

**JACKSON OFFICE WAREHOUSE  
& STORAGE BUILDINGS**

**GRADING, EROSION CONTROL AND  
STORMWATER QUALITY REPORT  
(SWMP)**

**Prepared For:**

**Jackson Developmental Solutions, LLC  
55963 Maroon Mesa Dr.  
Colorado Springs, CO 80918**

**Prepared By:**

**Associated Design Professionals, Inc.  
3520 Austin Bluffs Parkway, Suite 102  
Colorado Springs, CO 80918  
719.266.5212**

**ADP Project No. 170602  
January 25, 2018**

**PCD File #PPR-17-057**



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# PROJECT DESCRIPTION

## General Location

The development of the Rocky Mountain Industrial Park Filing No. 1A, Lot 2 includes the addition of two (2) 5,067 sf office/warehouse buildings in the center of the site and a 3,000 sf vehicle storage building in the northwest corner of the site. The currently vacant 2.09 acre site is located north of Constitution Avenue and east of Capital Drive on the north side of Sandy Court at the end of the cul-de-sac. It is further described as a portion of Section 33, Township 13 South, Range 65 West of the 6<sup>th</sup> Principal Meridian in El Paso County, Colorado.

All of this lot is located in Sand Creek drainage basin. An existing storm sewer is located within Sandy Court which empties into an existing riprap lined channel located along the east edge of the property.

# SITE DESCRIPTION

## Existing Site Conditions

The existing site is located along the existing Sandy Court roadway. The site is vacant and covered with rangeland grasses in good condition.

## Soils

The Soil Conservation Service (NRCS) soil survey for El Paso County has identified three soil types in this study area. They are as follows:

Map Symbol No.	Soil Name	Hydrologic Soil Group
10	Blendon Sandy Loam	B

# EROSION AND SEDIMENT CONTROL CRITERIA

## Areas and Volumes

The proposed site development shall require the construction of two (2) 5,067 sf office/warehouse buildings, asphalt parking areas with gravel storage areas and associated utilities. The site will be overlot graded with two (2) connections to Sandy Court.

Improvements shall include the construction of a SFB water quality basin on the property to account for the areas of the most disturbances. The total area of disturbance shall be about 1.9 acres. Construction activities shall consist of clearing, grubbing and grading for the new development. Approximately 1,200 cubic yards of cut and fill shall be moved. Disturbed and exposed areas of the site shall be seeded and mulched if construction activities cease for more than 30 consecutive days. The site shall also require the sedimentation basins listed below to handle the potential erosion.

## Erosion and Sediment Control Measures

Erosion control and sediment prevention measures describe a wide range of management procedures, schedules of activities, prohibitions on practices, and other best management practices (BMP). BMPs also include operating procedures, treatment requirements and practices to control site runoff, drainage from materials storage, spills or leaks. Structural practices for this site include silt fences, straw bales, inlet protection, and vehicular tracking control. Erosion matting may be required on unstable slopes, if directed by the engineer. General descriptions of the BMPs to be used during the construction of this project are listed below. See the Erosion

Control Plans for the specific type and location of each erosion and sediment control device required for this project.

### **Initial Stage**

These BMPs shall be installed at the outset of construction, prior to the initial pre-construction meeting and any other land-disturbing activities. Initial controls are to be placed on existing grades but shall be based in part on proposed grading operations. The initial stage includes clearing, grubbing, overlot grading, and utility and other construction prior to paving operations.

### **Temporary Stabilization**

Disturbed areas will be temporarily stabilized as soon as construction activities are completed. Seeding will be applied to completed areas within 14 days of completion.

### **Vehicle Tracking Control**

A vehicle tracking control device will be installed at the construction entrance where the construction entrance intersects an existing paved private roadway.

### **Sediment Control Logs**

Prior to the start of construction sediment control logs will be installed along the perimeter of all disturbed areas that are within the project site. Sediment control logs shall be placed as indicated on the plan drawing. Sediment shall be removed when depth exceeds one-half the height of the sediment control logs. The engineer may require additional sediment control logs as necessary to retard sediment transport on or off the project site.

### **Outlet Protection**

Outlet protection at the water quality basin on the site will be provided to prevent erosion and scour of the water quality basin area by the concentrated flows gathered by the storm sewer system both during and after construction.

### **Non-Structural Practices**

Upon completion of the grading, temporary seeding and mulching will be applied to all disturbed areas on and adjacent to the site. All seeding, fertilizers, and mulching shall conform to *El Paso County Engineering Criteria Manual*.

### **Construction Timing**

The site will be graded to accommodate the proposed redevelopment items delineated previously. This project will be constructed in a single phase. Once construction begins, it will continue until the project is complete; therefore, construction phasing will not be necessary. The construction process will consist of grading (excavation and fill) activities, installation of utilities, paving, concrete placement, landscaping, and building construction. The general sequence for major construction activities will be as follows:

- Establish limits of disturbance
- Install vehicle tracking control (VTC)
- Install sediment control logs
- Clear and grub the site
- Excavation and fill placement
- Install underground utilities
- Install inlet and outlet protection BMPs

- Paving
- Install permanent landscaping and irrigation
- Remove temporary sediment pond and reshape for water quality basin
- Remove BMPs

To be fully effective, erosion and sediment control measures must be installed and phased with the construction activities. The vehicular tracking control device shall be installed at the entrance prior to the mobilization of construction equipment on-site. Prior to the clearing and grubbing of the entire construction area, localized clearing shall be performed for the placement of perimeter erosion control measures. Site clearing shall commence only after the perimeter erosion control measures are in place. Erosion control devices must be in place to reduce the potential of eroded excavated material entering the storm drainage system. Protection devices shall be placed during grading activities, in the appropriate areas, as indicated on the plan drawing that is located in the Appendix.

Anticipated starting and completion date: April, 2018 to November 1, 2018

Expected date on which the final stabilization will be completed: November 1, 2018

### **Permanent Stabilization**

Disturbed areas shall be permanently stabilized as soon as construction activities are completed. Viable vegetative cover shall be established no later than one year from disturbance. Areas to be revegetated shall be treated with soil amendments to provide an adequate grown medium to sustain vegetation and shall match the existing 70 percent pre-disturbed vegetation cover.

The seedbed shall be well settled and firm, but friable enough that seed can be placed at the seeding depth specified. The seedbed shall be reasonably free of weeds. Soils that have been over-compacted by traffic or equipment, especially when wet, shall be tilled to break up rooting restrictive layers and then harrowed, rolled, or packed to prepare the required firm seedbed. Mulch shall be applied at a rate of two and one-half (2 ½) tons per acre and shall be spread uniformly, in a continuous blanket, after seeding is complete. Mulch shall be clean, weed and seed free, long-stemmed grass or hay, or long-stemmed straw of oats, wheat, or rye. At least 50 percent of mulch, by weight, shall be ten inches or longer. Mulch shall be spread by hand or blower-type mulch spreader. Mulching shall be started on the windward side of relatively flat areas or on the upper part of steep slope and continued uniformly until the area is covered. The mulch shall not be bunched. Immediately following spreading, the mulch shall be anchored to the soil by a v-type wheel land packer or scalloped-disk land packer designed to force mulch into the soil surface a minimum of three inches. All seeded areas shall be mulched after seeding on the same day as the seeding. The type of seed mix used for permanent vegetation shall utilize perennial grasses as delineated on the plans.

### **Stormwater Management**

All developed stormwater will be routed through the SFB facilities to provide stormwater quality as delineated on the drawings.

### **Maintenance**

All temporary and permanent erosion and sediment control practices shall be maintained and repaired as needed by the contractor throughout the duration of construction to assure that each BMP will function as intended. As required by the stormwater discharge permit, a weekly inspection of these items will be performed. In addition, all facilities must be inspected by the

owner or the owner's representative following each heavy precipitation or snowmelt event that results in runoff, with maintenance occurring immediately after discovering a need.

Silt fence may require periodic replacement. All sediment accumulated behind the silt fence must be removed and disposed of properly when depth exceeds one-fourth the height of the silt fence. On-site construction traffic will be monitored to minimize the transport of sediment onto the proposed on-site streets, as well as onto adjacent city streets. The Owner, Site Developer, Contractor, and/or their authorized agents shall prevent loss of cut and fill material being transported to and from the site by taking appropriate measures. All mud and sediment tracked onto public streets shall be cleaned immediately. Road cleaning includes shoveling and sweeping activities.

Diversion ditches shall be kept clean and functional during construction. They shall be routinely checked on a weekly basis and cleaned if the height of sedimentation exceeds one-half its depth.

Inlet/outlet protection shall be inspected to ensure proper operation. Excess debris or sediment must be removed prior to final acceptance of the project.

The temporary sedimentation pond shall remain in place until such time as the major grading operations in the area are completed and the ground stabilized by either temporary or permanent measures. The ponds will be cleaned out periodically with depth of sediment at no time allowed to accumulate more than one-half the depth of the facility.

## Cost

An engineer's cost estimate for the anticipated erosion and sediment control items for the entire site are listed below:

Section 1 – Grading & Erosion Control BMPs	Quantity	Units	Price	Total
Earthwork*	1200	CY	\$5	\$6,000
Permanent Seeding*	0.3	AC	\$582	\$ 174.60
Mulching*	0.3	AC	\$507	\$ 152.10
Erosion Bales	1	EA	\$21	\$ 21
Inlet Protection	1	EA	\$153	\$ 153
Vehicle Tracking Control	1	EA	\$1,625	\$ 1,625
Sedimentation Basin	1	EA	\$1,625	\$ 1,625
Sediment Control Logs	644	LF	\$6	\$3,864
Concrete Washout Basin	1	EA	\$776	\$776
<b>TOTAL EROSION &amp; SEDIMENT CONTROL COST</b>				<b>\$14,390.70</b>

*\*Private*

## STORMWATER MANAGEMENT

### Stormwater Management

Stormwater quality shall be protected and preserved throughout the life of this development. During mass grading and construction, measures such as sediment fences, straw bales, and vehicle tracking control shall be used to minimize erosion and sedimentation on site. During construction, the proposed extended detention basin shall function as a temporary sediment basin to reduce the potential for sediment leaving this development. Temporary diversion dikes shall be

constructed to transport runoff that may contain sediment to the temporary sediment basin located on site until a stormwater system is installed. After various stages of the construction, when applicable, temporary or permanent erosion control stabilization shall be installed and maintained (landscaping, seeding, mulching, etc.).

### **Potential Pollution Sources**

Materials are sometimes used at the construction site that present a potential for contamination of stormwater runoff. These include sediment, equipment/vehicle washing, vehicle maintenance and fueling, petroleum products, paint, solvents, treated wood products, asphalt (bituminous) paving, concrete, concrete-curing compounds, metal, waste storage and disposal and other liquid chemicals such as fertilizers, herbicides, and pesticides. Practices that can be used to prevent or minimize toxic materials in runoff from a construction site are described in this section.

Areas at the construction site that are used for storage of toxic materials and petroleum products shall be designed with an enclosure, container, or dike located around the perimeter of the storage area to prevent discharge of these materials in runoff from the construction site. These barriers shall also function to contain spilled materials from contact with surface runoff. Proposed locations for storage of toxic materials have not been determined at the time of this report. Locations shall depend upon construction phasing.

Measures to prevent spills or leaks of fuel, gear oil, lubricants, antifreeze, and other fluids from construction vehicles and heavy equipment shall be considered to protect groundwater and runoff quality. All equipment maintenance shall be performed in designated areas and shall use spill control measures, such as drip pans, to contain petroleum products. Spills of construction-related materials, such as paints, solvents, or other fluids and chemicals, shall be cleaned up immediately and disposed of properly.

Trash receptacles shall be provided and kept clean as required to keep the site clean of trash. In addition, portable toilets shall be provided for all workers on the site during construction. All portable toilet facilities shall be located at least three feet from curb flow lines and paved surfaces. The facilities shall be stationed on ground and secured down to prevent tipping.

Potable water is anticipated as a non-stormwater discharge. Potable water shall be used for grading, dust control, and irrigation of erosion control and permanent landscaping. An effort shall be made to use only the amount of potable water required for these operations.

### **Owner Inspection and Maintenance of Constructed BMPs**

All inspection logs will include signatures on the logs and be kept on site along with other SWWP records.

1. **Minimum Inspection Schedule.** The permittee shall, at a minimum, make a thorough inspection at least once every 14 calendar days. Also, post-storm event inspections shall be conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosion. Provided the timing is appropriate, the post-storm inspections shall be used to fulfill the 14-day routine inspection requirement. A more frequent inspection schedule than the minimum inspections described may be necessary to ensure that BMPs continue to operate as needed to comply with the permit.

- 1.1. **Post-Storm Event Inspections at Temporarily Idle Sites.** If no construction activities will occur following a storm event, post-storm event inspections shall be conducted prior to re-commencing construction activities, but no later than 72 hours following the storm event.

The occurrence of any such delayed inspection must be documented in the inspection record. Routine inspections still must be conducted at least every 14 calendar days.

1.2. **Inspections at Completed Sites/Areas.** For sites, or portions of sites, that meet the following criteria; but final stabilization has not been achieved due to a vegetative cover that has not become established, the permittee shall make a thorough inspection of their stormwater management system at least once every month. Post-storm event inspections are not required. This reduced inspection schedule is only allowed if:

1.2.1.all construction activities that will result in surface ground disturbance are completed;

1.2.2.all activities required for final stabilization in accordance with the Grading and Erosion Control/Stormwater Quality Plan have been completed, with the exception of the application of seed that has not occurred due to seasonal conditions or the necessity for additional seed application to augment previous efforts; and

1.2.3.the Grading and Erosion Control/Stormwater Quality Plan has been amended to indicate those areas that will be inspected in accordance with the reduced schedule allowed for in this section.

1.3. **Winter Conditions Inspections Exclusion.** No changes are expected for winter work.

## CONCLUSION

This SWMP Report and the Best Management Practices (BMPs) specified on the Erosion Control Plans have been designed to reduce any adverse impacts the construction of this project might have on the surrounding properties. If properly installed and maintained, the design shall protect the quality of the stormwater runoff that is released from this development.

All temporary erosion and sediment control measures shall be removed and disposed of within thirty (30) days after final site stabilization is achieved, or after temporary measures are no longer needed, whichever occurs earliest, or as authorized by the local governing jurisdiction.

Temporary erosion control measures may be removed only after streets and drives are paved, and all disturbed areas have been stabilized. Trapped sediment and disturbed soil areas resulting from the disposal of temporary measures must be returned to final plan grades and permanently stabilized to prevent additional soil erosion.

Final stabilization is reached when all soil disturbing activities at the site have been completed, and uniform vegetative cover has been established with a density of at least 70 percent of pre-disturbance levels; or equivalent permanent, physical erosion reduction methods have been employed.

### Compliance with Standards

This report was prepared in accordance with the procedures and concepts outlined in the *El Paso County Engineering Criteria Manual*.



## REFERENCES

- *City of Colorado Springs Drainage Criteria Manual, Volume 2, including Addendums I and II.*
- *El Paso County Engineering Criteria Manual.*

## **APPENDIX A**

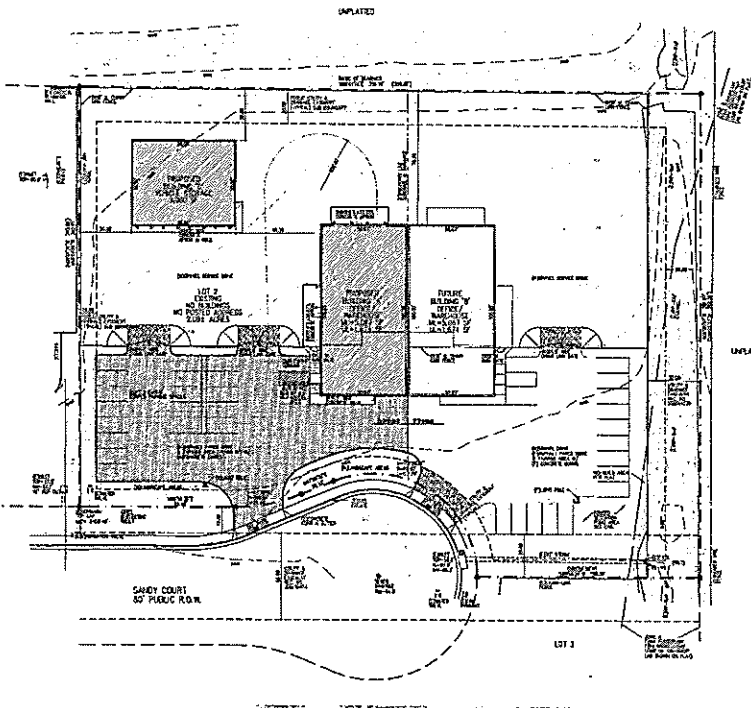
### Grading and Erosion Control Plans

**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.

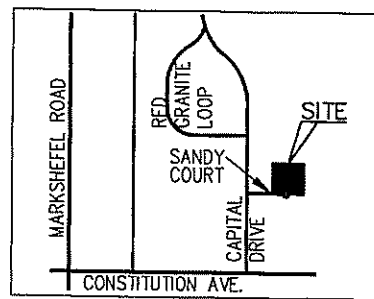
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION 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 DEVELOPMENT SERVICES DEPARTMENT (DSD) - 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 DSD. 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 DSD.
- 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.
- 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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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



**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 \_\_\_\_\_ DATE \_\_\_\_\_  
 MR Will Jackson, PRESIDENT  
 Ph #719-431-1047

**ENGINEER'S STATEMENT:**

These detailed plans were prepared under my direction and supervision. Said plans and specifications have been prepared in accordance to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plan 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 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 EGM 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. \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY ENGINEER/ECM ADMINISTRATOR

**LEGEND:**

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- U/G PIPE (MATERIAL AND SIZE AS NOTED)
- ⊗ SEDIMENT CONTROL LOGS
- ⊗ LIMITS OF CONSTRUCTION
- ⊗ CONCRETE WASHOUT
- ⊗ VEHICLE TRACKING CONTROL
- ⊗ STRAW BALE BARRIER
- ⊗ 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

DESIGNED BY: MAB  
 PROJECT ENGINEER: MAB  
 PROJECT MANAGER: MAB  
 SCALE: 1" = 60'  
 HORIZ.: N/A  
 VERT.: N/A

PREPARED BY:



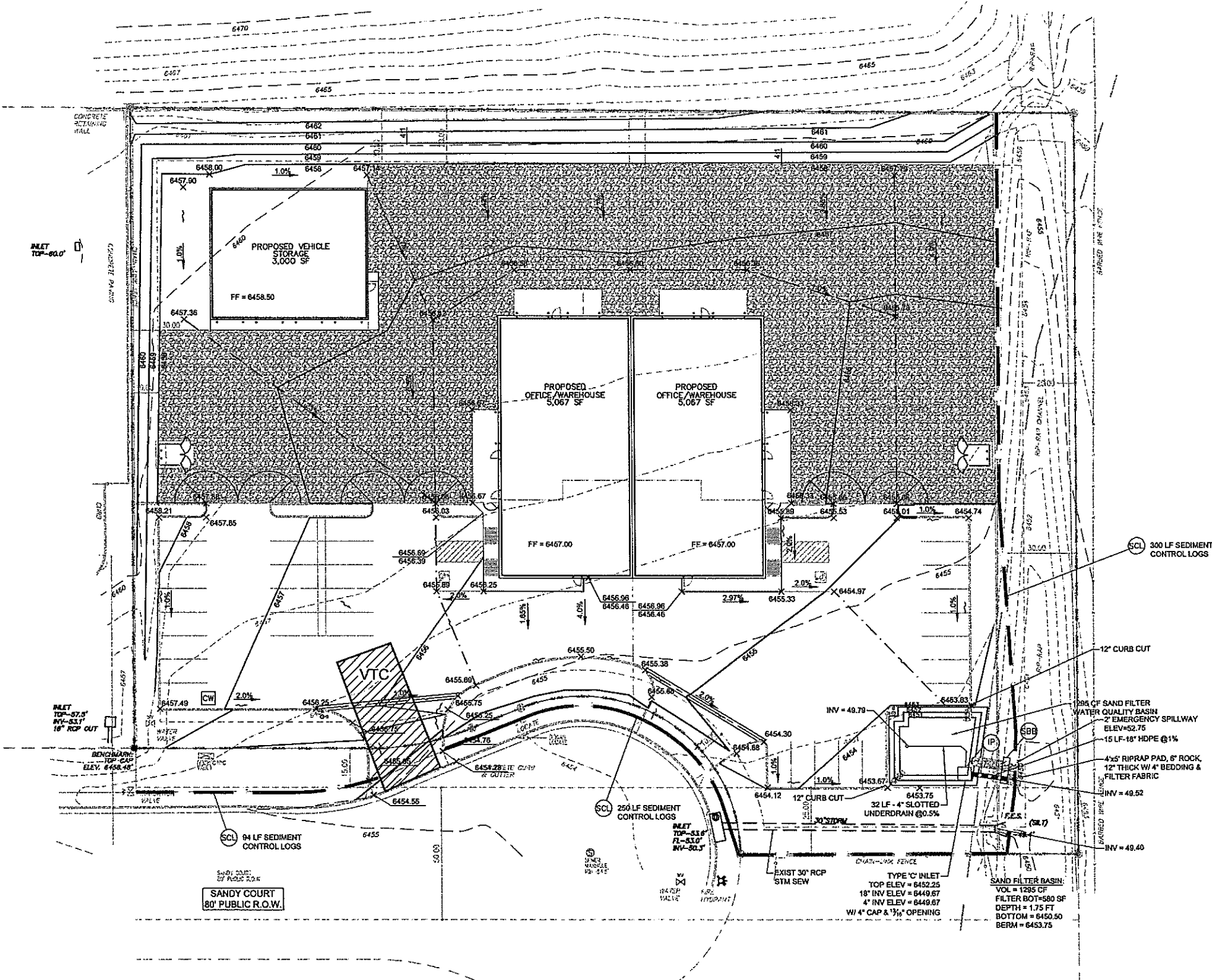
3520 Austin Blvd Parkway Suite 102  
 Colorado Springs, CO 80918  
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NO.	DATE	REVISION	BY

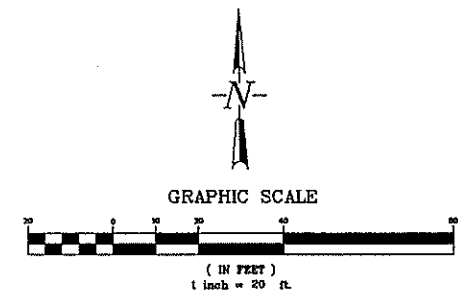
JACKSON OFFICE WAREHOUSE & STORAGE BLDGS  
 EL PASO COUNTY, COLORADO  
 DRAINAGE, GRADING & EROSION CONTROL COVER

SHEET  
 1 of 3

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- LEGEND:**
- PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - - - EXISTING MAJOR CONTOUR
  - - - EXISTING MINOR CONTOUR
  - ⊗ EXISTING WATER VALVES
  - ⊗ EXISTING FIRE HYDRANT
  - ⊗ EXISTING SANITARY MANHOLE
  - ⊗ VEHICLE TRACKING CONTROL
  - ⊗ SEDIMENT CONTROL LOG
  - ⊗ STRAW BALE BARRIER
  - ⊗ CONCRETE WASHOUT
  - ⊗ INLET PROTECTION



DESIGNED BY: MJC  
 DATE: 10/27/18  
 JOB NO.: 170007  
 PROJECT ENGINEER: MJC  
 PROJECT MANAGER: MJC  
 CAD FILE NO.: 170007.dwg  
 DRAWN BY: MJC  
 SCALE: 1" = 20'  
 VERT. DATE: 10/27/18

PREPARED BY:  
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NO.	DATE	REVISION	BY

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

