECT BENCHMARK: PROJECT BENCHMARK: THE PUBLISHED VALUES OF COLORADO SPRINGS UTILITIES FIRMS MONUMENT "F\_81". EL=6272.26 (NGVD29)

SITE BENCHMARK: SITE BENCHMARK: A CHISELED "X" CUT IN SOUTH EDGE OF THE CONCRETE ISLAND NORTH OF THE MALL. CONTROL POINT #100. EL=6268.47' (NGVD29)

TS=TOP OF SLAB  
SW=SIDEWALK  
BW=FINISHED GRADE AT BOTTOM OF WALL  
TW=FINISHED GRADE AT TOP OF WALL  
ME=MATCH EXISTING  
FG=FINISHED GRADE  
GR=GRATE  
FL=FLOWLINE  
FFE=FINISHED FLOOR ELEVATION  
RIM=RIM

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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#0692 - EL PASO COUNTY, CO  
6809 SPACE VILLAGE AVENUE  
DETAILED GRADING PLAN

KG PROJECT TEAM:  
RDR: JXH  
SDM: RJH  
CPM: TLK

REVISION DESCRIPTION	DATE	REVISIONS

DATE: 09/08/2017

SHEET NUMBER:  
C2.3  
7 OF 7



CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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 USER: jgoetsch

# Markup Summary

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dsdlaforce (1)

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See the site plan application for comments to the Grading and Erosion Control Plan.