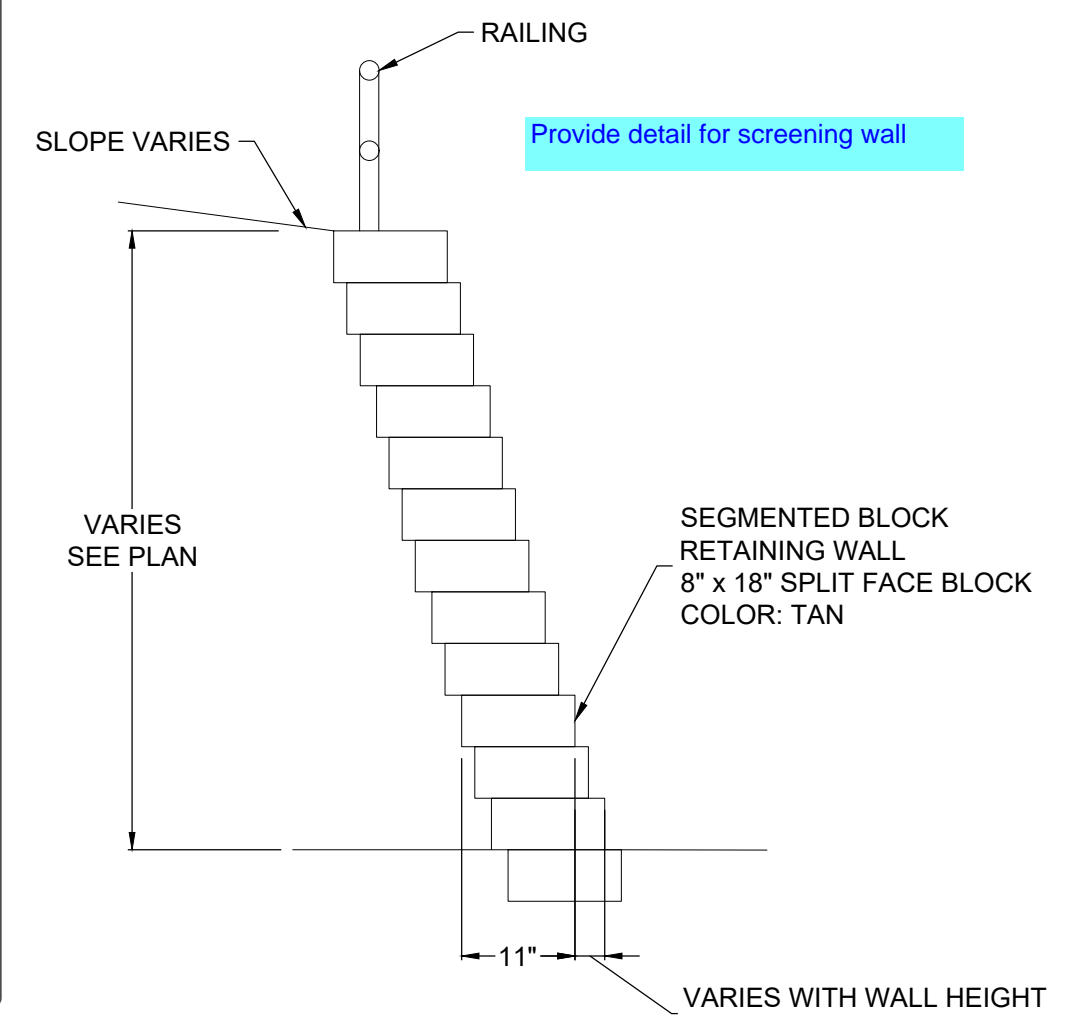


EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT

- PROPOSED LEGEND**
- EASEMENT
 - CURB AND GUTTER
 - FIRE HYDRANT
 - - - LIMITS OF CONSTRUCTION / SAWCUT
 - * * * * * PEDESTRIAN ACCESSIBLE ROUTE
 - STORM SEWER
 - TRENCH DRAIN
 - MANHOLE w/ DIA. (FT.)
 - INLET
 - FLARED END SECTION
 - RETAINING WALL
 - 5280 CONTOUR MAJOR
 - 5281 CONTOUR MINOR
 - SPOT ELEVATION
 - SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
- EXISTING LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - EASEMENT LINE
 - SETBACK
 - SECTION LINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONCRETE
 - FENCE
 - RETAINING WALL
 - STORM SEWER
 - GAS LINE
 - CONTOUR MAJOR
 - CONTOUR MINOR

MATCHLINE - SEE SHEET NO. 6 OF 24

Note: Regional Building Department permit required for all retaining walls greater than or equal to 4 ft in height.

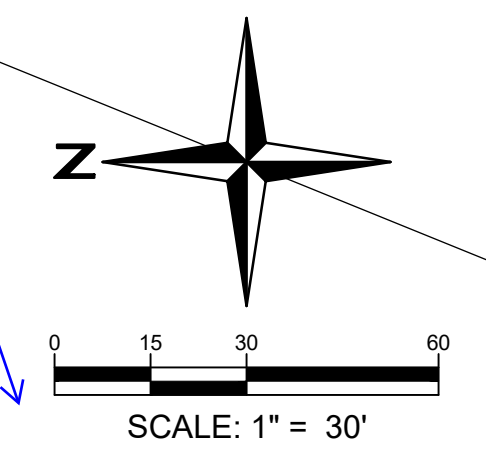


TYPICAL MODULAR BLOCK WALL DETAIL NOT TO SCALE

NOTE: RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT

Provide all Sheets. The GEC Plan can be a part of the Construction Drawings and does not need to be submitted as a separate document

Add "PCD File No. PPR2329"



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PROJECT NO.	DATE	NO.	NOTES
23009	08/02/23	1	1ST SUBMITTAL

THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1
 EL PASO COUNTY
SITE DEVELOPMENT PLAN
 GRADING PLAN

I:\2023\23009 - The Rock Commerce Center\CAADD\Sheet Sets\Site Plan\The Rock\23009_Grading Plan.dwg tab: 5 OF 23 GRADING PLAN Aug 09, 2023 - 2:12pm caaj

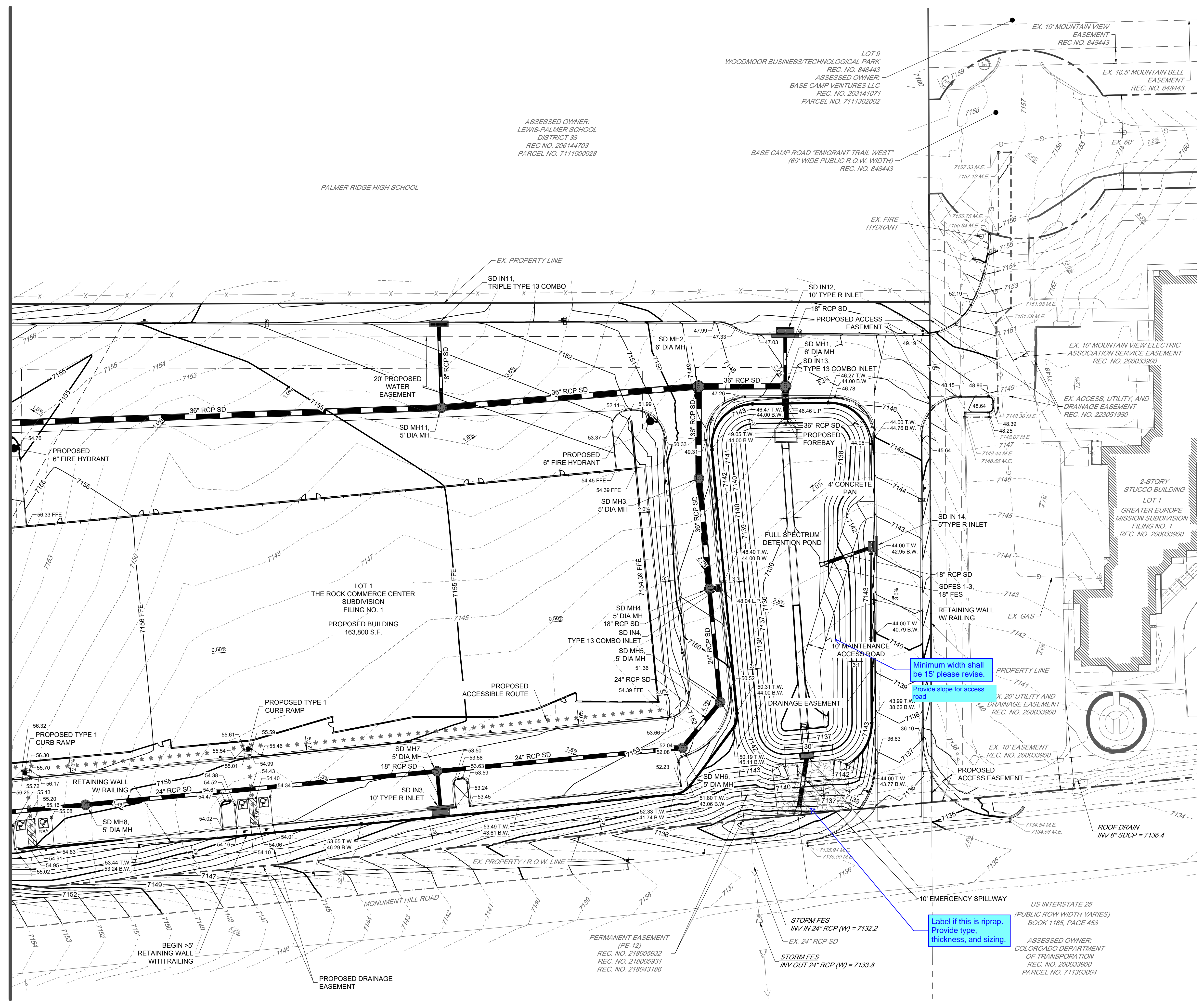
continue limits of construction.
 Show limits of disturbance. If limits are the same label as such

Please provide a cover sheet for the Grading and Erosion Control Plan.
 Please include the GEC Plan signature blocks. See the attached link for signature block document.
<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Standard-Signature-Blocks-1.doc>

Include a vicinity map on Cover Sheet
 include GEC Notes (see GEC Checklist Section 3)
 To comply with the SWMP Checklist Item 17f, please add a note stating no batch plants will be utilized onsite.

I:\2023\23009 - The Rock Commerce Center\CAD\Sheet Sets\Site Plan\The Rock_V23009_Grading Plan.dwg tab: 6 OF 22 GRADING PLAN Aug 09, 2023 - 2:12pm caaj

MATCHLINE - SEE SHEET NO. 5 OF 24



- PROPOSED LEGEND**
- EASEMENT
 - CURB AND GUTTER
 - FIRE HYDRANT
 - - - - - LIMITS OF CONSTRUCTION / SAWCUT
 - ***** PEDESTRIAN ACCESSIBLE ROUTE
 - STORM SEWER
 - TRENCH DRAIN
 - MANHOLE w/ DIA. (FT.)
 - INLET
 - FLARED END SECTION
 - RETAINING WALL
 - 5280--- CONTOUR MAJOR
 - 5281--- CONTOUR MINOR
 - ▲ SPOT ELEVATION
 - SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)

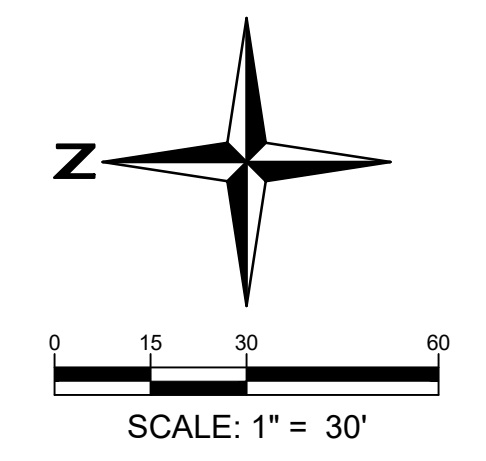
- EXISTING LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - EASEMENT LINE
 - SETBACK
 - SECTION LINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
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SITE DEVELOPMENT PLAN
 GRADING PLAN



Minimum width shall be 15' please revise.

Provide slope for access road.

Label if this is riprap. Provide type, thickness, and sizing.

ASSESSED OWNER:
 LEWIS-PALMER SCHOOL
 DISTRICT 38
 REC. NO. 206144703
 PARCEL NO. 711100028

LOT 9
 WOODMOOR BUSINESS/TECHNOLOGICAL PARK
 REC. NO. 848443
 ASSESSED OWNER:
 BASE CAMP VENTURES LLC
 REC. NO. 203141071
 PARCEL NO. 711130202

BASE CAMP ROAD "EMIGRANT TRAIL WEST"
 (60' WIDE PUBLIC R.O.W. WIDTH)
 REC. NO. 848443

PALMER RIDGE HIGH SCHOOL

LOT 1
 THE ROCK COMMERCE CENTER
 SUBDIVISION FILING NO. 1
 PROPOSED BUILDING
 163,800 S.F.

2-STORY
 STUCCO BUILDING
 LOT 1
 GREATER EUROPE
 MISSION SUBDIVISION
 FILING NO. 1
 REC. NO. 200033900

EX. 20' UTILITY AND
 DRAINAGE EASEMENT
 REC. NO. 200033900

EX. 10' EASEMENT
 REC. NO. 200033900

US INTERSTATE 25
 (PUBLIC ROW WIDTH VARIES)
 BOOK 1185, PAGE 458

ASSESSED OWNER:
 COLORADO DEPARTMENT
 OF TRANSPORTATION
 REC. NO. 200033900
 PARCEL NO. 711303004

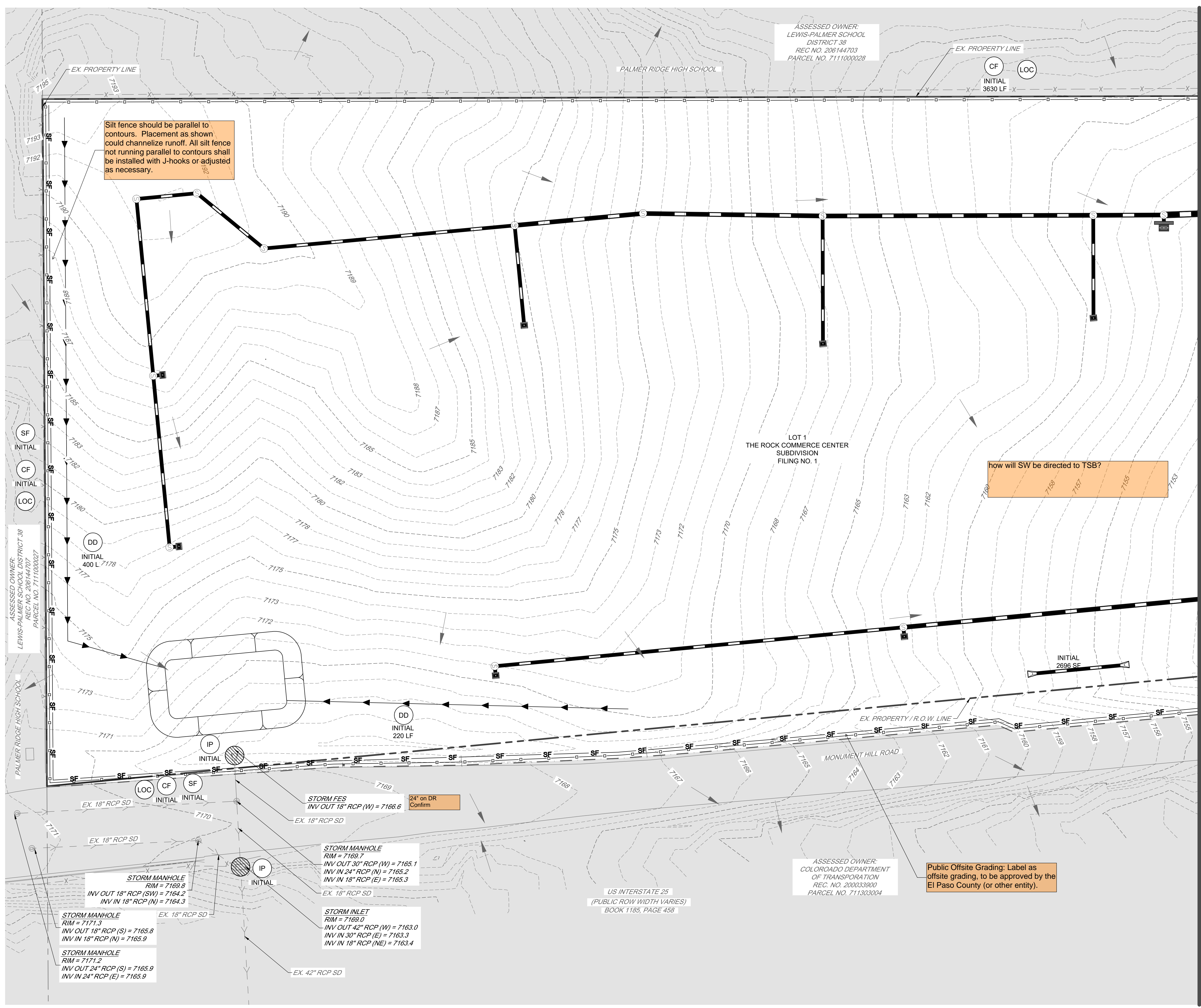
PERMANENT EASEMENT
 (PE-12)
 REC. NO. 218005932
 REC. NO. 218005931
 REC. NO. 218043186

STORM FES
 INV IN 24" RCP (W) = 7132.2
 EX. 24" RCP SD

STORM FES
 INV OUT 24" RCP (W) = 7133.8

ROOF DRAIN
 INV 6" SDCP = 7136.4

I:\2023\23009 - The Rock Commerce Center\Sheet Sets\Site Plan\The Rock\23009-Initial Erosion Control Plan.dwg tab: 7 OF 24 INITIAL EROSION CONTROL PLAN Aug 09, 2023 - 11:41am csolt



LEGEND

- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- DD DIVERSION DITCH
- IP INLET PROTECTION
- OP OUTLET PROTECTION
- SB SEDIMENT BASIN
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- ECB EROSION CONTROL BLANKET
- LOC LIMITS OF CONSTRUCTION
- ST SEDIMENT TRAP
- FLOW ARROW
- CS CURB SOCK
- REMOVE INDICATED BMP

Show contours or provide a detail of drainage ditch cross section

MATCHLINE - SEE SHEET NO. 8 OF 24

12.3 ACRES DISTURBED
 only show initial work, do not show storm pipes or inlets
 show all existing structures and utilities.

TSBs should be initial & interim condition. Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. Provide contours for sediment basin. Show location of riser pipe and spillway

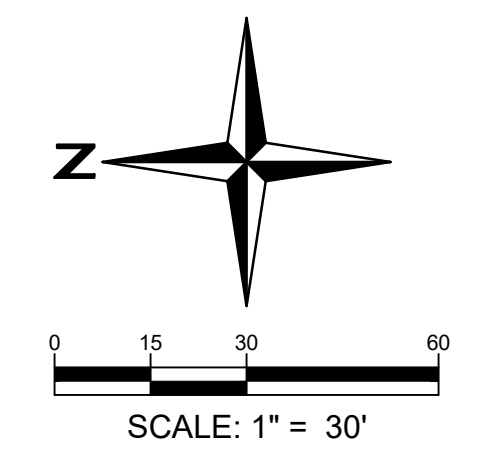
Public Offsite Grading: Label as offsite grading, to be approved by the El Paso County (or other entity).

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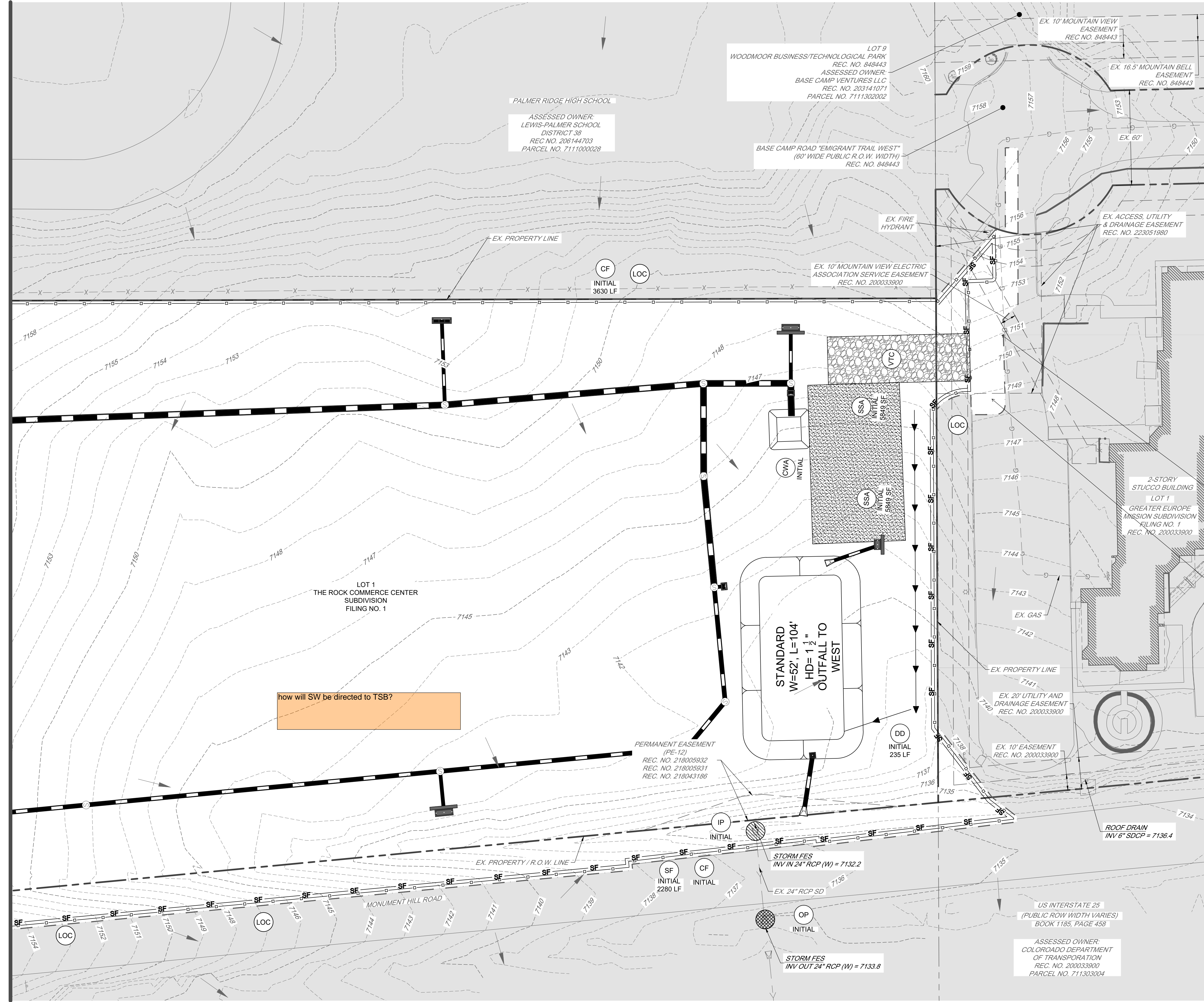
PROJECT NO.	DATE	NO.	NOTES
23009	08/09/2023	1	1ST SUBMITTAL

THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1
 EL PASO COUNTY
SITE DEVELOPMENT PLAN
 INITIAL EROSION CONTROL PLAN



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MATCHLINE - SEE SHEET NO. 7 OF 24



how will SW be directed to TSB?

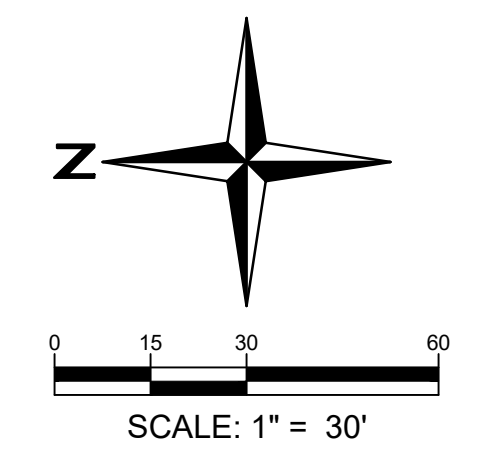
Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate

Call out all areas of Offsite Grading. Need owner permission to grade offsite. Provide copy of owner permission to EPC.

LEGEND

- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- DD DIVERSION DITCH
- IP INLET PROTECTION
- OP OUTLET PROTECTION
- SB SEDIMENT BASIN
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- ST SEDIMENT TRAP
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- CS CURB SOCK
- REMOVE INDICATED BMP

12.3 ACRES DISTURBED



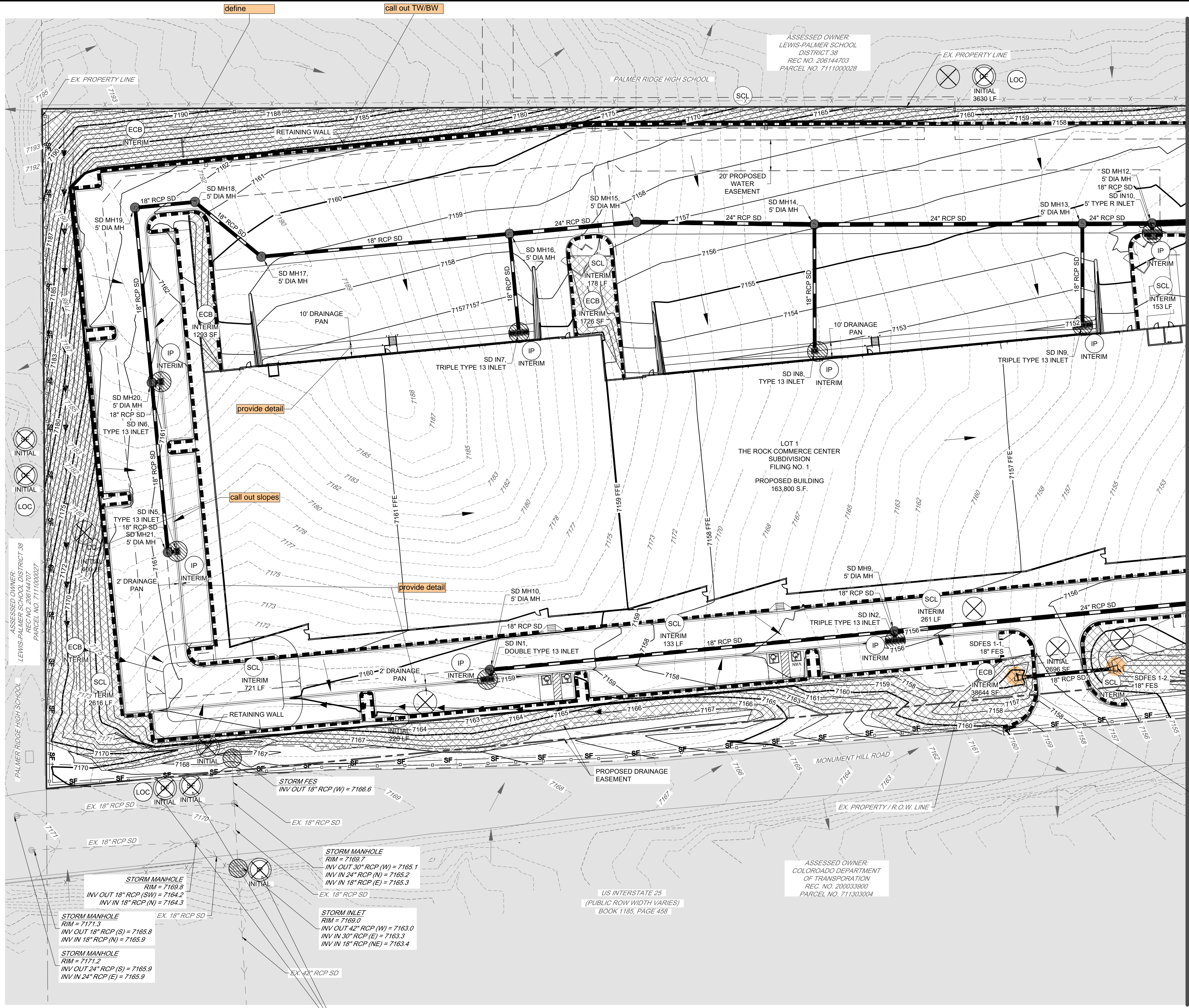
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PROJECT NO.	DATE	NO.	NOTES
23009	08/09/2023	1	1ST SUBMITTAL

THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1
 EL PASO COUNTY
SITE DEVELOPMENT PLAN
 INITIAL EROSION CONTROL PLAN

I:\2023\23009 - The Rock Commerce Center\Sheet Sets\Site Plan\The Rock_V23009-Interim Erosion Control Plan.dwg Job: 9 OF 24 INTERIM EROSION CONTROL PLAN Aug 09, 2023 - 11:41am csalz



LEGEND

	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	DD	DIVERSION DITCH
	IP	INLET PROTECTION
	OP	OUTLET PROTECTION
	SB	SEDIMENT BASIN
	SF	SILT FENCE
	SCL	SEDIMENT CONTROL LOG
	SSA	STABILIZED STAGING AREA
	VTC	VEHICLE TRACKING CONTROL
	ECB	EROSION CONTROL BLANKET
	LOC	LIMITS OF CONSTRUCTION
	ST	SEDIMENT TRAP
		FLOW ARROW
	CS	CURB SOCK
		REMOVE INDICATED BMP

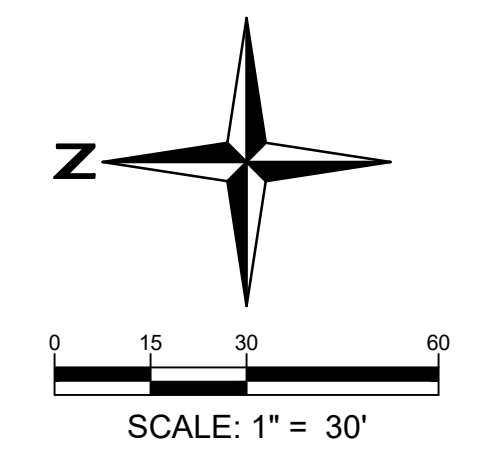
MATCHLINE - SEE SHEET NO. 10 OF 24

show all areas of cut/fill
show both existing and proposed stormwater flow direction arrows.

what are these X for?

show inlet and outlet protection

BMPs should remain for interim conditions



ASSESSED OWNER:
LEWIS-PALMER SCHOOL DISTRICT 38
REC NO. 206144707
PARCEL NO. 7111000027

ASSESSED OWNER:
LEWIS-PALMER SCHOOL DISTRICT 38
REC NO. 206144703
PARCEL NO. 7111000028

ASSESSED OWNER:
COLORADO DEPARTMENT OF TRANSPORTATION
REC. NO. 2000339004
PARCEL NO. 711303004

US INTERSTATE 25
(PUBLIC ROW WIDTH VARIES)
BOOK 1185, PAGE 458

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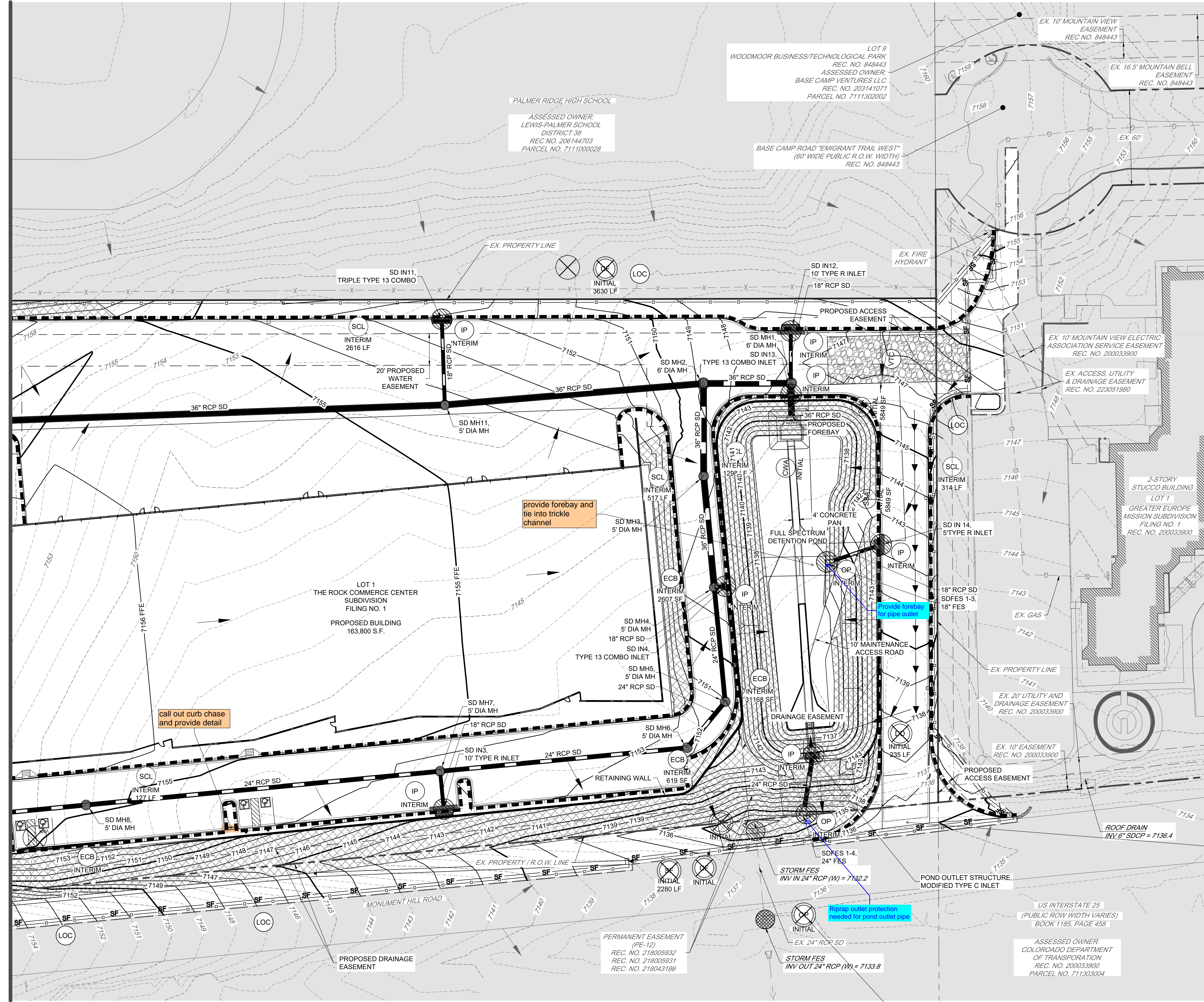
NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
23009	08/09/2023	1	1ST SUBMITTAL

THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1
EL PASO COUNTY
SITE DEVELOPMENT PLAN
INTERIM EROSION CONTROL PLAN

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MATCHLINE - SEE SHEET NO. 9 OF 24



LEGEND

- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- DD DIVERSION DITCH
- IP INLET PROTECTION
- OP OUTLET PROTECTION
- SB SEDIMENT BASIN
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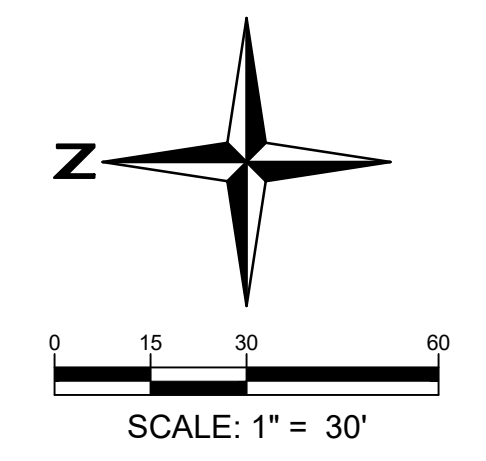
show location on figure

Provide details for all BMP's used
Provide sheets for construction of pond

show final erosion control figures (seeding mulching, pavement, ECB etc.)
provide all pond details

VTC should be at entrance/exit point for site

Interim



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PROJECT NO.	DATE	NO.	NOTES
23009	08/09/2023	1	1ST SUBMITTAL

THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1
EL PASO COUNTY
SITE DEVELOPMENT PLAN
INTERIM EROSION CONTROL PLAN