

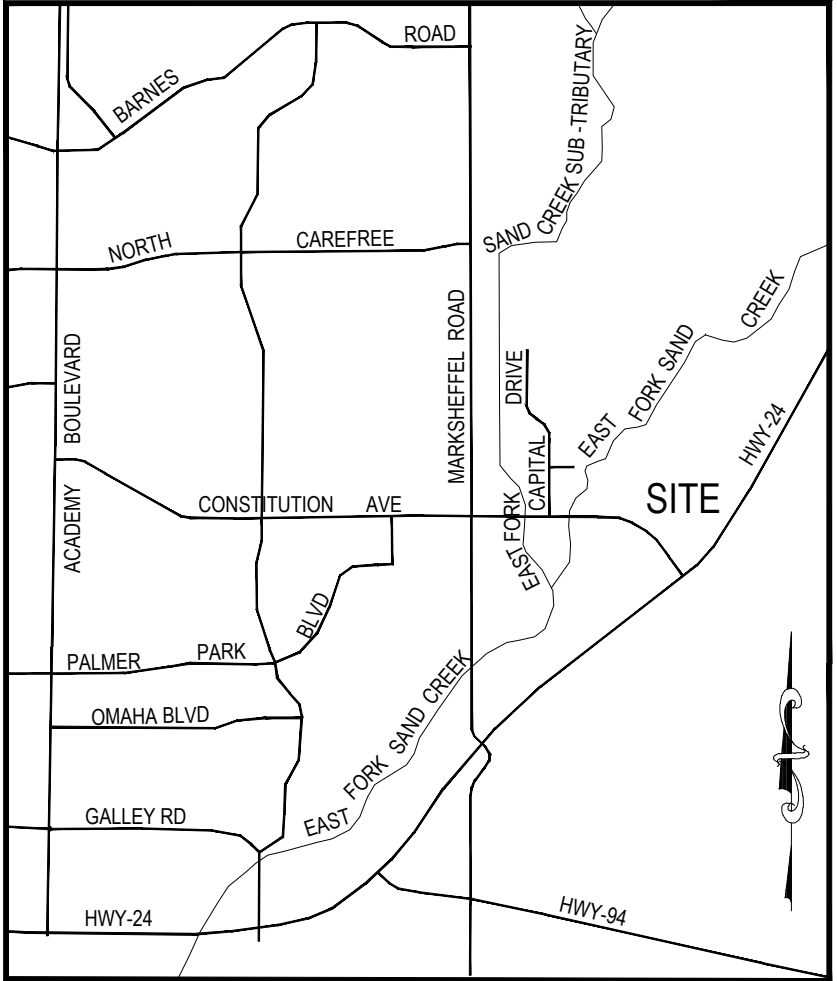
LOTS 3 & 4 ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A

COUNTY OF EL PASO, STATE OF COLORADO
CONSTRUCTION PLANS

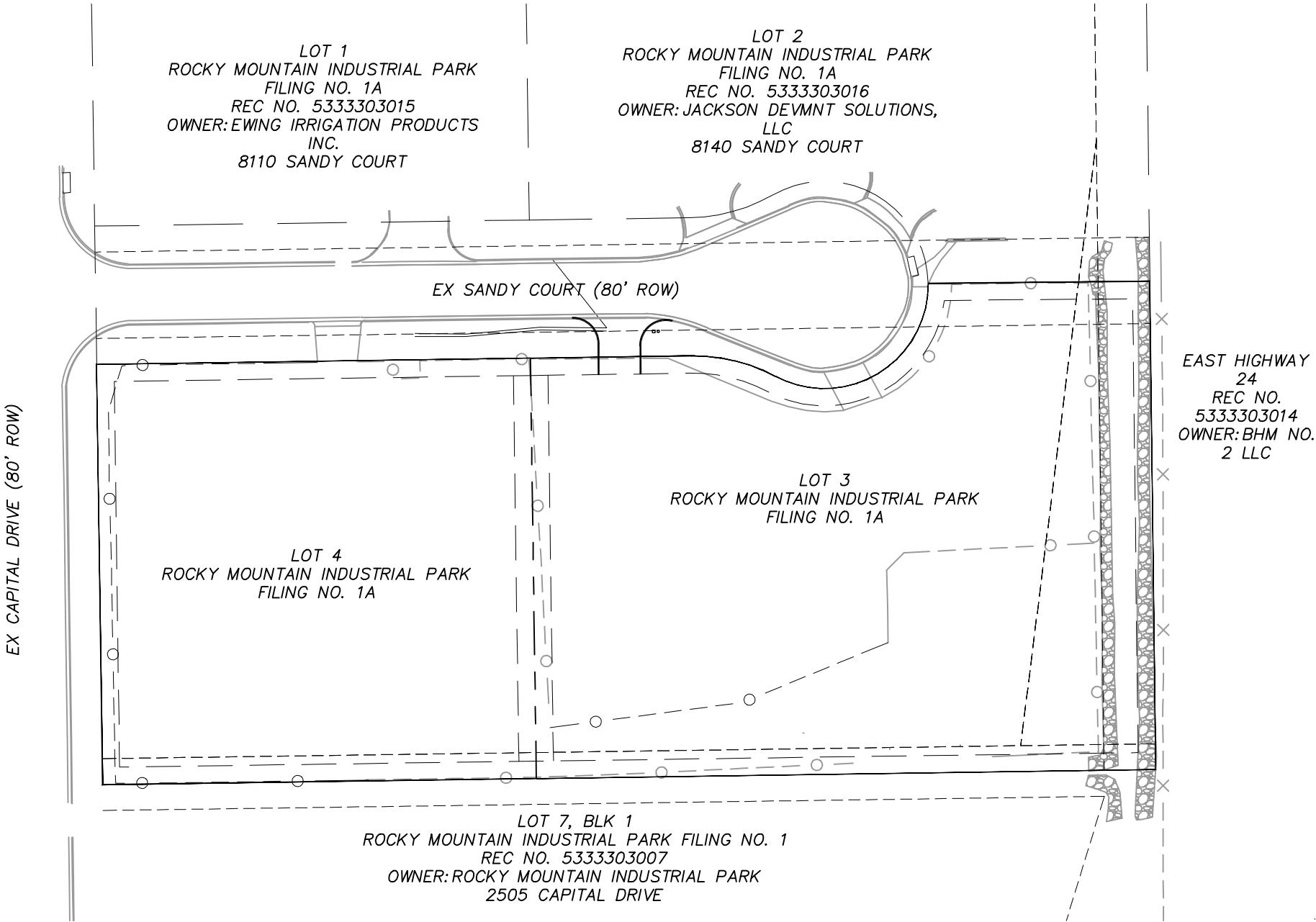
JANUARY 2025

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 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 DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

SHEET INDEX

- | | |
|---------|------------------------------------|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | DEMOLITION PLAN |
| SHEET 3 | SAND FILTER WQ/DETENTION POND PLAN |
| SHEET 4 | SPILLWAY DETAIL |

AGENCIES:

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|----------------------|--|
| OWNER/DEVELOPER: | COLORADO RIVER LANDSCAPING, LLC EDUARDO HERNANDEZ, OWNER 2170 CAPITAL DRIVE COLORADO SPRINGS, CO 80951 (719) 329-4246 |
| CIVIL ENGINEER: | M & S CIVIL CONSULTANTS, INC. 212 N. WAHSATCH, SUITE 305 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ P.E. (719) 955-5485 |
| COUNTY ENGINEERING: | EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS, CO 80910 (719) 520-6300 |
| TRAFFIC ENGINEERING: | EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, CO 80922 JOSHUA PALMER, P.E. (719) 520-6460 |
| WATER RESOURCES: | CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80915-1721 JEFF MUNGER (719) 597-5080 |
| FIRE DISTRICT: | CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 (719) 591-0960 |
| GAS DEPARTMENT: | COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556 |
| ELECTRIC DEPARTMENT: | COLORADO SPRINGS UTILITIES 7710 DURANT DR. COLORADO SPRINGS, CO 80947 TIM WENDT (719) 668-3556 |
| COMMUNICATIONS: | QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987 AT&T (LOCATORS) (719) 635-3674 |

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.

VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL
CONSULTANTS, INC.

OWNER/DEVELOPER'S STATEMENT:

I, THE DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS IN THESE DETAILED PLANS AND SPECIFICATIONS.

EDUARDO HERNANDEZ, OWNER

COLORADO RIVER LANDSCAPING, LLC

ADDRESS: 2170 CAPITAL DRIVE COLORADO, SPRINGS, CO 80951

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 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 DIRECTORS DISCRETION.

JOSHUA PALMER, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

EL PASO COUNTY FILE NO.

NOTE:

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL TIE-IN/CONNECTIONS TO EXISTING MANHOLES AND/OR STUBS PRIOR TO CONSTRUCTION. ANY DISCREPANCY TO THE ANTICIPATED/PREVIOUSLY MEASURED ELEVATIONS PROVIDED ON THE PLANS SHALL BE CONVEYED TO THE ENGINEER AND A RESOLVE REACHED PRIOR TO INSTALLATION.

BENCHMARKS:

BENCHMARK IS FIMS MONUMENT BL32 A BERNSTEN TOP SECURITY MONUMENT IN RANGE BOX UNDER THE CENTERLINE OF OH TRANSMISSION LINE, 1121 +/- FEET NORTH OF NORTH CURB OF CONSTITUTION BOULEVARD.

FIMS ELEVATION 6457.08, NAVD88 ELEVATION 6460.73 (PROJECT BM)

ADDITIONAL BENCHMARKS AS FOLLOWS:

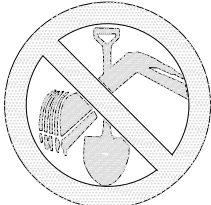
PROPERTY CORNER NW CORNER OF LOT 4, NO. 5 REBAR NO CAP, ELEVATION 6461.22

PROPERTY CORNER BETWEEN LOTS 3 AND 4, A RED CAP ON NO. 5 REBAR PLS 20681, ELEVATION 6459.11

PROPERTY CORNER NE CORNER OF LOT 3, NO. 5 REBAR NO CAP, ELEVATION 6456.74

BASIS OF BEARINGS

BEARINGS ARE BASED ON COLORADO CENTRAL STATE PLANE COORDINATES. THE SOUTH LINE OF SANDY COURT ALONG THE NORTH LINE OF LOT 4 BEARS N89°11'13"E A DISTANCE OF 251.11 FEET AND IS ALSO MONUMENTED AS DESCRIBED ABOVE.



FOR LOCATING
& MARKING
GAS,
ELECTRIC,
WATER &
TELEPHONE
LINES

FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

LOTS 3 & 4 ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A

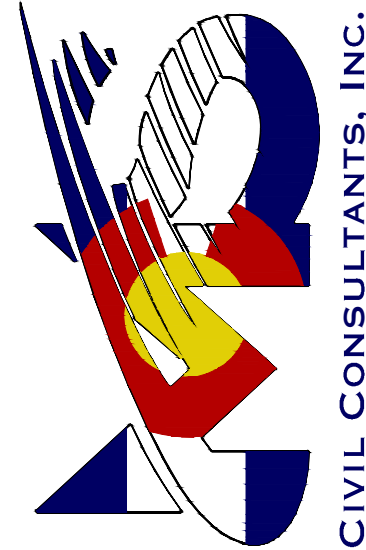
TITLE SHEET

DATE: 1/30/2025

SHEET 1 OF 4

BMP01

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.955.5485



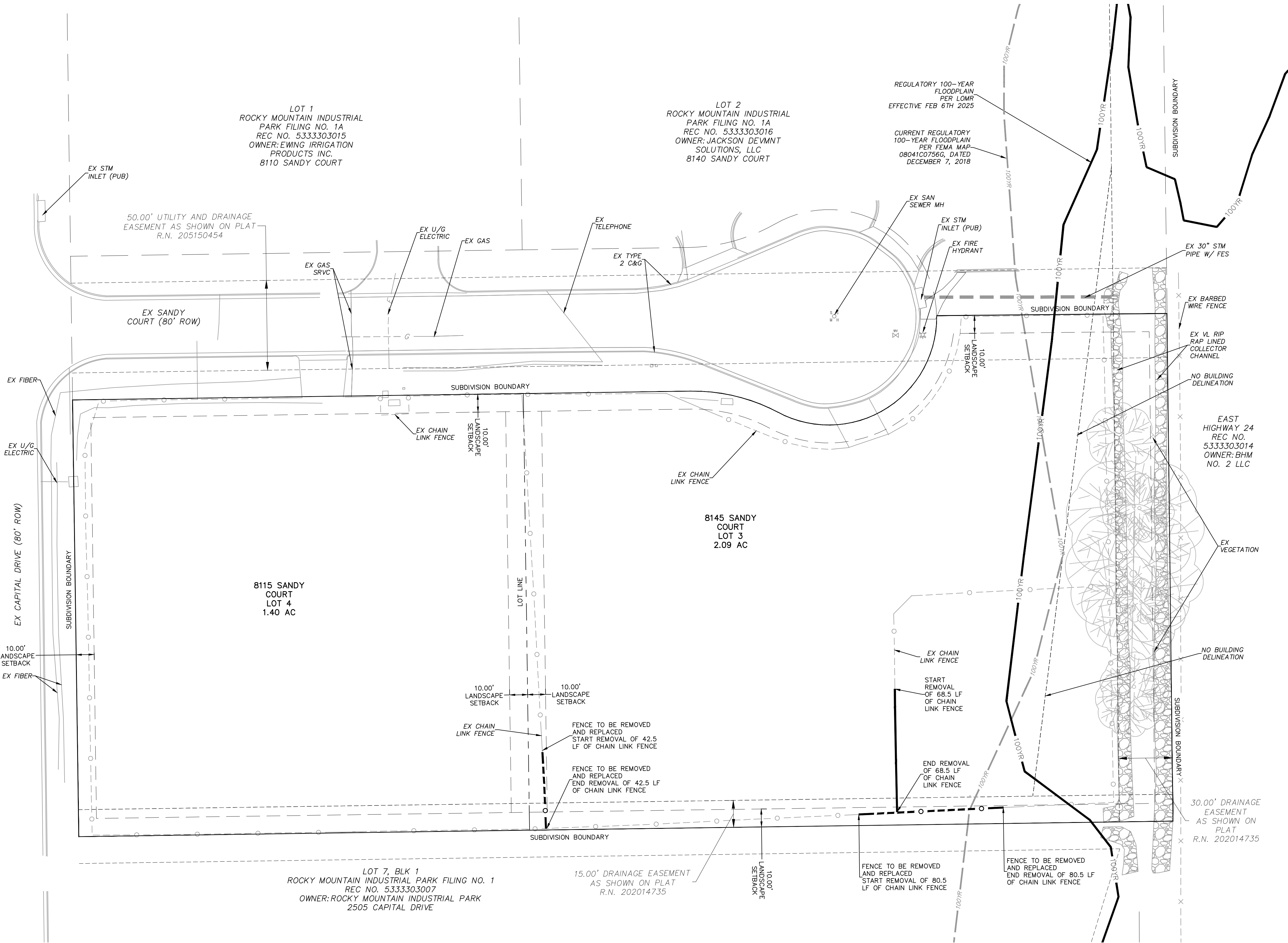
FOR AND ON
BEHALF OF
M & S CIVIL
CONSULTANTS,
INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS: NO. DATE BY DESCRIPTION

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

CAUTION



ABBREVIATION LEGEND

| | |
|-------|-----------------|
| CL | CENTERLINE |
| C&G | CURB AND GUTTER |
| EL | ELEVATION |
| CONST | CONSTRUCTION |
| WTR | WATER |
| STM | STORM SEWER |
| PUB | PUBLIC |
| EX | EXISTING |
| STA | STATION |
| NTS | NOT TO SCALE |
| PROP | PROPOSED |
| SAN | SANITARY SEWER |

LEGEND

| | |
|--|--|
| | EXISTING SAN SEWER |
| | EXISTING GAS MAIN |
| | EXISTING WATER MAIN |
| | EXISTING U/G ELEC |
| | EXISTING STORM SEWER |
| | EXISTING FIRE HYDRANT |
| | EXISTING SAN MH |
| | EXISTING VEGETATION |
| | EXISTING CHAIN LINK FENCE TO BE REMOVED |
| | EXISTING CHAIN LINK FENCE TO BE REMOVED AND REPLACED |

REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
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FOR AND ON BEHALF OF

CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

212 N. WAHATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

DEMOLITION PLAN

PROJECT NO. 70-140

DATE: 1/30/2025

SCALE: HORIZONTAL: 1"=30' VERTICAL: N/A

DESIGNED BY: VAS

DRAWN BY: DLM

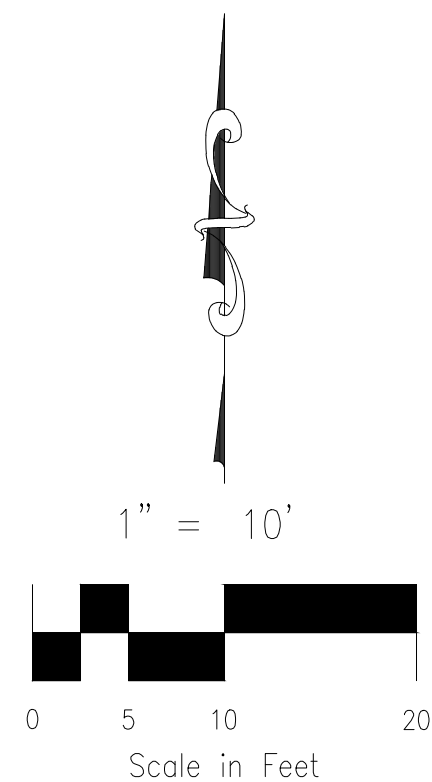
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



SHEET 2 OF 4

DEM001






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CAUTION



| | |
|---|---|
|  | EMERGENCY OVERFLOW |
|  | SPILLWAY RIPRAP |
|  | MAINTENANCE / ACCESS ROAD ABOVE EURY |
|  | MAINTENANCE / ACCESS ROAD BELOW EURY |
| 123 | LOT NUMBER OR TRACT |

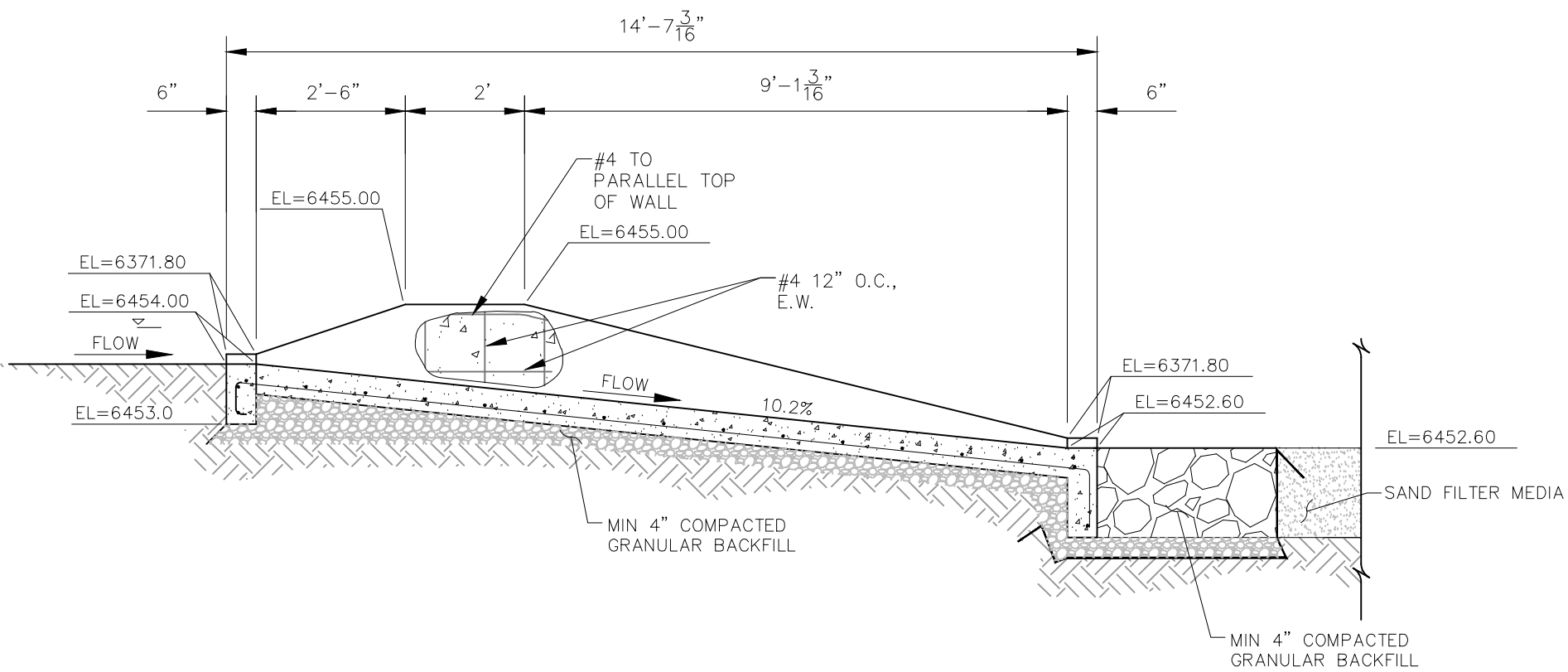
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|------|--|
| AR | ACCESS ROAD/TRAIL |
| BERM | TOP OF BERM |
| DIA | DIAMETER |
| RCP | REINFORCED CONCRETE PIPE |
| BOP | BOTTOM OF PIPE |
| TOP | TOP OF PIPE |
| TOB | TOP OF BOX |
| MH | MANHOLE |
| FB | FOREBAY |
| TR | TRICKLE CHANNEL |
| RR | RIPRAP |
| SP | SPILLWAY |
| E.O. | EMERGENCY OVERTFLOW |
| EX | EXISTING |
| PROP | PROPOSED |
| EL | ELEVATION |
| FG | FINISH GRADE |
| LF | LINEAR FEET |
| STA | STATION |
| NIS | NOT TO SCALE |
| PUB | PUBLIC |
| PVT | PRIVATE |
| | APPROXIMATE TEST BORING LOCATION AND NUMBER |

| | |
|---|----------------|
|  | PROP MAJ CONT |
|  | PROP MIN CONT |
|  | EXIST MAJ CONT |
|  | EXIST MIN CONT |
|  | WARNING SIGN |

*D₅₀ = MEAN PARTICLE SIZE
REFER TO SECTION 506 RIPRAP OF CDOT
SPECIFICATIONS

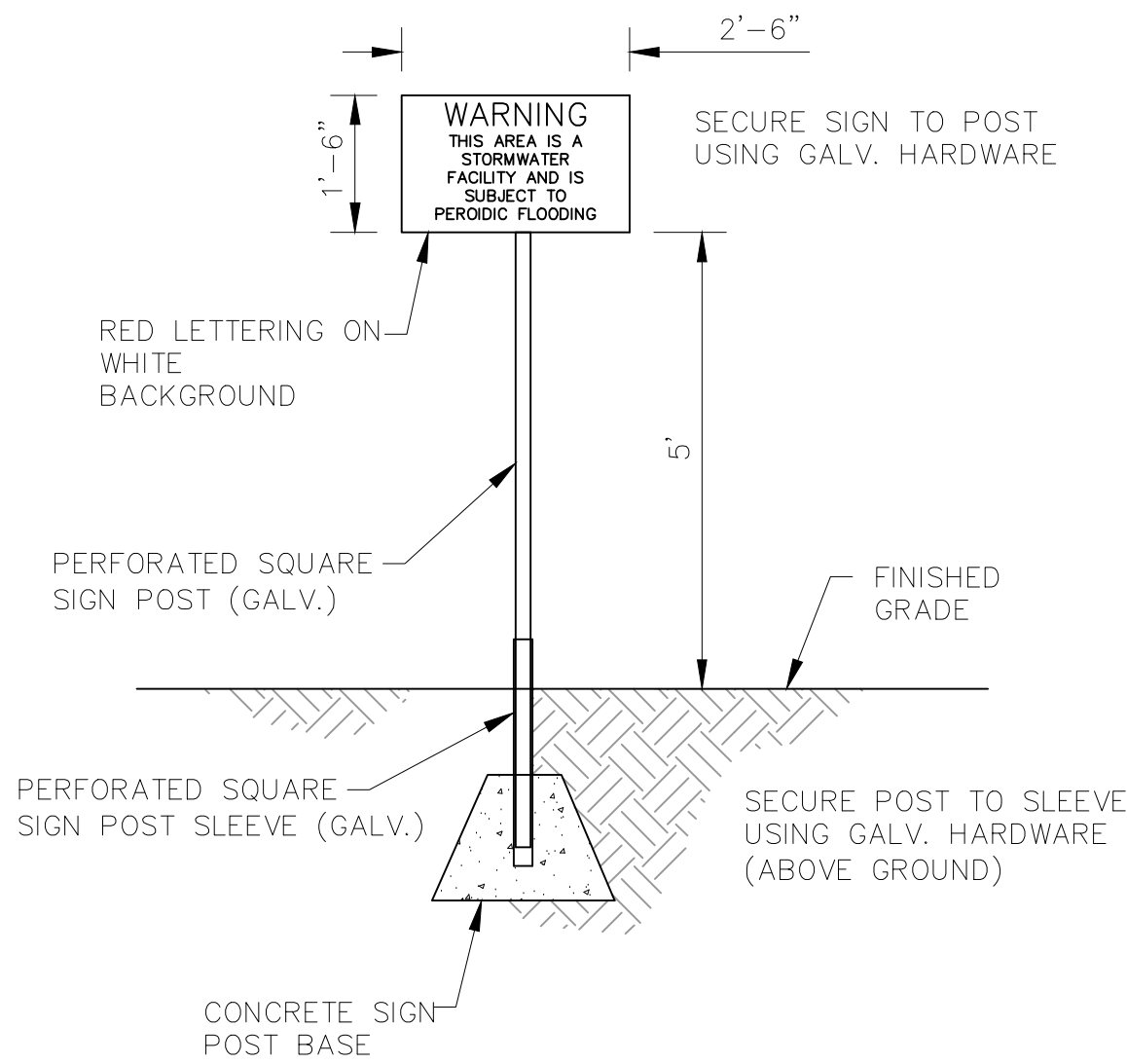
| POND 1 INFILTRATION DETENTION POND DATA |
|---|
| WQ WATER SURFACE EL = 6453.84 WQ VOLUME = 0.064 AC-FT MAX 100-YR DEPTH = 1.76 FT MAX 100-YR WATER SURFACE EL = 6454.36 100-YR VOLUME = 0.112 AC-FT SPILLWAY CREST EL = 6454.00 TOP OF EMBANKMENT EL = 6455.36 CALC 100-YR INFLOW 17.0 = CFS INFILTRATION RATE (AVG) = 1.9 IN/HR REPORTED VALUES BASED ON FUTURE CONDUIT REFER TO DRAINAGE REPORT FOR LOTS 4 - ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A BY M&S CIVIL CONSULTANTS, INC. |

PRIVATE SAND FILTER
WQ/DETENTION POND 1
SCALE: 1=10'



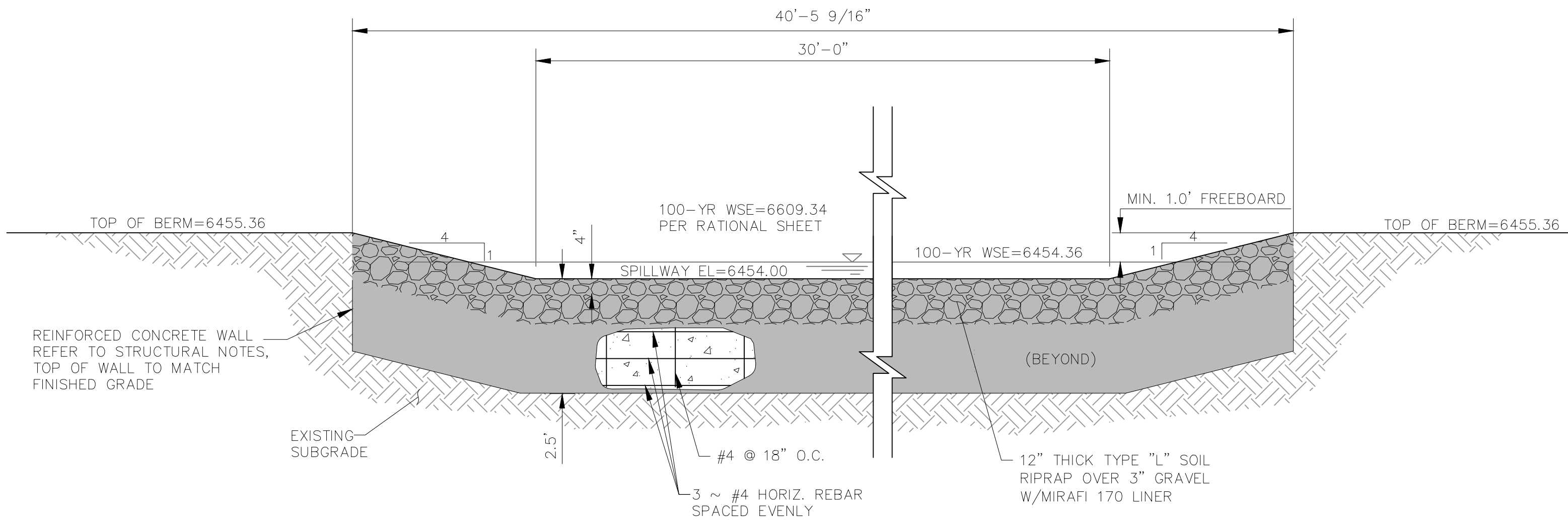
CDOT TYPE C
WATER QUALITY OUTLET BOX AND SAND FILTER
SECTION A-A





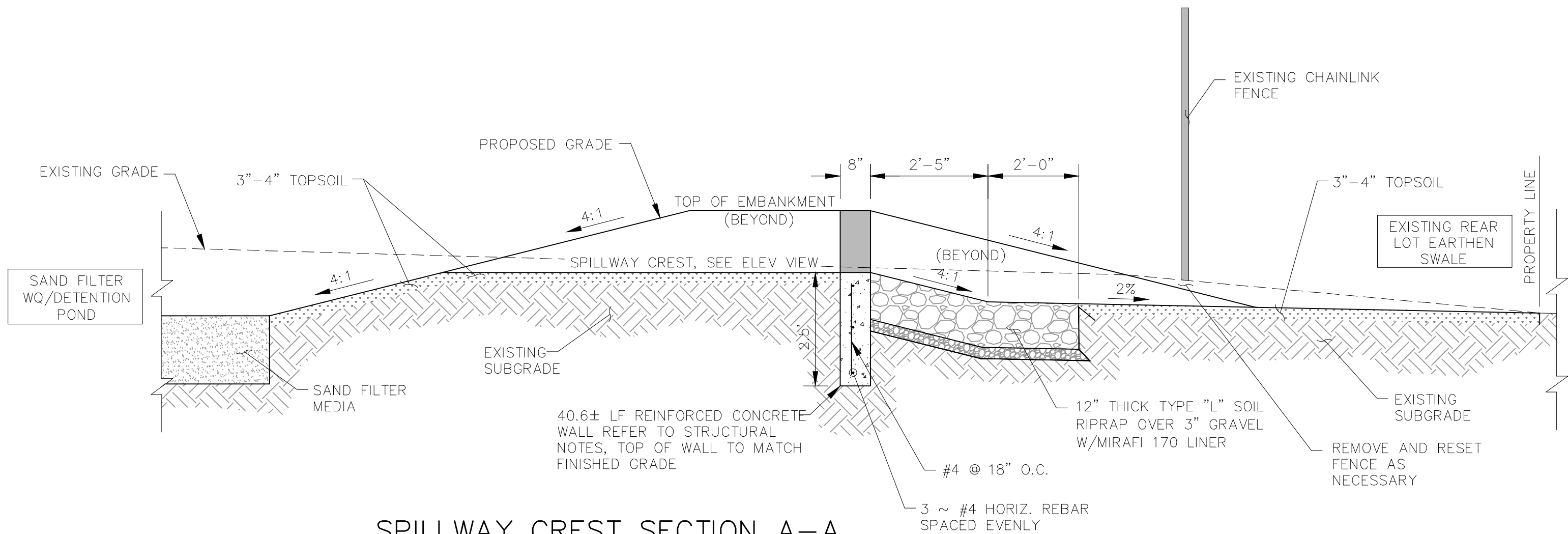
POND WARNING SIGN (2)

SCALE: 1/8" = 1'



SECTION A-A SPILLWAY CREST

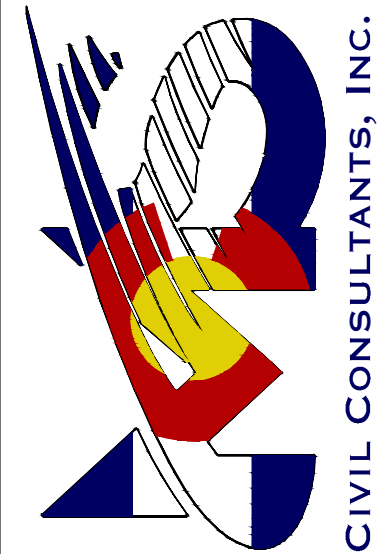
SCALE: NTS



SPILLWAY CREST SECTION A-A

SCALE: NTS

212 N. WAHATCH AVE. STE 305
COLORADO SPRINGS CO 80903
PHONE: 719.955.5485



FOR AND ON
BEHALF OF
MKS CIVIL
CONSULTANTS,
INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

LOTS 3 & 4 ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A

| SPILLWAY DETAIL | | | |
|--------------------|------------------------|-----------------|-----------------------|
| PROJECT NO. 70-140 | SCALE: HORIZONTAL: N/A | DATE: 1/30/2025 | SHEET 4 OF 4 BMP03 |
| DESIGNED BY: VAS | VERTICAL: N/A | | |
| DRAWN BY: DLM | | | |
| CHECKED BY: VAS | | | |

| REVISIONS: | NO. | DATE | BY | DESCRIPTION | APPROVED BY: | DATE |
|------------|-----|------|----|-------------|--------------|------|
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CAUTION