

M:\LAND PROJECTS\2017\170602-8140 Sandy_C\DWG\Construction\170602-Grading\UISv.dwg Mike Tue, 03/27/18 2:31 PM

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.

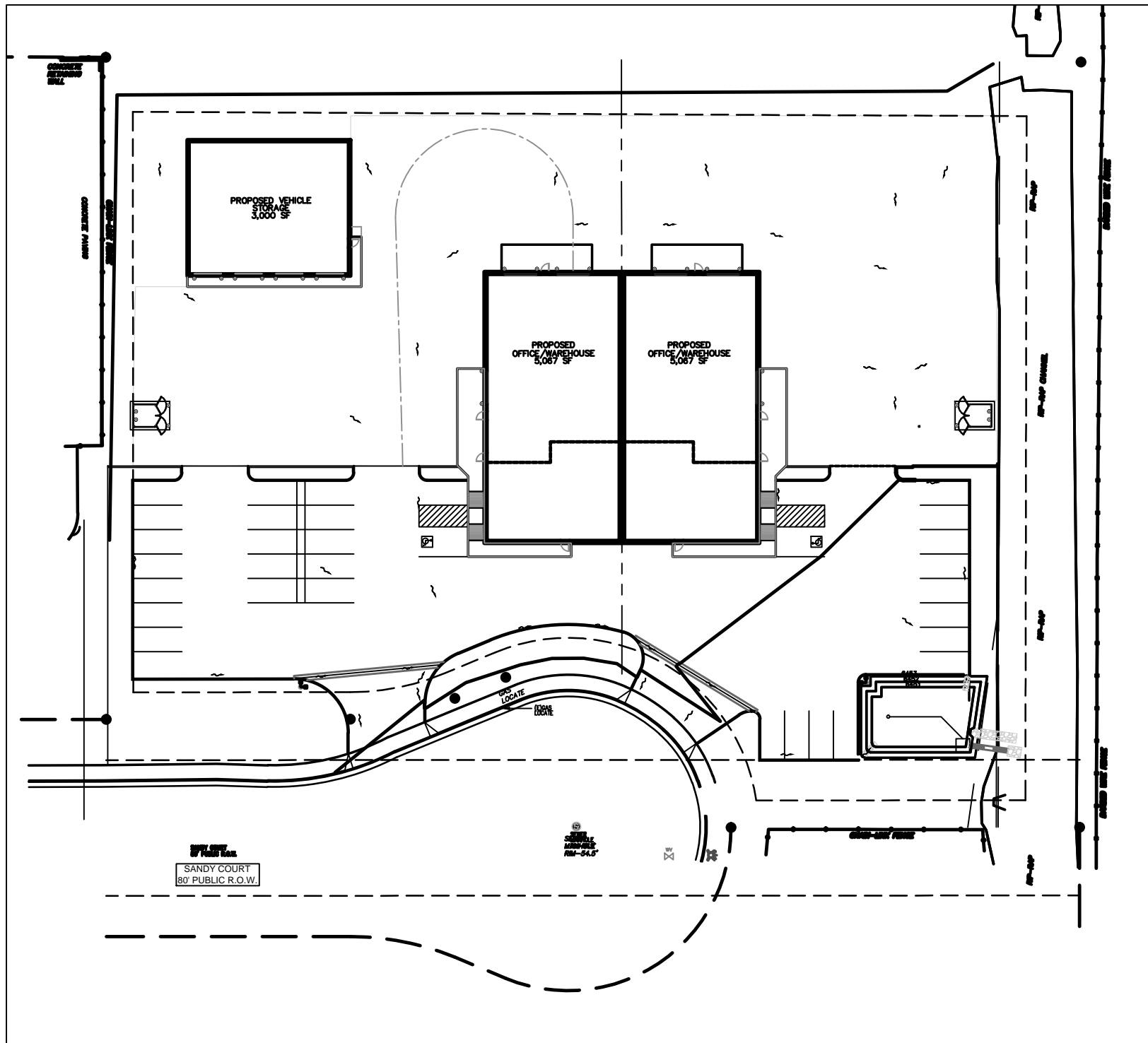
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
2. 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:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. 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.
5. 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.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSD) INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. 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.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF DISTURBANCE 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.

GRADING AND EROSION CONTROL PLAN
JACKSON OFFICE WAREHOUSE & STORAGE BLDGS
EL PASO COUNTY, COLORADO

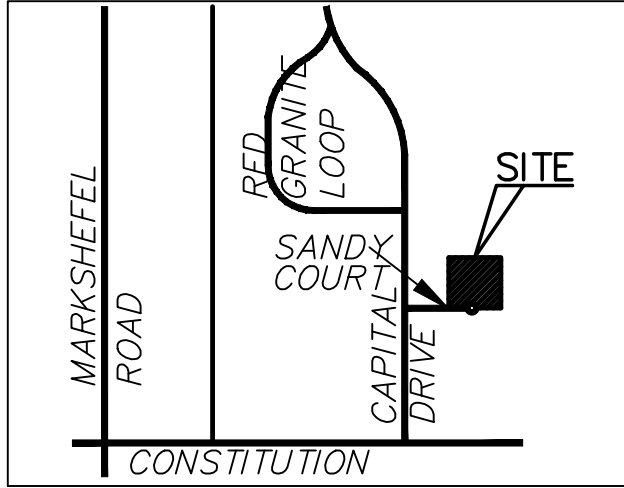
Include the attached
EPC Grading and
Erosion Control Notes



Revise all reference
from DSD to Planning
and Community
Development (PCD)



SITE MAP



VICINITY MAP:

OWNER'S STATEMENT:

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

Jackson Development Solutions, LLC
MR Will Jackson, PRESIDENT
Ph #719-481-1047

DATE

ENGINEER'S STATEMENT:

These detailed plans were prepared under my direction and supervision. Said plans and specifications have been prepared in according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plan sand 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 preparing these detailed plans and specifications.

Michael A. Bartusek, P.E. #23329

DEVELOPER'S STATEMENT:

I, the Developer, have read and will comply with all of the requirements specified on this plan.

By: MR. WILL JACKSON
Title: PRESIDENT
Address: JACKSON DEVELOPMENT SOLUTIONS, LLC
55963 MAROON MESA DR.
COLORADO SPRINGS, CO 80918

Filed in accordance with the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and the Engineering Criteria Manual, as amended.

Will Jackson, President

Date

ENGINEER'S STATEMENT:

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION 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 ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

MICHAEL BARTUSEK, COLORADO P.E. # 23329
ASSOCIATED DESIGN PROFESSIONALS, INC.

Date

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 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.

JENIFER IRVINE, P.E.
COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

LEGEND:

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

U/G PIPE (MATERIAL AND SIZE AS NOTED)

SCL SEDIMENT CONTROL LOGS

LIMITS OF CONSTRUCTION

CW CONCRETE WASHOUT

VT VEHICLE TRACKING CONTROL

SBB STRAW BALE BARRIER

IP INLET PROTECTION

DRAWING INDEX

NAME	SHEET #S
GRADING AND EROSION CONTROL COVER	1 OF 3
DRAINAGE, GRADING & EROSION CONTROL PLAN	2 OF 3
EROSION CONTROL DETAILS	3 OF 3

PCD FILE NO. PPR-17-057

PREPARED BY:



3520 Austin Bluffs Parkway
Suite 102
Colorado Springs, CO 80918
(719) 266-5212
fax: (719) 266-5341

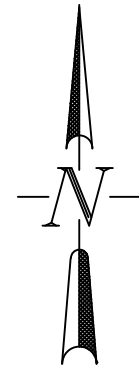
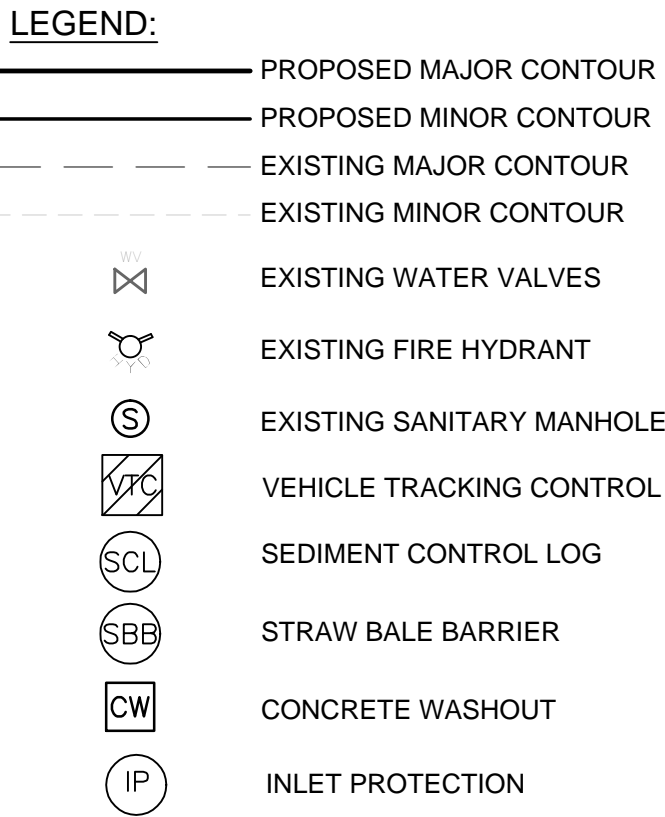
JACKSON OFFICE WAREHOUSE & STORAGE BLDGS

EL PASO COUNTY, COLORADO

DRAINAGE, GRADING & EROSION CONTROL COVER

SHEET

1 of 3



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

DATE: 01/30/18	DESIGNED BY MAB
JOB NO. 170602	PROJECT ENGINEER MAB
CAD FILE NO. 170602-Base	PROJECT MANAGER MAB
DRAWN BY HJG	SCALE: 1" = 20' HORZ. XX' = XX' VERT.

PREPARED BY:



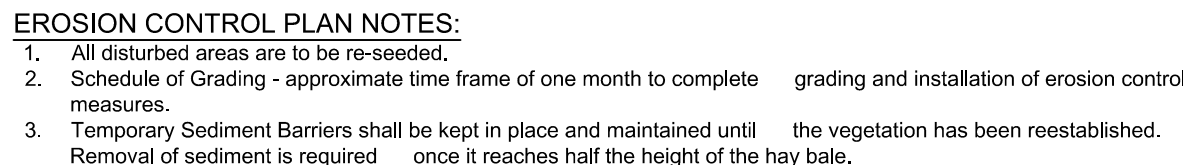
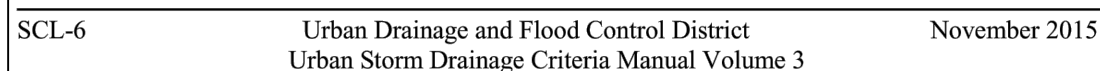
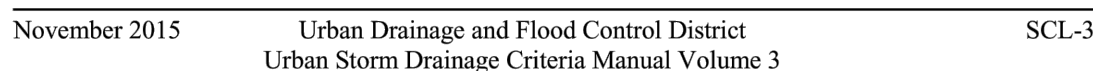
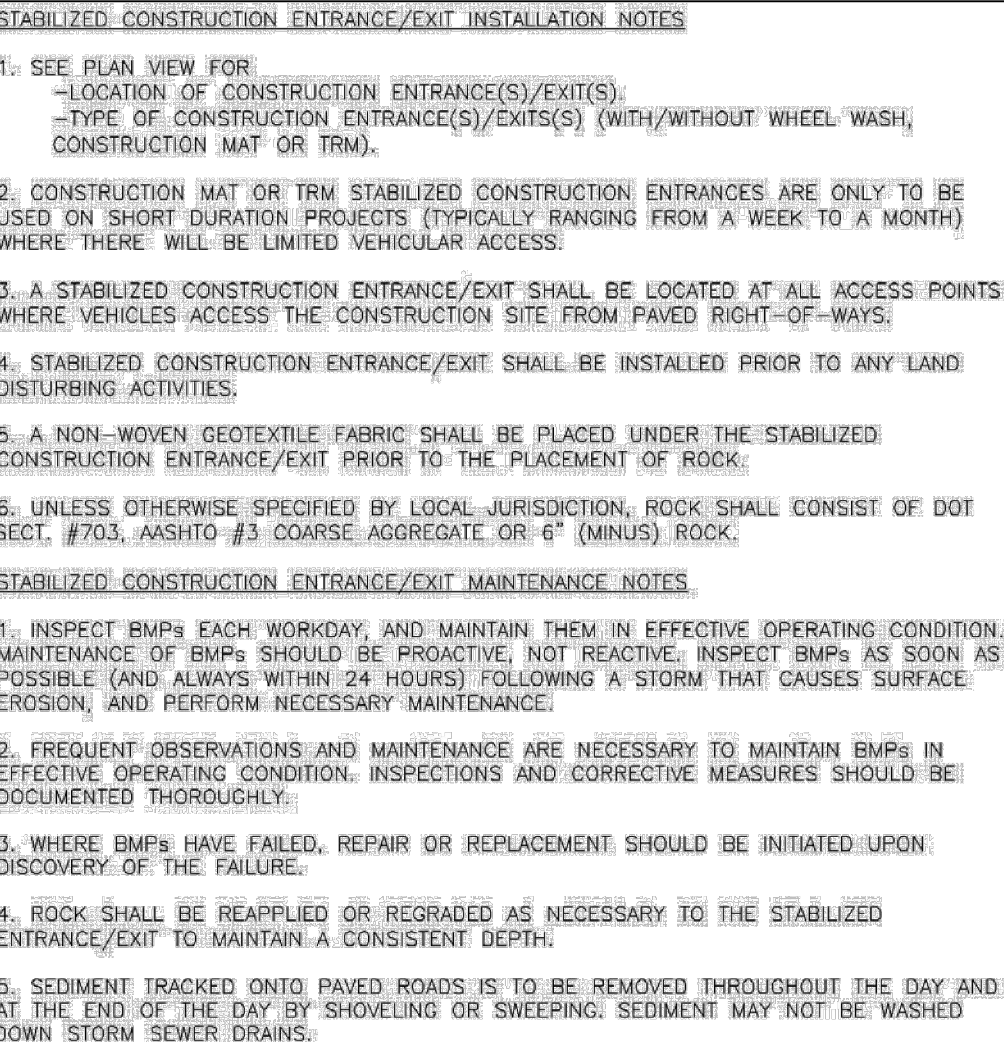
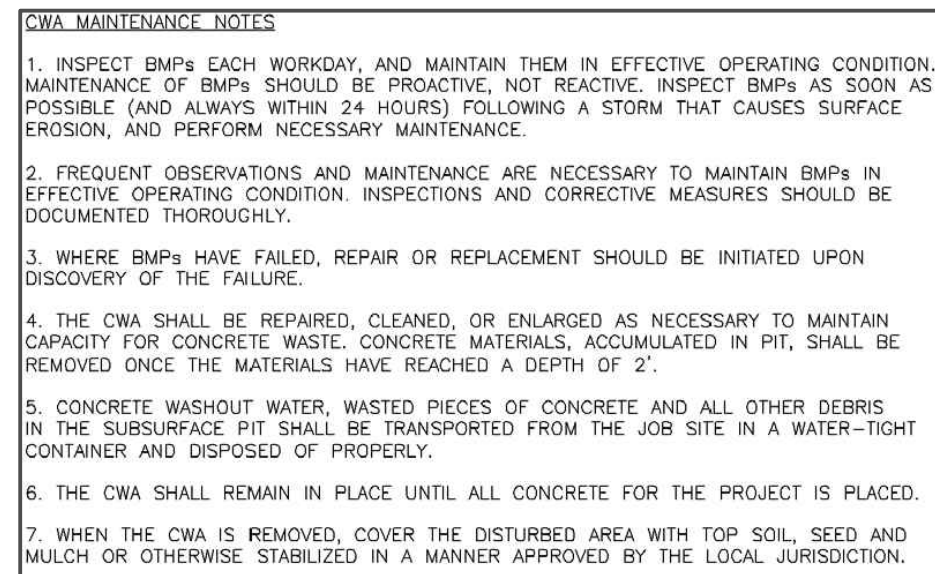
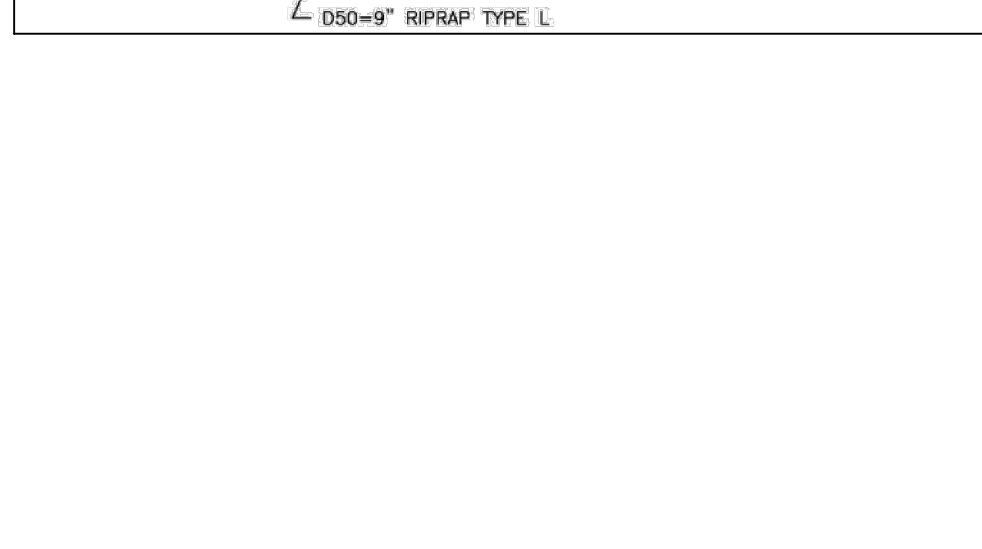
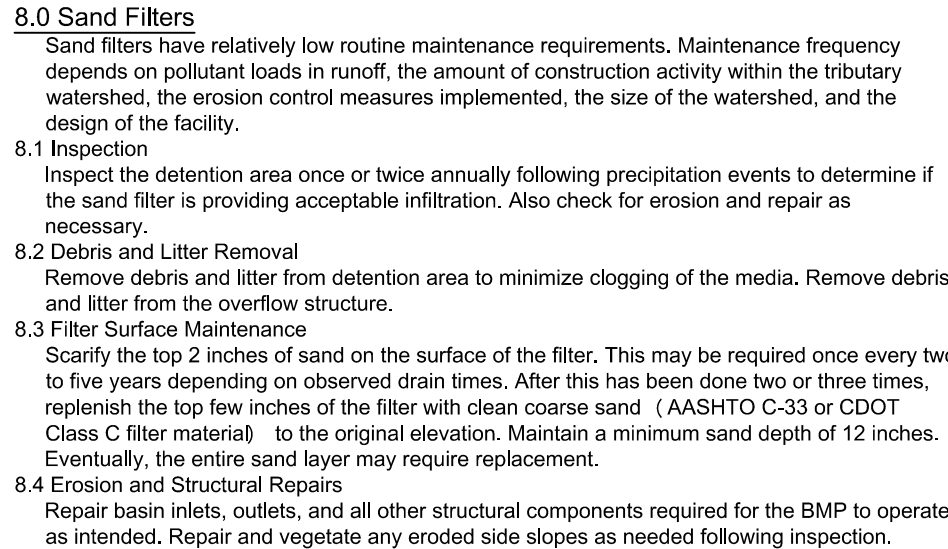
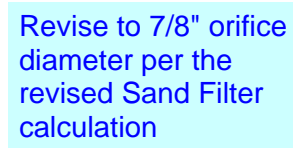
3520 Austin Bluffs Parkway
Suite 102
Colorado Springs, CO 80918
(719) 266-5212
fax: (719) 266-5341

[illegible]

JACKSON OFFICE WAREHOUSE & STORAGE BLDGS
8140 SANDY COURT
EL PASO COUNTY, COLORADO
GRADING AND EROSION CONTROL PLAN

SHEET

2 of 3



Markup Summary

dsdlaforce (8)



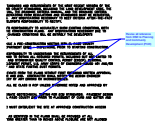
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Author: dsdlaforce
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JURISDICTION OFFICE WATER
EL PASO COUNTY

Include the attached
EPC Grading and
Erosion Control Notes

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Date: 5/1/2018 9:29:18 AM
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Include the attached EPC Grading and Erosion Control Notes



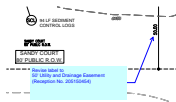
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Date: 5/1/2018 9:29:18 AM
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Revise all reference from DSD to Planning and Community Development (PCD)



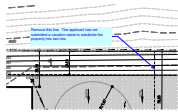
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Remove these two signature blocks.



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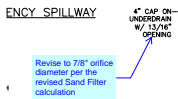
Revise label to
50' Utility and Drainage Easement (Reception No.
205150454)



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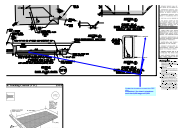
Remove this line. The applicant has not submitted a vacation replat to subdivide the property into two lots.

ENCY SPILLWAY



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Revise to 7/8" orifice diameter per the revised Sand Filter calculation



Subject: Callout
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Checkmark: Unchecked
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Update the elevations to match the GEC plan. Unresolved. Per sheet 2, elevations are in the 6,450 range not 5,950.