

LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1

PUBLIC IMPROVEMENT PLAN CONSTRUCTION DOCUMENTS

LOCATED IN THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO.

Applicant will be required to submit a pavement design report for review upon approval of construction drawings. The pavement design report is required to be approved prior to any roadway construction.

Please include the construction drawing signature blocks. See the attached link for signature block document.
<https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Standard-Signature-Blocks-1.doc>

PROJECT TEAM

OWNER / DEVELOPER

CENTRAL DEVELOPMENT, LLC
1600 S. ALBON ST., #200
DENVER, CO 80222
303.628.0200 voice
CONTACT: JEREMY RECORDS

CIVIL ENGINEER

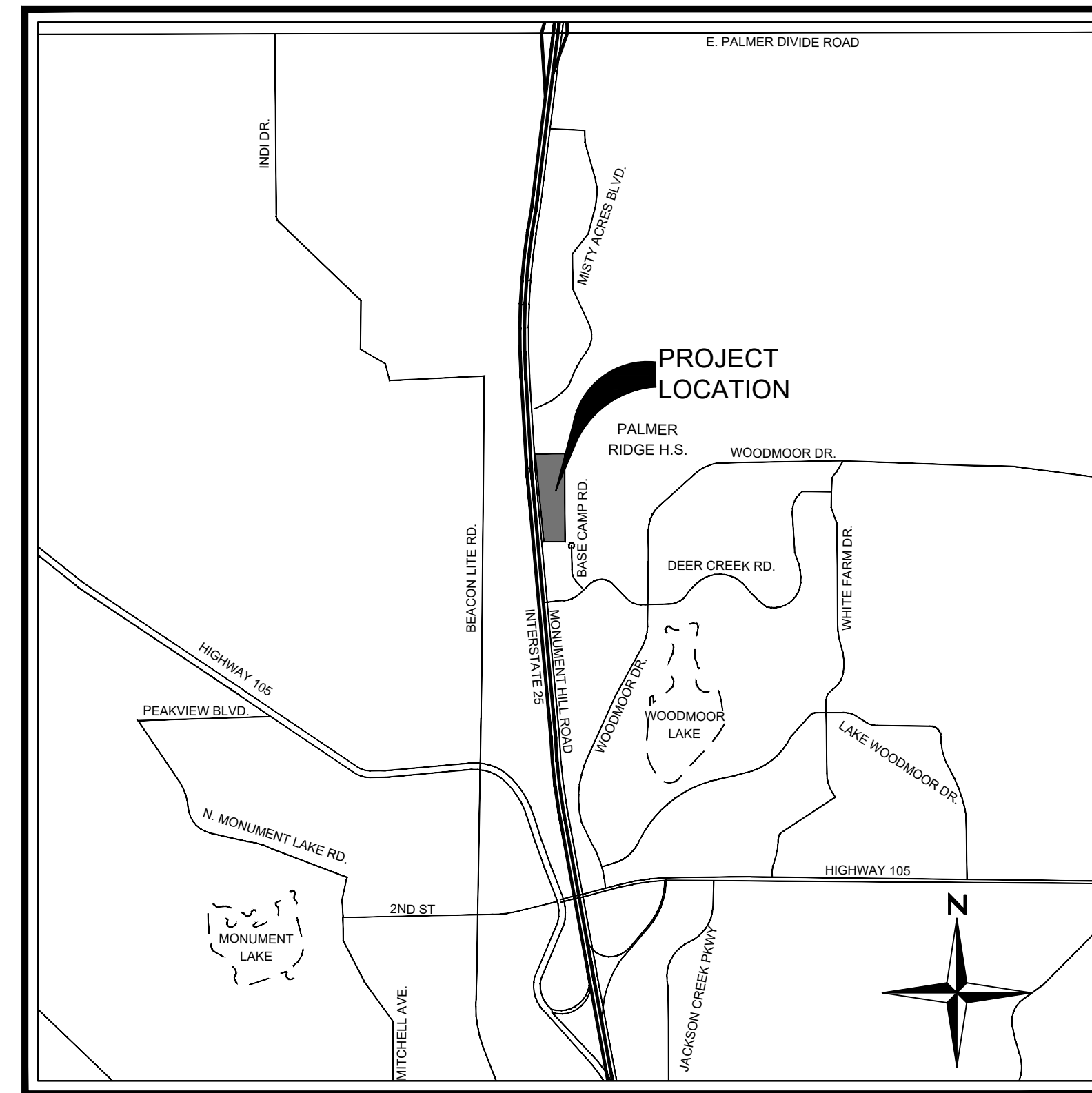
REDLAND
1500 W. CANAL CT.
LITTLETON, CO 80120
720.283.6783 voice
CONTACT: MARK CEVAAL, P.E.
EMAIL: mcevaal@redland.com

ARCHITECT

INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80120
303.407.1157 voice
CONTACT: BILL SMITH, AIA

LANDSCAPE ARCHITECT

STACKLOT
5369 S. CURTICE ST.
LITTLETON, CO 80120
303.808.4523 voice
CONTACT: STEVE WIENS
EMAIL: steve@stacklot.com



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK

NGS CONTROL POINT T 395 BEING A STANDARD NGS STEEL ROD IN A LOGO MONUMENT BOX LOCATED 20 MILES NORTH OF COLORADO SPRINGS ON THE EAST SIDE OF I-25, 1,200 FEET NORTH OF THE WEIGH STATION BUILDING, AND 20.5 FEET EAST OF THE EASTERLY EDGE OF OIL OF THE NORTHBOUND LANES OF I-25.

NAVD88. ELEV = 7111.32'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY BOUNDARY OF LOT 1, GREATER EUROPE MISSION SUBDIVISION FILING NO. 1, BEING MONUMENTED AS SHOWN HEREON, ASSUMED TO BEAR SOUTH 80°00'37" WEST, A DISTANCE OF 358.79 FEET.

Please be aware only one access will be allowed off of Monument Hill Road. Please revise design to show only one access.

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	REDLAND GENERAL NOTES
C2.0	DEMOLITION PLAN
C3.0	HORIZONTAL CONTROL PLAN
C4.0	PLAN AND PROFILE
C5.0	GRADING PLAN
C6.0	EROSION CONTROL PLAN
C7.1	ROAD CROSS SECTIONS
C7.2	ROAD CROSS SECTIONS
C8.0	SIGNAGE AND STRIPING PLAN
C9.1	SITE DETAILS
C9.2	EROSION CONTROL DETAILS
C9.3	EROSION CONTROL DETAILS

Include copied standard EPC notes

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 Planning and Community Development (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 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 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.

LEGAL DESCRIPTION:

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. LYING EAST OF THE EAST LINE OF THAT TRACT CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY QUITCLAIM DEED RECORDED SEPTEMBER 8, 1948 IN BOOK 1185, PAGE 458, ALSO DESCRIBED AS: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 996.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25 DESCRIBED IN THAT DEED TO THE STATE HIGHWAY DEPARTMENT RECORDED SEPTEMBER 8, 1948 IN BOOK 1185 AT PAGE 458, WHICH POINT IS THE TRUE POINT OF THE BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ON A DEFLECTION ANGLE TO THE LEFT 95°08'20" AND ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1334.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 95°00'36" AND ALONG SAID NORTHERLY LINE 441.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 90°16'15" AND ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1329.88 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 89°51'29" AND ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 319.15 FEET TO THE POINT OF BEGINNING.

Signing and Striping Notes:

- All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
- Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that they will not be visible under day or night conditions. At no time will it be acceptable to paint over existing pavement markings.
- Any deviation from the striping and signing plan shall be approved by El Paso County Planning and Community Development.
- All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
- Street name and regulatory stop signs shall be on the same post at intersections.
- All removed signs shall be disposed of in a proper manner by the contractor.
- All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs". Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
- All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
- All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
- All signs shall be single sheet aluminum with 0.100" minimum thickness.
- All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long.
- Word and symbol markings shall be the narrow type.
- All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
- The contractor shall notify El Paso County Planning and Community Development (719) 520-6819 prior to and upon completion of signing and striping.
- The contractor shall obtain a work in the right of way permit from the El Paso County Department of Public Works (DPW) prior to any signage or striping work within an existing El Paso County roadway.

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NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL

LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
COVER SHEET

SHEET

C1.0

Add "PCD File No. PPR2329"

ENGINEER'S NOTES

- 1. PROJECT CONTROL/BENCHMARK: PRIMARY PROJECT BENCHMARK: NGS CONTROL POINT T 395 BEING A STANDARD NGS STEEL ROD IN A LOGO MONUMENT BOX LOCATED 20 MILES NORTH OF COLORADO SPRINGS ON THE EAST SIDE OF I-25, 1,200 FEET NORTH OF THE WEIGH STATION BUILDING, AND 20.5 FEET EAST OF THE EASTERLY EDGE OF OIL OF THE NORTHBOUND LANES OF I-25. NAVD88. ELEV = 7111.32' ALL ELEVATIONS SHOWN ON THESE PLANS ARE REFERENCED TO THE PROJECT BENCHMARK. HORIZONTAL CONTROL, INCLUDING THE BASIS OF BEARING, SHALL BE IN ACCORDANCE WITH THE FINAL SUBDIVISION PLAT FOR THIS PROJECT. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING THE PROJECT BENCHMARK AND OTHER SURVEY MONUMENTS AND SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY INADVERTENTLY DISTURBED OR DAMAGED MONUMENTS AND SHALL HAVE THEM REESTABLISHED AND REPLACED BY A REGISTERED LAND SURVEYOR. 3. THE CONTRACTOR SHALL COMPLY, AND PERFORM WORK IN ACCORDANCE, WITH THE REQUIREMENTS OF THE GEOTECHNICAL (SOILS) REPORT(S) PREPARED FOR THIS PROJECT. GEOTECHNICAL INFORMATION FOR THIS PROJECT IS BASED ON THE REPORT (add report title, date, and author). IN THE EVENT OF A DISCREPANCY BETWEEN THE GEOTECHNICAL REQUIREMENTS AND JURISDICTIONAL REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL BE FOLLOWED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND GEOTECHNICAL ENGINEER IN THE EVENT THAT A DISCREPANCY OCCURS. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING, AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. TESTING RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE APPLICABLE GOVERNING AGENCIES REQUIREMENTS. 5. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE ENGINEER (REDLAND) TIMELY UPON COMPLETION OF EACH PHASE OF THE WORK. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF ANY PROBLEMS OR POTENTIAL PROBLEMS IN CONFORMING TO THE DESIGN LINE AND GRADE FOR ANY ELEMENT OF THE CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE APPROVED PLANS. 7. IN THE EVENT THE CONTRACTOR ALLOWS, AUTHORIZES, APPROVES OR CONSTRUCTS ITEMS THAT DIFFER FROM THE APPROVED PLANS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, WITHOUT WRITTEN APPROVAL BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LIABILITY ARISING FROM SUCH CHANGES. 8. THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER NEEDED ACTION TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED ONLY TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE GOVERNING JURISDICTION HARMLESS FOR ANY AND ALL LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF WORK, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE GOVERNING JURISDICTION. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE, PASSABLE ACCESS TO PRIVATE PROPERTIES ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION. 12. THE TYPE, SIZE, LOCATION, AND NUMBER OF UNDERGROUND UTILITIES ARE APPROXIMATE WHERE SHOWN ON THE PLANS AND WERE TAKEN FROM RECORDS OF THE CONTROLLING AGENCIES AND/OR FROM MARKINGS IN THE FIELD BY AN AGENCY AND/OR UTILITY LOCATING CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK AND PARTICIPATE IN THE RESOLUTION OF ANY CONFLICTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. 13. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC AND COMMUNICATION UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION (CALL 811 OR 1-800-922-1987). THE CONTRACTOR SHALL ALSO NOTIFY OTHER APPLICABLE UTILITY COMPANIES TO OBTAIN FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ENGINEER'S NOTES (CONTD)

- 14. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO COORDINATE SCHEDULES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY. 15. TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED IN THE EROSION CONTROL AND/OR STORMWATER MANAGEMENT PLANS. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HOWEVER, REMOVALS SHALL NOT OCCUR UNTIL THE GOVERNING JURISDICTION HAS GIVEN APPROVAL TO REMOVE ANY OF THE MEASURES. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC OR PRIVATE STREETS OF MUD AND DEBRIS, DUE TO CONSTRUCTION ACTIVITIES, ON A DAILY BASIS OR AS DIRECTED BY GOVERNING JURISDICTION PERSONNEL. 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY DAMAGED EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURB AND GUTTER, SIDEWALK, LANDSCAPING, IRRIGATION, SIGNAGE, STRIPING, AND UTILITIES. 18. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, CONTACT THE COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO, 80246-1530, ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3590. 19. IF DEWATERING IS TO BE USED TO INSTALL UTILITIES OR CONSTRUCT IMPROVEMENTS, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED IF DISCHARGE IS INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH, OR ANY WATERS OF THE UNITED STATES. 20. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES THE APPROPRIATE EDITION OF THE GOVERNING JURISDICTION DESIGN AND CONSTRUCTION STANDARDS, ONE SET OF APPROVED CONSTRUCTION PLANS, THE STORMWATER MANAGEMENT PLAN, AND ALL REQUIRED PERMITS. 21. ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING LOCAL AGENCY CURRENT AT THE DATE OF CONSTRUCTION PLAN APPROVAL. FOR ELEMENTS OF WORK NOT COVERED BY LOCAL AGENCY STANDARDS AND SPECIFICATIONS, ALL CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE EDITION OF THE STANDARDS AND SPECIFICATIONS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, AND INDUSTRY STANDARDS AS APPLICABLE. REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, THE ENVIRONMENTAL PROTECTION AGENCY AND THE U.S. ARMY CORPS OF ENGINEERS, SHALL ALSO BE FOLLOWED AS THEY RELATE TO THE WORK. 22. THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT. ALL TRAFFIC CONTROL DEVICES, STRIPING, AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 23. ALL STATIONING IS ON CENTERLINE UNLESS OTHERWISE NOTED. CENTERLINE, RIGHTS-OF-WAY (R.O.W.), PROPERTY LINE, AND EASEMENT DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO THE FINAL SUBDIVISION PLAT FOR PROJECT HORIZONTAL CONTROL. 24. ALL ELEVATIONS IN PLAN VIEW ARE ALONG FLOWLINE UNLESS OTHERWISE NOTED. WHERE SHOWN, 'TC' REPRESENTS TOP-OF-CURB ELEVATION ALONG CURB AND GUTTER OR BACK-OF-WALK ELEVATION ALONG COMBINATION CURB, GUTTER AND WALK. 25. CROSS PANS ARE 8-FEET IN WIDTH UNLESS OTHERWISE NOTED. 26. WATER MAIN LENGTHS ARE FROM CENTER OF FITTING (EXCLUDING GATE VALVES) TO CENTER OF FITTING UNLESS OTHERWISE NOTED. 27. STORM AND SANITARY SEWER MAIN LENGTHS ARE FROM CENTER OF STRUCTURE/MANHOLE TO CENTER OF STRUCTURE/MANHOLE. SANITARY SEWER AND STORM SEWER MANHOLES ARE 4-FOOT DIAMETER UNLESS OTHERWISE NOTED. 28. STORM INLET STATIONING/OFFSET REFERENCE IS AT THE INTERSECTION OF FLOWLINE AND THE CENTER OF STRUCTURE. 29. STORM INLETS LOCATED ALONG CURB SHALL BE CONSTRUCTED WITH TOP OF BOX AT SAME GRADE AS EXTENDED TOP-OF-CURB GRADE, UNLESS OTHERWISE NOTED. 30. THE CLIENT, CONTRACTOR AND SUBCONTRACTOR SHOULD IMMEDIATELY NOTIFY THE CONSULTANT OF ANY CONDITIONS OF THE PROJECT THAT THEY BELIEVE DO NOT COMPLY WITH THE CURRENT STATE OF THE ADA AND/OR FHAA.

EXISTING LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for PROPERTY LINE, R.O.W., LOT LINE, EASEMENT LINE, SECTION LINE, ROAD CENTERLINE, EDGE OF PAVEMENT, CURB AND GUTTER, CONCRETE, FENCE, RETAINING WALL, WATER LINE, RAW WATER LINE, NON-POTABLE WATER LINE, IRRIGATION LINE, SANITARY SEWER, STORM SEWER, ELECTRIC LINE, GAS LINE, TELEPHONE LINE, FIBER OPTICS LINE, OVERHEAD ELECTRIC LINE, CABLE TELEVISION, CONTOUR MAJOR, CONTOUR MINOR, 100YR FLOOD PLAIN, FEMA FLOOD PLAIN, FLOOD HAZARD AREA DELINEATION, WATERS OF THE U.S.

PROPOSED LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for PROPERTY LINE, R.O.W., LOT LINE, SETBACK, EASEMENT, ROAD CENTERLINE, CURB AND GUTTER (CATCH), CURB AND GUTTER (SPILL), SIDEWALK, STORM SEWER, SANITARY SEWER, TRENCH DRAIN, WATER LINE, IRRIGATION LINE, NONPOTABLE WATER LINE, RAW WATER LINE, MANHOLE w/ DIA. (FT.), INLET, FLARED END SECTION, WATER BEND, WATER CROSS, WATER TEE, WATER REDUCER, WATER VALVE, FIRE HYDRANT, PLUG/CAP, SANITARY SEWER SERVICE (* INDICATES NON-TYPICAL LOCATION), WATER SERVICE (* INDICATES NON-TYPICAL LOCATION), UTILITY CROSSING, UNDERDRAIN w/ SIZE (IN.), RETAINING WALL, CONTOUR MAJOR, CONTOUR MINOR, SPOT ELEVATION, SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE), LIMITS OF CONSTRUCTION / SAWCUT, PEDESTRIAN ACCESSIBLE ROUTE, LOT TYPE, LINE OF SIGHT, OVER FLOW ARROW.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries like ABC AGGREGATE BASE COARSE, ARV AIR RELEASE VALVE, BB MH BOX BASE MANHOLE, BC BUILDING CORNER, BFE BASEMENT FLOOR ELEVATION, B.O.P. BOTTOM OF PIPE (ELEVATION), BW BOTTOM OF WALL, CATV CABLE TELEVISION, CL CENTERLINE, CMP CORRUGATED METAL PIPE, CONC CONCRETE, D.E. DRAINAGE EASEMENT, DIA DIAMETER, DIP DUCTILE IRON PIPE, DW DOMESTIC WATER, E EAST, EC END CURVE RETURN, EG EXISTING GRADE/GROUND, ELEC ELECTRIC OR ELECTRICAL, ELEV ELEVATION, EOP EDGE OF PAVEMENT, ESMT EASEMENT, EX. EXISTING, FFE FINISH FLOOR ELEVATION, FG FINISH GRADE, FL FLOWLINE, FM FORCE MAIN, FO FIBER OPTIC, G.E. GAS EASEMENT, GB GRADE BREAK, GFE GARAGE FINISH FLOOR, GM GAS METER, HDPE HIGH DENSITY POLYETHYLENE PIPE, HP HIGH POINT, IBV INLINE BUTTERFLY VALVE, INV INVERT (ELEVATION), IRR IRRIGATION, L LEFT, LF LINEAR FEET/FOOT, LP LOW POINT, MAX MAXIMUM, ME MATCH EXISTING, MH MANHOLE, MIN MINIMUM, N NORTH, PC POINT ON CURVE, PCC POINT OF COMPOUND CURVE, PCR POINT OF CURVE RETURN, PL PROPERTY LINE, PRC POINT OF REVERSE CURVE, PROP. PROPOSED, PT POINT OF TANGENCY, PVC POLYVINYL CHLORIDE PIPE, R RADIUS OR RIGHT, R.O.W. RIGHT OF WAY, RCP REINFORCED CONCRETE PIPE, S SOUTH, S.D.M.E. SIDEWALK, DRAINAGE, AND MAINTENANCE EASEMENT, S.M.E. SIDEWALK AND MAINTENANCE EASEMENT, S.W.E. SIDEWALK EASEMENT, SD STORM DRAIN, SS SANITARY SEWER, SSMH SANITARY SEWER MANHOLE, STA STATION, STM STORMWATER, STM MH STORMWATER MANHOLE, TBC TOP BACK OF CURB, TBW TOP BACK OF WALK, TC TOP OF CURB, TOF TOP OF FOUNDATION, T.O.P. TOP OF PIPE (ELEVATION), TW TOP OF WALL, TYP TYPICAL, U.E. UTILITY EASEMENT, VC VERTICAL CURVE, W WEST, WL WATERLINE, WM WATER METER, WV WATER VALVE.

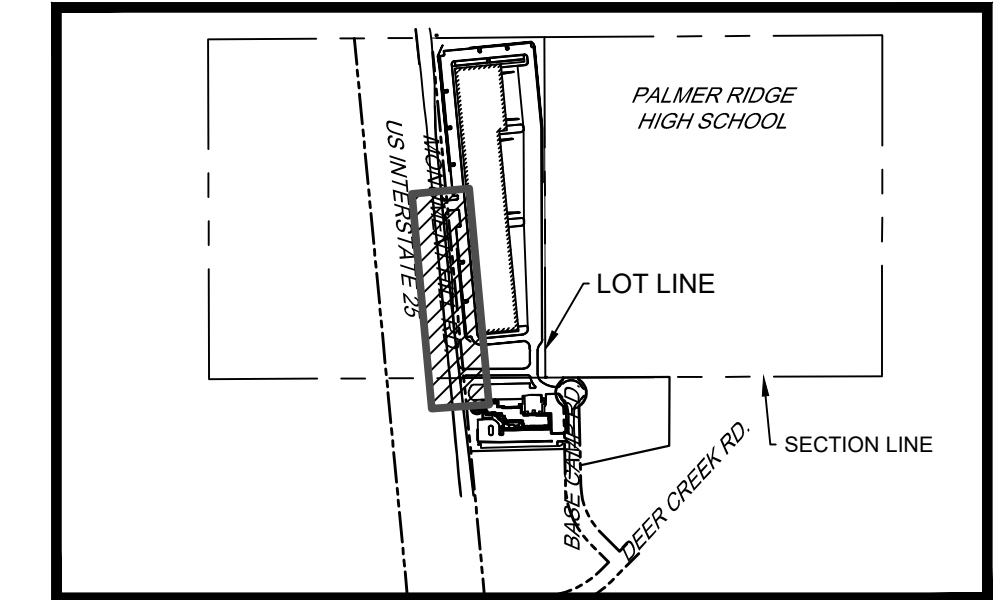
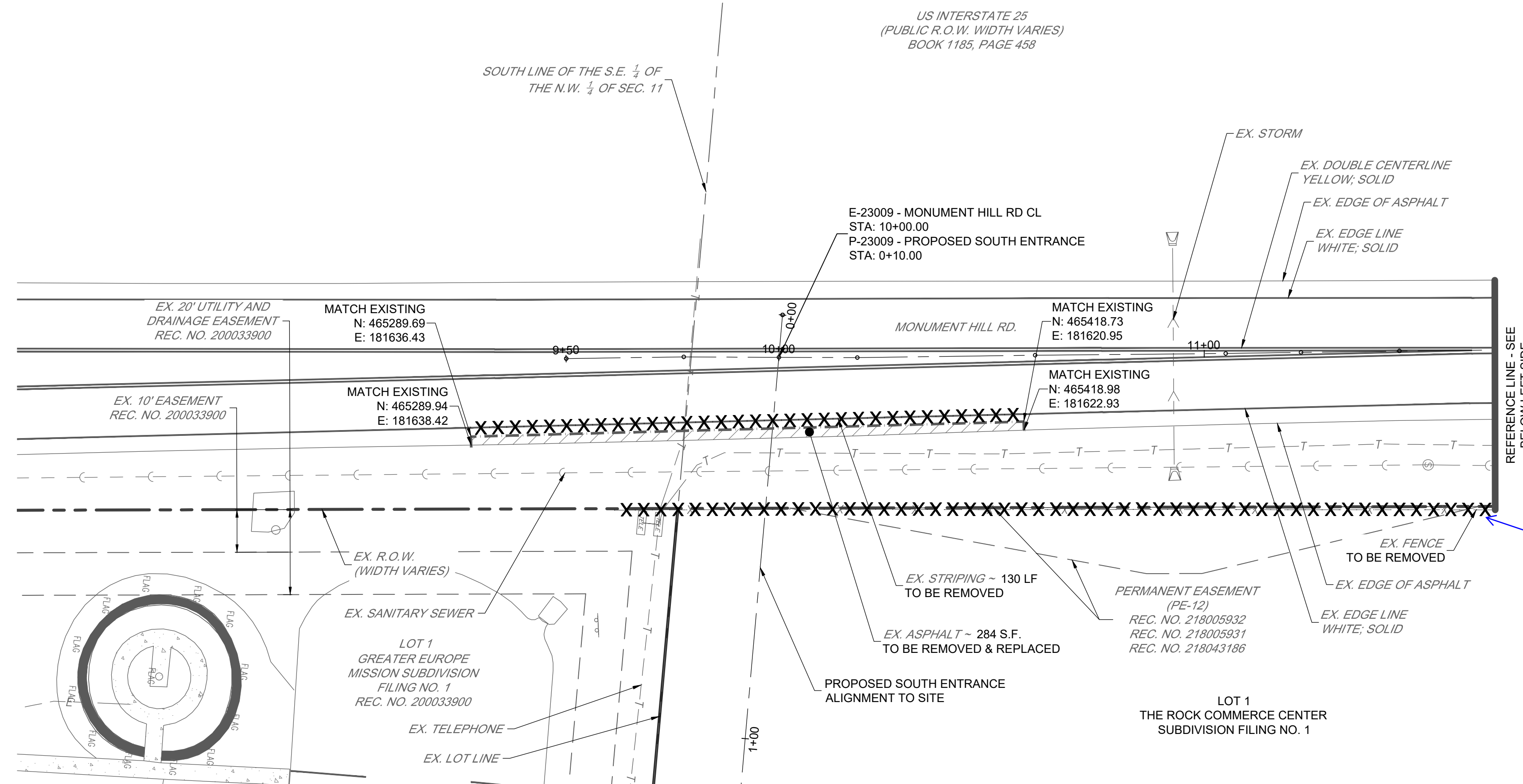
MASTER REVISION / TRACKING TABULATION

Table with 4 columns: NUMBER, DATE, DESCRIPTION, SHEETS REVISED. Row 1: 1, 7/28/2023, 1ST SUBMITTAL, ALL.

Table with 2 columns: DATE, NOTES. Includes dates like 07/28/2023 and 1.

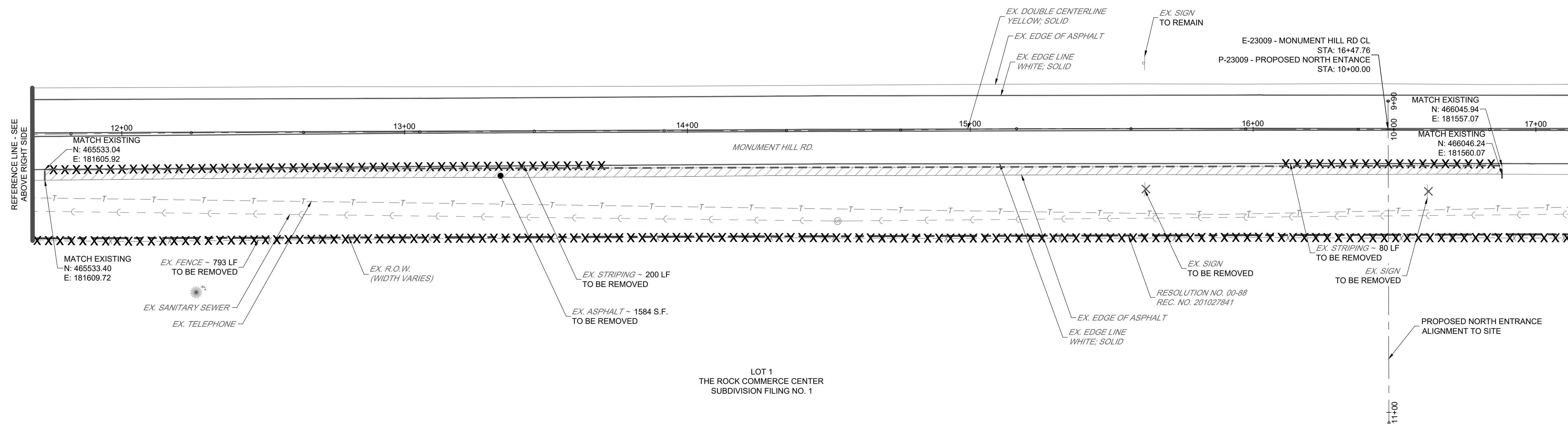
Table with 2 columns: PROJECT NO., DATE, NO., NOTES. Includes project number 23009 and date 07/28/2023.

I:\2023\23009 - The Rock Commerce Center\Sheet\Sheet_Sets\CDs\PIP\23009_Demo Plan.dwg tab: Demo Plan Aug 08, 2023 - 11:50am csalz



Include symbol in legend.

US INTERSTATE 25
(PUBLIC R.O.W. WIDTH VARIES)
BOOK 1185, PAGE 458



811
Know what's below.
Call before you dig.

SCALE: 1" = 20'

15 Years
WHERE GREAT PLACES BEGIN

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• Land Planning
• Landscape Architecture
• Civil Engineering
• Construction Management

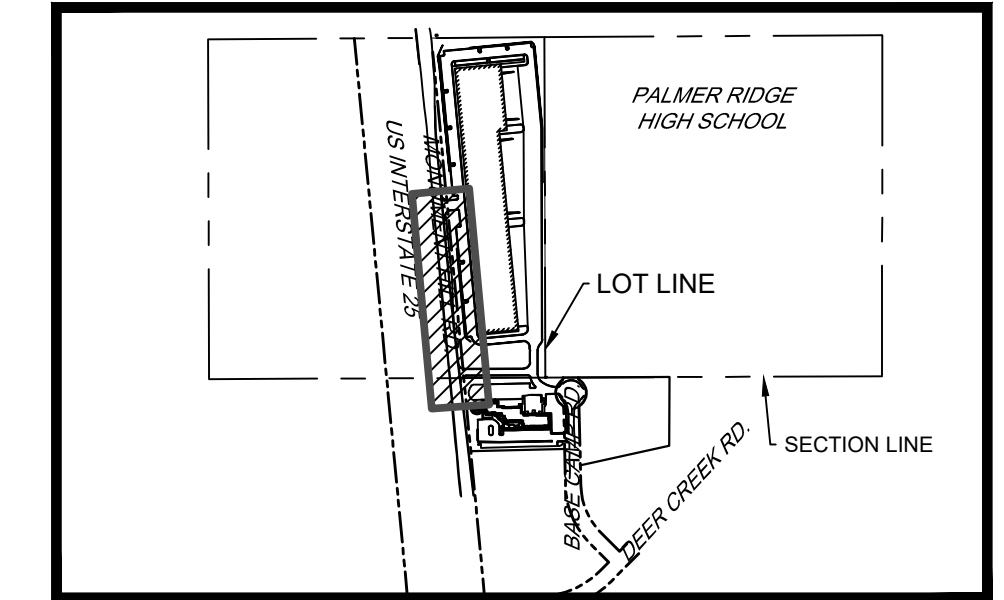
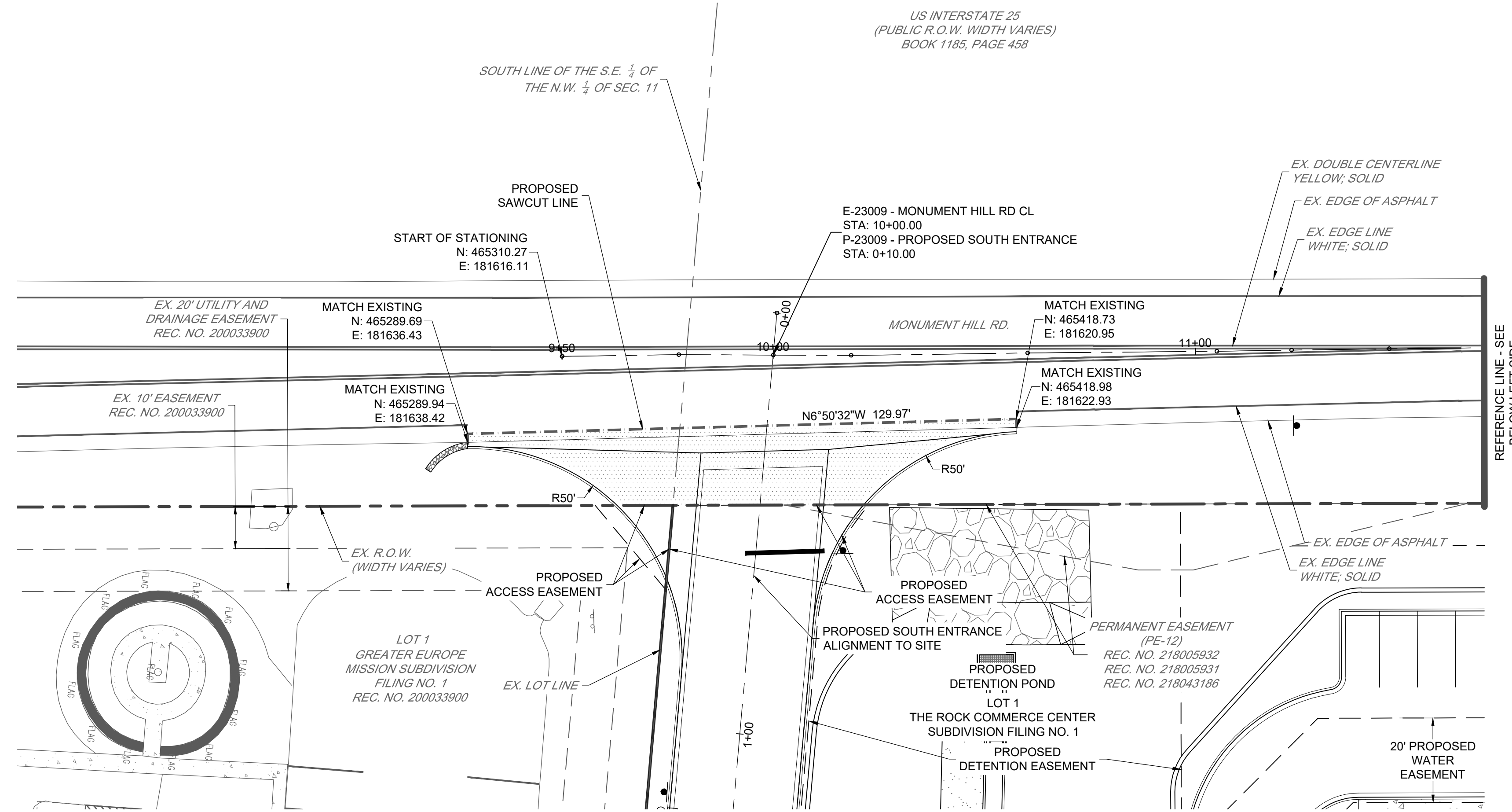
NOT FOR CONSTRUCTION

PROJECT NO.	NO.	DATE	NO.	DATE	NO.	DATE	NO.
23009	1	07/28/2023	1				

LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DODUMENTS
DEMOLITION PLAN

SHEET
C2.0

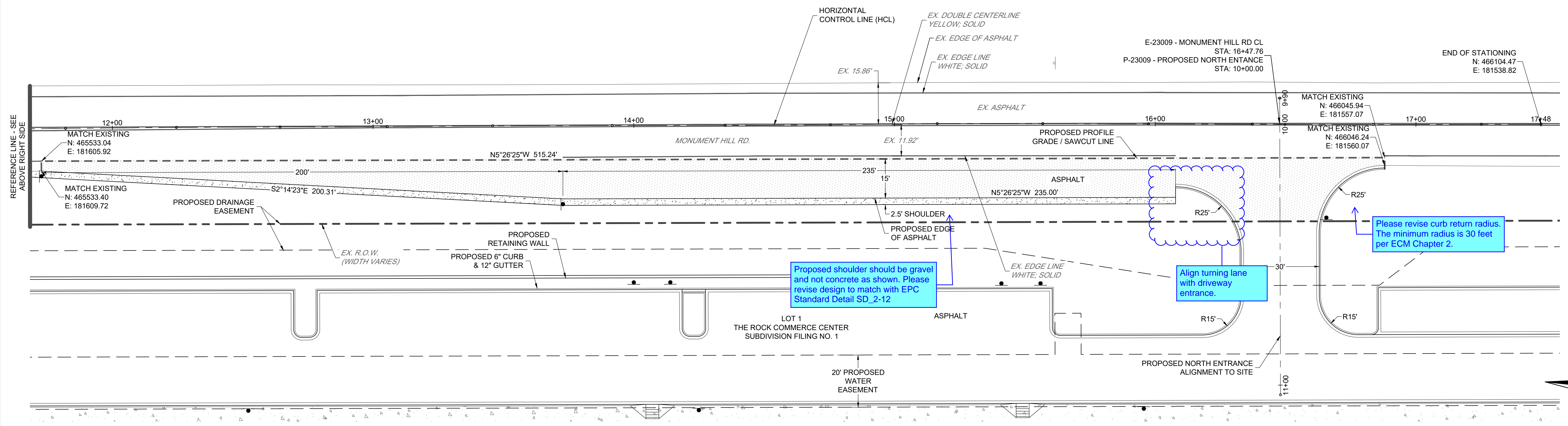
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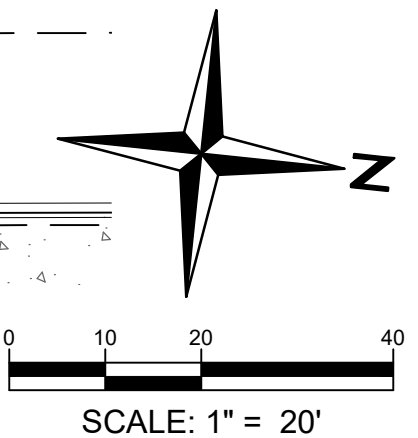
PAVING LEGEND

	PROPOSED ASPHALT PAVEMENT 7.5-INCHES ASPHALT OVER 10-INCHES COMPACTED CLASS 6 AGGREGATE BASE COURSE.
	PROPOSED SHOULDER
	MATCH EXISTING

US INTERSTATE 25
(PUBLIC R.O.W. WIDTH VARIES)
BOOK 1185, PAGE 458



Please revise curb return radius. The minimum radius is 30 feet per ECM Chapter 2.



15 Years WHERE GREAT PLACES BEGIN
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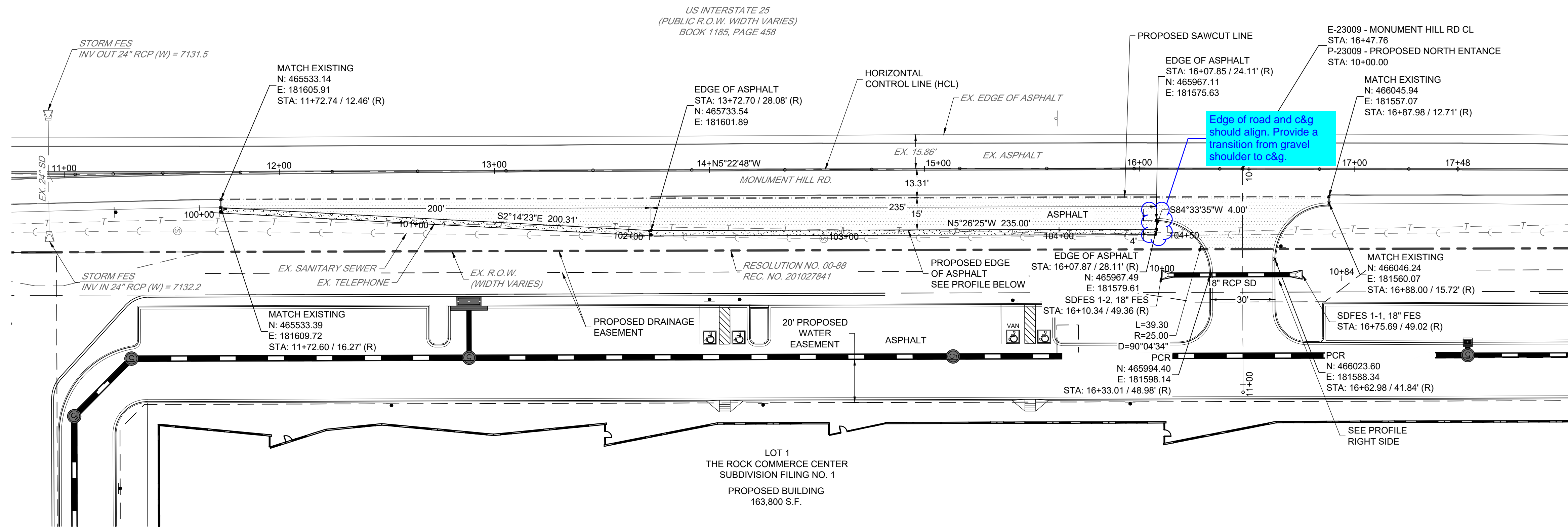
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PROJECT NO.	NO.	DATE	NO.	DATE	NO.	DATE	NO.
23009	1	07/28/2023	1				

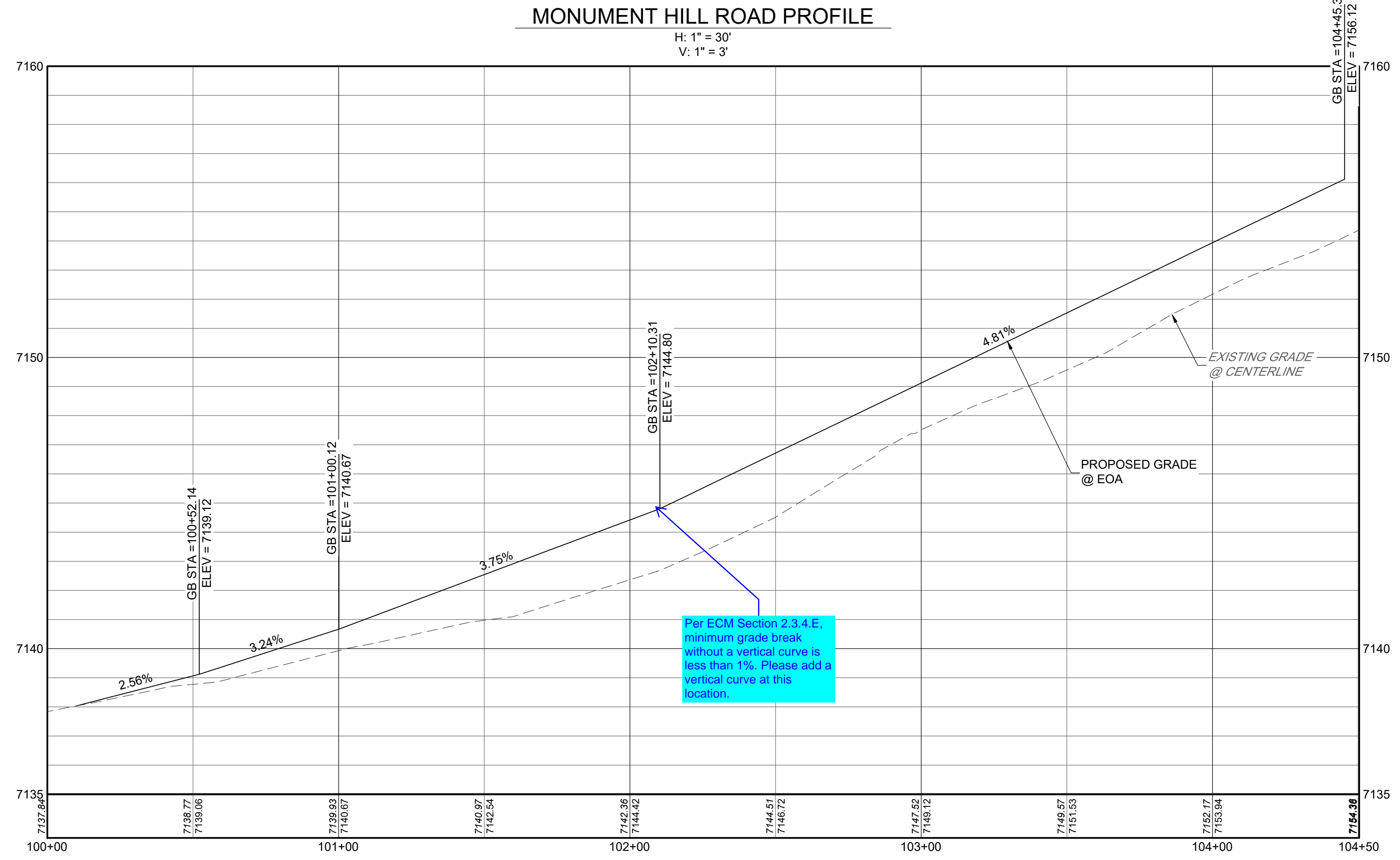
LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

SHEET
C3.0

I:\2023\23009 - The Rock Commerce Center\Sheet Sets\CDs\PIP\23009_Monument Hill Plan & Profile - Aug 08, 2023 - 11:50am - csaiz



MONUMENT HILL ROAD PLAN
SCALE: 1" = 30'

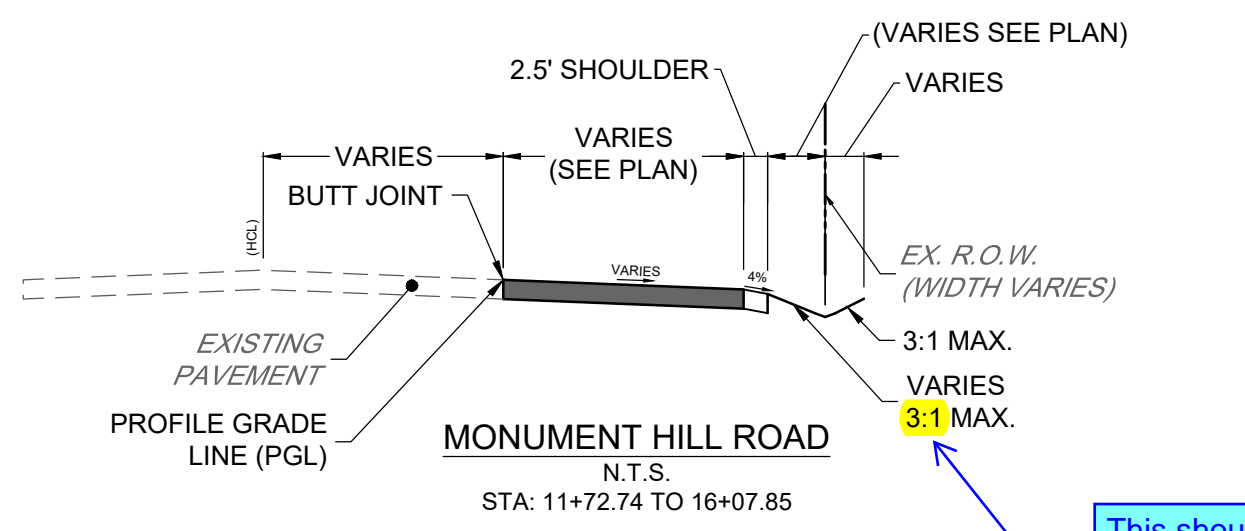


MONUMENT HILL ROAD PROFILE
H: 1" = 30'
V: 1" = 3'

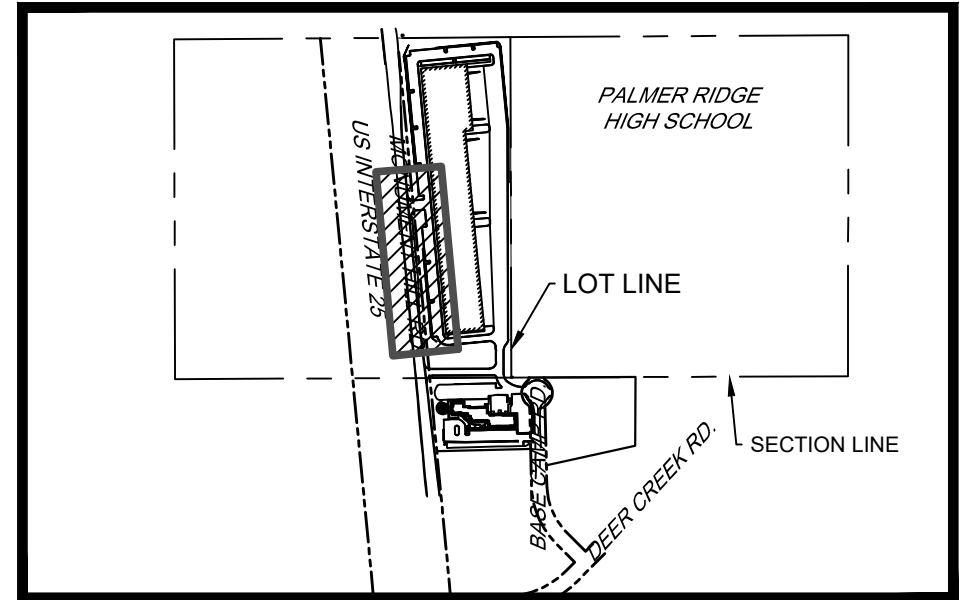
- PAVING LEGEND**
- PROPOSED ASPHALT PAVEMENT
7.5-INCHES ASPHALT OVER 10-INCHES COMPACTED CLASS 6 AGGREGATE BASE COURSE.
 - PROPOSED SHOULDER
MATCH EXISTING

Please include a disclaimer. This may be used for bidding purposes only. However, the actual pavement design is subject to change pending Pavement Design Report submittal.

Show all utility crossings on the profile view.

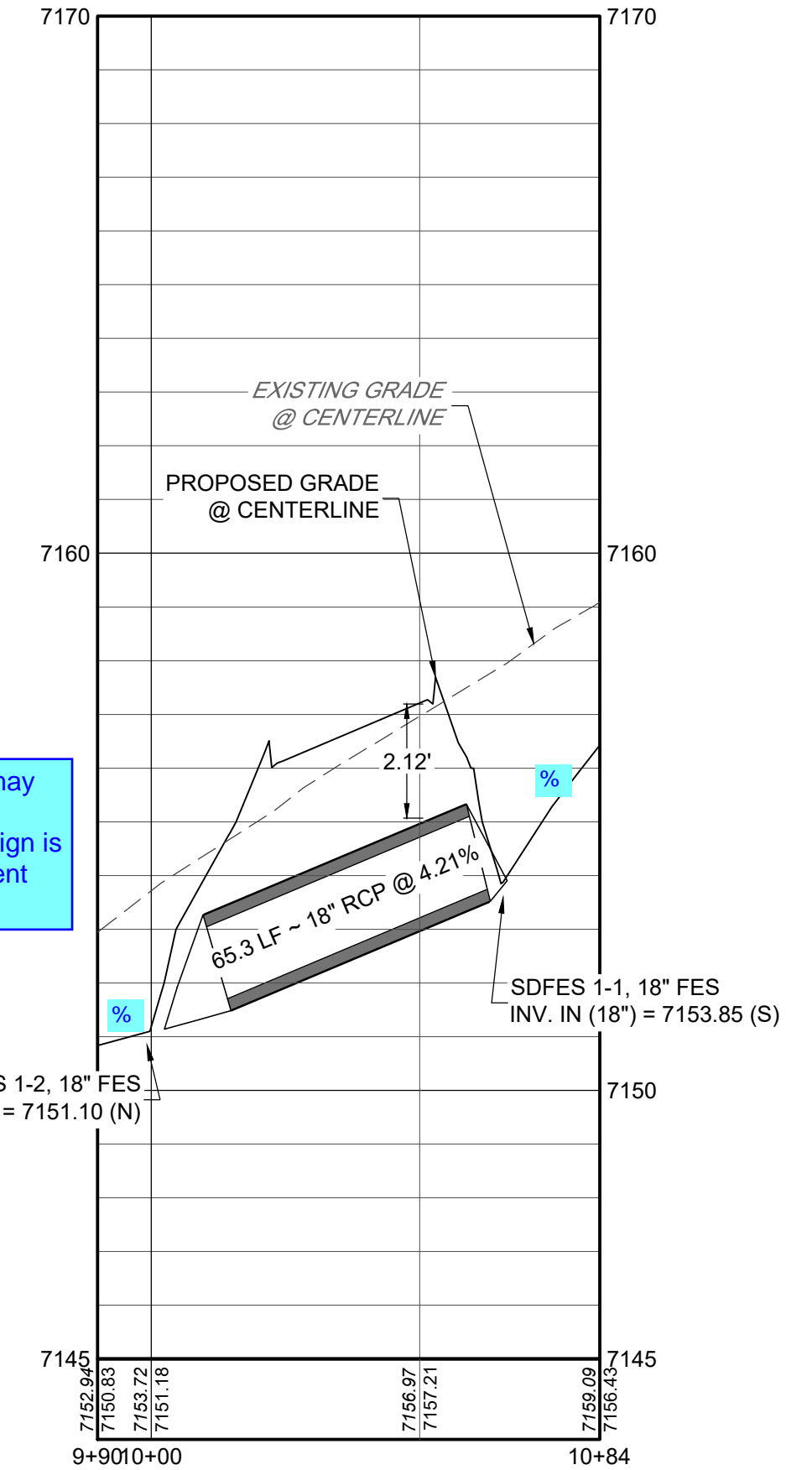


SAWCUT DETAIL
N.T.S.



KEYMAP
SCALE = 1" = 750'

NORTH ENTRANCE CULVERT PROFILE
H: 1" = 30'
V: 1" = 3'



15 Redland
YEARS WHERE GREAT PLACES BEGIN

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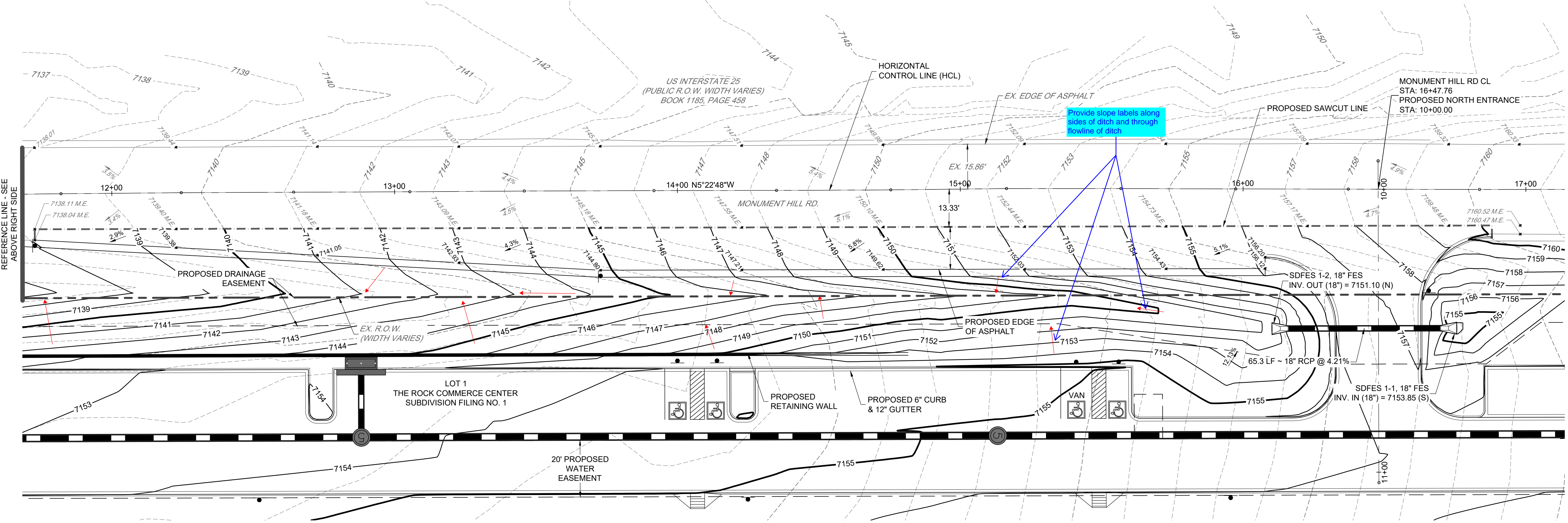
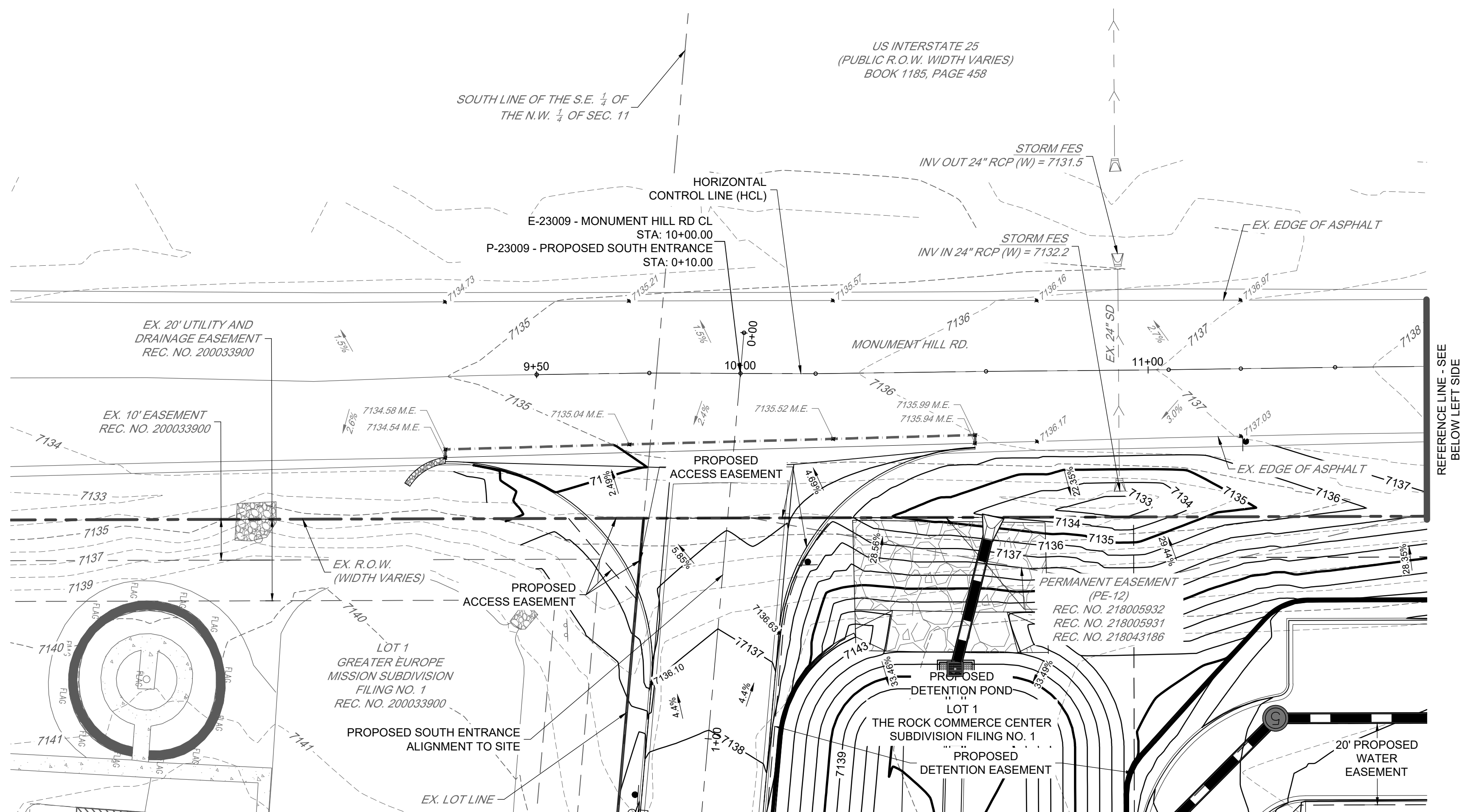
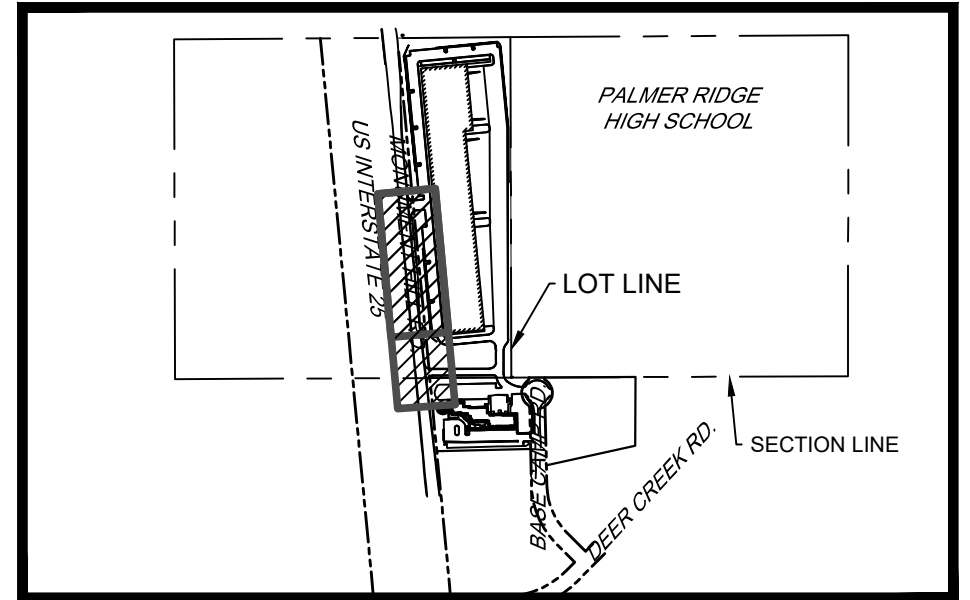
NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL

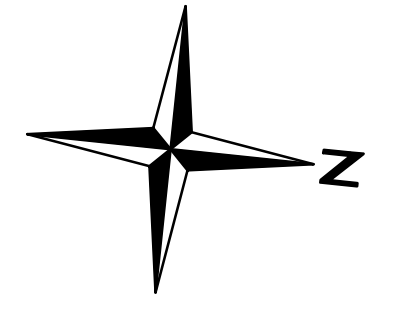
LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
PLAN AND PROFILE

SHEET
C4.0

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Know what's below.
Call before you dig.



15 Years
WHERE GREAT PLACES BEGIN

NOT FOR CONSTRUCTION

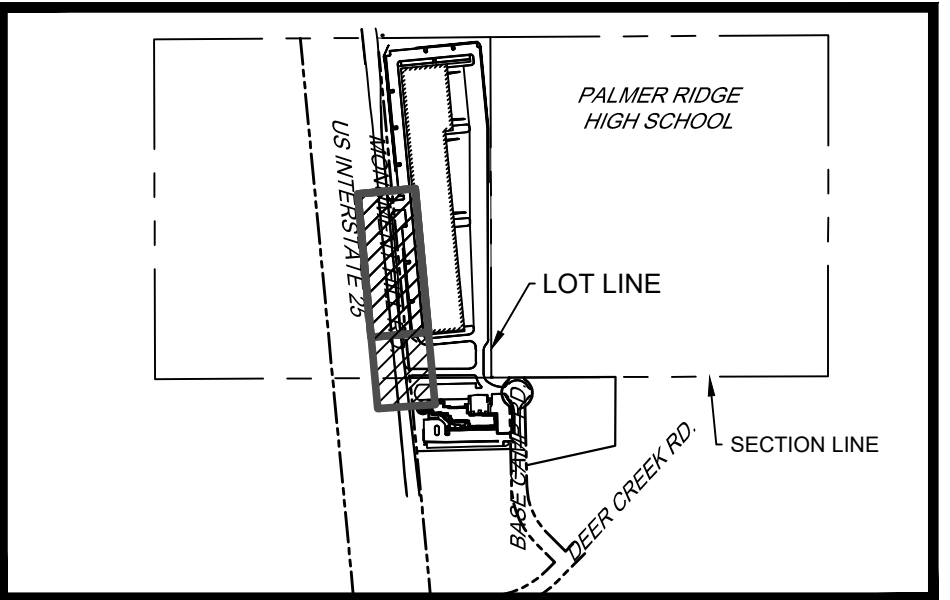
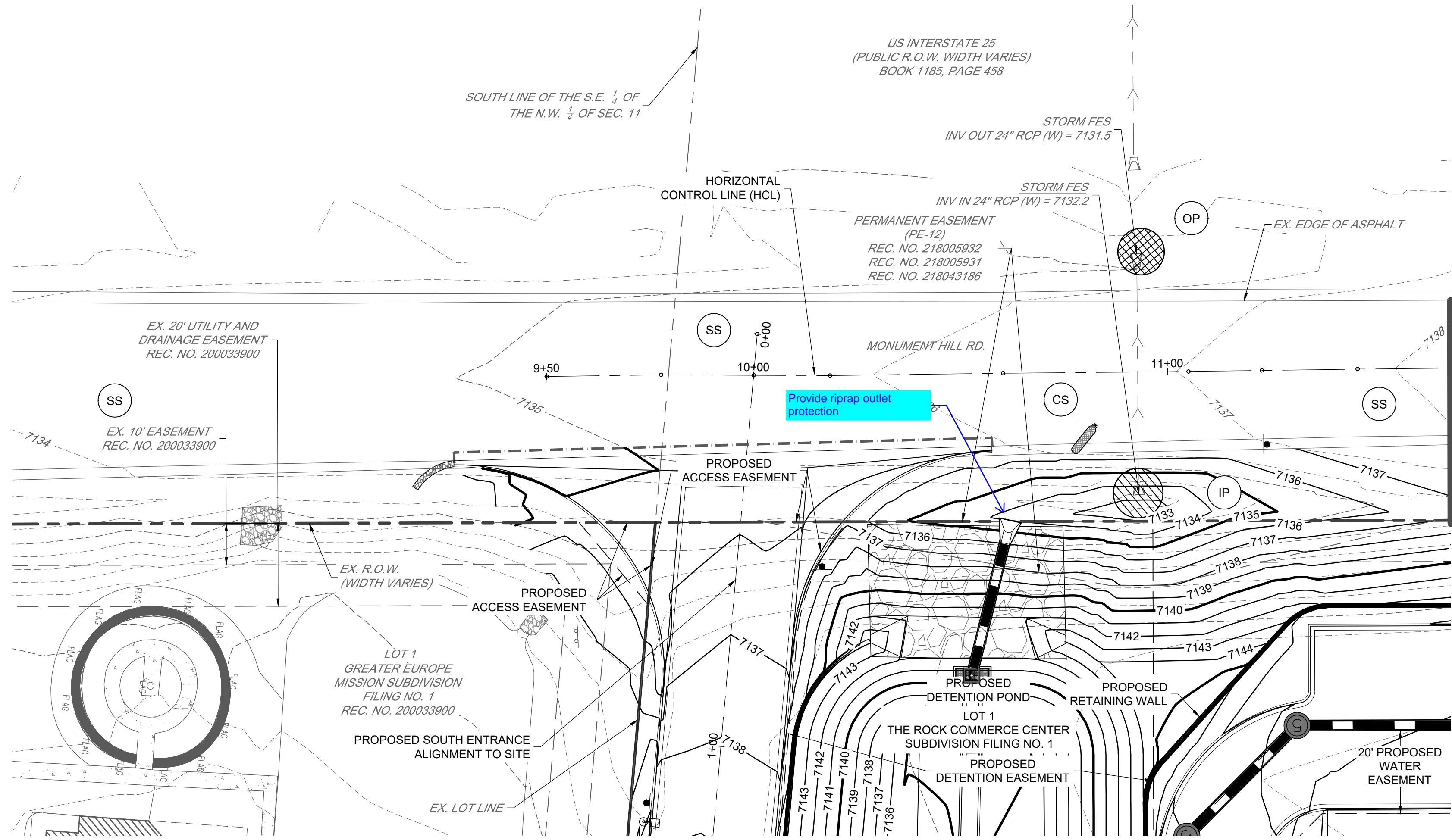
PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL

LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
GRADING PLAN

SHEET
C5.0

Redland
720.283.6783
REDDLAND.CO.VA

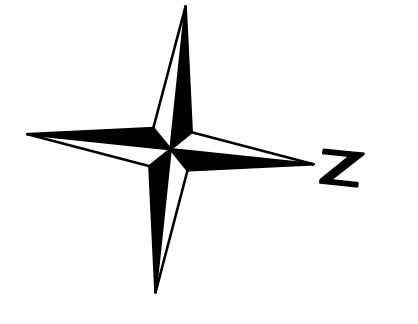
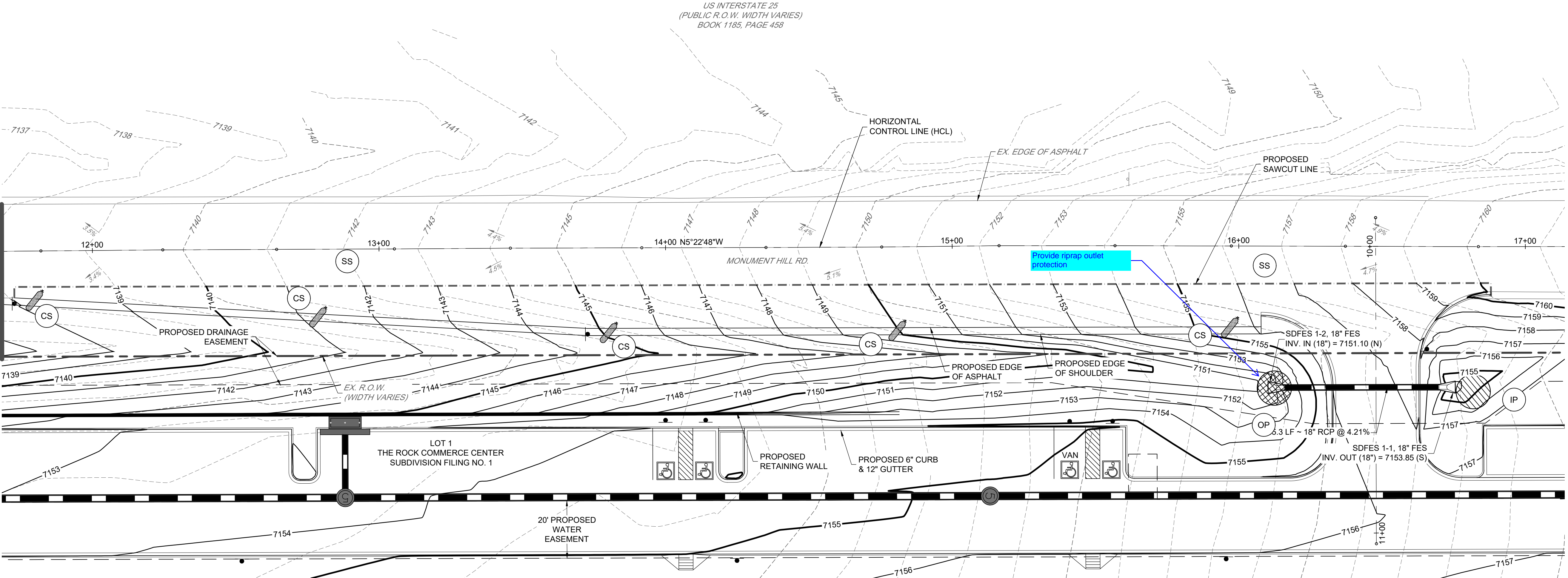
• Land Planning
• Landscape Architecture
• Civil Engineering
• Construction Management



KEYMAP
SCALE = 1" = 750'

LEGEND

	CF	CONSTRUCTION FENCE		VTC	VEHICLE TRACKING CONTROL
	DD	DIVERSION DITCH		ECB	EROSION CONTROL BLANKET
	IP	INLET PROTECTION		LOC	LIMITS OF CONSTRUCTION
	OP	OUTLET PROTECTION		ST	SEDIMENT TRAP
	SB	SEDIMENT BASIN			FLOW ARROW
	SF	SILT FENCE		CS	CURB SOCK
	SCL	SEDIMENT CONTROL LOG		SS	STREET SWEEPING



15 Years
WHERE GREAT PLACES BEGIN

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• Civil Engineering
• Construction Management

NOT FOR CONSTRUCTION

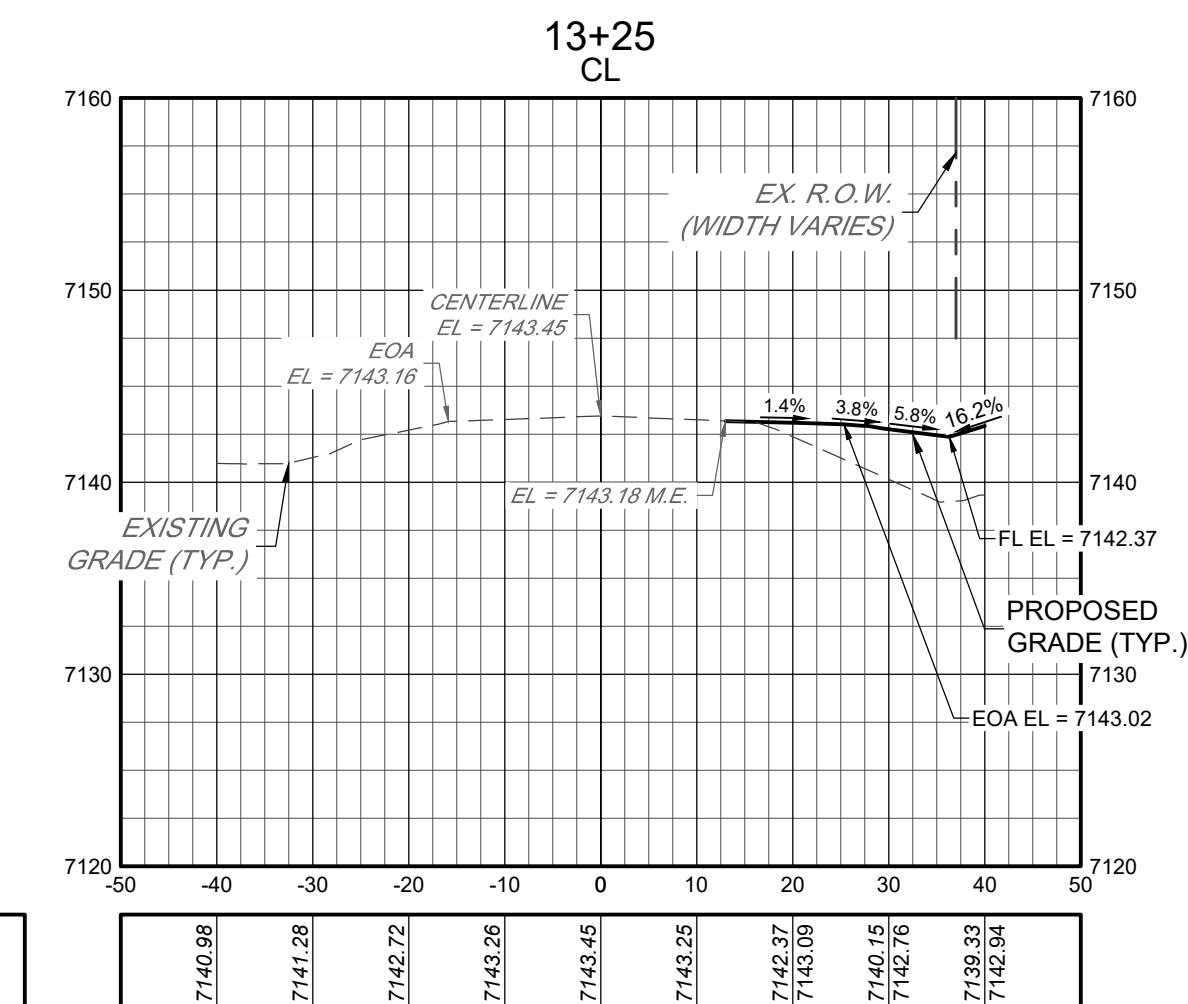
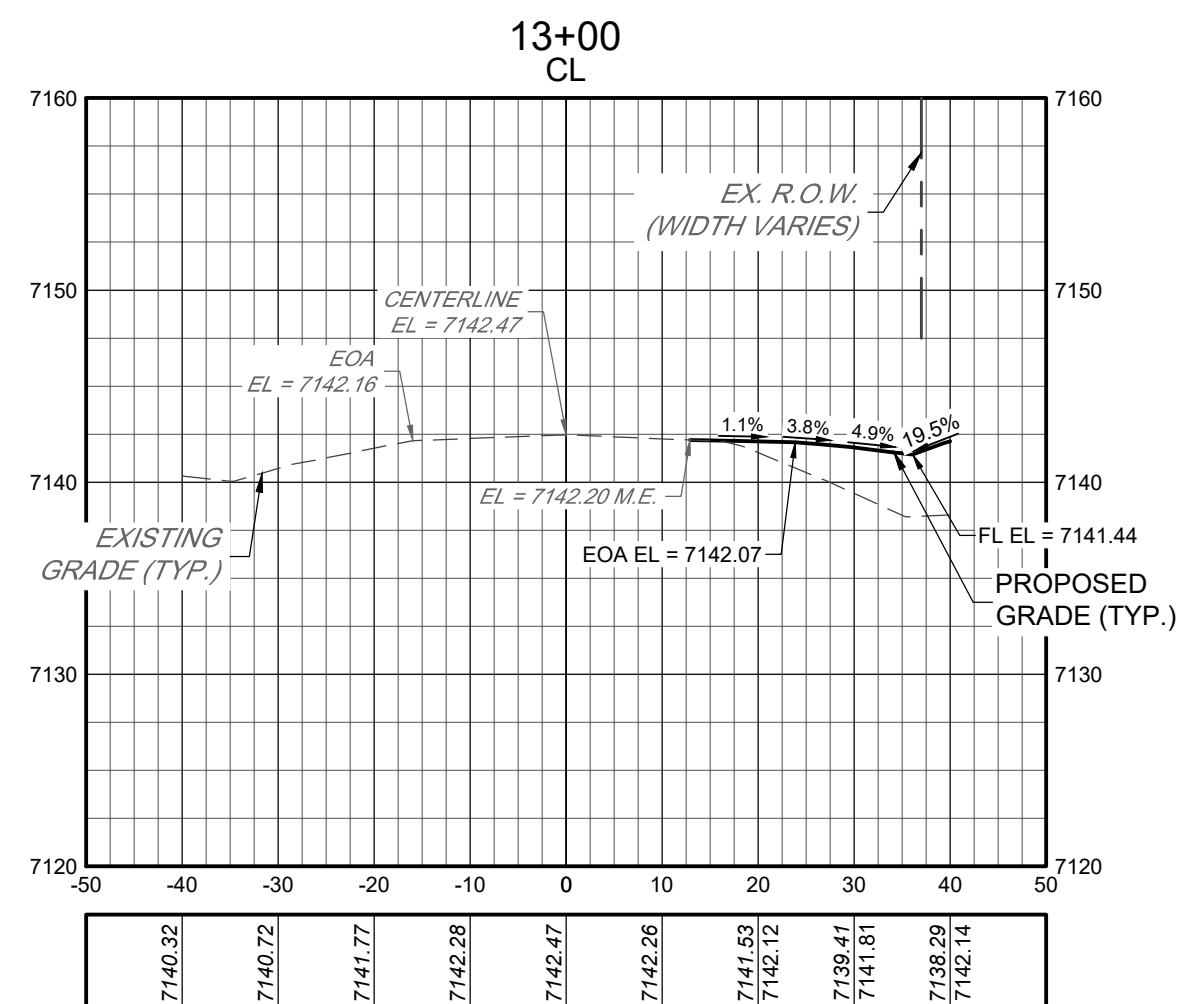
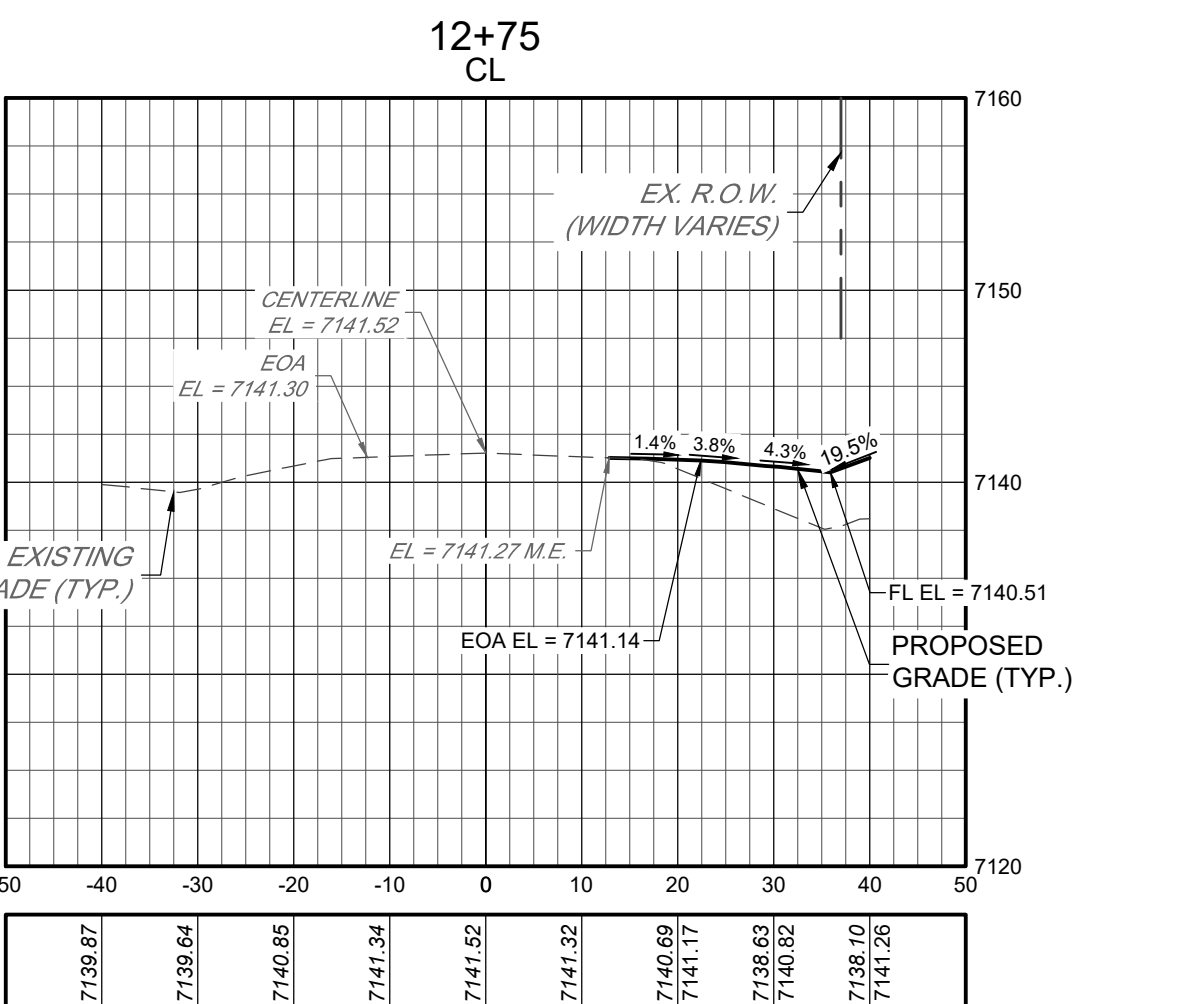
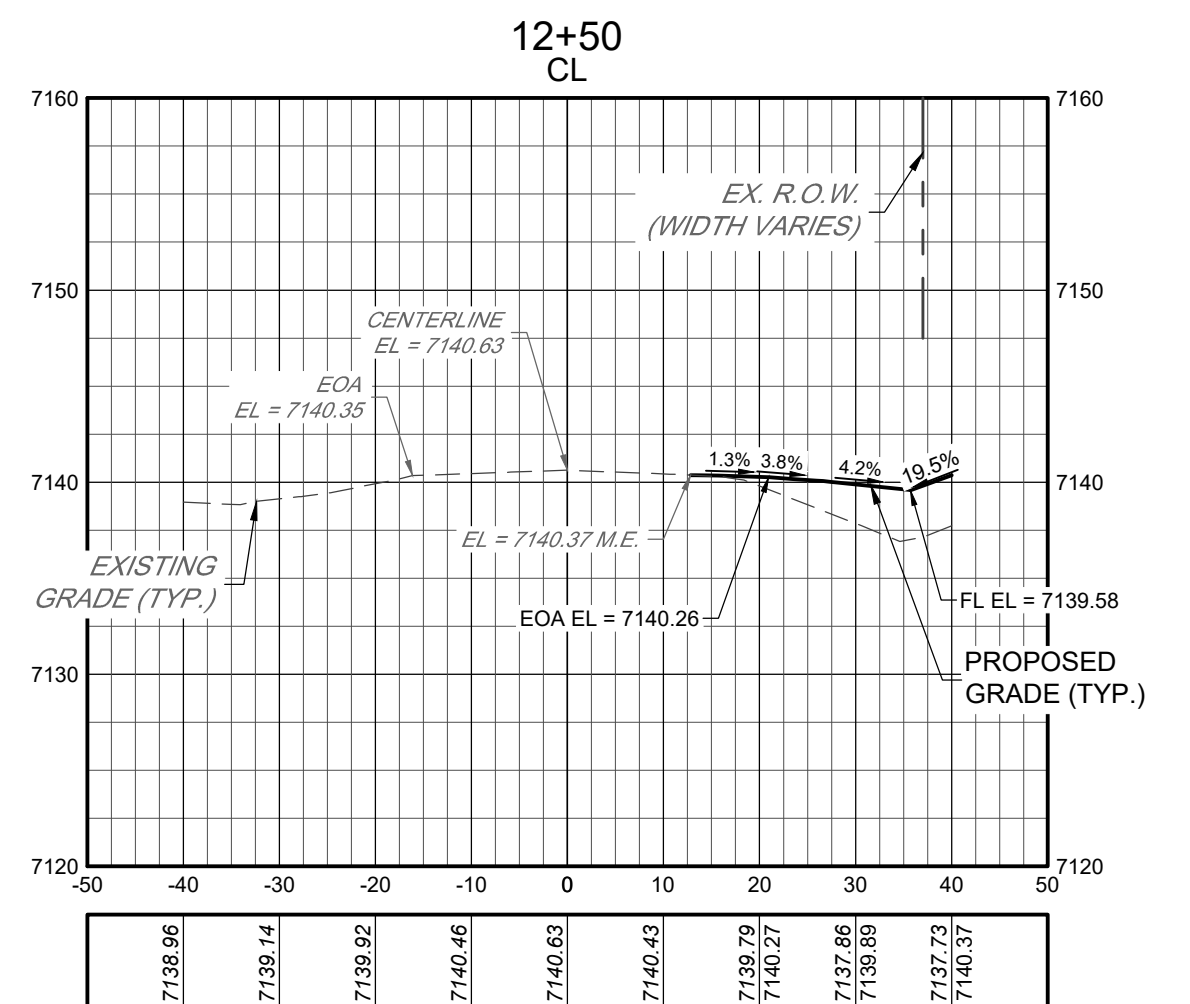
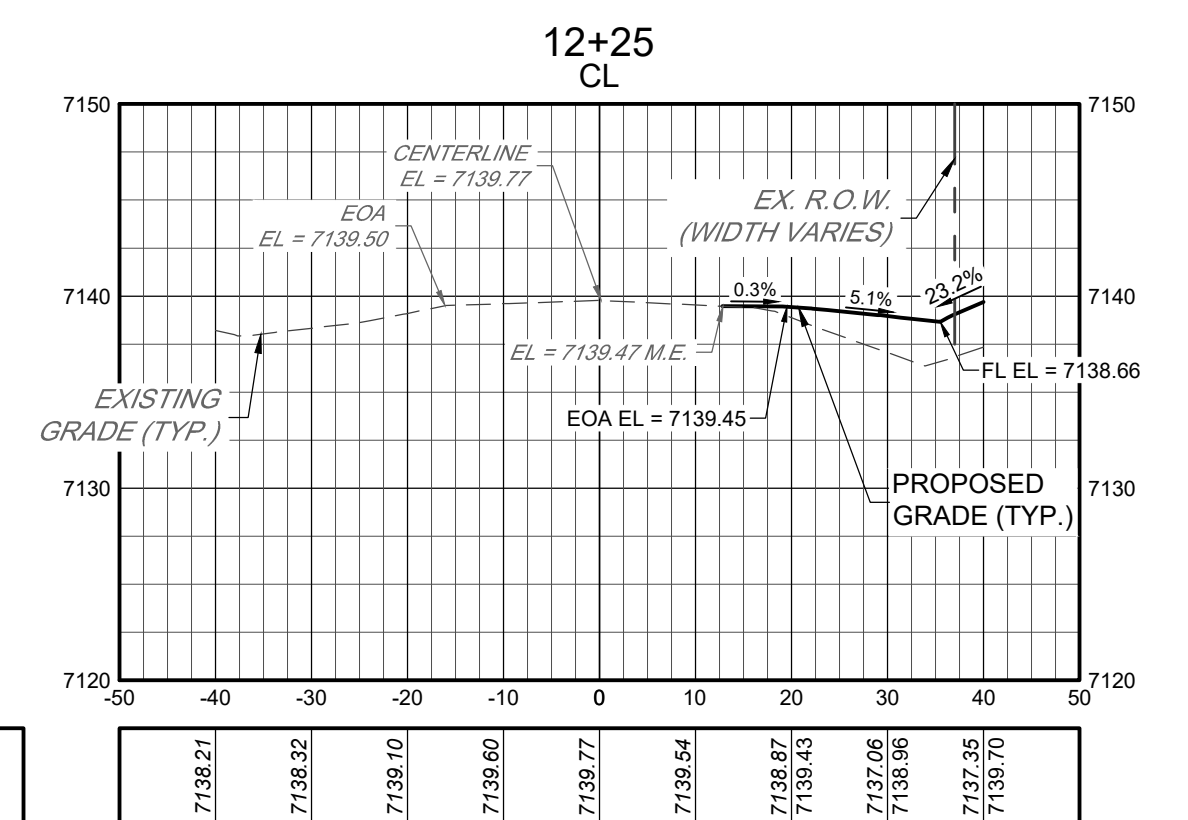
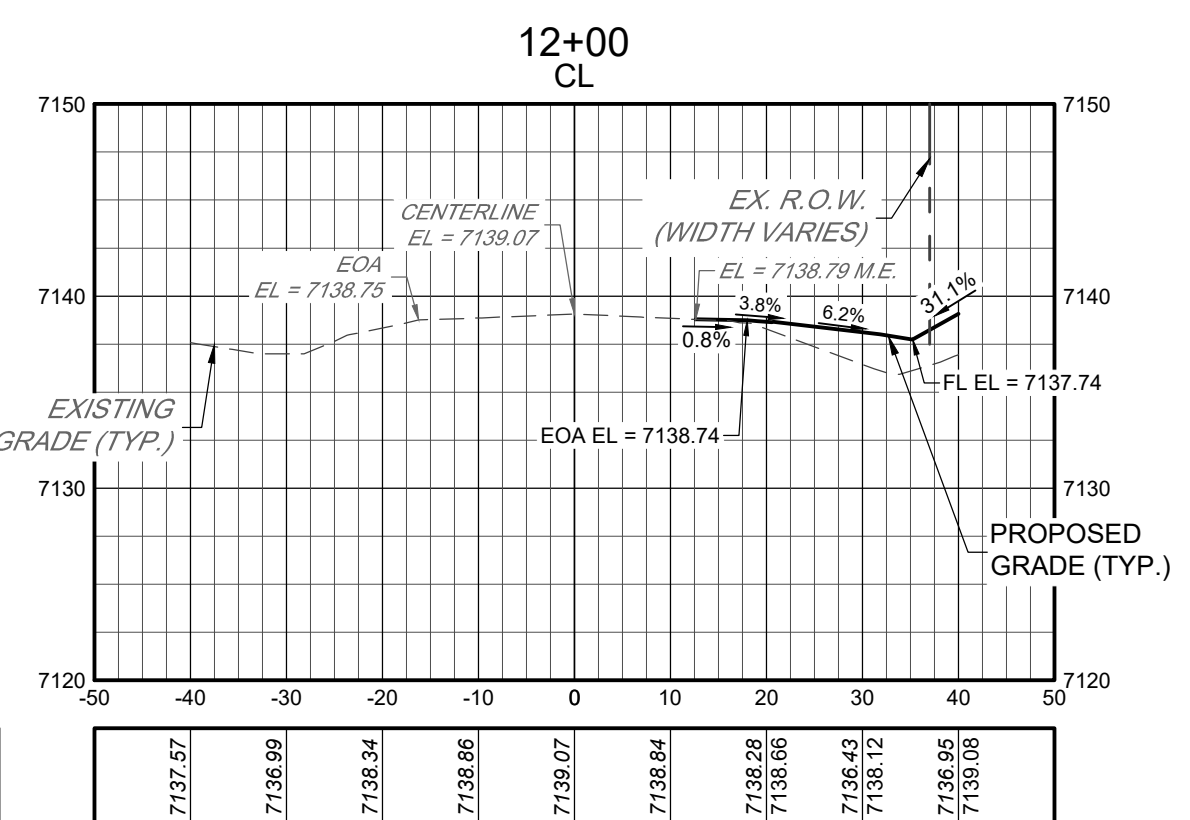
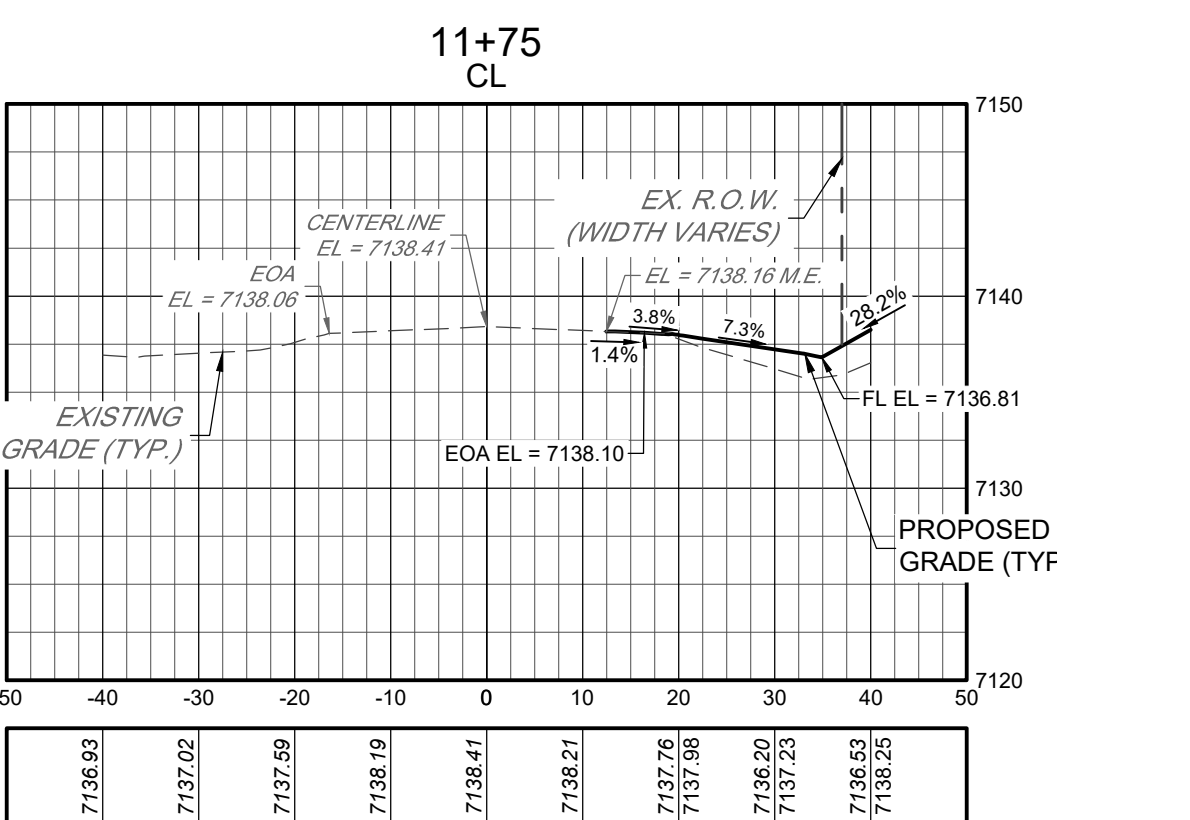
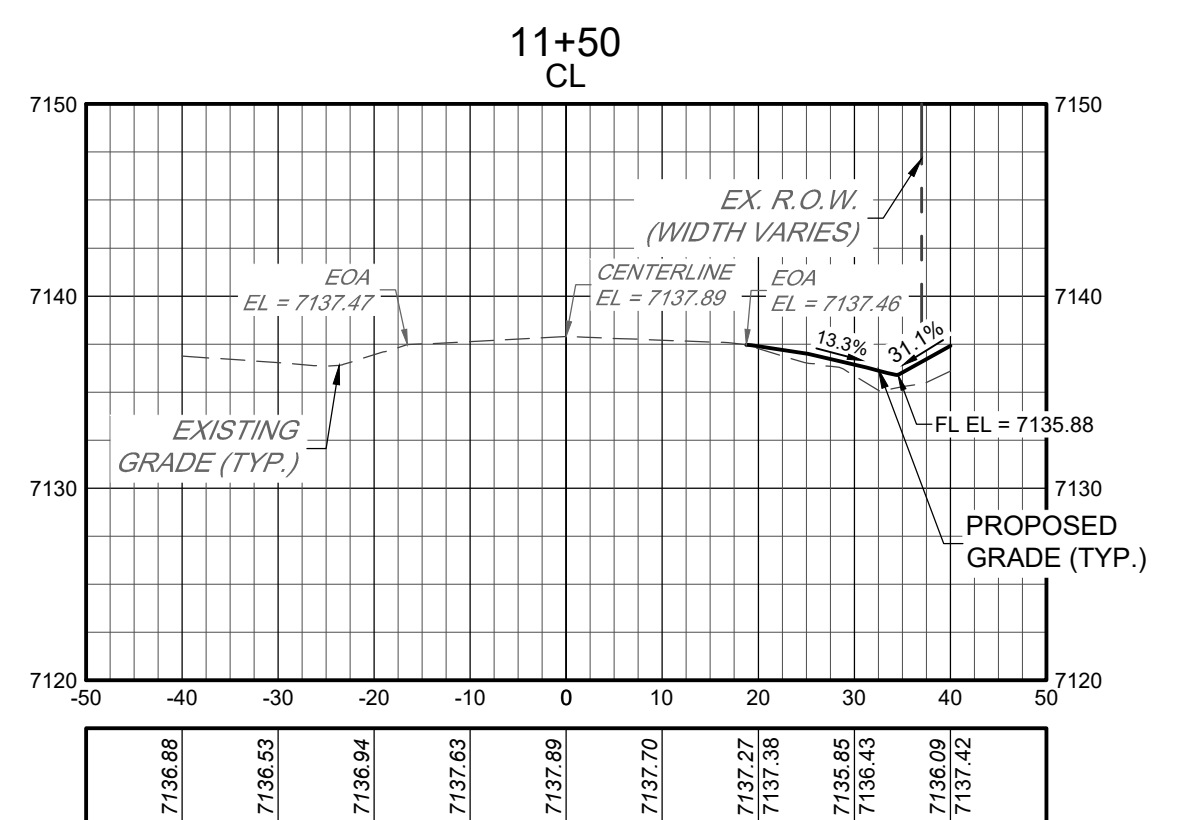
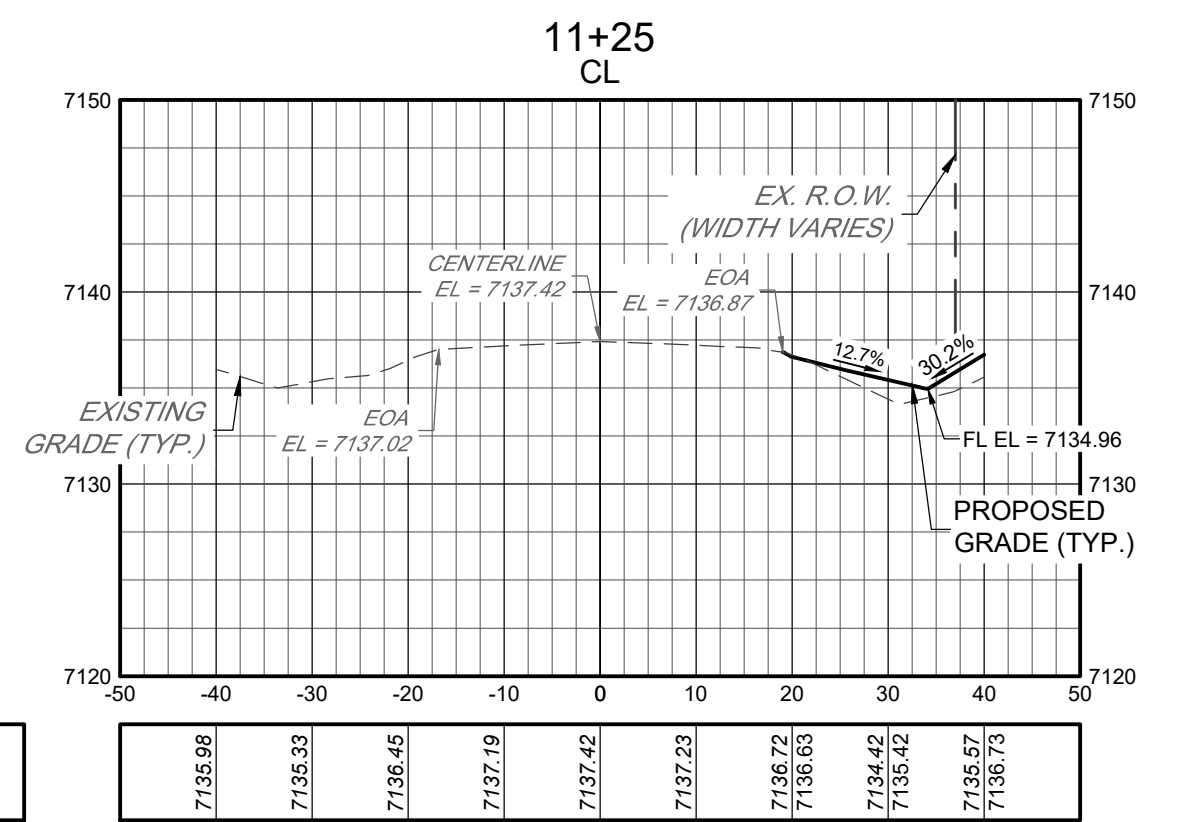
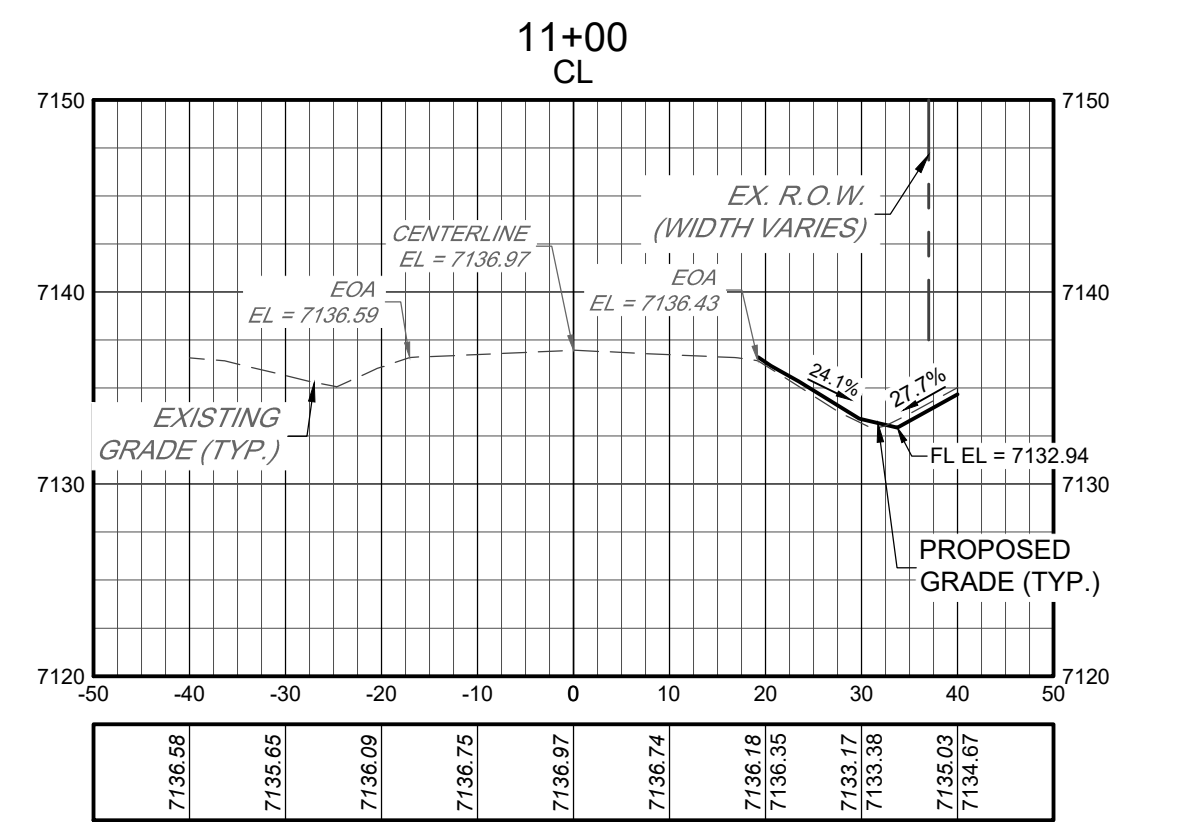
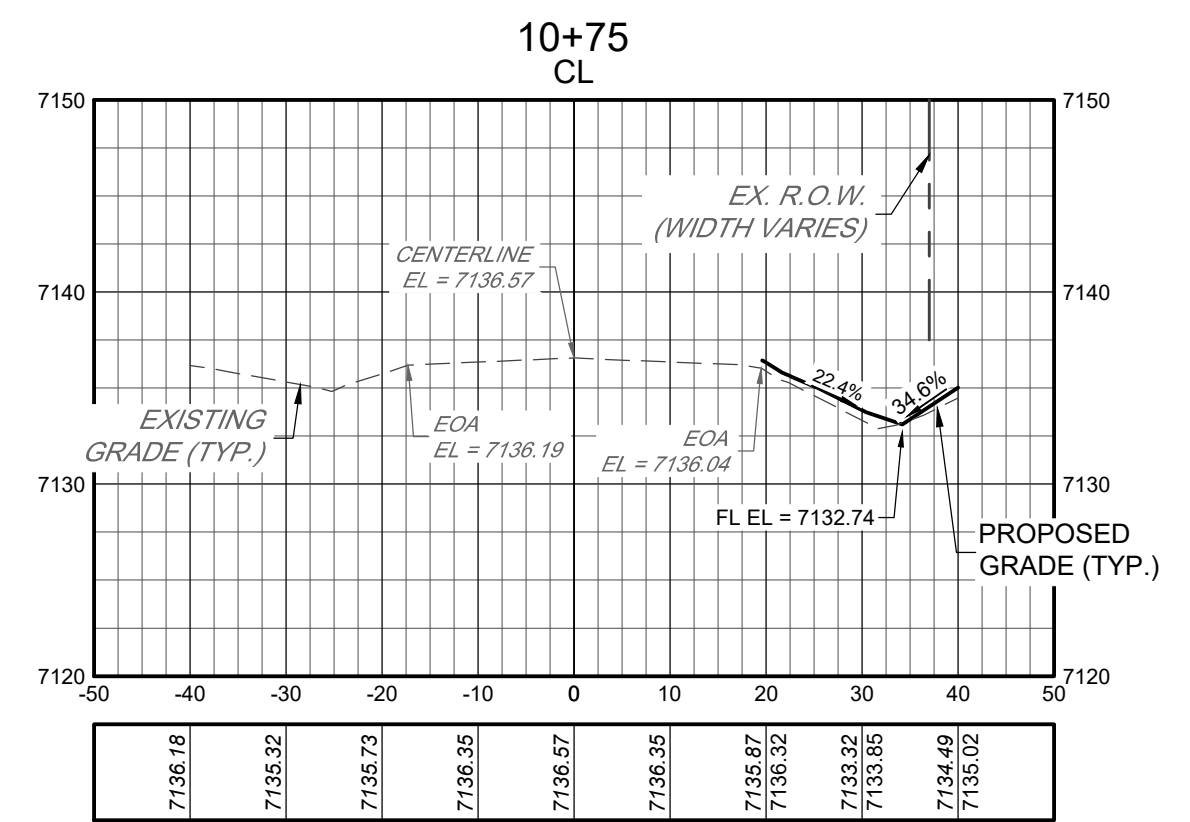
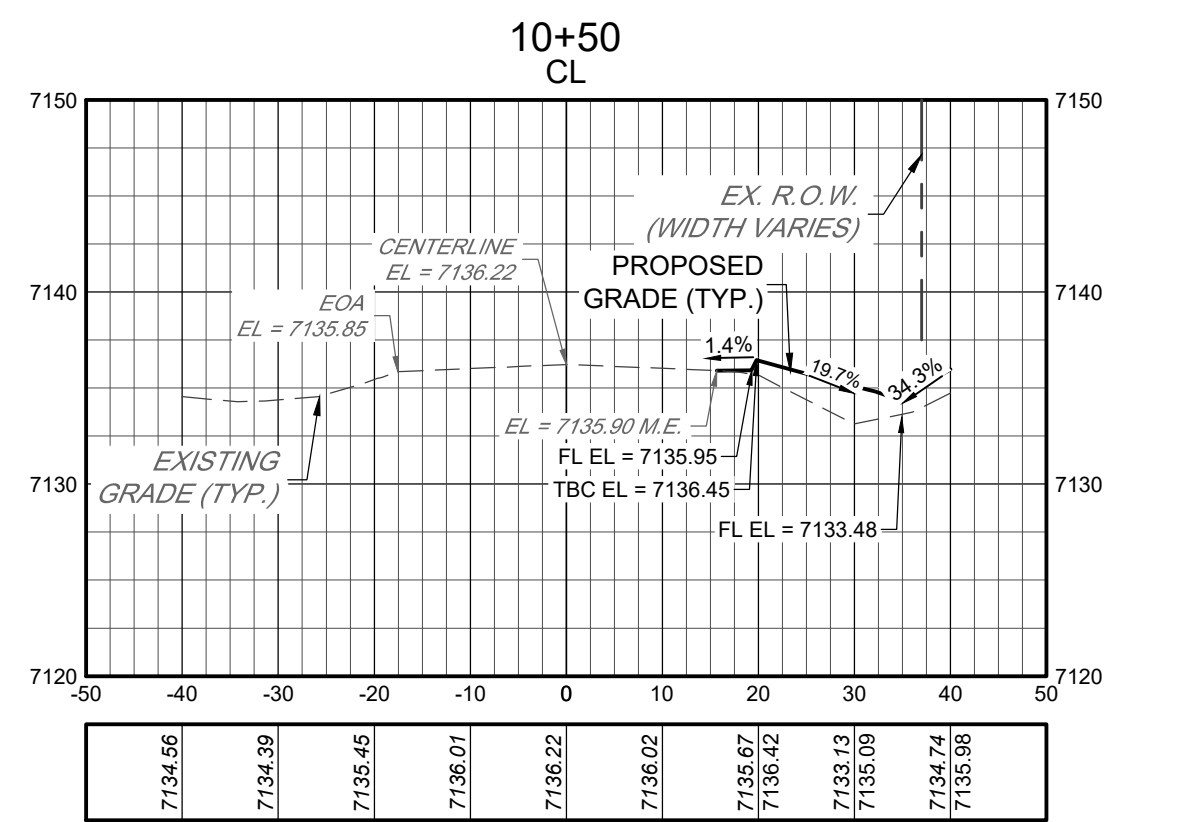
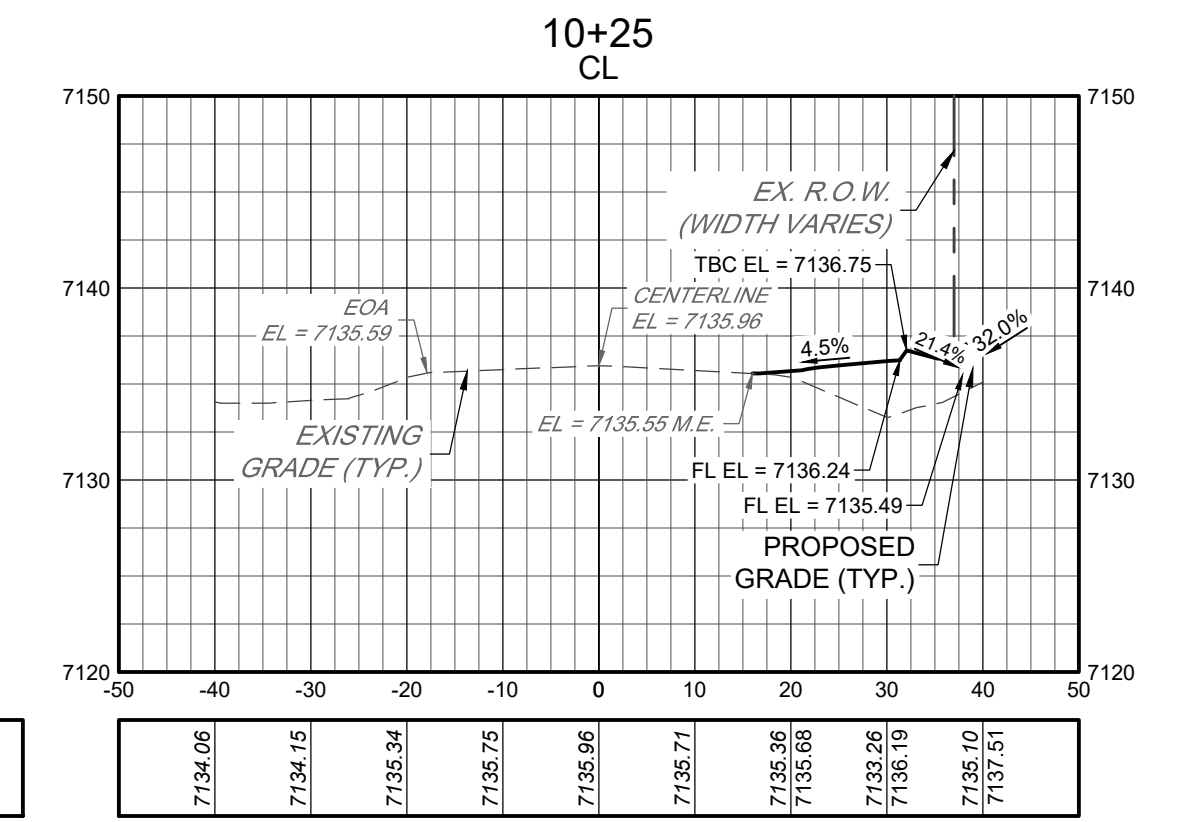
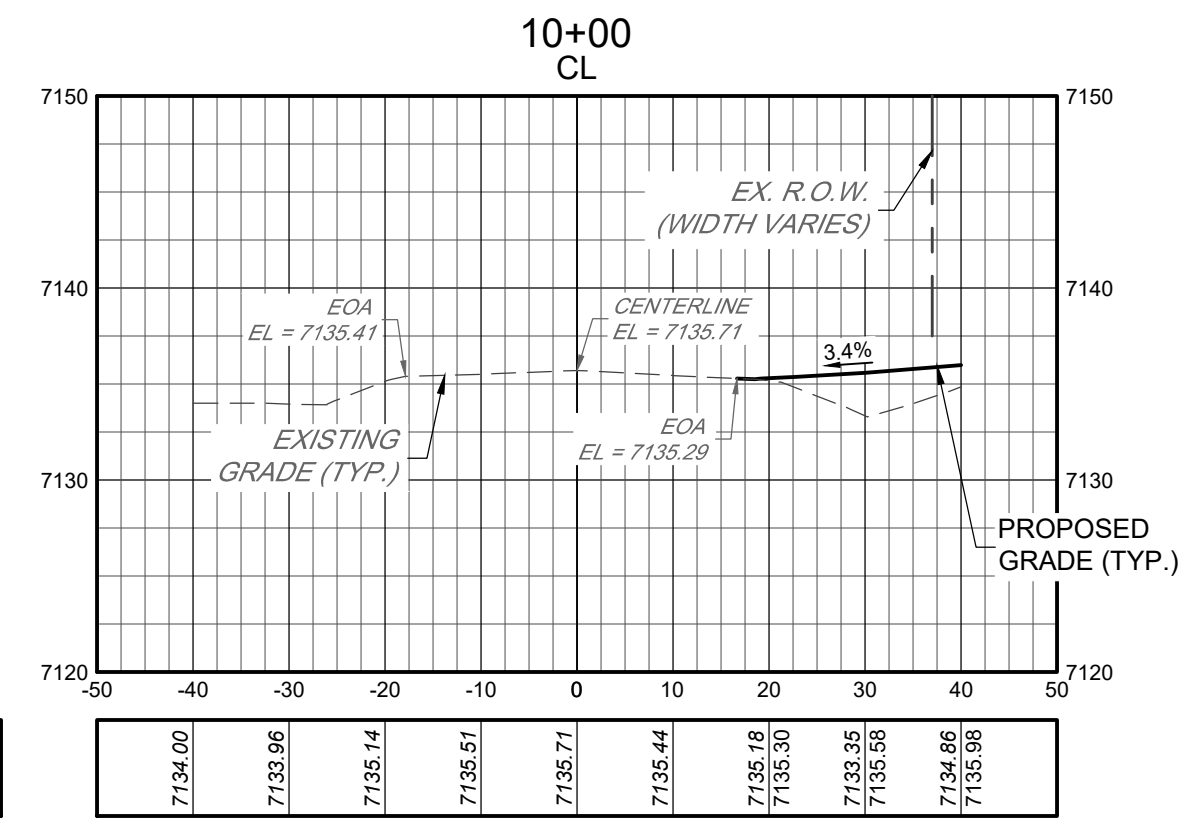
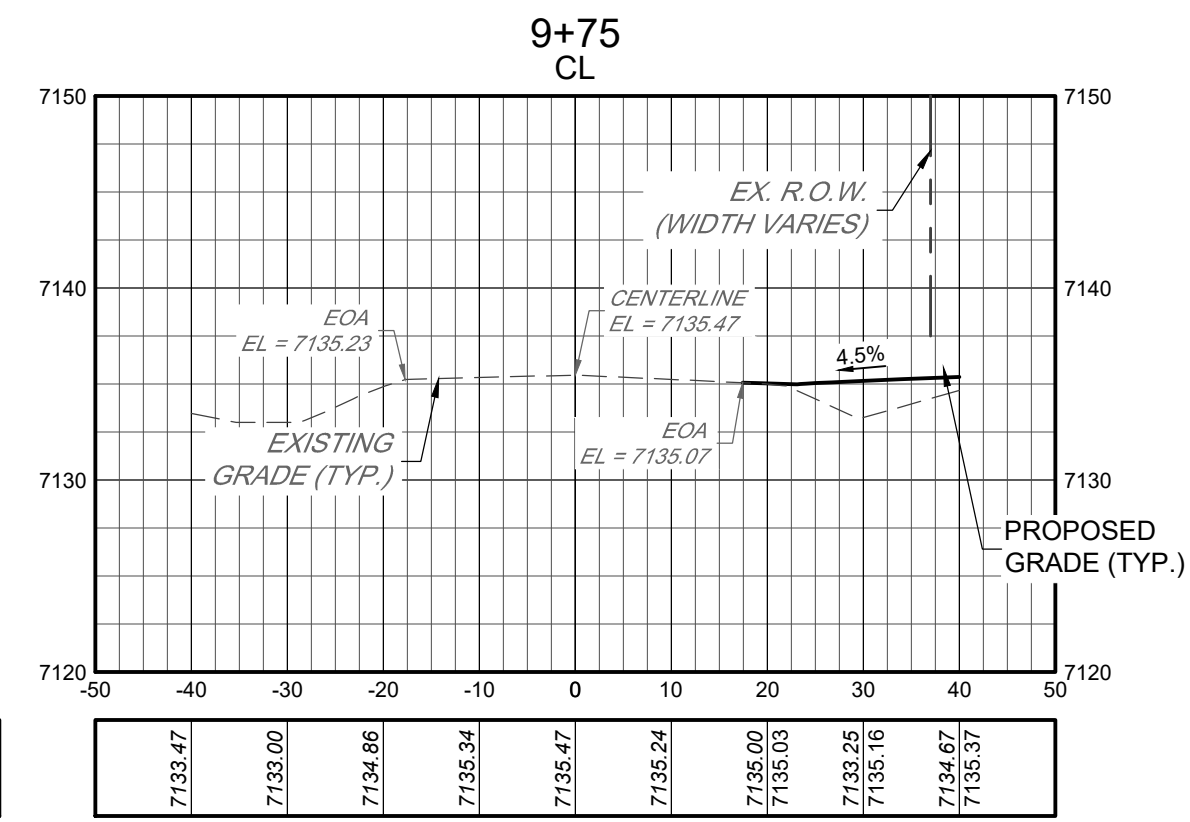
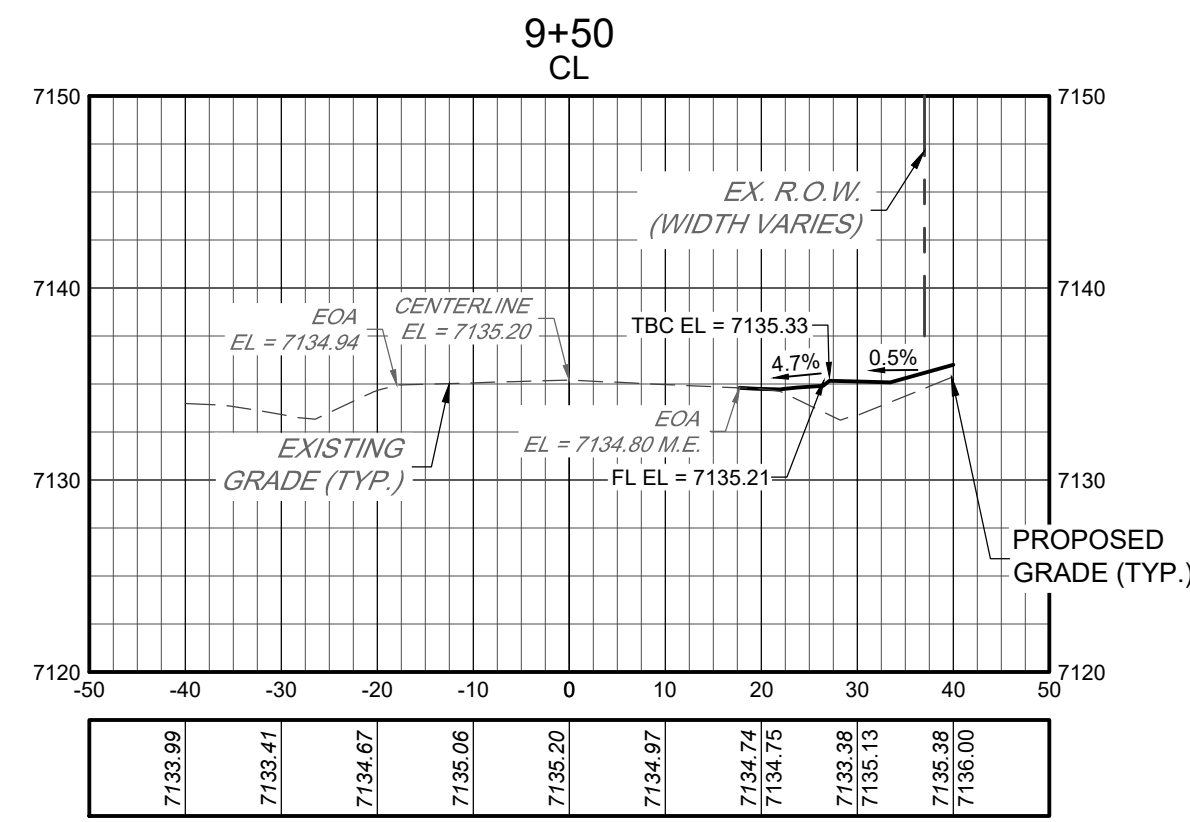
PROJECT NO.	DATE	NO.	NOTES
23009	07/28/2023	1	1ST SUBMITTAL

LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
EROSION CONTROL PLAN

SHEET
C6.0

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15 Redland YEARS

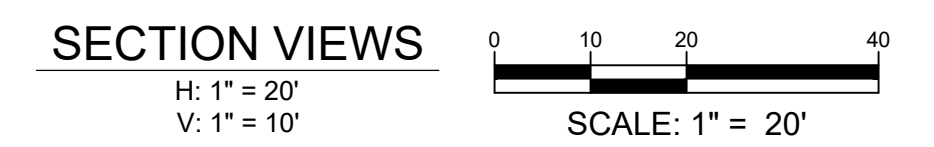
WHERE GREAT PLACES BEGIN

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NO.	DATE	NOTES
1	07/28/2023	1ST SUBMITTAL

PROJECT NO.: 23009
DATE: 07/28/2023
LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
ROAD CROSS SECTIONS



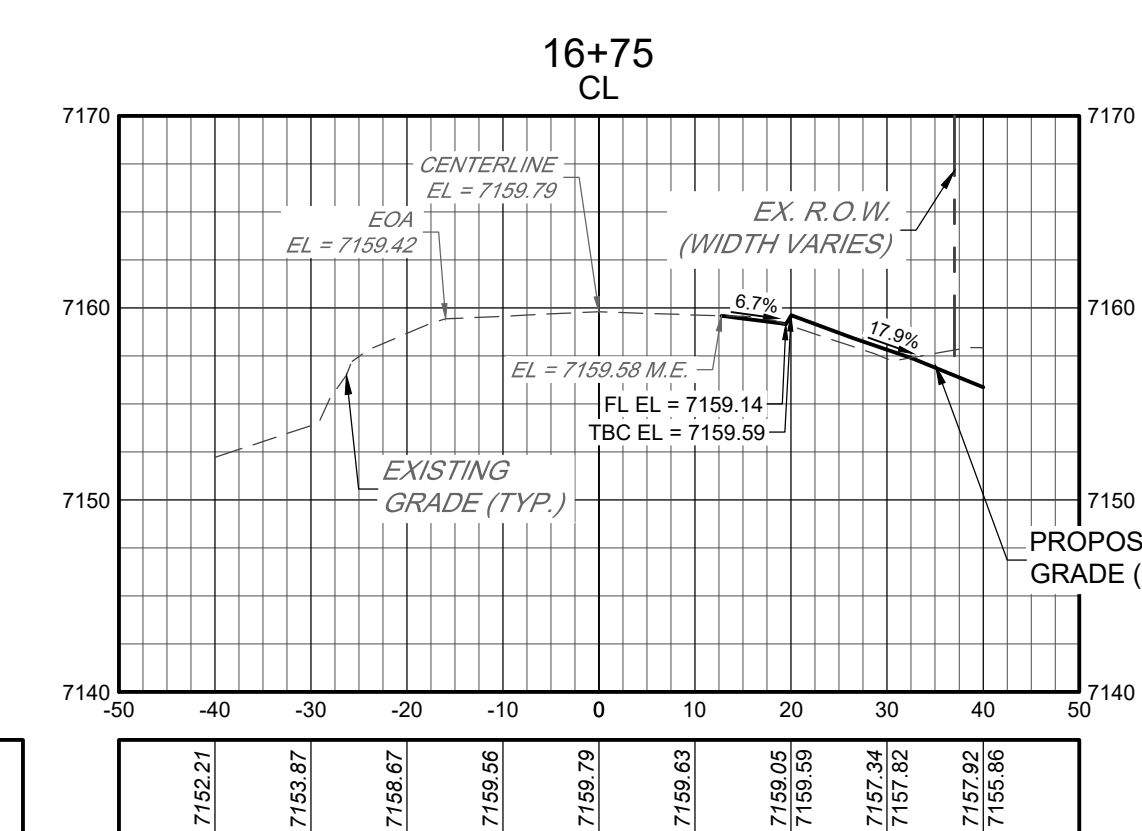
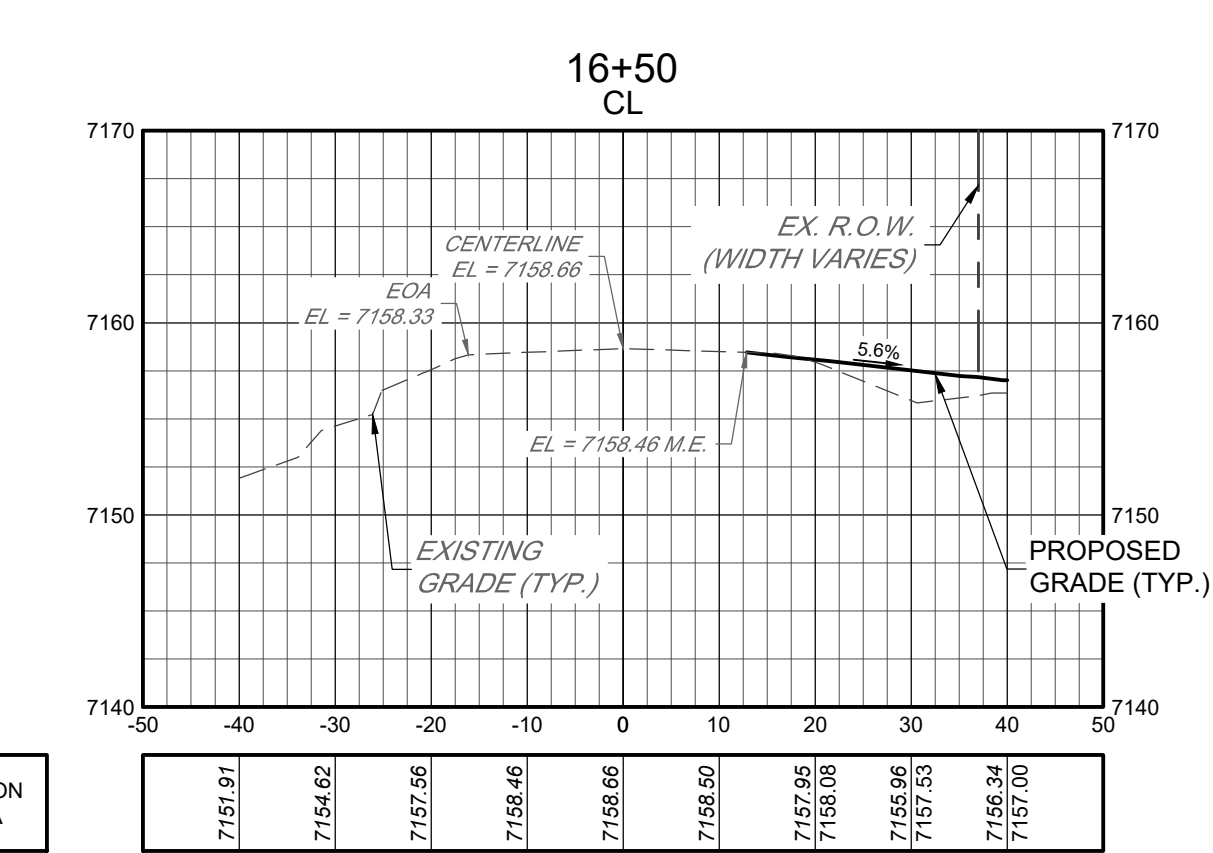
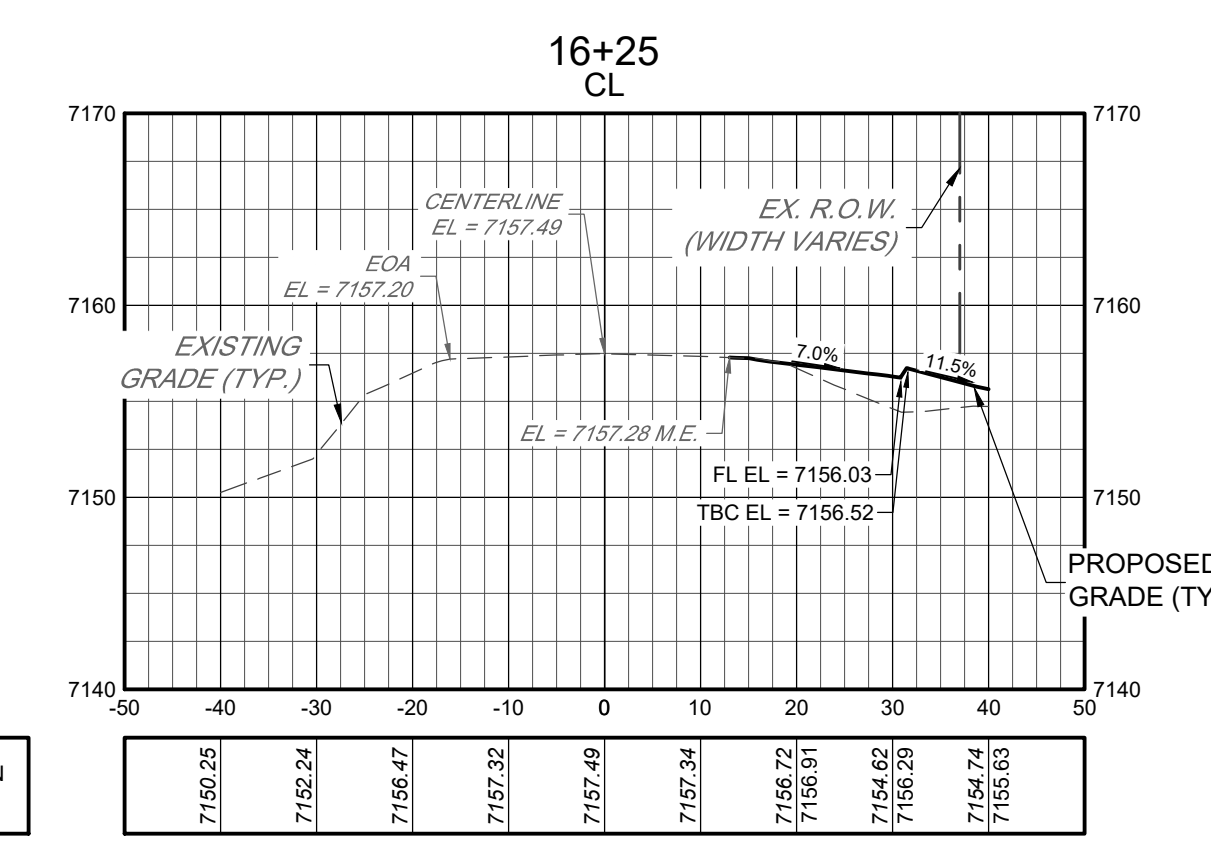
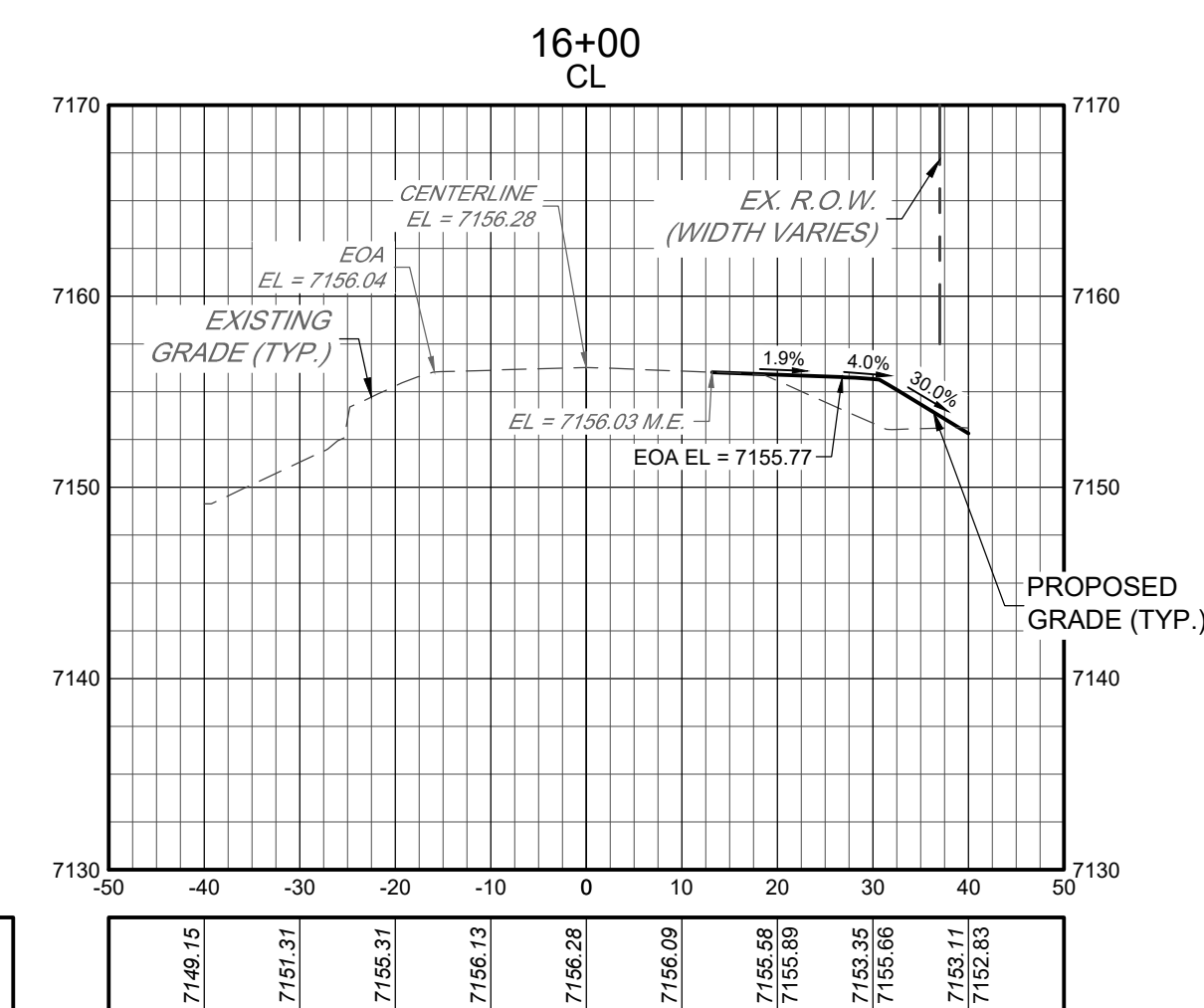
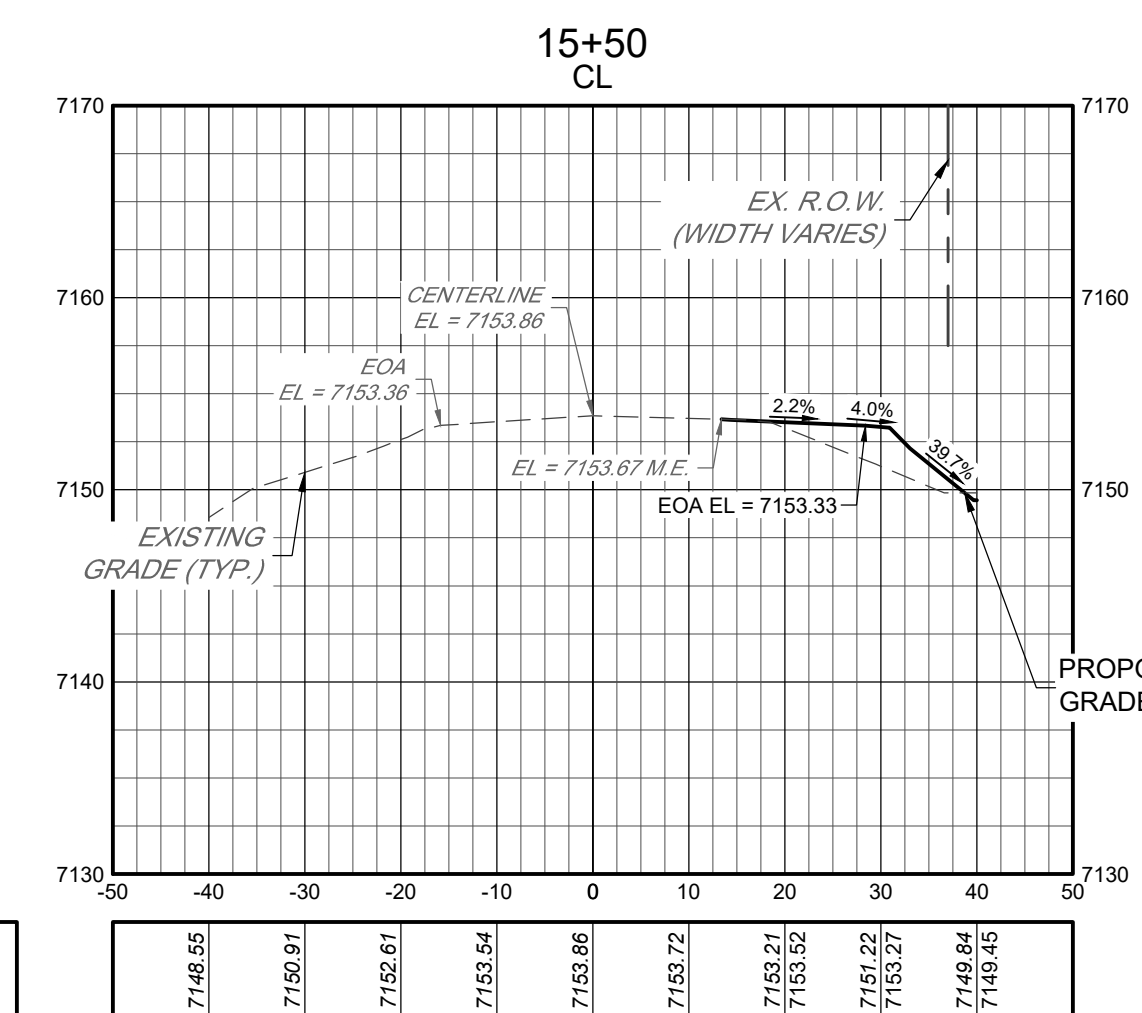
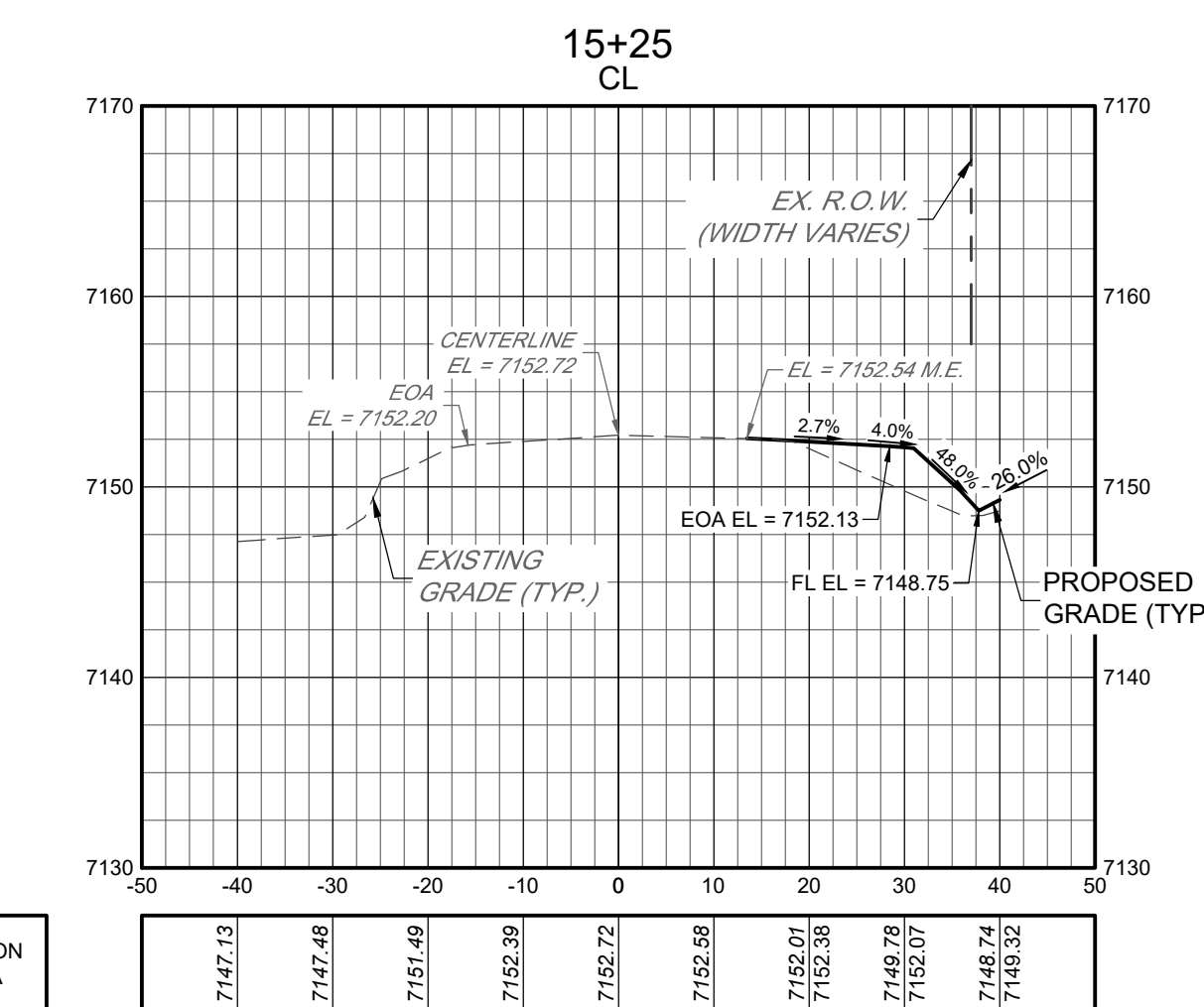
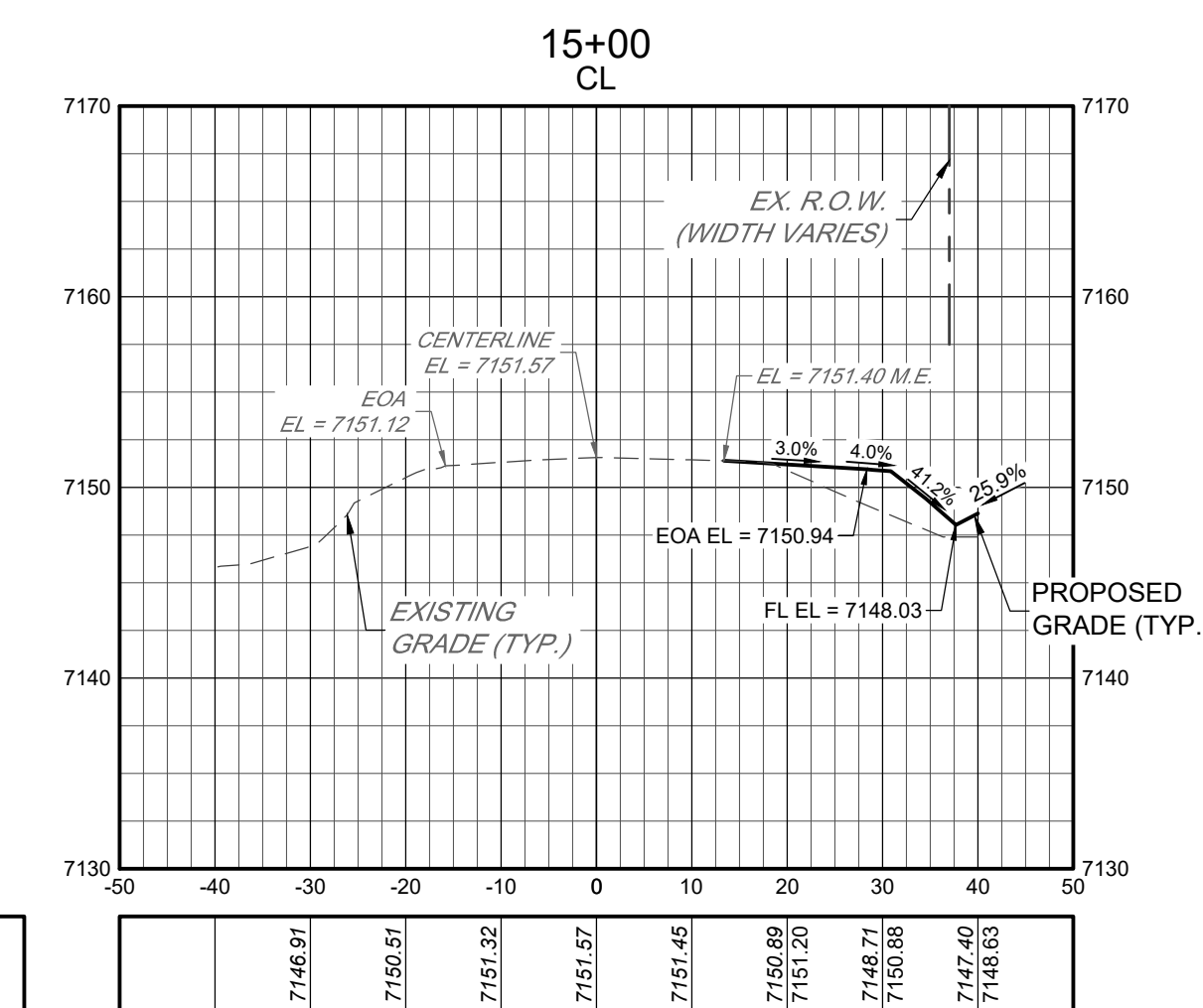
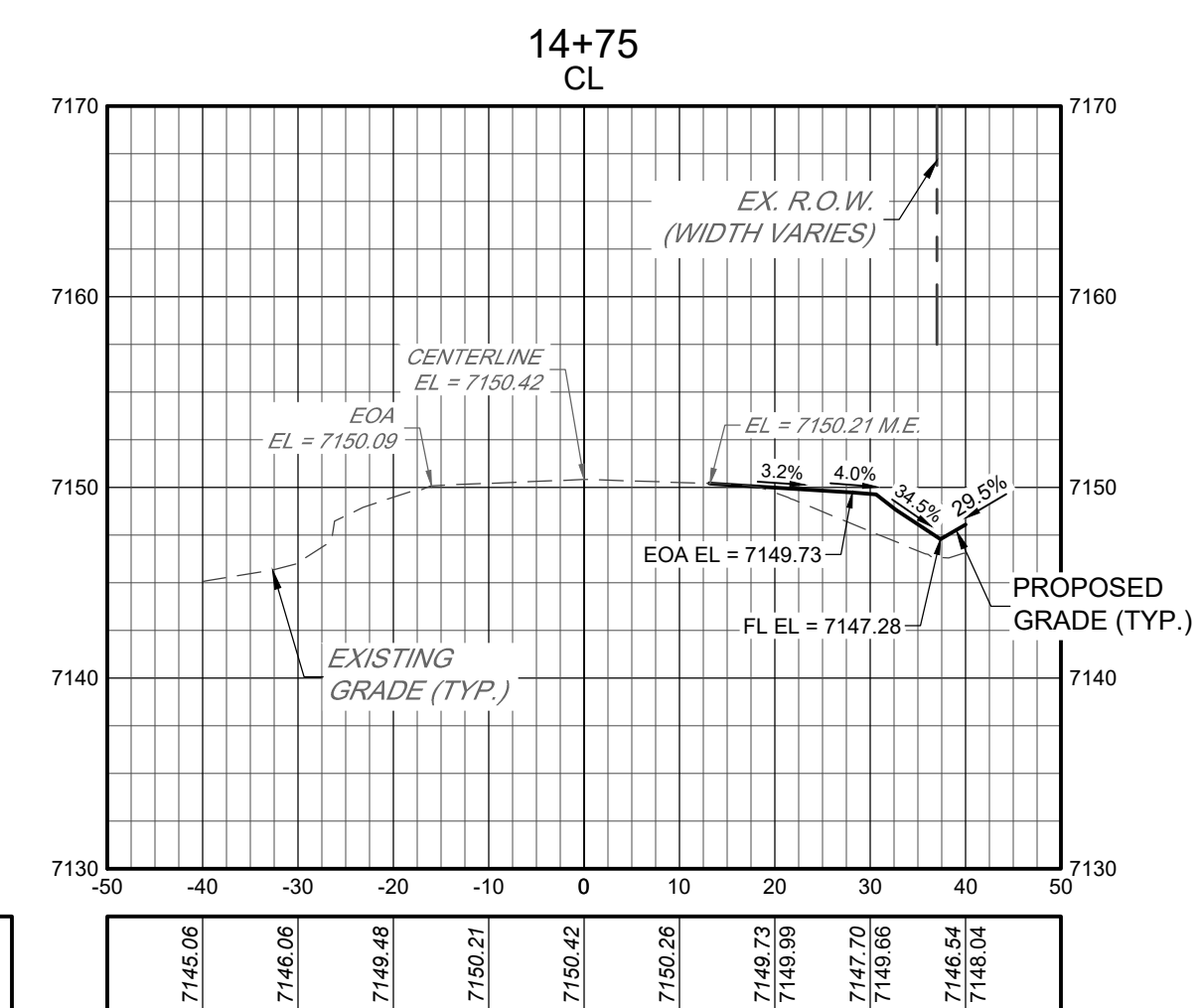
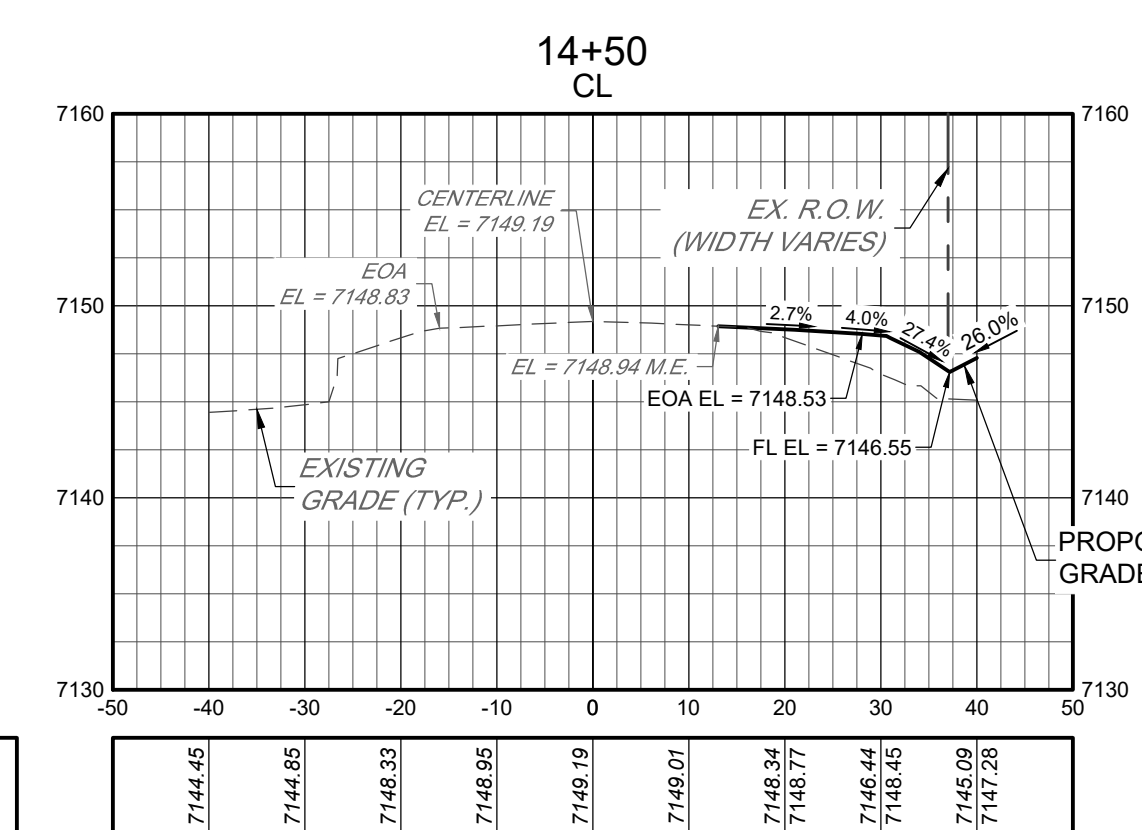
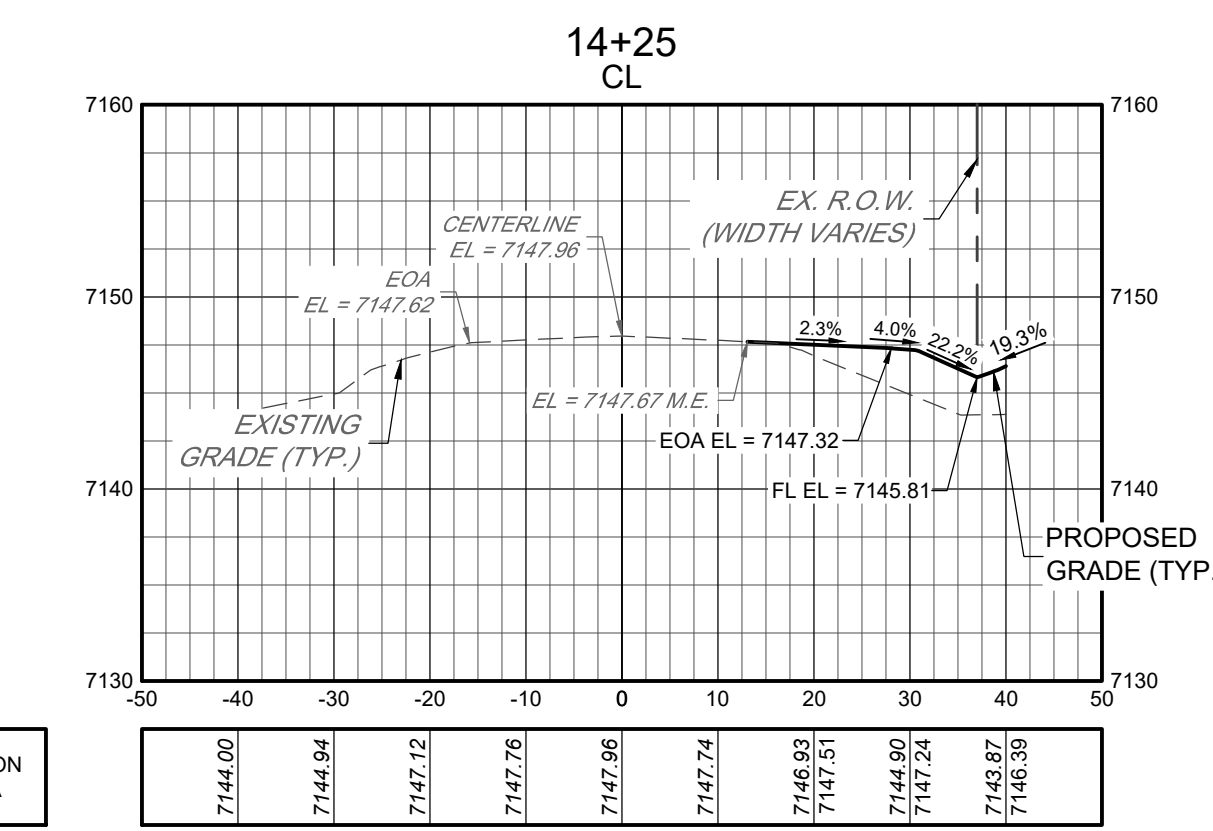
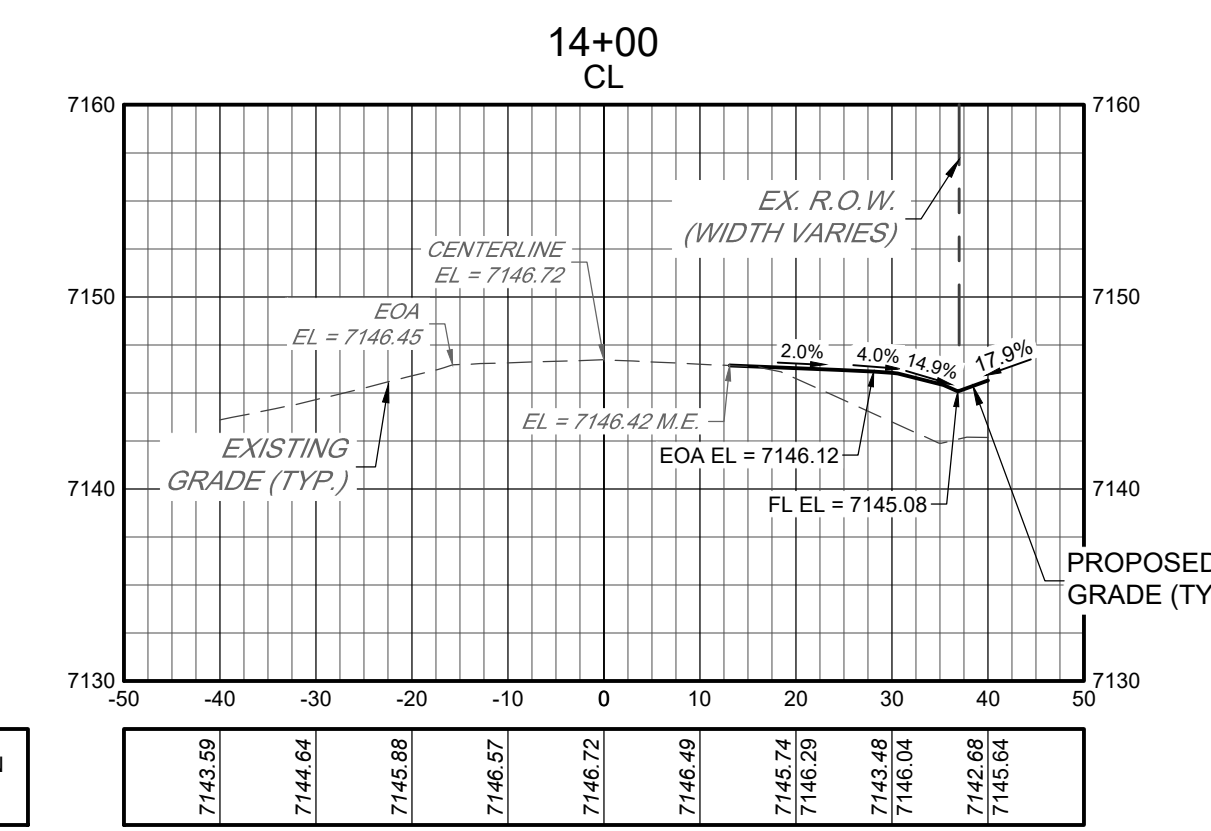
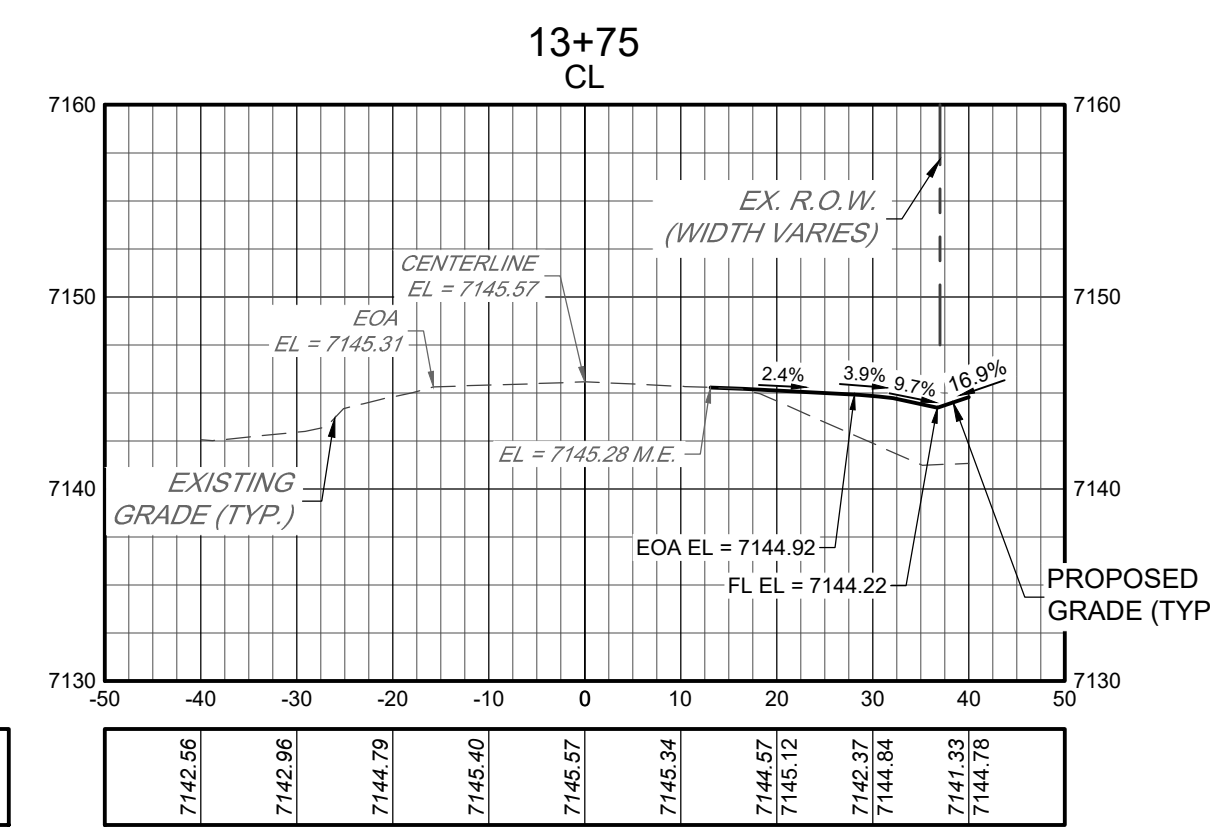
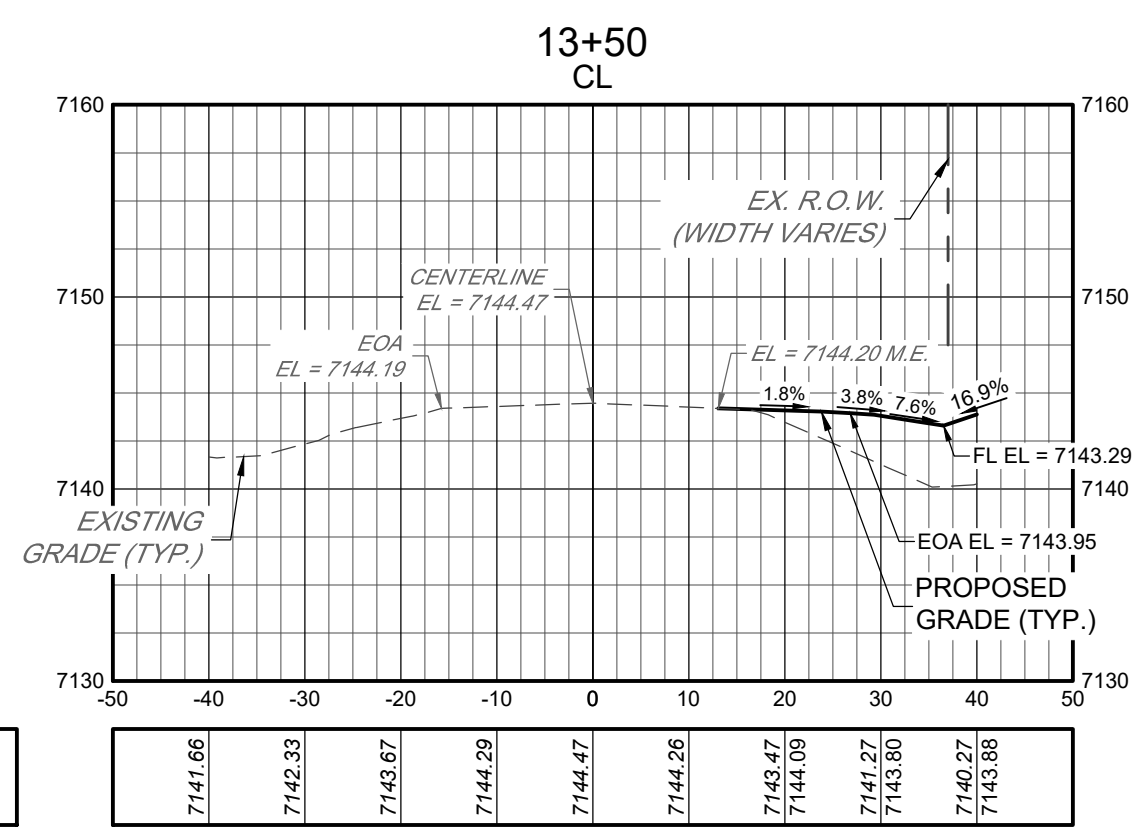
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DATE	NO.	NOTES
07/28/2023	1	1ST SUBMITTAL

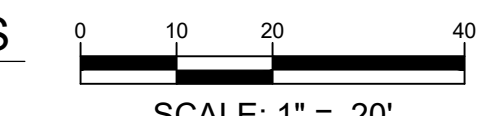
PROJECT NO.: 23009
 LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
 PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
 ROAD CROSS SECTIONS

SHEET

C7.2

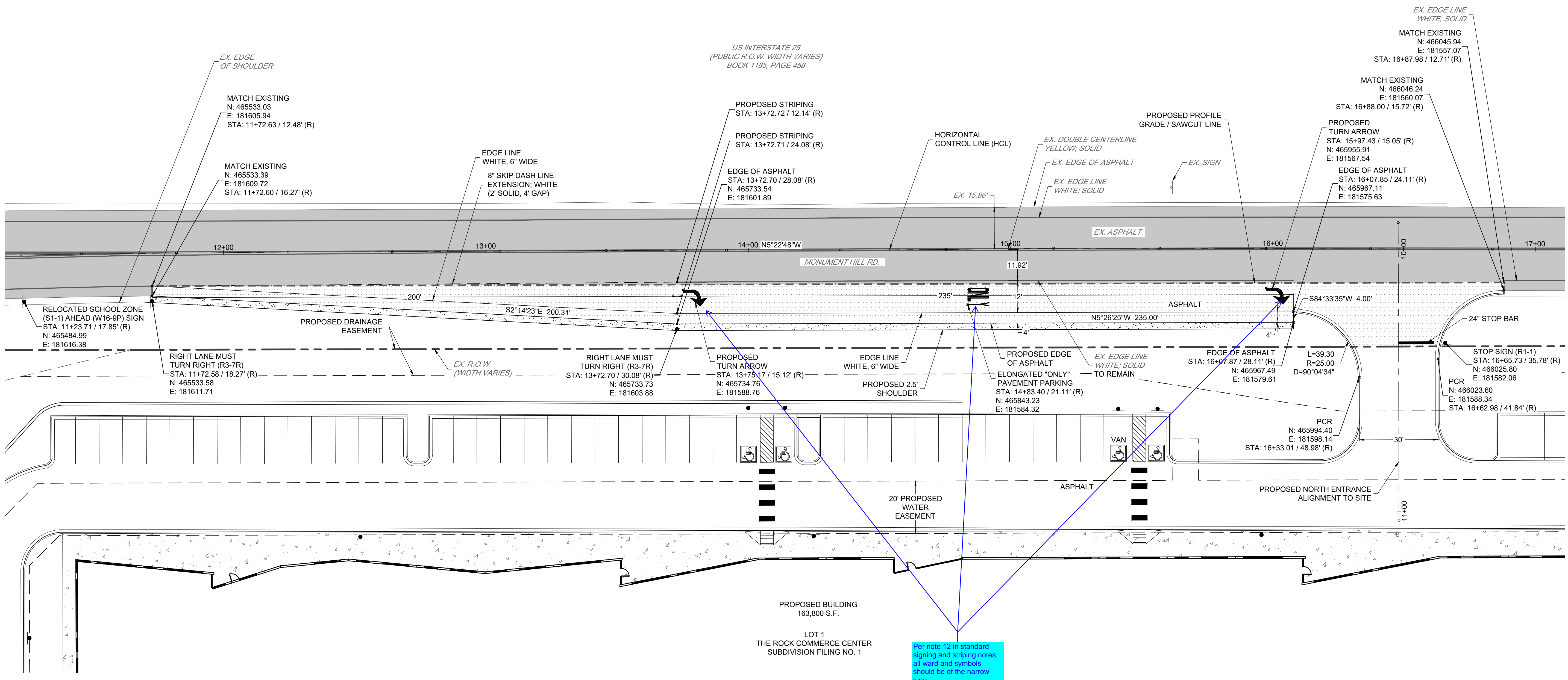
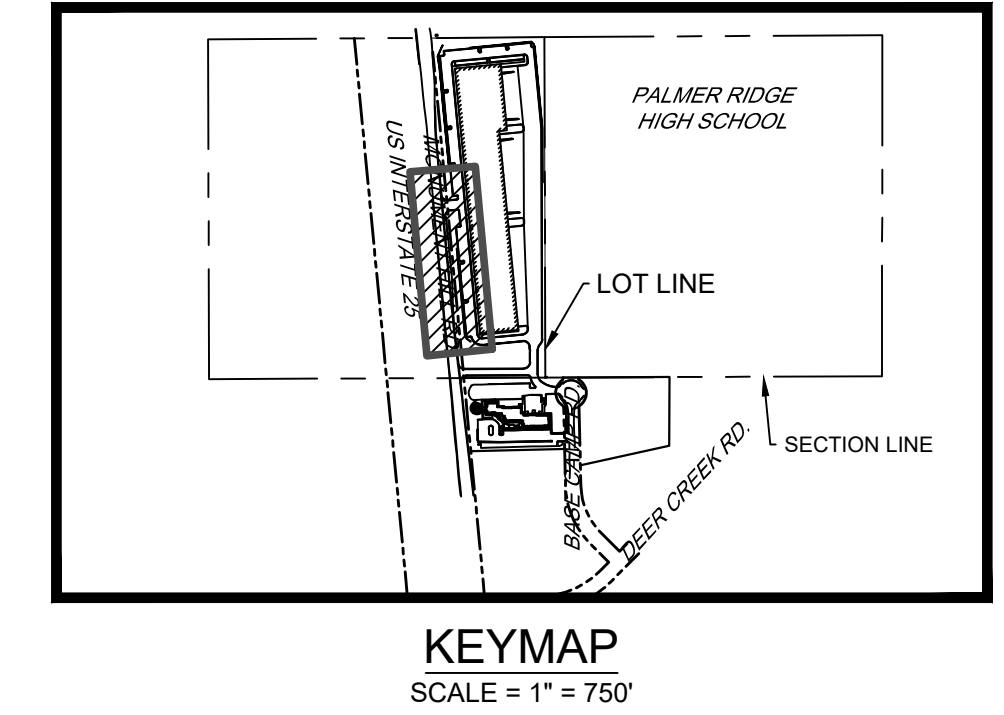


SECTION VIEWS
 H: 1" = 20'
 V: 1" = 10'



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Per note 12 in standard signing and striping notes, all ward and symbols should be of the narrow type.

15 Redland YEARS
WHERE GREAT PLACES BEGIN

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- Civil Engineering
- Construction Management

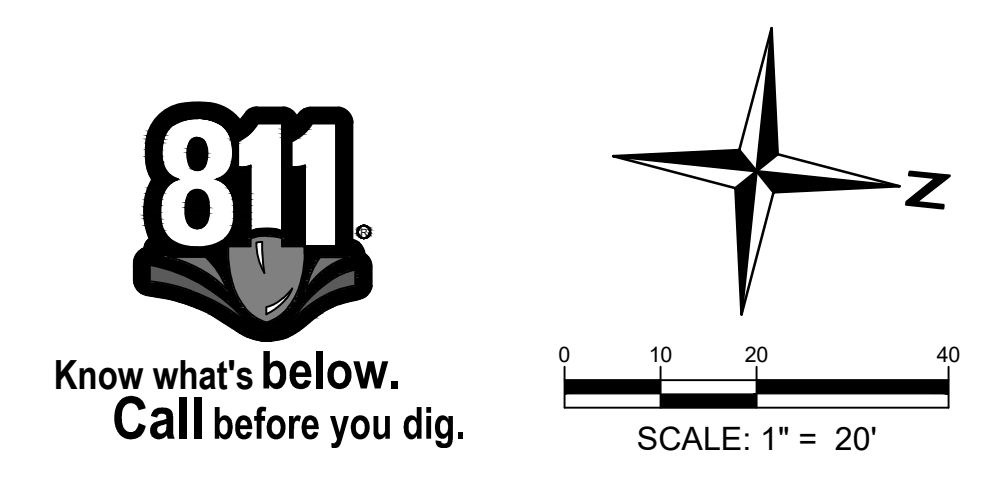
NOT FOR CONSTRUCTION

NO.	DATE	NO.	NOTES

PROJECT NO: 23009
DATE: 07/28/2023
1ST SUBMITTAL

LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING PLAN

SHEET
C8.0

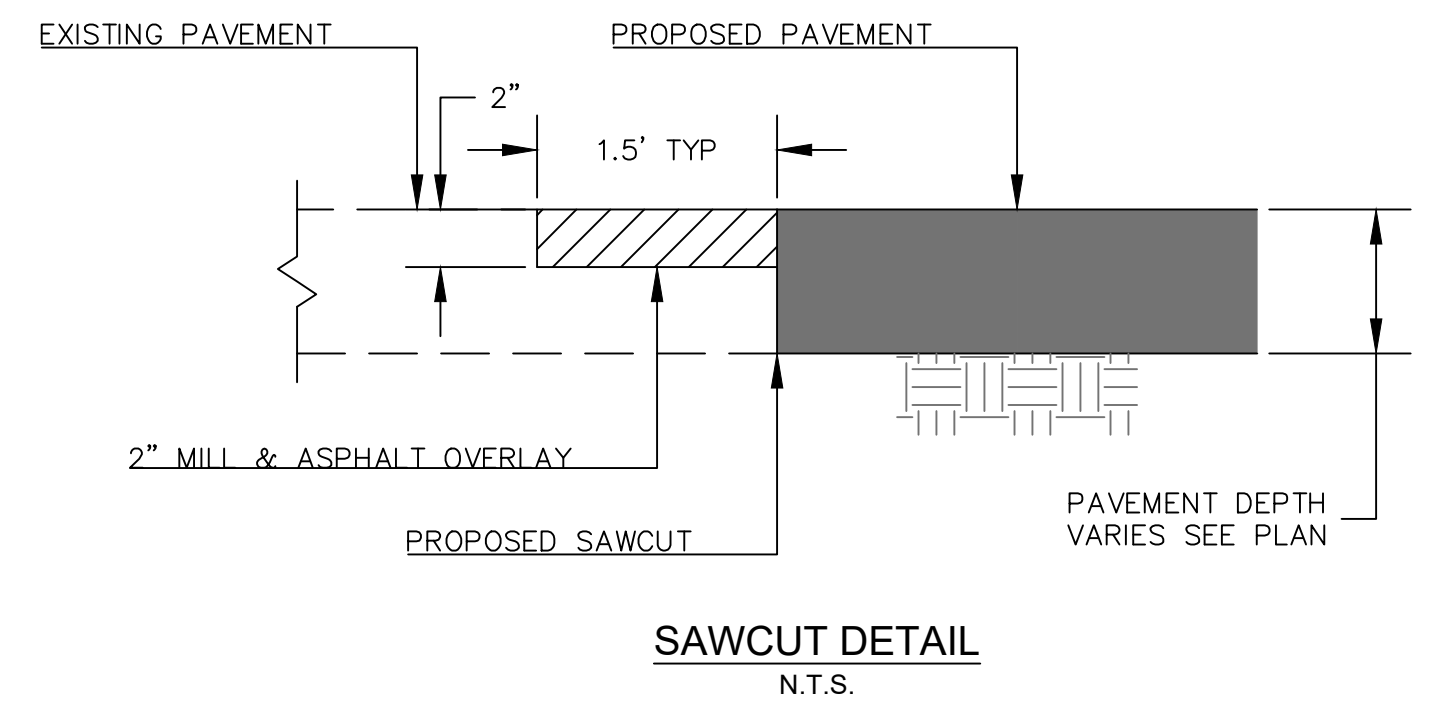
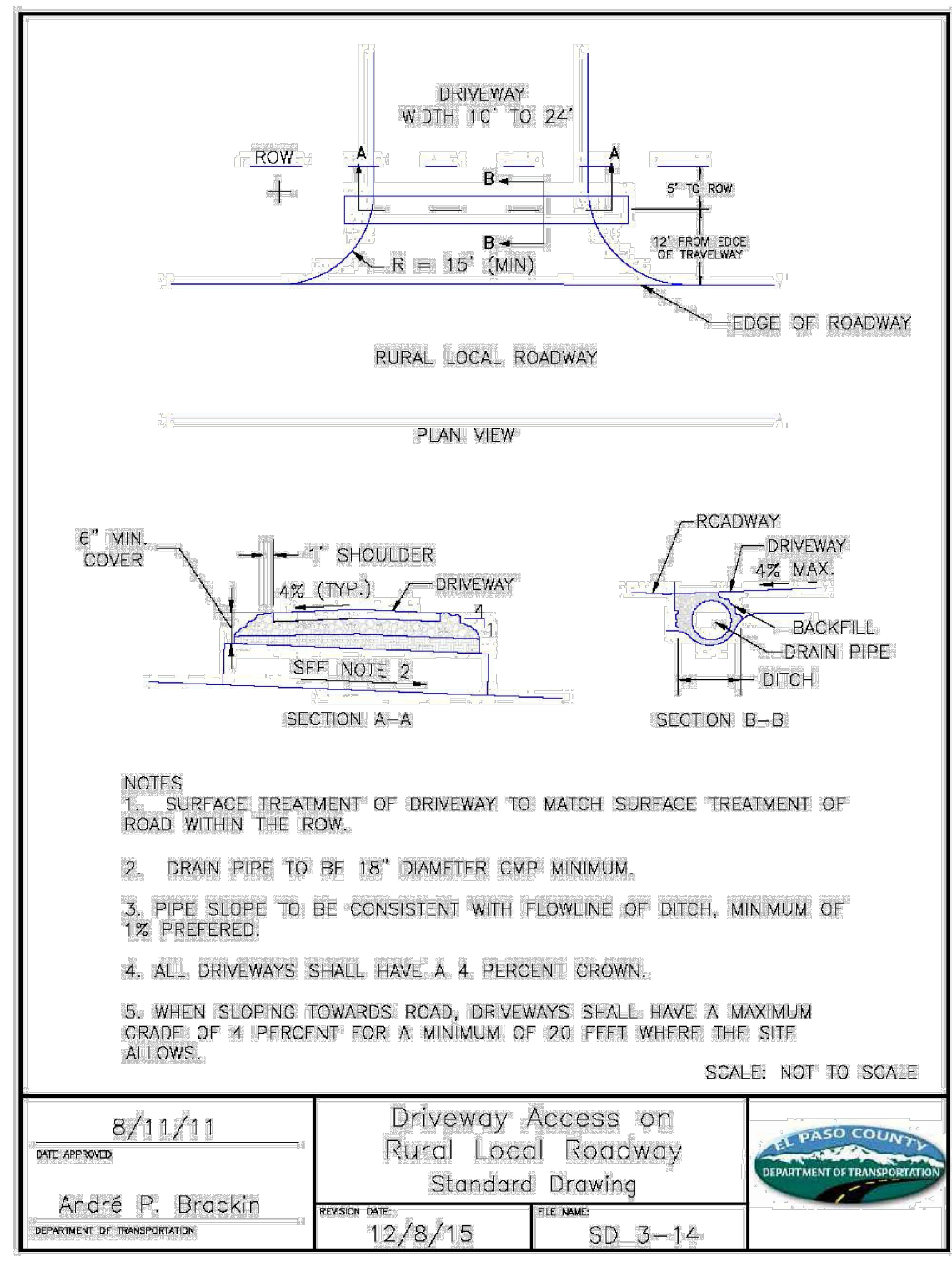


NOT FOR CONSTRUCTION

NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
 PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
 SITE DETAILS

Add the following El Paso County Standard Drawings:
 - SD_2-12

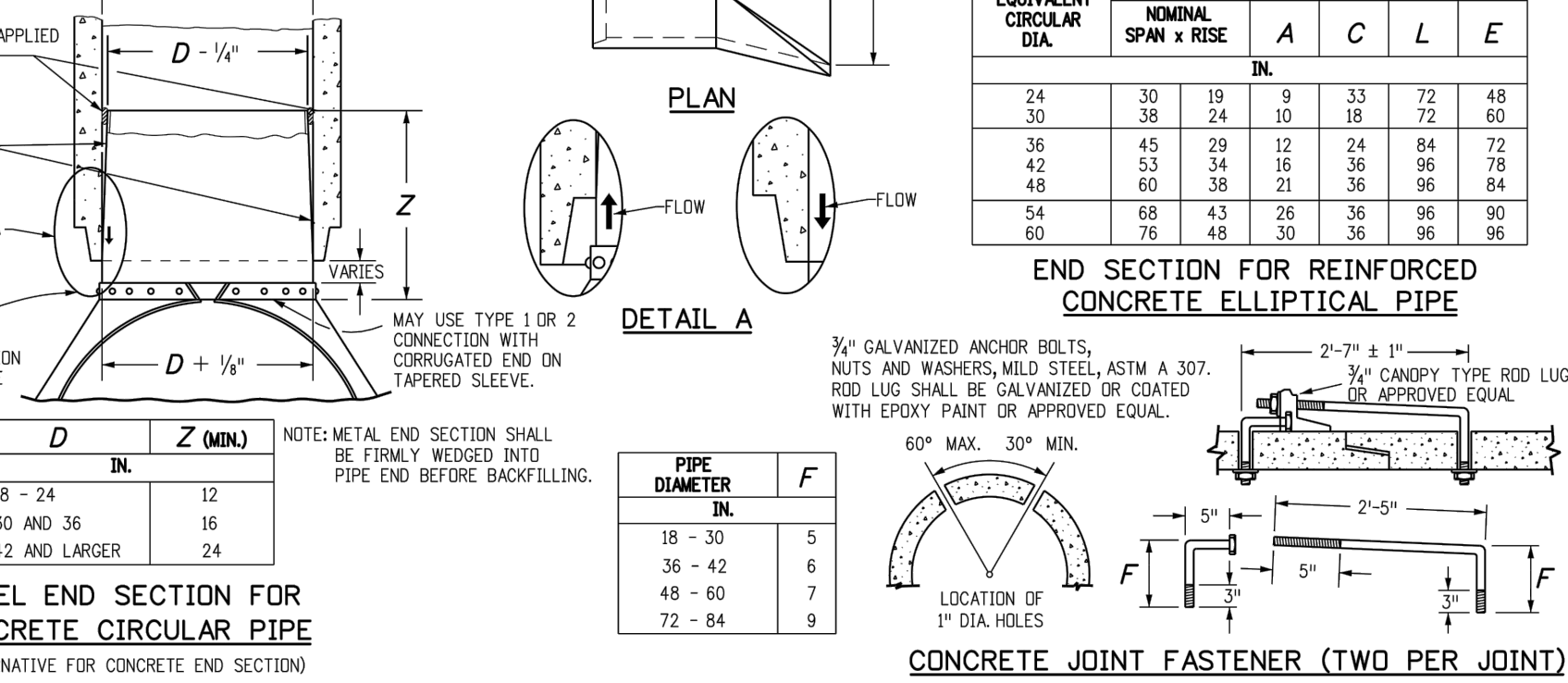
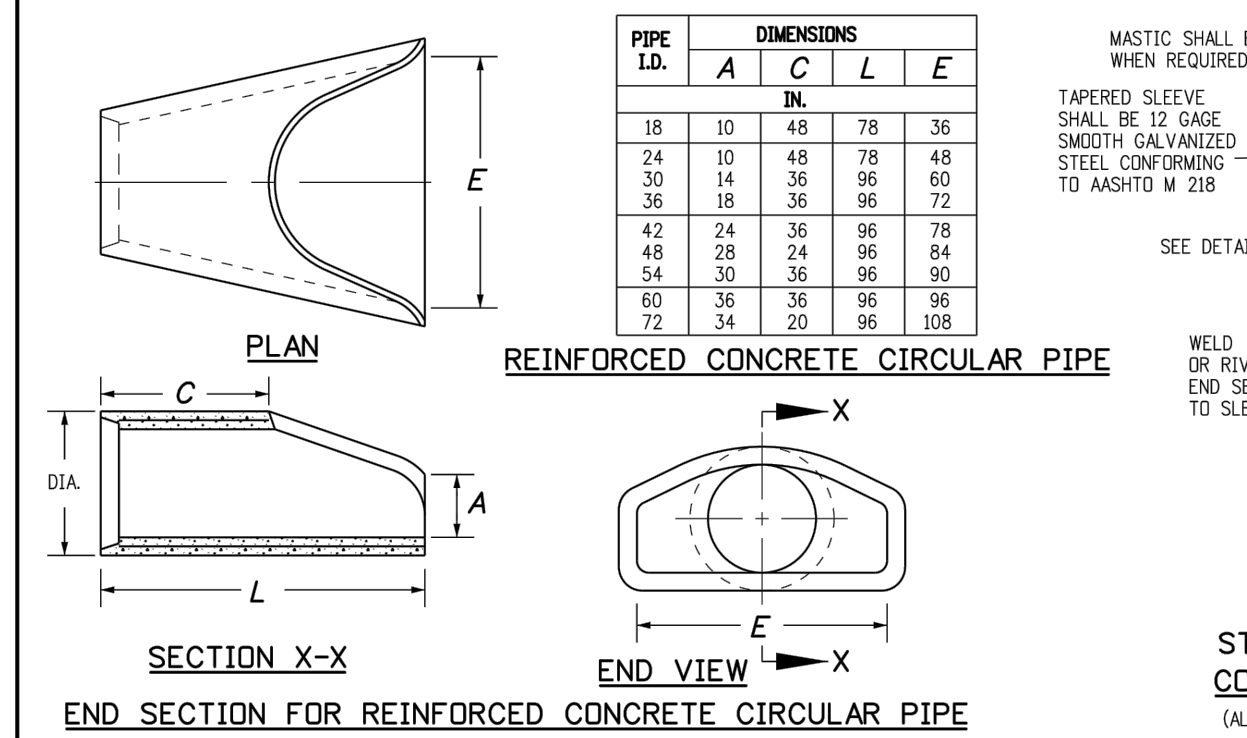
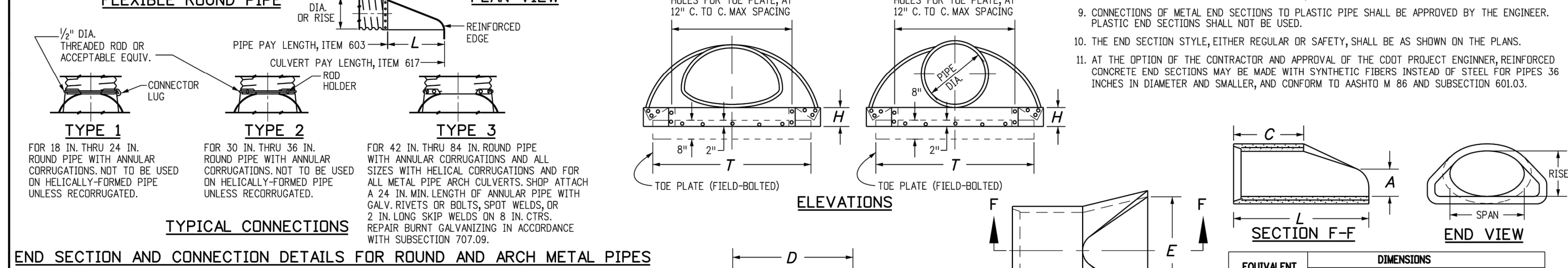


PIPE DIA.	THICKNESS	DIMENSIONS					
		A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	6	10	6	31	36	46
24	0.064	9	12	6	36	42	52
30	0.079	12	16	6	41	48	58
36	0.079	14	19	9	60	72	94
42	0.109	18	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	92	120	142
72	0.109	18	39	12	97	126	148
78	0.109	18	42	12	99	132	154
84	0.109	18	45	12	97	138	160

PIPE ARCH	THICKNESS	DIMENSIONS					
		A	B	H	L	W	T
21 x 15	0.064	7	10	6	23	36	46
24 x 18	0.064	8	12	6	28	42	52
28 x 20	0.064	9	14	6	32	48	58
35 x 24	0.079	10	16	6	39	60	70
42 x 29	0.079	12	18	8	46	75	85
49 x 33	0.109	13	21	9	53	85	103
57 x 38	0.109	18	26	12	63	90	108
64 x 43	0.109	18	30	12	70	102	120
71 x 47	0.109	18	33	12	77	114	132

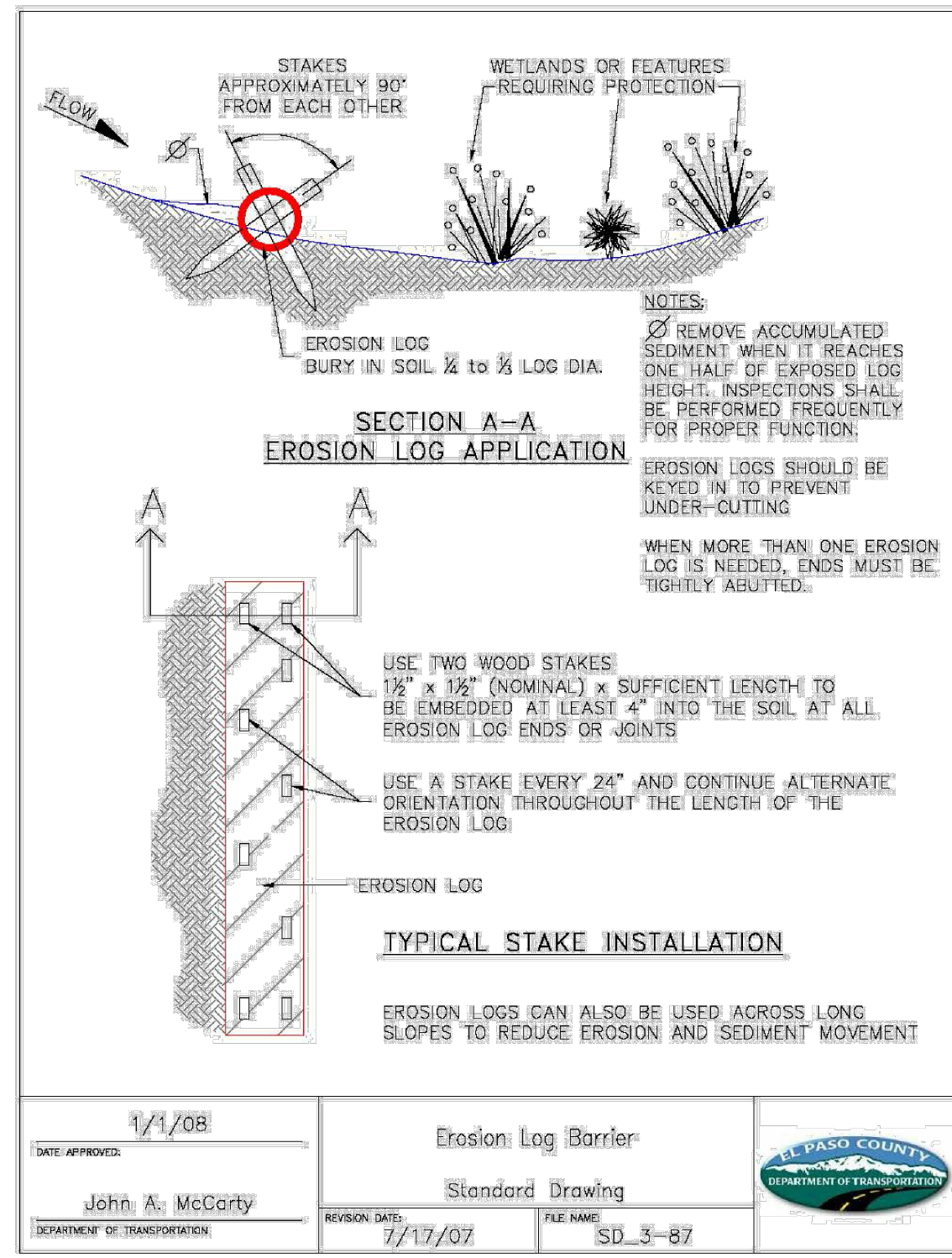
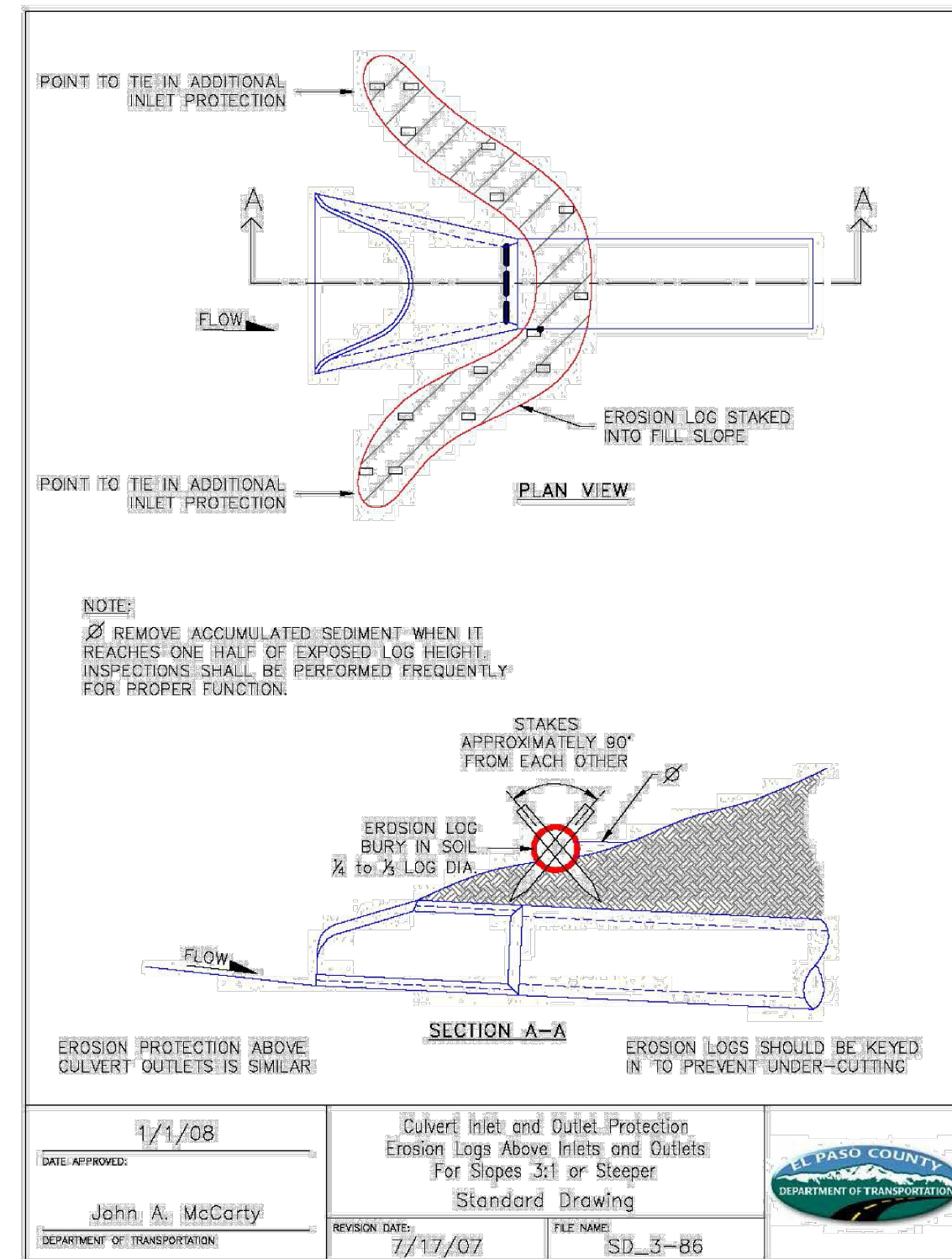
GENERAL NOTES

- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
- CONCRETE END SECTIONS SHALL BE FINISHED WITH TONGUE OR GROOVE AS REQUIRED.
- DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH ON THE PLANS.
- END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
- GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8" IN. GALVANIZED BOLTS, NUTS AND WASHERS.
- GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
- CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE BUTT END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
- THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
- AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE GOOD PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CONCRETE AND METAL END SECTIONS		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer: Initials: SBC	Date:	Comments:	2829 West Howard Place	M-603-10		Standard Sheet No. 1 of 1		
Last Modification Date: 07/31/19	Detaler: Initials: LTA			COOT, HQ, 3rd Floor	Project Sheet Number:				
CAD Ver: MicroStation V8	Scale: Not to Scale			Denver, CO 80204					
				Phone: 303-757-9021 FAX: 303-757-9868					
				Project Development Branch	JBC		Issued by the Project Development Branch: July 31, 2019		

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DATE APPROVED: 1/1/08	APPROVED BY: John A. McGarty	REVISION DATE: 7/17/07	FILE NAME: SD_3-B6
Culvert Inlet and Outlet Protection Erosion Logs Above Inlets and Outlets For Slopes 3:1 or Steeper		Standard Drawing	

DATE APPROVED: 1/1/08	APPROVED BY: John A. McGarty	REVISION DATE: 7/17/07	FILE NAME: SD_3-B7
Erosion Log Barrier		Standard Drawing	

Inlet Protection (IP)

SC-6

Description

Inlet protection consists of permeable barriers installed around an inlet to filter runoff and remove sediment prior to entering a storm drain inlet. Inlet protection can be constructed from rock socks, sediment control logs, silt fence, block and rock socks, or other materials approved by the local jurisdiction. Area inlets can also be protected by over-excavating around the inlet to form a sediment trap.



Photograph IP-1. Inlet protection for a curb opening inlet.

Appropriate Uses

Install protection at storm sewer inlets that are operable during construction. Consider the potential for tracked-out sediment or temporary stockpile areas to contribute sediment to inlets when determining which inlets must be protected. This may include inlets in the general proximity of the construction area, not limited to downgradient inlets. Inlet protection is not a stand-alone BMP and should be used in conjunction with other upgradient BMPs.

Design and Installation

To function effectively, inlet protection measures must be installed to ensure that flows do not bypass the inlet protection and enter the storm drain without treatment. However, designs must also enable the inlet to function without completely blocking flows into the inlet in a manner that causes localized flooding. When selecting the type of inlet protection, consider factors such as type of inlet (e.g., curb or area, sump or on-grade conditions), traffic, anticipated flows, ability to secure the BMP properly, safety and other site-specific conditions. For example, block and rock socks will be better suited to a curb and gutter along a roadway, as opposed to silt fence or sediment control logs, which cannot be properly secured in a curb and gutter setting, but are effective area inlet protection measures.

Several inlet protection designs are provided in the Design Details. Additionally, a variety of proprietary products are available for inlet protection that may be approved for use by local governments. If proprietary products are used, design details and installation procedures from the manufacturer must be followed. Regardless of the type of inlet protection selected, inlet protection is most effective when combined with other BMPs such as curb socks and check dams. Inlet protection is often the last barrier before runoff enters the storm sewer or receiving water.

Design details with notes are provided for these forms of inlet protection:

Inlet Protection (various forms)	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

IP-1. Block and Rock Sock Inlet Protection for Sump or On-grade Inlets

IP-2. Curb (Rock) Socks Upstream of Inlet Protection, On-grade Inlets

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Inlet Protection (IP)

IP-3. Rock Sock Inlet Protection for Sump/Area Inlet

IP-4. Silt Fence Inlet Protection for Sump/Area Inlet

IP-5. Over-excavation Inlet Protection

IP-6. Straw Bale Inlet Protection for Sump/Area Inlet

CIP-1. Culvert Inlet Protection

Proprietary inlet protection devices should be installed in accordance with manufacturer specifications.

More information is provided below on selecting inlet protection for sump and on-grade locations.

Inlets Located in a Sump

When applying inlet protection in sump conditions, it is important that the inlet continue to function during larger runoff events. For curb inlets, the maximum height of the protective barrier should be lower than the top of the curb opening to allow overflow into the inlet during larger storms without excessive localized flooding. If the inlet protection height is greater than the curb elevation, particularly if the filter becomes clogged with sediment, runoff will not enter the inlet and may bypass it, possibly causing localized flooding, public safety issues, and downstream erosion and damage from bypassed flows.

Area inlets located in a sump setting can be protected through the use of silt fence, concrete block and rock socks (on paved surfaces), sediment control logs/straw wattles embedded in the adjacent soil and stacked around the area inlet (on pervious surfaces), over-excavation around the inlet, and proprietary products providing equivalent functions.

Inlets Located on a Slope

For curb and gutter inlets on paved sloping streets, block and rock sock inlet protection is recommended in conjunction with curb socks in the gutter leading to the inlet. For inlets located along unpaved roads, also see the Check Dam Fact Sheet.

Maintenance and Removal

Inspect inlet protection frequently. Inspection and maintenance guidance includes:

- Inspect for tears that can result in sediment directly entering the inlet, as well as result in the contents of the BMP (e.g., gravel) washing into the inlet.
- Check for improper installation resulting in untreated flows bypassing the BMP and directly entering the inlet or bypassing to an unprotected downstream inlet. For example, silt fence that has not been properly trenched around the inlet can result in flows under the silt fence and directly into the inlet.
- Look for displaced BMPs that are no longer protecting the inlet. Displacement may occur following larger storm events that wash away or reposition the inlet protection. Traffic or equipment may also crush or displace the BMP.
- Monitor sediment accumulation upgradient of the inlet protection.

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Inlet Protection (IP)

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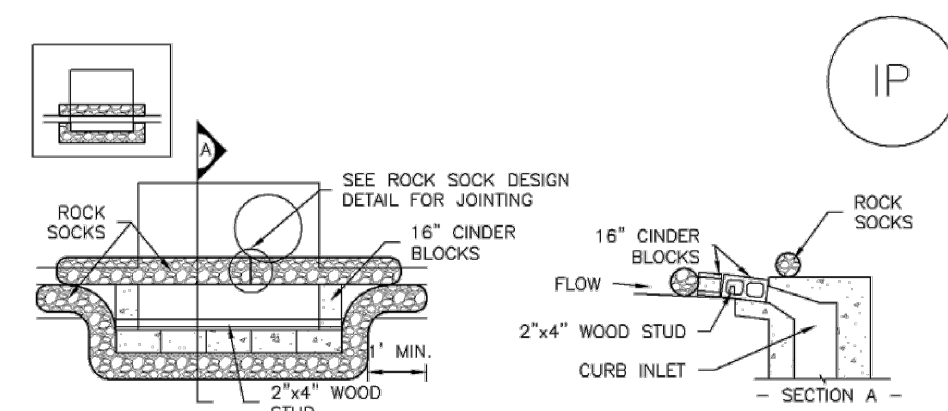
- Remove sediment accumulation from the area upstream of the inlet protection, as needed to maintain BMP effectiveness, typically when it reaches no more than half the storage capacity of the inlet protection. For silt fence, remove sediment when it accumulates to a depth of no more than 6 inches. Remove sediment accumulation from the area upstream of the inlet protection as needed to maintain the functionality of the BMP.
- Proprietary inlet protection devices should be inspected and maintained in accordance with manufacturer specifications. If proprietary inlet insert devices are used, sediment should be removed in a timely manner to prevent devices from breaking and spilling sediment into the storm drain.

Inlet protection must be removed and properly disposed of when the drainage area for the inlet has reached final stabilization.

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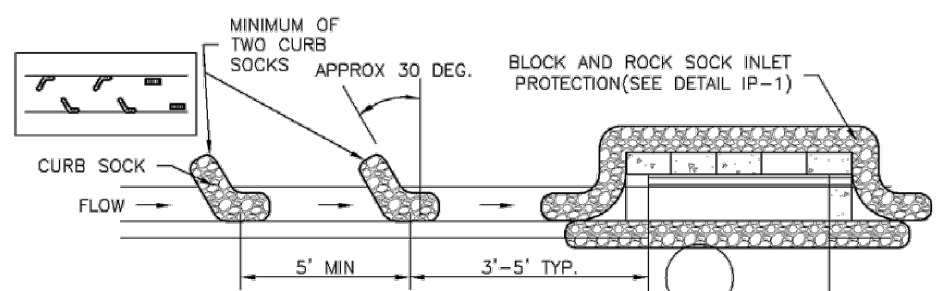
SC-6

Inlet Protection (IP)



IP-1. BLOCK AND ROCK SOCK SUMP OR ON-GRADE INLET PROTECTION

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



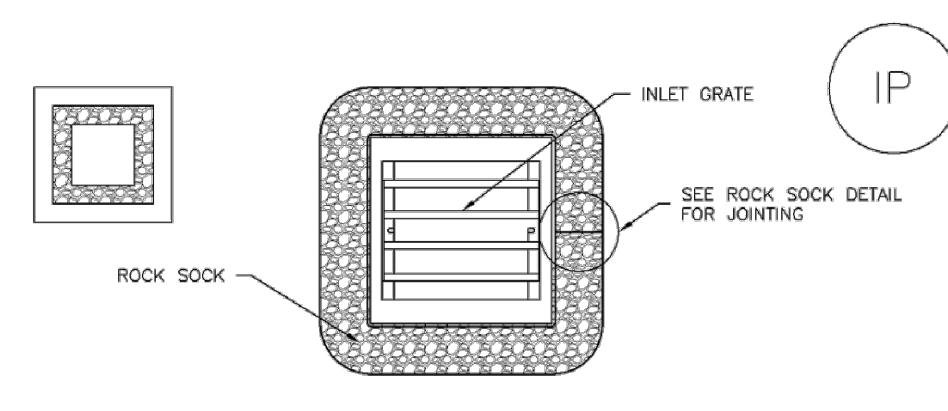
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

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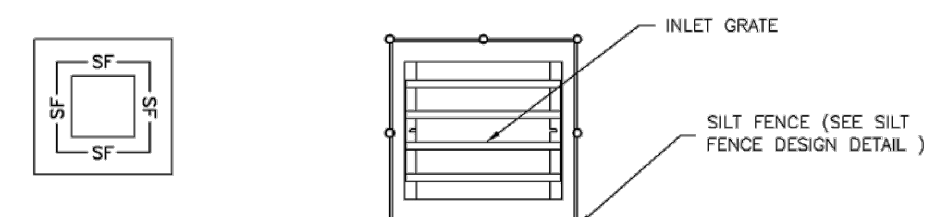
Inlet Protection (IP)

SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



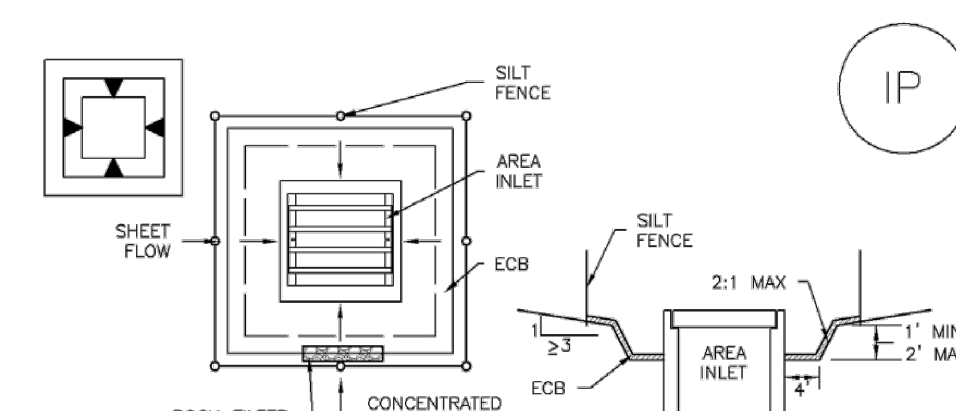
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
 - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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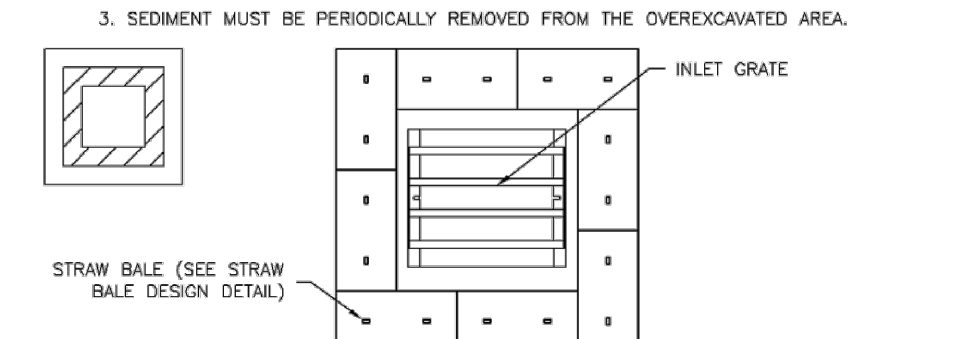
SC-6

Inlet Protection (IP)



IP-5. OVEREXCAVATION INLET PROTECTION

- OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES**
- THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
 - WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
 - SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

- STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES**
- SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 - BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

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LOT 1 OF THE ROCK COMMERCE CENTER SUBDIVISION FIL. NO. 1
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
EROSION CONTROL DETAILS

SHEET
C9.2

