

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.

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

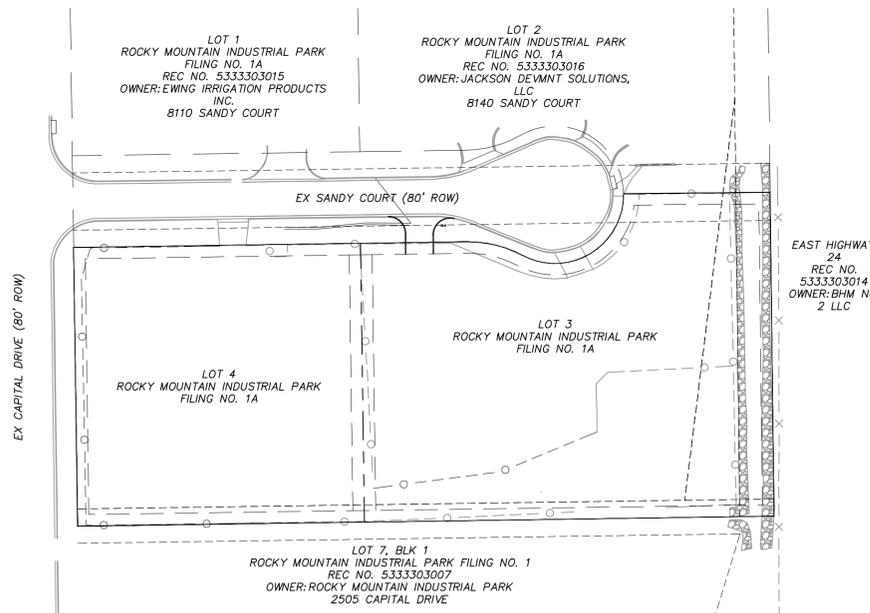
BASIS OF BEARINGS

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.



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:

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 AKER'S 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.

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

TITLE SHEET

DATE: 1/30/2025

SCALE: HORIZONTAL: N/A VERTICAL: N/A

DESIGNED BY: VAS DRAWN BY: DLM CHECKED BY: VAS

BMP01

SHEET 1 OF 4

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



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

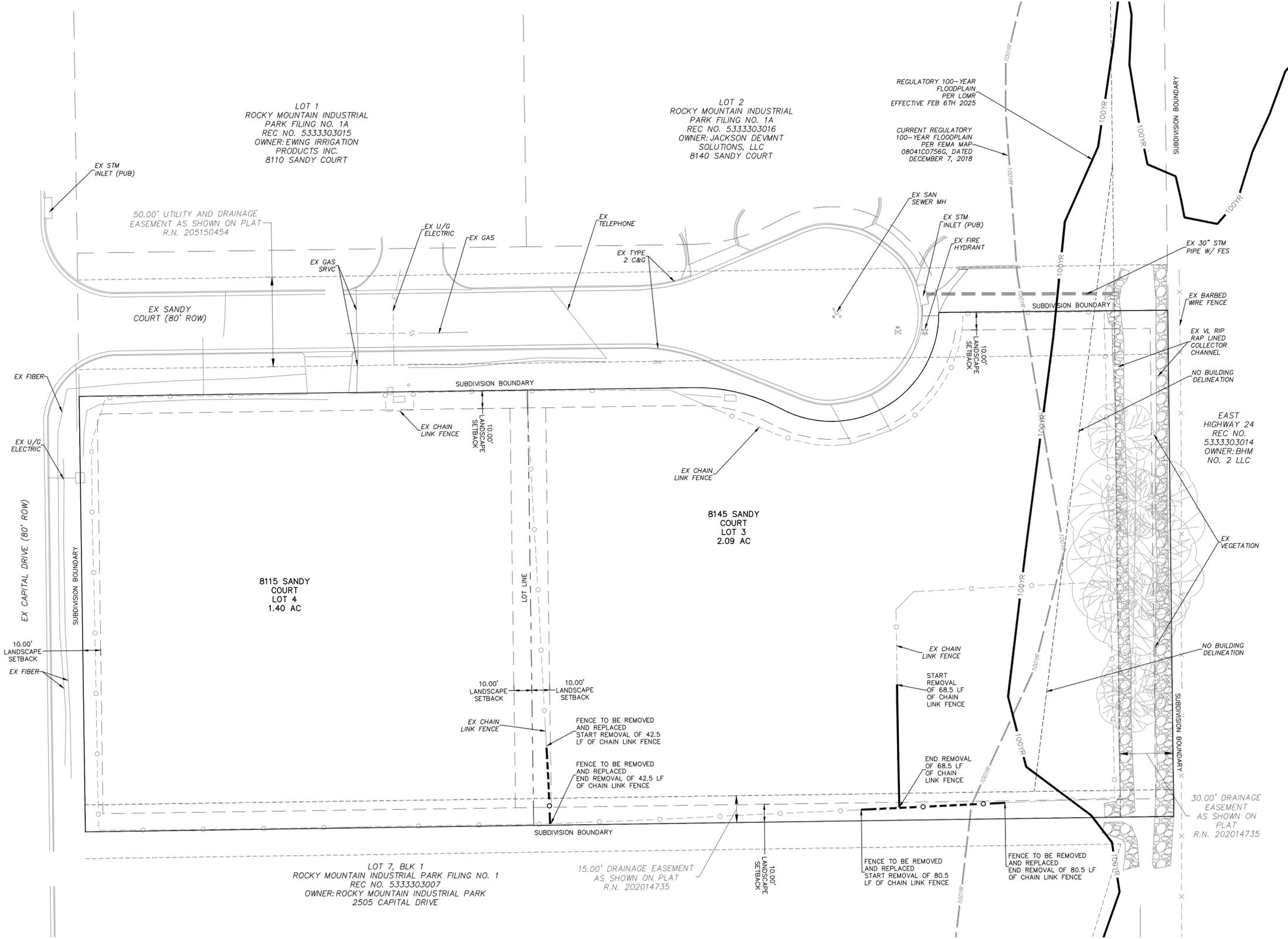
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

REVISIONS: NO. DATE BY DESCRIPTION APPROVED BY DATE

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 PREPARER 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

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

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



FOR AND ON BEHALF OF
 MRS. CIVIL CONSULTANTS, INC.

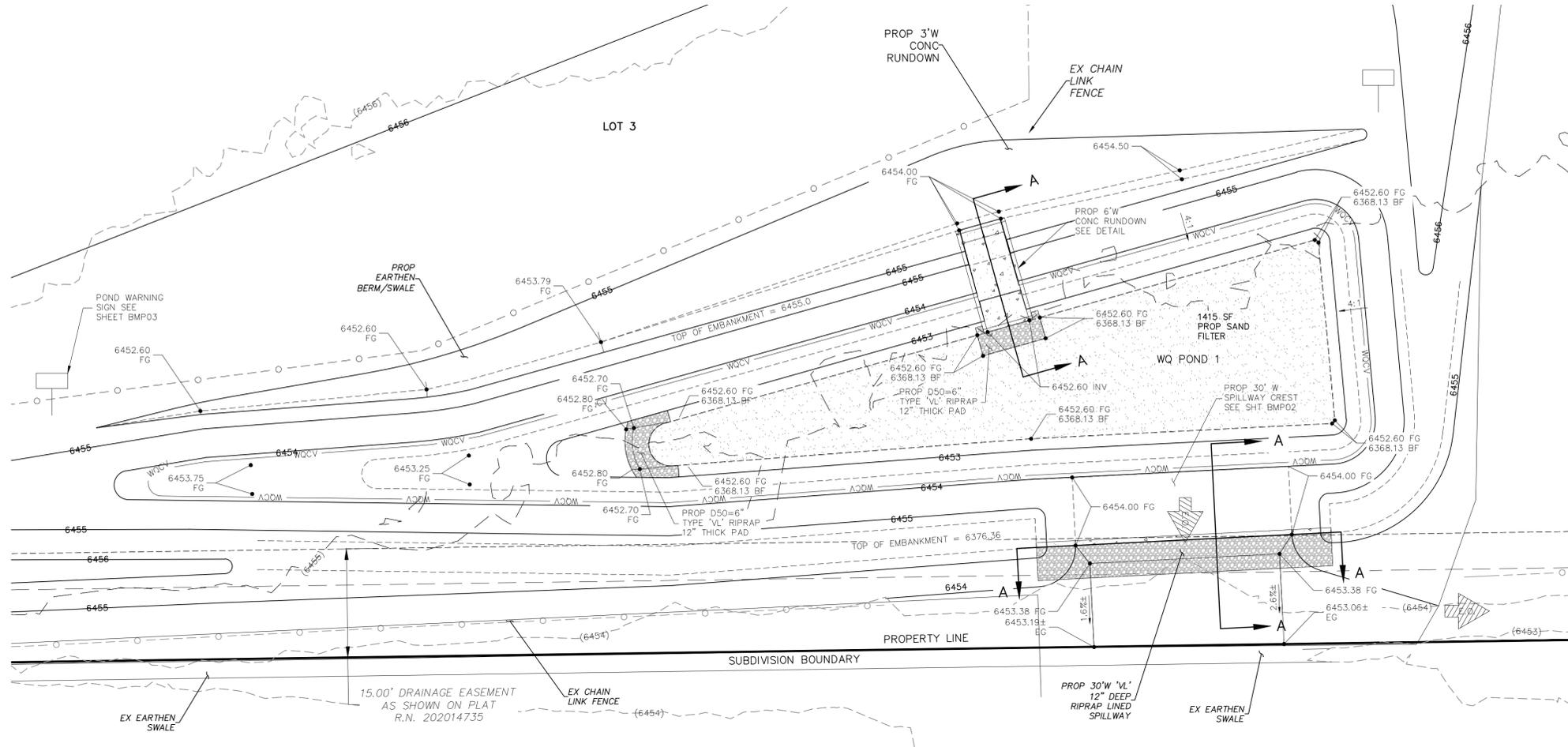
REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:	APPROV'D. BY:	DATE:

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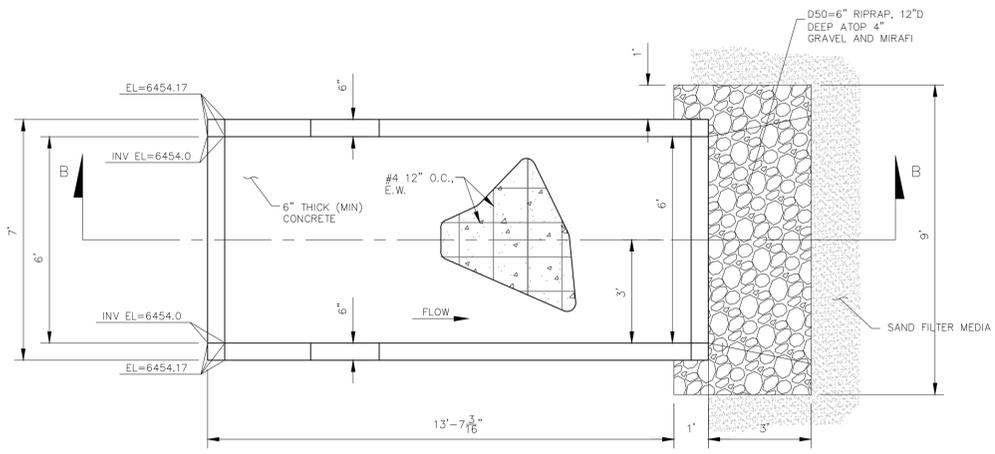
CAUTION

DEMOLITION PLAN

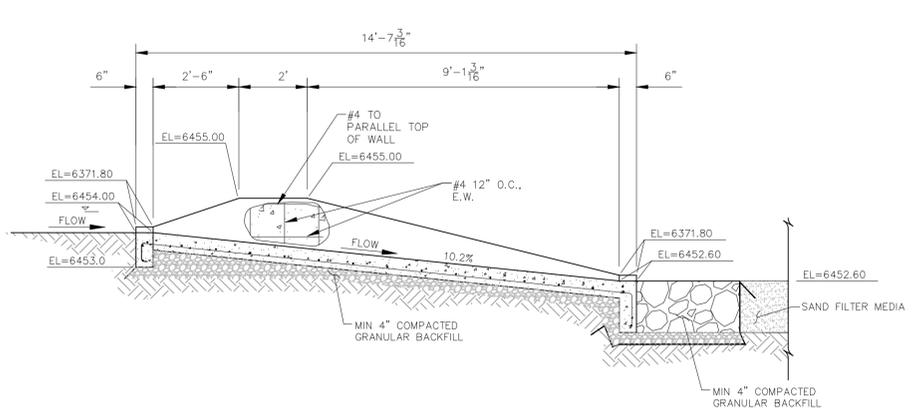
PROJECT NO. 70-140	SCALE: HORIZONTAL: 1"=30'	DATE: 1/30/2025
DESIGNED BY: VAS	DRAWN BY: DLM	CHECKED BY: VAS
		SHEET 2 OF 4
		DEMO01



**PRIVATE SAND FILTER
WQ/RETENTION POND 1**
SCALE: 1"=10'



**LOT 2 - SAND FILTER POND 3
WEST RIPRAP APRON (TYPICAL)**



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

TABLE 1

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D50 • (INCHES)
TYPE VL	70-100	12	6
	50-70	9	
	35-50	6	
	2-10	2	
TYPE L	70-100	15	9
	50-70	12	
	35-50	9	
	2-10	3	
TYPE M	70-100	21	12
	50-70	18	
	35-50	12	
	2-10	4	
TYPE H	70-100	30	18
	50-70	24	
	35-50	18	
	2-10	6	
TYPE VH	70-100	41	24
	50-70	33	
	35-50	24	
	2-10	9	

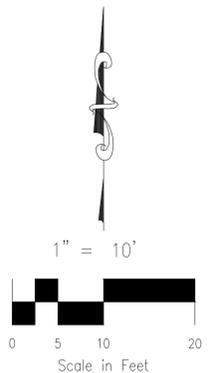
*D50 = MEAN PARTICLE SIZE
REFER TO SECTION 506 RIPRAP OF CDOT SPECIFICATIONS

**POND 1 INFILTRATION
RETENTION 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 CONDITION.
REFER TO DRAINAGE REPORT FOR LOTS & 4 - ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A BY M&S CIVIL CONSULTANTS, INC.

- LEGEND:**
- EMERGENCY OVERFLOW
 - SPILLWAY RIPRAP
 - MAINTENANCE/ACCESS ROAD ABOVE EURV
 - MAINTENANCE/ACCESS ROAD BELOW EURV
 - 123 LOT NUMBER OR TRACT
- ABBREVIATIONS:**
- AR ACCESS ROAD/TRAIL
 - BERM TOP OF BERM
 - DIA DIAMETER
 - RCP REINFORCED CONCRETE PIPE
 - BOP BOTTOM OF PIPE
 - TOP OF PIPE
 - TOB TOP OF BOX
 - MH MANHOLE
 - FB FOREBAY
 - TC TRICKLE CHANNEL
 - RR RIPRAP
 - SP SPILLWAY
 - E.O. EMERGENCY OVERFLOW
 - EX EXISTING OVERFLOW
 - PROP PROPOSED
 - EL ELEVATION
 - FG FINISH GRADE
 - LF LINEAR FEET
 - STA STATION
 - NTS 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



LOTS 3 & 4 ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1A
SAND FILTER WQ/RETENTION POND PLAN
 PROJECT NO. 70-140 DATE: 1/30/2025
 SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A
 DESIGNED BY: VAS DRAWN BY: DLM CHECKED BY: VAS
 SHEET 3 OF 4 **BMP02**

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

CIVIL CONSULTANTS, INC.

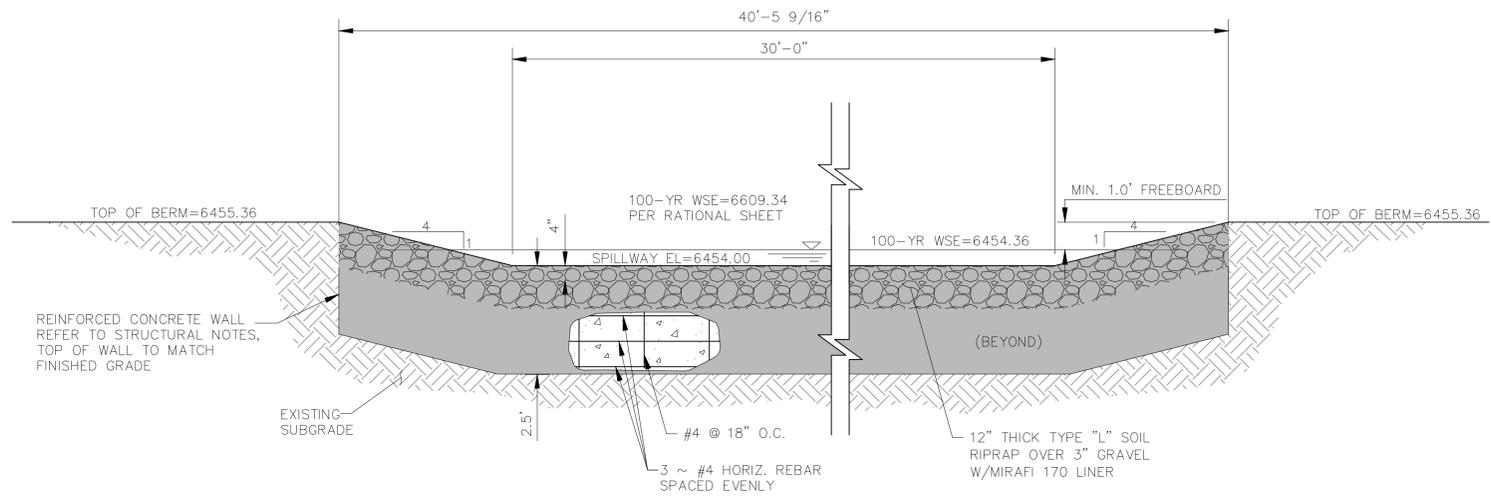
VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 371160
 FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

NO. DATE: BY: DESCRIPTION: APPROV. BY: DATE:

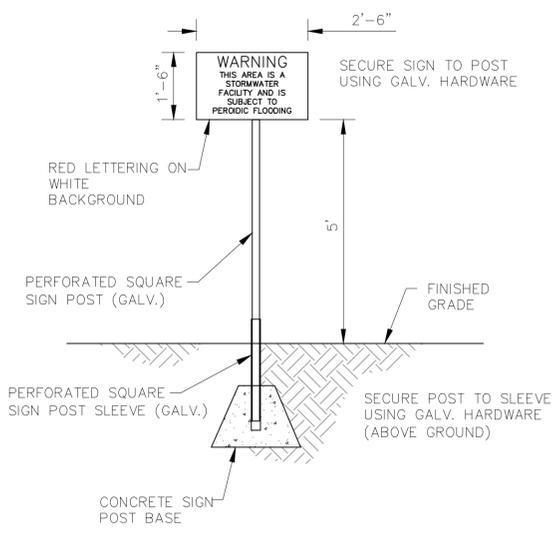
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CAUTION

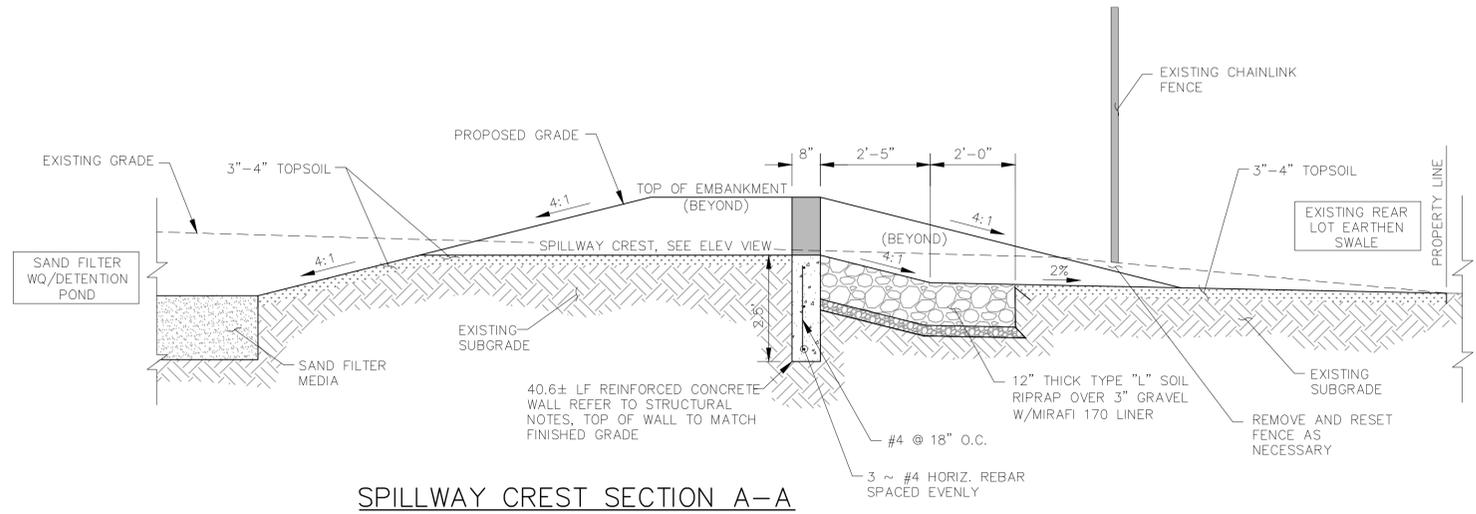
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SECTION A-A SPILLWAY CREST
SCALE: NTS



POND WARNING SIGN (2)
SCALE: 1/4\"/>



SPILLWAY CREST SECTION A-A
SCALE: NTS

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

M&S CIVIL CONSULTANTS, INC.

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

<p>VIRGIL A. SANCHEZ, COLORADO, P.E. NO. 37160</p> <p>FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.</p>	<p>NO.</p> <p>DATE</p> <p>BY</p> <p>DESCRIPTION</p> <p>APPROV. BY</p> <p>DATE</p>
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