

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

# Crawford Apartments

## Tract A, Fountain Valley Ranch Fil. No. 6B

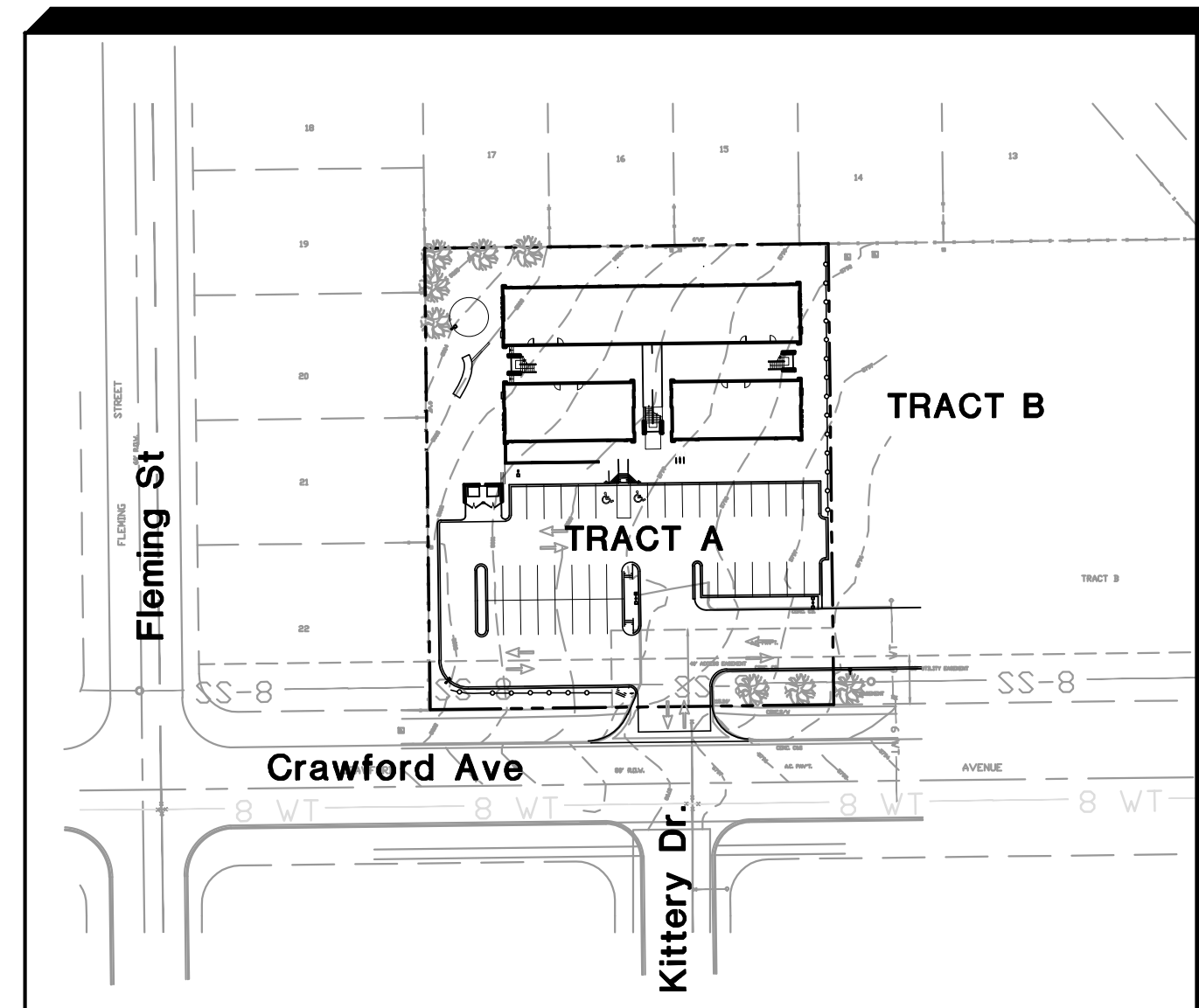
# Grading & Erosion

# Control Plans

## El Paso County, Colorado



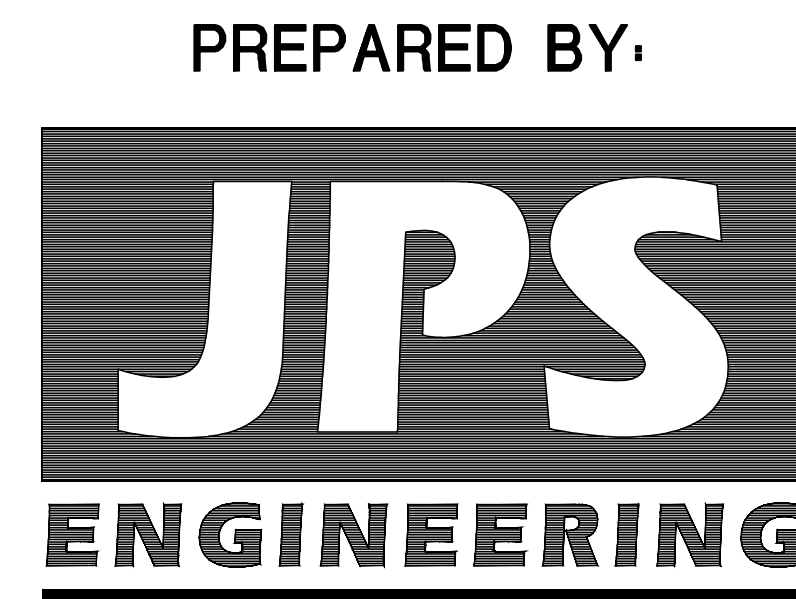
VICINITY MAP  
NOT TO SCALE



SITE MAP  
NTS

BENCHMARK:  
EXISTING WW MANHOLE  
RIM EL=5795.66  
(GPS/WGS 84)

PREPARED FOR:  
**AIME VENTURES LLC**  
1900 E. Pikes Peak Avenue  
Colorado Springs, CO 80909



PREPARED BY:  
19 East Willamette Avenue  
Colorado Springs, Colorado 80903  
November, 2022

AGENCIES/CONTACTS

DEVELOPER:	AIME VENTURES LLC 1900 E. PIKES PEAK AVENUE COLORADO SPRINGS, CO 80909 MR. CHRISTEL AIME (719) 391-4444	WATER/WASTEWATER:	DONALD WATER & SANITATION DISTRICT 15850 HOLBEIN DR. COLORADO SPRINGS, CO 80921 (719)488-3603
CIVIL ENGINEER:	JPS ENGINEERING, INC. 19 E. WILLAMETTE AVENUE COLORADO SPRINGS, CO 80903 MR. JOHN P. SCHWAB, P.E. (719)477-9429	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719)399-3176
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 (719)520-6300	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 1114.0 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908 MR. DAVE WALDNER (719)495-2283
		TELEPHONE COMPANY:	CENTURY LINK COMMUNICATIONS (LOCATORS) (800)922-1987  A.T. & T. (LOCATORS) (719)635-3674

GEC PLAN SHEET INDEX

C1.0	GEC PLAN TITLE SHEET
C1.1	SITE GRADING & EROSION CONTROL PLAN
C1.2	CIVIL NOTES & DETAILS
C3.1	CIVIL & EROSION CONTROL NOTES & DETAILS
C3.2	EROSION CONTROL DETAILS

ENGINEER:  
DESIGN ENGINEER'S STATEMENT:  
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION 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 LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

JOHN P. SCHWAB, P.E. #29891 \_\_\_\_\_ DATE \_\_\_\_\_

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

OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME: AIME VENTURES LLC  
ADDRESS: 1900 E. PIKES PEAK AVENUE  
COLORADO SPRINGS, CO 80909  
PHONE: (719) 391-4444 EMAIL: CAime@aime-management.com

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.

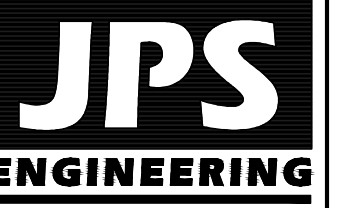
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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, THEY WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E., \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER / ECM ADMINISTRATOR

CRAWFORD APARTMENTS  
TRACT A, FOUNTAIN VALLEY RANCH FIL. NO. 6B

GEC PLAN  
TITLE SHEET



19 E. Willamette Ave.  
Colorado Springs, CO  
80903  
PH: 719-477-9429  
FAX: 719-471-0766  
www.jpsengr.com



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

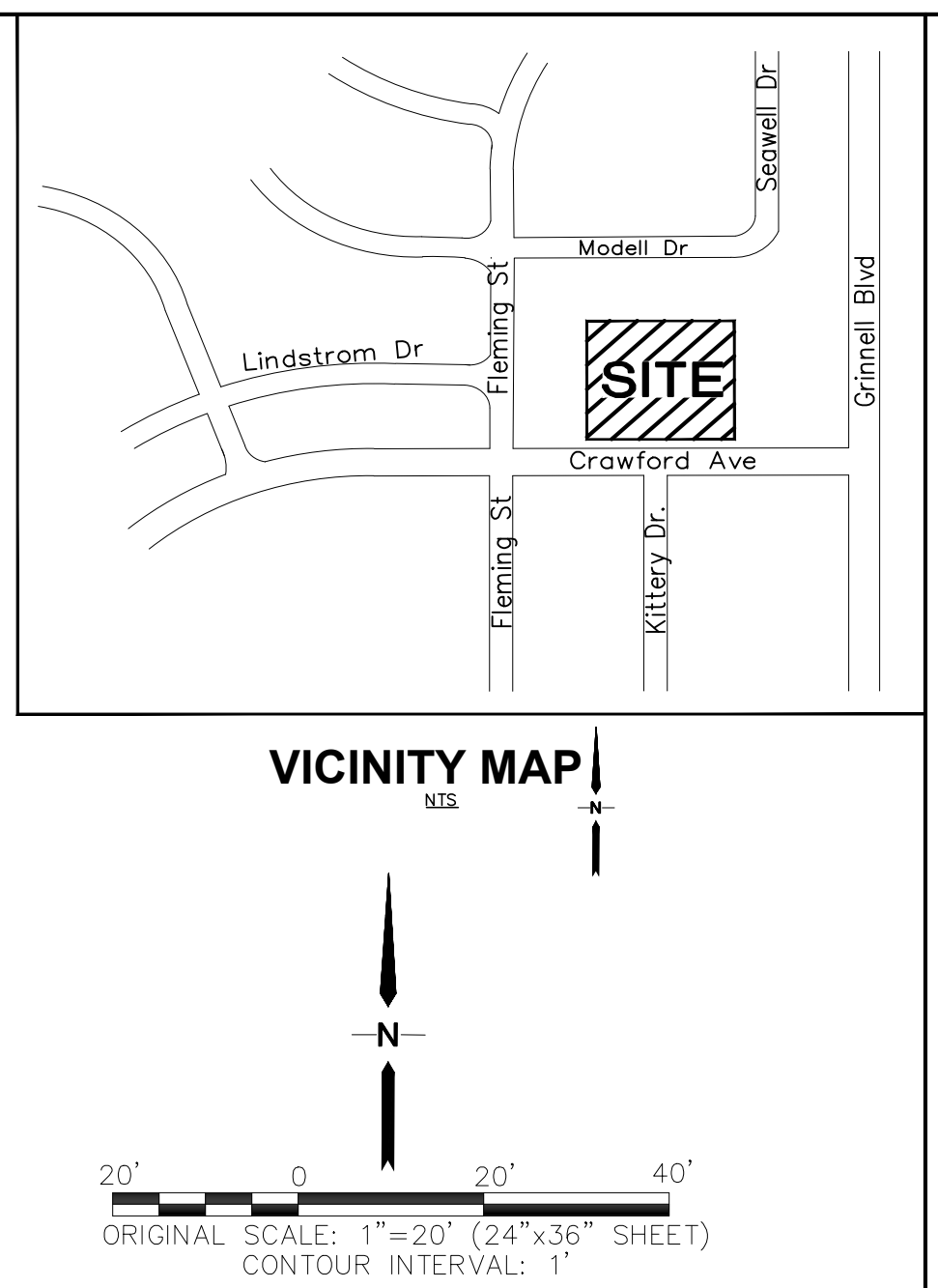
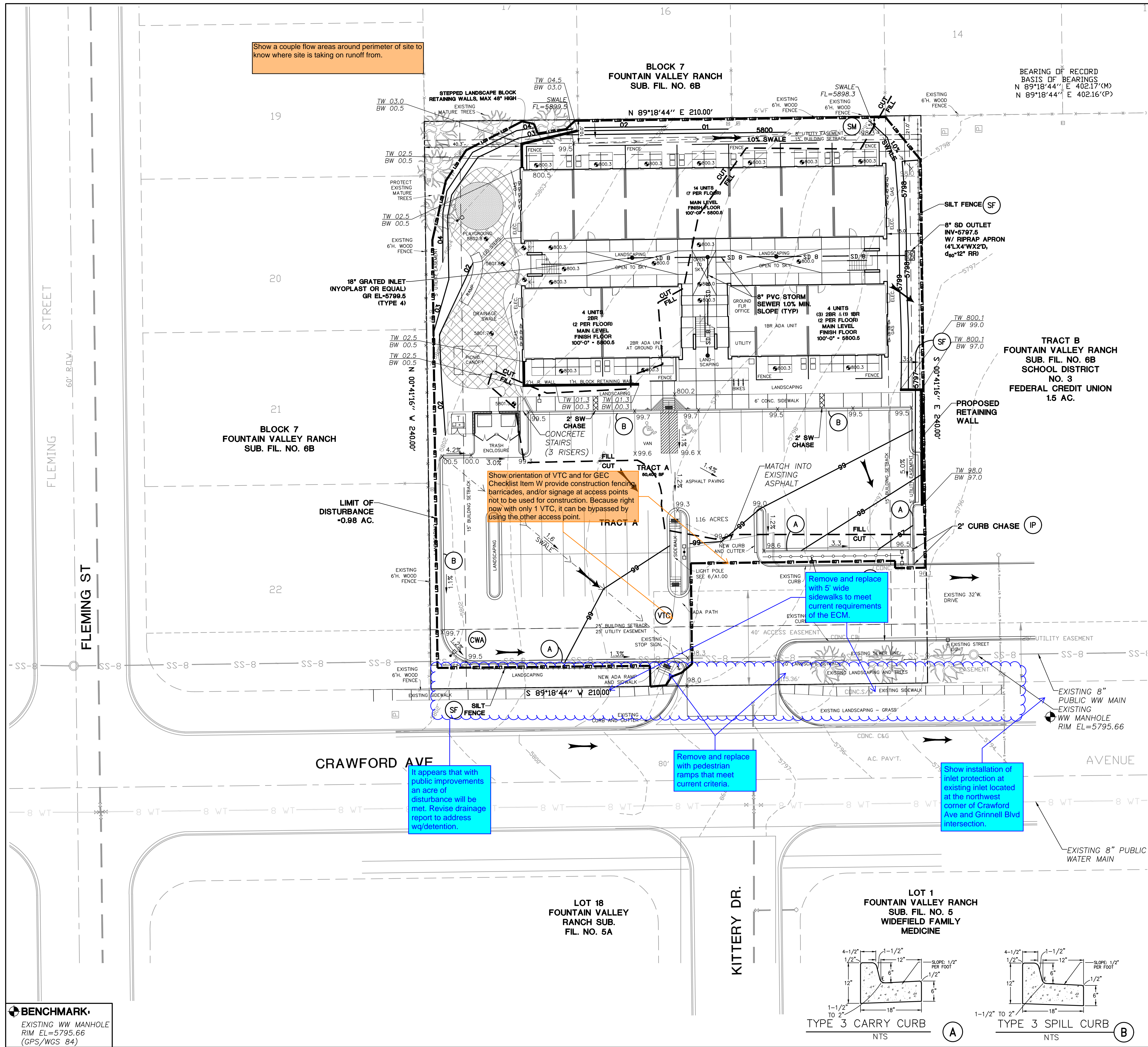
No.	REVISION	BY	DATE
A	GEC PLAN SUBMITTAL	JPS	11/16/22

HORZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	WATTS	CHECKED:	JPS
CREATED:	08/29/22	LAST MODIFIED:	11/16/22
PROJECT NO.:	122102	MODIFIED BY:	PV

SHEET: C1.0

PCD FILE NO. XXXXXX

SF235 and  
PPR2257



**KEYED NOTES:**

- 1 TOPSOIL & STRIPPINGS STOCKPILE AREA
- 2 CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MAINTAIN POSITIVE DRAINAGE & MATCH INTO EXISTING GRADES WITH 3:1 MAX. SLOPE.
- 3 PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
- 4 PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" AGGREGATE BASE UNLESS NOTED OTHERWISE)
- 5 STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT & CONSTRUCTION WASTE (CONTRACTOR MAY ADJUST AS NEEDED)
- 6 MIN 4'x4' CONCRETE LANDING AT DOOR W/2.0% MAX. SLOPE AWAY FROM BUILDING

**ESTIMATED EARTHWORK QUANTITY:**  
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 856 CY  
 \* TOTAL FILL = 707 CY  
 NET (CUT) = 43 CY  
 \*(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

**EROSION CONTROL LEGEND**

(SF)	SILT FENCE	-----	PROPERTY LINE
(VTC)	VEHICLE TRACKING PAD	-----	EASEMENT LINE
(IP)	INLET PROTECTION	-----	7140 PROPOSED CONTOUR
(SM)	SEED & MULCH	-----	7142 EXISTING CONTOUR
(CWA)	CONCRETE WASHOUT AREA	X 99.0	PROPOSED SPOT ELEVATION (FLOWLINE)
		X 99.0	EXIST. SPOT ELEVATION
		TW	TOP OF RETAINING WALL
		BW	BOTTOM OF RETAINING WALL
		---	CUT/FILL DEMARCATION LINE
		---	CUT/FILL
		---	LIMIT OF CONSTRUCTION/DISTURBANCE
		DS	DOWNSPOUT CONNECTION TO STORM SEWER; INSTALL TRANSITION COUPLINGS & EXTEND 6" PVC (SDR35) AT 1.0% MIN. SLOPE TO SD
		→	FLOW DIRECTION ARROWS

**SWMP NOTE:**  
 1. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES

**CONTROL MEASURE/BMP PHASING:**  
**INITIAL CONTROL MEASURES:**

- VTC
- SILT FENCE ALONG DOWNSTREAM EDGE OF GRADING LIMITS

**INTERIM CONTROL MEASURES:**

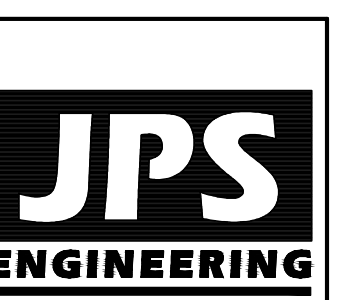
- INLET PROTECTION
- TEMPORARY SEED & MULCH

**FINAL CONTROL MEASURES:**

- SEEDING & MULCHING

**CRAWFORD APARTMENTS TRACT A, FOUNTAIN VALLEY RANCH FIL. NO. 6B**

**SITE GRADING AND EROSION CONTROL PLAN**



19 E. Wilamette Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-9429  
 FAX: 719-471-0766  
 www.jpseng.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	DP SUBMITTAL	JPS	11/17/22

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: WATTS	CHECKED: JPS
CREATED: 08/29/22	LAST MODIFIED: 11/17/22
PROJECT NO: 122102	MODIFIED BY: PV

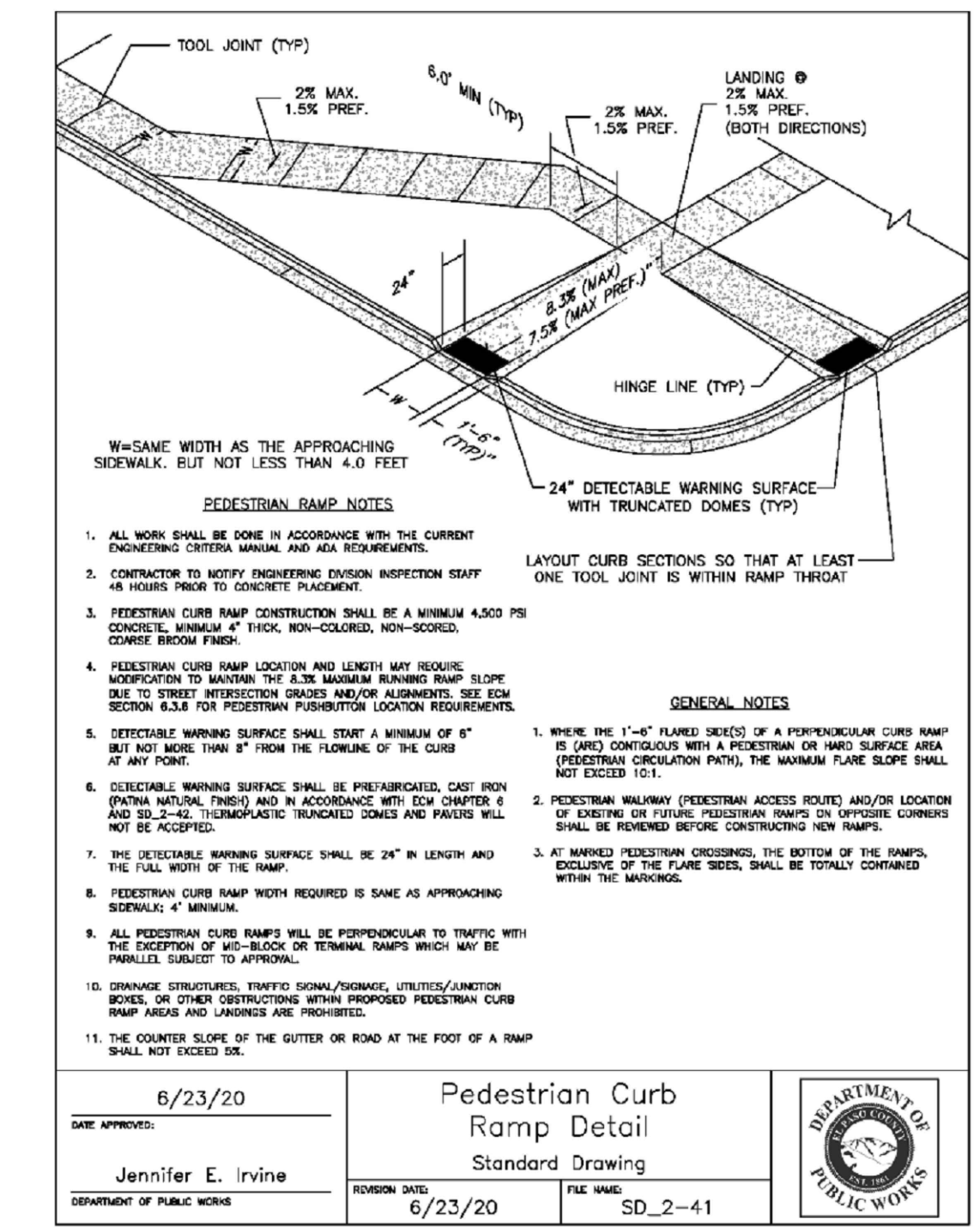
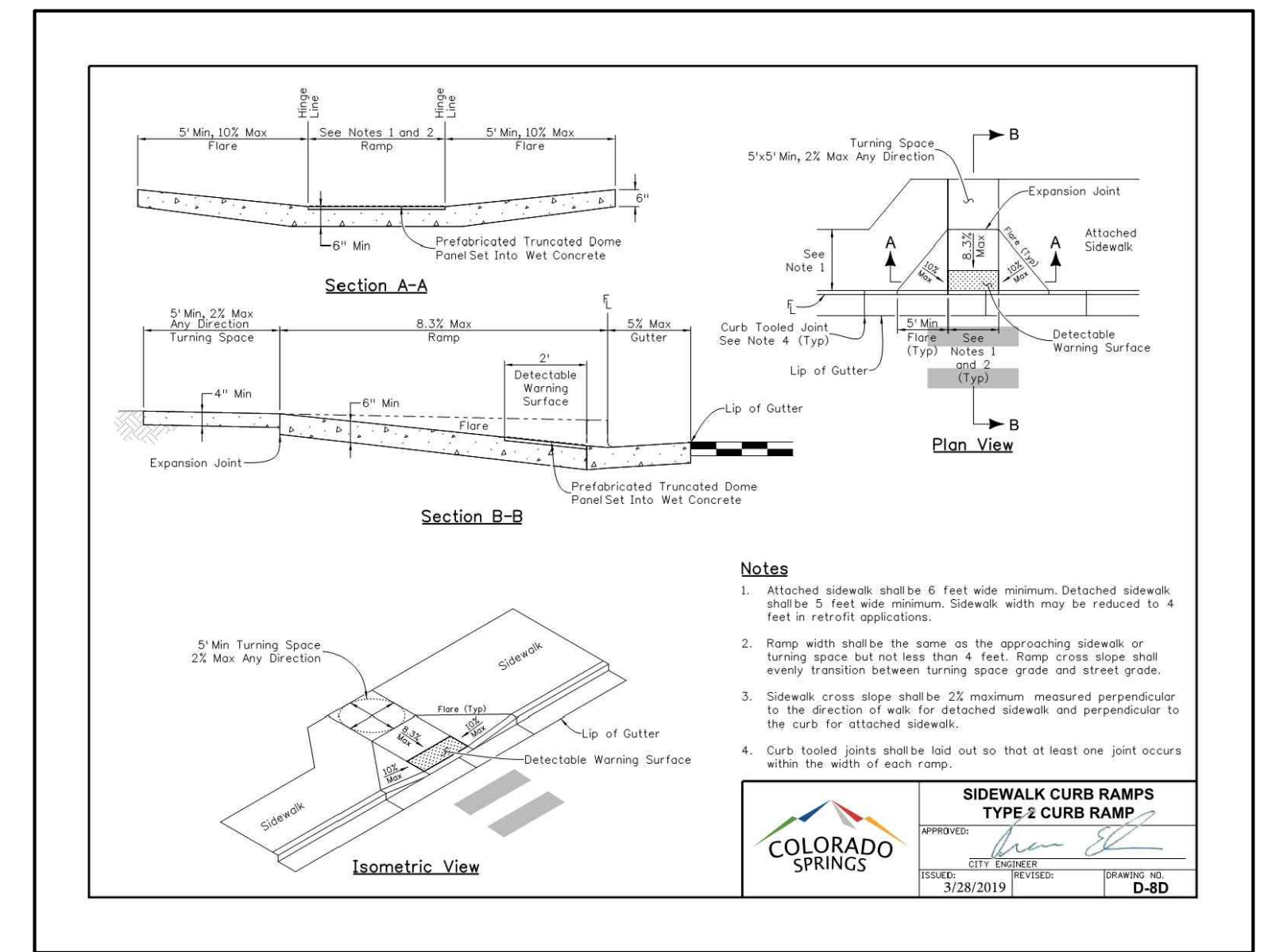
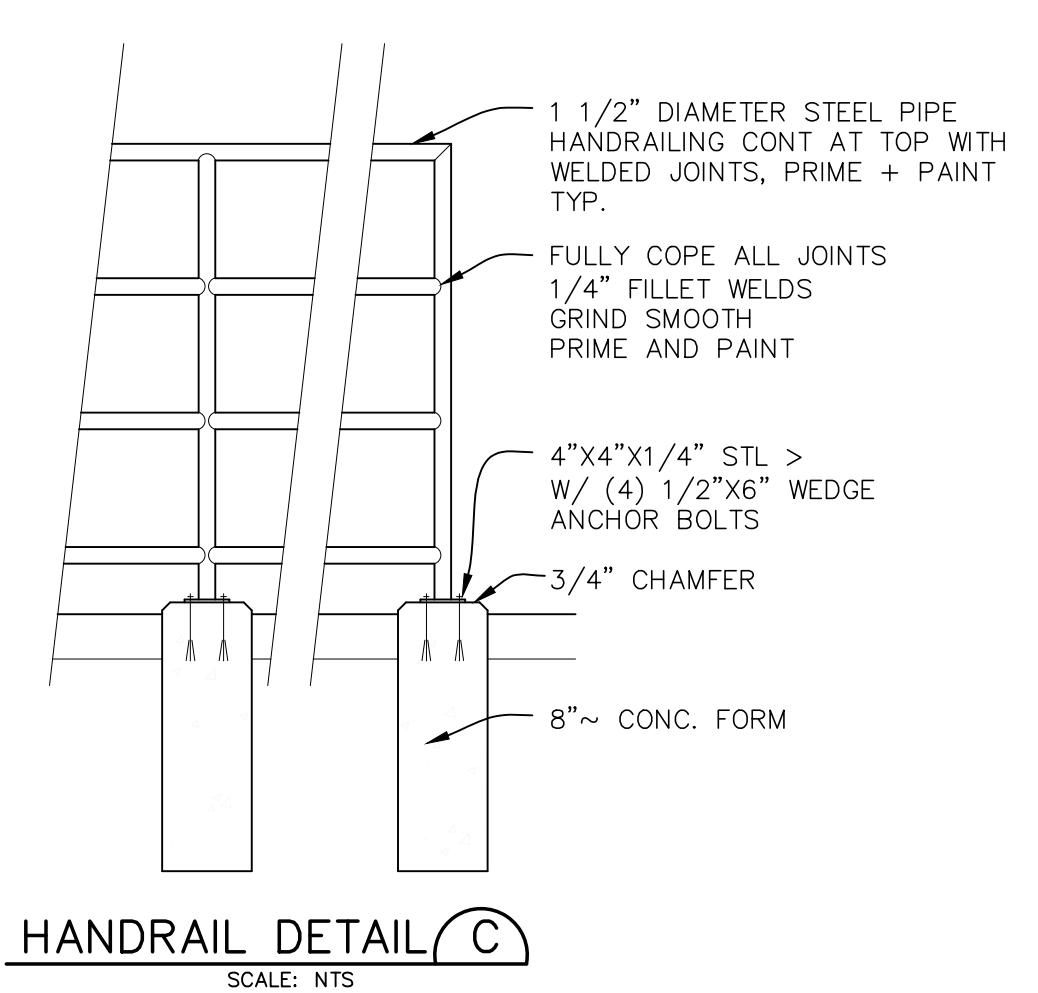
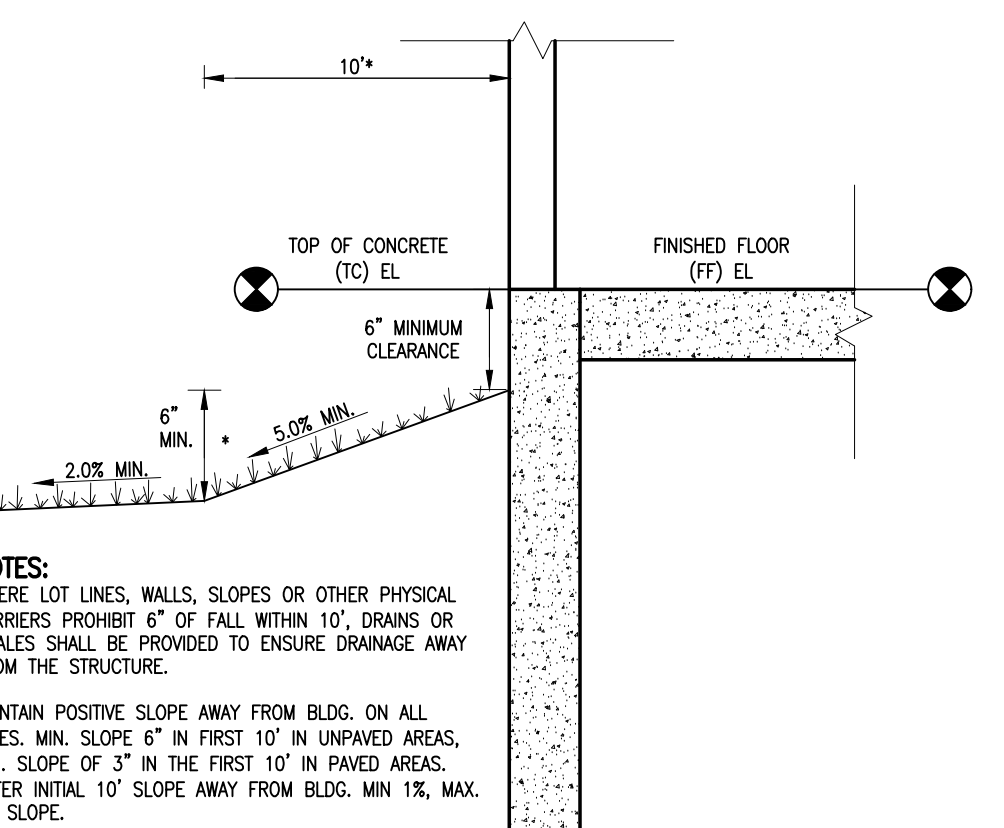
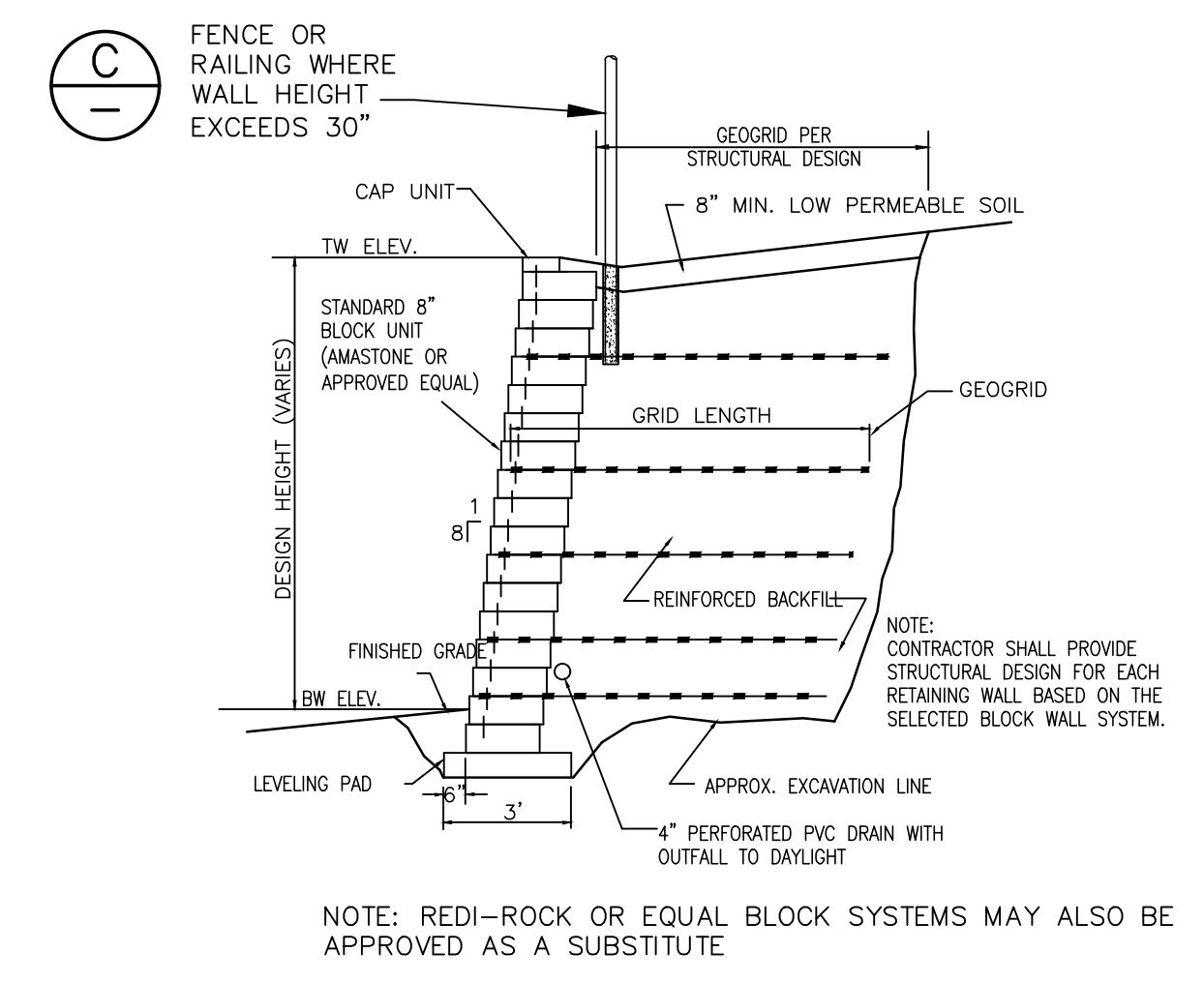
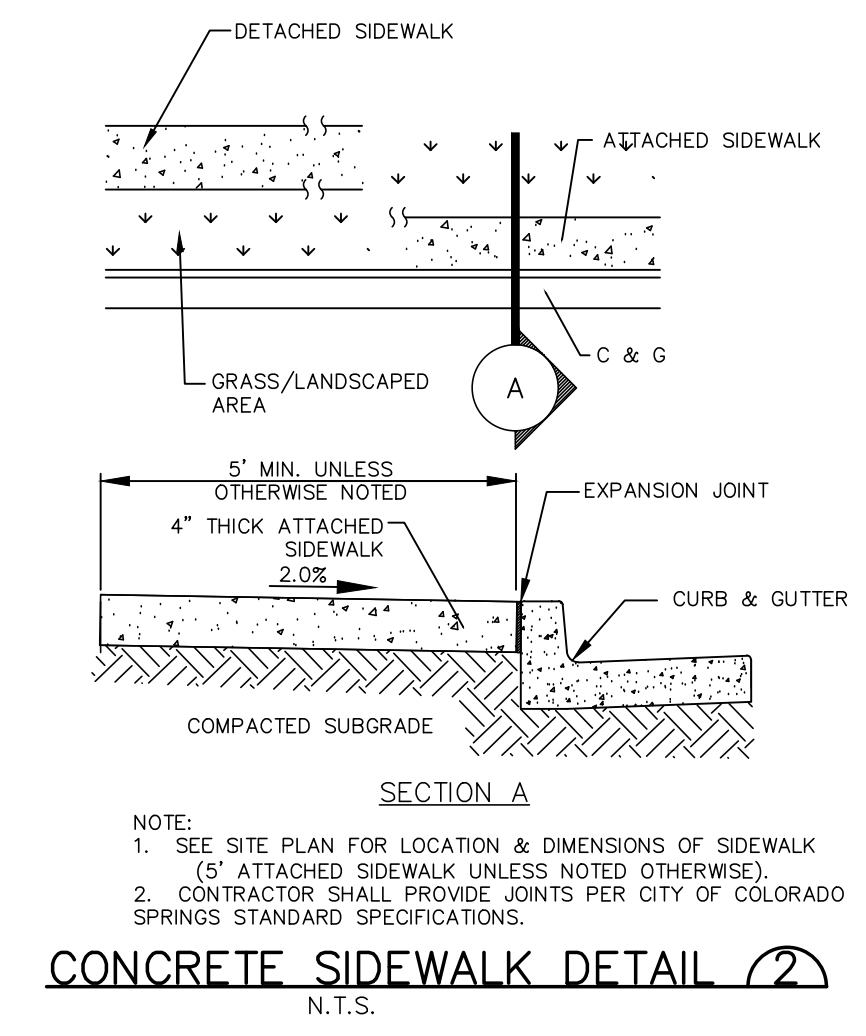
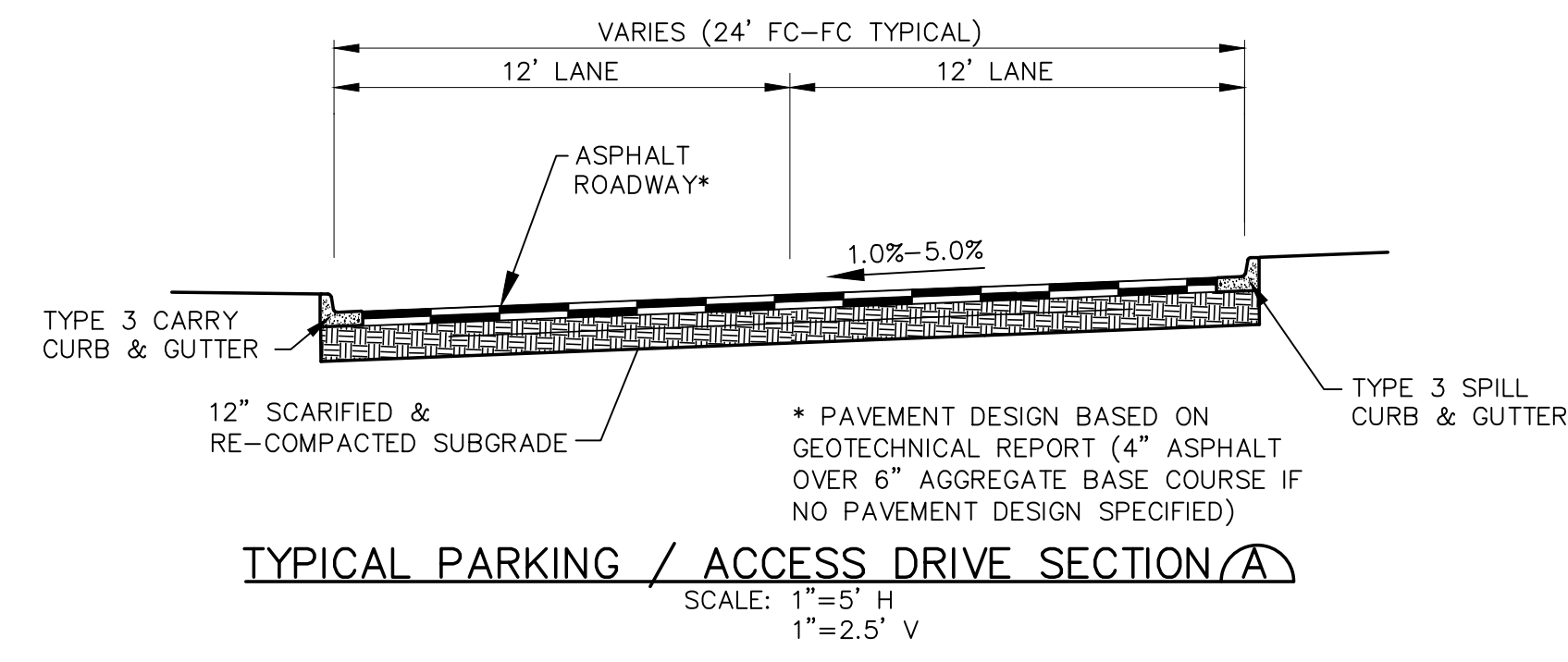
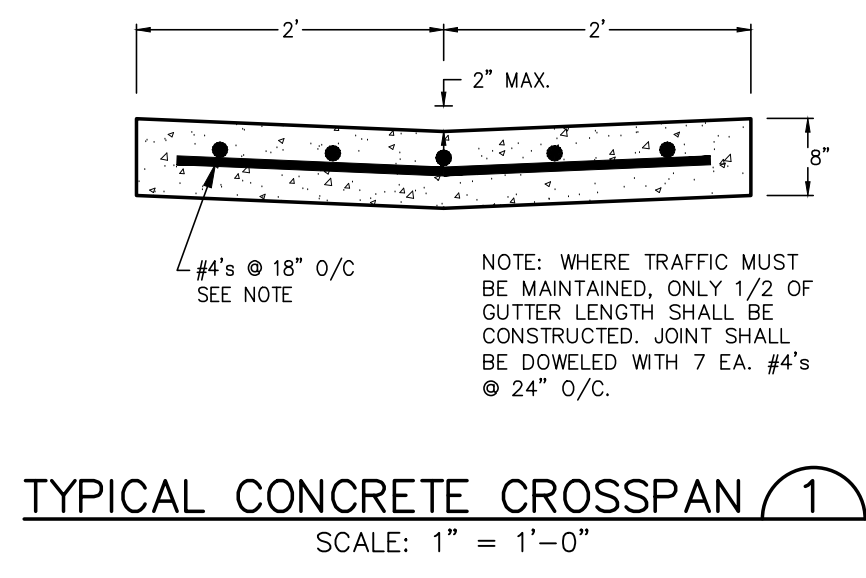
**C1.1**

**BENCHMARK:**  
 EXISTING WW MANHOLE  
 RIM EL=5795.66  
 (GPS/WGS 84)

**CRAWFORD APARTMENTS**  
**TRACT A, FOUNTAIN VALLEY RANCH FIL. NO. 6B**

**CIVIL NOTES AND**  
**DETAILS**

No.	REVISION	BY	DATE

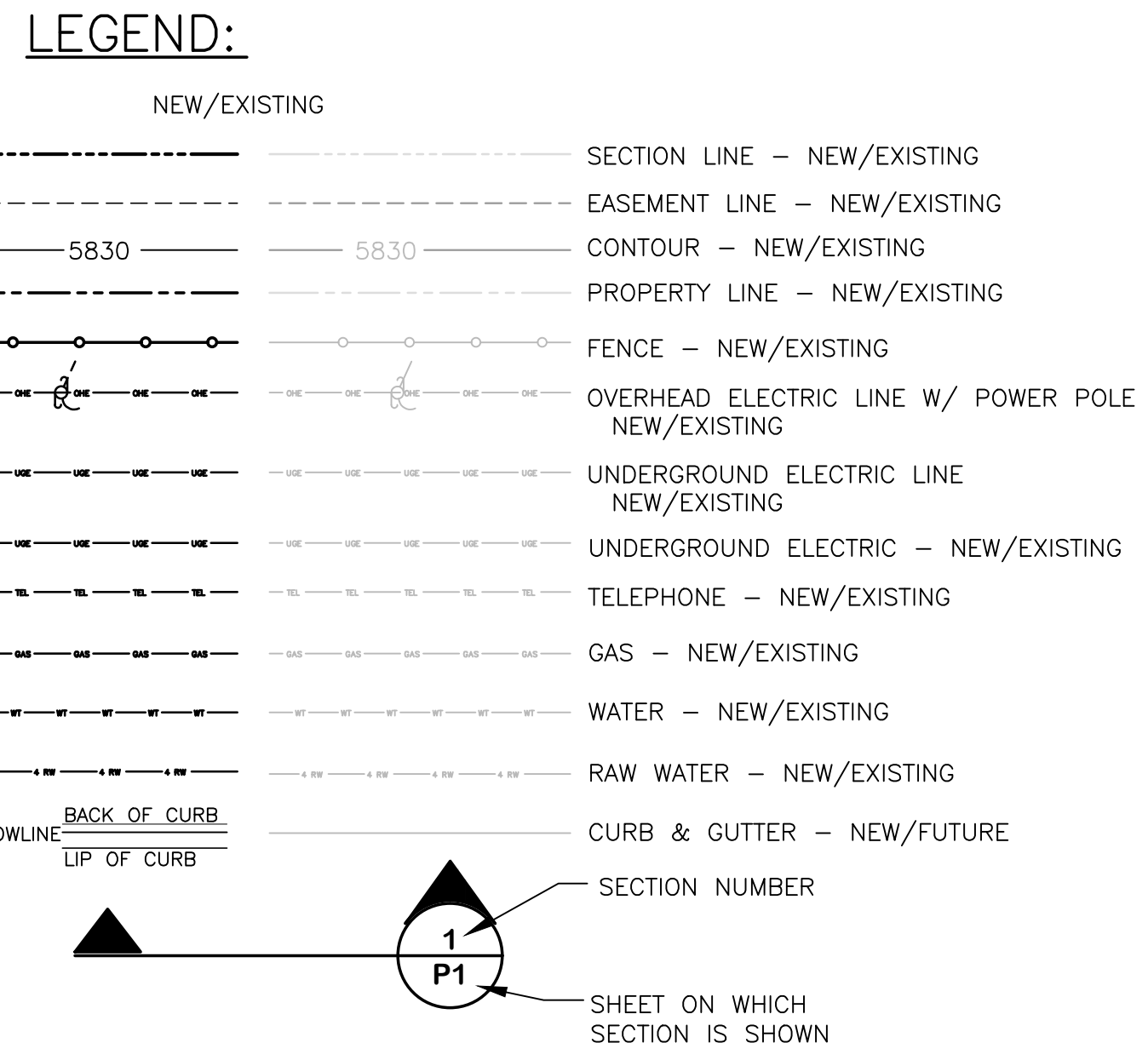


**GENERAL CIVIL NOTES:**

- ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
  - INTERNATIONAL BUILDING CODE, LATEST EDITION ADOPTED BY LOCAL JURISDICTION
  - PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM), LATEST EDITION.
  - PROJECT GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION 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 ACTUAL CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ACCESS TO THE APPLICABLE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL DRY UTILITIES SHALL BE 36".
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH 4" TOPSOIL AND DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE ("FOOTHILLS SEED MIX").
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE PROJECT GEOTECHNICAL REPORT AND CITY SPECIFICATIONS.
- CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSPAN CONSTRUCTION SHALL MEET CITY CRITERIA.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

**HANDICAP ACCESS NOTES:**

- RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.
- ACCESS AISLES MAY NOT EXCEED A 2% (1:48) SLOPE IN ANY DIRECTION.
- HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).
- THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.



HORIZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	WATTS	CHECKED:	JPS
CREATED:	08/29/22	LAST MODIFIED:	11/16/22
PROJECT NO.:	122102	MODIFIED BY:	PV
SHEET:	<b>C1.2</b>		



DATE APPROVED: 6/23/20  
DESIGNED: Jennifer E. Irvine  
DRAWN: Jennifer E. Irvine  
DATE: 6/23/20  
FILE NAME: SD\_2-41



